

BYRNE LOOBY



The Oracle Shopping Centre Limited

House of Fraser Reconfiguration

The Oracle, Reading

Drainage Statement

Report No. L1028-ST-R002

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Project: House of Fraser Reconfiguration
The Oracle, Reading

Client: The Oracle Shopping Centre Limited

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Disclaimer: Please note that this report is based on specific information, instructions and information from our Client and should not be relied upon by third parties.

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1 Introduction

Hammerson are planning to reconfigure the part of the Oracle Shopping Centre in Reading which formed the House of Fraser department store. The unit is to be split into a mixture of retail and leisure uses. This report looks at the drainage proposals for the revised configuration.

2 Project description

The Oracle shopping centre sits either side of the River Kennet between Bridge St and Duke St and was opened in 1999. The former House of Fraser store sits in the south west corner as highlighted in red in figure 1 below. It comprises three retail floors with two levels of parking above.

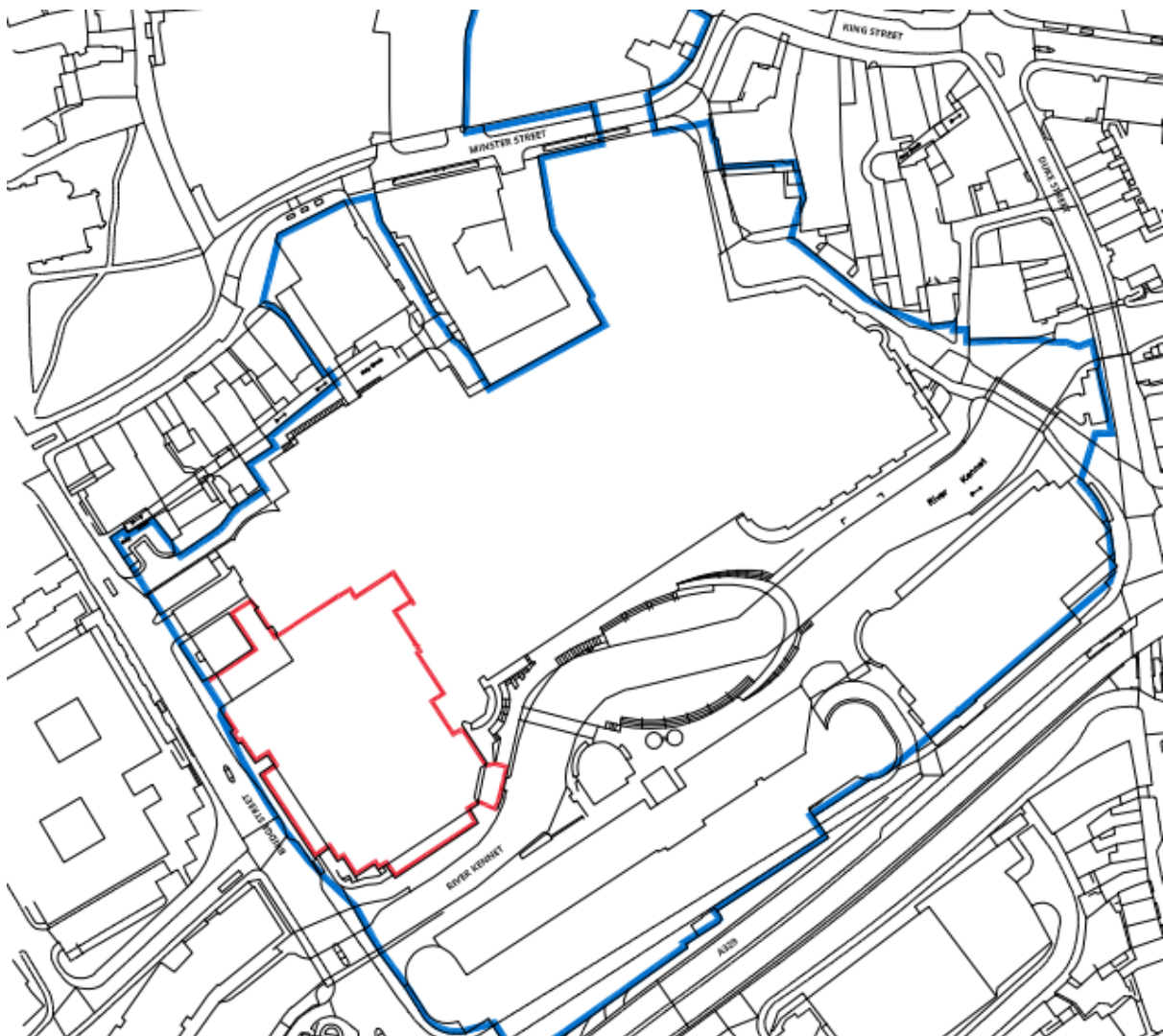


Figure 1 site location

The proposed scheme replaces the retail with a mix of 6382m² of retail including a food hall, 4302m² of leisure and 618m² of storage. The scheme stays within the existing footprint.

3 Existing Drainage

The existing drainage layout is shown on P.C Harrington drawing 2200/A1(95)001 F03 dated 30th July 1999. This is included in Appendix A and the Thames Water sewer plan is included in Appendix B.

The Harrington drawing shows two foul drainage runs one which flows east from the south west corner then north to a pump station within the shopping centre. The other flows north from the south east corner before turning west to discharge by gravity to the existing sewer in Bridge St.

Surface water drains run to the south where they connect to Thames Water sewers which discharge to the River Kennett as illustrated in figure 2 below.

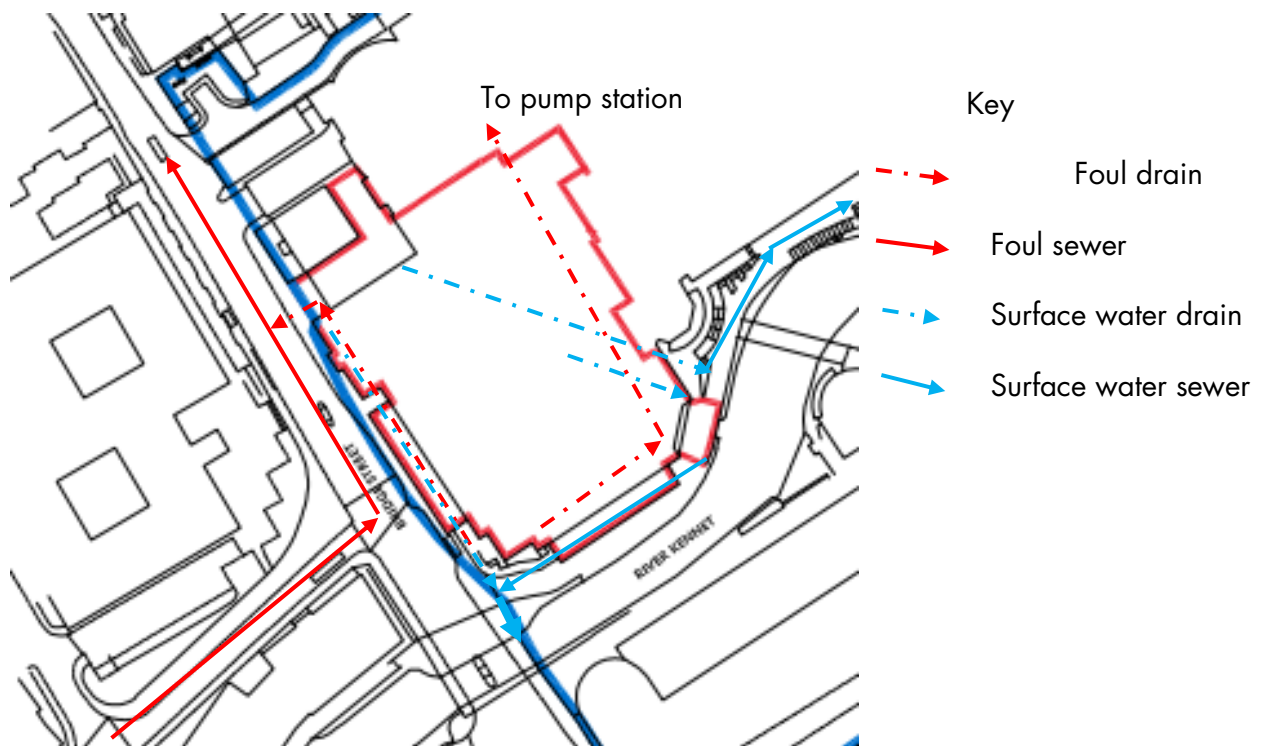


Figure 2 Drainage layout

4 Proposed Drainage

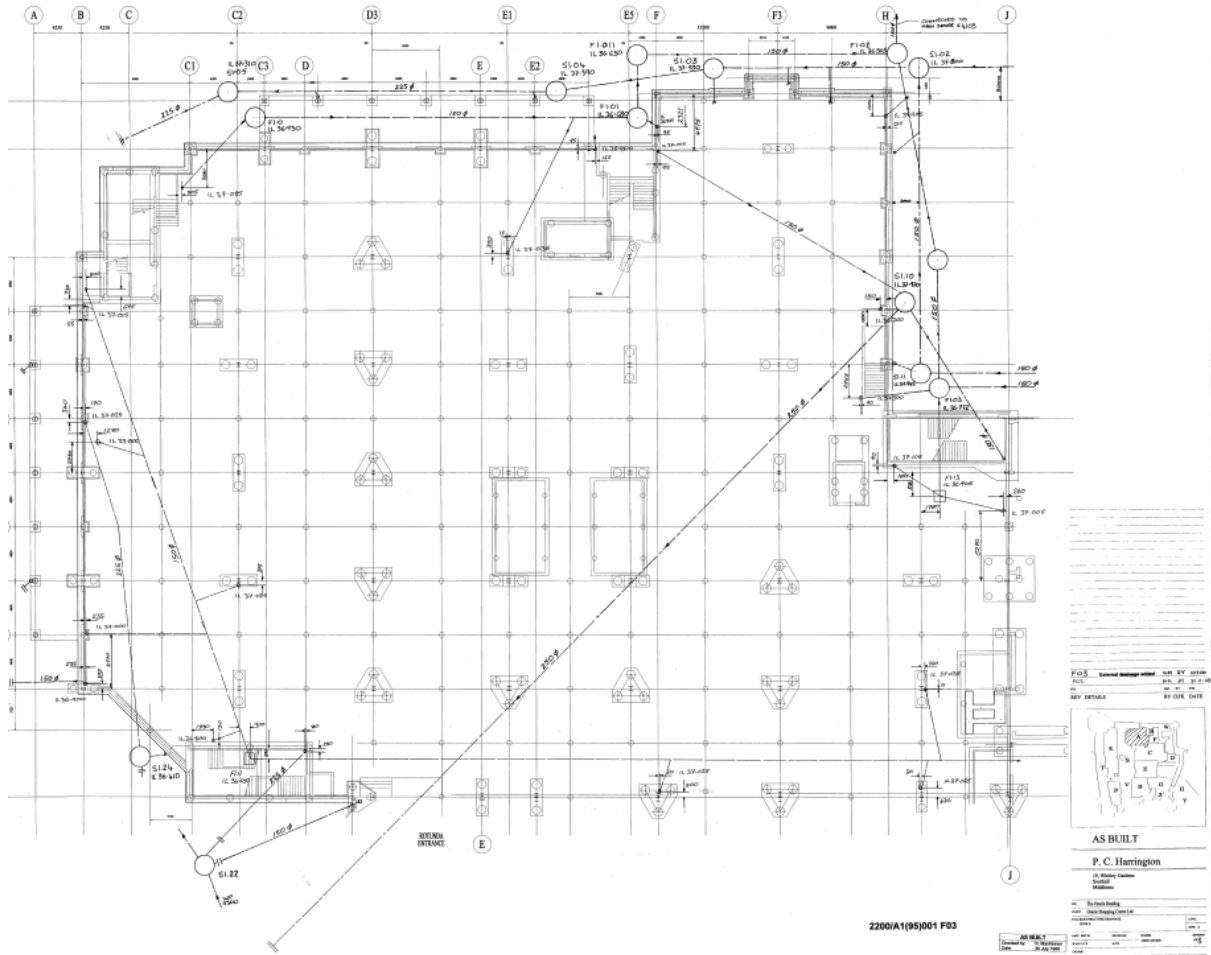
The existing surface water drainage is unaffected by the proposals with only minor adjustments to gully locations at roof level. No change is being made to the catchment area or impermeable areas.

The existing below ground drainage system will remain in place. During the reconfiguration works a CCTV survey will be undertaken of the below ground drainage and based on this any necessary cleaning or repairs will be undertaken.

A Flood Risk Analysis has been undertaken by Peter Brett which concludes that *"The proposed development will not increase the impermeable area of the site, and a modern surface water drainage system is already in place therefore, there are no proposed changes to the existing surface water drainage regime"*

The redevelopment does not increase the predicted foul drainage flows but there will be some reallocation of flows between the existing drains. Foul drainage routes will be adjusted at high level to descend to the ground floor (Riverside Level) at existing foul drainage connection points. In the food hall at ground floor a raised floor will be introduced to allow drainage from individual food units to fall to the existing drainage points. The existing drains and pumps have adequate capacity for the reallocated flows. As with the surface water system a CCTV survey will be undertaken of the below ground drainage and based on this any necessary cleaning or repairs will be undertaken. The existing foul pump station will also be inspected and overhauled or replaced as necessary.

Appendix A - Existing Drainage Layout



Appendix B – Thames Water sewer plan

