Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM.

CONSTRUCTION / INVESTIGATION
NONE A COMPETENT CONTRACTOR WOULD NOT ALREADY BE AWARE OF.

DEMOLITION
NONE A COMPETENT CONTRACTOR WOULD NOT ALREADY BE AWARE OF.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

Legend:

- PLANNING BOUNDARY LINE
- CLIENT'S BOUNDARY LINE
- PHASE 2 PRIVATE SURFACE WATER SEWER
- PHASE 2 PRIVATE FOUL WATER SEWER
- PHASE 2 PRIVATE SURFACE WATER RISING MAIN
- PHASE 2 SURFACE WATER MANHOLE
- PHASE 2 FOUL WATER MANHOLE
- PHASE 1A PRIVATE SURFACE WATER DRAINAGE
- PHASE 1 PRIVATE SURFACE WATER NETWORK
- PHASE 1 PRIVATE FOUL NETWORK
- ROAD GULLY / YARD GULLY
- TRAPPED FLOOR GULLY
- GEOCELLULAR STORAGE
- PHASE 2 ACO CHANNEL DRAIN (OR SIMILAR APPROVED) C/W SILT (ACCESS) BOX
- EXISTING THAMES WATER SURFACE WATER SEWER
- EXISTING THAMES WATER FOUL SEWER
- PROPOSED THAMES WATER SEWER DIVERSION ROUTE

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED FAIRHURST DRAWINGS, ARCHITECTS LAYOUTS, TOPOGRAPHICAL SURVEY & CCTV SURVEY FOR THIS PROJECT.
- THIS STRATEGY IS BASED ON SURFACE WATER DISCHARGE INTO EXISTING THAMES WATER SEWER.
- SURFACE AND FOUL WATER DISCHARGE RATES WERE APPROVED BY THAMES WATER WATER IN THEIR CORRESPONDENCE DATED 27.10.2016 (TW REF. DS6023454).
- RWPs AND SVPs SUBJECT TO HYDROCK DRAWINGS,
- LEVELS SHOWN ARE INDICATIVE AND SUBJECT TO DETAILED SLAB DESIGN.
- ALL ABOVE GROUND DRAINAGE TO ROOF/LANDSCAPED AREAS WHERE OUTLETS REQUIRED ARE TO BE CONFIRMED BY ARCHITECT/SPECIALIST DESIGNER AND CO-ORDINATED WITH BELOW GROUND DRAINAGE.
- ALL INTERNAL INSPECTION CHAMBERS ARE TO BE SEALED AND SUITABLE FOR INTERNAL USAGE, TO PREVENT THE ESCAPE OF GASES.
- SUBJECT TO TECHNICAL APPROVAL. ANY WORKS CARRIED OUT BEFORE TECHNICAL APPROVAL IS OBTAINED IS DONE SO AT RISK.

C

THIS DRAWING IS INTENDED TO INDICATE THE SCOPE OF STRUCTURAL WORKS REQUIRED BASED ON THE CURRENT ARCHITECTURAL, SERVICES & M&E DESIGN. FURTHER DESIGN DEVELOPMENT IS ANTICIPATED TO BE REQUIRED, WHICH MAY REQUIRE ADDITIONS, DELETIONS AND ALTERATIONS TO THE SCOPE & DETAIL OF THE STRUCTURAL WORKS INDICATED ON THIS DRAWING.

THIS DRAWING INDICATES OUTLINE OF THE PROPOSED SURFACE & FOUL WATER DRAINAGE DESIGN AND IS SUBJECT TO DETAILED DESIGN, EA/LLFA/THAMES WATER APPROVAL, S106 CONNECTION AGREEMENT AND S104 DIVERSION AGREEMENT .

THIS DRAWING MUST BE READ IN COLOUR

Rev.	Date	Description	Drwn.	Chkd.	Appd.
C	21/01/22	NOTE ADDED TO DRAWING.	PMJ	DNT	DNT
B	17/12/21	REVISED TO SUIT THE LATEST ARCHITECTS EXTERNAL AREA TO NORTH OF THE BUILDING. S104 DIVERSION ADDED TO PLAN.	PMJ	LT	DNT
A	06/12/21	REVISED TO SUIT THE LATEST ARCHITECTS LOWER GROUND FLOOR LAYOUT PLAN.	PMJ	LT	LT

FAIRHURST
Clifton Heights
Triangle West
Clifton
BRISTOL
BS8 1EJ
Tel: 0117 925 0259
Fax: 0844 381 4412

Client: ROPEMAKER PROPERTIES LTD

Project Title:
WELDALE STREET
READING

Drawing Title:
PHASE 2
DRAINAGE LAYOUT
LOWER GROUND FLOOR
SHEET 4 OF 4

Scale at A1:	Status:	
1:100	TENDER	
Drawn: MDF	Checked: LT	Approved: LT
Date: 12/11/21	Date: 12/11/21	Date: 12/11/21

Drawing No.: 144490/2003 Revision: C

DRAWING 144490-2000 SHEET 1 OF 4
DRAWING 144490-2001 SHEET 2 OF 4
DRAWING 144490-2002 SHEET 3 OF 4
DRAWING 144490-2003 SHEET 4 OF 4