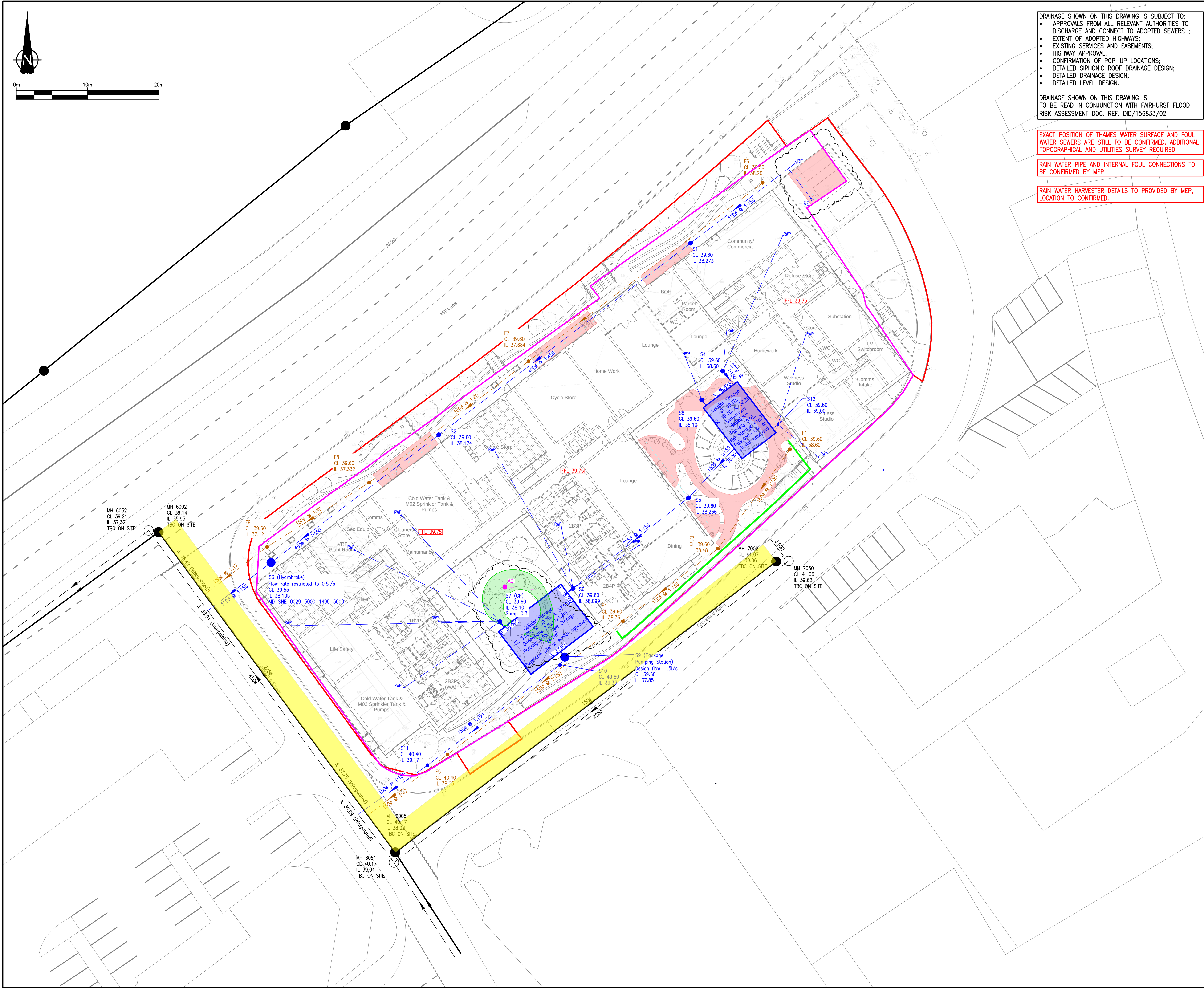




DRAINAGE SHOWN ON THIS DRAWING IS SUBJECT TO:

- APPROVALS FROM ALL RELEVANT AUTHORITIES TO DISCHARGE AND CONNECT TO ADOPTED SEWERS ;
- EXTENT OF ADOPTED HIGHWAYS;
- EXISTING SERVICES AND EASEMENTS;
- HIGHWAY APPROVAL;
- CONFIRMATION OF POP-UP LOCATIONS;
- DETAILED SIPHONIC ROOF DRAINAGE DESIGN;
- DETAILED DRAINAGE DESIGN;
- DETAILED LEVEL DESIGN.

DRAINAGE SHOWN ON THIS DRAWING IS TO BE READ IN CONJUNCTION WITH FAIRHURST FLOOD RISK ASSESSMENT DOC. REF. DID/156833/02

EXACT POSITION OF THAMES WATER SURFACE AND FOUL WATER SEWERS ARE STILL TO BE CONFIRMED. ADDITIONAL TOPOGRAPHICAL AND UTILITIES SURVEY REQUIRED

RAIN WATER PIPE AND INTERNAL FOUL CONNECTIONS TO BE CONFIRMED BY MEP

RAIN WATER HARVESTER DETAILS TO PROVIDED BY MEP, LOCATION TO CONFIRMED.

Do not scale from this drawing.		
SAFETY HEALTH AND ENVIRONMENTAL INFORMATION		
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.		
RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.		
CONSTRUCTION EXISTING LIVE SERVICES. WORKING ADJACENT TO A LIVE CARRIAGEWAY. WORKING AT HEIGHT (EXCAVATIONS).		
FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE		
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.		

- NOTES**
1. This drawing is based on the following received information:
Camlins, SY743-000-0001 – General Arrangement – Public Realm and Landscape,
Hoare Lea, 08278-HRL-PH-00-DR-P-503002 Connect to Drain
Cloud 10, 0714 – T(1) – Topographical Survey (1 of 2),
Cloud 10, 0714 – T(2) – Topographical Survey (2 of 2),
Cloud 10, 0714 – U(1) – Utilities Survey (1 of 2),
Cloud 10, 0714 – U(2) – Utilities Survey (2 of 2).
 2. This drawing is to be read in conjunction with all of the relevant FAIRHURST drawings.
 3. All Invert levels and cover levels are to be confirmed as per the site survey information.
 4. All private drainage to be built accordance with Building Regulation requirements.
 5. The position, line and diameter of all existing drainage apparatus should be confirmed on site prior to the commencement of the works. Any discrepancies should be reported to the Engineer in writing immediately.
 6. All internal drainage routing and exact setting out to be confirmed.
 7. Contractor to confirm if new drainage clashes with existing foundations or masonry walls. Engineer advise should be sought.

- KEY**
- Site Planning Boundary
 - Site Ownership Boundary
 - Proposed surface water sewer
 - Proposed cellular attenuation tank
 - Proposed siphonic rainwater down pipe (siphonic drainage design by others)
 - Proposed permeable paving with trench
 - Proposed foul water sewer
 - Existing Thames Water combined sewer
 - Existing Thames Water surface water sewer
 - Proposed external retaining wall
 - 3m Easement – Thames Water Sewer
 - Proposed rain garden with access chamber and perforated pipe

P08	19/01/24	NEW SITE LAYOUT SHOWN, PERMEABLE PAVING TRENCH EXTENT AND SITE OWNERSHIP BOUNDARY SHOWN. ALSO EXTENT OF PERMEABLE PAVING REDUCED AND RAIN GARDEN ADDED AS CLOUSED.	FM	JG	JG
P07	19/01/24	ADDING EASEMENT TO THAMES WATER SEWER.	KS	JG	JG
P06	19/01/24	ADDING EASEMENT TO THAMES WATER SEWER.	KS	JG	JG
Rev.	Date	Description	Drawn	Chkd	Appd.

FAIRHURST
1 Arngrove Court
Barnack Road,
Newcastle-upon-Tyne
NE4 6DB
Tel: 0191 221 0505
Fax: 0844 381 4412



Project Title:
**FORMER JOHN LEWIS DEPOT
LETCOMBE STREET, READING.**

Drawing Title:
PROPOSED DRAINAGE LAYOUT

Scale at A1: 1:250	Status: RIBA Stage 2		
Drawn: SNK	Checked: SKT	Approved: JG	
Date: 19/01/24	Date: 19/01/24	Date: 19/01/24	
Drawing No.: 08278-FAI-CV-XX-M2-C-2001	Revision: P08		