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1. INTRODUCTION

The purpose of this document is to set out the maintenance requirements for the private drainage system.

The foul drainage system has been designed such that foul water flows from the building drain into an adopted combined water sewer system within the site.

The surface water drainage system has been designed such that surface water flows falling on roofs and hard paved surfaces drain into an attenuation tank, designed to cater for the 1:100 +40% storm return period prior to discharging to an adopted combined water sewer system within the site at a restricted rate.

The implication of not meeting the requirements set out within this document is the potential for flooding the building and open areas on the site.

2. COMPONENTS OF THE SYSTEM

The following components form part of the drainage system and need to be maintained as indicated within this document.

- Pipes, foul and surface water system. Clay or Plastic
- Inspection chambers and manholes
- Flow Control Manholes
- Filter Manholes
- Pumping Station
- Attenuation Tank

3. MAINTENANCE SCHEDULES

The below sets out the requirements for maintenance of the on-site drainage system.

The maintenance requirements are based on durations and the occurrence of severe storms. However, should water be found ponding on any hard surface around channel drains, road gullies, or foul drains become blocked then this visual identifier will trigger the requirements for investigation and maintenance.

If issues are found to be the cause of failure or lack of maintenance on parts of the drainage system that do not fall under the responsibility of the maintenance company, the maintenance company is to notify the third party who has responsibility.

A severe storm is defined as any aspect of weather that poses risk to life, property or requires the intervention of authorities. Severe weather warnings will be issued by the Met Office.

The appointed maintenance company is to keep a log of all maintenance and remedial works carried out at the site. This log is to be passed on should the maintenance contract be given to another organisation.

Pipes, Foul and Surface Water System, Clay or Plastic

To be checked annually by CCTV survey and debris removed by high pressure jetting. A list of defects should be compiled with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

Inspection Chambers and Manholes

To be checked annually and after a severe storm by visual survey and debris removed. A list of defects should be compiled and with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

Flow Control Manholes

To be checked annually and after a severe storm by visual survey and debris removed. A list of defects should be compiled and with high, medium and low risk of failure. High risk defects should be fixed immediately, medium risk should be fixed within 6 months and low risk to be monitored annually.

Filter Manholes

To be checked annually and after a severe storm. Debris to be removed and outlets to be checked that they are free flowing.

Pumping Station

Maintenance contract to be put in place for Pumping Station.

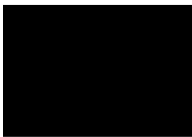
Attenuation Tank

TABLE 21.3 Operation and maintenance requirements for attenuation storage tanks

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually
	Remove debris from the catchment surface (where it may cause risks to performance)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures and/or internal forebays	Annually, or as required
Remedial actions	Repair/rehabilitate 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
	Survey inside of tank for sediment build-up and remove if necessary	Every 5 years or as required



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Report Approved by:

Name (Director)
Date:

Issue: P01

Issued on:

