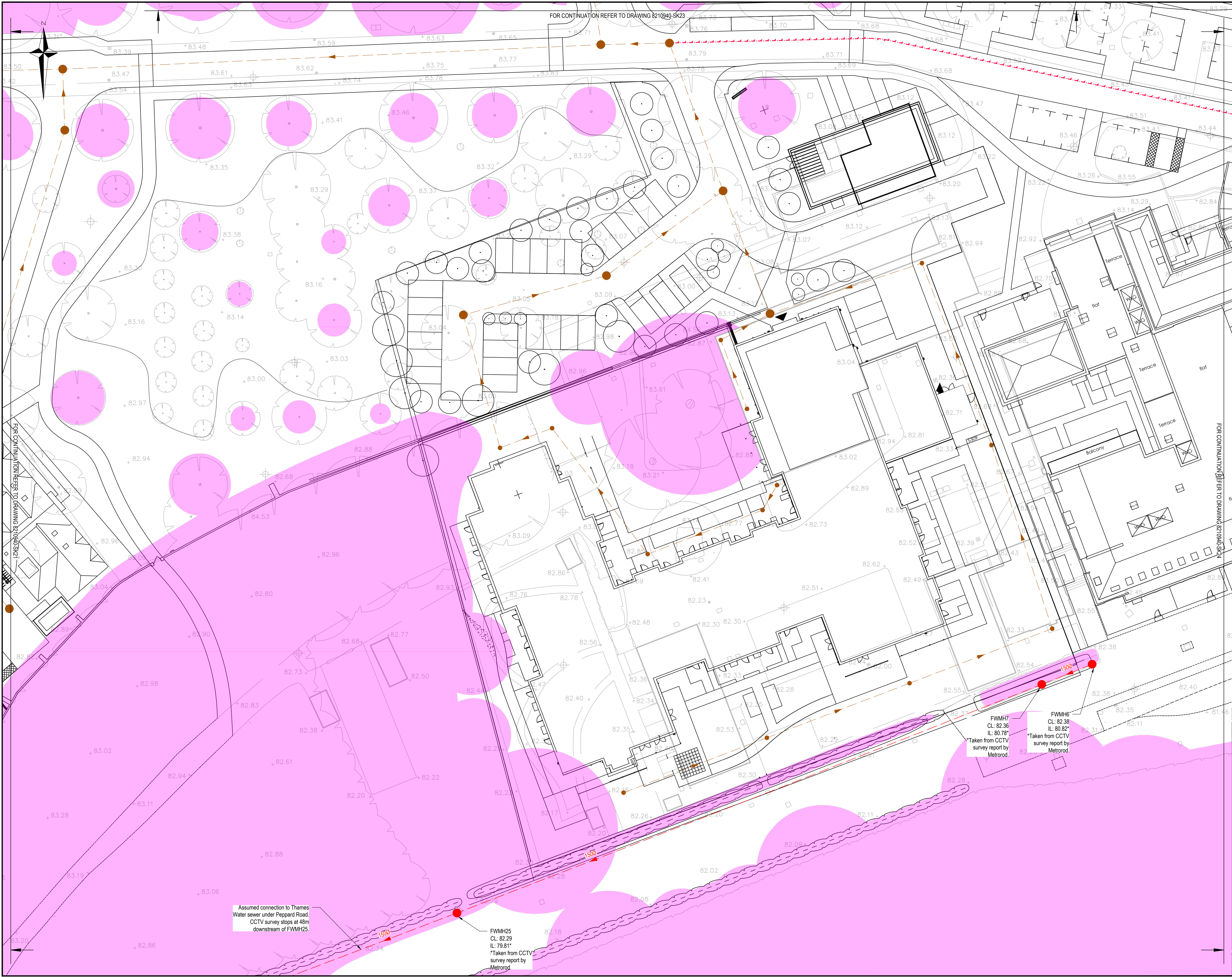




KEY PLAN

NOTES

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P.104, Rev AH, dated February 2024.
5. Topographical survey provided by Midland Survey Ltd.

KEY

PROPOSED DRAINAGE

- Foul water (FW) sewer
- FW rising main
- FW manhole
- FW inspection chamber

EXISTING DRAINAGE

- Thames Water foul water (FW) sewer
- Thames Water FW manhole
- Tree root protection area

|      |                                                |                          |      |
|------|------------------------------------------------|--------------------------|------|
| P6   | Updated to suit the Architect's latest layout. | 26/02/2024<br>A. Persins | JH   |
| P5   | Updated in line with Client's comments.        | 30/06/2023<br>A. Persins | JH   |
| P4   | Updated to suit the Architect's latest layout. | 16/06/2023<br>A. Persins | JH   |
| P3   | Updated to suit the Architect's latest layout. | 06/12/2022<br>A. Persins | JH   |
| P2   | Updated to suit the Architect's latest layout. | 08/03/2022<br>A. Persins | JH   |
| P1   | First issue for PLANNING.                      | 10/12/2021<br>A. Persins | JH   |
| Rev. | Description                                    | Date                     | Chkd |

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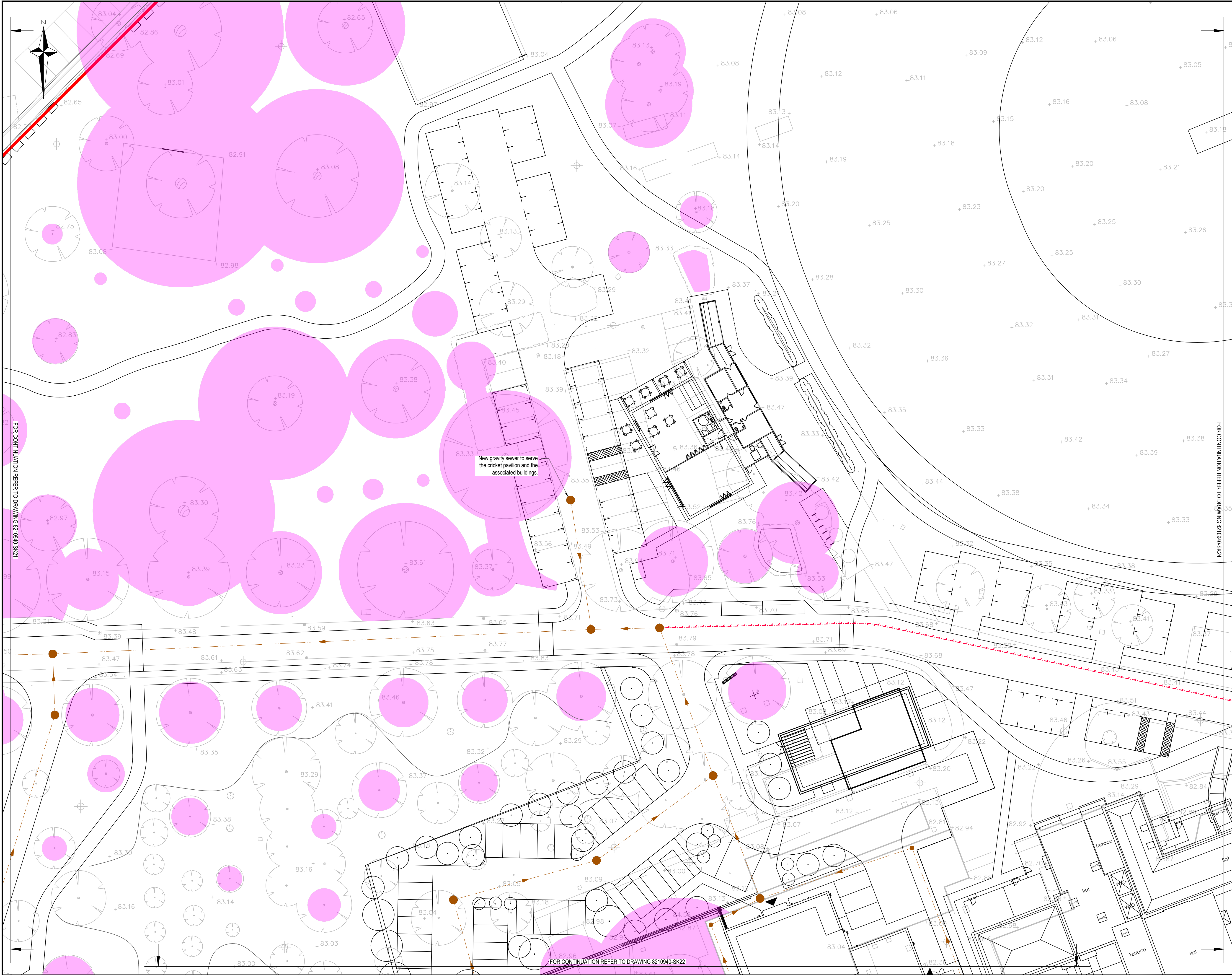
Client : Beechcroft Developments Ltd

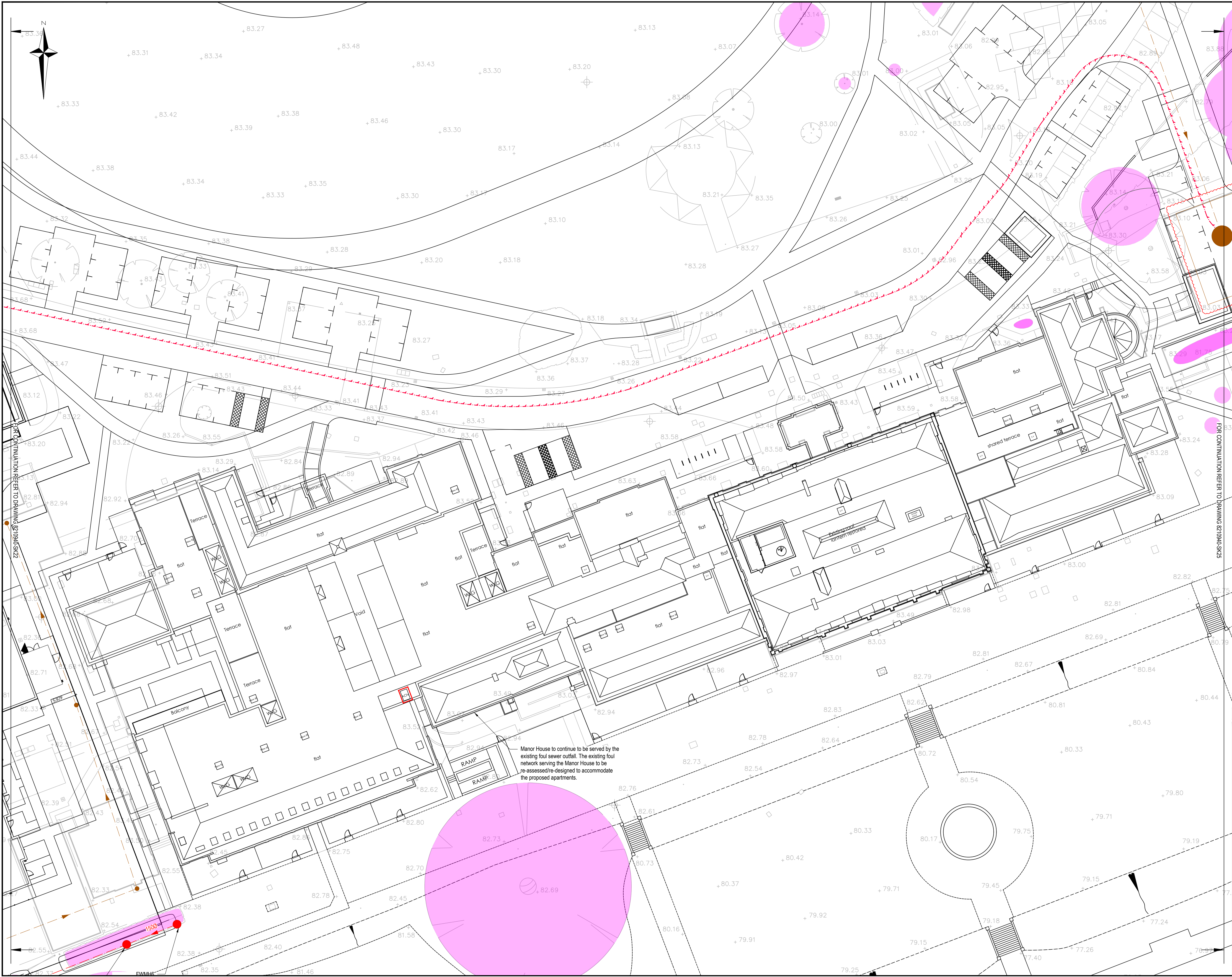
Project : Caversham Park  
Peppard Road, Reading  
RG4 8TZ

Title : Indicative Foul Water Drainage Strategy  
Catchments A, B & C  
Sheet 2

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

|                          |        |
|--------------------------|--------|
| Drawing No. 8210940-SK22 | Rev P6 |
|--------------------------|--------|





**KEY PLAN**

**NOTES**

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P-104, Rev A1, dated February 2024.
5. Topographical survey provided by Midland Survey Ltd.

**KEY**

**PROPOSED DRAINAGE**

- Foul water (FW) sewer
- FW rising main
- FW manhole
- FW inspection chamber
- FW pump station

**EXISTING DRAINAGE**

- Thames Water foul water (FW) sewer
- Thames Water FW manhole
- Tree root protection area

|      |                                                |                          |      |
|------|------------------------------------------------|--------------------------|------|
| P6   | Updated to suit the Architect's latest layout. | 26/02/2024<br>A. Persins | JH   |
| P5   | Updated in line with Client's comments.        | 30/06/2023<br>A. Persins | JH   |
| P4   | Updated to suit the Architect's latest layout. | 16/06/2023<br>A. Persins | JH   |
| P3   | Updated to suit the Architect's latest layout. | 06/12/2022<br>A. Persins | JH   |
| P2   | Updated to suit the Architect's latest layout. | 08/03/2022<br>A. Persins | JH   |
| P1   | First issue for PLANNING.                      | 10/12/2021<br>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 Foul Water Drainage Strategy  
Catchments B & C  
Sheet 4

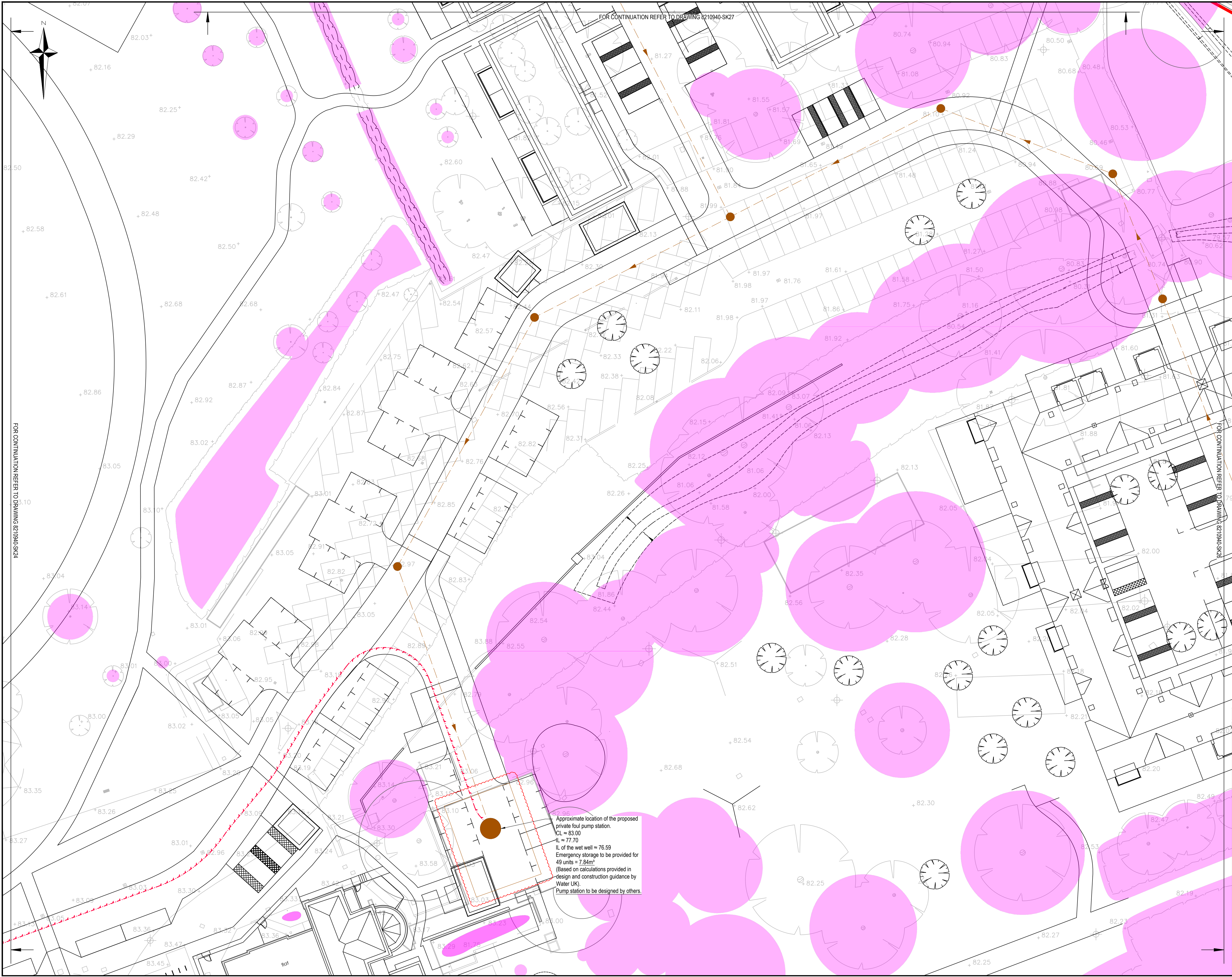
Project Engineer : A. Persins Scale : 1:250 @ A1  
Project Director : J. Hanlon Date : December 2021  
Status : PLANNING

Drawing No. 8210940-SK24 Rev P6

FOR CONTINUATION REFER TO DRAWING 8210940-SK22

FOR CONTINUATION REFER TO DRAWING 8210940-SK25

Manor House to continue to be served by the existing foul sewer outfall. The existing foul network serving the Manor House to be re-assessed/re-designed to accommodate the proposed apartments.



KEY PLAN

NOTES

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251 P-104, Rev A1, dated February 2024.
5. Topographical survey provided by Midland Survey Ltd.
6. Drainage installed through root protection area to consider utilisation of thrust bore techniques / air spade or as agreed with arboriculturalist.

KEY

PROPOSED DRAINAGE

- Foul water (FW) sewer
- FW rising main
- FW manhole
- FW inspection chamber
- FW pump station

EXISTING DRAINAGE

- Thames Water foul water (FW) sewer
- Thames Water FW manhole
- Tree root protection area

| P6   | Updated to suit the Architect's latest layout. | 26/02/2024<br>A. Persins | JH   |
|------|------------------------------------------------|--------------------------|------|
| P5   | Updated in line with Client's comments.        | 30/06/2023<br>A. Persins | JH   |
| P4   | Updated to suit the Architect's latest layout. | 16/06/2023<br>A. Persins | JH   |
| P3   | Updated to suit the Architect's latest layout. | 06/12/2022<br>A. Persins | JH   |
| P2   | Updated to suit the Architect's latest layout. | 08/03/2022<br>A. Persins | JH   |
| P1   | First issue for PLANNING.                      | 10/12/2021<br>A. Persins | JH   |
| Rev. | Description                                    | Date                     | Chkd |

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Client : Beechcroft Developments Ltd

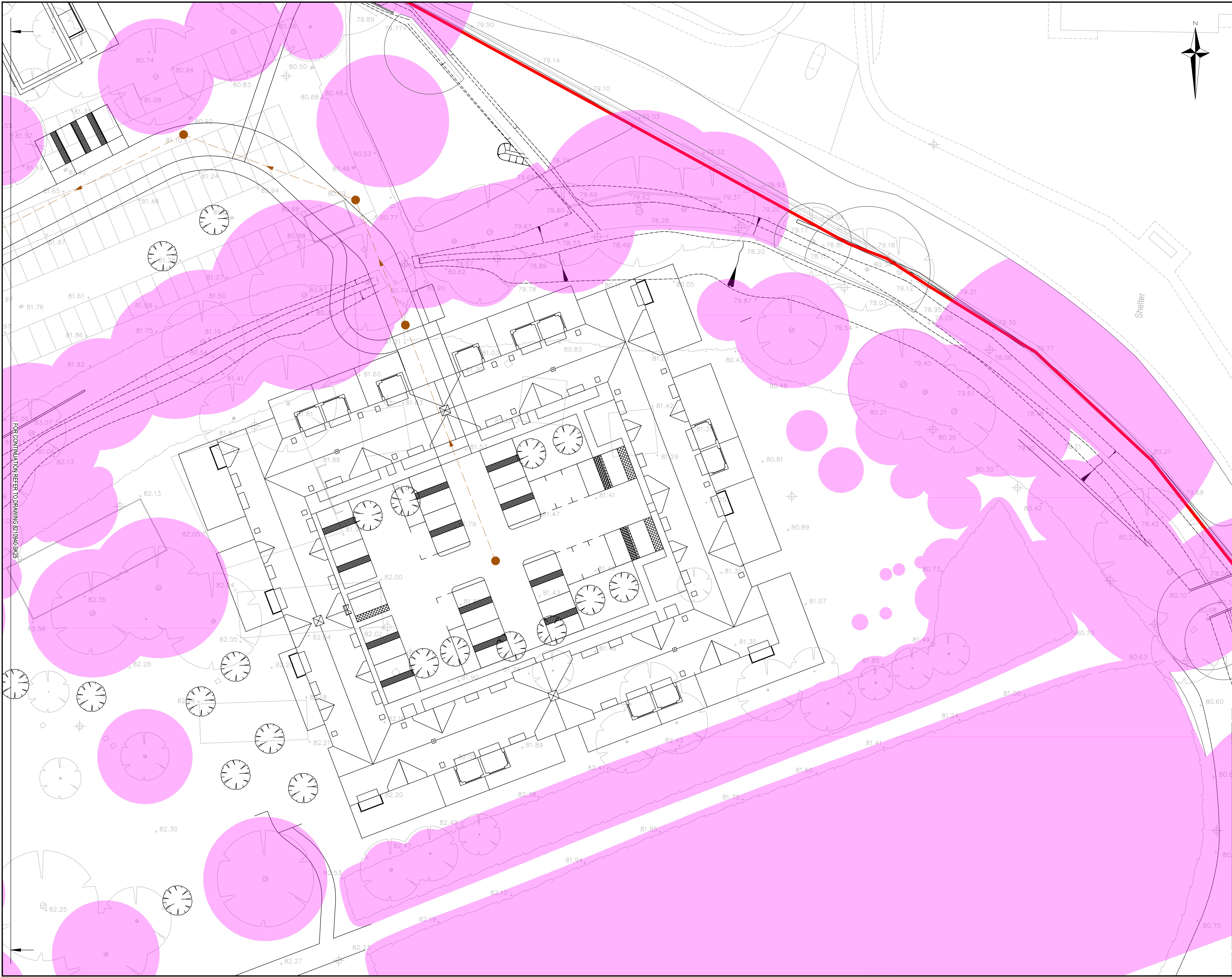
Project : Caversham Park  
Peppard Road, Reading  
RG4 8TZ

Title : Indicative Foul Water Drainage Strategy  
Catchment C  
Sheet 5

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

Drawing No. 8210940-SK25

Rev P6



**KEY PLAN**

**NOTES**

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4. Site layout provided by BHP Harwood Architects, drawing no. 3251-P-104, Rev AH, dated February 2024.
5. Topographical survey provided by Midland Survey Ltd.
6. Drainage installed through root protection area to consider utilisation of thrust bore techniques / air spade or as agreed with arboriculturalist.

**KEY**

**PROPOSED DRAINAGE**

- Foul water (FW) sewer
- FW manhole
- FW inspection chamber
- Tree root protection area

|      |                                                |                          |      |
|------|------------------------------------------------|--------------------------|------|
| P6   | Updated to suit the Architect's latest layout. | 26/02/2024<br>A. Persins | JH   |
| P5   | Updated in line with Client's comments.        | 30/06/2023<br>A. Persins | JH   |
| P4   | Updated to suit the Architect's latest layout. | 16/06/2023<br>A. Persins | JH   |
| P3   | Updated to suit the Architect's latest layout. | 06/12/2022<br>A. Persins | JH   |
| P2   | Updated to suit the Architect's latest layout. | 08/03/2022<br>A. Persins | JH   |
| P1   | First issue for PLANNING.                      | 10/12/2021<br>A. Persins | JH   |
| Rev. | Description                                    | Date                     | Chkd |

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Client :

Beechcroft Developments Ltd

Project :

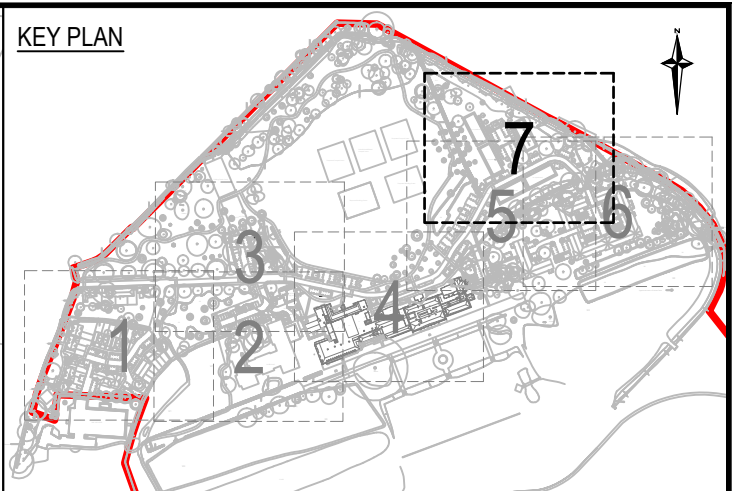
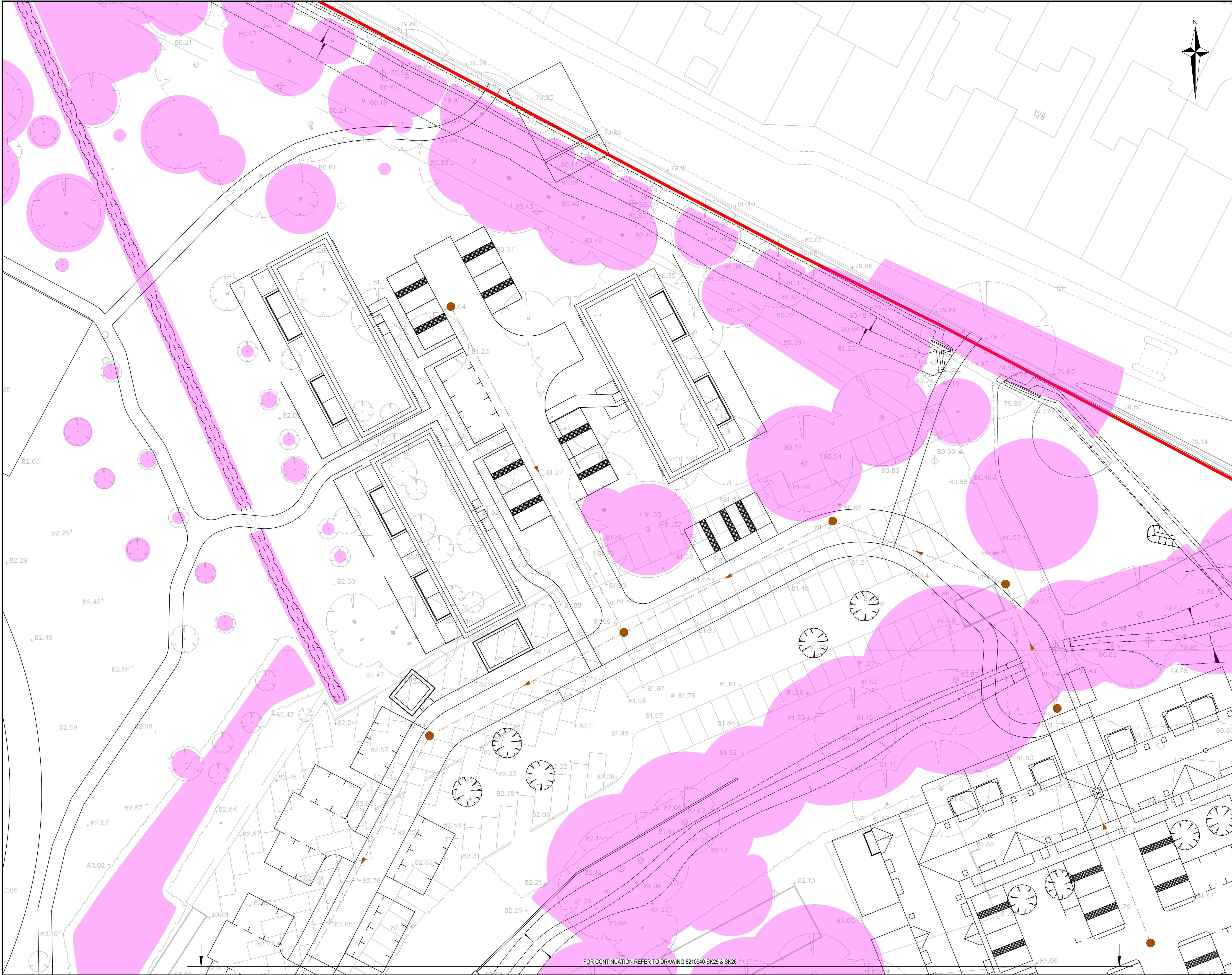
Caversham Park  
Peppard Road, Reading  
RG4 8TZ

Title :

Indicative Foul Water Drainage Strategy  
Catchment C  
Sheet 6

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

Drawing No. 8210940-SK26      Rev P6



- NOTES**
1. This drawing to be read in conjunction with all relevant documents and specifications.
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  4. Site layout provided by BHP Harwood Architects, drawing no. 3251.P-104, Rev AH, dated February 2024.
  5. Topographical survey provided by Midland Survey Ltd.
  6. Drainage installed through root protection area to consider utilisation of thrust bore techniques / air spade or as agreed with arboriculturalist.

- KEY**
- PROPOSED DRAINAGE**
- Foul water (FW) sewer
  - FW manhole
  - FW inspection chamber
  - Tree root protection area

|      |                                                |                          |      |
|------|------------------------------------------------|--------------------------|------|
| P4   | Updated to suit the Architect's latest layout. | 26/02/2024<br>A. Persins | JH   |
| P3   | Updated in line with Client's comments.        | 30/06/2023<br>A. Persins | JH   |
| P2   | Updated to suit the Architect's latest layout. | 16/06/2023<br>A. Persins | JH   |
| P1   | First issue for PLANNING.                      | 06/12/2022<br>A. Persins | JH   |
| Rev. | Description                                    | Date                     | Chkd |



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Client : Beechcroft Developments Ltd

Project : Caversham Park  
Peppard Road, Reading  
RG4 8TZ

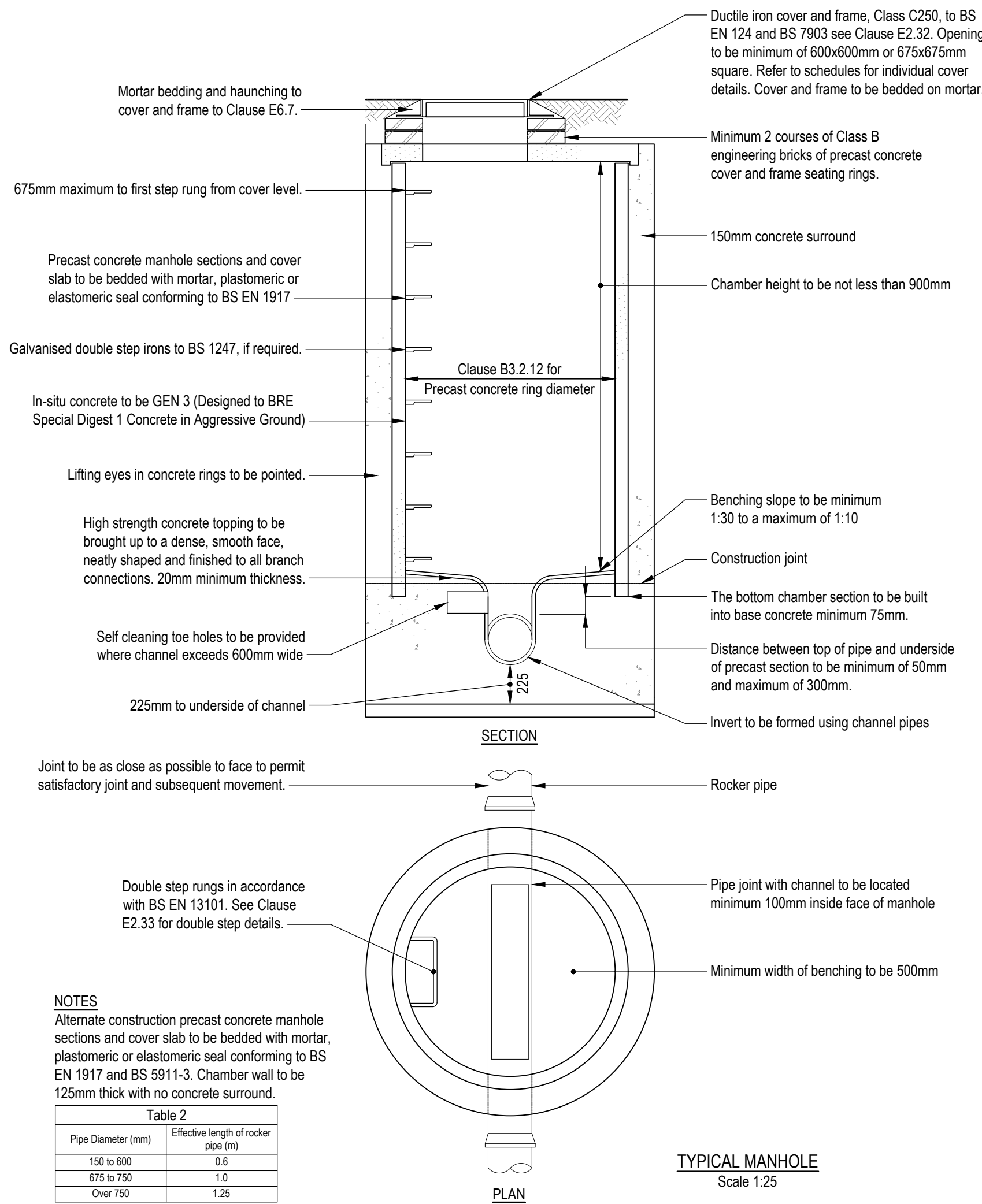
Title : Indicative Foul Water Drainage Strategy  
Catchment C  
Sheet 7

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

|                          |        |
|--------------------------|--------|
| Drawing No. 8210940-SK27 | Rev P4 |
|--------------------------|--------|

FOR CONTINUATION REFER TO DRAWING 8210940-SK25 & SK26

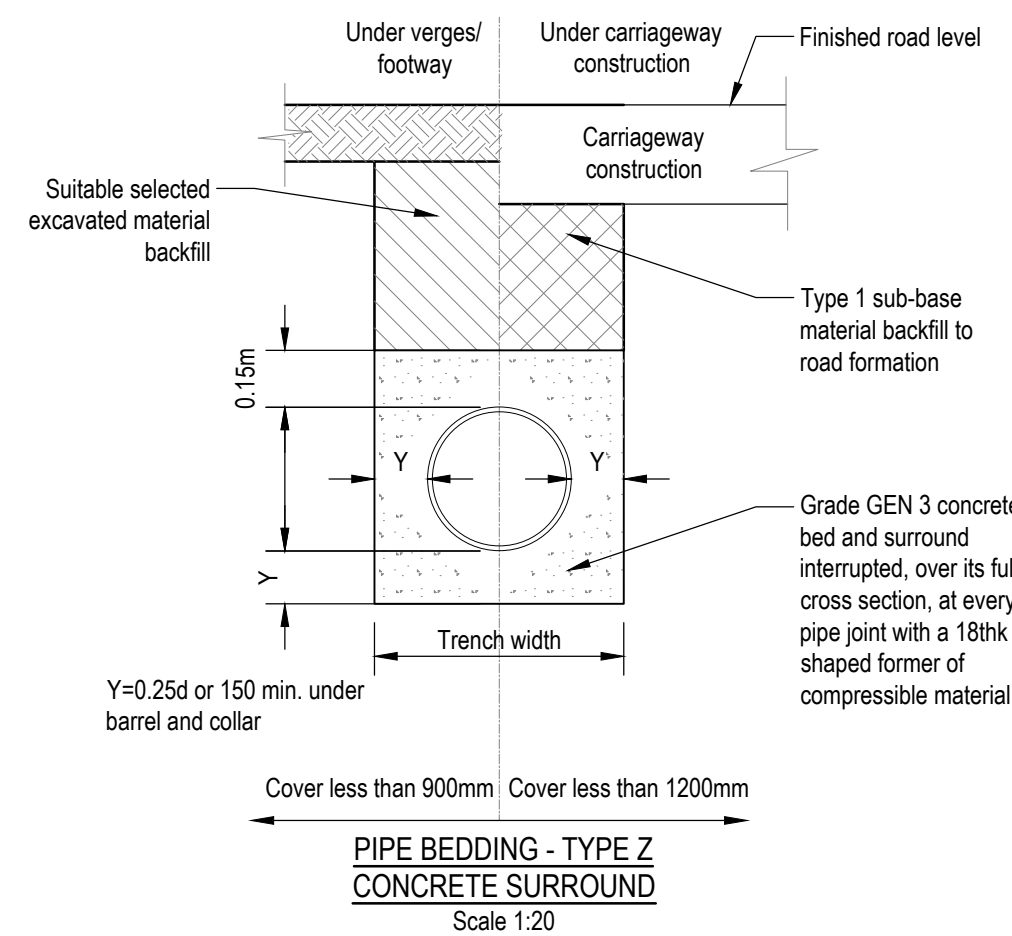
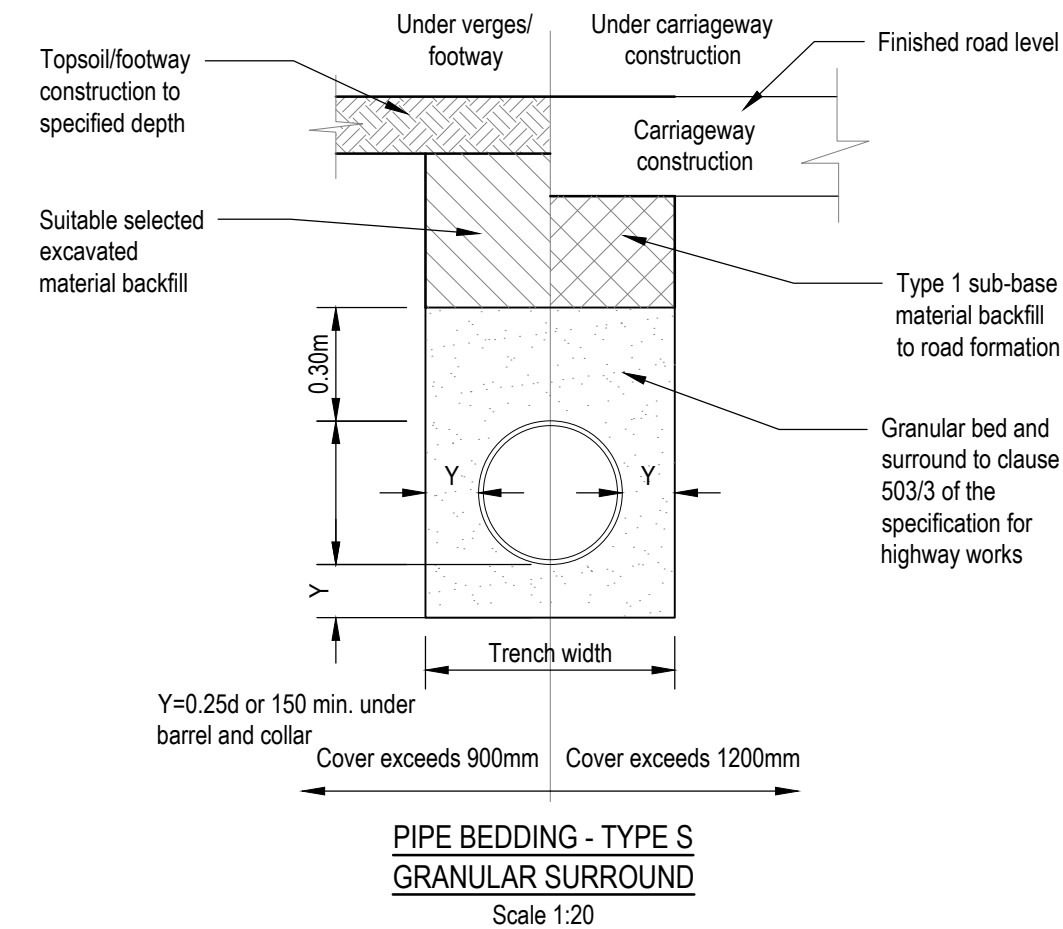
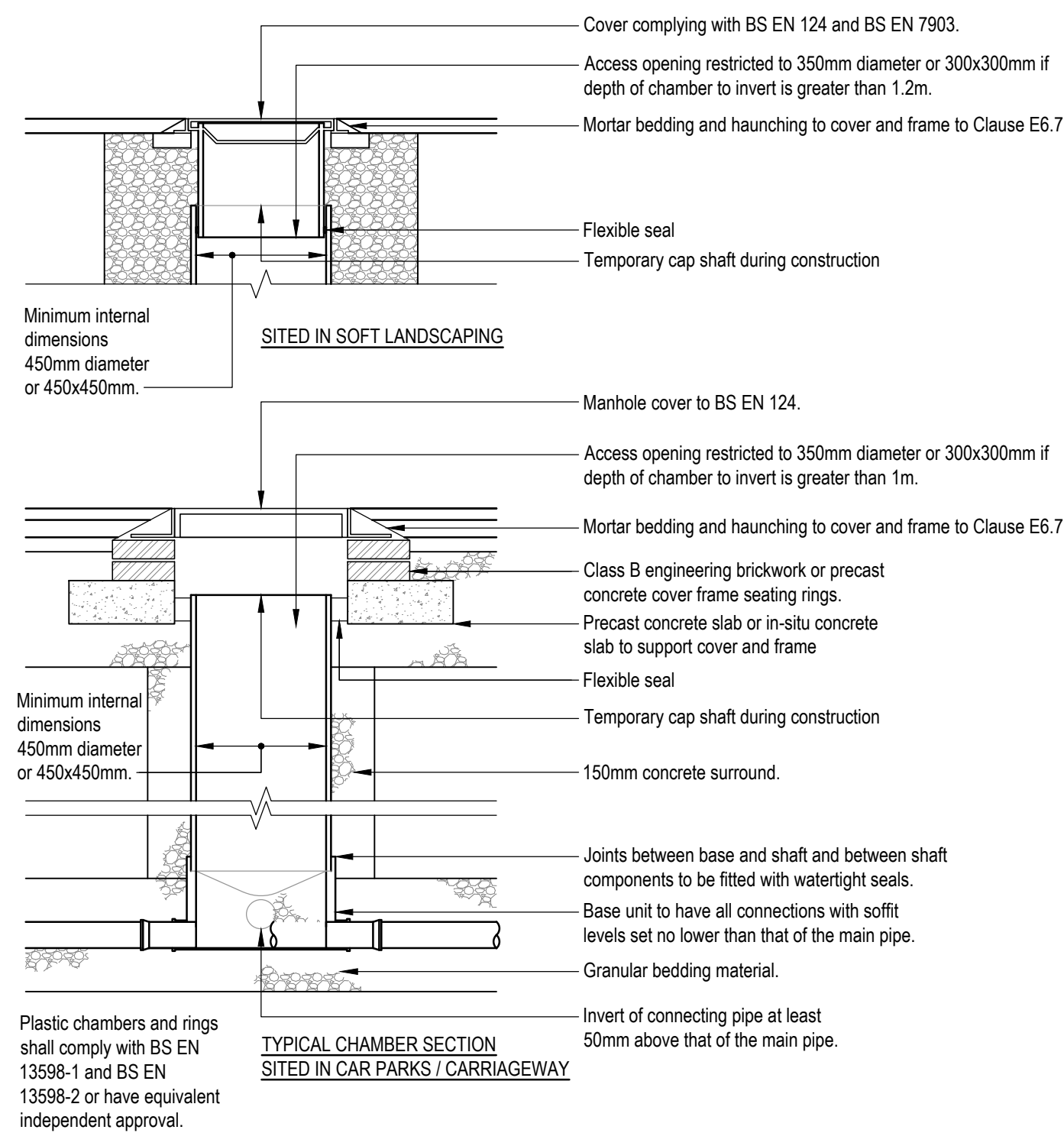
- NOTES
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NOTES

Alternate construction precast concrete manhole sections and cover slab to be bedded with mortar, plastomeric or elastomeric seal conforming to BS EN 1917 and BS 5911-3. Chamber wall to be 125mm thick with no concrete surround.

| Table 2            |                                     |
|--------------------|-------------------------------------|
| Pipe Diameter (mm) | Effective length of rocker pipe (m) |
| 150 to 600         | 0.5                                 |
| 675 to 750         | 1.0                                 |
| Over 750           | 1.25                                |



| Rev. | Description               | Date                     | Chkd |
|------|---------------------------|--------------------------|------|
| P1   | First issue for PLANNING. | 16/06/2023<br>A. Persins | JH   |

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Client :  
Beechcroft Developments Ltd

Project :  
Caversham Park  
Peppard Road, Reading  
RG4 8TZ

Title :  
Typical Drainage Construction Details  
Sheet 3

|                    |            |         |               |
|--------------------|------------|---------|---------------|
| Project Engineer : | A. Persins | Scale : | As Shown @ A1 |
| Project Director : | J. Hanlon  | Date :  | June 2023     |
| Status :           | PLANNING   |         |               |

|             |              |     |    |
|-------------|--------------|-----|----|
| Drawing No. | 8210940-SK33 | Rev | P1 |
|-------------|--------------|-----|----|

