
Drainage & SuDS Maintenance Strategy

Project: 10360-10 150 Holborn

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This document lists the maintenance and monitoring requirements for the drainage system designed and detailed by CNM on the above project. These should be undertaken by the end user as part of the overall maintenance regime for the development to ensure the drainage system performs as intended throughout the lifetime.

The end user responsible for the maintenance regime is:

DAR Group

Where necessary they will appoint specialist sub-contractors to undertake the required works.

A record sheet of all maintenance activities and any remedial works should be kept for reference purposes.

The scheduled works and inspections may be subject to adjustment over time as the actual site characteristics dictate.

General Drainage

Monitoring	Frequency
Inspect all gullies, channels, inspection chamber, catch pits and flow controls to ensure they are in good condition and operating as intended.	Monthly for 3 months Then annually
Survey inside of pipe runs for sediment build-up and other defects and remove if necessary	Every 5 years or more frequently if deemed necessary
Regular Maintenance	Frequency
Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
Remove sediment from gullies, channels, catchpoints and flow control chambers	6 monthly or as required
Remedial Actions	Frequency
Rehabilitate/repair pipework, gullies, channels, chambers and flow controls.	As required

Attenuation Tank

Monitoring	Frequency
Inspect all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as intended	Monthly for 3 months Then Annually
Survey inside of tank distribution pipe for sediment build-up and remove if necessary	Every 5 years or more frequently if deemed necessary
Regular Maintenance	Frequency
Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
Remove sediment from pre-treatment catch pits	6 monthly or as required
Remedial Actions	Frequency
Rehabilitate/repair inlets, outlets, vents, overflows etc.	As required

Roofs

Where roof finishes (ie: green and glazed) require specific maintenance regimes these should also be undertaken in order to not be detrimental to the drainage regime by their neglect.

Monitoring	Frequency
Inspect all roof areas, gutters, outlets, overflows and downpipes	Monthly for 3 months Then Annually
Regular Maintenance	Frequency
Remove debris from the catchment surface (where it may cause risks to performance).	Monthly
Remove sediment from gutters and outlets.	Annually or as required
Remedial Actions	Frequency
Rehabilitate/repair gutters and outlets	As required

Blue Roofs

The blue roof system will generally have a manufacturer's warranty which will include initial maintenance and a requirement for ongoing maintenance and inspection of the blue roof components.

Any inspection of the blue roof should also include the general roof area and not just the blue roof components.

Monitoring	Frequency
Inspect of blue roof restrictor chambers, orifices and roof outlets and particle filter boards in restrictor chamber.	Monthly for 3 months Then 6 monthly
Regular Maintenance	Frequency
Remove debris or vegetation from the restrictor chamber to allow water to flow freely through the outlet.	Monthly for 3 months Then 6 monthly
Replace restrictor chamber particle filter boards.	As required
Remedial Actions	Frequency
Rehabilitate/repair roofing, outlets as identified.	As required