

**Ref: JB/SB/4193**

Mr I Bovis  
Saltash Town Council  
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12 July 2024

Dear Ian

Isambard House Car Park

You are intending to have this quite small car parking area re-surfaced in tarmac.

I gather you have contractors pricing this for you and that there is no particular drawn or designed scheme.

Having looked at this with you, I would make the following observations.

There is a substantial stone retaining wall between the car parking area and the adjacent road. The car park sits at the upper height of this retaining wall. You should ensure that any reduction and re-make up of car park surface ground against the wall does not sit at any higher level than the existing car park surface. This is to ensure that there is no additional surcharge of loading against the rear of the retaining wall.

There is no stormwater drainage from the car park area at present, although it looks as though water does generally drain to the roadside corner where there is a large stormwater gully. The new scheme should be installed such that stormwater is properly drained from the car park area to the roadside corner. I suggest incorporating stormwater ACO drain channels along the rear of the retaining wall and at the roadside edge of the car park to make sure that water is properly taken away to public drainage. It is important that water is not allowed to pond against the back of the retaining wall or seep through the car park surface to ground under, where that could surcharge loading against the retaining wall and wash out ground under the car park surfacing. The retaining wall is not built with any drainage behind or through it. Your contractors should be tasked with

putting together for you a suitable proposal to ensure that the car park is properly installed at levels to drain water to the roadside and that there is adequate stormwater drainage channelling within the surface to collect any water and drain it away.

We did discuss parking arrangements in this area. The area is quite small and I think that if you were to have a Highways compliant car park design with appropriate turning spaces allowing forward gear entry and forward gear exit from the parking area, then you would find that the number of designated parking bays would be quite small. We did discuss though that in reality this is a private car park used by hirers of the station house so you could simply make it abundantly clear that this is private parking and that the parking is at the discretion of the hirer.

Kind regards,  
Yours sincerely



James M Barron MRICS  
Chartered Building Surveyor  
Director