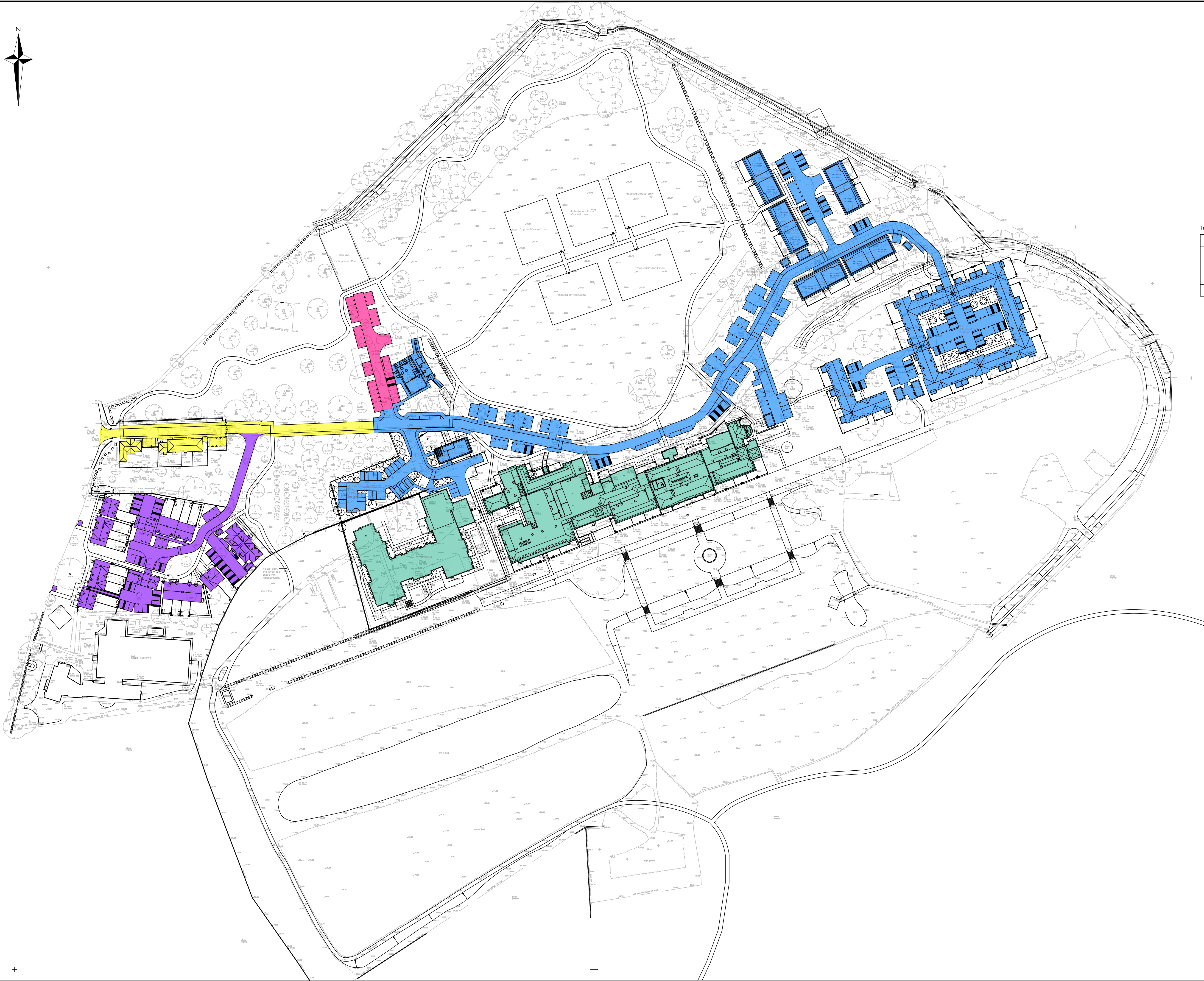
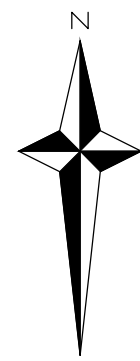




- NOTES**
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 2. Dimensions are scalable for 'Planning' purposes only.
 3. Any discrepancies found between information shown on this or any other drawing shall be reported to the Engineer immediately and prior to works commencing on site.
 4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P-101, Rev X, dated February 2022.
 5. Refer to drawing 8210940-SK02 for existing catchment plan.

KEY

	Western Catchment proposed to infiltrate into the ground (3480m ²)
	Central Catchment to follow the existing drainage arrangement and to discharge runoff into the pond (7047m ²)
	Cricket Pavilion Car Park Catchment to follow the existing drainage arrangement and to discharge into a soakaway (978m ²)
	Eastern Catchment proposed to drain into the existing ditch at a restricted flow rate (13650m ²)
	Western Access Road Catchment to drain into the soakaway as per existing drainage scenario (1571m ²)

Table 1: Catchment Areas Comparison (see note 5).

Catchment Area Comparison			
Catchment	Existing Area (m ²)	Proposed Area (m ²)	Difference (m ²)
Central Catchment	9102.509	7047.425	2055.084
Cricket Pavilion	1130.417	978.148	152.269

P4	Amended to suit Architect's latest layout.	16/06/2023 A. Persins	AP
P3	Amended to suit Architect's latest layout.	01/12/22 K. Hulse	AP
P2	Amended to suit Architect's latest layout.	28/02/2022 A. Persins	JH
P1	First issue for PLANNING.	10/12/2021 A. Persins	JH
Rev.	Description	Date	Chkd



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Client :
Beechcroft Developments Ltd

Project :
**Caversham Park
Peppard Road, Reading
RG4 8TZ**

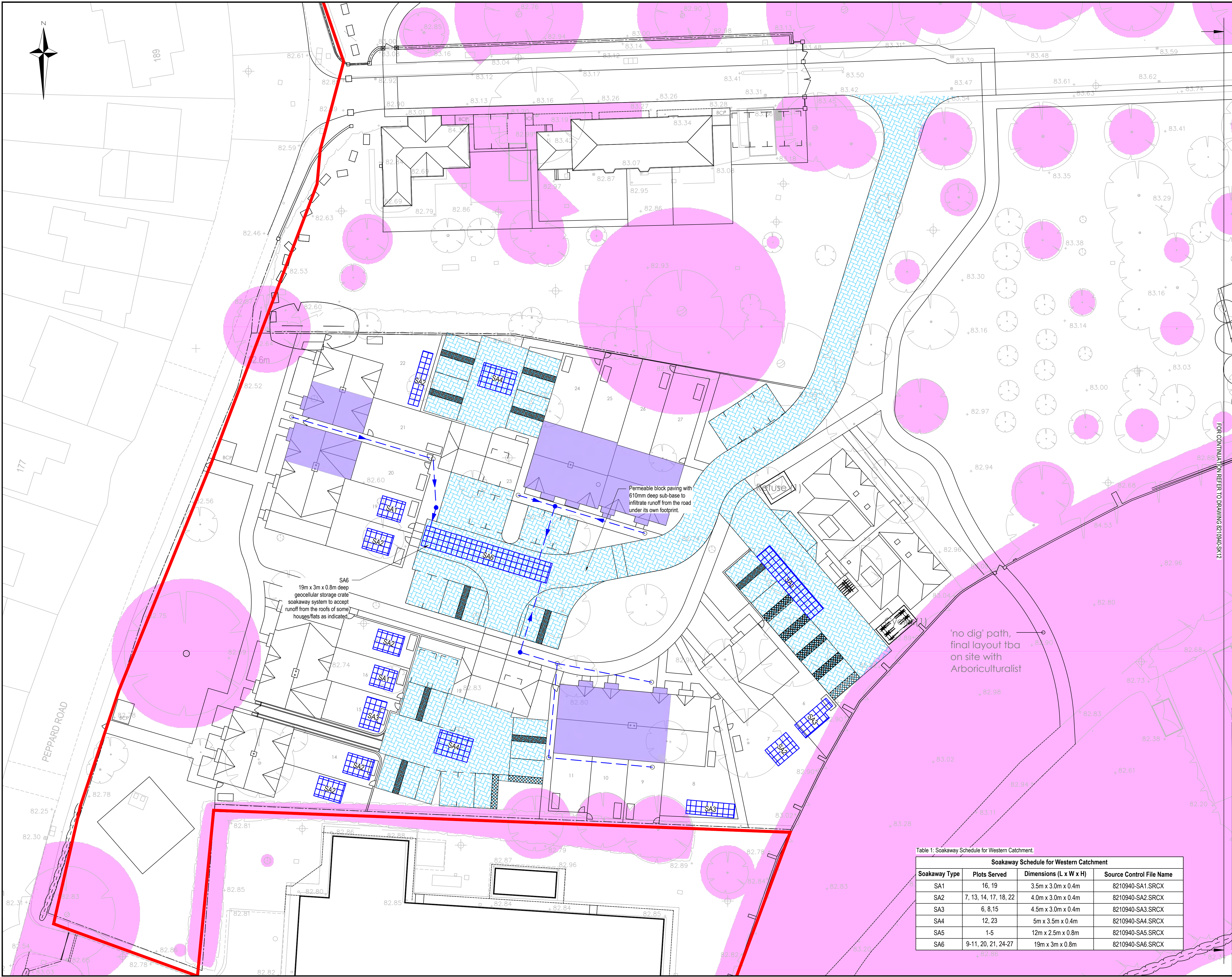
Title :
Proposed Drainage Catchment Plan

Project Engineer : A. Persins	Scale : 1:250 @ A1
Project Director : J. Hanlon	Date : December 2022
Status :	PLANNING

Drawing No.	8210940-SK03	Rev	P4
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Appendix L

**Proposed Drainage Layout and
Typical Drainage Construction Details**



KEY PLAN

NOTES

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- Site layout provided by BHP Harwood Architects, drawing no. 3251.P.101, Rev X, dated February 2022.
- Topographical survey provided by Midland Survey Ltd.

KEY

PROPOSED DRAINAGE

- Surface water (SW) sewer
- SW inspection chamber
- SW catchpit
- Geocellular crate soakaway system
- Permeable block paving draining under its own footprint
- Building draining to private soakaway
- Building draining to shared soakaway
- Tree root protection area

FOR CONTINUATION REFER TO DRAWING 8210940-SK12

DRAINAGE STRATEGY FOR THE WESTERN CATCHMENT IS BASED ON INFILTRATION RATE OF 6.16 * 10⁻⁶ m/s OBTAINED AS A RESULT OF THE FALLING HEAD TESTING. SHALLOW INFILTRATION TESTS IN ACCORDANCE WITH BRE365 TO BE CARRIED OUT TO ESTABLISH THE INFILTRATION WITHIN THE WESTERN CATCHMENT OF THE SITE AND REPORTED TO THE ENGINEER FOR CONFIRMATION OF DESIGN, PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

P5	Updated in line with Client's comments.	30/06/2023 A. Persins	JH
P4	Updated to suit the Architect's latest layout.	16/12/2023 A. Persins	JH
P3	Updated to suit the Architect's latest layout.	06/12/2022 A. Persins	JH
P2	Updated to suit the Architect's latest layout.	08/03/2022 A. Persins	JH
P1	First issue for PLANNING.	10/12/2021 A. Persins	JH
Rev.	Description	Date	Chkd

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Client : Beechcroft Developments Ltd

Project : Caversham Park
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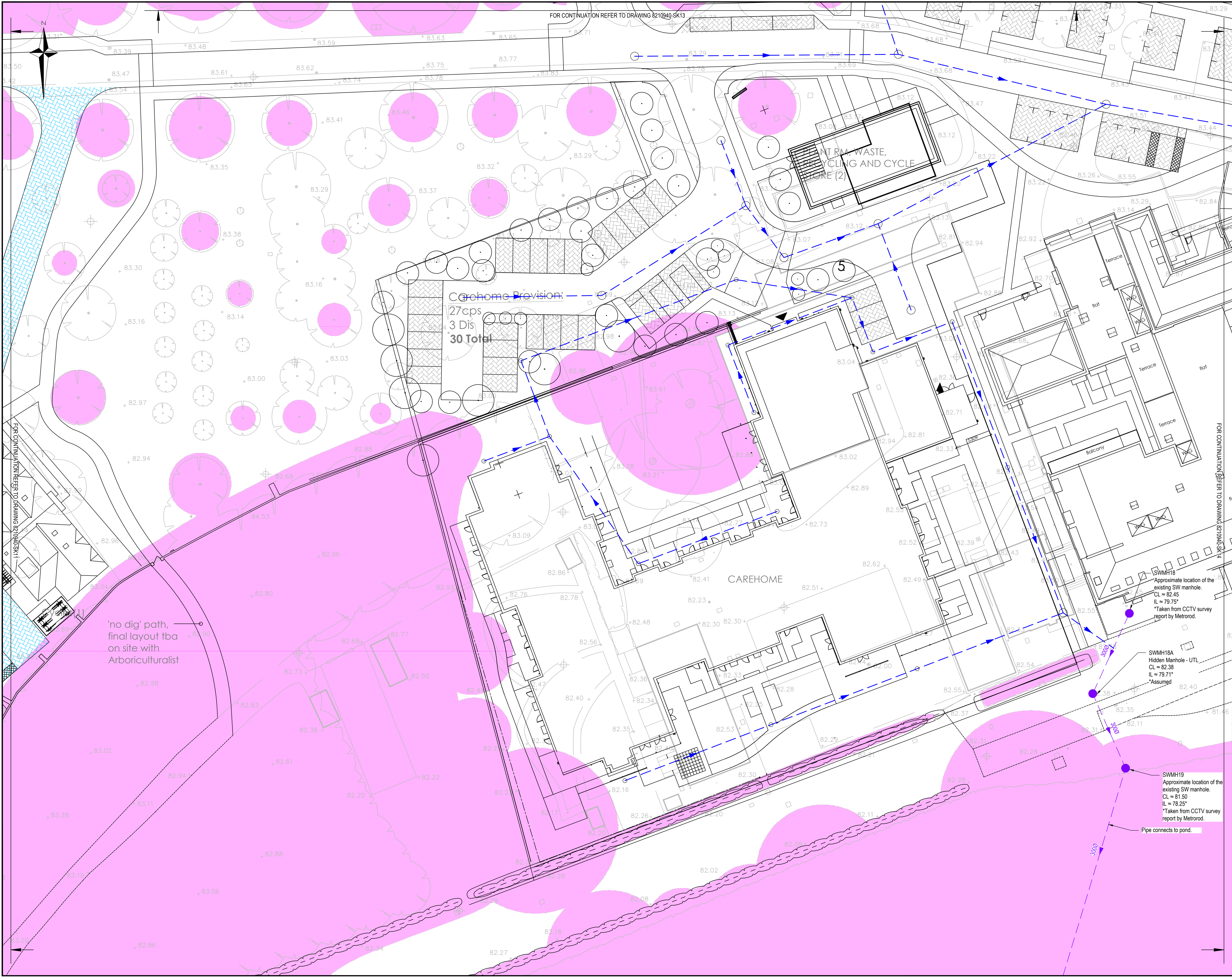
Title : Indicative Surface Water Drainage Strategy
Western Catchment
Sheet 1

Project Engineer : A. Persins Scale : 1:250 @ A1
Project Director : J. Hanlon Date : December 2021
Status : PLANNING

Drawing No. 8210940-SK11 Rev P5

Table 1: Soakaway Schedule for Western Catchment.

Soakaway Schedule for Western Catchment			
Soakaway Type	Plots Served	Dimensions (L x W x H)	Source Control File Name
SA1	16, 19	3.5m x 3.0m x 0.4m	8210940-SA1.SRCX
SA2	7, 13, 14, 17, 18, 22	4.0m x 3.0m x 0.4m	8210940-SA2.SRCX
SA3	6, 8, 15	4.5m x 3.0m x 0.4m	8210940-SA3.SRCX
SA4	12, 23	5m x 3.5m x 0.4m	8210940-SA4.SRCX
SA5	1-5	12m x 2.5m x 0.8m	8210940-SA5.SRCX
SA6	9-11, 20, 21, 24-27	19m x 3m x 0.8m	8210940-SA6.SRCX



KEY PLAN

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P-101, Rev X, dated February 2022.
5. Topographical survey provided by Midland Survey Ltd.

KEY

PROPOSED DRAINAGE

- Surface water (SW) sewer
- SW manholes
- SW inspection chamber
- SW catchpit
- Permeable block paving with lined sub-base
- Geocellular crate soakaway system
- Permeable block paving draining under its own footprint

EXISTING DRAINAGE

- Private surface water (SW) sewer
- Private SW manhole
- Tree root protection area

CONDITION OF THE EXISTING SURFACE WATER NETWORK WHICH WILL SERVE THE CARE HOME TO BE ASSESSED AND REPAIR/REPLACEMENT WORKS TO BE UNDERTAKEN AT THE APPROPRIATE STAGE OF THE PROJECT.

P5	Updated in line with Client's comments.	30/06/2023 A. Persins	JH
P4	Updated to suit the Architect's latest layout.	16/06/2023 A. Persins	JH
P3	Updated to suit the Architect's latest layout.	06/12/2022 A. Persins	JH
P2	Updated to suit the Architect's latest layout.	08/03/2022 A. Persins	JH
P1	First issue for PLANNING.	10/12/2021 A. Persins	JH
Rev.	Description	Date	Chkd

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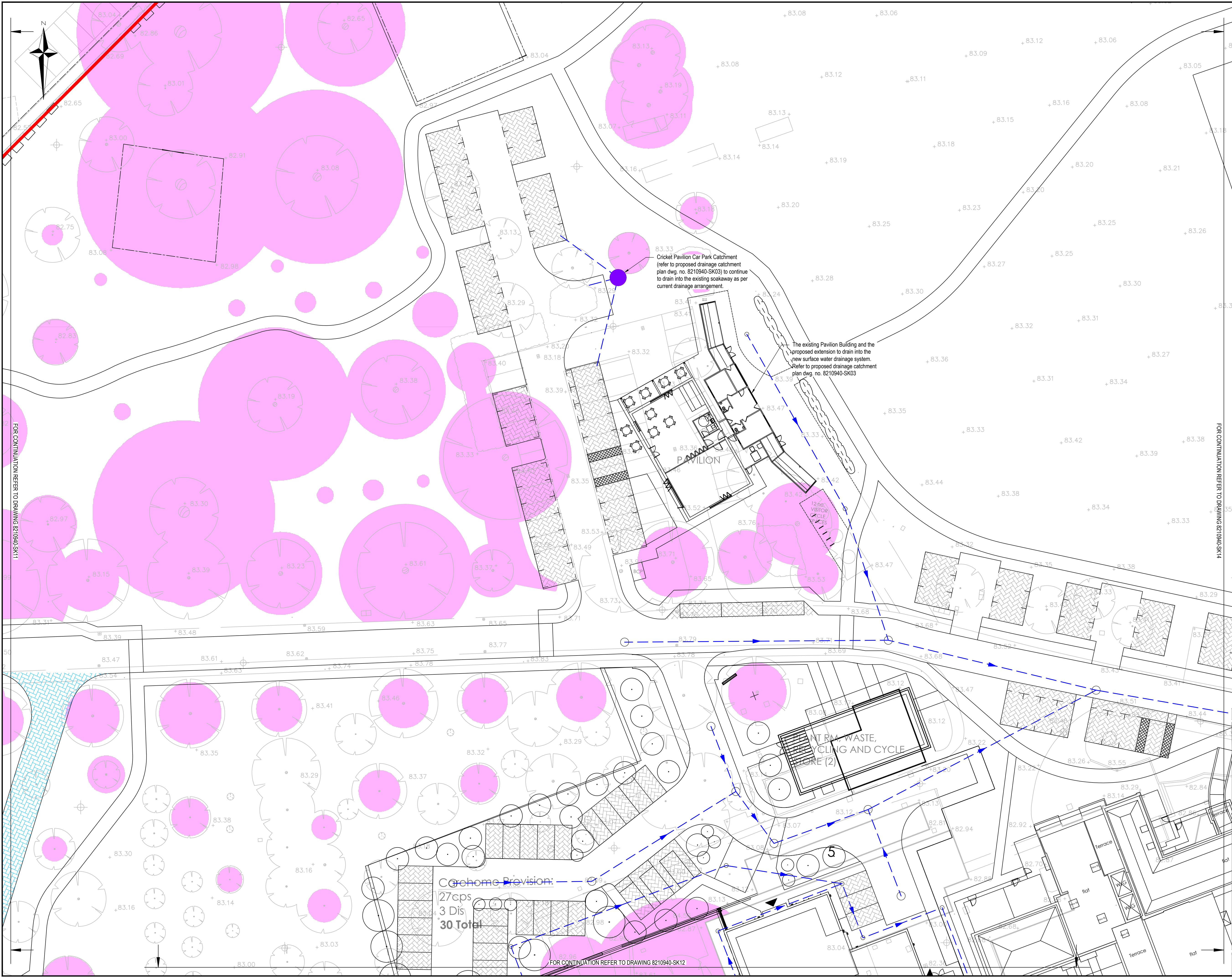
Client :
Beechcroft Developments Ltd

Project :
Caversham Park
Peppard Road, Reading
RG4 8TZ

Title :
Indicative Surface Water Drainage Strategy
Central Catchment (Care Home)
Sheet 2

Project Engineer : A. Persins Scale : 1:250 @ A1
Project Director : J. Hanlon Date : December 2021
Status : PLANNING

Drawing No. 8210940-SK12 Rev P5



KEY PLAN

NOTES

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P.101, Rev X, dated February 2022.
5. Topographical survey provided by Midland Survey Ltd.

KEY

PROPOSED DRAINAGE

- Surface water (SW) sewer
- SW manholes
- SW inspection chamber
- SW catchpit
- Permeable block paving with lined sub-base

EXISTING DRAINAGE

- Private surface water (SW) sewer
- Private SW manhole
- Private soakaway
- Tree root protection area

P5	Updated in line with Client's comments.	30/06/2023 A. Persins	JH
P4	Updated to suit the Architect's latest layout.	16/06/2023 A. Persins	JH
P3	Updated to suit the Architect's latest layout.	06/12/2022 A. Persins	JH
P2	Updated to suit the Architect's latest layout.	08/03/2022 A. Persins	JH
P1	First issue for PLANNING.	10/12/2021 A. Persins	JH
Rev.	Description	Date	Chkd

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Client : Beechcroft Developments Ltd

Project : Caversham Park
Peppard Road, Reading
RG4 8TZ

Title : Indicative Surface Water Drainage Strategy
Cricket Pavilion
Sheet 3

Project Engineer : A. Persins	Scale : 1:250 @ A1
Project Director : J. Hanlon	Date : December 2021
Status :	PLANNING

Drawing No.	8210940-SK13	Rev	P5
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