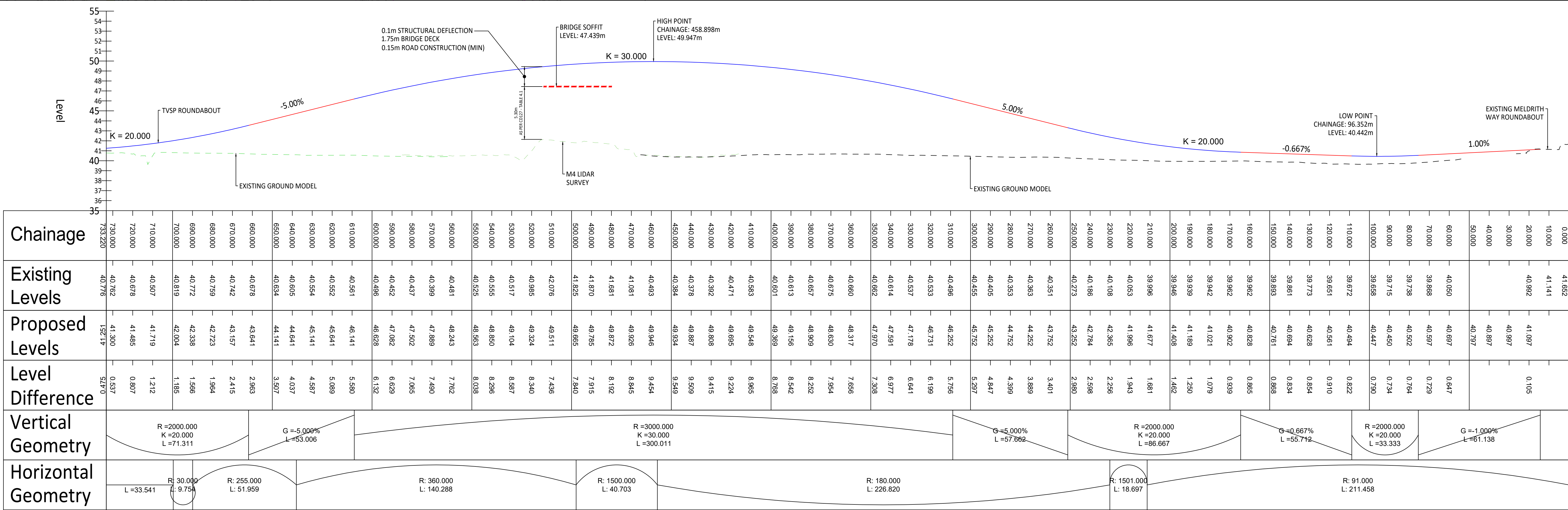
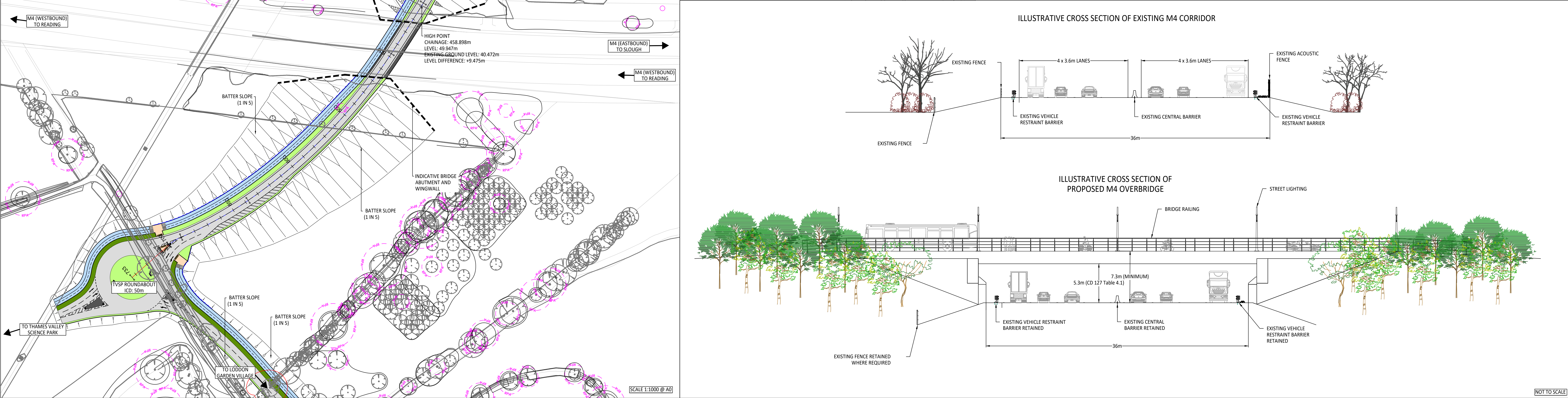
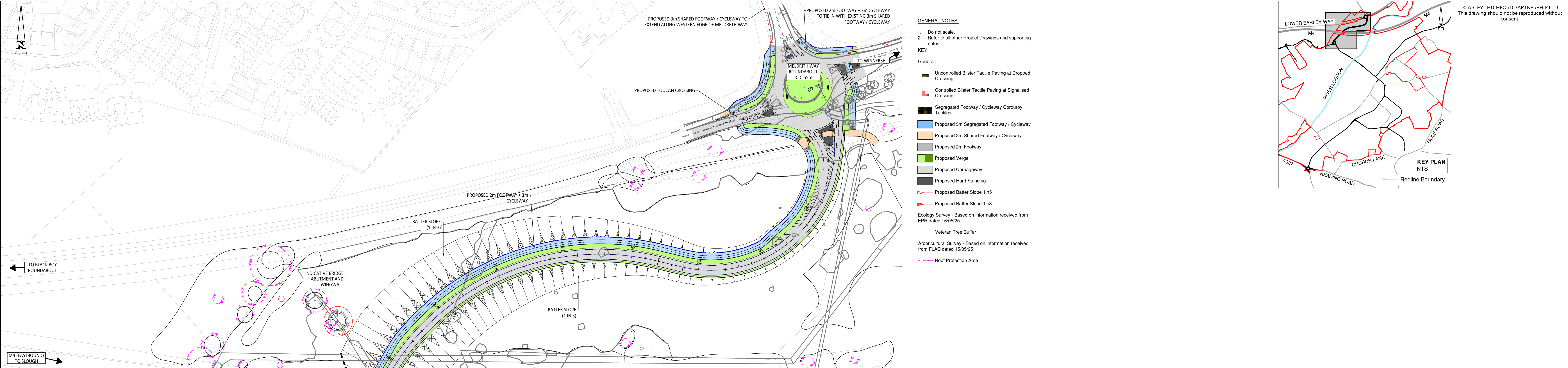
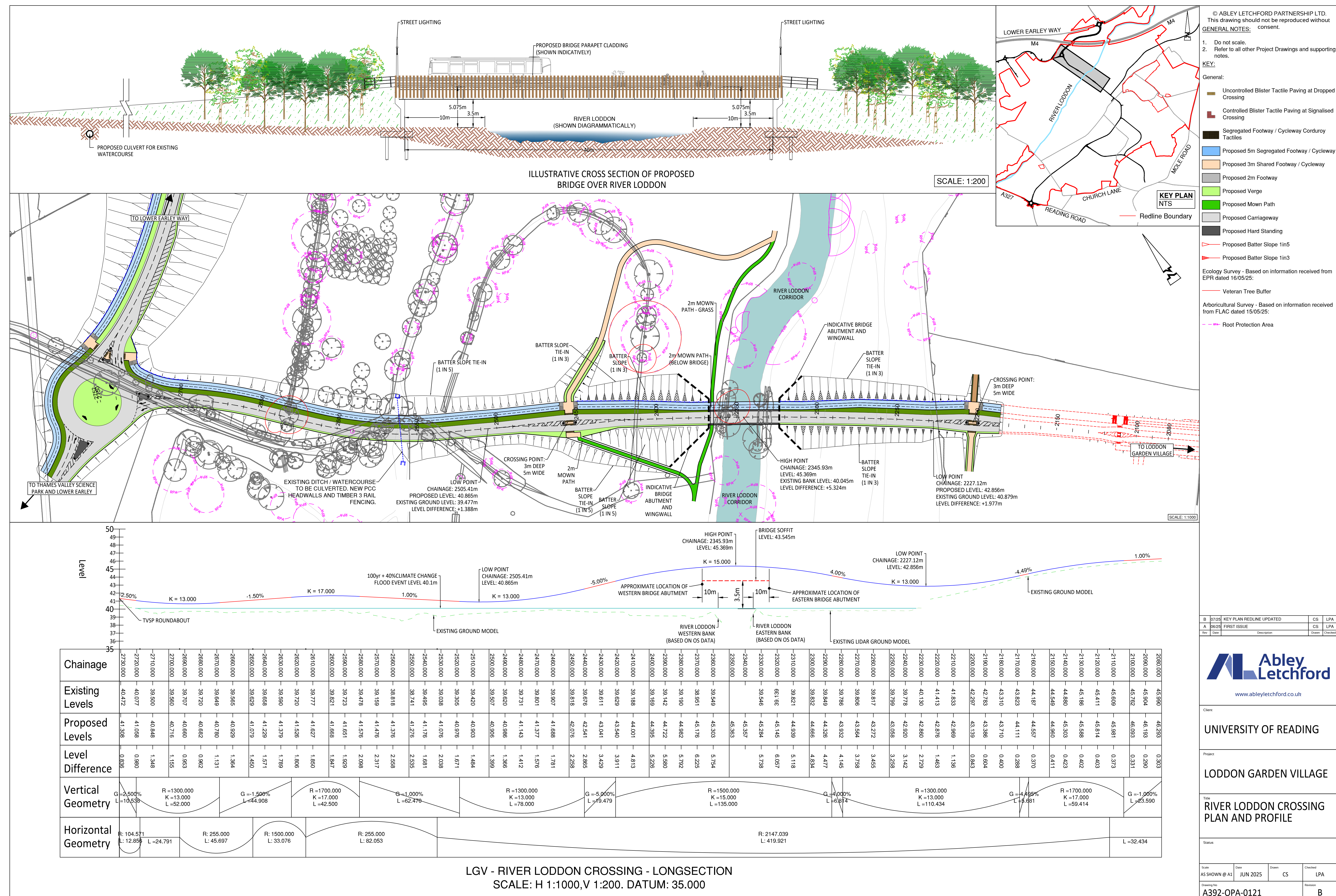
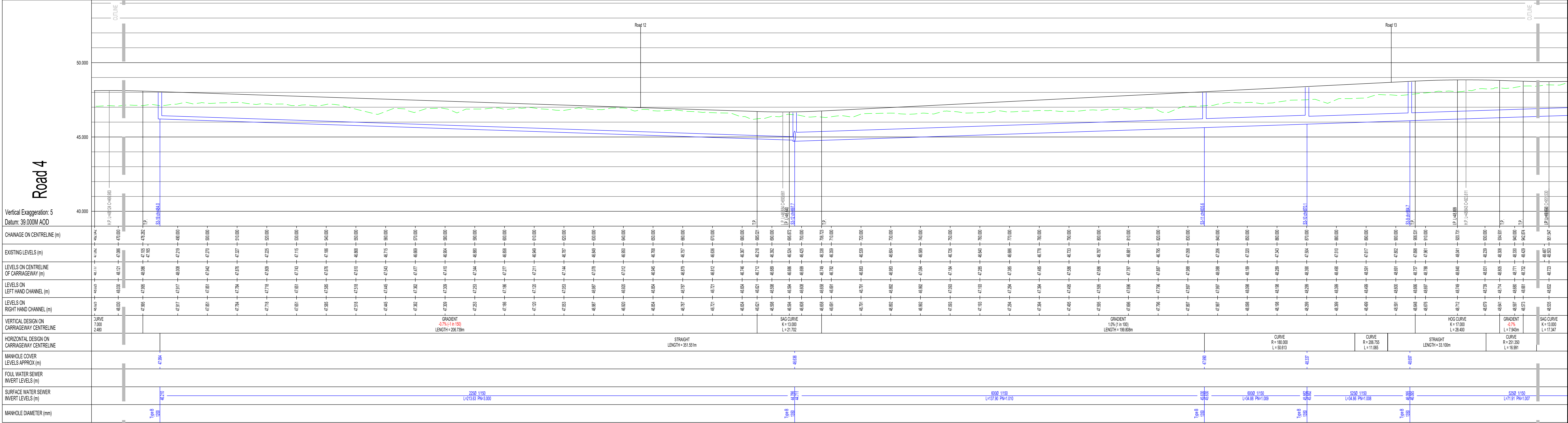
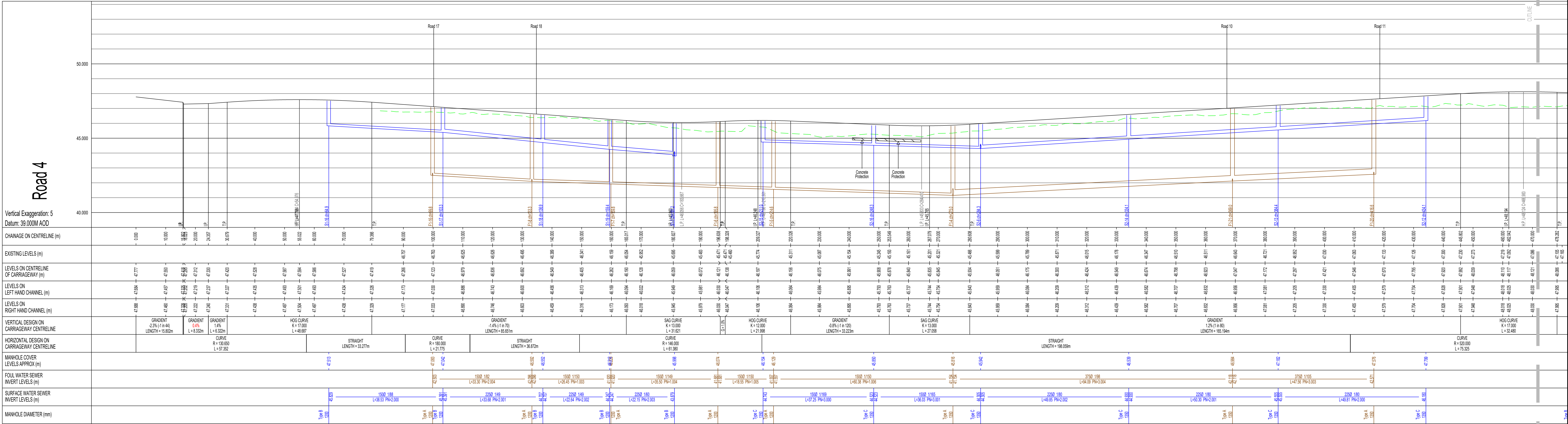




LGV - M4 CROSSING - LONGSECTION
SCALE: H 1:1000,V 1:200. DATUM: 35.000





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Manhole Schedule/Longsection:

- Do not scale.
- This drawing is to be read in conjunction with and checked against all other drawings, Engineering details, Specification and any structural, Geotechnical or other specialist document provided.
- Site layout shown for context only, refer to other project drawings for details.
- All adoptable drainage works to be constructed as detailed in design and construction guidelines or as stipulated in the water authorities addendum.
- All public sewers are to be the subject of a section 104 agreement of the water industry act 1991.
- Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
- The contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
- All drainage in works to comply with BS EN124, and be stamped with the kitemark, covers to suit loading as below:
-carriageways and roads - 4000
-footways and verges - 2250
-footways and pedestrian areas - 8125
-garden/overcopping - 415
- All sewer pipes, up to, and including 225mm are to be verified day to BS EN252. All sewer pipes 300mm diameter and above to be concrete pipes to BS EN1316. Where agreed with adopting authority pipes up to and including 400mm diameter can be PVC-U to BS EN1464.
- All drainage shall be installed and tested strictly in accordance with the manufacturer's printed instructions. In ex 752, its on 1820, local water authority requirements and the building regulations.
- All bedding shall be class 3 unless noted otherwise.
- All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted type 1 granular sub-base material.
- Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 220mm of cover shall be enclosed in concrete bed and surround with associated movement joints, drainage led beneath paths, footways and pedestrian areas with less than 100mm of cover shall be similarly treated.
- Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
- The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
- All bed and storm water drains which are not to be adopted as public sewers shall be in accordance with document 1 of the building regulations, together with nbs standards chapter 5.3 and 5.8.8.8.8.
- Where pipes pass through footings, retaining or screen walls, lines to be provided over drains.
- Where inserts are less than 0.6m deep inspection chambers (min dia 150mm) or access fittings (225 x 150mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and used in accordance with table 1 of document 1 of the building regulations (42.5m to invert min 60.0m, 45.5m to invert min 60.0m).
- Where required 1m deep root barrier of an approved type to be installed vertically along the back edging kerb of all areas of footway demarcation to protect from both proposed and future plantation.
- Construction details subject to refinement through detailed design/technical approval process.

ALL PIPE BEDDING TO BE CLASS
"S" GRANULAR SURROUND
UNLESS NOTED OTHERWISE ON
THE DRAWING

Manhole diagrams are indicative and do not show every incoming sewer/gully connection. Refer to Engineering Layouts for additional information.

Manhole cover levels are derived from a 2D digital terrain model, final cover levels to suit finished surfaces onsite.

Manhole covers to be located wholly within one surface i.e grass or hard standing/road. Manhole covers are to be fully accessible to users.

KEY:

- EXISTING GROUND PROFILE
- PROPOSED CENTRELINE PROFILE
- PROPOSED FOUL SEWER
- PROPOSED STORM SEWER

100 200 300 400 500 600 700 800 900 1000

Scale 1:500

Rev	Description	By	CS
A	06.25 FIRST ISSUE	JIS	CS

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Client:

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Project:

LODDON GARDEN VILLAGE

Title:

**LONGITUDINAL SECTIONS
SHEET 1 OF 6**

Status:

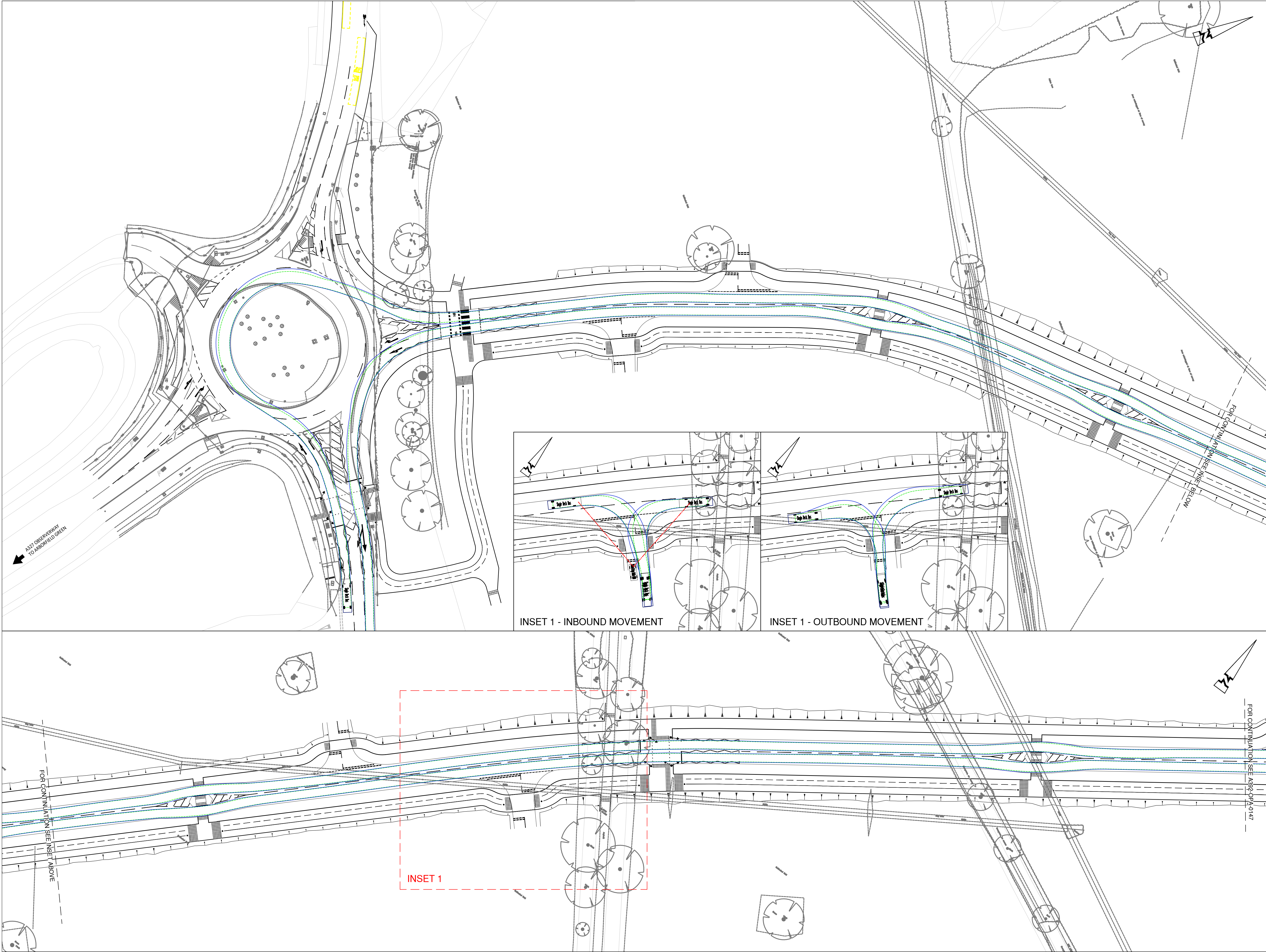
Scale	Date	Project	Checked
1:500 H @ A0	JUNE 2025	JIS	CS

Author:

A392-OPA-0130

Revision:

A



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GENERAL NOTES:

- Do not scale.
- Refer to all other Project Drawings and supporting notes.

VEHICLE DIMENSIONS AND SPECIFICATIONS:

Single Deck Bus
Overall Length 9.795m
Overall Width 2.500m
Overall Body Height 3.070m
Min. Body Ground Clearance 0.336m
Track Width 2.022m
Lock to lock time 4.90s
Kerb to Kerb Turning Radius 10.111m

Standard Design Vehicle (SDV)
Overall Length 4.800m
Overall Width 2.000m
Overall Body Height 1.550m
Min. Body Ground Clearance 0.150m
Track Width 2.000m
Lock to lock time 4.90s
Wall to Wall Turning Radius 6.000m

KEY:

- Approach Sightlines to Junction
- 120m Roundabout Visibility Splay (40mph, DMRB CD109)
- 43m Roundabout Visibility Splay (30mph, MfS)

0 5 10 15 20 25m
Scale 1:500

LOWER EARLEY WAY
M4
RIVER LODDON
CHURCH LANE
A327
READING ROAD
KEY PLAN
NTS
Redline Boundary

B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	RG	CS
Rev	Date	Description	Drawn	Checked

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Project

LODDON GARDEN VILLAGE

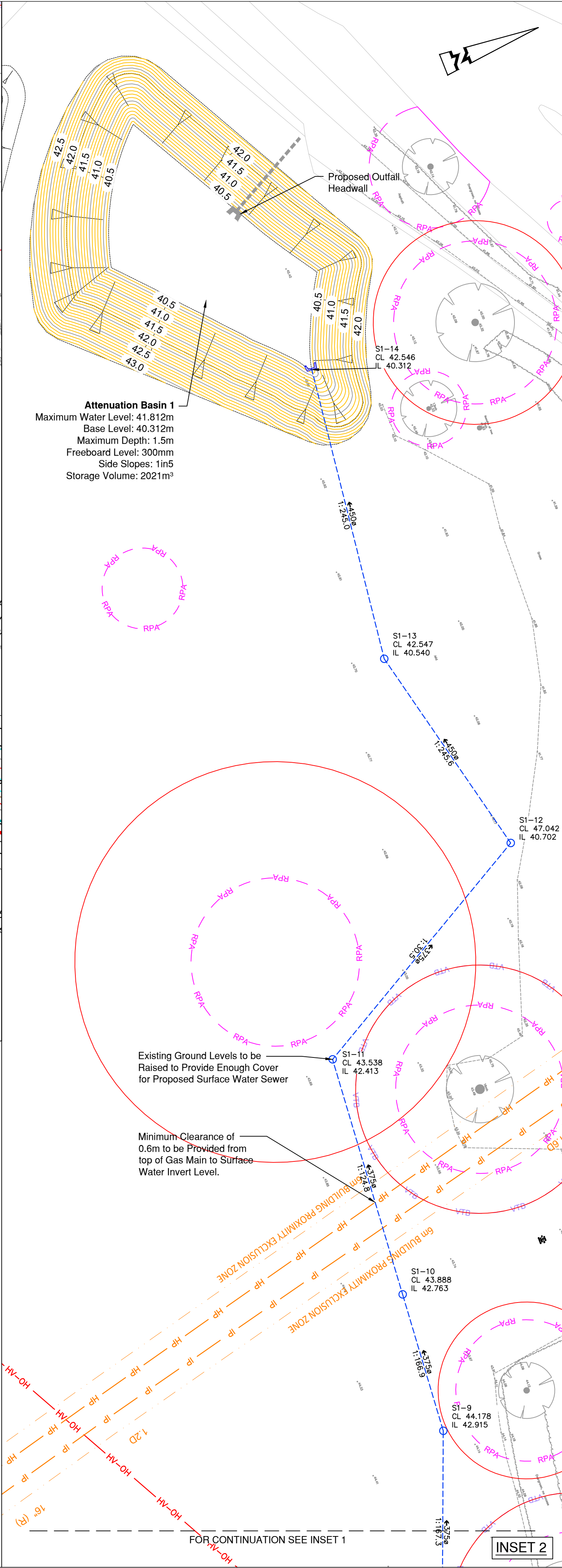
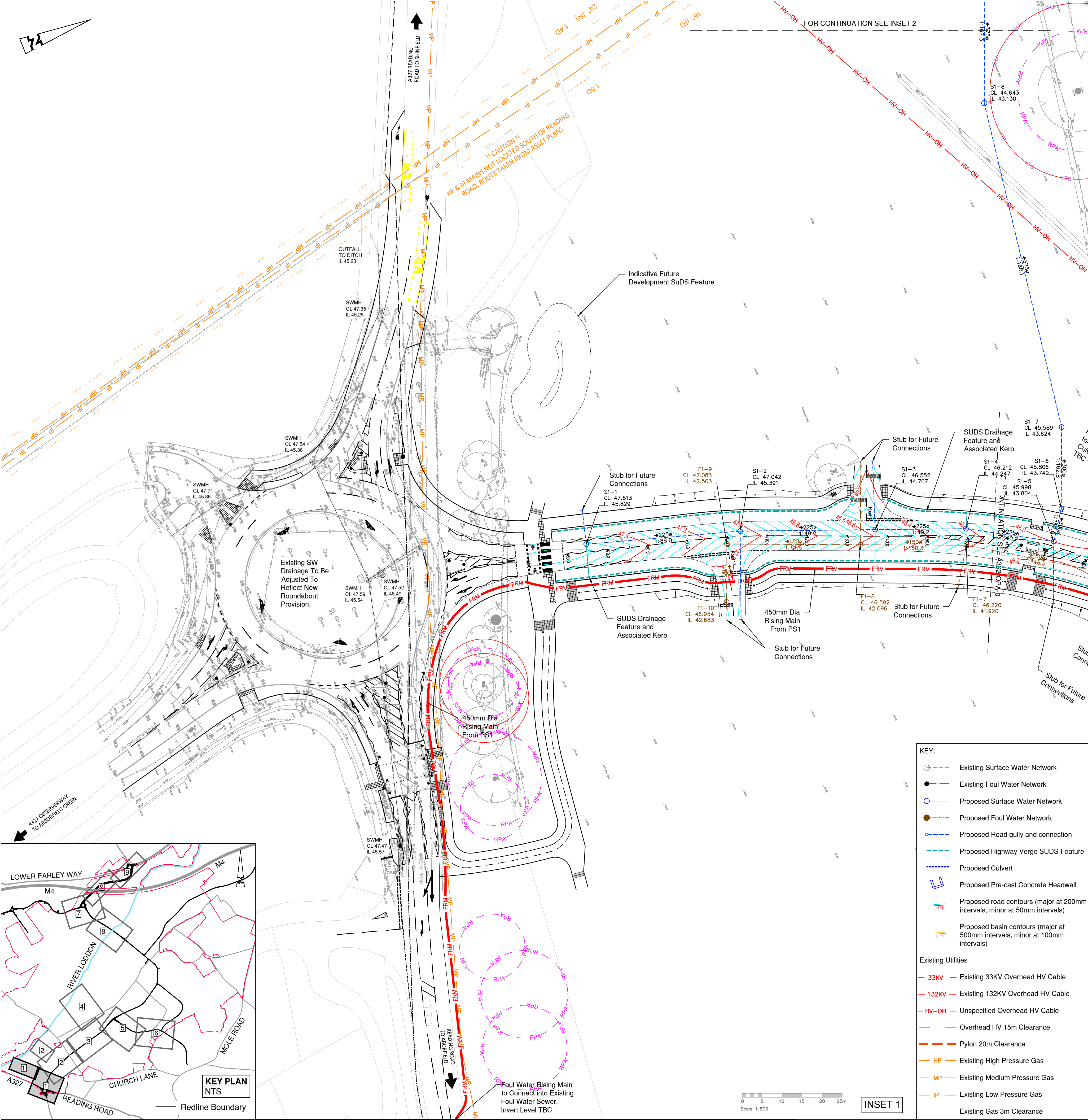
Title

BUS SWEEP PATHS
SHEET 1 OF 4

Status

Scale	Date	Drawn	Checked
1:500 @ A1	JUN 2025	RG	CS

Drawing No	Revision
A392-OPA-0146	B



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DRAINAGE NOTES:

- Do not scale.
- Refer to all other Project Drawings and supporting notes.
- All adoptable drainage works to be constructed as detailed in Design and Construction Guidance or as stipulated in the Water Authorities Addendum.
- All public sewers are to be the subject of a Section 104 agreement of the Water Industry Act 1991.
- Invert levels of existing manholes and sewers are to be checked on site before construction commences and results reported to engineers.
- The Contractor is responsible for maintaining continuity of flow for all existing sewers within the site boundary and limit of works for the duration of the project.
- All drainage ironworks to comply with BS EN124, and be stamped with BSI Kitemark. Covers to suit loading as below:
 - Carriageways and Roads - D400
 - Driveways and Verges - C250
 - Footways and Pedestrian Areas - B125
 - Gardens/Landscaping - A15
- All sewer pipes, up to, and including 600mm are to be vitrified clay or PVC-U to BS EN295 and BS EN1404 respectively. All sewer pipes 675mm diameter and above to be concrete pipes to BS EN1916.
- All drainage shall be installed and tested strictly in accordance with the Manufacturers' printed instructions, BS EN 752, BS EN 1601, Local Water Authority requirements and the Building Regulations.
- All bedding shall be Class S unless noted otherwise.
- All trenches under existing and proposed public highways are to be backfilled with thoroughly compacted Type 1 granular sub-base material.
- Drainage laid beneath roads and areas of vehicular access (car parking etc) with less than 1200mm of cover shall be encased in concrete bed and surround with associated movement joints. Drainage laid beneath paths, footways and pedestrian areas with less than 900mm of cover shall be similarly treated.
- Chambers with outgoing pipes greater than 600mm diameter shall be fitted with guard bars, safety chains or other approved safety devices.
- The use of precast concrete products made with sulphate resisting cement is mandatory, unless a laboratory report proves such precautions are not necessary.
- All gully connections to use a minimum diameter pipe of 150mm and to be surrounded by a minimum of 150mm of grade C8/C10 concrete over its full length (which should not exceed 15m) and its connection to the carrier system.
- All sewers to be abandoned must be surveyed to identify any lateral connections that are still live with any found to be reported to the Engineer.
- All foul and storm water drains which are not to be adopted as public sewers shall be in accordance with Document H of the Building regulations, together with NHBC Standards Chapter 5.3 and BS8301.
- Where pipes pass through footings, retaining or screen walls, lintels to be provided over drains.
- Where inverts are less than 0.6m deep inspection chambers (min dia. 190mm) or access fittings (225 x 100mm) to be used, elsewhere proprietary plastic, brick or pcc is to be used and sized in accordance with Table 11 of Document H of the Building Regulations [$<0.6m$ to invert min DN300, $>0.6m$ to invert min DN475].
- All gullies connected direct to drains to be roddable.
- Adequate precautions in accordance with Approved Document H and manufacturers' recommendations to be taken to protect drains (particularly plastic) at shallow depths.
- Trees and shrubs of a large size or heavy canopy with a moderate or high water demand must not be planted within any sewer easement.
- Gullies within and adjacent to area of site works to be suction cleaned at commencement and completion of works.

Rev	Date	Description	Drawn	Checked
B	07.25	KEY PLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS

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Project: LODDON GARDEN VILLAGE

Title: DRAINAGE AND LEVELS LAYOUT SHEET 1 OF 9

Status:

Scale	Date	Drawn	Checked
1:500 @ A1	JUNE 2025	JJS	CS

Drawing No.	Revision
A392-OPA-0501	B

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GENERAL ARRANGEMENT NOTES:
1. Do not scale.
2. Refer to all other Project Drawings and supporting notes.

CATCHMENTS

- Drainage Network 1
- Drainage Network 2
- Drainage Network 3
- Drainage Network Sports Pitches
- Drainage Network 7c

B	07.25	KEYPLAN REDLINE BOUNDARY UPDATED	CS	LPA
A	06.25	FIRST ISSUE	JJS	CS
Rev	Date	Description	Drawn	Checked



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Project

LODDON GARDEN VILLAGE

Title
**STORM WATER
CATCHMENT PLAN
SHEET 1 OF 4**

Status

Scale	Date	Drawn	Checked
1:1000 @ A1	JUNE 2025	JJS	CS

Drawing No.	Revision
A392-OPA-0520	B

