

MEMO

Project name **Station Hill Phase 1**
Project no. **1620004716**
Client **PIC E&F PROPCO LLP**
To **Reading Borough Council**
From **Keith Jones**

Storm Water Drainage Supplementary Memo

Date 05/05/26

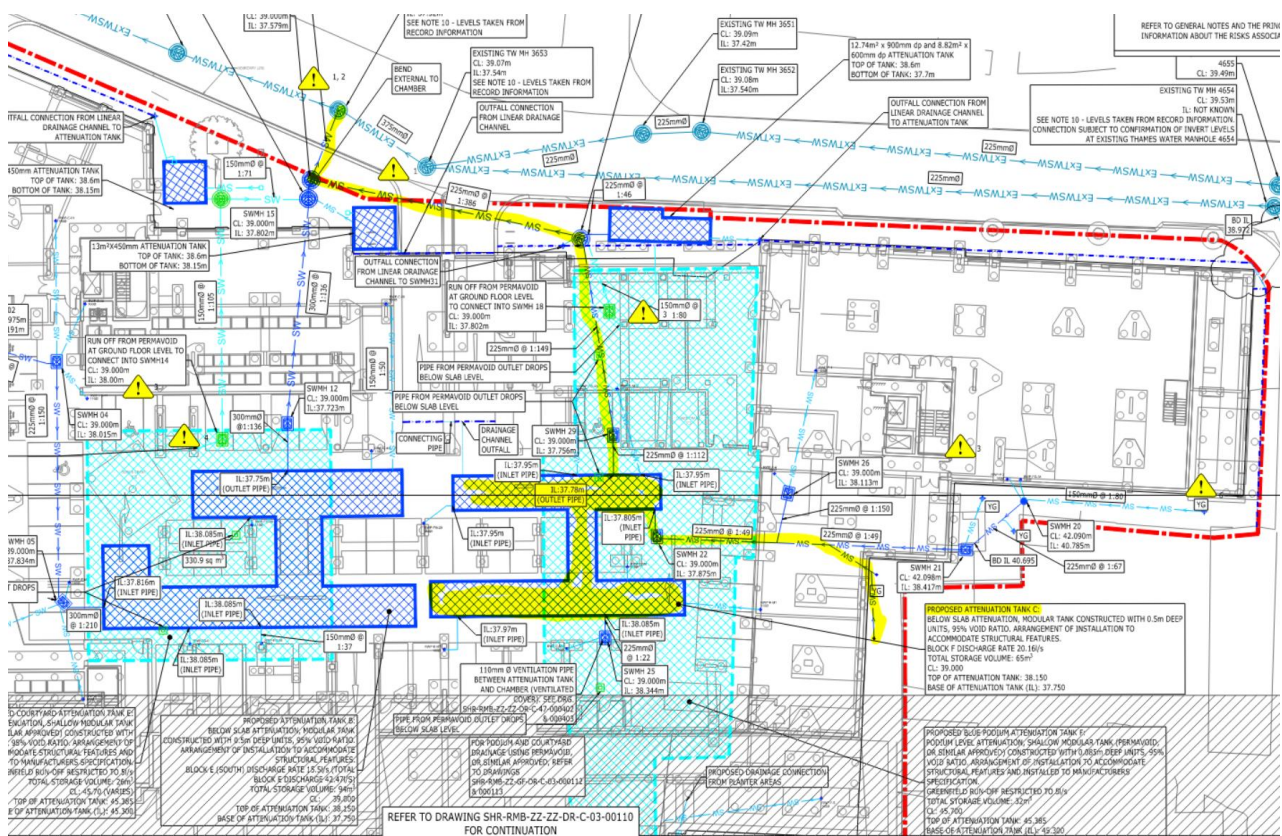
This memo outlines the minor modifications proposed to the storm water drainage network with the introduction of a secondary escape stair external to Block F.

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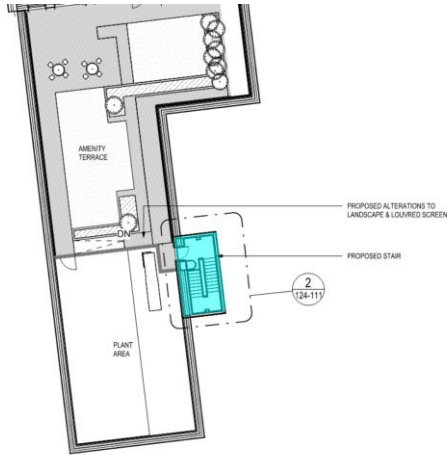
The approved Station Hill Phase 1 Drainage Strategy and SUDS Requirement is set out in Ramboll report SHR-RAM-XX-RP-C-000002 dated April 2020.

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The existing condition is for any surface water at the rear of block F be collected in the lower ground gullies and fed into the below ground attenuation network via Tank C, then discharged into the public network via the flow controlled connection on Garrard Street. The route is highlighted below in the extract from Ramboll drawing SHR-RMB-ZZ-ZZ-DR-C-03-000111.

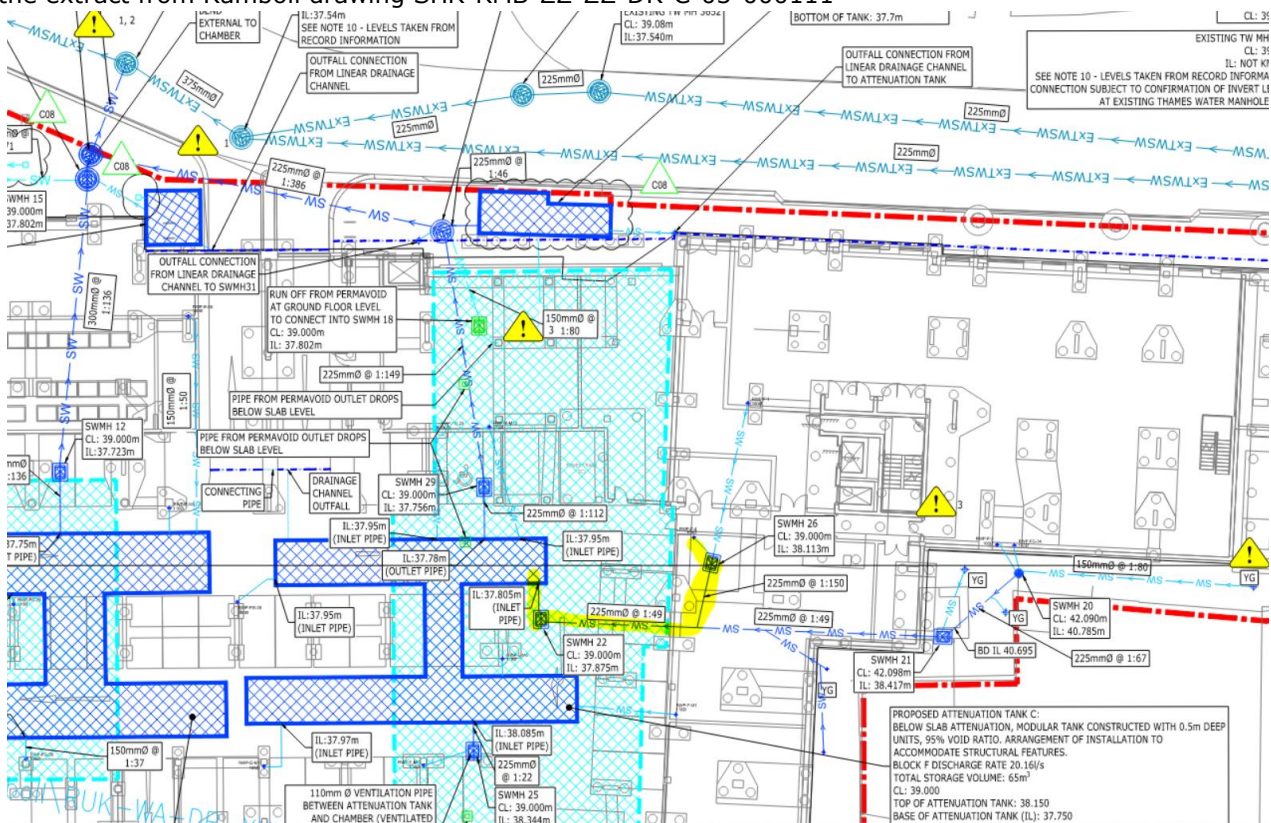


The introduction of the additional escape stair to the rear of Block F means that an area of approximately 18m² (3m by 6m) on plan, highlighted in blue, will drain from the roof of the escape stair onto the existing roof of Block F.

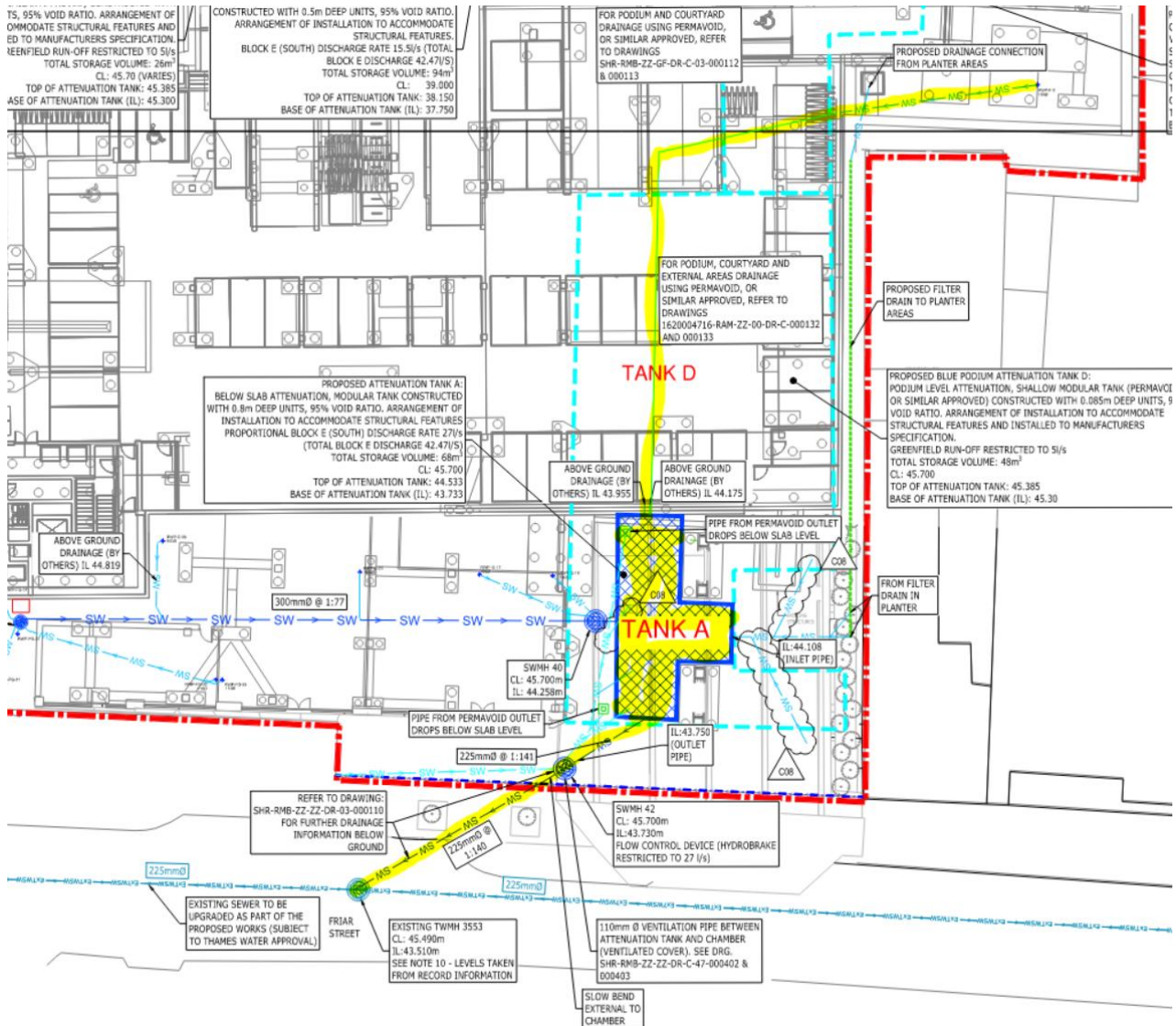


The existing drainage of the roof area is via two roof gullies (RWP-F-4 and RWP-F-5) to the north and south of the existing roof area. The existing roof area is approximately 405m² and therefore the additional 18m² represents a 4.5% increase in roof area to be drained by the two roof gullies. This change in area is considered negligible for the design of the above ground drainage network RWP-F-4 and RWP-F-5.

The RWP-F-4 above ground network feeds into the same attenuation tank C as the existing gullies to the rear of Block F. Hence no impact on the below ground drainage. The route is highlighted below in the extract from Ramboll drawing SHR-RMB-ZZ-ZZ-DR-C-03-000111



The RWP-F-5 above ground network feeds into the attenuation tank A which discharges into the public drainage network on Friars Street via a flow control device. The route is highlighted below in the extract from Ramboll drawing SHR-RMB-ZZ-ZZ-DR-C-03-000110



The maximum possible increase in area being drained via a tank A is 18m² compared to a total area currently drained of approximately 150m² (Block F roof plant) + 980m² (Block E south roof). Hence this represents a total increase in drained roof area of 1.5%. This is considered negligible for the drainage design of attenuation tank A.

In conclusion, the introduction of the additional external escape stair to Block F is not considered to have any impact on the drainage design for Phase 1 Station Hill.