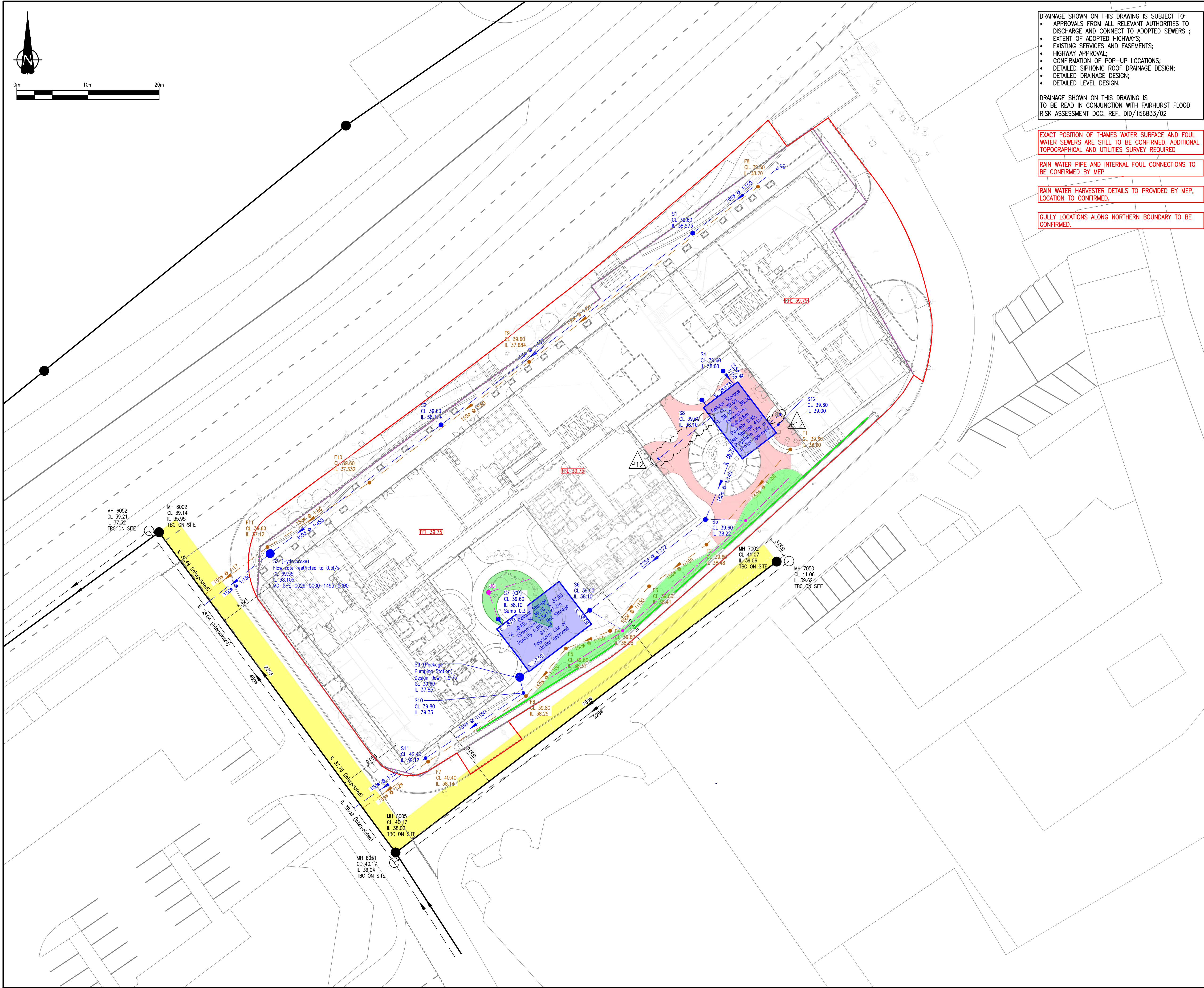




DRAINAGE SHOWN ON THIS DRAWING IS SUBJECT TO:

- 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.

GULLY LOCATIONS ALONG NORTHERN BOUNDARY TO BE 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, SY743-275-0001 – 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

P13	23/10/23	RAIN GARDEN ADDED ALONG FOOTPATH	JH	JG	JG
P12	01/01/24	REVISED TO SUIT NEW SITE LAYOUT + PERMEABLE PAVING CONNECTIONS. AS CLOUED.	HW	FM	JG
P11	16/05/23	REVISED TO SUIT NEW SITE LAYOUT.	FM	JG	JG
P10	02/05/23	DISTANCE FROM FACE OF BUILDING TO THAMES WATER ASSET ADDED.	FM	JG	JG
F09	05/01/23	SITE OWNERSHIP BOUNDARY UPDATED, PERMEABLE PAVING REVISED TO SUIT NEW BOUNDARY. AS CLOUED.	FM	JG	JG

Rev.	Date	Description	Drwn.	Chkd.	Appd.
Client:					
FAIRHURST					
1 Arngrove Court Barnack Road, Newcastle-upon-Tyne NE4 6DB Tel: 0191 221 0505 Fax: 0844 381 4412					
JOHN LEWIS PARTNERSHIP					

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

Drawing Title:
PROPOSED DRAINAGE LAYOUT

Scale of 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: P13