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24017/NM/BC/001



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For the attention of Keith Clark

Dear Keith

109-112 PRINCES STREET AND 144-150 ROSE STREET, EH2 3AA
Building Warrant Application No: 24/03504/WARR

Further to your report received 21.01.25, we provide responses to each of your points raised as follows -

Proc - Provide a list of the formal addresses which have been established with street naming together with the corresponding plot numbers.

Response – As the building is existing, there should be no change to the existing information held by street naming in relation to this property as part of this development.

Proc - Please consult with Scottish Water, with respect to the new connections to the main drainage system.

Response – Consultation with Scottish Water ongoing. For your information, the Scottish Water correspondence reference we have on file is DSCAS-0120810-8WS.

Reg 1.1 - PART A. Submit Engineers certification under the SER scheme (Alteration Certificate) or full calculations for all elements, connections, fixings and overall stability of the structure. Submission of an Engineers SER certificate in place of design calculations will expedite the sign off with regards to the structural content of the warrant. PART B. Submit full Engineers drawings, details, and specification. Provide a list of information used for the purpose of certification.

Response – PARTS A and B. Refer to SER certificate number 428205 uploaded to the portal and accompanying drawing register which lists the drawings relevant to the certificate. The drawings listed therein are as those uploaded to the portal as part of the warrant application (23 December 2024). Two drawings not previously uploaded to the portal but included in the SER drawing register have now been uploaded to the portal with this response.

Reg 2.3.1 - Provide details of the proposed fire protection to all structural elements.

Response – The proposed fire protection to structural elements is to be covered by information submitted as part of forthcoming warrant stages.

Reg 3.5 - Provide full details of any existing below-ground drainage. All redundant drainage will require to be grubbed out as close to the live drainage as possible.

Response – The structural engineer advises that the existing below ground drainage is shown on drawing 109PS-GOO-XX-ZZ-DR-C-0500 Revision P01. There is no below ground drainage within the footprint of the building owing the presence of the basement. There is no redundant drainage below ground.

Reg 3.6/7 - Provide full details of all below-ground drainage detailing size and type of materials, invert levels, rodding and access points, backfilling and protection in relation to foundations. Demonstrate that the drainage provision is suitable for the proposed volume of drainage.

Response – The structural engineer advises that the proposed below ground drainage is shown on drawings 109PS-GOO-XX-ZZ-DR-C-0500 Revision P01 and 109PS-GOO-XX-ZZ-DR-C-0501 Revision P01 uploaded to the portal. Refer also to supporting calculations uploaded to the portal demonstrating that the provision is sufficient.

Reg 3.7.0 - The existing combined connections will require the wastewater and surface water to be kept separate to the point of connecting to the main sewer/disconnecting manhole.

Response – The structural engineer advises that at the Rose Street boundary the drainage is separate up the disconnecting manhole installed in advance of the connection into the main sewer. A P-Trap is installed on the surface water pipe to prevent smells entering the surface water system. It is not possible to create the same scenario for the Princes Street elevation as there is only 1 pipe that leaves the building through the basement retaining wall. The retaining wall is a 3m thick mass concrete wall and forming a new connection to the main sewer would require excavation around tram lines.

Reg 3.7 - Provide full details of rodding point from the internal stacks.

Response – In relation to the rodding points from the internal stacks, the M&E engineer confirms that all directional changes will be provided with a rodding eye as per BS EN 12056. Rodding eye locations (identified 'RE') are indicated on the Wallace Whittle 52 series drawings uploaded to the portal.

Reg 3.7 - Clarify if it is proposed to provide a firefighting lift and any requirement for drainage to the lift pit.

Response – A firefighting lift will be provided between grids A/B and 5/6 within an existing lift shaft as will be identified in general arrangement and fire strategy drawings in forthcoming warrant stages. Measures to prevent / address the accumulation of water in the firefighting lift shaft / pit will be provided in accordance with the recommendations of BS EN 81-72: 2020 Annex E. This includes ramped thresholds at all levels per Annex E, E.2 and a sump pump per Annex E, E.3. The sump pump is indicated on the Wallace Whittle 52 series basement plan drawing PRI-WWL-XX-B1-DR-P-52001 Revision P01 uploaded to the portal.

We trust that our responses will assist in closing these points out. Please do let us know if you require any further information to do so.

Yours faithfully


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for and on behalf of CDA