

WE ARE SYMMETRYS

DRAINAGE MAINTENANCE REQUIREMENTS

139 CRANLEY GARDENS
N10 3AG

21066-SYM-XX-XX-RP-C-0002





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REVISION HISTORY

Revision	Description	Date	By	Checked
P1	First Issue	MAY 2026	CN	CE



1.0 Introduction

- 1.1** The purpose of this document is to set out the maintenance requirements for the proposed drainage features at 139 Cranley Gardens.

2.0 Responsibilities

- 2.1** This document covers the maintenance requirements of the drainage features which is the responsibility of the landowner.

3.0 Components of the System

- 3.1** The following components form part of the drainage strategy and need to be maintained as indicated within this document.

- Pipes
- Inspection Chambers/Manholes
- Slot Drains/Gully Pits
- Pervious Pavements

4.0 Maintenance Schedules

- 4.1** The below sets out the requirements for maintenance of the drainage system.
- 4.2** The maintenance requirements are based on durations and the occurrence of severe storms.
- 4.3** 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.
- 4.4** The appointed maintenance company and or site manager and or landowner 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.
- 4.5** Maintenance of inlets, outlets and inspection chambers is specified in Table 1 below.

Table 1: Maintenance schedule for inlets, outlets and inspection chambers/manholes

Inlets, Outlets and Inspection Chambers/Manholes	
Maintenance Schedule	
Monthly or as required	Inspect surface structures removing obstructions and silt as necessary. Check there is no physical damage. Remove vegetation 1m min. surround to structures and keep hard aprons free from silt and debris.
Annually	Remove cover and inspect ensuring water is flowing freely and that the exit route for water is unobstructed. Remove debris and silt. Undertake inspection after leaf fall in autumn.

Source: CIRIA SuDS Manual, 2015



4.6 The Maintenance schedule for gully pits is given in Table 2 below

Table 2: Maintenance Schedule for Gully Pits

Gully Pits Maintenance Schedule	
Six Monthly	Inspect filter media and establish appropriate replacement frequencies Inspect for evidence of poor operation Inspect sediment accumulation rates and establish appropriate removal frequencies
As Required	Change the filter media Remove sediment, oil, grease and floatables Replace malfunctioning parts of structures

Source: CIRIA SuDS Manual, 2015

4.7 Maintenance of Permeable paving is given in below

Table 3: Maintenance schedule for Rain Gardens/Bioretenention storage

Permeable Paving Maintenance Schedule	
Monthly	For 3 months after installation Permeable paving should be inspected
3 monthly	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action
Annually	Brushing and Vacuuming (standard cosmetic sweep over whole surface) Inspect silt accumulation rates and establish appropriate brushing frequencies Monitor inspection chambers
Every 10-15 years	Rehabilitation of surface and upper substructure by remedial sweeping
As required	Stabilise and mow contributing and adjacent areas Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material 48hr after large storms in the first 6 months it must be Inspected for evidence of poor operation and/or weed growth – if required, take remedial action

Source: CIRIA SuDS Manual, 2015

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