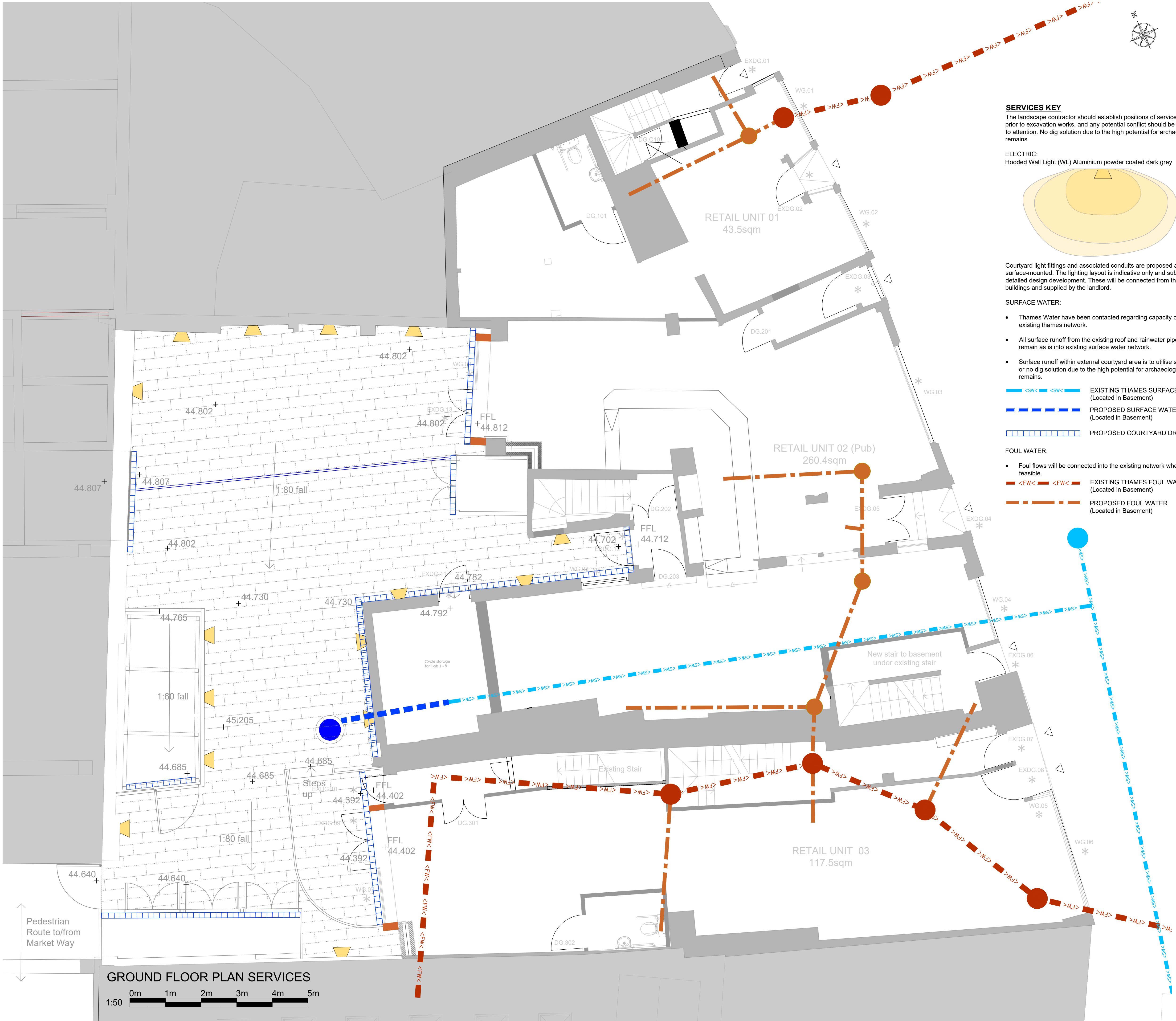


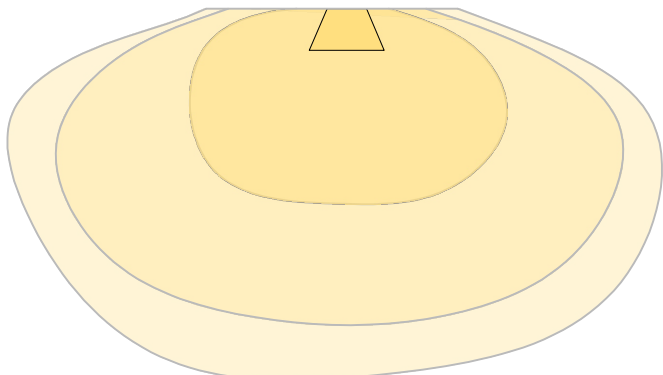


SERVICES KEY

The landscape contractor should establish positions of services on site prior to excavation works, and any potential conflict should be brought to attention. No dig solution due to the high potential for archaeological remains.

ELECTRIC:

Hooded Wall Light (WL) Aluminium powder coated dark grey



Courtyard light fittings and associated conduits are proposed as surface-mounted. The lighting layout is indicative only and subject to detailed design development. These will be connected from the buildings and supplied by the landlord.

SURFACE WATER:

- Thames Water have been contacted regarding capacity of existing thames network.
- All surface runoff from the existing roof and rainwater pipes will remain as is into existing surface water network.
- Surface runoff within external courtyard area is to utilise shallow or no dig solution due to the high potential for archaeological remains.

- <SW> EXISTING THAMES SURFACE WATER (Located in Basement)
- PROPOSED SURFACE WATER (Located in Basement)
- PROPOSED COURTYARD DRAINAGE

FOUL WATER:

- Foul flows will be connected into the existing network where feasible.
- <FW> EXISTING THAMES FOUL WATER (Located in Basement)
- PROPOSED FOUL WATER (Located in Basement)

Notes:

do not scale:
Detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

Product data sheet

Product description
Luminaire made of aluminium alloy, aluminium and stainless steel
BSA Constant Output technology
Colour: anthracite / dark grey
Max safety glass
BSA Constant Output

Technical data
Luminaire connected wattage: 300W
Luminaire connected wattage: 300W
Colour rendering index: CRI > 90
Rated temperature: -25°C to +50°C
Ambient temperature: The colour temperature of the luminaire can be set optionally to 3000K and 4000K.
Consider at colour temperature: 3000K
Module luminous flux: 3000lm
Luminaire luminous flux: 3000lm
Luminaire luminous efficacy: 100lm/W

Application
Wall luminaire for green-free lighting of walls, traffic areas and house entrances.
Very compact luminaire with excellent lighting quality.

Lighting technology
Luminaire with green-free lighting of walls, traffic areas and house entrances.
Very compact luminaire with excellent lighting quality.

BSA Constant Output
BSA Constant Output is an advanced lighting system that is highly responsive to use and time. The double external area, including glass, aluminium and others, show no effects of ageing, even under extreme conditions of high temperature and UV radiation.

Article No. 22260
Colour: anthracite / dark grey
Article number: 22260

Light distribution
BSA Constant Output is an advanced lighting system that is highly responsive to use and time. The double external area, including glass, aluminium and others, show no effects of ageing, even under extreme conditions of high temperature and UV radiation.

FULL PLANNING CONSENT
revisions:
A - 17.03.2026 - Revised to suit Full Planning, Condition 16 - KS

Client:
Mountley Group

Project:
27 - 32 Market Place
Reading

Description:
Site Plan
Ground Floor Plan Services
(Drainage & Electric)

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Drawn:
JC
Scale:
1:50
Date:
19.01.2025
Sheet:
SHEET

Job dwg. no:
JW1077-251
Rev:
A

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