Drainage Maintenance & Management Plan

51-63 Southview Road, Southwick, BN42 4TS

Client

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4A Southview Road
Southwick
West Sussex BN42 4TU

Ref: 7346
Date: July 2020

Consulting Engineers

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Schedule of Appendices

A Site Drainage Plan

Issue	Issue date	Compiled	Checked
Preliminary/First Issue	02 July 2020	JR	MR
Second Issue	22 July 2020	JR	MR
Third issue	22 October 2020	JR	MR

1 Introduction

1.1 This Drainage Maintenance & Management Plan has been prepared for S.D. Holdings Ltd. in conjunction with the proposed development at 51-63 Southview Road, Southwick BN42 4TS.

1.2 The Site Drainage plan to which this document refers is contained in Appendix A.

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 The maintenance responsibilities within this report relate to the shared private drainage only. These comprise a) any drainage installed under the shared roadway and b) drainage serving more than one property at any location, i.e. within shared roadway or private areas.

2.2 The maintenance requirements for the shared private drainage elements will be contracted out to an Estate Management company.

2.3 The Estate Management Company will seek half-yearly financial contributions (in the form of service charges) from the leaseholders/owners of the development to include for the regular costs of the maintenance of the site drainage. A separate sinking fund will be maintained to provide for the anticipated replacement cost of the major components at the end of the manufacturer's design life and regular maintenance costs in the unlikely event of the Estate Management Company (or any subsequent Estate Management Company) being no longer able to fulfil its duties. These funds are to be held in bank client accounts kept separate from the bank account of the Estate Management Company.

3 Management of Spillage

3.1 The Environment Agency would prefer all spillages on any vehicular surface to be contained to prevent any downstream contamination. However, this cannot always be achieved, depending on the nature of the spillage. In all circumstances involving the spillage of substances on a roadway, it is important that the Environment Agency is notified as soon as possible so that they can provide advice and take appropriate action.

3.2 Prompt action following a spillage can prevent or reduce its effects, whilst inappropriate action may cause or worsen the pollution effects.

3.3 In the event of a spillage on the shared vehicular surface, it is the responsibility of the Property Maintenance company's staff to clear up any spillage before it enters the drainage system. The primary method of dealing with any spillage of hydrocarbons should be to use sand to soak up the leak and prevent any hydrocarbons entering the drainage system. Once sand has been contaminated it should not be washed into the drainage system but disposed of by a Licensed Contractor.

4 Surface Water Drainage - Catchpits & Gullies

Schedule	Action	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	6 Monthly intervals.
	Common 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 (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.	Monthly.
Remedial Actions	Repair any damaged gully gratings or silt pit covers.	As required.

5 Surface Water Drainage - Pipes, Chambers and Outfalls

5.1 Inspection frequency: annually.

5.2 Maintenance Requirements: Carry out visual check of all inspection chambers, manholes and the outfall to ensure all pipes are clear and free flowing. If not, clean out by rodding or jetting.

5.3 Maintenance: A CCTV Drainage Survey should be completed every 10 Years and any of blockage/waste build up should be jet washed or removed by a Licensed Effluent Disposal Contractor.

6 Foul Drainage

6.1 Inspection frequency: annually.

6.2 Maintenance Requirements: Visual inspection of chambers & manholes is to be completed on a 5-yearly basis and any signs of blockage / waste build up should be jet washed or removed by a Licensed Effluent Disposal Contractor.

6.3 A CCTV Drainage Survey should be completed every 10 Years and any of blockage/waste build up should be jet washed or removed by a Licensed Effluent Disposal Contractor.

7 Flow Control Device (Hydro-Brake)

7.1 Little maintenance is usually required as there are no moving parts within the Hydro-Brake flow control. If blockages occur, they may do so at the intake.

7.2 Following installation of the Hydro-Brake 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.

7.3 All Hydro-Brake flow control units are typically manufactured from grade 304 Stainless Steel, and if required they can also be manufactured in grade 316 Stainless Steel. Both materials have an estimated life span in excess of the design life of drainage systems.

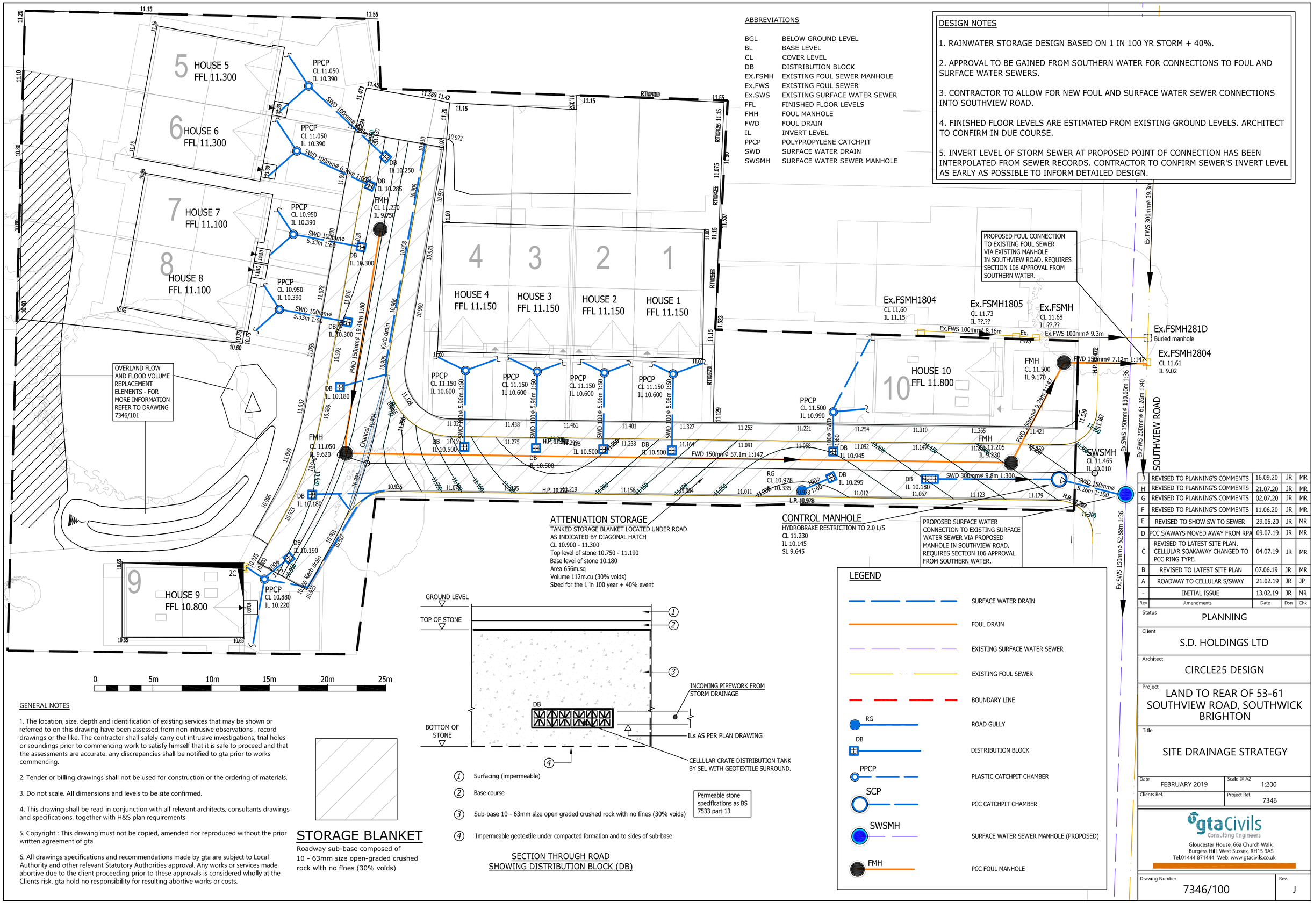
7.4 The maintenance frequencies set out in Section 4.0 shall be carried out. This will help prevent future blockages. The silt sump of the control manhole shall be treated in the same way as silt/catchpits in the table above.

7.1 The flow control device's bypass door shall be inspected every year and greased / replaced as necessary.

- End of Plan -

Appendix

Site Drainage Plan



ABBREVIATIONS

BGL	BELOW GROUND LEVEL
BL	BASE LEVEL
CL	COVER LEVEL
DB	DISTRIBUTION BLOCK
EX.FSMH	EXISTING FOUL SEWER MANHOLE
Ex.FWS	EXISTING FOUL SEWER
Ex.SWS	EXISTING SURFACE WATER SEWER
FFL	FINISHED FLOOR LEVELS
FMH	FOUL MANHOLE
FWD	FOUL DRAIN
IL	INVERT LEVEL
PPCP	POLYPROPYLENE CATCHPIT
SWD	SURFACE WATER DRAIN
SWSMH	SURFACE WATER SEWER MANHOLE

DESIGN NOTES

1. RAINWATER STORAGE DESIGN BASED ON 1 IN 100 YR STORM + 40%.

2. APPROVAL TO BE GAINED FROM SOUTHERN WATER FOR CONNECTIONS TO FOUL AND SURFACE WATER SEWERS.

3. CONTRACTOR TO ALLOW FOR NEW FOUL AND SURFACE WATER SEWER CONNECTIONS INTO SOUTHVIEW ROAD.

4. FINISHED FLOOR LEVELS ARE ESTIMATED FROM EXISTING GROUND LEVELS. ARCHITECT TO CONFIRM IN DUE COURSE.

5. INVERT LEVEL OF STORM SEWER AT PROPOSED POINT OF CONNECTION HAS BEEN INTERPOLATED FROM SEWER RECORDS. CONTRACTOR TO CONFIRM SEWER'S INVERT LEVEL AS EARLY AS POSSIBLE TO INFORM DETAILED DESIGN.

ATTENUATION STORAGE

TANKED STORAGE BLANKET LOCATED UNDER ROAD AS INDICATED BY DIAGONAL HATCH
CL 10.900 - 11.300
Top level of stone 10.750 - 11.190
Base level of stone 10.180
Area 656m.sq
Volume 112m.cu (30% voids)
Sized for the 1 in 100 year + 40% event

CONTROL MANHOLE

HYDROBRAKE RESTRICTION TO 2.0 L/S
CL 11.230
IL 10.145
SL 9.645

1. Surfacing (impermeable)
2. Base course
3. Sub-base 10 - 63mm size open graded crushed rock with no fines (30% voids)
4. Impermeable geotextile under compacted formation and to sides of sub-base

Permeable stone specifications as BS 7533 part 13

SECTION THROUGH ROAD
SHOWING DISTRIBUTION BLOCK (DB)

STORAGE BLANKET

Roadway sub-base composed of
10 - 63mm size open-graded crushed rock with no fines (30% voids)

LEGEND

- SURFACE WATER DRAIN
- FOUL DRAIN
- EXISTING SURFACE WATER SEWER
- EXISTING FOUL SEWER
- BOUNDARY LINE
- RG — ROAD GULLY
- DB — DISTRIBUTION BLOCK
- PPCP — PLASTIC CATCHPIT CHAMBER
- SCP — PCC CATCHPIT CHAMBER
- SWSMH — SURFACE WATER SEWER MANHOLE (PROPOSED)
- FMH — PCC FOUL MANHOLE

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.

Rev	Amendments	Date	Dsn	Chk
J	REVISED TO PLANNING'S COMMENTS	16.09.20	JR	MR
H	REVISED TO PLANNING'S COMMENTS	21.07.20	JR	MR
G	REVISED TO PLANNING'S COMMENTS	02.07.20	JR	MR
F	REVISED TO PLANNING'S COMMENTS	11.06.20	JR	MR
E	REVISED TO SHOW SW TO SEWER	29.05.20	JR	MR
D	PCC S/AWAYS MOVED AWAY FROM RPA	09.07.19	JR	MR
C	REVISED TO LATEST SITE PLAN. CELLULAR SOAKAWAY CHANGED TO PCC RING TYPE.	04.07.19	JR	MR
B	REVISED TO LATEST SITE PLAN	07.06.19	JR	MR
A	ROADWAY TO CELLULAR S/SWAY	21.02.19	JR	JP
-	INITIAL ISSUE	13.02.19	JR	MR

Status: PLANNING

Client: S.D. HOLDINGS LTD

Architect: CIRCLE25 DESIGN

Project: LAND TO REAR OF 53-61 SOUTHVIEW ROAD, SOUTHWICK BRIGHTON

Title: SITE DRAINAGE STRATEGY

Date: FEBRUARY 2019
Scale @ A2: 1:200
Clients Ref.:
Project Ref.: 7346

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Drawing Number: 7346/100
Rev.: J