Former Xerox Site, Bessemer Road, Welwyn Garden City, , Herts

Phase X6

Surface Water / SUDs Maintenace Strategy

Ref No: IDL/752/X6/101

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Issue 1

Storm Water Maintenance Regime

The entire storm water drainage system will remain private and will be maintained by an appointed management company.

The following elements should be inspected and maintained as part of this preventative routine: -

Porous Paved Parking Areas

Visual inspections should be made to ascertain where depressions, rutting and cracked or broken surfacing is considered to be detrimental to the structural performance of the pavement or a hazard to users, this will require appropriate corrective action.

With the exception of the undercroft paving which should remain mostly protected from the elements, the paving surface should be brushed or vacuumed at least twice a year, to ensure no vegetation of any sort is allowed to grow and develop in the joints. Ideally, this should be carried out in the spring and autumn seasons.

The paving should be inspected after any heavy precipitation to ensure there is no displacement of any organic matter onto the surface of the pavement.

For winter maintenance, the controlled use of de-icing may be used without causing significant detrimental effects towards the permeable pavements performance. When used carefully, the use of these chlorides will not result in an increase in the chloride levels in the local ground.

The inspection of the outfalls should be undertaken initially on a twice-yearly basis.

Depending on the amount of usage and the environment the permeable pavement has received and been exposed to, the laying course material may require either cleaning or replacing after a 25 to 30 year period. This would be evident if the infiltration rate of the paving became prolonged, allowing

ponding to develop. Should this occur, the uplifting and cleaning (or replacing), of the laying course maybe considered. The laying course material, jointing and block pavers may be reused, minimising costs.

NB. Material removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and as such may need to be disposed of as 'controlled waste'.

Piped Drainage Network

A system of regular inspections should be established, initially these inspections should be carried out in October and March, however, this may be modified to suit observations over time. Items to be observed and cleared are high levels of grit, leaves and other such detritus. The main aim of these inspections will be to prevent siltation of the system, which, if allowed to develop will reduce the effectiveness of the system.

The following elements should be inspected and cleaned as part of this preventative routine:

Chambers
Catchpits
Linear drainage channels/gullies

Deep Bore Soakaway

The deep bore soakaway chambers effectively act as a catchpit and should be maintained as such.

In the unlikely event that the deep bore soakaway becomes ineffective, then a new bore and chamber may need to be constructed. However, the maintenance of catchpits and regular sweeping of the permeable drives, will limit the amount of silt getting into the system, preserving the longevity of the deep bore soakaway.

Attenuation Tanks

Catchpits shall be provided prior to any inlet/outlet pipework to limit the ingress of silt and debris. These should be inspected regularly as part of a preventative routine as stated elsewhere in this maintenance strategy.