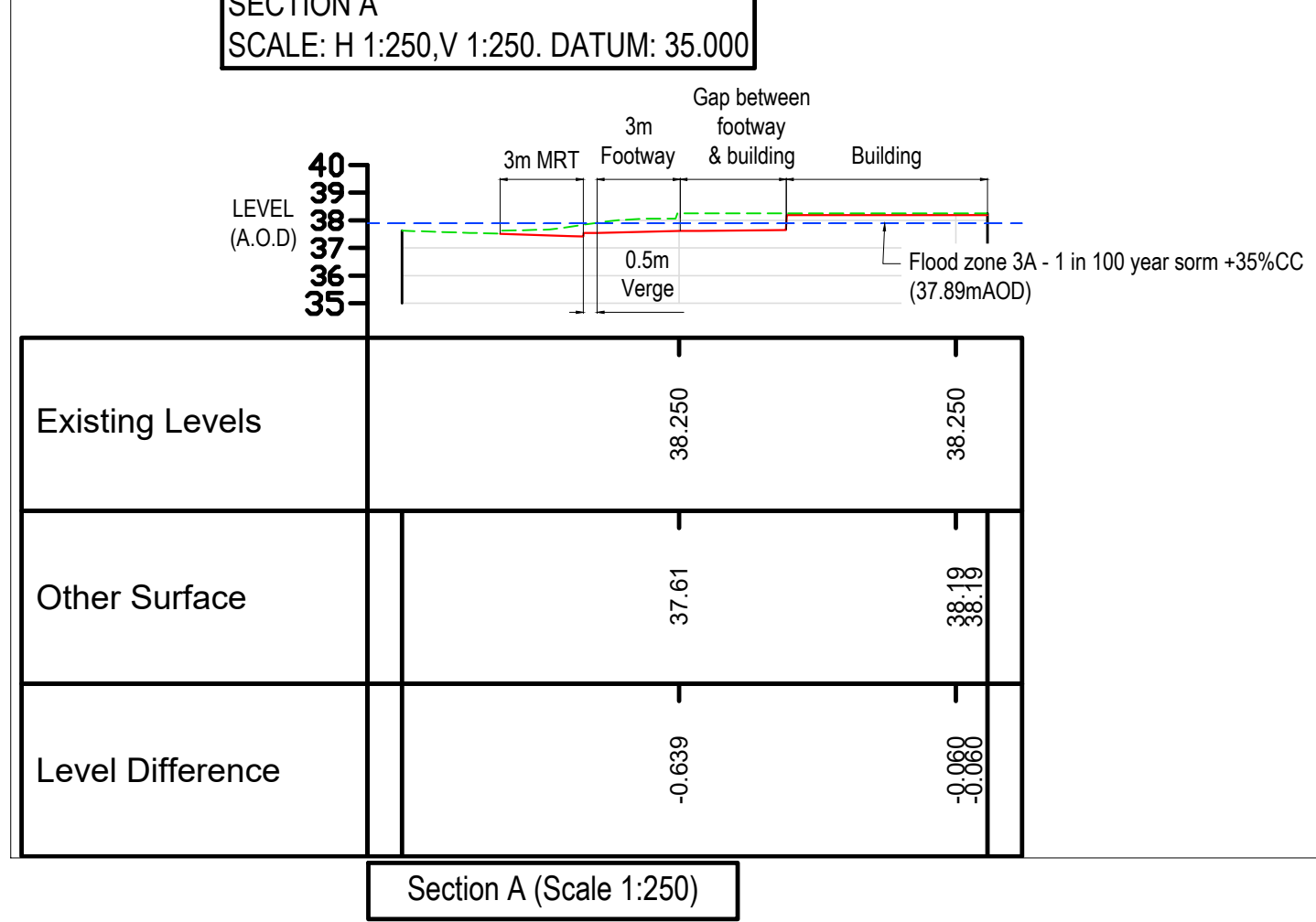
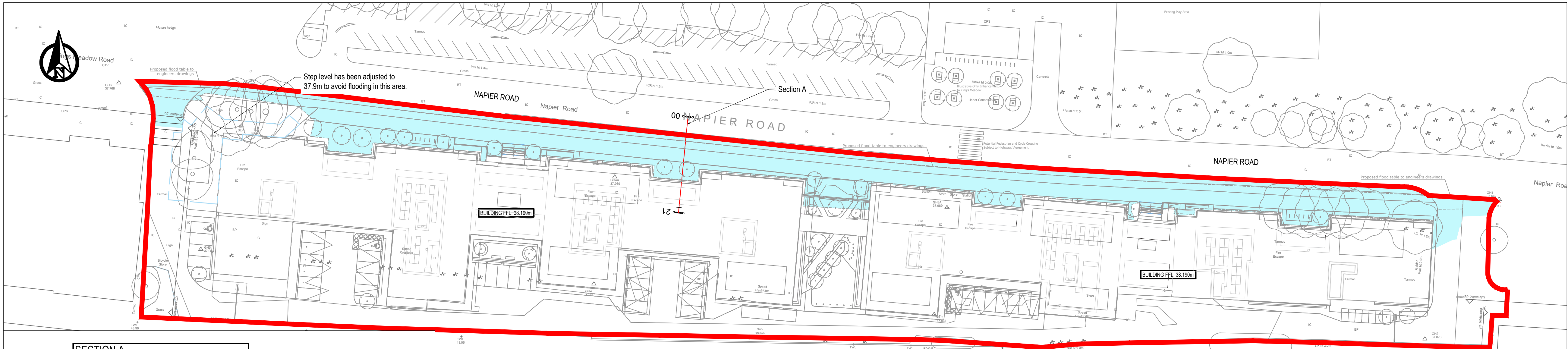
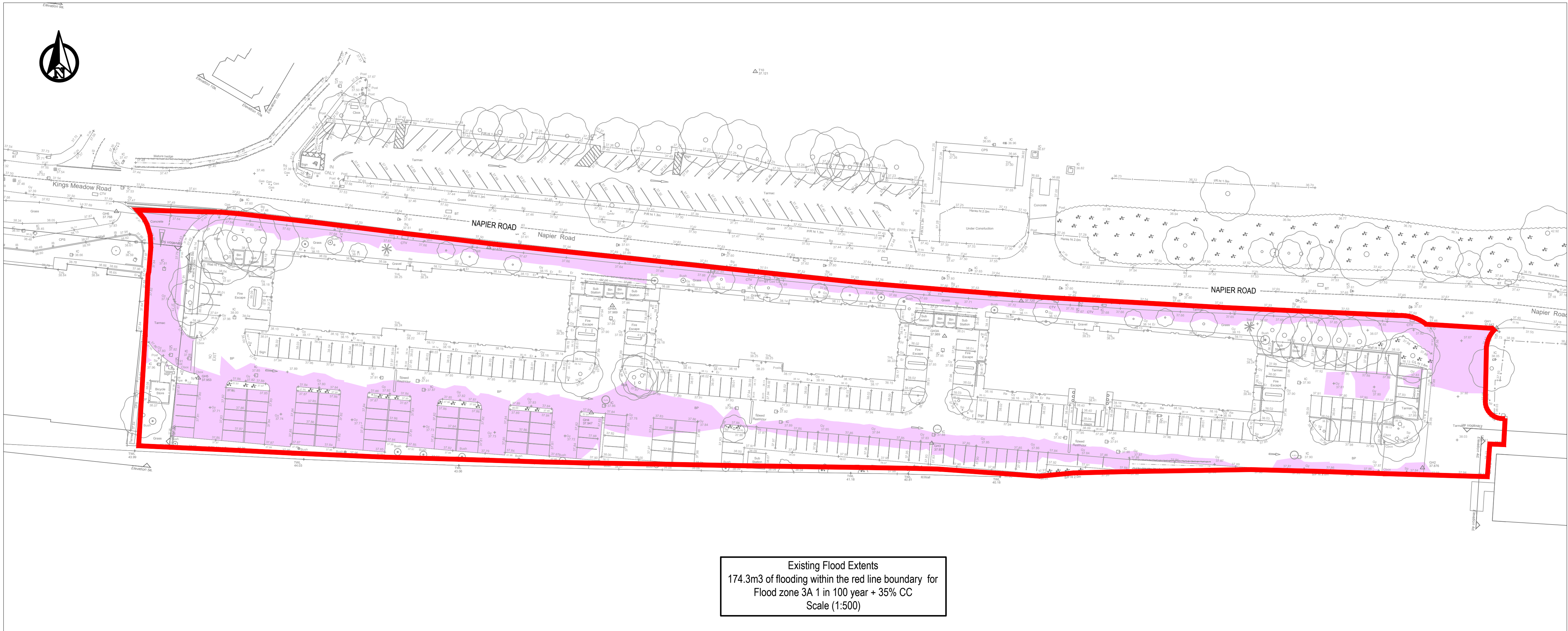




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 - THIS DRAWING IS BASED ON TOPOGRAPHICAL SURVEY DRAWING NUMBER 41656_T UNDERTAKEN BY GREENHATCH GROUP AND ISSUED 29.09.21
 - FLOOD MODEL DATA IS TAKEN FROM THE ENVIRONMENT AGENCY THMAES (PANGBOURNE TO SONNING) 2019 MODEL. PRODUCT 4 REF THM279697 RECEIVED OCTOBER 2022..
 - FOR PROPOSED FINISHED EXTERNAL LEVELS, REFER TO DWG 080908-XX-00-DR-C-90002
 - EXISTING FLOOD EXTENTS ARE A COMPARISON BETWEEN EXISTING LEVELS & FLOOD ZONE 3A - 1 IN 100 YEAR +35% CC LEVELS
 - PROPOSED FLOOD EXTENTS ARE A COMPARISON BETWEEN PROPOSED LEVELS & FLOOD ZONE 3A - 1 IN 100 YEAR +35% CC LEVELS
 - DESIGN FLOOD LEVEL TO BE 1 IN 100 YEAR +35%CC = 37.89MAOD. LEVEL BASED ON MOST RECENT EA PRODUCT 4 INFORMATION. LEVEL TO BE CONFIRMED WITH THE EA.

KEY

Existing Flooding Footprint
Proposed Flooding Footprint (1 in 100 + 35CCFlood Level 37.89m)
Site Boundary
Proposed Levels
Existing Ground
Flood Level

FLOOD ZONE 3A - 1 IN 100 YEAR +35% CC
LEVEL: 37.89mAOD

Flooding Volumes (m3)		
Existing	174.300	
Proposed	510.900	

Proposed Flooding Volumes at different bands (m3)		
Elevation (mAOD)	Volume (m3)	Difference (m3)
37.89	510.900	0
37.865	467.600	43.300
37.840	425.200	85.700
37.815	383.600	77.600
37.79	342.800	168.800

P08	UPDATED BASED ON COMMENTS	14/06/24	KS	ATL
P07	SITE PLAN UPDATED	12/06/24	ATL	CG
P05	PROPOSED LEVELS UPDATED	07/03/24	JS	MW
P04	PROPOSED LEVELS UPDATED	24/10/23	JS	MW
P03	UPDATED TO LATEST SITE LAYOUT	29/09/23	CS	MW
P02	TOPO INFORMATION REMOVED FOR CLARITY	18/08/23	JS	JS
P01	ISSUED FOR INFORMATION	20/07/23	JS	JM
Rev:	Description:	Date:	By:	Chkd:

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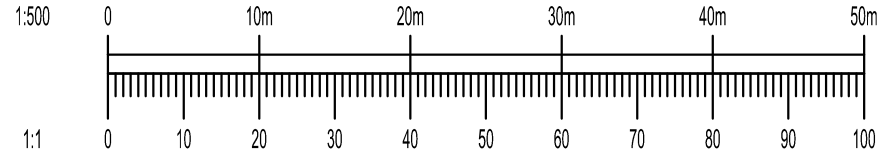
Status: **ISSUED FOR INFORMATION** **S2**

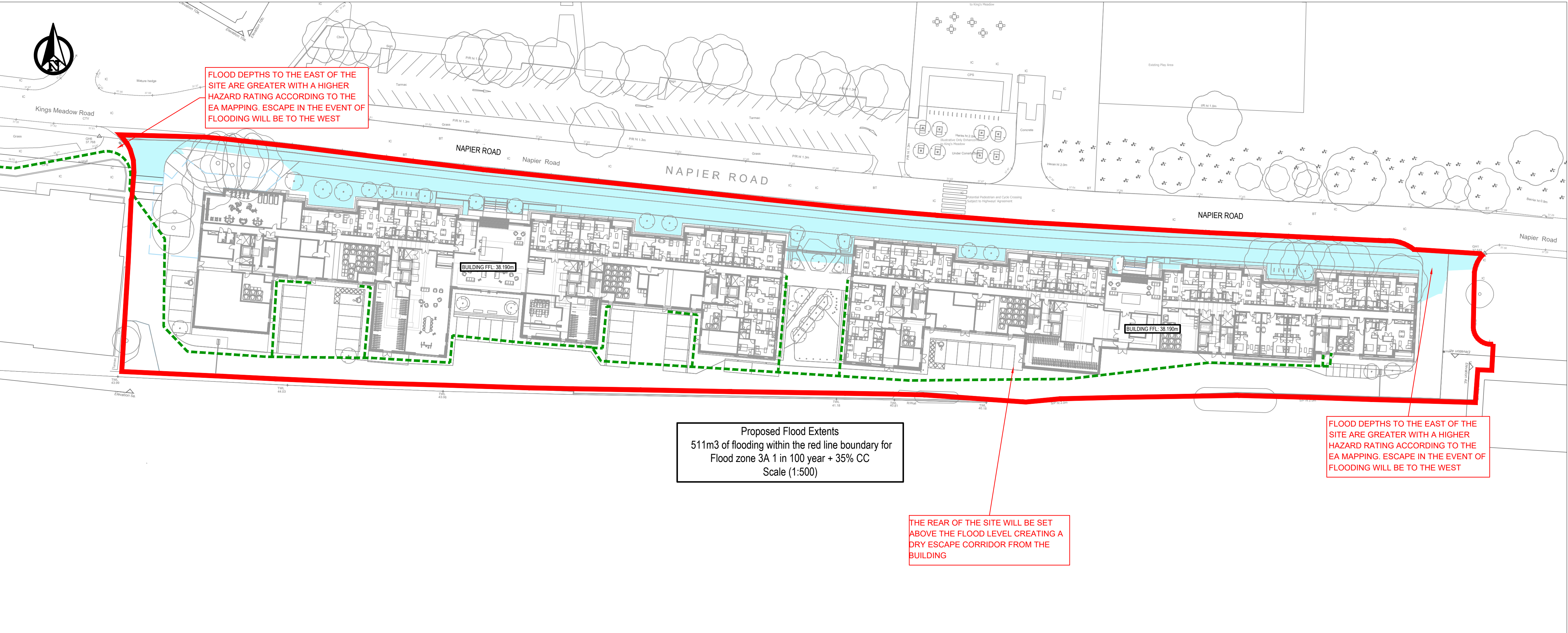
Project: **NAPIER ROAD, READING**

Orig Title: **PROPOSED FLOODING EXTENTS**

Drawn By	Designed By	Checked By
JS	JS	JM
Date	19/07/23	Scales @ A1
1:500		

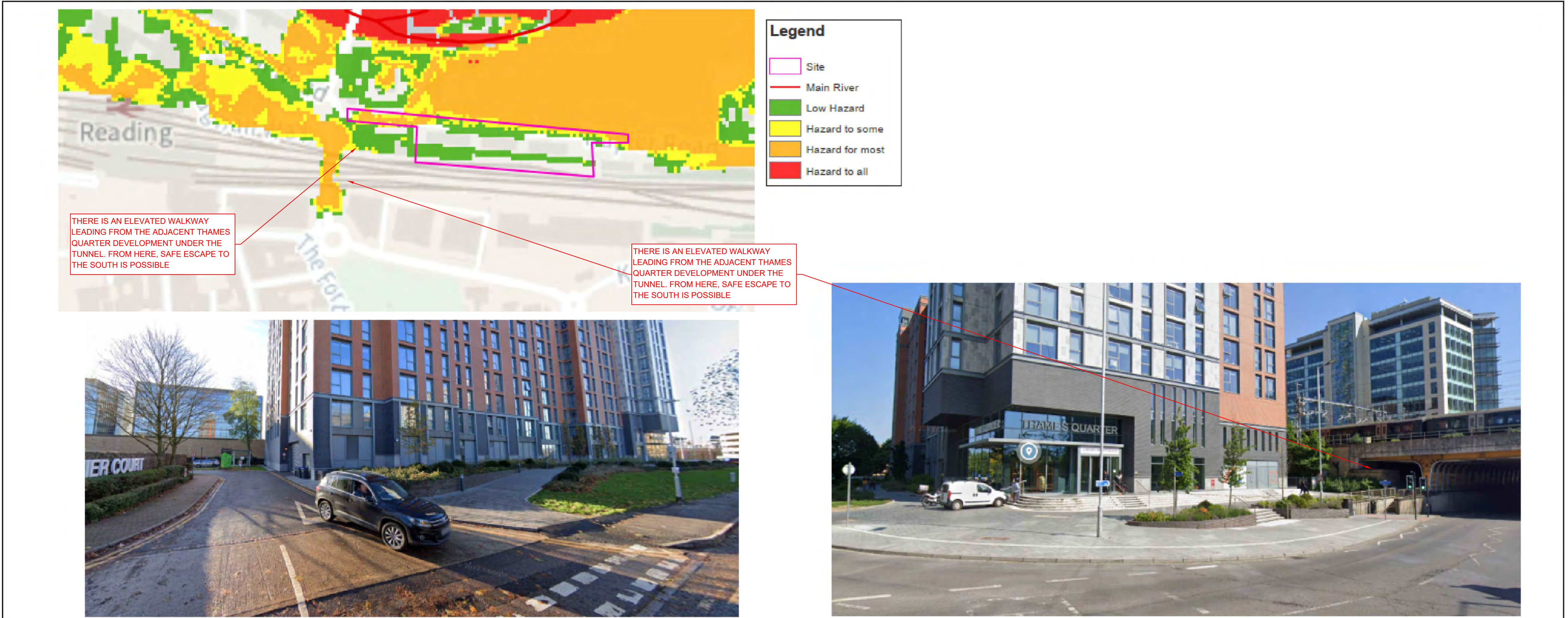
Project No - Originator - Function - Spatial - Form - Discipline - Number	Revision
READ - CUR - XX - XX - DR - C - 093001	P08





- GENERAL NOTES:**
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 - EXISTING FLOOD EXTENTS ARE A COMPARISON BETWEEN EXISTING LEVELS & FLOOD ZONE 3A - 1 IN 100 YEAR +35% CC LEVELS
 - PROPOSED FLOOD EXTENTS ARE A COMPARISON BETWEEN PROPOSED LEVELS & FLOOD ZONE 3A - 1 IN 100 YEAR +35% CC LEVELS
 - DESIGN FLOOD LEVEL TO BE 1 IN 100 YEAR +35%CC = 37.89MAOD. LEVEL BASED ON MOST RECENT EA PRODUCT 4 INFORMATION. LEVEL TO BE CONFIRMED WITH THE EA.

KEY



P05	UPDATED BOUNDARY AND BACKGROUND	14/06/24	KS	ATL
P04	SITE PLAN UPDATED	12/06/24	ATL	CG
P03	ISSUED FOR PLANNING	29/09/23	KOB	KOB
P02	ISSUED FOR INFORMATION	18/08/23	KOB	KOB
P01	ISSUED FOR INFORMATION	20/07/23	KOB	KOB
Rev:	Description:	Date:	By:	Chkd:

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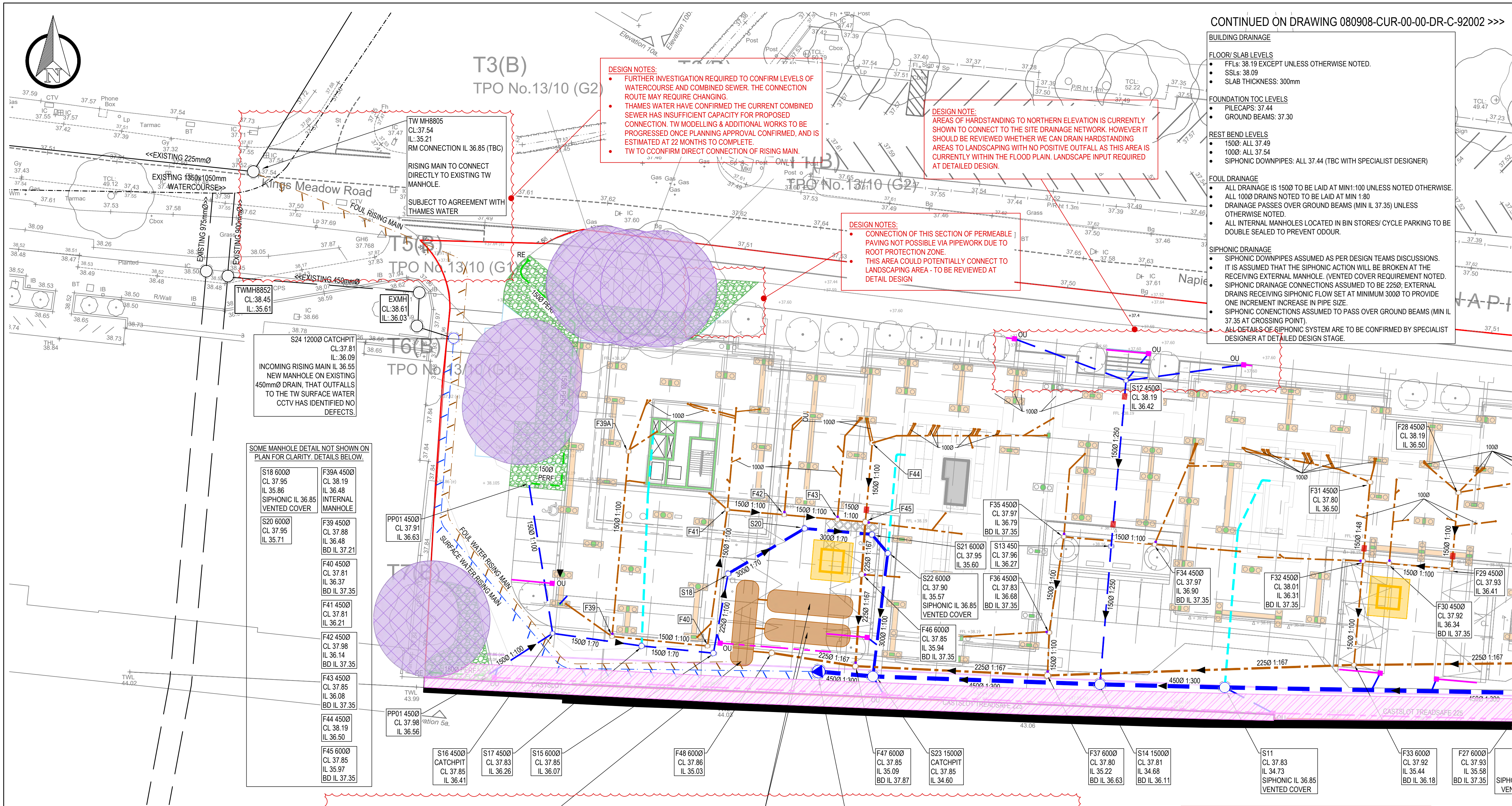
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Status: **PLANNING**

Project: **NAPIER ROAD, READING**

Dwg Title: **FLOOD EVACUATION ROUTE**

Drawn By	Designed By	Checked By
KOB	KOB	AR
Date	18/08/23	Scales @ A1
1:500		
Project No - Originator - Function - Spatial - Form - Discipline - Number		Revision
READ - CUR - XX - XX - DR - C - 0930002		P05



- KEY:**
- PLANNING BOUNDARY TAKEN FROM PIW-CRL-AR-DR-00-ZZ-1200_GROUND FLOOR GA_P3
 - EXISTING COMBINED PUBLIC SEWER
 - EXISTING COMBINED PRIVATE SEWER
 - EXISTING PUBLIC SURFACE WATER SEWER
 - EXISTING CULVERTED WATERCOURSE
 - PROPOSED PRIVATE FOUL DRAINAGE
 - PROPOSED FOUL DRAINAGE PUMPING STATION/ ATTENUATION
 - PROPOSED FOUL RISING MAIN
 - PROPOSED PRIVATE SURFACE DRAIN
 - PROPOSED SIPHONIC CONNECTION (INDICATIVE ONLY)
 - PROPOSED PERFORATED DRAIN
 - PROPOSED PERMEABLE PAVING
 - PROPOSED CELLULAR ATTENUATION
 - PROPOSED SURFACE WATER PUMPING STATION
 - PROPOSED SURFACE WATER RISING MAIN
 - BACKDROP CONNECTION
 - PROPOSED LINEAR DRAINAGE CHANNEL - GATIC CASTSLOT TREADSAFE (150 UNLESS NOTED OTHERWISE)
 - GATIC OUTLET UNIT
 - PIPE PASSES UNDER FOUNDATION

- PROPOSED FOUNDATION
- 3m OFFSET FROM NETWORK RAIL BOUNDARY/ RETAINING WALL
- 3m EASEMENT FOR 11KV ELECTRICAL CABLE (INDICATIVE ONLY - FURTHER CO-ORDINATION REQUIRED)
- ROOT PROTECTION ZONE (NO DIG)
- TOWER CRANE BASE (INDICATIVE ONLY - LOCATION AND SIZE TBC)

FOUL WATER PUMPING STATION
SPEL 24 PUMPING STATION MODEL 400/50 OR SIMILAR APPROVED.
LENGTH 9.95m x 2.60Ø (TOTAL VOLUME 48,000l)
MIN COVER LEVEL: 37.85
INCOMING PIPE LEVEL: 35.00
TANK BASE LEVEL: 32.75
SUMP LEVEL: 32.25
FINAL PUMP RATE TO BE ADVISED BY MANUFACTURER & AGREED WITH THAMES WATER & LLFA)
KIOSK, BEACON, HIGH LEVEL ALARM, VENT ETC TO BE PROVIDED, SUBJECT TO SPECIALIST DESIGN.
RISING MAIN SIZED BY SPECIALIST TO SUIT FLOW RATES AND DESIGN HEAD.
PROVIDES 48,000l OF REQUIRED EMERGENCY STORAGE

ADDITIONAL FOUL WATER STORAGE:
2 No. SPEL TANKSTOR OR SIMILAR APPROVED
LENGTH 9.98m x 2.60Ø (TOTAL VOLUME 50,000L)
MIN COVER LEVEL: 37.85
TANK BASE LEVEL: 32.85
TO BE CONNECTED TO PUMPING STATION VIA 225Ø PIPES SET AT BASE LEVEL.
PROVIDES COMBINED 100,000l OF REQUIRED EMERGENCY STORAGE.
EMERGENCY STORAGE REQUIREMENT CALCULATED FOR 12-HOURS, AS AGREED WITH BUILDING CONTROL, BASED ON SECONDARY POWER SUPPLY.
STORAGE VOLUMES BASED ON 1,900 PEOPLE @ 150 l/PERSON (AS PER ACCOMMODATION SCHEDULE)

SURFACE WATER PUMPING STATION
PACKAGE PUMPING STATION, PUMP RATE SET AT 5 l/s (SUBJECT TO CONFIRMATION WITH TW & LLFA)
COVER LEVEL: 37.85
INCOMING PIPE LEVEL: 34.58
SUMP LEVEL: 33.58 (TBC BY SUPPLIER)
FINAL PUMP RATE TO BE ADVISED BY SUPPLIER & AGREED WITH THAMES WATER & LLFA)
KIOSK, BEACON, HIGH LEVEL ALARM, VENT ETC TO BE PROVIDED, SUBJECT TO SPECIALIST DESIGN.
RISING MAIN SIZED BY SPECIALIST TO SUIT FLOW RATES AND DESIGN HEAD.
ATTENUATION TO BE PROVIDED BY CELLULAR TANK AND OVERSIZED PIPEWORK

- SIPHONIC DRAINAGE NOTES:**
- A SIPHONIC ROOF SYSTEM IS PROPOSED. THE FOLLOWING INFORMATION IS TO BE PROVIDED BY THE SIPHONIC SPECIALIST:
 - DOWNPIPE LOCATIONS.
 - SIZE OF DOWNPIPE AND GRAVITY POINT.
 - MAX DESIGN DISCHARGE RATE.
 - THE FLOW WHEN THE SIPHON IS NOT ACTIVATED.
 - CUT IN HEIGHT.
 - CUT OUT HEIGHT.
 - GUTTER DETAILS (LENGTH/ SHAPE/ DIMS).
 - SIZE OF DOWNPIPE AND GRAVITY CONNECTION TO MANHOLE.
 - SHOULD ALSO BE CONFIRMED WHETHER THE SIPHONIC IS TO BE BROKEN AT THE SLAB OR AT THE DOWNSTREAM CHAMBER TO PROVIDE VENTING.
 - THE ABOVE INFORMATION IS PROVIDED, IT IS ASSUMED THAT THE SIPHON IS BROKEN AT THE RECEIVING MANHOLE. THE DESIGN IS SUBJECT TO CHANGE UNTIL CONFIRMATION IS PROVIDED.

- NOTES:**
- ALL PIPES TO BE 150Ø UNLESS NOTED OTHERWISE.
 - POP-UPS HAVE BEEN ASSUMED TO BE 150Ø. TBC BY ARCHITECT/M&E ENGINEER
 - LINEAR DRAINAGE POSITIONS SHOWN INDICATIVE AND ARE SUBJECT TO RECEIPT OF FINAL LEVELS PLAN.
 - COVER LEVELS HAVE BEEN ASSUMED AND REQUIRE CONFIRMATION FROM ARCHITECT/ LANDSCAPE ARCHITECT.
 - EXTERNAL LEVELS ARE TO FALL AWAY FROM BUILDINGS.
- DESIGN NOTES:**
- ARCHITECT LAYOUT APPROXIMATE OVERLAY AND EXACT SETTING OUT TBC BY ARCHITECT/ LANDSCAPE ARCHITECT PRIOR TO DETAILED DESIGN
 - THERE ARE SEVERAL ISSUES RELATED TO THE DRAINAGE DESIGN THAT REQUIRE FURTHER INFORMATION AND/OR CO-ORDINATION. THESE ARE HIGHLIGHTED IN RED.

- CONTINUED ON DRAWING 080908-CUR-00-00-DR-C-92002 >>>**
- BUILDING DRAINAGE**
- FLOOR/ SLAB LEVELS
 - FFLS: 38.19 EXCEPT UNLESS OTHERWISE NOTED.
 - SSLs: 38.09
 - SLAB THICKNESS: 300mm
 - FOUNDATION TOC LEVELS
 - PILECAPS: 37.44
 - GROUND BEAMS: 37.30
 - REST BEND LEVELS
 - 150Ø: ALL 37.49
 - 100Ø: ALL 37.54
 - SIPHONIC DOWNPIPES: ALL 37.44 (TBC WITH SPECIALIST DESIGNER)
 - FOUL DRAINAGE
 - ALL DRAINAGE IS 150Ø TO BE LAID AT MIN:1:100 UNLESS NOTED OTHERWISE.
 - ALL 100Ø DRAINS NOTED TO BE LAID AT MIN 1:80
 - DRAINAGE PASSES OVER GROUND BEAMS (MIN IL 37.35) UNLESS OTHERWISE NOTED.
 - ALL INTERNAL MANHOLES LOCATED IN BIN STORES/ CYCLE PARKING TO BE DOUBLE SEALED TO PREVENT ODOUR.
 - SIPHONIC DRAINAGE
 - SIPHONIC DOWNPIPES ASSUMED AS PER DESIGN TEAMS DISCUSSIONS.
 - IT IS ASSUMED THAT THE SIPHONIC ACTION WILL BE BROKEN AT THE RECEIVING EXTERNAL MANHOLE. (VENTED COVER REQUIREMENT NOTED.
 - SIPHONIC DRAINAGE CONNECTIONS ASSUMED TO BE 225Ø; EXTERNAL DRAINS RECEIVING SIPHONIC FLOW SET AT MINIMUM 300Ø TO PROVIDE ONE INCREMENT INCREASE IN PIPE SIZE.
 - SIPHONIC CONNECTIONS ASSUMED TO PASS OVER GROUND BEAMS (MIN IL 37.35 AT CROSSING POINT).
 - ALL DETAILS OF SIPHONIC SYSTEM ARE TO BE CONFIRMED BY SPECIALIST DESIGNER AT DETAILED DESIGN STAGE.

- GENERAL NOTES:**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
 - DESIGN BASED ON TOPOGRAPHICAL SURVEY AND CCTV SURVEY INFORMATION AVAILABLE AT THE TIME OF DESIGN.
 - ALL EXISTING SEWERS, CONNECTIONS, PIPE SIZES AND INVERT LEVELS TO BE CONFIRMED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS TO ENSURE CONNECTIVITY. ANY VARIANCE FROM THE INFORMATION SHOWN SHOULD BE REPORTED TO THE ENGINEER FOR REVIEW.
 - DO NOT SCALE THIS DRAWING. ANY AMBIGUITIES, OMISSIONS AND ERRORS ON DRAWINGS SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. ALL DIMENSIONS MUST BE CHECKED / VERIFIED ON SITE.
 - ALL DIMENSIONS ARE IN METRES AND LEVELS IN METRES ABOVE ORDNANCE DATUM UNLESS OTHERWISE NOTED.
 - WHERE EXISTING DRAINAGE IS BEING USED, ALLOWANCES SHOULD BE MADE TO REMEDIATE THIS DRAINAGE IN LINE WITH AVAILABLE CCTV SURVEY INFORMATION. IF NO SURVEY IS AVAILABLE, IT IS ADVISED TO OBTAIN ONE PRIOR TO COMMENCEMENT OF WORKS.
 - ALL EXISTING SERVICES TO BE LOCATED PRIOR TO COMMENCEMENT OF ANY DRAINAGE WORKS, AND WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORK.
 - COVER LEVELS, SLOT DRAIN POSITIONS, AND BUILDINGS LOCATION ARE APPROXIMATE AND SHALL BE CONFIRMED BY ARCHITECT/ LANDSCAPE ARCHITECT.
 - ALL PIPE DIAMETERS GIVEN ARE NOMINAL INTERNAL PIPE DIAMETERS. THESE ARE TO BE CONFIRMED ONCE A DETAILED CAPACITY CHECK HAS BEEN UNDERTAKEN AT A LATER DESIGN STAGE.
 - OUTFALL CONNECTION(S) SUBJECT TO AGREEMENT WITH THE APPROVING AUTHORITY.
 - ALL POP-UPS AND RWPS SETTING OUT BY OTHERS.
 - ALL FLOOR REQUIREMENTS WITHIN PLANT ROOMS, BIN STORES ETC HAVE NOT BEEN ACCOUNTED FOR. ARCHITECT TO CONFIRM REQUIREMENTS.
 - FOUL DRAINAGE SIZES INDICATIVE SUBJECT TO DETAILED DESIGN OF ABOVE GROUND DRAINAGE DISCHARGE UNITS/FLOWS.
 - COVER AND INVERT LEVELS ARE INDICATIVE SUBJECT TO DETAILED DESIGN.
 - IT IS ASSUMED THAT THE AREA FRONTING THE BUILDING BETWEEN THE FACADE AND EXISTING HIGHWAY BOUNDARY WILL BE OFFERED FOR ADOPTION.
 - ALL LEVELS TO FALL AWAY FROM THE BUILDING.
 - PROPOSED STRATEGY TO DISCHARGE SURFACE WATER FROM THIS DEVELOPMENT TO BE AGREED BY THAMES WATER AND THE LLFA
 - LANDSCAPE ARCHITECT TO CONSIDER TREE POSITIONS ABOVE TANK AND IS SUFFICIENT COVER PROVIDED TO INSTALL TREE/PITS ETC.
 - THIS DRAWING HAS BEEN BASED ON STAGE 3 DESIGN TEAM INFORMATION, PRIOR TO VE UPDATED INFORMATION, AND IS SUBJECT TO CHANGE.

- DESIGN PHILOSOPHY**
- SURFACE WATER DESIGN**
- THE DESIGN PROVIDES CAPACITY UP TO THE 100 YEAR 40% CLIMATE CHANGE EVENT.
 - OVERALL SW FLOW RATE: 5 l/s
 - ATTENUATION REQUIRED: 436m³ IN CELLULAR STORAGE TANKS.
 - OUTFALL: TO THE SURFACE WATER SEWER WITHIN FRONT OF ADJACENT DEVELOPMENT VIA EXISTING CONNECTION (TO BE AGREED WITH THAMES WATER UNDER S106 AGREEMENT)
 - LEVELS INDICATE THAT PUMPING WILL BE REQUIRED TO BOTH PHASES.
 - THE CURRENT ROOF DRAINAGE STRATEGY IS FOR SIPHONIC DRAINAGE CONNECTIONS ARE ASSUMED AS 225Ø, BASED ON COMPARISON WITH SIMILAR SIZED SCHEMES. THE CURRENT DRAINAGE LAYOUT ASSUMES THAT THE SIPHONIC ACTION WILL BE BROKEN AT THE RECEIVING MANHOLES
 - FACADE DRAINAGE: ALLOWANCE FOR 5m FACADE HEIGHT ALLOWED IN DRAINAGE MODEL FOR EAST, WEST & SOUTH ELEVATIONS. NORTH ELEVATION ASSUMED TO FALL INTO LANDSCAPING.
 - POLLUTION TREATMENT: MAY BE REQUIRED TO EXTERNAL AREAS SUBJECT TO SERVING STRATEGY.
 - SUSTAINABLE DRAINAGE: POTENTIAL OPTIONS - PERMEABLE PAVING, RAIN GARDENS, BIO-RETENTION TREE PITS. TBC WITH LANDSCAPE ARCHITECT.
 - INFILTRATION IS NOT CONSIDERED APPROPRIATE FOR THIS SCHEME.
- FOUL WATER DESIGN**
- FW PEAK FLOW RATE: TBC BY M&E ENGINEER
 - OUTFALL: TO THE FOUL WATER SEWER WITHIN NAPIER ROAD (TO BE AGREED WITH THAMES WATER UNDER S106 AGREEMENT)
 - LEVELS INDICATE THAT PUMPING WILL BE REQUIRED.
 - EMERGENCY STORAGE REQUIREMENT CALCULATED FOR 12-HOURS, AS AGREED WITH BUILDING CONTROL, BASED ON SECONDARY POWER SUPPLY. STORAGE VOLUME REQUIRED IS 145,000l, BASED ON 1,900 PEOPLE @ 150 l/PERSON (AS PER ACCOMMODATION SCHEDULE).

P08	UPDATED SITE BOUNDARY & RAMP ADDED	14.06.24	KS	ATL
P07	SITE PLAN UPDATED	12.06.24	ATL	CG
P06	DRAFT STAGE 3 ISSUE	16.04.24	ATL	CG
P05	SITE PLAN UPDATED	29.01.24	ATL	MW
P04	SITE PLAN UPDATED	25.10.23	PG	KOB
P03	SITE PLAN UPDATED	02.10.23	PG	KOB
P02	SITE PLAN UPDATED	18.08.23	PG	KOB
P01	PRELIMINARY ISSUE	15.08.23	PG	KOB
Rev:	Description:	Date:	By:	Chkd:

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Status:

Project: **NAPIER ROAD, READING**

Dwg Title: **DRAINAGE STRATEGY PLAN SHEET 1**

Drawn By	Designed By	Checked By
PG	PG	KOB
Date	AUG 23	Scales @ A1 1:250
Project No - Originator - Function - Spatial - Form - Discipline - Number		Revision
READ - CUR - AB - XX - D - C - 092001		P08

- DRAWINGS BASED ON:**
- ARCH LAYOUT:**
- 05934-5PA-MP-00-DR-A-022200 REV P21 GROUND FLOOR MASTERPLAN
- LANDSCAPE ARCH LAYOUT:**
- 35206-RG-LD-101 REV P5 LANDSCAPE GA
- TOPO REF:**
- 56777 - PRELIMINARY - TOPO SURVEY
- UTILITY SURVEY REF:**
- UNDERTAKEN BY SURVEY & ENGINEERING PROJECTS
 - RECEIVED JULY 2022
- UU SEWER RECORDS:**
- RECEIVED JULY 2022
- FOUNDATIONS:**
- PIW-CUR-01-FN-DR-S-16000-T01
 - PIW-CUR-02-FN-DR-S-16000-T01
- M&E ABOVE GROUND DRAINAGE LAYOUTS**
- READ-CPW-B1-00-DR-M-140002 REV P01
 - READ-CPW-B2-00-DR-M-140009 REV P01
 - READ-CPW-B3-00-DR-M-140017 REV P01
 - READ-CPW-B4-00-DR-M-140026 REV P01