

Drainage Proposal

Change of Use from F1 to C3 and 2 Proposed Residential Buildings
Following Demolition of Existing Religious Building

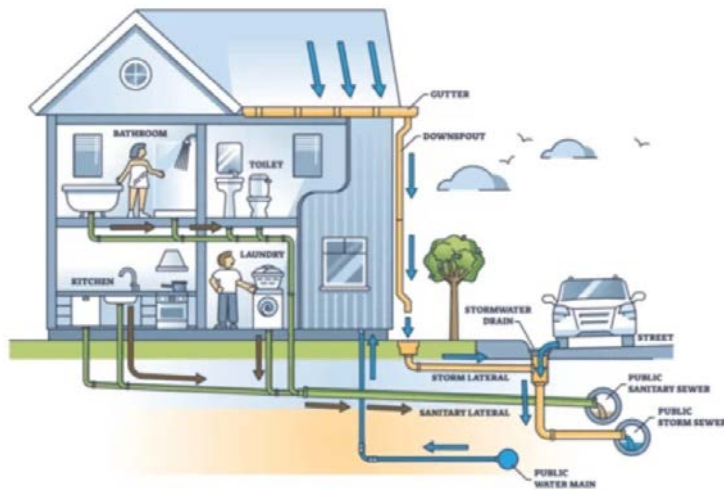
at

30a Cumberland Road

Reading

Berkshire

RG1 3LB



17th August 2024

Revision B



JE Architecture

School Hill

Farnham

Surrey

GU10 1HY

info@jearchitecture.co.uk

01252 781602

1. Introduction

This Drainage Proposal has been prepared by JE Architecture in respect to a planning application for Change of Use from F1 to C3 and 2 Proposed Residential Buildings Following Demolition of Existing Religious Building at 30a Cumberland Road, Reading, Berkshire, RG1 3LB. The proposal will result in 14 residential units.

The information and conclusions drawn in this report are based, in part, on information provided to JE Architecture by other parties. JE Architecture has proceeded in good faith that this information is accurate and accepts no liability for any inaccurate conclusions, assumptions or actions resulting from any inaccurate information prepared by third parties.

The purpose of this report is to determine whether or not the site can be serviced by existing utilities.

For context purposes, the location of the site in relation to the immediate surroundings of New Town, Reading is provided in Figure 1.



Figure 1: Existing Aerial Photo

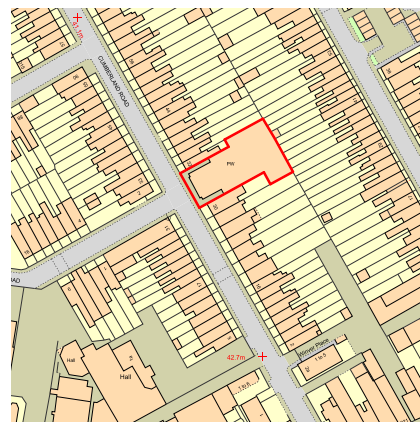


Figure 2: Site Location Plan

2. Existing Situation

The existing site is serviced by both foul and surface water sewers.

3. Proposed Plans

As detailed in the accompanying utilities statement and shown on the proposed site plan the existing foul and surface water sewers that access the site will be utilised.

At the moment the current system is serving a place of worship which has full kitchen facilities catering for over 200 people on a day of worship as well as bathroom facilities the existing system will have no issue in supplying the new development.

The existing foul drainage pipework has been confirmed as being 150mm diameter and can be seen to discharge into the public foul sewer in Cumberland Road. The surface water drainage is confirmed as 150mm diameter pipework that connects into the public surface water sewer in Cumberland Road.

All new private drainage will be designed in accordance with Approved Document H of the National Building Regulations 2000:2015 Edition and BS EN 752:2008.

All new surface water drainage will be designed to comply with current CIRIA design guidance C697 and C753, using the storm return periods listed below and latest climate change allowances as contained within the Guidance Document dated 19th February and updated 12th April 2016 – Flood Risk Assessments: Climate Change Allowances.

- 1 in 1 year no climate change
- 1 in 30 year + 20-10% climate change
- 1 in 100 year + 40-20% climate change

Where appropriate an allowance for Urban Creep can be made but in this instance, it is very unlikely there would be any possibility of any increase in area to the building due site being developed for a specific purpose.

Reading Borough Council as Lead Local Flood Authority (LLFA) will be consulted throughout the process. Their resources have been reviewed to ensure standards for the area are met in the outline strategy produced.

The foul drainage network will be a gravity system with the foul drainage from the development draining into the public foul sewer in Cumberland Road reusing the existing 150mm diameter foul sewer connection.

Looking at the surface water the existing roof and hard standing covers the entire site. Within the proposals the roof area as well as hard standing is proposed to be reduced by 50% with tanked permeable paving within the access and parking areas has been put forward for surface water management.

A surface water network has been provided in this area as soakaways are not appropriate and with the reduction in load on the network an attenuation tank would not be required.