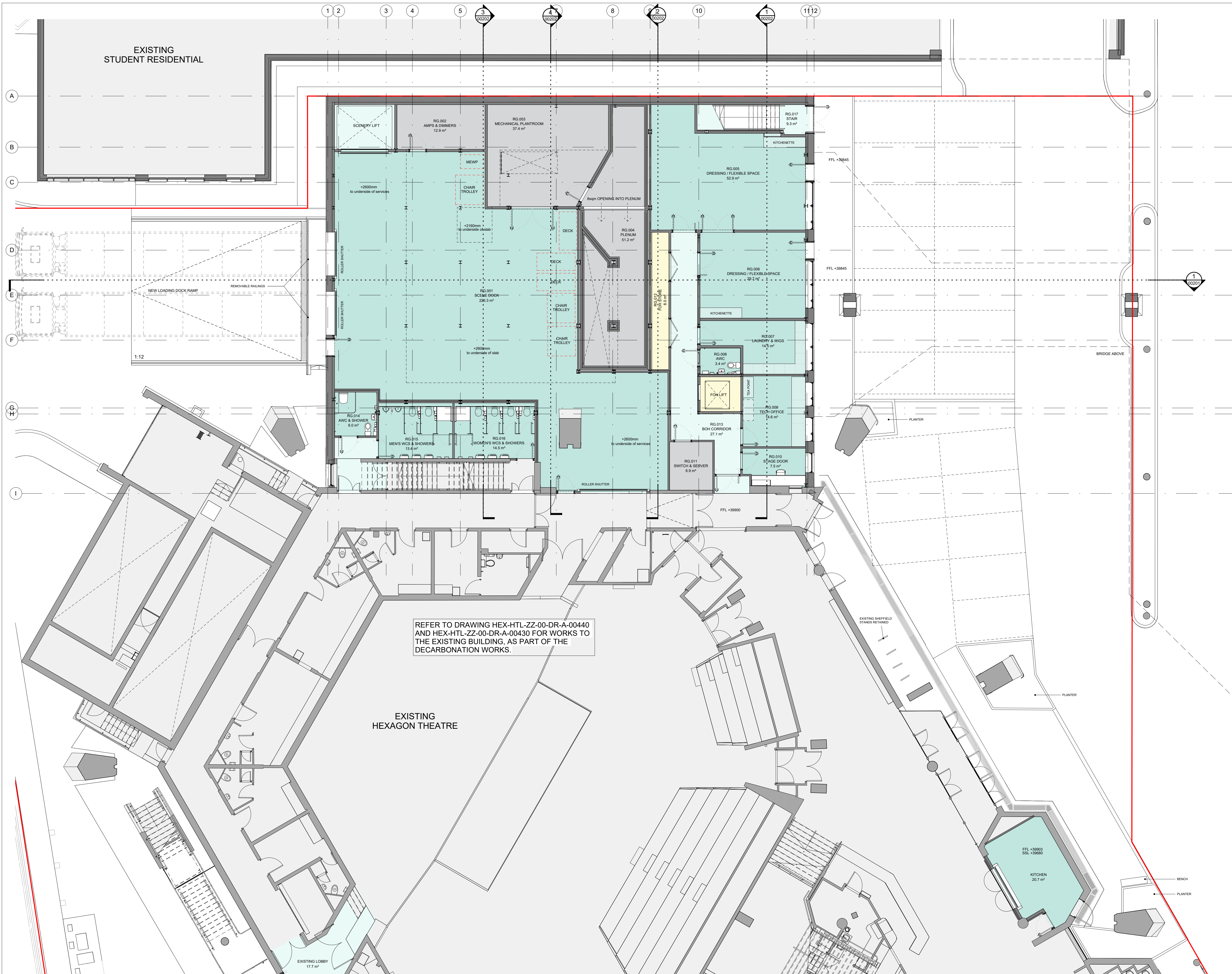


Appendix C: Proposed site plans



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THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.

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NOTES

TO BE READ IN CONJUNCTION WITH GA PLANS, SECTIONS AND ELEVATIONS.

- Auditorium
- Studio
- FOH
- FOH Support
- BOH
- BOH Circulation
- Plant

Existing building fabric

Proposed building fabric

Storage shown indicatively

Red line site boundary

N

Scale 1:100 0 1m 5m

T1	10/01/25	ISSUED FOR TENDER
REV	DATE	DESCRIPTION

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JOB 2323 HEXAGON THEATRE, READING

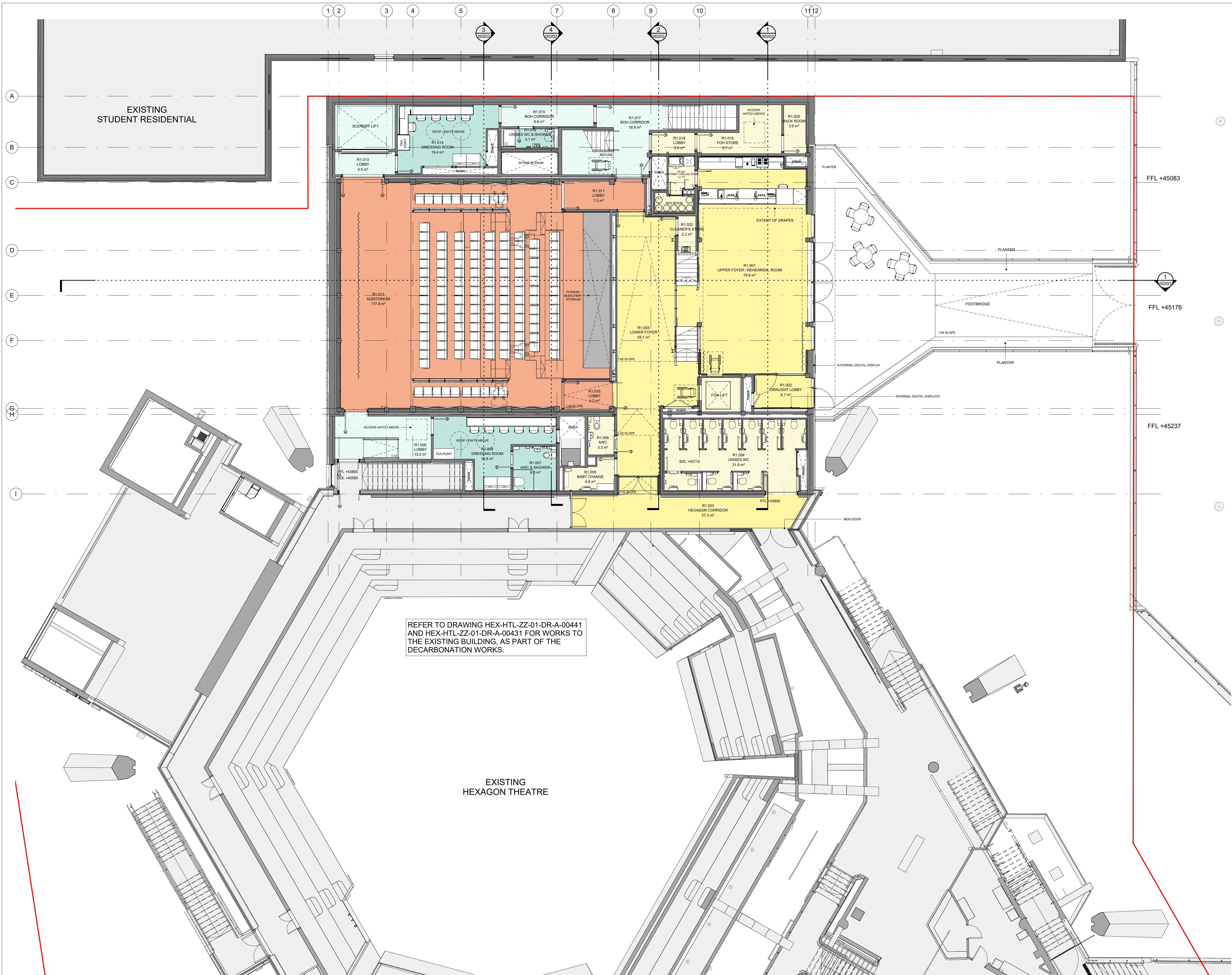
DRG PROPOSED G+0 PLAN

DRG No HEX-HTL-ZZ-00-DR-A-00100 REV T1

SCALE 1:100@A1 1:200@A3 DATE 10/01/25

DRAWN HTL INSPECTED BY JM / LP

STATUS TENDER



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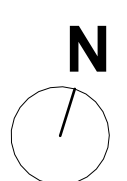
NOTES

TO BE READ IN CONJUNCTION WITH GA PLANS, SECTIONS AND ELEVATIONS.

- Auditorium
- Studio
- FOH
- FOH Support
- BOH
- BOH Circulation
- Plant

- Existing building fabric
- Proposed building fabric

- Storage shown indicatively
- Red line site boundary



Scale 1:100 0 1m 5m

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DRG PROPOSED G+1 PLAN

DRG No: HEX-HTL-ZZ-01-DR-A-00101 REV T1

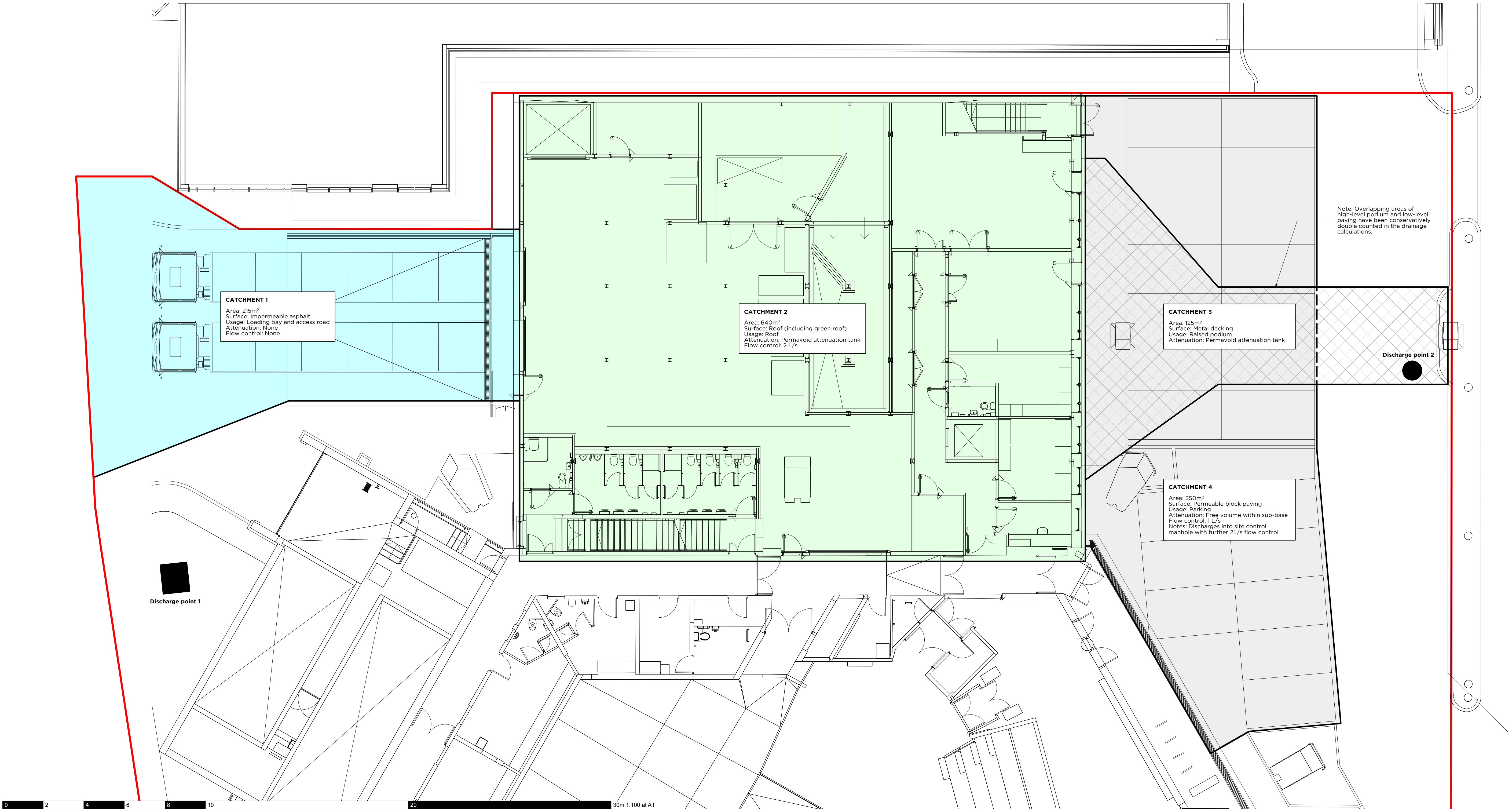
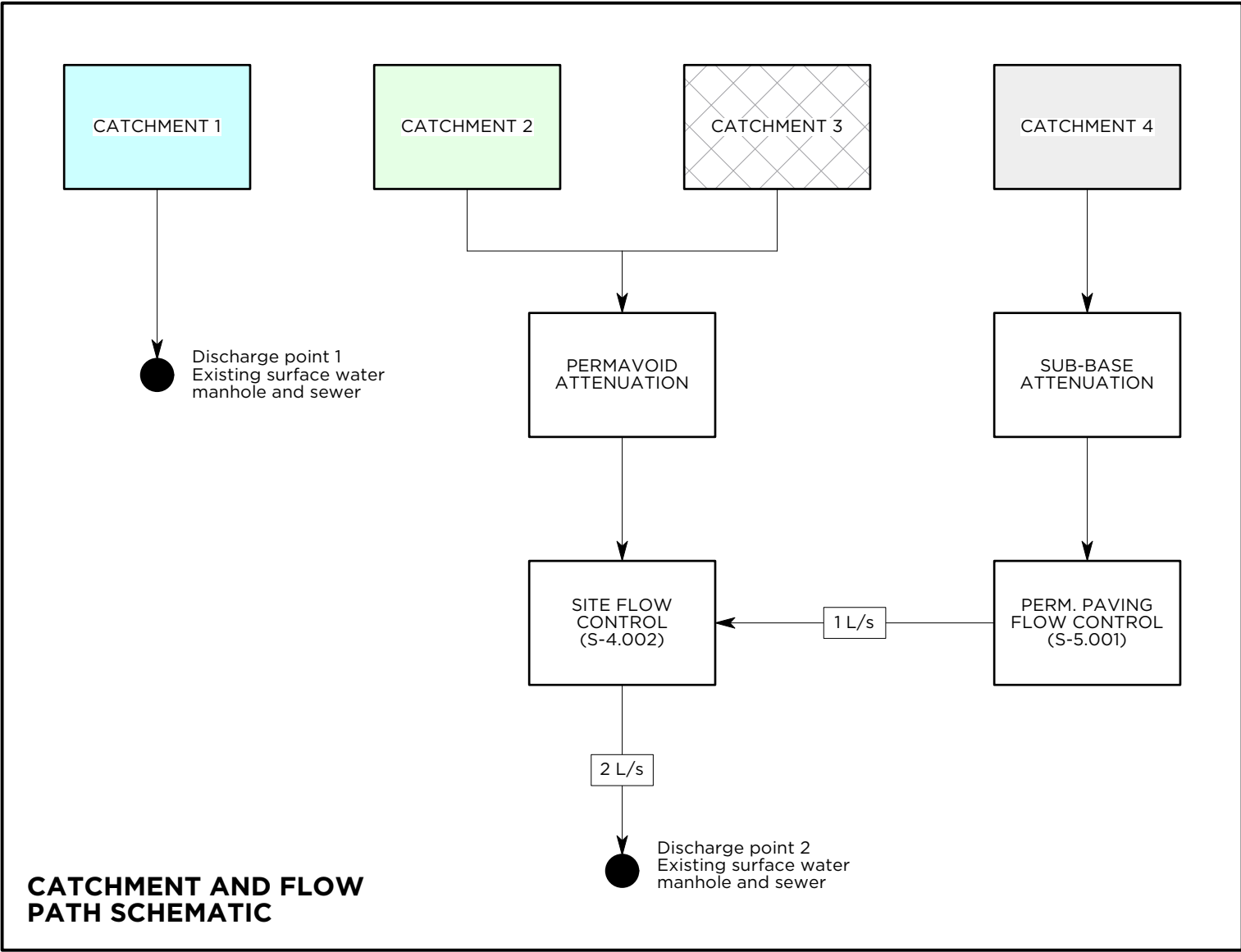
SCALE 1:100@A1 1:200@A3 DATE 10/01/25

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STATUS TENDER

TENDER

Appendix D: Proposed drainage strategy layouts



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Work only to figured dimensions. If in doubt, ask.

Unless noted otherwise, all dimensions in millimeters, all levels in meters.

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Rev	Date	By	Description
C01	05.09.25	JP	Issued for discharge of planning conditions

Date	Scale	Format
Sept '25	1:100	A1
Drawn	Reviewed	Approved
JP	TD	RH

Work Stage & Reason For Issue
Stage 5
Construction
Architect
Haworth Tompkins

Client
Reading Borough Council

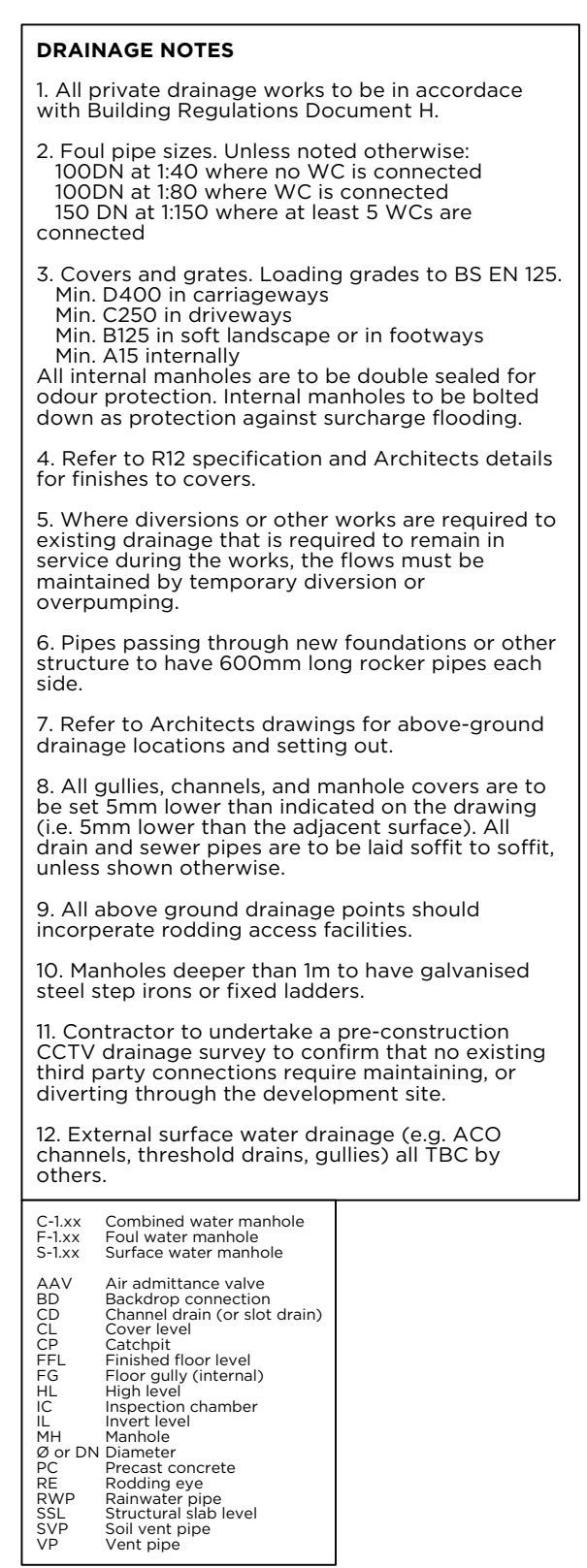
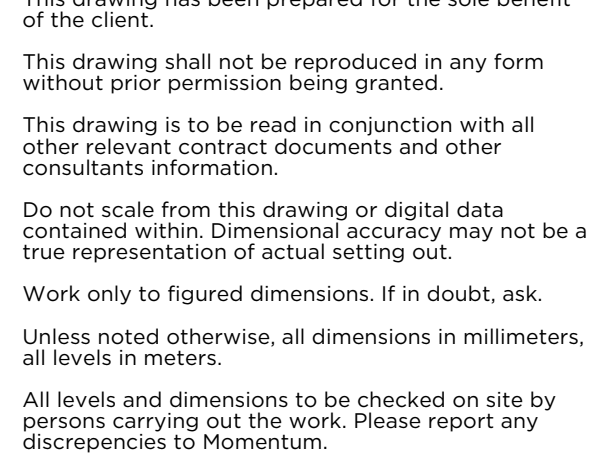
Project Number & Title
5544
Hexbox

Sheet Number & Title
62000
Below Ground Drainage
Proposed Surface Water
Catchments

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Document Reference
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C01



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Jan '25	1:50	A1
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JP	TD	RH

Work Stage & Reason For Issue

Stage 5

Construction

Architect

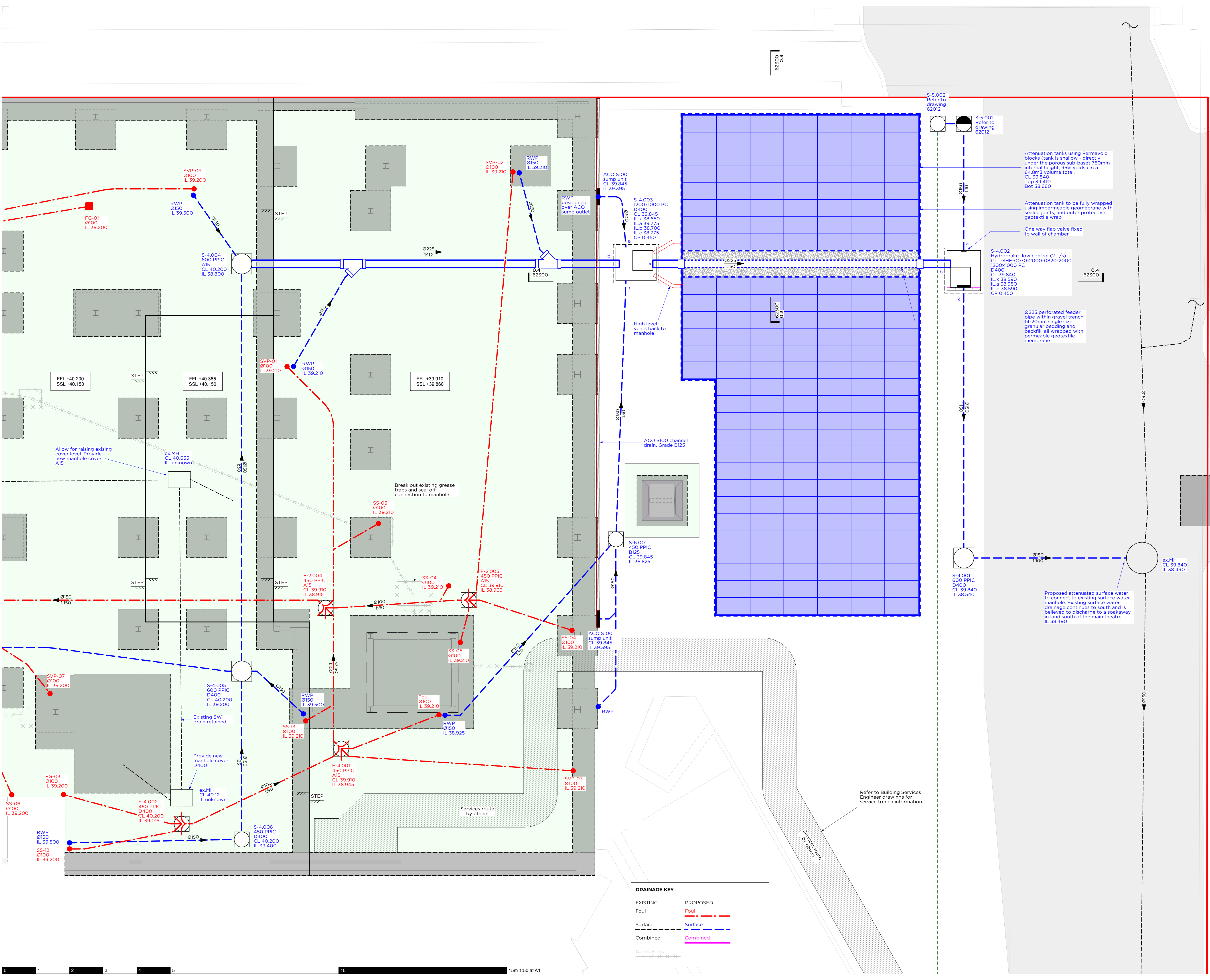
Haworth Tompkins

Client

Reading Borough Council

Project Number & Title
5544
Hexbox

Sheet Number & Title
62010
Below Ground Drainage
Proposed
Sheet 1



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DRAINAGE NOTES

- All private drainage works to be in accordance with Building Regulations Document H.
- Foul pipe sizes. Unless noted otherwise: 100DN at 1:40 where no WC is connected 100DN at 180 where WC is connected 150 DN at 1:150 where at least 5 WCs are connected
- Covers and grates. Loading grades to BS EN 125. Min. D400 in carriageways Min. C250 in driveways Min. B125 in soft landscape or in footways Min. A15 internally All internal manholes are to be double sealed for odour protection. Internal manholes to be bolted down as protection against surcharge flooding.
- Refer to R12 specification and Architects details for finishes to covers.
- Where diversions or other works are required to existing drainage that is required to remain in service during the works, the flows must be maintained by temporary diversion or overpumping.
- Pipes passing through new foundations or other structure to have 600mm long rocker pipes each side.
- Refer to Architects drawings for above-ground drainage locations and setting out.
- All gullies, channels, and manhole covers are to be set 5mm lower than indicated on the drawing (i.e. 5mm lower than the adjacent surface). All drain and sewer pipes are to be laid soffit to soffit, unless shown otherwise.
- All above ground drainage points should incorporate rodding access facilities.
- Manholes deeper than 1m to have galvanised steel step irons or fixed ladders.
- Contractor to undertake a pre-construction CCTV drainage survey to confirm that no existing third party connections require maintaining, or diverting through the development site.
- External surface water drainage (e.g. ACO channels, threshold drains, gullies) all TBC by others.

C-1xx	Combined water manhole
F-1xx	Foul water manhole
S-1xx	Surface water manhole
AAV	Air admittance valve
BD	Backstop connection
CD	Channel drain (or slot drain)
CL	Cover level
CP	Catchpit
F-FL	Finished floor level
FL	Floor gully (internal)
HL	High level
IC	Inspection chamber
IL	Invert level
MH	Manhole
Ø or DN	Diameter
PC	Precast concrete
RE	Rodding eye
RWP	Rainwater pipe
SSL	Structural slab level
SVP	Soil vent pipe
VP	Vent pipe

Rev	Date	By	Description
C01	05.09.25	JP	Issued for discharge of planning conditions

Date	Scale	Format
Jan '25	1:50	A1
Drawn	Reviewed	Approved
JP	TD	RH
Work Stage & Reason For Issue		
Stage 5 Construction		
Architect		
Haworth Tompkins		
Client		
Reading Borough Council		

Project Number & Title

5544

Hexbox

Sheet Number & Title

62011

Below Ground Drainage Proposed Sheet 2

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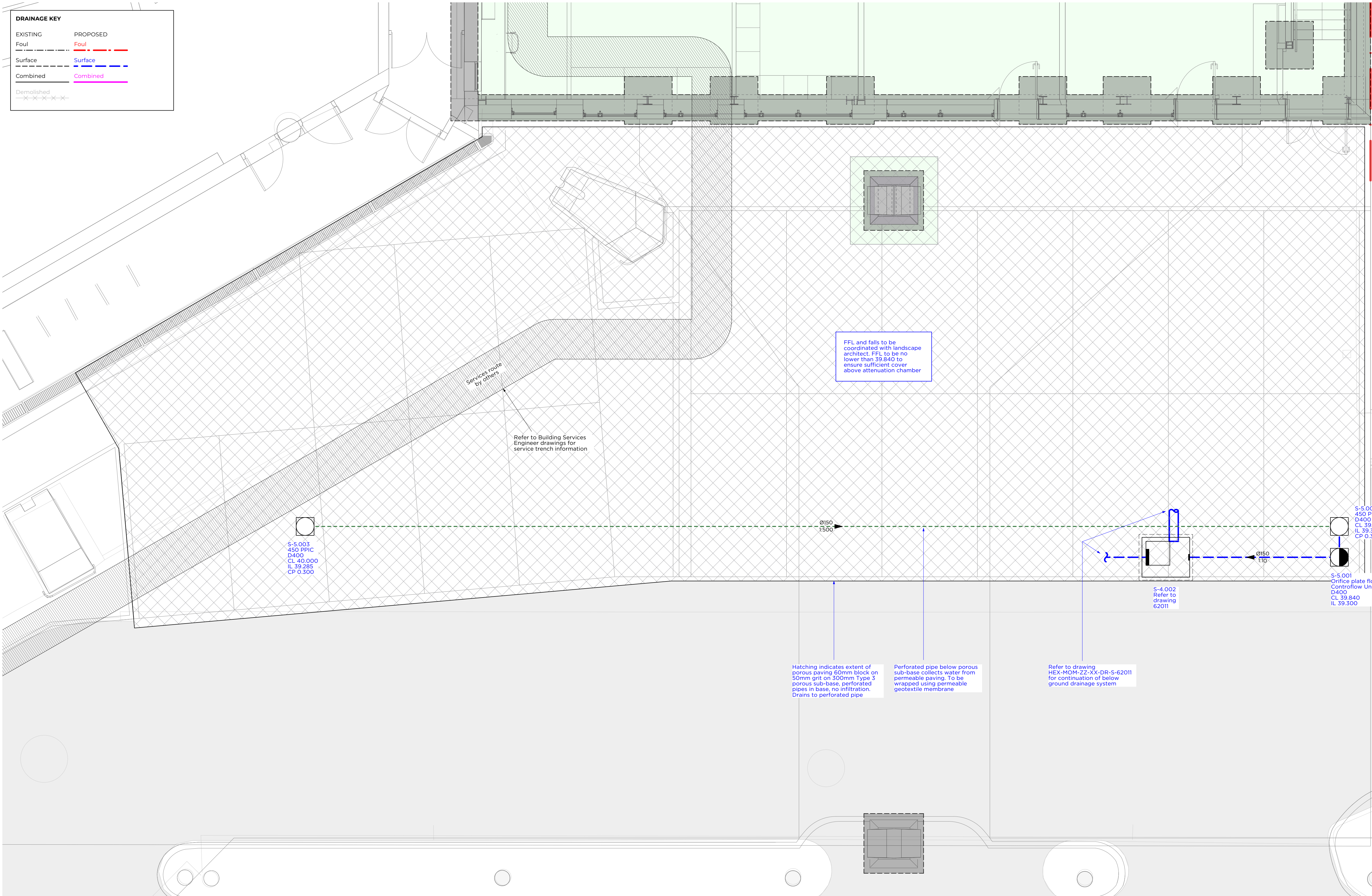
Document Reference

HEX-MOM-ZZ-XX-DR-S-62011

C01

DRAINAGE KEY

EXISTING	PROPOSED
Foul	Foul
Surface	Surface
Combined	Combined
Demolished	



DRAINAGE KEY	
EXISTING	PROPOSED
Foul	Foul
Surface	Surface
Combined	Combined
Demolished	

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F-1xx	Foul water manhole
S-1xx	Surface water manhole
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BD	Backstop connection
CD	Channel drain (or slot drain)
CL	Cover level
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FFL	Finished floor level
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HL	High level
IC	Interception chamber
IL	Invert level
MH	Manhole
Ø or DN	Diameter
PC	Precast concrete
RE	Rodding eye
RWP	Rainwater pipe
SSL	Structural slab level
SVP	Soil vent pipe
VP	Vent pipe

Rev	Date	By	Description
C01	05.09.25	JP	Issued for discharge of planning conditions

Date	Scale	Format
Sept '25	1:50	A1
Drawn	Reviewed	Approved
JP	TD	RH

Work Stage & Reason For Issue

Stage 5
Construction

Architect

Haworth Tompkins

Client

Reading Borough Council

Project Number & Title

5544
Hexbox

Sheet Number & Title

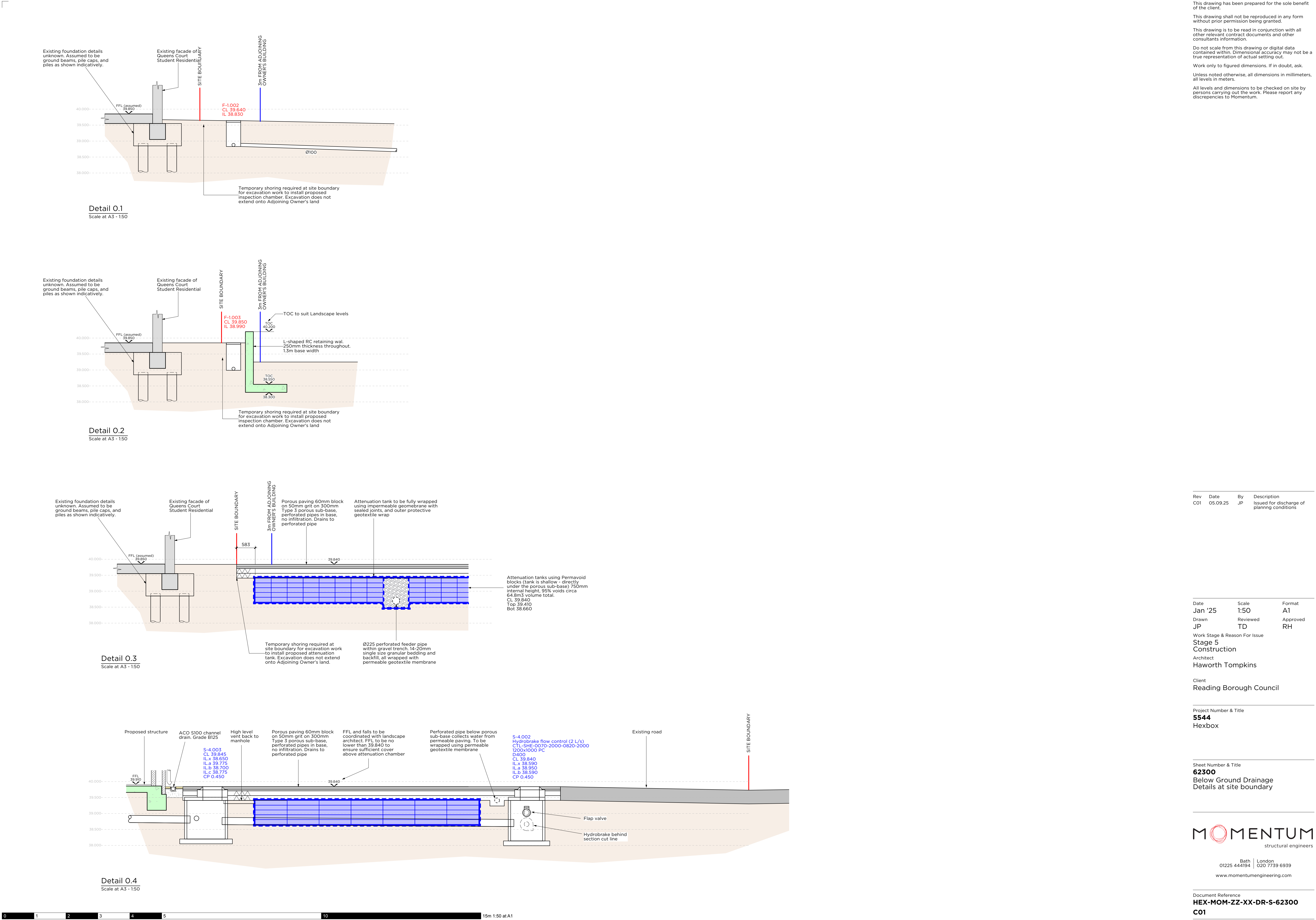
62012
Below Ground Drainage
Proposed
Sheet 3

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Rev	Date	By	Description
C01	05.09.25	JP	Issued for discharge of planning conditions

Date	Scale	Format
Jan '25	1:50	A1
Drawn	Reviewed	Approved
JP	TD	RH

Work Stage & Reason For Issue
Stage 5
Construction
Architect
Haworth Tompkins

Client
Reading Borough Council

Project Number & Title
5544
Hexbox

Sheet Number & Title
62300
Below Ground Drainage
Details at site boundary

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Document Reference
HEX-MOM-ZZ-XX-DR-S-62300
C01

Appendix E: Exceedance flow routes

Proposed parking falls away from building to tie into existing levels at edge of roadway

Proposed access ramp to the western loading dock - falls down toward building. In exceedance, this low area will flood until drained by channel drain but water will not enter building (Floor level is 820mm above base of loading dock ramp)
Water will escape to the west if levels rise to around 39.60m

NOTES
TO BE READ IN CONJUNCTION WITH GA PLANS, SECTIONS AND ELEVATIONS.
Scale 1:100
Auditorium
Studio
FOH
FOH Support
BOH
BOH Support
Plant
Existing roadway falls to north toward undercroft. No change from current exceedance route

Existing roadway falls to east from high point at 40.0m. No change from current exceedance route

Existing paving falls to west. Area to be repaved to similar levels. No change from current exceedance route

Existing levels and large channel drain along face of existing theatre building retained. No change to levels or exceedance risk

Existing highway falls to north past site entrance. No change from current exceedance route

Ground level exceedance flow routes

Project Number & Title
5544
HexBox

Sheet Number & Title
Exceedance flow routes

Drawn
TG

Reviewed
EA

Approved
RH

Date
Dec 23

Scale
NTS

Format
PDF

Document Reference
HEX-MOM-ZZ-XX-RP-C-12001
APPENDIX E Rev 01

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