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Drainage Maintenance Plan  
October 2024  
P01

## **1. INTRODUCTION**

The purpose of this document is to set out the inspection and maintenance requirements for long term management of the developments surface water drainage strategy. This work is to be undertaken by a private maintenance company.

The foul drainage system has been designed such that foul water flows from the building drain into an existing combined water system within the site, which then connects to an adopted combiner water sewer.

The surface water drainage system has been designed such that surface water flows falling on roofs and hard paved surfaces drain into an existing combined water system within the site. This new system has been designed to cater for the 1:100 + 40% storm return period prior to discharging to an adopted combiner water sewer.

The implication of not meeting the requirements set out within this document is the potential for flooding the building and open areas on the site.



## **2. COMPONENTS OF THE SYSTEM**

The following components form part of the drainage system and need to be maintained as indicated within this document.

- Attenuation Tank
- Channel drains & road gullies
- Inspection chambers and manholes
- Pipes, foul and surface water system. Clay or Plastic
- Brownroof
- Pumping station

### 3. MAINTENANCE SCHEDULES

The below sets out the requirements for maintenance of the on-site drainage system.

The maintenance requirements are based on durations and the occurrence of severe storms. However, should water be found ponding on any hard surface around channel drains, road gullies, or foul drains become blocked then this visual identifier will trigger the requirements for investigation and maintenance.

If issues are found to be the cause of failure or lack of maintenance on parts of the drainage system that do not fall under the responsibility of the maintenance company, the maintenance company is to notify the third party who has responsibility.

A severe storm is defined as any aspect of weather that poses risk to life, property or requires the intervention of authorities. Severe weather warnings will be issued by the Met Office.

The appointed maintenance company is to keep a log of all maintenance and remedial works carried out at the site. This log is to be passed on should the maintenance contract be given to another organisation.

#### Attenuation Tank

<b>TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks</b>		
<b>Maintenance schedule</b>	<b>Required action</b>	<b>Typical frequency</b>
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate inlets, outlet, overflows and vents	As required
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required

#### Channel Drains and Road Gullies

To be checked quarterly and debris removed.

### Inspection Chambers and Manholes

To be checked annually and after a severe storm by visual survey and debris removed. A list of defects should be compiled and with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

### Pipes, Foul and Surface Water System, Clay or Plastic

To be checked annually by CCTV survey and debris removed by high pressure jetting. A list of defects should be compiled with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

### Brownroof

Brown roofs are low maintenance, but left without attention they will be taken over by invasive weeds and deep-rooted species, that could damage the ecosystem and the waterproofing.

Quarterly maintenance visits are recommended to:

- a) remove sapling trees and invasive shrubs such as Buddleia
- b) clear unwanted weeds
- c) check the irrigation systems, gutters and drains.

### Pumping Station

Maintenance contract to be put in place for any Pumping Stations.

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