

Our Ref: J-2799-01-AW
20 April 2023



Isle Of Scilly Steamship Company Ltd.
Steamship House
Quay Street
Penzance
Cornwall
TR18 4BZ

Proposed Alterations to Steamship House, St. Mary's, Isle of Scilly

Drainage Statement

Introduction

The Isle of Scilly Steamship Company are proposing to undertake alterations to the existing building at Steamship House in Hugh Town, St. Marys, Isle of Scilly.

The alterations include internal renovation and remodeling works and construction of a new second floor accommodation located over the northern extent of the existing building.

This drainage statement describes the arrangements for disposal of both surface and foul water at the site. The proposal drawings are included in **Annex A**. This includes a feasibility study dated September 2021; and a subsequent sketch layout dated February 9th 2023 which supersedes the layout indicated in the feasibility study.

Surface Water Drainage

The existing site is entirely hard paved with a small courtyard located between what once was two separate buildings. These buildings have been linked in the past by way of a link building.

There is no increase in impermeable areas, as such, the existing surface water drainage arrangements at the site will be retained for use post development.

Foul Drainage

The existing site is served by a foul drainage network which discharges to the existing South West Water Combined Sewer passing through the site. It is proposed to retain this drainage arrangement for the proposed development.

South West Water have confirmed that there is capacity in the system to accept the additional foul flows into the public combined sewer. Email correspondence with South West Water confirming this are included in **Annex B**.

Conclusions

- The proposed alterations to the site will not increase the impermeable area on site, as such, the existing surface water drainage arrangements will be retained for the site.

Engineering and Development Solutions Ltd

Registered Office: Engineering and Development Solutions, Unit E4 Threemilestone Industrial Estate, Truro, Cornwall, TR4 9LD
Registered in England and Wales No. 10467487
Phone 01872 306311 Mobile 07973816457

- The site drains foul effluent from the site to the existing SWW Combined Sewer, this connection will be retained for the proposed development and SWW have confirmed they will accept additional foul flows into the public drainage network.

Enc. Annex A Feasibility Study Sept 21.; Sketch Layout dated 9.2.23
Annex B – SWW Correspondence

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**ANNEX A – FEASIBILITY STUDY SEPT 21.; SKETCH
LAYOUT DATED 9.2.23**



2634 – Steamship House, Hugh Town, Isles of Scilly
Feasibility Study

Sketch Scheme

September 2021



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The Old Stables
Chyandour Lane
Penzance TR18 3LP
01736 367646



Google Earth Plan - 1:2500@A3



Site Location Plan - 1:1250@A3



As Existing Block Plan - 1:500@A3



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Stage	Planning
Client	Isle of Scilly Steamship Company
Project	HughTown IOS
Title	Existing Site Plans

Revisions	Scale/s	Various@A3
No.	Date	August 2021
Date	Drawn	WW
Initial	Checked	CM

Project No. 2021/2634	Drawing No. 2021/2634 SK 101	Rev.
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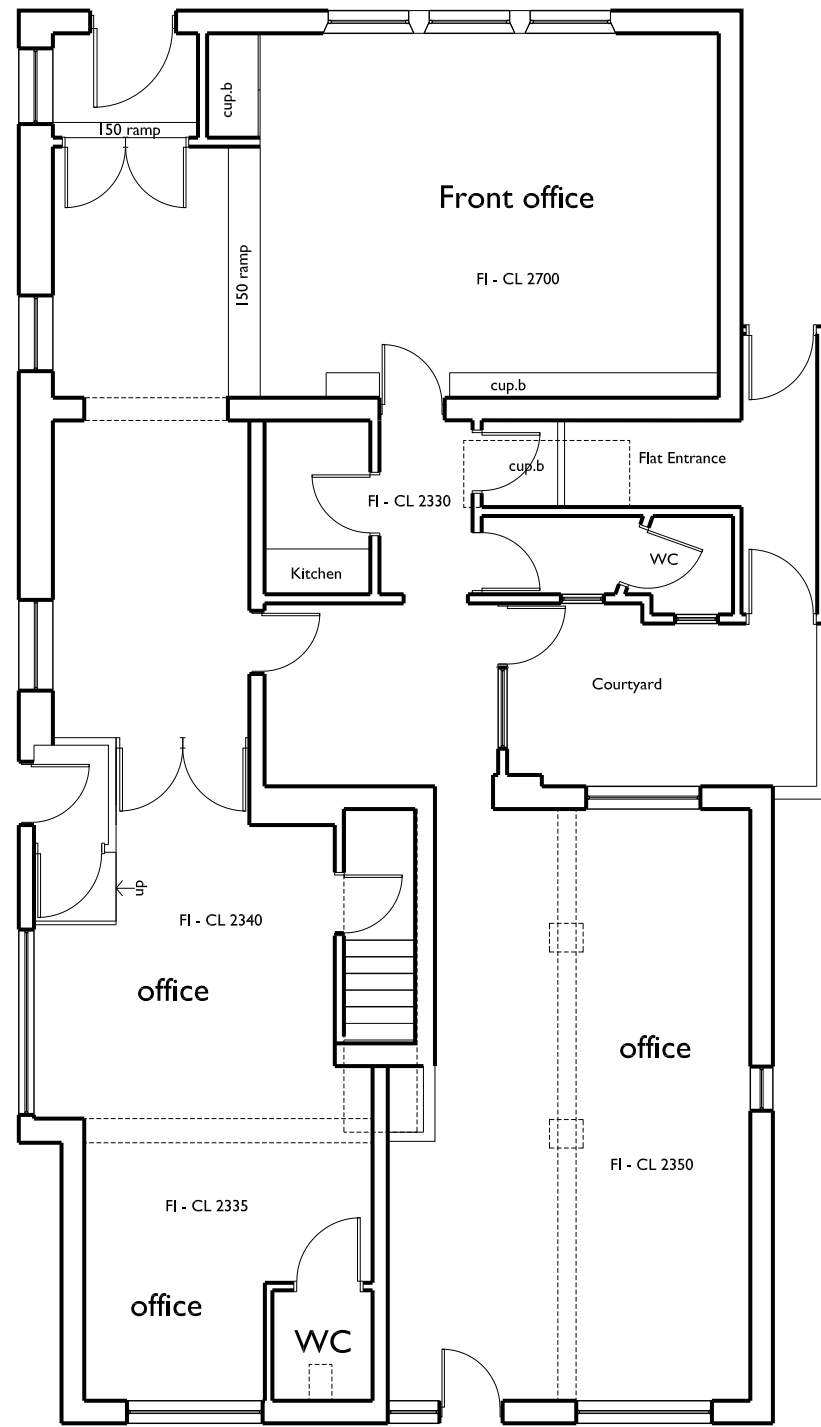


Existing External Photographs



Panoramic Photographs

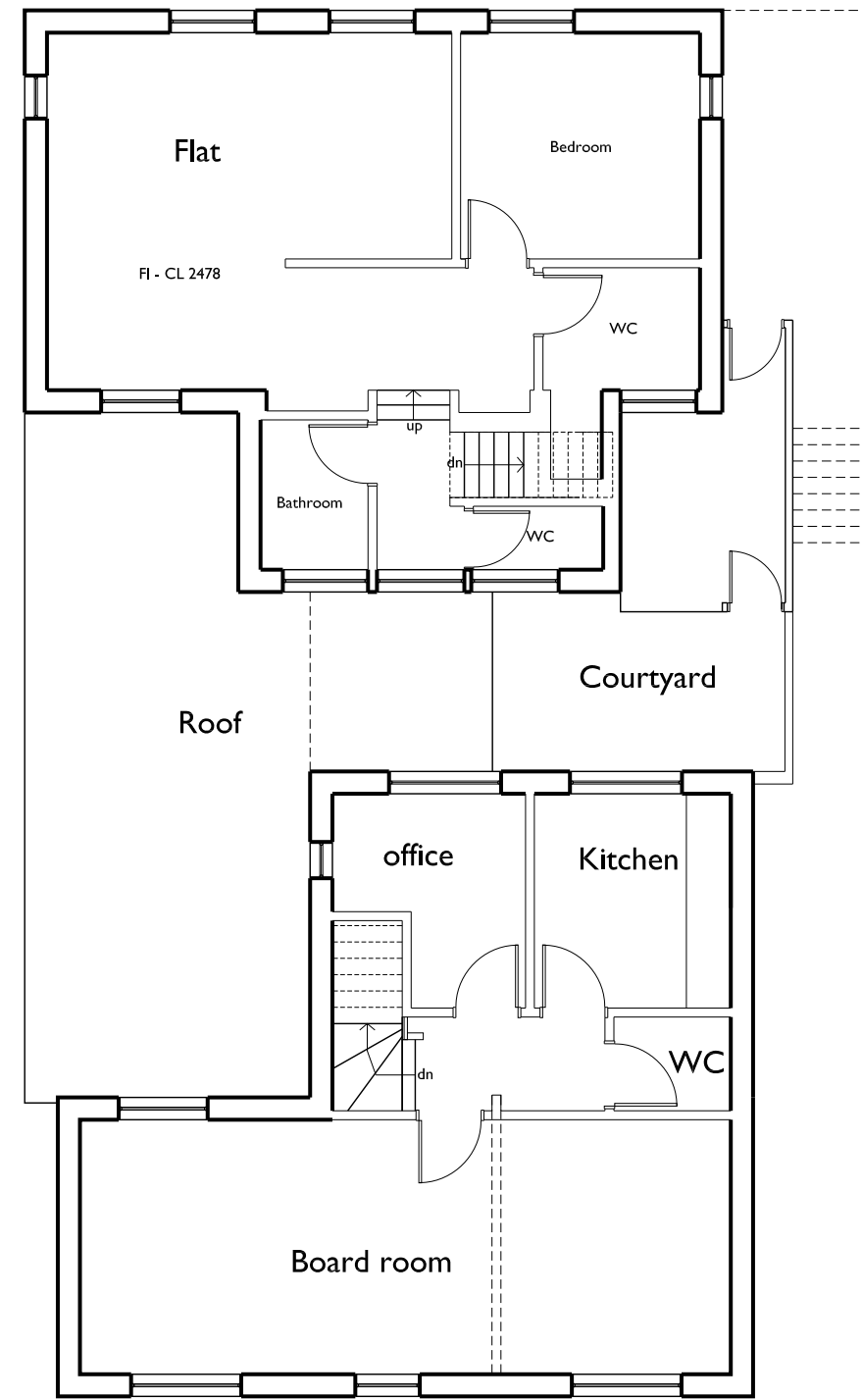
HUGH STREET



THOROUGHFARE

Ground Floor

HUGH STREET



THOROUGHFARE

First Floor



Scale 1:100 @ A1

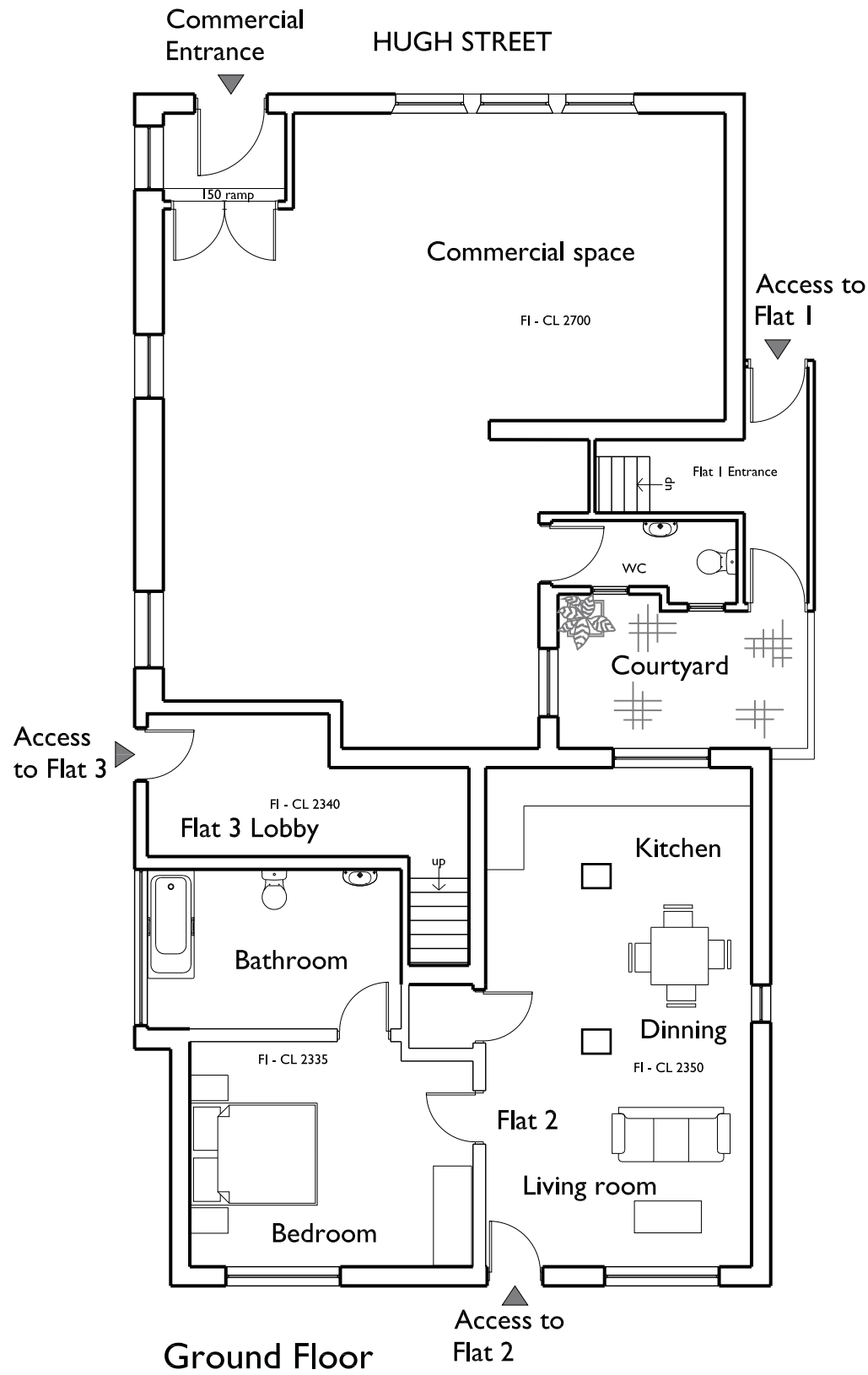


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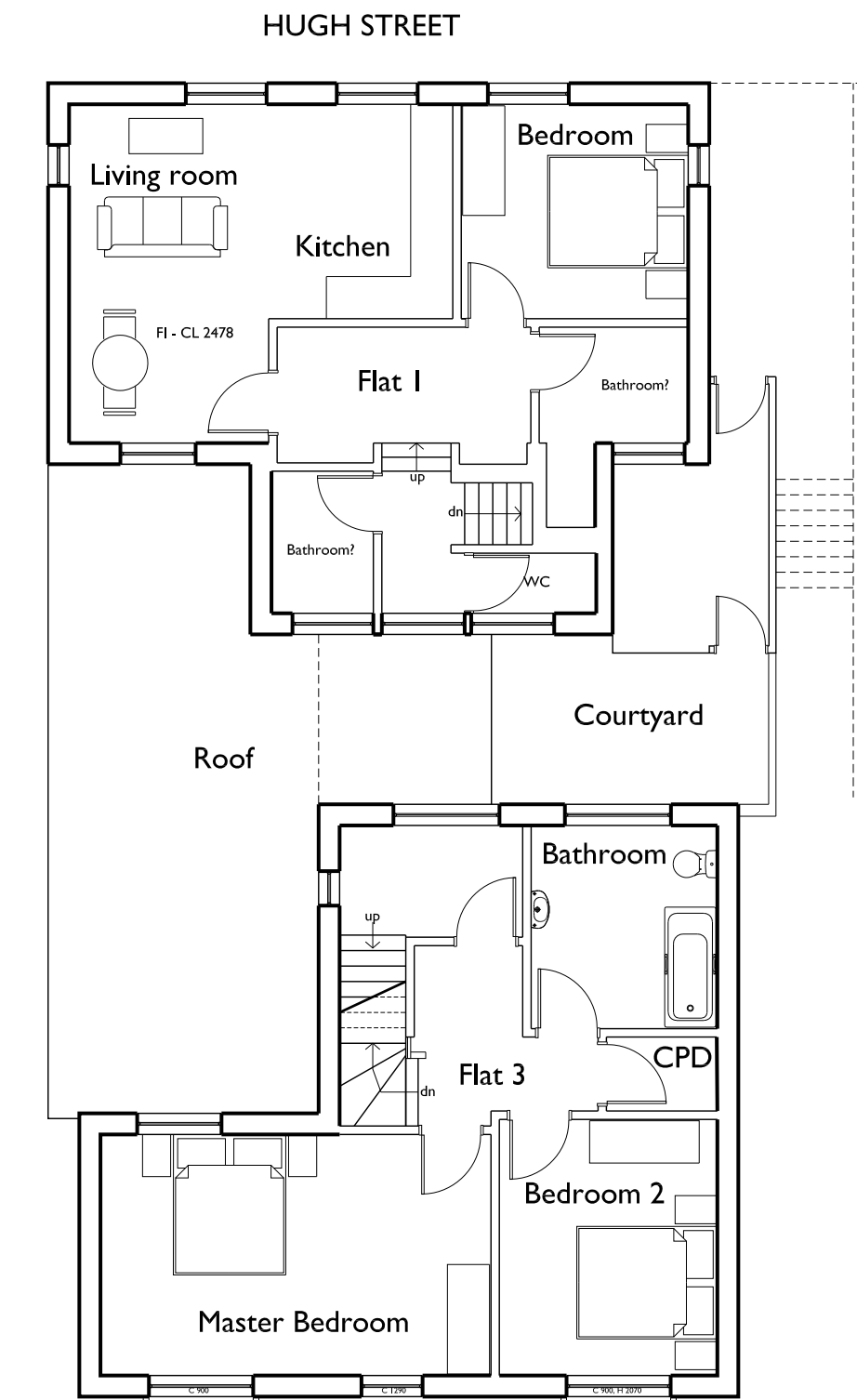
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Stage	Planning	
Client	Isle of Scilly Steamship Company	
Project	HughTown IOS	
Title	Existing Floor Plans	
Revisions No.	Scale/s	1:100@A3
Date	Date	August 2021
Initial	Drawn	WW
	Checked	CM

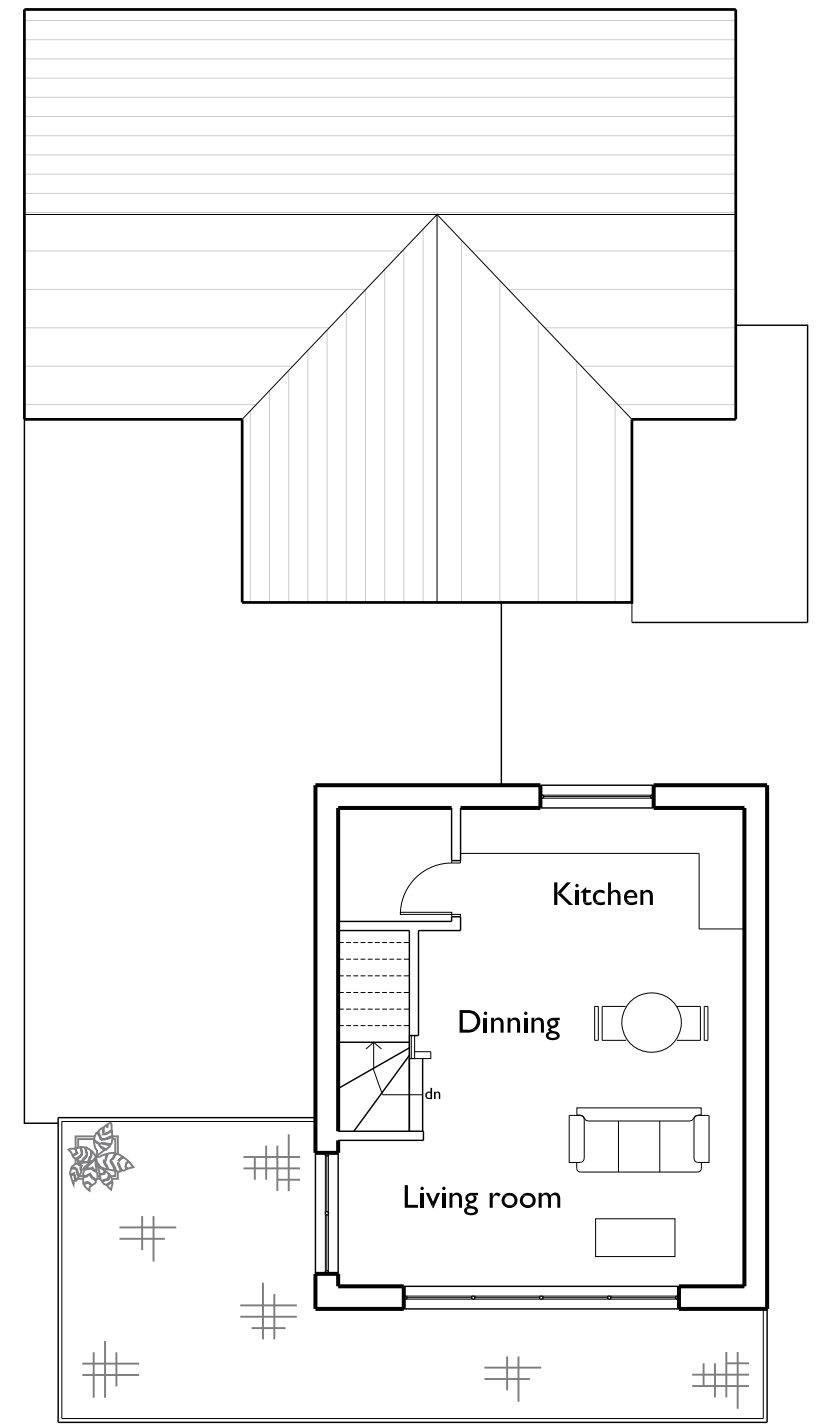
Project No. 2021/2634	Drawing No. 2021/2634 SK 102	Rev.
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Ground Floor



First Floor



Second Floor

Flat m2

Flat 1 = 53m2

Flat 2 = 61m2

Flat 3 = 88m2



Scale 1:100 @ A1



0 1 2 3 4 5 10 Metres

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Stage	Planning
Client	Isle of Scilly Steamship Company
Project	HughTown IOS
Title	Proposed Floor Plans

Revisions	Scale/s	1:100@A3
No.	Date	August 2021
Date	Drawn	WW
Initial	Checked	CM

Project No. 2021/2634	Drawing No. 2021/2634 SK 103	Rev.
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PROPOSED FEASIBILITY STUDY - STEAMSHIP HOUSE HUGH TOWN - ISLE OF SCILLY

RLT ARCHITECTS
FOR ISLE OF SCILLY STEAMSHIP
COMPANY

RLT Architects
The Old Stables
Chyandour Lane
Penzance
TR18 3LP
www.rltarchitects.co.uk



EXISTING VIEW WITH
DETAILS

JUNE 2021

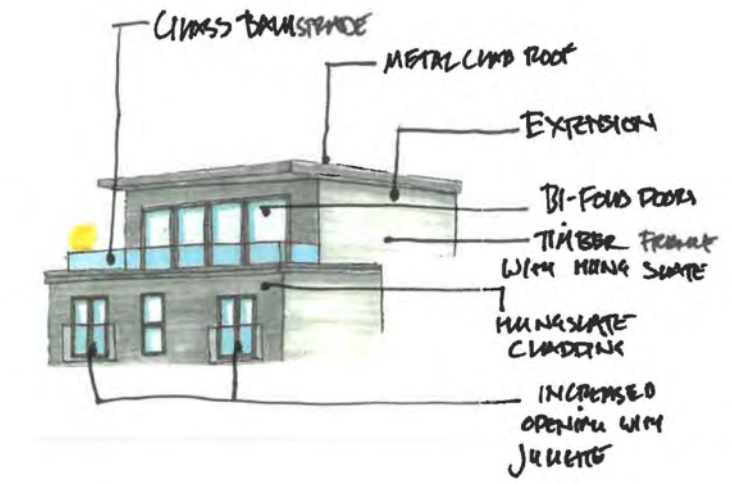
EXISTING VIEW IN CONTEXT

EXISTING VIEW FROM HUGH TOWN BEACH

PROPOSED FEASIBILITY STUDY - STEAMSHIP HOUSE HUGH TOWN - ISLES OF SCILLY

RLT ARCHITECTS
FOR ISLES OF SCILLY STEAMSHIP
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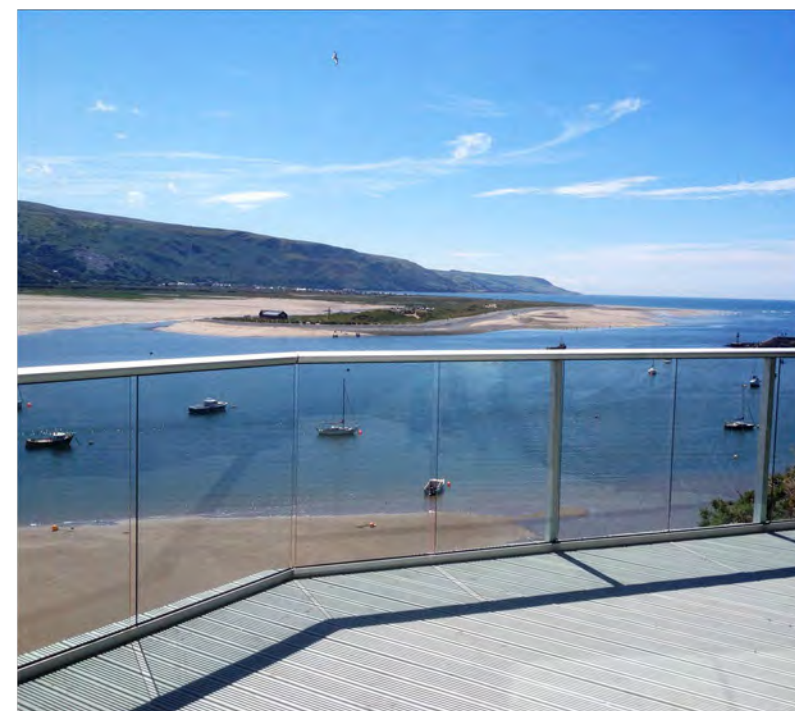
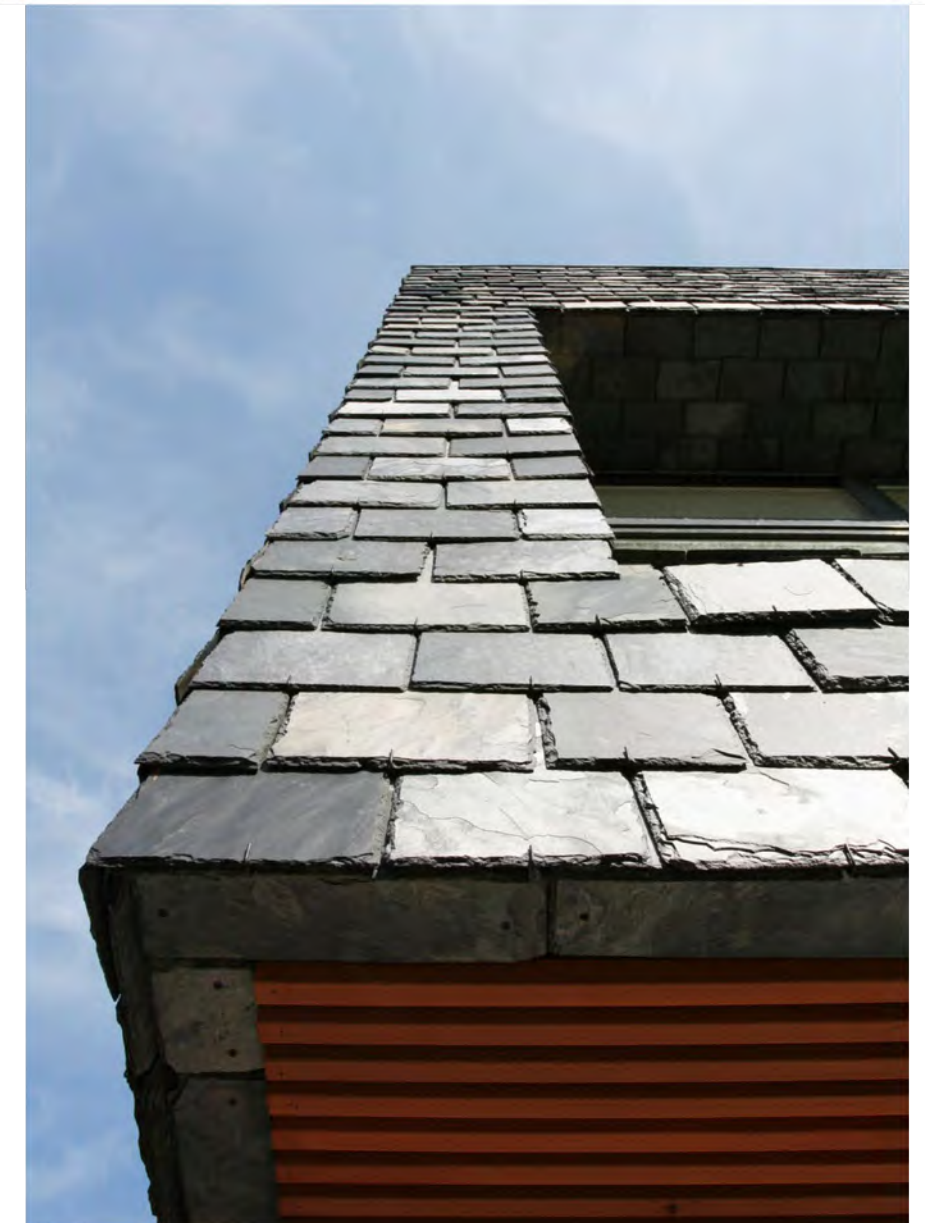
PROPOSED VIEW WITH
DETAILS

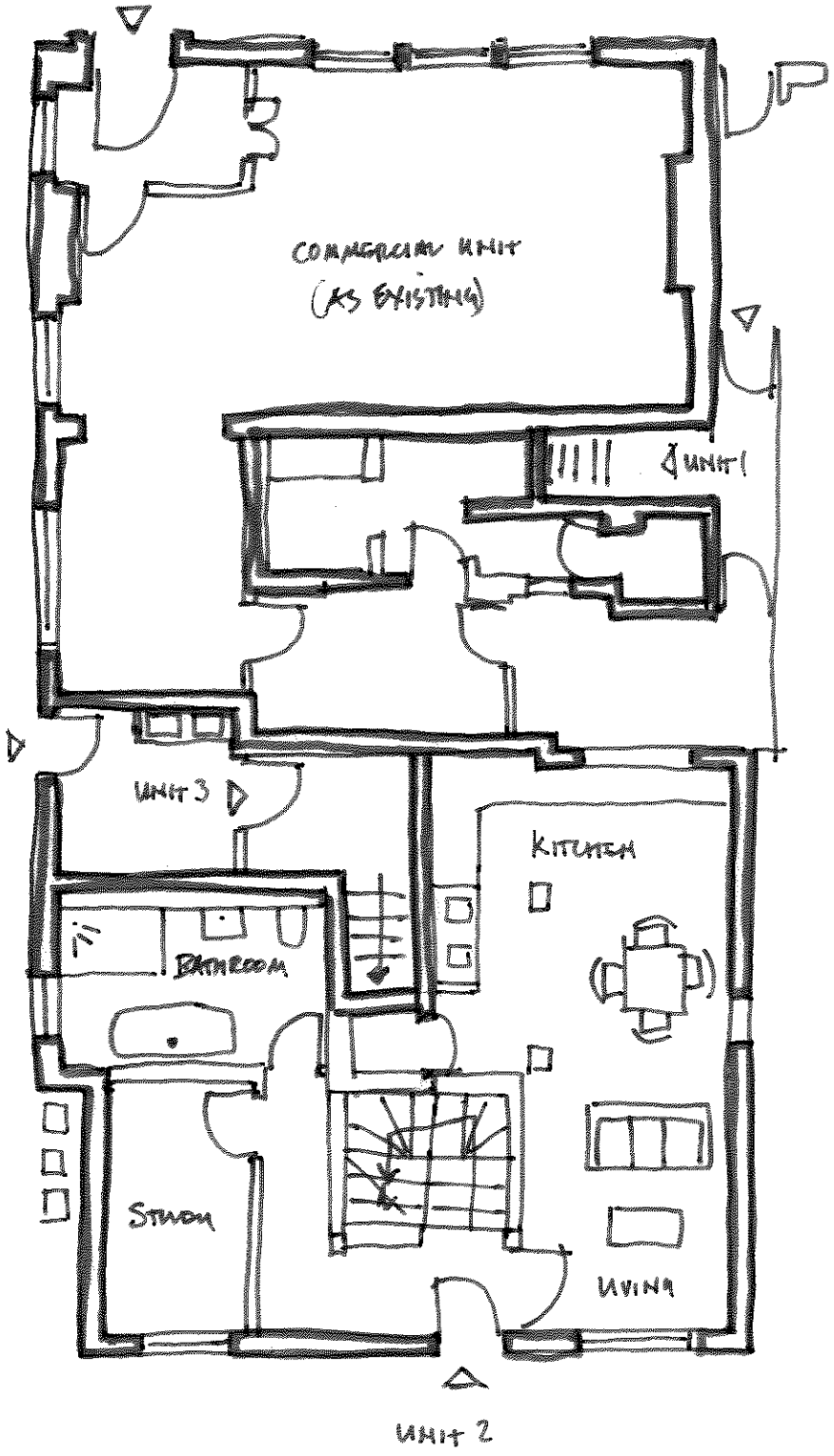
PROPOSED VIEW IN CONTEXT

PROPOSED VIEW FROM HUGH TOWN BEACH

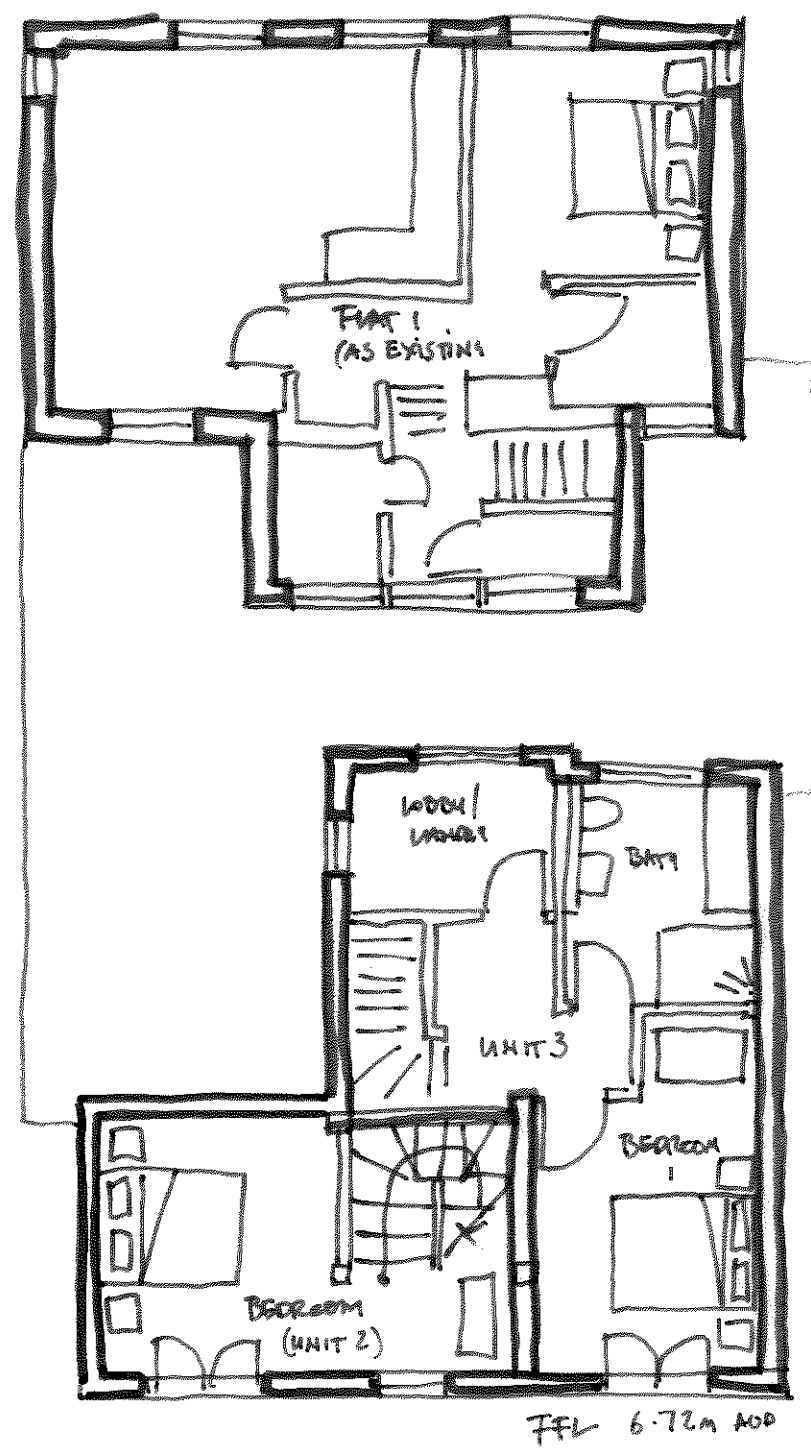
JUNE 2021

Precedent Images

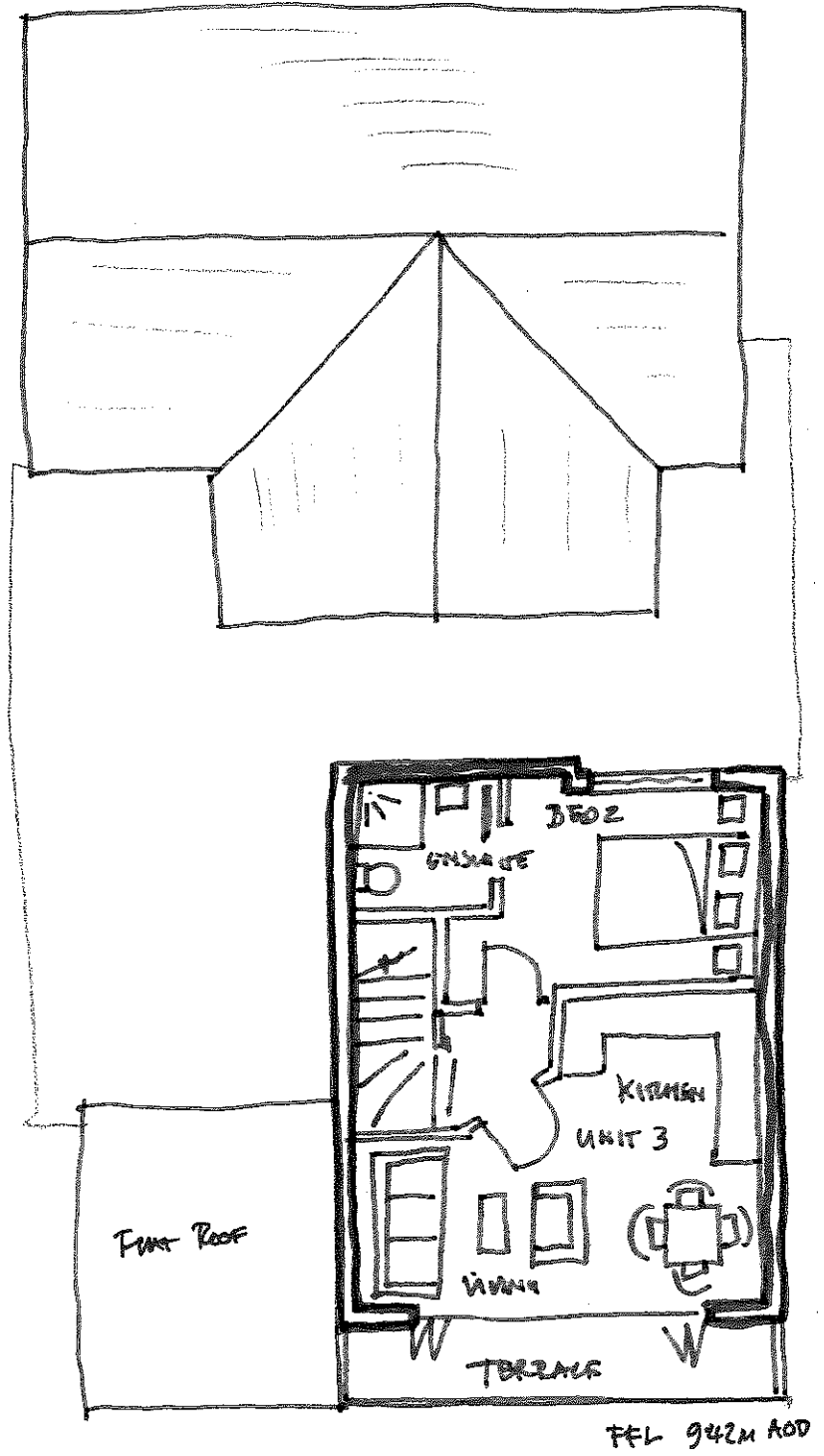




PROPOSED GROUND FLOOR
PLAN 1:100



PROPOSED 1ST FLOOR
PLAN 1:100



PROPOSED 2ND FLOOR
PLAN 1:100



PROPOSED SKETCH PLANS

FEBRUARY 2023

2634 - STEAMSHIP HOUSE
MARM TOWN - ST MARY'S
09/02/2023
SK/2634 SK201

ANNEX B – SWW CORRESPONDENCE

Andy Woolley

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 21 February 2023 14:40
To: Andy Woolley
Subject: RE: Steamship House, High Town, St Mary's, Isles of Scilly

Dear Andy

Proposal: Foul & Surface additional flows
Location: Steamship House, High Town, St Mary's, Isles of Scilly

Just to clarify in this instance South West Water has no issues with the additional foul flow, surface water needs to be directed to the storm lines.

Kind regards

Angie



Angie Brown (she/her)
Pre Development Coordinator

01392 443661
07899 827321
01392 442836

Peninsula House, Rydon Lane, Exeter EX2 7HR
[southwestwater.co.uk](https://www.southwestwater.co.uk)

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 13 February 2023 16:19
To: 'Andy Woolley' <andy@eadsolutions.co.uk>
Subject: Steamship House, High Town, St Mary's, Isles of Scilly

Dear Andy

Proposal: Foul & Surface additional flows

Location: Steamship House, High Town, St Mary's, Isles of Scilly

South West Water is able to support foul only connections from the proposed flat. The applicant should liaise directly with South West Water regarding the detail of this connection. Capacity within the foul sewerage system is currently restricted and therefore individual connections are considered on a case by case basis. Any connection to the sewerage system will therefore be subject to the agreement of SWW in respect of both the timing and point of connection.

Surface water will need to be directed to the storm lines.

Kind regards

Angie



Angie Brown (she/her)
Pre Development Coordinator

01392 443661
07899 827321
01392 442836

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



From: Andy Woolley <andy@eadsolutions.co.uk>

Sent: 02 February 2023 09:30

To: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>

Subject: FAO: Angie Brown - Steamship House Isles of Scilly - Capacity Enquiry

EXTERNAL EMAIL - This email is from an external source.

Dear Angie,

We are assisting a client with a pre-planning capacity enquiry for increased foul discharge from the below site due to internal alterations to the existing building.

Steamship House,
High Town,
St. Mary's,
Isles of Scilly

The existing building includes both commercial space and a one bedroom flat. The commercial space includes 3 toilets and 1 small kitchen area. The flat includes 2 toilets and a bathroom.

The proposal will increase this to 2 No. one bedroom flats. 1 no. two bedroom flat and commercial space. The commercial space will include 1 toilet. In total the flats will include 3 bathrooms all with toilet and 3 kitchens.

Could you confirm the combined sewer system which serves the site will have capacity to accept foul flows from this development?

The feasibility study document attached indicates the site location and proposed changes.

If there is a specific form to complete could you point in the direction of this please?

Kind regards,
Andy

Andy Woolley
Senior Engineer

For and on behalf of Engineering and Development Solutions Limited.

andy@eadsolutions.co.uk

EDS | enquiries@eadsolutions.co.uk | www.eadsolutions.co.uk

Contact | Phone 01872 306311 | Mob 07932 830541

Office | Unit E4 Threemilestone Industrial Estate | Threemilestone | Truro | Cornwall | TR4 9LD

<image001.jpg>

- **Flood Risk Assessment**
- **SuDS and Surface Water**
- **Foul and Sewage Treatment**
- **Highways**
- **Civil Engineering**

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