

PROPOSED WORKS : **Change of Use from Guest House to a Building with 4 x self-contained apartments.**

ADDRESS : **Jubilee Guest House
5 Gloucester Road
Bognor Regis
PO21 1NU.**

1.0 Drainage Statement

Foul Water

- 1.1 The existing guest house is currently served by mains drainage located in Gloucester Road to the front of the building.
- 1.2 The proposal is for a change of use into four self-contained apartments which does not represent any intensification of use over what already exists and is easily catered for by the 100 mm diameter drainage pipework that is available.
- 1.3 The new appliances as shown on the plan will connect into this system in accordance with the Building Regulations.

Surface Water

- 1.4 Rainwater drainage provision is currently served by existing gutters and downpipes which then appear to discharge into the existing combined drainage system and into the public sewer into the road as mentioned above via trapped gullies.
- 1.5 No extensions are proposed to the building as part of the change of use and as such the existing surface water drainage provision is deemed to be acceptable.