

# Below Ground Drainage Management and Maintenance

140 Camden Street  
London, Camden

for

Murphey & Sons Ltd

L19065

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## 1.0 Introduction

- 1.1 This drainage maintenance strategy report outlines the required levels of maintenance to ensure that the newly built drainage network maintains the optimum level of performance and is not disadvantaged by a lack of maintenance.
- 1.2 Maintenance operations can be divided into the following categories:
- Regular (or routine frequent) – this covers items that are carried out typically with a frequency from monthly to annually. It includes items such as inspection and monitoring, litter removal, grass cutting or other vegetation management, sweeping permeable pavements.
  - Infrequent (or routine infrequent) – this covers items that are required typically with a frequency from annually up to 25 years (or possibly greater). It includes items such as wetland vegetation management, silt removal from swales, ponds or wetlands, scarifying and spiking infiltration basins and gravel replacement to filter drains.
  - Remedial (or reactive) – this covers maintenance that is not usually required, but may be necessary as a result of vandalism, accidental damage, rainfall that exceeds the design capacity or similar events. Examples include repair of erosion in a swale or repair of permeable surfaces blocked for example by mixing concrete on them.
- 1.3 The design life of some drainage elements of the proposed system is shorter than the predicted design life of the development. Therefore, the design and maintenance regime consider any potential replacement works (such as replacing permeable paving).
- 1.4 For the blue roof maintenance strategy, please refer to the Blue Roof Specialist maintenance specifications in **Appendix A**.
- 1.5 Regular inspection of the drainage system should be as per the tables on the following pages.

## 2.0 Operation and Maintenance Requirements for Surface Water Systems

Maintenance Schedule	Required Action	Typical Frequency
<b>Regular Maintenance</b>	Inspect for sediment and debris in catchpit manholes and gullies. Clean out as required	Twice Annually
	Cleaning of gutters and any filters on downpipes	Annually (or as required based on inspections)
	Trimming any roots that may be causing blockages	Annually (or as required)
<b>Occasional Maintenance</b>	Remove sediment and debris from catchpits, gullies, attenuation devices and inside of concrete manhole rings	As required, based on inspections
<b>Remedial Actions</b>	Reconstruct and/or replace components if performance deteriorates or failure/blockage occurs	As required
	Replacement of clogged components (flow restriction)	As required
<b>Monitoring</b>	Inspect silt traps/gullies/catchpits and note rate of sediment accumulation	Monthly in the first year and then annually
	Check flow control chamber and attenuation devices	Annually

### 3.0 Operation and Maintenance Requirements for Inlets and Outlets

Maintenance Schedule	Required Action	Typical Frequency
Regular Inspections	Inspect and identify any areas that are not operating correctly and remove any debris from the inlet/outlet that could restrict flow.	Immediately following construction then every 3 months for the first year then every 6 months.
Infrequent maintenance	Clear Blockages	As required
Remedial Actions	Replace inlet/outlet unit with specified or similar	As required

## Appendix A – Blue Roof Maintenance

All roofing systems and areas (regardless of whether a blue roof, SuDS, attenuation system is present) should require a minimum of two inspections per year, to ensure the ongoing performance and longevity of the roofing systems. Also as part of a new development's planning requirements, an ongoing maintenance programme for the SuDS process must be submitted.

In addition, an ongoing maintenance programme by one of ABG's approved contractors must be in place to maintain the ABG Blue Roof Warranty. Please note: A 3-year initial maintenance programme is automatically included with any ABG blue roof system order.

In practice ABG's blue roof maintenance would always include a general inspection of the blue roof area and inspection of the blue roof restrictor chambers themselves.

The specific roof surface finish should also require an appropriate maintenance regime at the same time. For example, an intensive green roof will require the regular maintenance associated with the planting scheme and landscape design, whereas an extensive green roof will generally require less maintenance but to include removal of a season's growth and any unwanted/invasive species.

If ABG (through Geogreen, ABG's installation team) has also installed the surface finishes, we can also provide this additional maintenance service. For details of general maintenance on the different types of surface finishes, please download our specific maintenance technical notes/information.

## ABG's Blue Roof Maintenance Service

Our service includes a full inspection and evaluation of the blue roof area and blue roof restrictor chambers.

A typical ABG/Geogreen maintenance programme includes:

**Roof Evaluation** - an expert from our Geogreen team will perform a review of your blue roof area to determine what remedial work, if any, needs to be done.

### Inspection:

- Of the blue roof restrictor chambers, orifices & roof outlets, with removal of any debris or vegetation to enable water to flow freely through the rainwater outlet.
- Of the blue roof restrictor chamber particle filter boards, replacing as necessary.
- Identification and reporting back of any general roof issues to the building owner to include obvious roofing maintenance requirements or defects that may require additional remedial work.

Note: Any additional roof or plant installations, roofing remedial work, or change of use, must be discussed and approved by ABG's technical team before their installation/commencement of works.

With over 5 years' experience in the design, manufacture and supply of blue roofs throughout the UK, ABG can offer unparalleled experience and expertise in blue roof maintenance.

To discuss your specific maintenance requirements, please call our Buildings Team on 01484-354826, or alternatively send the team an email at [building@abgltd.com](mailto:building@abgltd.com).



## UK locations:

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### **London**

Wakefield

Birmingham

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