

APPENDIX K – DRAINAGE MAINTENANCE SCHEDULE

Drainage Maintenance Schedule - Lordship Lane, Wood Green

Schedule	Feature	Location	Inspection Type	Inspection Frequency	Required Action	Maintenance Works	Maintenance Intervals	Comments
Regular Maintenance	Permeable Paving	Across Site	Visual	3 Months	Removal of litter and debris	Litter removal	Monthly (or as required).	Maintenace interval subject to condition of porous paving
	Permeable Paving	Across Site	Visual	3 Times per year (see comments)	Sweeping and jet wash to remove silt and sediment build up from permeable paving surface	Silt removal	3 Times per year (see comments)	Inspection/Maintenance should be as follows: - End of winter (April) - Mid Summer (July/Aug) to remove dust, flower/grass deposits - After Autumn leaf fall (November)
	Vortex Flow Control Chamber	s8 & s53	Visual	3 Months	Removal of litter and debris	Silt / Debris removal	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Green Roof	Multiple locaitons on roof of buildings A, B and C	Visual	3 Months	Inspection of outlet and cover grate, remove debris and litter and ensure outlet is clear	Silt / Debris removal	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Green Roof	Multiple locaitons on roof of buildings A, B and C	Visual	3 Months	Inspection of green roof for weeds and invasive plants	Weed and invasive plant removal	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Rain Gardens	Muliple locaitons across site	Visual	Monthly	Visula inpection fo inlets / outlets and accumulation of debris	Debris removal, cut grass, rmeove nuisance planys	Monthly for 3 months. Then every 3 months	Maintenance interval subject to Visual Inspection findings
	Orifice Plate Manhole	s4 & s5	Visual	3 Months	Inspection of outlet and cover grate, remove debris and litter and ensure outlet is clear	Silt / Debris removal	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Cellular Tank	Four locations within site	Visual	3 Months	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Silt / Debris removal	Monthly for 3 months. Then Annually	Maintenance interval subject to Visual Inspection findings

Occasional Maintenance	Foul & Surface Water Chambers	Entire site	Visual	6 Months	Remove silt and leaf build up from gullies, chambers, gutters etc.	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Road & Yard Gullies	Entire site	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Flow Control Chamber	s8 & s53	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Orifice Plate Manhole	s4 & s5	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Permeable Paving	Across Site	Visual	6 Months	Manual removal of weeds	Weed removal *	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Green Roof	Multiple locaitons on roof of buildings A, B and C	Visual	6 Months	Vegetation replacement	Reinstatement of vegetation where poor growth	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Cellular Tank	Four locations within site	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Perforated Land Drains	Within cellular tanks and courtyard atrium	Visual	6 Months	CCTV / Jetting	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings
	Rain Gardens	Multiple locaitons across site	Visual	3 Months	Inspection of green roof for weeds and invasive plants	Weed and invasive plant removal	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Rain Gardens	Multiple locaitons across site	Visual	6 Months	Remove sediment from inlets / outlets and reseed areas of poor vegetation growth	Silt removal and reseed.	6 Months (or as required)	Maintenance interval subject to Visual Inspection findings
	Catchpit Chambers	Entire Site	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required (debris max. 60% of capacity)	Maintenance interval subject to Visual Inspection findings

Remedial Actions	Foul & Surface Water Drainage	Entire site	Visual	12 Months	Remove and dispose of oils or fuel (diesel & petrol) residues using safe standard practices.	Safe removal or contaminant residues	As required.	As required.
	Cellular Tank	Four locations within site	Visual	6 Months	Mechanical silt removal from sump	Silt / Debris removal	As required.	Maintenance interval subject to Visual Inspection findings
	Rain Gardens	Multiple locations across site	Visual	12 Months	Repair / rehabilitation of inlets and vents.	Repair of inlets as required	As required.	Maintenance interval subject to Visual Inspection findings
	Rain Gardens	Multiple locations across site	Visual	12 Months	Repair / rehabilitation of inlets and vents.	Repair of inlets as required	As required.	Maintenance interval subject to Visual Inspection findings
	Permeable Paving	Across Site	Visual	12 Months	Infiltration surface rehabilitation	Replace broken or cracked pavers **	As required or following poor performance.	Maintenance interval subject to Visual Inspection findings
	Permeable Paving	Across Site	Visual	12 Months	Infiltration surface rehabilitation	Relay any areas of settlement	As required or following poor performance.	Maintenance interval subject to Visual Inspection findings
Monitoring	Foul & Surface Water Drainage	Entire site	Visual	12 Months	Walk over inspection for condition (breaks, lifting & missing) of chamber covers and grates.	Replace broken or cracked inspection chamber covers	As required.	Maintenance interval subject to Visual Inspection findings
	Permeable Paving	Across Site	Visual	Monthly for first 3 Months	Initial inspection to ensure performance	Top up grit between pavers	As required.	Maintenance interval subject to Visual Inspection findings
	Culverted Watercourse	Southern Boundary	Visual	12 Months	Confined space survey of culverted watercourse	Repairs to concrete culvert	As required.	Maintenance interval subject to Visual Inspection findings
	Cellular Tank	Four locations within site	Visual	12 Months	Survey inside of tank for sediment build-up and remove if necessary	Remove sediment or replace tank as required	5 Years or as required.	Maintenance interval subject to Visual Inspection findings
	Permeable Paving	Across Site	Visual	Monthly for first 3 Months	Initial inspection to ensure performance	Top up grit between pavers	As required.	Maintenance interval subject to Visual Inspection findings

* If weeds are persistent, weed killer may be used to reduce the requirement for manual weed removal.

** Any block which is to be replaced should be bedded on a new layer of grit / sand.

*** If re-construction is necessary, the following procedure should be followed: 1. Lift surface layer and laying course, 2. Remove and geotextile filter layer, 3. inspect sub-base and wash/replace if required, 4. Renew any geotextile layer as required, 5. Renew laying course, jointing material and block pavers. Note: this is deemed unlikely to occur and thus unlikely to be implemented

Maintenance procedures to be undertaken in accordance with Ciria 753. This schedule should be read in conjunction with all engineering drawings