

DRAINAGE STRATEGY REPORT
PREMIER INN CONVERSION
READING GATEWAY
GATEWAY PROCTOR END SOUTH
READING
RG2 0GG

PREPARED FOR:



JOB NO: P24 - 0554

DATE: 19th September 2024

ISSUE NO: 2



DOCUMENT HISTORY

Issue No.	Description	Date
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2	Thames Water capacity response included	19.09.24

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1. INTRODUCTION

- 1.1 This report has been prepared by Simpson TWS on behalf of Premier Inn Hotels Ltd. to accompany a planning application for the internal conversion of the existing Beefeater Reading Gateway restaurant to new hotel bedrooms and a new restaurant.
- 1.2 The report details a strategy for the disposal & management of surface & foul water runoff that will be generated by the development.

2. SITE LOCATION AND TOPOGRAPHY

- 2.1 The site is located in Reading Gateway retail park, Reading as shown on *Figure 1*, below. The site is centred on Ordnance Survey grid reference SU 71465 69203 and co-ordinates X: 471465; Y: 169203. The site's post code is RG2 0GG.

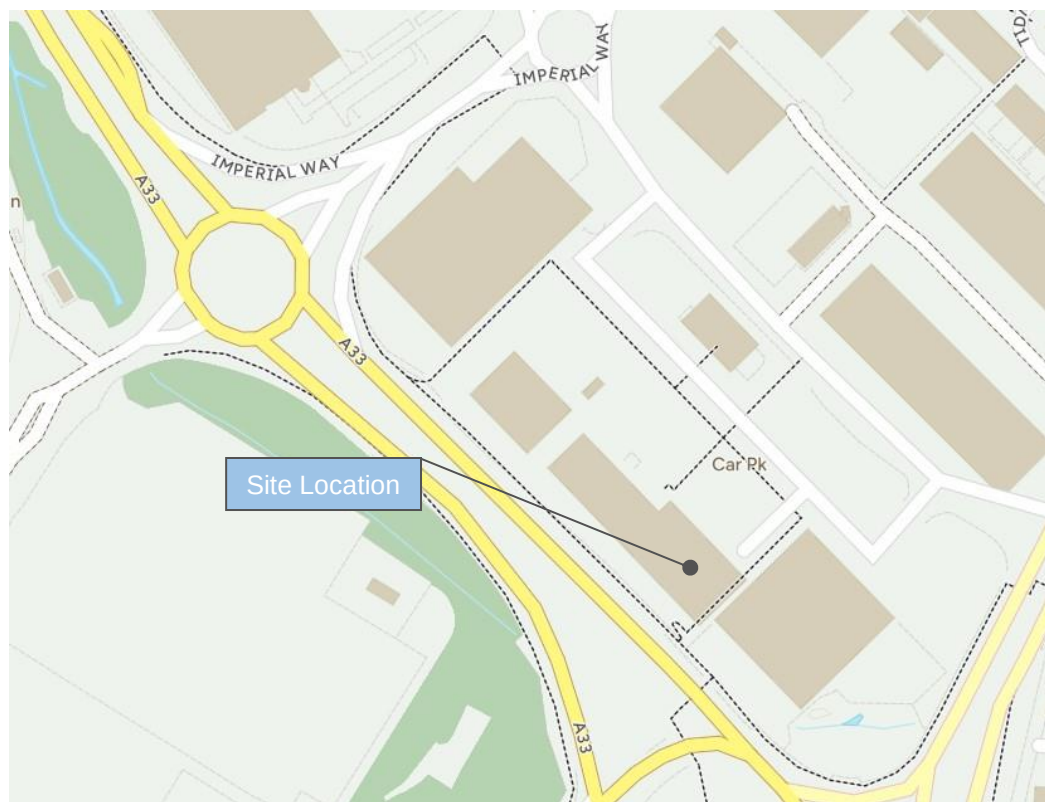


Figure 1: Site Location

Site Description

- 2.2 The existing site comprises of a Premier Inn hotel & Beefeater restaurant. The hotel and restaurant with associated car parking facilities forms part of the Reading Gateway retail park. Vehicular access is gained from Sentinel End northeast of the development. A copy of the topographical survey is included in *Appendix A*.

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Existing Drainage Characteristics

- 2.3 The topographical survey identifies that surface water from the existing hotel and restaurant is drained via a private drainage network which discharges northeast off site. The private drainage network is understood to discharge to the surface water drainage network associated with the Reading Gateway Business Park, which while not shown on the Thames Water sewer records is understood to connect to the local Thames Water surface water sewer network.
- 2.4 In a similar manner, surface water from the car park immediately outside the hotel and restaurant is drained via drainage channels and trapped road gullies which are also understood to connect to the Reading Gateway Business Park surface water drainage network.
- 2.5 Foul water from the development is drained via a private foul drainage network around the existing hotel and restaurant that discharges to the Thames Water foul sewer which runs along the southwestern side of the development on the footpath of Basingstoke Road. Figure 2 below shows an extract from the Thames Water sewer records.



Figure 2: Thames Water Sewer Records

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Development Proposals

- 2.6 An internal conversion of the existing Beefeater Reading Gateway restaurant to new hotel bedrooms and a new restaurant is proposed.

3. SURFACE WATER DRAINAGE STRATEGY

- 3.1 As the proposed development comprises of an internal conversion of the existing restaurant, there is no change to the impermeable area on site. Given this, the surface water management strategy for the site remains the same as existing with no alterations deemed necessary for the development proposals.

4. FOUL WATER DRAINAGE STRATEGY

- 4.1 As reported in *Section 2* of this report, foul water generated by the existing restaurant is drained by a traditional network of below ground pipework which discharges to a Thames Water foul sewer southeast of the development via a gravity connection.
- 4.2 As the existing floor of the restaurant comprises a concrete slab it will not be economically viable to break out sections of this floor to route new SVP's to the external drains around the building. It is therefore proposed to raise the ground floor level by 750mm where bedrooms are proposed, to create a void between the existing ground floor level and new ground floor level to enable new SVP's to be routed into existing SVP's within the building. Above ground roddable access will be provided on all new SVP routes to enable future maintenance access. Please see *Appendix B* for the foul drainage strategy which is based on the topographical survey.
- 4.3 Due to the conversion of the restaurant to new hotel bedrooms in addition to a restaurant, it is anticipated that there will be increased foul flows when compared to the existing situation. Therefore, a pre-development sewer capacity enquiry has been submitted to Thames Water and the response is included in *Appendix C* which confirm that there is sufficient capacity.

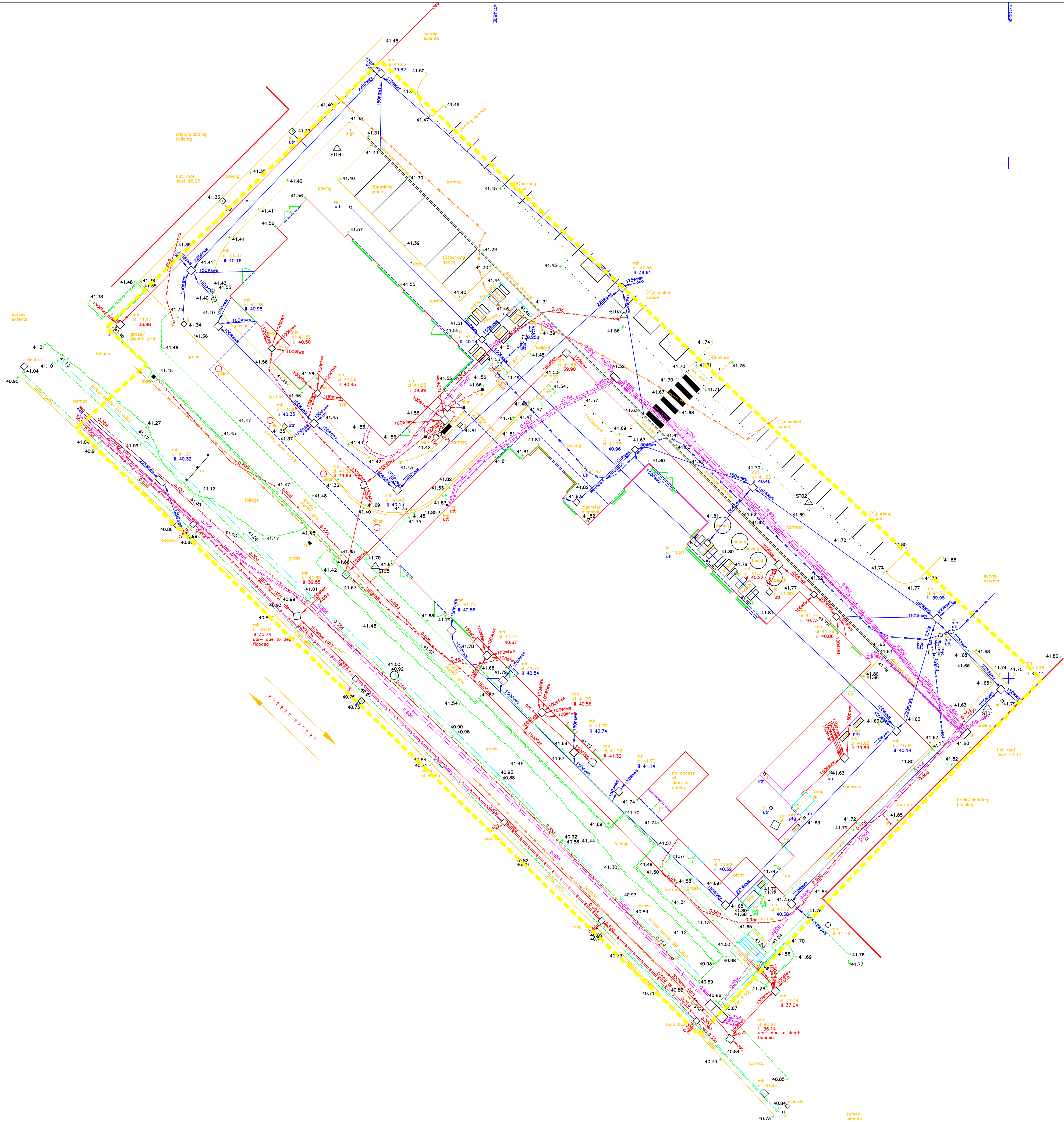
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5. CONCLUSIONS

- 5.1 The existing surface water drainage strategy for the site remains the same as the development proposal comprises of an internal conversion and there is no increase to the impermeable areas.
- 5.2 The ground floor of the existing restaurant will be raised by 750mm where bedrooms are proposed creating a void between the existing floor level and the new ground floor level. All new SVP's will be routed into existing SVP's in the void. Above ground roddable access will be provided on all new SVP routes for maintenance access. The SVP's will connect to the existing foul drainage network prior to discharging to the existing Thames Water foul sewer.
- 5.3 A pre-development sewer capacity enquiry has been submitted to Thames Water and they have confirmed that there is sufficient capacity in the local sewer network.
- 5.4 It is concluded that it will be possible to dispose of surface & foul water runoff from the development without increasing the level of flood risk to the site or neighbouring properties. Therefore, the scheme can be considered acceptable in terms of drainage strategy and flood risk.

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APPENDIX A
TOPOGRAPHICAL SURVEY



NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.
GPS COORDINATES AND LEVELS SET AT ST03 (NO SCALE FACTOR APPLIED)
THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200
SERVICE COVERS INDICATED WHERE VISIBLE. PIPE INVERTS / DETAILS SURVEYED FROM SURFACE.
INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED
TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.
OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.
THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSERVED DURING SITE SURVEY
RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

TOPOGRAPHICAL SURVEY/UTILITY KEY :-

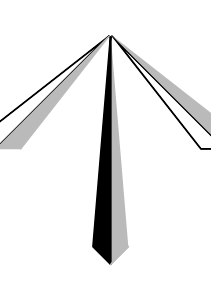
(h) = height
a = dimer
p = pea trap
a/p = above ground
a/r = assumed route
av = air valve
bb = bellina beacon
bd = back drop
bl = bed level
bol = bollard
bot = bottom of shaft
bt = telecom
c/a fence = closeboard fence
c/box = control box
cstv = cable television
cl = cover level
con = conifer
cr = cable riser
cwa = combined water sewer
d/cham = drainage channel
elb = electric junction box
elec = electric
eol = end of trace
ep = electric pole
er = earth rod
f/bed = flower bed
fh = fire hydrant
fl = floor level
fs = fire switch
fws = foul water sewer
g = gully
g/run = gully run
gr = gas riser
h/chestnut = horse chestnut
h/bottom = borehole
ic = inspection cover
il = invert level
ill = illuminated
int = interceptor
lp = lamp post
mh = manhole cover
mkx = marker
o/h = over head
ol = off let
oap = off survey area
OSBM = ordnance survey bench mark
p & r fence = post & rail fence
pd = pit depth
pr = pipe riser
plg = pipe to ground
plg = pipe to surface
rs = road sign
ret wall = retaining wall
rw = rain water pipe
s/birch = silver birch
s/p = safety paving
asp = asphing
sec fence = security fence
sfc = soil filled chamber
sl = spot light
sp = soil pipe
st = stop tap
sv = stop valve
svp = soil vent pipe
sw = storm water sewer
TBM = temporary bench mark
trf = taken from records
tl = threshold level
top = top of cap
top = top of pipe
tot = top of tank
tp = telecom pole
ts = traffic signal
t/s = trench scar
u/s = underside
ul = unable to lift
ulr = unable to rod
ulr = unable to survey
ulr = unable to trace
vp = vent pipe
w/c = water filled chamber
wl = water level
wm = water meter
wp = waste pipe
wr = water riser

SURVEY CONTROL :-

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	471497.942	189197.142	41.786
ST02	471480.611	189217.049	41.706
ST03	471462.702	189235.189	41.560
ST04	471434.872	189251.397	41.492
ST05	471436.584	189210.875	41.711
ST06	471469.574	189168.592	40.846

SHEET LAYOUT :-

INDICATIVE NORTH



UTILITY SURVEY KEY :-

	HATCHED AREA		ELECTRIC CABLE
	BOREHOLE		WATER PIPE
	CPT		FOUL SEWER
	TRIAL PIT		STORM SEWER
	HAND PIT		COMBINED SEWER
	WINDOW SAMPLE		DUCTS
			CABLE TELEVISION
			DATA CABLE
			TELECOM CABLE
			GAS PIPE
			UNIDENTIFIED SERVICE
			OTHER
			CCTV
			TRAFFIC LIGHT
			OFFSET FILL
			VENT
			FUEL PIPE
			GAUGE LINES
			PIPE
			ASSUMED ROUTE
			TAKEN FROM RECORDS

DISCLAIMER :-

Electromagnetic techniques have been used in the location of underground services. The results are not infallible and trial excavations should be carried out to confirm service identification, positions and particularly depths, where these are critical. The completeness of the underground services information cannot be guaranteed.
This method of survey does not differentiate between live and dead services, and as such all services should be treated as live. This drawing may not include the location of all public services that may cross the site, therefore the relevant service drawings should be obtained from the appropriate utility company and used in conjunction with this drawing.
Private service pipes and cables in highways are not shown, but their presence should be anticipated.
Additional below ground structures or obstructions not shown on this drawing may be present. Reference should be made to historical plans and on-built drawings. Excavations in the vicinity of services should be carried out with due diligence ref: HSG47 document avoiding dangers from underground services.
Please note that factors such as ground conditions, proximity of other utilities, material and method of construction have an influence on the quality of the data collected on site.
TSA Standards - "A utility mapping survey can be considered a 100% accurate depiction of the sub-surface environment, and the use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with requirements of HSG47 and current CDM regulations".

UTILITY NOTES

GPR RESULTS POOR ACROSS SITE.
UNABLE TO TRACE GAS WITHIN SURVEY AREA DUE TO PLASTIC PIPE. RECORDS SHOWED NO OF ROUTE OF INCOMING GAS, THEREFORE NO ROUTE HAS BEEN SHOWN.
WATER SUPPLY TO SITE IS PLASTIC AND COULD NOT BE LOCATED USING GPR, THEREFORE ROUTE SHOWN HAS BEEN TAKEN FROM RECORDS AND SHOULD BE TREATED AS INDICATIVE ONLY.
UNABLE TO TRACE COMS THROUGHOUT THE SITE, POSSIBLY DUE TO FIBRE OPTIC CABLES. ROUTE SHOWN HAS BEEN TAKEN FROM RECORDS AND SHOULD BE TREATED AS INDICATIVE ONLY.
SURVEY BOUNDARY OUTLINED IN YELLOW DASHED LINE.



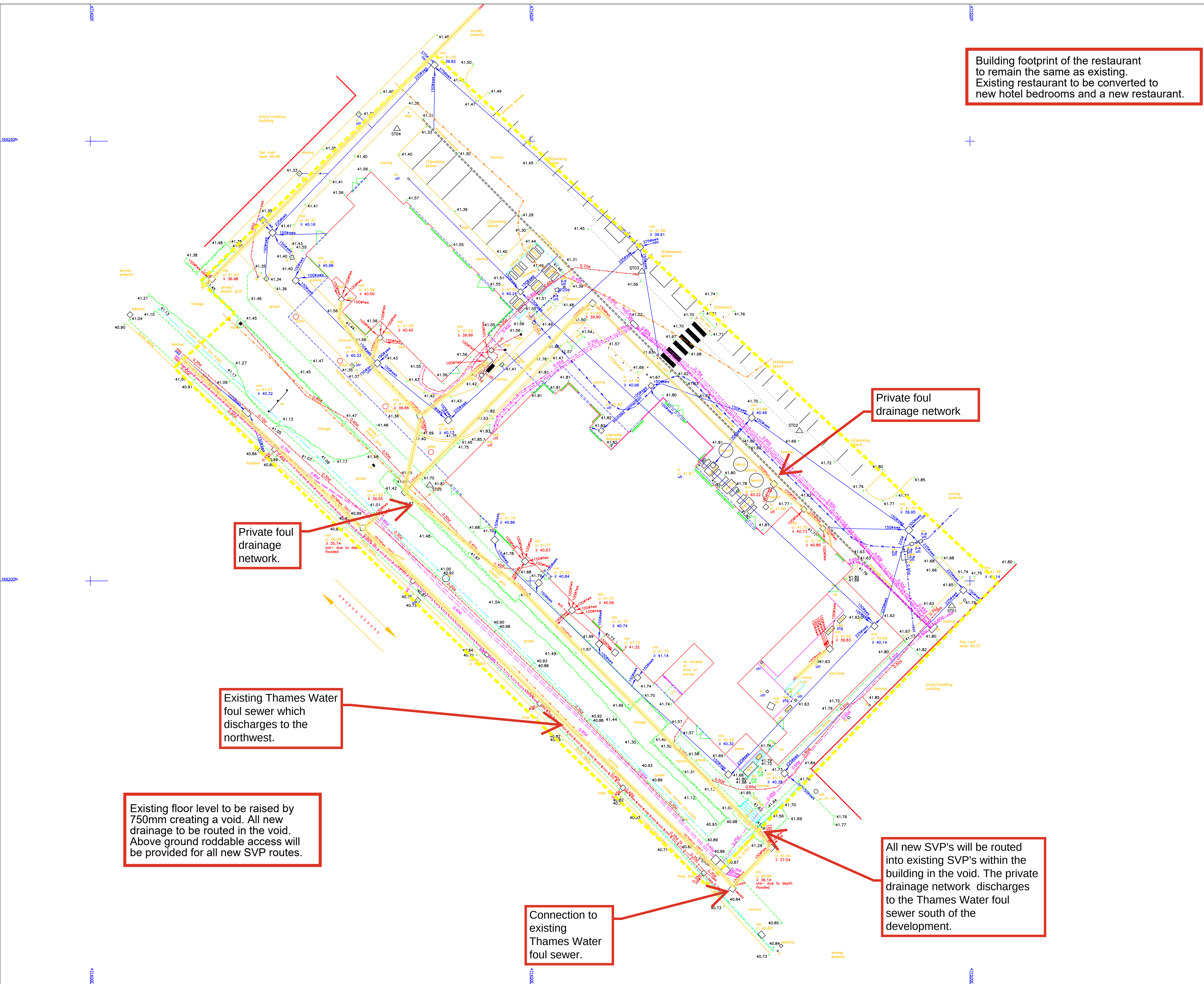
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Project	READING GATEWAY PREMIER INN
Title	TOPOGRAPHICAL & UTILITY SURVEY
Date	AUGUST 2024
Scale	1:2000A1
Dwg No	638343 0
Surveyor	J.D
Checked	K.N



APPENDIX B
FOUL DRAINAGE STRATEGY



Building footprint of the restaurant to remain the same as existing.
Existing restaurant to be converted to new hotel bedrooms and a new restaurant.

Private foul drainage network

Private foul drainage network.

Existing Thames Water foul sewer which discharges to the northwest.

Existing floor level to be raised by 750mm creating a void. All new drainage to be routed in the void. Above ground roddable access will be provided for all new SVP routes.

Connection to existing Thames Water foul sewer.

All new SVP's will be routed into existing SVP's within the building in the void. The private drainage network discharges to the Thames Water foul sewer south of the development.

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fh = fire hydrant	top = top of pipe
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HAND PIT	DUCTS
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	TELECOM CABLE
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0 2 4 8 12 16 20

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Title: TOPOGRAPHICAL & UTILITY SURVEY

Date: AUGUST 2024
Scale: 1:200@A1
Dwg No: 638343 0
Surveyor: J.D.
Checked: K.N.

Revisions

HAS Accredited Contractor
constructionline
THE SURVEY ASSOCIATION

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APPENDIX C
THAMES WATER CAPACITY RESPONSE



Harry Lewington

Simpsons TWS
8 Friday Street
Henley-on-Thames
Oxfordshire
RG9 1AH



10 September 2024

Pre-planning enquiry: Confirmation of sufficient capacity (Foul Only)

Site: P24-0554 PREMIER INN, PROCTOR END, READING, RG2 0GG

Dear Harry,

Thank you for providing information on your development.

Demolish Restaurant (176 Covers)

Proposed Restaurant (77 Covers), Hotel (9 Bedrooms)

Proposed foul sewer discharge via gravity into indirect connection to Thames Water Foul Water Manhole SU71694101

Internal conversion, surface water discharge remains unchanged. Developer to follow surface water disposal hierarchy

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.



The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see our [FAQ's leaflet](#) for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0774 764 6498.

Kind Regards,

A handwritten signature in black ink that reads "Long Tran".

Long Tran
Developer Services – Adoptions Engineer, Sewer Adoptions Team
Tel: 0800 009 3921

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

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