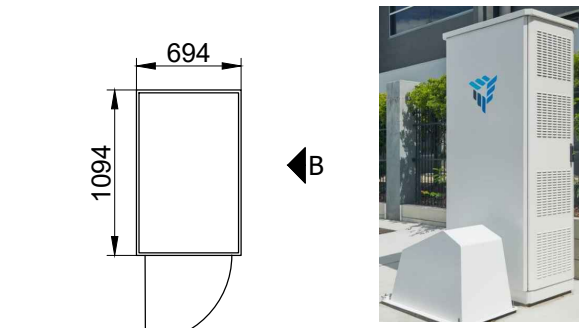
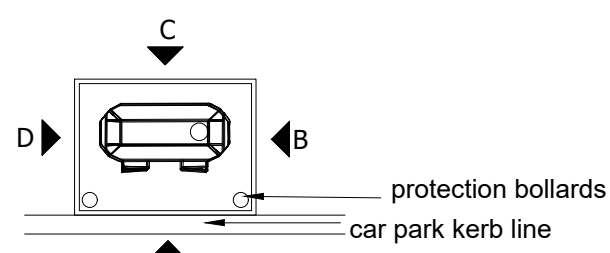
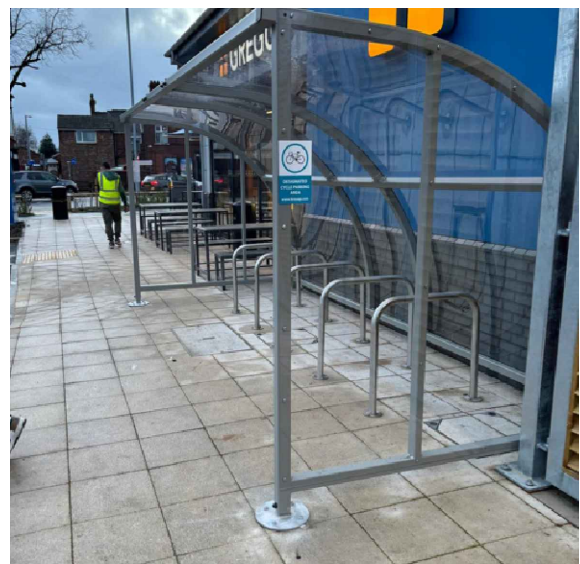
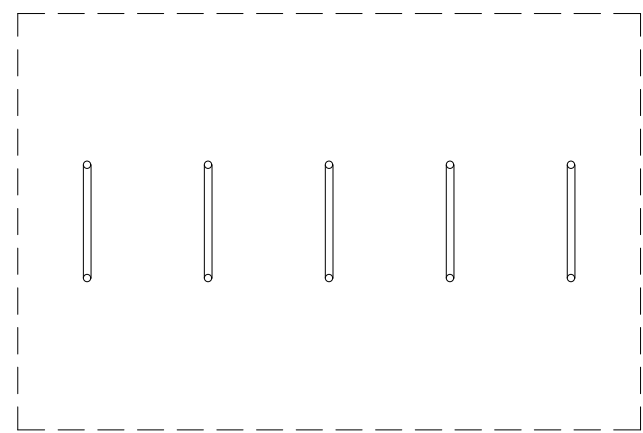
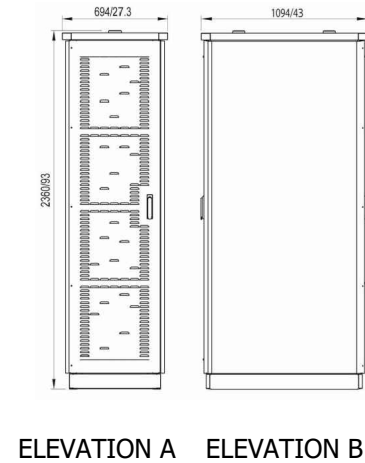
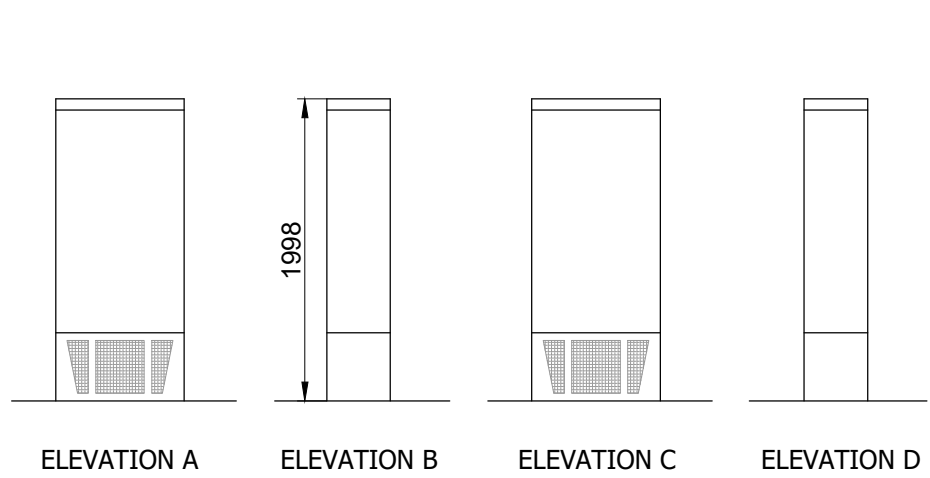




10x CYCLE STORE - DETAILS

TYPICAL CYCLE STORE IMAGE

07 | CYCLE SHELTER
SCALE: 1:50

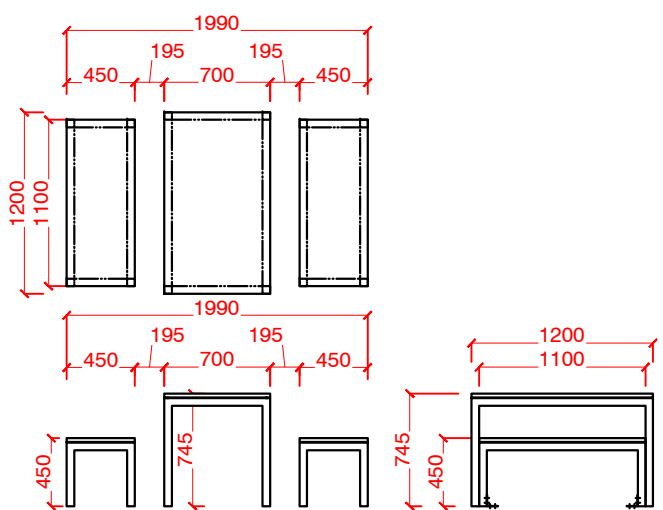
02 | ELECTRIC CHARGING POINTS
SCALE: 1:50



TYPICAL JUMBRELLA AND BARRIERS



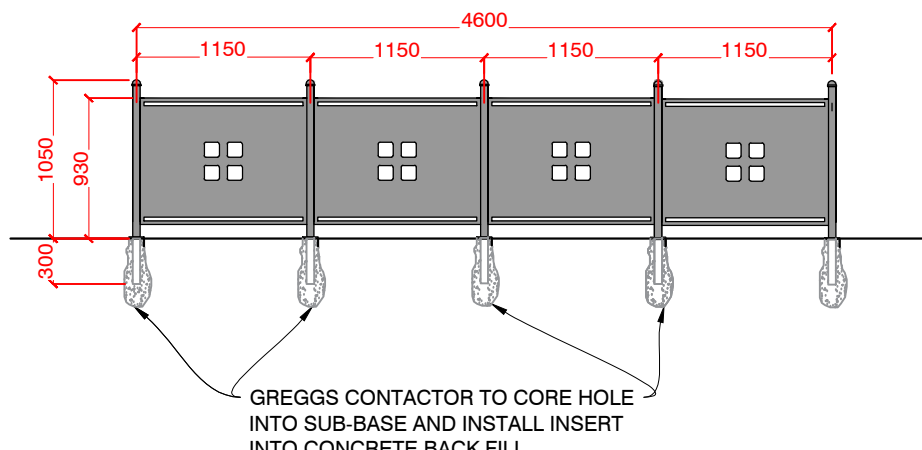
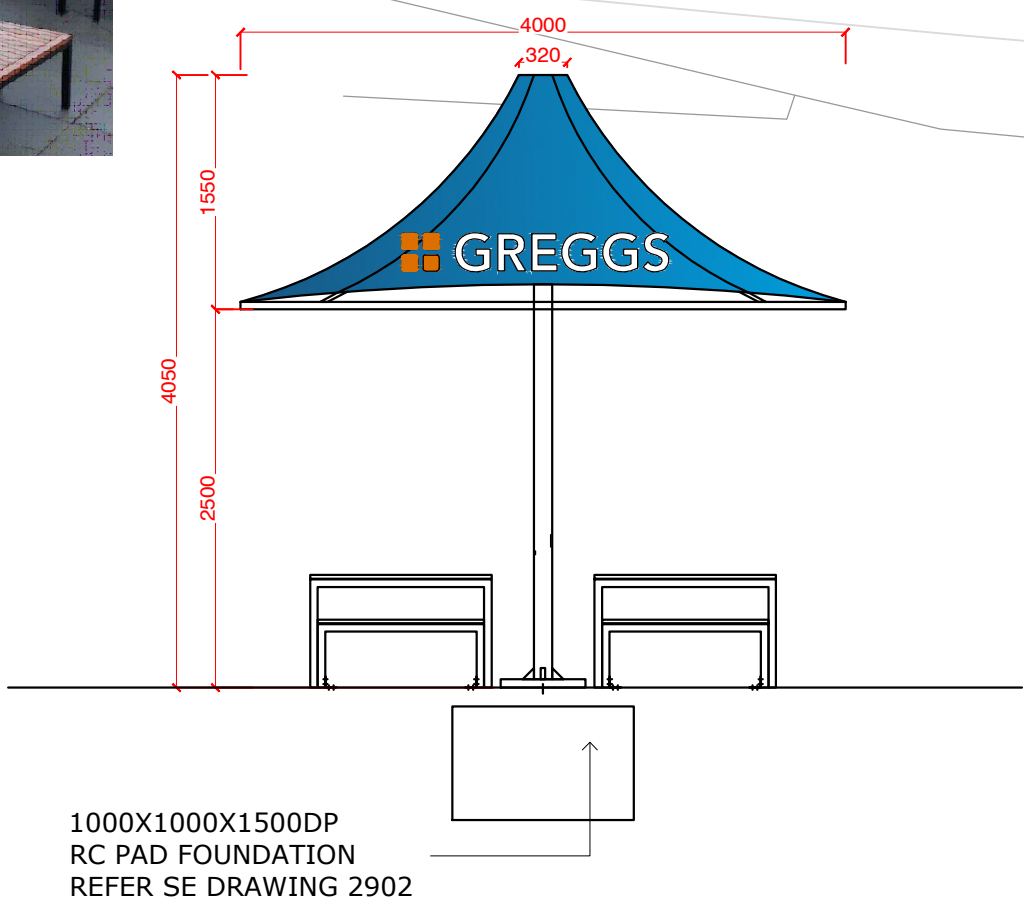
TYPICAL FURNITURE



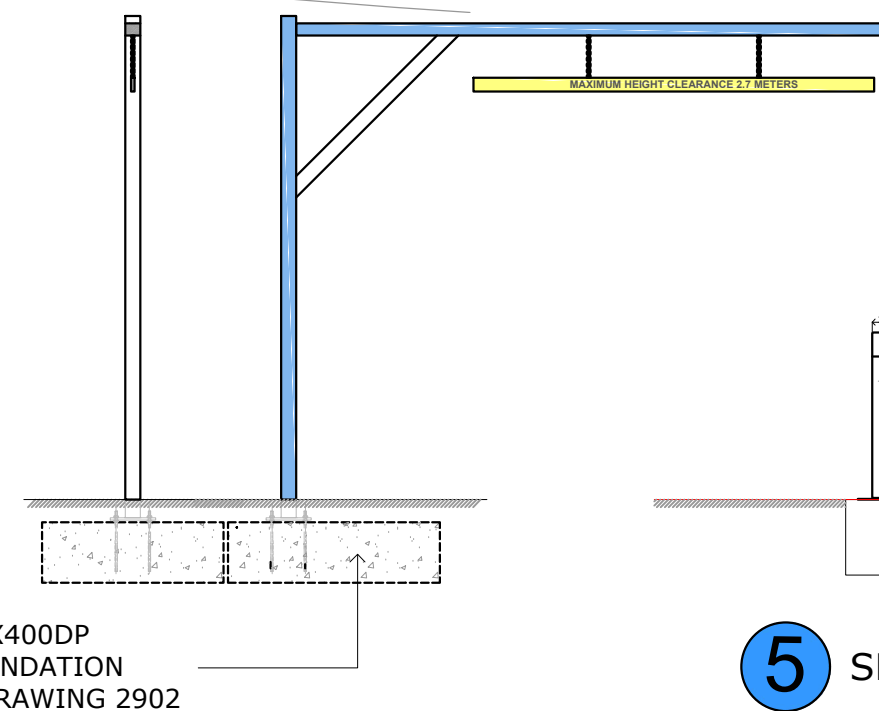
1 EXTERNAL FURNITURE

2 TYPICAL JUMBRELLA

03 | EXTERNAL SITE FURNITURE
SCALE: 1:50

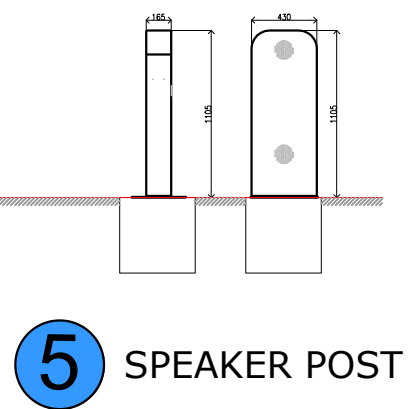


3 TYPICAL BARRIERS

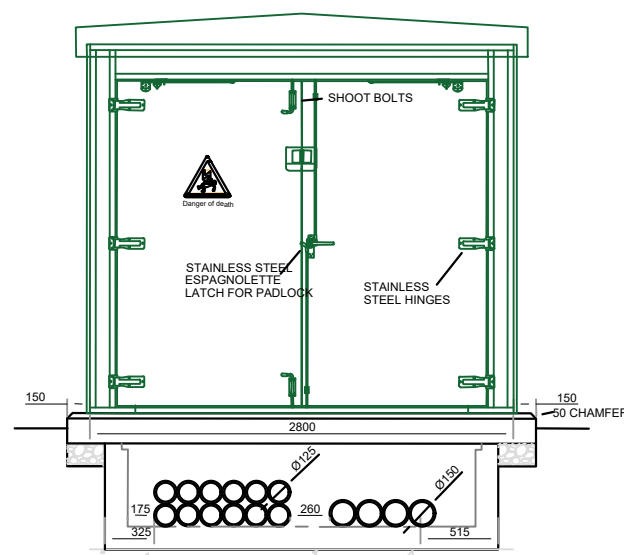


4 DRIVE THRU BARRIER

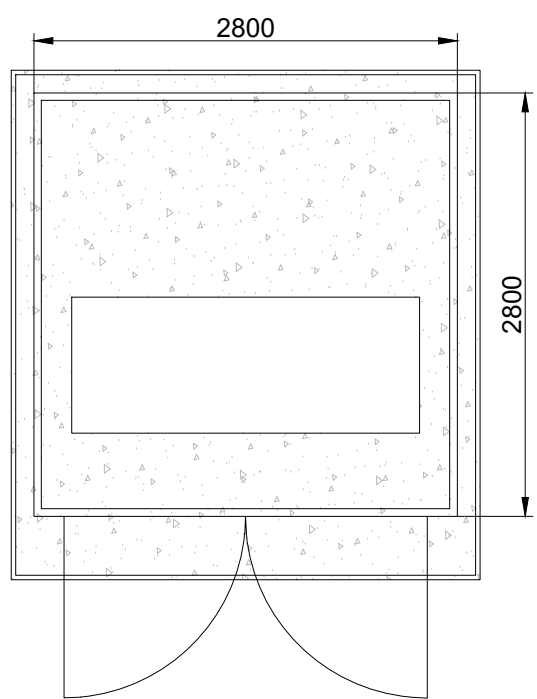
04 | BARRIER AND SPEAKER POST
SCALE: 1:50



5 SPEAKER POST

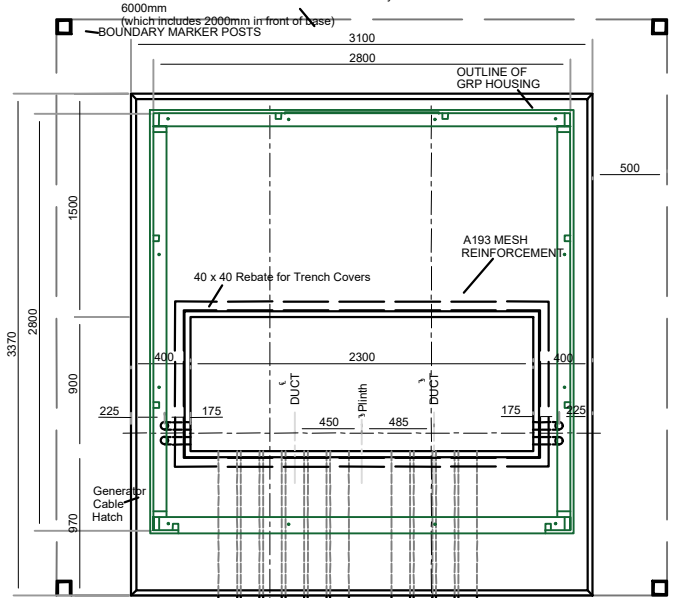


FRONT ELEVATION

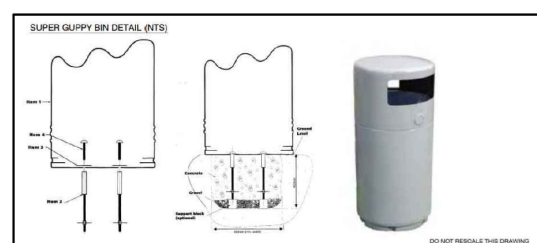


7 SUB STATION PLAN

06 | SUB STATION
SCALE: 1:50



DETAILED PLAN



6 Customer Bin
NTS

05 | CUSTOMER BIN
SCALE: N.T.S

E	103.02.25	As built issue	RS
REV	DATE	DESCRIPTION	DR

RECORD DRAWING

DB3

LEEDS

4th Floor, 10 South Parade, Leeds LS1 5QS.
T: 0113 244 6931 www.dbsgroup.com

CLIENT
GREENE KING

PROJECT
George and Dragon Redevelopment
Bath Road, Reading, RG30 2HA

TITLE
Proposed Site Furniture

CREATION DATE	SCALE @	DRN	CHK	APP	SUIT
Jan 2024	1:200 / 1:50	RS			
SHEET NO.					

16854 - DB3 - B01-00 - DR - A - 90-010

PROJECT NO | ORGANISATOR | ZONE | LEVEL | TYPE | ISSUE | NUMBER
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Proposed Kerb

(Refer Civil Engineer's Drawing - 8220244 - 1001 - External Works Layout - T2)

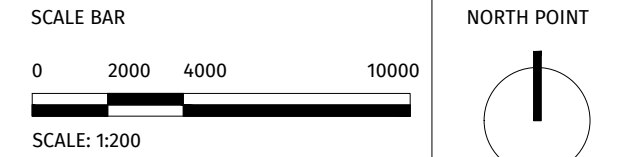
- Type 1 - Proposed 125x255mm precast concrete kerbs, Type HB2, laid with 125mm upstand unless noted otherwise.
- Type 2 - Proposed 125x150mm precast concrete bullnosed kerb, Type BN, laid with 0-6mm upstand at pedestrian crossings and with variable upstand where noted to enable smooth pedestrian paved area above.
- Type 3 - Proposed 50x150mm precast concrete edging, Type EF, laid flush with adjacent surfaces.
- Type 4 - Proposed double height precast concrete kerbs, type HB2, laid with 250mm upstand unless noted otherwise.

Note: Allow for transition kerb, left or right hand transitions to be used as appropriate.

Hard Surface Finishes

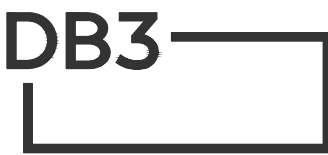
(Refer Civil Engineer's Drawing - 8220244 - 1001 - External Works Layout - T2)

- HEAVY DUTY ASPHALT CONSTRUCTION
40mm HRA 55/10 F surf 40/60 rec. to BS EN 13108-4:2016.
60mm AC20 Dense Bin 40/60 rec. to BS EN 13108-1:2016.
100mm AC32 Dense Base 40/60 rec. to BS EN 13108-1:2016.
150mm Type 1 Sub-base to MCHW1 Series 800.
*400mm 6F2/6F5 Capping to MCHW1 Series 800, with 1 no. layer of Tensar InterAx geogrid, TPB-1795, laid at formation.
*FOUNDATION DESIGN TO BE CONFIRMED BY TENSAR.
- MEDIUM DUTY ASPHALT CONSTRUCTION
40mm HRA 55/10 F surf 40/60 rec. to BS EN 13108-4:2016. 80mm AC20 Dense Bin 40/60 rec. to BS EN 13108-1:2016. 150mm Type 1 Sub-base to MCHW1 Series 800.
*400mm 6F2/6F5 Capping to MCHW1 Series 800, with 1 no. layer of Tensar InterAx geogrid, TPB-1795, laid at formation.
*FOUNDATION DESIGN TO BE CONFIRMED BY TENSAR.
- LIGHT DUTY ASPHALT CONSTRUCTION
40mm HRA 55/10 F surf 40/60 rec. to BS EN 13108-4:2016. 60mm AC20 Dense Bin 40/60 rec. to BS EN 13108-1:2016. 150mm Type 1 Sub-base to MCHW1 Series 800.
*400mm 6F2/6F5 Capping to MCHW1 Series 800, with 1 no. layer of Tensar InterAx geogrid, TPB-1795, laid at formation.
*FOUNDATION DESIGN TO BE CONFIRMED BY TENSAR.
- FLAG PAVED FOOTWAY CONSTRUCTION
400x400x50mm Marshalls 'Moordale' precast concrete paving slabs.
25mm Sharp sand to BS 7533-3 Category II of Annex. D.
150mm Type 1 Sub-base to MCHW1 Series 800.
- BIN STORE/ EVVYE SUBSTATION & RECTIFICATION UNIT
CONCRETE SLAB CONSTRUCTION
150mm* Concrete slab to structural engineer's drawings.
150mm Type 1 Sub-base to MCHW1 Series 800.
* Any equipment requiring a thicker base to have upstand plinth.
- Herringbone Paving Marshalls Keyblok 200x100x60mm across site entrance
- 400x400x50mm Marshalls Corduroy Tactile precast concrete paving at pedestrian crossings



F	03.02.25	As built issue	rs
REV	DATE	DESCRIPTION	DR CH

RECORD DRAWING



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CLIENT
GREENE KING

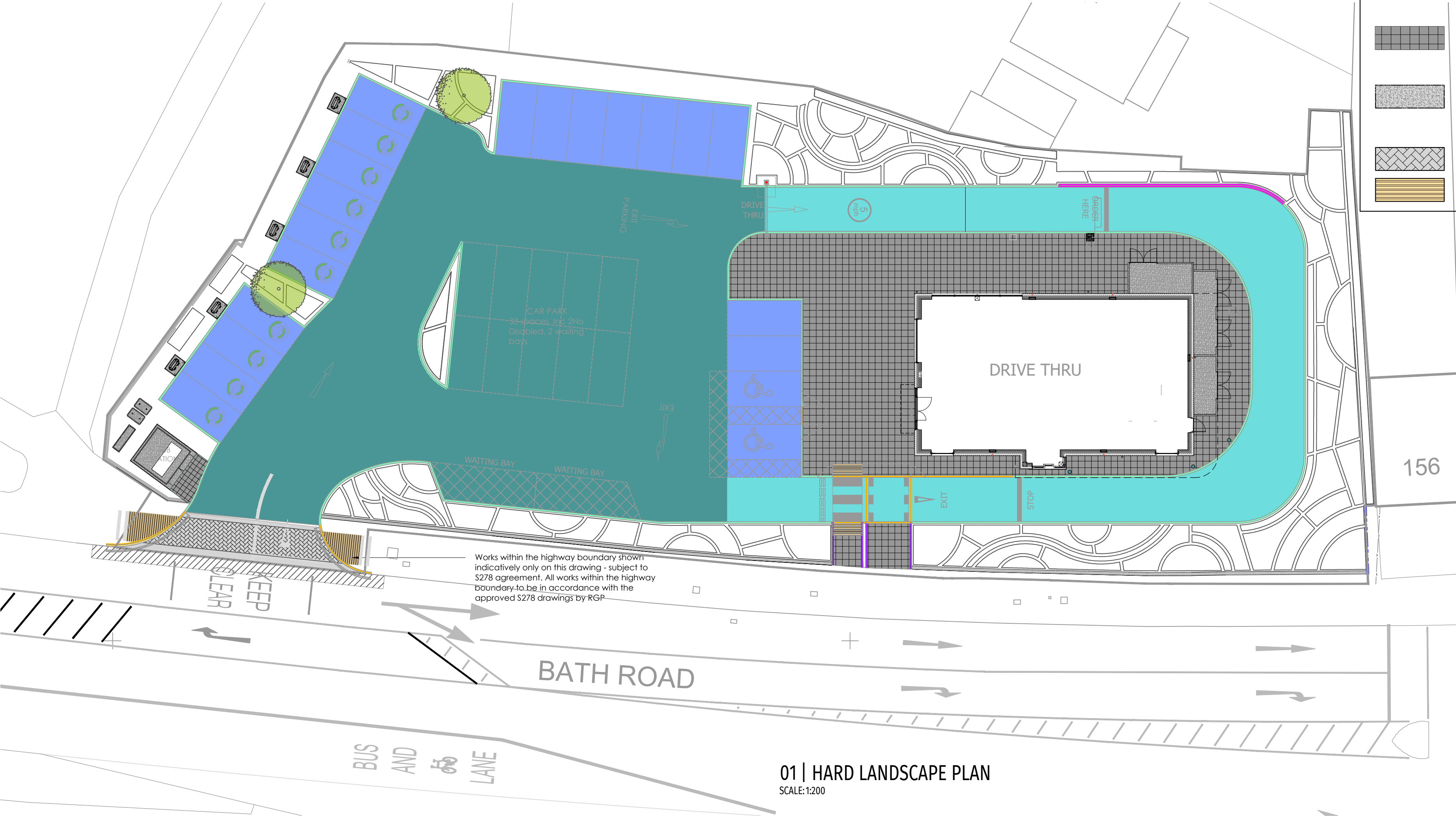
PROJECT
George and Dragon Redevelopment
Bath Road, Reading. RG30 2HA

TITLE
Proposed Hard Landscape Plan

CREATION DATE	SCALE @ A2	DRN	CHK	APP	SUIT
Jan 2024	1:200	rs			
SHEET NO.					REVISION
16854 - DB3 - B01 - 00 - DR - A - 90-005					F
PROJECT NO ORIGINATOR ZONE LEVEL TYPE ROLE NUMBER					

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External Lighting

Project Name: George & dragon, Reading

Project Stage: Post-Construction

Completed By: Mike Blewett

Date: 06.02.2025

[illegible]



Geocellular crate soakaway formed using
SDS Geolight 800 units.
Level invert: 53.420m
Unit dimensions: 11m x 15m x 0.75m (+600mm gravel trench)
Min. Cover Level: 54.82m AOD
Soakaway crate to be wrapped in permeable geotextile membrane to
prevent infiltration of fines. Refer to drainage construction details drawing.

Existing foul outfall serving the formed public house to
be retained. Retained sewers to be thoroughly cleaned,
inspected and repaired as necessary to prevent any
hindrance to the proposed drainage. Manhole cover to
be adjusted to suit proposed levels. New chamber cover
to be installed to allow for inlay of matching adjacent
paving. Existing connections that serve no purpose post
construction are to be suitably blocked up with no
hindrance to the retained network. Benching to be
adjusted and made good to suit proposed arrangement.

Internal sealed foul gullies
within external plant areas
shown indicatively only.
Architect to confirm
drainage requirements.

REFER TO ARCHITECT'S
DRAWINGS FOR SETTING OUT
OF DRAINAGE POSITIONS.

Grease trap to be fitted with high level alarm
(TBC). Alarm cable to be extended into building.
Location to be confirmed by the M&E Engineer.

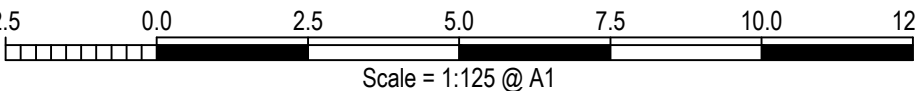
Indicative ground level vent pipe,
if required, shown for information
only. Location to be confirmed by
the Landscape Architect.

Indicative position for interceptor vent
pipe in landscape. Location to be
confirmed with Landscape Architect.

Full retention Class 1 interceptor, SPEL
Puraceptor P040/1CSC, or similar approved.
Incoming IL = 53.530
Outgoing IL = 53.470
Cover grade D400.
To be fitted with high level alarm. Control panel
and alarm to be extended into building. Refer to
Architect and M&E drawings for power supply and
high level alarm and control panel details and
location.

Works within the highway boundary subject
to S278 agreement. All works within the
highway boundary to be in accordance with
the approved S278 drawings by RGP.

- KEY**
- Proposed surface water sewer.
 - Proposed foul water sewer.
 - Existing foul water sewer to be retained. Sewer to be fully
cleaned out prior to reuse.
 - Surface water manhole.
 - Foul water inspection chamber.
 - Foul grease trap chamber, Trapzilla TZ600, or similar approved.
Control panel and alarm to be included in internal services
cupboard. Refer to M&E and Architect's drawings for details.
 - Proposed gully.
 - Proposed linear drainage channel, ACO MD100, or similar
approved, with sump outlet (OS) and silt bucket installed at
every outlet location.
 - Rainwater pipe. Refer to Architect's detailed drawings for exact
location and setting out.
 - Soil vent pipe. Refer to Architect's detailed drawings for exact
location and setting out.
 - Foul drainage gully. Refer to Architect's drawings for gully
requirements within external plant areas.
 - Geocellular crate soakaway. Details as shown on plan.
 - Full retention separator, SPEL Puraceptor P040/1CSC, or
similar approved.
 - Foul connection sleeved through foundations. The contractor is
to set out sleeves prior to pouring of foundations. Refer to
structural engineers drawings and drainage details.



- NOTES**
- This drawing is to be in conjunction with all relevant documents and
specifications.
 - Dimensions not to be scaled.
 - Refer to the Architect's drawings for details of all above ground drainage,
including internal floor gullies.
 - Refer to the Architect's drawings for details and setting out of rainwater
pipe and foul slab penetrations.

AS-BUILT

This drawing has been prepared based on the last Construction
issue drawing and the information made available by the contractor
at the time of creating. Glanville assumes no responsibility for the
accuracy of this record drawing or for any errors or omissions that
may be included as a result of the information provided to us.

Z1	As-built information.	06/02/2024	SM	LM/KR
Rev.	Description	Date	By	Chkd
Civil Engineering Structural Engineering Transport Planning Highways Engineering Building Surveying Geomatics Hertfordshire Oxfordshire Cambridgeshire Bristol				
Client:  GREENE KING Brewery of London				
Project: Greggs, Bath Road Reading				
Title: Drainage Layout				
Engineer: L. Moxon		Date: February 2025		
Director: K. Rayner		Scale: 1:125 @ A1		
Status: AS-BUILT				
Drawing No. 8220244 - 1201				Rev Z1

Phoebe Marshall

From: James Morley <james@concept-mep.co.uk>
Sent: 11 February 2025 08:58
To: Phoebe Marshall; Paul Curlett
Cc: Shane McNulty; Yvette Murray @ DW Health & Safety
Subject: Re: George & Dragon Reading - Practical Completion- Site Security Until Lease Completion [Filed 11 Feb 2025 09:09]
Attachments: V200V210Specsheet-1.pdf
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Filed by Mail Manager

Hi Phoebe,

Thames Water were unable to connect the site unfortunately as they hit a lot of concrete in the footpath covering the main and were taking a long time to come up with an alternative which would have left the site without water well past PC date and required new on site excavations.

Therefore we managed to repurposed the existing pub water supply for the Greggs. As such Thames water haven't carried out any works or provided any certification as the supply is the existing one.

The existing meter that has been used is a Honeywell Elster V210 Q2.5 max flow unit though if that helps. Datasheet attached.

Kind Regards,

James



James Morley

+44 (0) 1780 917167

www.concept-mep.co.uk

Unit 2, Tinwell Business Park, Steadfold Lane, Tinwell, PE9 3UN

From: Phoebe Marshall <Phoebe.Marshall@viroconsult.com>
Date: Tuesday, 11 February 2025 at 08:47
To: Paul Curlett <paul@kmaqs.co.uk>, James Morley <james@concept-mep.co.uk>
Cc: Shane McNulty <ShaneMcNulty@greeneking.co.uk>, Yvette Murray @ DW Health & Safety <yvette@dwhsLtd.co.uk>
Subject: RE: George & Dragon Reading - Practical Completion- Site Security Until Lease Completion

Hi James,

Is it possible to obtain details of the water meter from Thames Water please? E.g. water meter, installation docs etc?

Kind regards

Phoebe Marshall (She/Her) | **Viro** | Senior Sustainability Consultant

Suite 3, Churchgate Court, 3 Church Rd, Whitchurch, Cardiff, CF14 2DX