

# GED KING PLANS

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## Critical Drainage Statement

**Project** Change of use of an unoccupied office building into two self-contained flats in residential use

**Applicant** Ings Properties Ltd

**Address** Unit 3, Russell Court, St. Andrew Street, Plymouth, Devon, PL1 2AX

**Agent** Ged King, 30 Dean Park Road, Plymstock, Plymouth, PL9 7NZ



Unit 3, Russell Court, St. Andrew Street, Plymouth, Devon, PL1 2AX

## Introduction

The information contained in this statement and other documents is provided to support an MA Prior Approval planning application to formally change the use of an existing office building to two self-contained flats in residential use over two storeys.

Unit 3, Russell Court is part of a terrace of three similar properties which I believe have been constructed in the 1980s. The building is located within the Barbican conservation area and is formed over two storeys with an unoccupied loft.

It is currently unoccupied for office purposes. To the rear of the property are a series of inspection chambers which are believed to provide access for the underground drainage system/s. The internal SVP stack is located on the rear elevation adjacent Unit 2.

The office still has desks located in the main rooms and indicates that there were up to 12 people employed and potentially working at the property. (5 at ground floor and 7 at first floor level).

Foul drainage.

There are two sanitary facilities in the existing office at GF and FF levels and located on the rear elevation. These were used previously by up to 12 occupants of the building during working hours.

There will be internal alterations to the existing foul drainage system to provide a new sanitary facility in each flat including relocation of the WC's to the new bathrooms and the installation of showers and WHB's. It is not envisaged that there will be an increase in sewage outflow as a result of this change of use.



Ground floor WC



First Floor WC



External manhole chamber

Storm drainage.

There are no external works or works that affect the existing rainwater drainage system. There is no change as a result of this proposal.



Front elevation



Rear elevation

Images show gutters and rainwater pipework. There are no changes and no further surcharge on the system.

We are unsure of the system on site for underground rainwater drainage, ie, whether it goes to a soakaway or into the existing drainage system. In any event, there is no additional surcharge of rainwater on the existing arrangements.

Building works on site to form change of use.

Approved works will be carried out in accordance with the building regulations.