294-295 High Holborn
SUDS Management & Maintenance Plan

Introduction

This document sets out the principles for the long term management and maintenance of the proposed surface water Sustainable Drainage Systems (SuDS) installed at 294-295 High Holborn London.

The purpose of this document is to ensure that the adopting management company is entrusted with a robust inspection and maintenance programme, ensuring the optimum operation of the surface water drainage system is continually maintained for the lifetime of the development and to prevent any increase in risk of flooding both on and off site.

This plan has been comprised of and is referenced from the latest technical SuDS guidance within the *CIRIA Report C697 The SuDS Manual* (2015) and other applicable guidance.

This document is laid out in sections applicable to the relevant SuDS type detailing:
· A description of the SUDS component and its use.
· Maintenance requirements and frequencies.
· Inspection requirements and frequencies.

The activities listed are generic to the relative SuDS types and represent the minimum maintenance and inspection requirements, however additional tasks or varied maintenance frequency may be instructed by the maintenance company as required. Specific maintenance needs of the SuDS elements should be monitored and maintenance schedules adjusted to suit requirements.

All those responsible for maintenance should follow relevant health and safety legislation for all activities listed within this report (including lone working, if relevant) and risk assessments should always be undertaken.

This report is to read in conjunction with the relevant construction drawings and construction details for the location of all SuDS systems within the building & on this site.

There are three categories of maintenance activities referred to in this report:

Regular maintenance (including inspections and monitoring).
Consists of basic tasks done on a frequent and predictable schedule, including vegetation management [at roof level], windblown debris removal [at roof level] and inspections.

Occasional maintenance
Comprises tasks that are likely to be required periodically, but on a much less frequent and predictable basis than the routine tasks (sediment removal is an example).

Remedial maintenance
Comprises intermittent tasks that may be required to rectify faults associated with the system, although the likelihood of faults can be minimised by good design.
Where remedial work is found to be necessary, it is likely to be due to site-specific characteristics or unforeseen events, and as such timings are difficult to predict.

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The main SuDS components associated with the surface water drainage scheme are:

Preformed drainage silt chambers installed prior to discharge into the storage crates.
SUD's attenuation storage created from pre-formed crates, the flow from which is restricted by the use of a surface water pump station.
The discharge main connecting to a DN150 gravity combined drain which in turn connects to the buildings existing disconnecting drainage system.

SUDS Management & Maintenance Responsibilities

The silt chambers, attenuation storage chamber along with the pump station and components can be inspected and accessed for removal of silt/debris build up etc, as and when required.

The responsibility of inspecting these components and identifying any that are not operating properly lies with the operating agent or property owner.

Suds Matrix

| **Item** | **SuDs Feature** | **Maintenance Schedule** | **Requirement** | **Frequency** | **Responsibility** |
|---|---|---|---|---|---|
| 1. | Silt Chambers | Regular maintenance | Inspect and identify any that are not operating correctly, if required take remedial action | Monthly for three months, then six monthly | Landowner |
| | | Occasional maintenance | **Debris removal from chamber (where it may cause risk to performance)** | **Monthly** | **Landowner** |
| | | Remedial actions | **Repair / rehabilitation of inlets, outlet, overflows and or vents** | As required | Landowner |
| | | Monitoring | Inspection of chambers | Monthly for three months after installation | Landowner |
| 2. | Attenuation Cells | Regular maintenance | Inspect and identify any areas that are not operating correctly, if required take remedial action | Monthly for three months, then six monthly | Landowner |
| | | Remedial actions | Repair / rehabilitation of inlets, outlet, overflows and vents | As required | Landowner |
| | | 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 | Landowner |
| 4. | Flow Control Device [pump station] | Regular | Clearance of any debris | Maintenance of chamber and pumps servicing [6mnths initially then annually] | Landowner |
| | | Remedial actions | Repair / replace fittings | As required | Landowner |
| | | Monitoring | Inspect feature of condition and debris | Every 6th months [6mnths initially then annually] | Landowner |