

## **DRAINAGE & WATER SUPPLY STATEMENT**

### **CONVERSION OF TOLMAN GUESTHOUSE TO FOUR SELF-CATERING HOLIDAY APARTMENTS.**

#### Description of the Planning application –

Conversion of existing 8 bed space Guest House to 4no. self- contained self-catering holiday apartments (retention of existing 2 bed space Tolman Suite) with associated external building works consisting of insertion of new rooflight and 3 windows and door on rear elevation.

#### Project comment -

The Tolman House complex is currently operated as an eight beds space guest house arranged over two floors. The ground floor provides a sitting area, dining area, kitchen and utility room, together with the existing two bed space self- catering unit (known as the Tolman Suite) which is to be retained.

The changing pattern in tourism are leaning more in the direction of self-catering units and this proposal is to re-configure the property into four one bedroom two person self- catering units – the Tolman Suite will be retained. In total, the proposed self-catering units will provide ten tourist bed spaces, a nett gain of two bed spaces – which will improve the available tourist beds on the island of St Marys.

#### Drainage and water supply -

The site is connected to the Old Town foul drainage system. The net addition of two bed spaces would have a neutral impact on the system and no changes are proposed. Mains water supply is on the Old Town system. The net addition of two bed spaces would have a neutral impact on the system and no changes are proposed.

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