

SuDS Maintenance & Management Plan

Land at Clarkson Row, London, NW1 7RA

Client

Penhallow Investments Ltd C/o 2nd Floor, Gaspe House, St Helier JE1 1GH, Jersey

Date: December 2020 Ref: 11026

Consulting Engineers

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lssue	Issue date	Compiled	Checked
Preliminary Issue	11 December 2020	JR	MR
First Issue	06 January 2021	JR	MR

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1 Introduction

- 1.1 This SuDS Maintenance & Management Plan has been prepared for Form Structural Design to accompany a planning submission for a proposal at Land at Clarkson Row, London, NW1 7RA.
- 1.2 The Site Drainage Strategy plan to which this document refers is contained in the Appendix.
- 1.3 No responsibility is accepted to any third party for all or part of this study in connection with this or any other development.

2 Maintenance Responsibilities

2.1 Maintenance and management of the drainage system will be the responsibility of the site owner.

3 Catchpit and Channels

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Hardstanding areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.	Weekly.
	Debris removal from gullies & silt pits, channel drains (where may cause risks to performance).	6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.
	Lift and inspect receiving manholes to check for any blockages.	Yearly.
Remedial Actions	Repair any damaged gully gratings or silt pit covers.	As required.



Replace / fix any loose	As required.
channel drain covers.	

4 Cellular Storage Tank

Maintenance Schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas	Monthly for 3 months,
	that are not operating correctly.	annually
	If required, take remedial	
	action.	
	Remove debris from the	Monthly
	catchment surface (where it	
	may cause risks to	
	performance)	
	Remove sediment from pre-	Annually, or as required
	treatment structures i.e.	
	catchpits	
Remedial actions	Repair/rehabilitate vent pipes	As required
Monitoring	Inspect/check vents	Annually
	Survey inside of tank for	Every 5 years or as required.
	sediment build-up and remove	
	if necessary.	

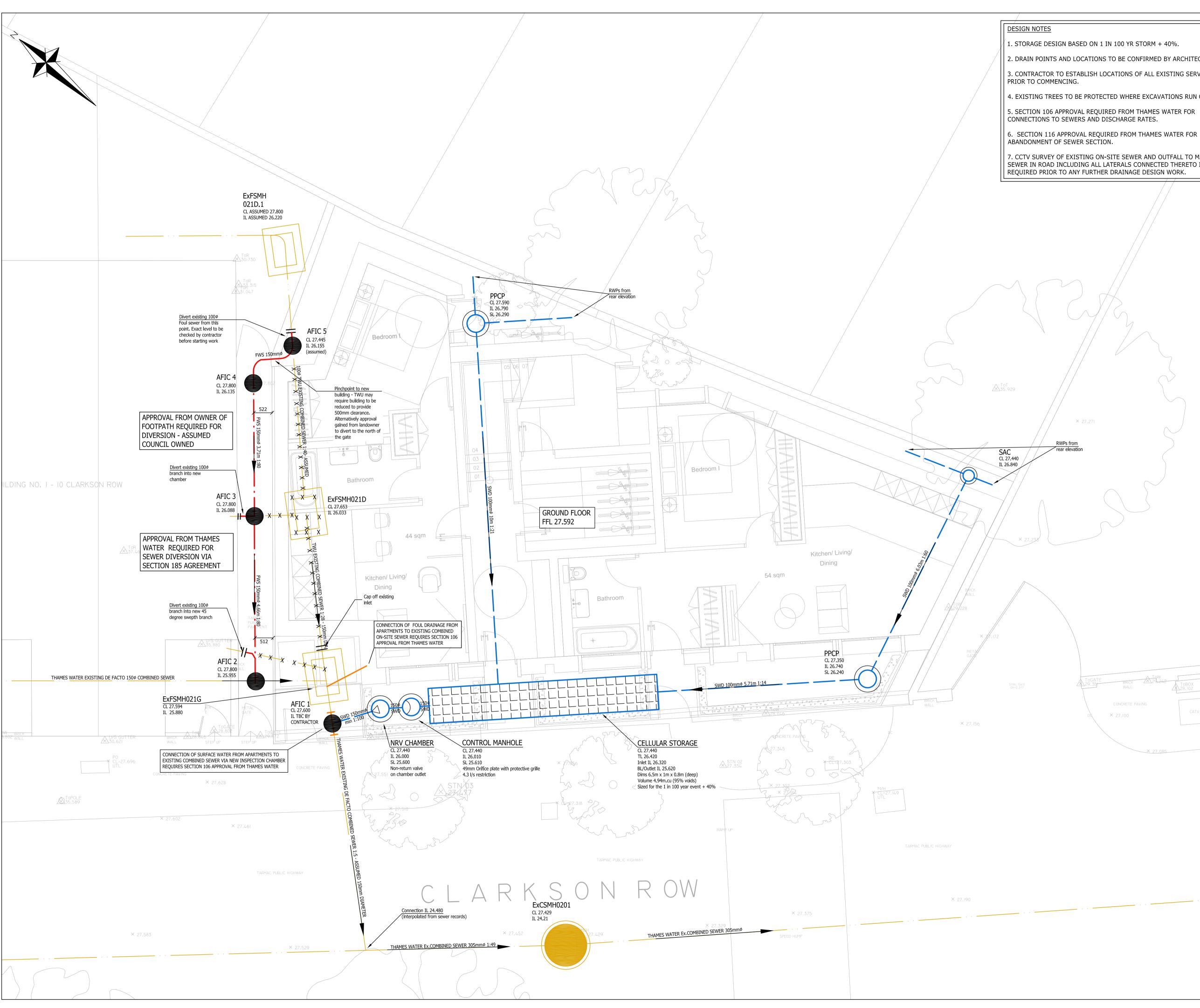
5 Flow Control Device (Orifice Plate)

- 5.1 Little maintenance is usually required as there are no moving parts within the orifice plate flow control. If blockages occur, they may do so at the intake.
- 5.2 Following installation of the orifice plate flow control it is vitally important that any extraneous material i.e. building materials are removed from the unit and the chamber. After the system is made live, it is recommended that the unit be inspected monthly for three months and thereafter at six monthly intervals with hose down if required.
- 5.3 Carrying out the maintenance indicated in Section 5.0 will also help prevent any unwanted blockages.



Appendix

Site Drainage Strategy



- 1. STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 40%.
- 2. DRAIN POINTS AND LOCATIONS TO BE CONFIRMED BY ARCHITECT.
- 3. CONTRACTOR TO ESTABLISH LOCATIONS OF ALL EXISTING SERVICES
- 4. EXISTING TREES TO BE PROTECTED WHERE EXCAVATIONS RUN CLOSE.
- 7. CCTV SURVEY OF EXISTING ON-SITE SEWER AND OUTFALL TO MAIN SEWER IN ROAD INCLUDING ALL LATERALS CONNECTED THERETO IS REQUIRED PRIOR TO ANY FURTHER DRAINAGE DESIGN WORK.

GENERAL NOTES

1. The location, size, depth and identification of existing services that may be shown or referred to on this drawing have been assessed from non intrusive observations , record drawings or the like. The contractor shall safely carry out intrusive investigations, trial holes or soundings prior to commencing work to satisfy himself that it is safe to proceed and that the assessments are accurate. any discrepancies shall be notified to gta prior to works commencing.

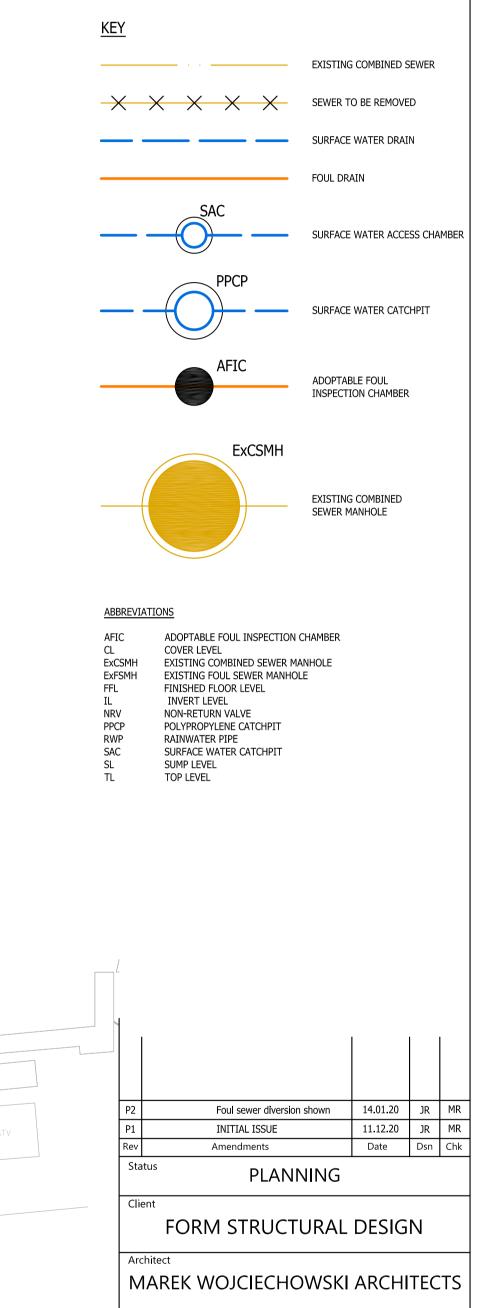
2. Tender or billing drawings shall not be used for construction or the ordering of materials.

3. Do not scale. All dimensions and levels to be site confirmed.

4. This drawing shall be read in conjunction with all relevant architects, consultants drawings and specifications, together with H&S plan requirements.

5. Copyright : This drawing must not be copied, amended nor reproduced without the prior written agreement of gta.

6. All drawings specifications and recommendations made by gta are subject to Local Authority and other relevant Statutory Authorities approval. Any works or services made abortive due to the client proceeding prior to these approvals is considered wholly at the Clients risk. gta hold no responsibility for resulting abortive works or costs.



Project

Title

lients Ref

Drawing Number

DECEMBER 2020

CLARKSON ROW NW1 7RA

SITE DRAINAGE STRATEGY

Scale @ A1

Project Ref.

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