

## **42 CAVERSHAM ROAD, LONDON NW5**

### **DRAINAGE MAINTENANCE STRATEGY**

#### **1.0 Introduction**

This statement details the proposals for the maintenance of the drainage system proposed to accommodate the proposed new development at 42 Caversham Road, London NW5.

#### **2.0 Flood Zone Classification**

The Environment Agency flood maps indicate that the site is in Flood Zone 1 classification. The E.A. designate the site as unlikely to flood; their classified flood risk being in excess of 1:1,000 years.

#### **3.0 Drainage Maintenance Strategy**

##### **3.1 Surface Water Drainage**

The pipes are to be sized and graded to achieve self-cleansing velocity and the desired hydraulic mean depth of flow. The system will also provide suitable, sufficient and safe access points to facilitate inspection, maintenance and clearing of system blockages. Components of the surface water system which require individual attention are as follows.

##### **3.1.1 Manholes/Gulleys**

- 3.1.1.1 Surface water manholes are provided with catchpits which require checking and cleaning out once a year and if found to be overly full on inspection, this should increase to become more regular.
- 3.1.1.2 Gulleys will require checking and cleaning out of all traps once a year and if found to be overly full on inspection, this should increase to become more regular.
- 3.1.1.3 The Vortex flow control chamber will require checking and cleaning every two months strictly in accordance with the manufacturer's recommendations or more regularly if found to be required.

### 3.1.2 Attenuation Tank

3.1.2.1 Maintenance of the underground attenuation tank is to be as recommended by the SUDS Manual shown below;

Maintenance schedule	Required action	Recommended Frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then six monthly
	Debris removal from catchment surface (where may cause risks to performance)	Monthly
	Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.	Monthly (and after large storms)
	Remove sediment from pre-treatment structures	Annually, or as required
Remedial actions	Repair/rehabilitation of 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 and after large storms

### 3.2 Foul water drainage strategy

The pipes are to be sized and graded to achieve self-cleansing velocity and the desired hydraulic mean depth of flow. The system will also provide suitable, sufficient and safe access points to facilitate inspection, maintenance and clearing of system blockages. Components of the foul water system which require individual attention are as follows.

#### 3.2.1 Manholes

3.2.1.1 Foul water manholes require checking and cleaning out once a year and if found to be overly full on inspection, this should increase to become more regular.

### 4.0 Requirements and regulations

The drainage proposals will be designed and installed in accordance with the relevant Regulations (ie Building Regulations, British and European Standards, Government Acts, etc.). Particular reference is made to the following:-

- BS EN 610 – Construction and Testing of Drains and Sewers
- BS EN 752 - Drain and Sewer Systems Outside Buildings
- BS 6031 – Earthworks
- BS 8005 – Sewerage
- Environment Agency PPG Guidelines