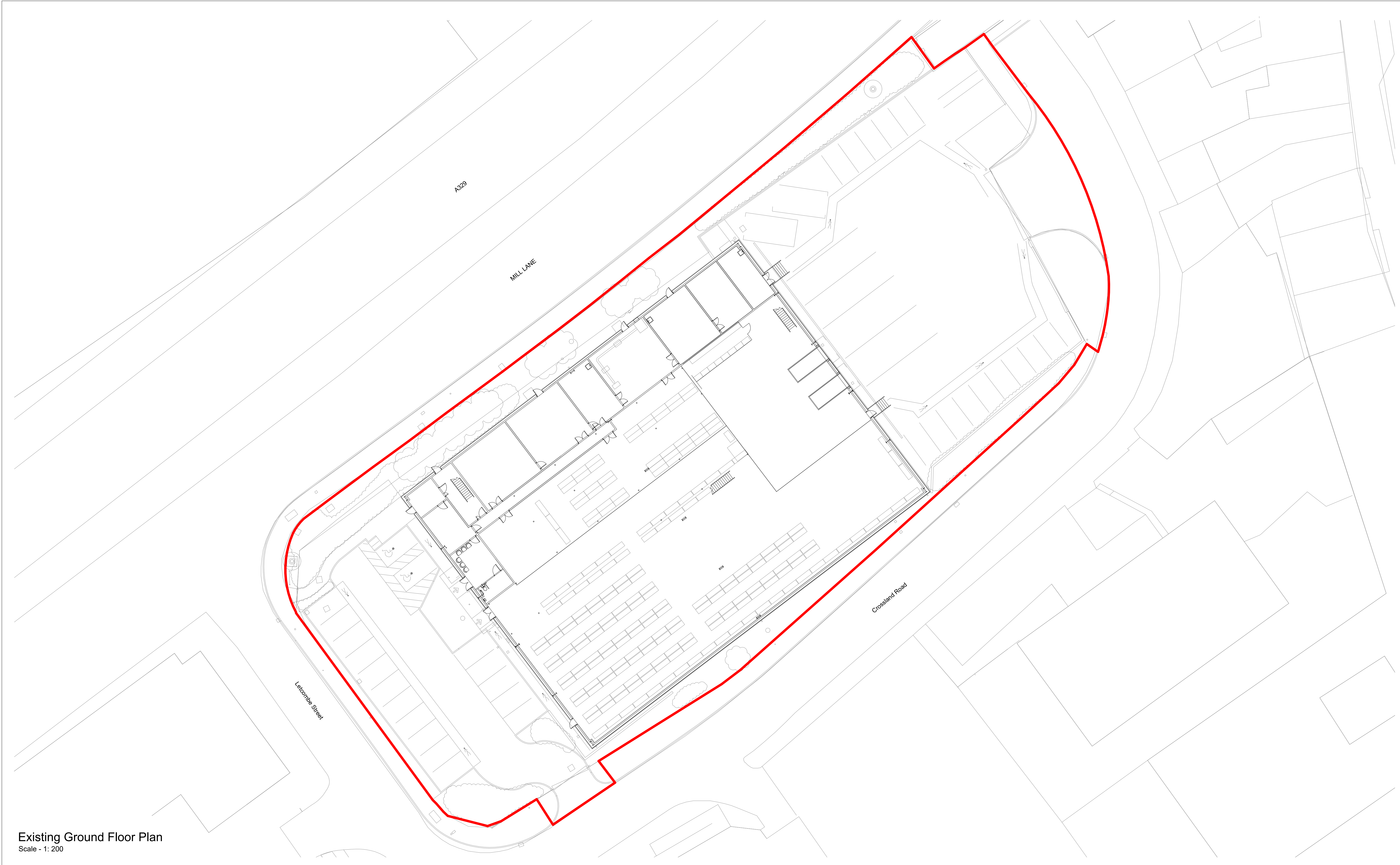
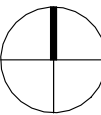
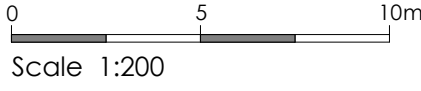


Appendix A
Proposed Site Plans



Existing Ground Floor Plan
Scale - 1: 200

	PL.01 Planning Issue Rev: Des:	MK 26/04/24 AM By. Date. Ch.	Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. CJCT cannot guarantee this drawing will scale accurately when printed. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.	A1	 Scale 1:200		Client:		Project: FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING (ALSO KNOWN AS JLP MILL LANE)		JLP No: 08278 Job No: 35054		 Studio 104, 338 Goswell Road London EC1V 7LQ Tel +44(0)20 7269 9400 www.cjctstudios.com		Studio 2, 56 Wellington Street Leeds, LS1 2EE Tel +44(0)113 224 5000 info@cjctstudios.com	
							Title: Existing Ground Floor Plan		Scale: 1 : 200 @ A1		Drawn By: MK					
Location Plan								Drawing No: 08278-CJA-ZZ-00-DR-A-0121				Status: PLANNING				



Proposed Ground Floor Plan
Scale - 1 : 200

Location Plan	PL.01 Planning Issue Rev: Des:	MK26/04/24AMByDateCh Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. CJCT cannot guarantee this drawing will scale accurately when printed. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigation, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved.	A1 Scale 1:200 0510m	Project: FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING (ALSO KNOWN AS JLP MILL LANE) Title: Proposed Ground Floor Plan Scale: 1 : 200 @ A1 Date: 26/04/24 Drawing No: 08278-CJA-ZZ-00-DR-A-0200 Client: JOHN LEWIS PARTNERSHIP	JLP No: 08278 Job No: 35054 Drawn By: MK Checked by: AM Revision PL.01 Status: PLANNING Carey Jones Chapman Tolcher Studio 104, 338 Goswell Road London EC1V 7LQ Tel +44(0)20 7269 9400 www.cjctstudios.com info@cjctstudios.com Studio 2, 56 Wellington Street Leeds, LS1 2EE Tel +44(0)113 224 5000
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Appendix B
Topographical Survey

Appendix C

Runoff Rate Calculations

Calculated by:	Afif Hossain
Site name:	JLP Mill Lane
Site location:	Reading

This is an estimation of the greenfield runoff rates that are used to meet normal best practice criteria in line with Environment Agency guidance "Rainfall runoff management for developments", SC030219 (2013), the SuDS Manual C753 (Ciria, 2015) and the non-statutory standards for SuDS (Defra, 2015). This information on greenfield runoff rates may be the basis for setting consents for the drainage of surface water runoff from sites.

Site Details

Latitude:	51.45216° N
Longitude:	0.96954° W
Reference:	821408192
Date:	Dec 19 2023 13:54

Runoff estimation approach

IH124

Site characteristics

Total site area (ha):	0.38
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Methodology

Q_{BAR} estimation method:	Calculate from SPR and SAAR
SPR estimation method:	Calculate from SOIL type

Notes

(1) Is $Q_{BAR} < 2.0$ l/s/ha?

When Q_{BAR} is < 2.0 l/s/ha then limiting discharge rates are set at 2.0 l/s/ha.

Soil characteristics

	Default	Edited
SOIL type:	2	2
HOST class:	N/A	N/A
SPR/SPRHOST:	0.3	0.3

(2) Are flow rates < 5.0 l/s?

Where flow rates are less than 5.0 l/s consent for discharge is usually set at 5.0 l/s if blockage from vegetation and other materials is possible. Lower consent flow rates may be set where the blockage risk is addressed by using appropriate drainage elements.

Hydrological characteristics

	Default	Edited
SAAR (mm):	642	642
Hydrological region:	6	6
Growth curve factor 1 year:	0.85	0.85
Growth curve factor 30 years:	2.3	2.3
Growth curve factor 100 years:	3.19	3.19
Growth curve factor 200 years:	3.74	3.74

(3) Is $SPR/SPRHOST \leq 0.3$?

Where groundwater levels are low enough the use of soakaways to avoid discharge offsite would normally be preferred for disposal of surface water runoff.

Greenfield runoff rates

Default

Edited

Q_{BAR} (l/s):	0.63	0.63
1 in 1 year (l/s):	0.53	0.53
1 in 30 years (l/s):	1.44	1.44
1 in 100 year (l/s):	2	2
1 in 200 years (l/s):	2.34	2.34

This report was produced using the greenfield runoff tool developed by HR Wallingford and available at www.uksuds.com. The use of this tool is subject to the UK SuDS terms and conditions and licence agreement , which can both be found at www.uksuds.com/terms-and-conditions.htm. The outputs from this tool are estimates of greenfield runoff rates. The use of these results is the responsibility of the users of this tool. No liability will be accepted by HR Wallingford, the Environment Agency, CEH, Hydrosolutions or any other organisation for the use of this data in the design or operational characteristics of any drainage scheme.