

## Uxbridge College, Institute of Technology

Drainage Maintenance Strategy  
March 2020



## Quality Management

|                       |                                                                  |                      |            |
|-----------------------|------------------------------------------------------------------|----------------------|------------|
| <b>Job No</b>         | CS/097204                                                        |                      |            |
| <b>Project</b>        | Uxbridge College, Institute of Technology                        |                      |            |
| <b>Location</b>       | Park Road, Uxbridge College, UB8 1NQ                             |                      |            |
| <b>Title</b>          | Drainage Maintenance Strategy                                    |                      |            |
| <b>Document Ref</b>   | CS097204-CA-0-00-RP-C-001                                        |                      |            |
| <b>File reference</b> | W:\CS-097570- Harrow College- Armstrong Building\Design\Drainage |                      |            |
| <b>Date</b>           | 25 March 2020                                                    |                      |            |
| <b>Prepared by 1</b>  | KHK                                                              | Signature (for file) | <i>KHK</i> |
| <b>Authorised by</b>  | JW                                                               | Signature (for file) | <i>JW</i>  |

## Revision Status / History

| Rev | Date       | Issue / Purpose/ Comment             | Prepared | Authorised |
|-----|------------|--------------------------------------|----------|------------|
| A   | 25.03.2020 | First Issue                          | SK       | JW         |
| B   | 08.04.2021 | Amended to include brook maintenance | KHK      | PS         |

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Appendices

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| Appendix A | Capita drawing ref: 097204-CAP-TB-00-DR-C-5000<br>‘Proposed Drainage Layout’ |
|------------|------------------------------------------------------------------------------|

# 1. Introduction

Capita Property and Infrastructure have been appointed by HNW Architects / Uxbridge College to undertake a sustainable drainage assessment for the proposed development at Park Road, Uxbridge, UB8 1NQ. This drainage maintenance strategy is to be used as a supporting document for the planning application of the proposed development at Uxbridge College.

## 1.1 Proposed Development

The proposed rejuvenation of the college includes the construction of a new building for academic purposes. At the location of an existing car park.

## 1.2 Drainage Design

A detailed drainage design for the scheme has been produced by Capita Property and Infrastructure Limited, shown on drawing No. 097204-CAP-TB-00-DR-C-5000-C03 located in Appendix 'A' and discussed in the accompanying drainage strategy report (available separately). The drawing details the proposals for both the surface water and foul water drainage for the development and incorporates Sustainable Urban Drainage Systems (SUDS) as part of the surface water drainage design.

## 2. Maintenance Schedule

The list below details the main drainage items used within the scheme and details the maintenance requirements for each item.

To ensure ongoing compliance with the requirements of the maintenance schedule, an **Estate Management Company** will administer and maintain the site wide infrastructure including all the drainage items listed in the schedule below:

### 2.1 Cellular Storage Systems

#### Maintenance Requirements

Regular inspection and maintenance is required to ensure the effective long-term operation of below ground modular storage systems. Maintenance responsibility for systems will be for the Management Company. Operation and maintenance requirements for cellular storage systems are described in the table below.

#### Cellular Storage Systems: Maintenance Schedule

| <b>Cellular Storage Systems: Maintenance and Monitoring Requirements</b> |                                                                                                                                                                                             |                                                |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <b>Schedule</b>                                                          | <b>Action</b>                                                                                                                                                                               | <b>Frequency</b>                               |
| <i>Regular Maintenance.</i>                                              | <i>Inspect and identify any areas that are not operating correctly. If required, take remedial action.</i>                                                                                  | <i>Monthly for 3 months, then six monthly.</i> |
|                                                                          | <i>Debris removal from catchment surface (where may cause risks to performance).</i>                                                                                                        | <i>Monthly.</i>                                |
|                                                                          | <i>Where rainfall infiltrates into blocks from above, check surface of filter for blockage by silt, algae or other matter. Remove and replace surface infiltration medium as necessary.</i> | <i>Monthly (and after large storms).</i>       |
|                                                                          | <i>Remove sediment from pre-treatment structures.</i>                                                                                                                                       | <i>Annually, or as required.</i>               |

|                         |                                                                                                                                    |                                         |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <i>Remedial Actions</i> | <i>Repair/rehabilitation of inlets, outlet , overflows and vents</i>                                                               | <i>As required.</i>                     |
| <i>Monitoring</i>       | <i>Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed.</i> | <i>Annually and after large storms.</i> |
|                         | <i>Survey inside of tank for sediment build-up and remove if necessary</i>                                                         | <i>Every 5 years or as required</i>     |

#### Notes.

Sediments excavated from upstream pre-treatment devices that receive runoff from residential or standard road and roof areas are generally not toxic or hazardous material and can be safely disposed of by either land application or landfilling. However, consultation should take place with the environmental regulator to confirm appropriate protocols. Sediment testing may be required before sediment excavation to determine its classification and appropriate disposal methods.

The filter drains requiring maintenance are located adjacent to the site as indicated on the drainage strategy drawing located in Appendix 'B' and will be the responsibility of the riparian owners' management company as detailed in 2. (above).

## 2.2 Sewers, Manholes, Gullies, Silt Pits

### Maintenance Requirements

Regular inspection and maintenance is required to ensure the effective long-term operation of sewers, manholes, gullies & silt pits.

#### Prior to construction:

A CCTV survey to be carried out on all existing drainage systems (not being demolished as part of the scheme) and any downstream receiving systems, prior to connection with adopted sewers.

#### Post Completion:

A CCTV survey to be carried out on all new and retained existing drainage systems and any downstream receiving systems, prior to connection with adopted sewers.

The report will be used to prove the integrity of the as-built drainage system prior to issue of practical completion certificate and will be handed over to the Client & Management Company for future reference.

Ongoing maintenance responsibility for all sewers, manholes, gullies and silt pits will be for the Management Company. Operation and maintenance requirements for all sewers manholes, gullies and silt pits are described in the following table.

#### Sewers, Manholes, Gullies & Silt Pits: Maintenance Schedule

| <b><i>Sewers, Manholes, Gullies, Silt Pits: Maintenance and Monitoring Requirements</i></b> |                                                                                                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b><i>Schedule</i></b>                                                                      | <b><i>Action</i></b>                                                                                                                                                  | <b><i>Frequency</i></b>                                                                            |
| <i>Regular Maintenance.</i>                                                                 | <i>Inspect and identify any areas that are not operating correctly. If required, take remedial action.</i>                                                            | <i>6 Monthly intervals.</i>                                                                        |
|                                                                                             | <i>Common yard &amp; car park &amp; other hard standing areas to be swept clear of debris, to prevent possibility of blockages to the receiving drainage systems.</i> | <i>Weekly.</i>                                                                                     |
|                                                                                             | <i>Debris removal from gullies &amp; silt pits, channel drains (where may cause risks to performance).</i>                                                            | <i>6 Monthly intervals, after autumn leaf fall, or as required based on specific observations.</i> |
|                                                                                             | <i>Lift and inspect receiving manholes from new dwellings within public areas to check for any blockages.</i>                                                         | <i>Monthly</i>                                                                                     |
| <i>Remedial Actions</i>                                                                     | <i>Repair any damaged gully gratings or silt pit covers.</i>                                                                                                          | <i>As required.</i>                                                                                |
|                                                                                             | <i>Replace / fix any loose channel drain covers.</i>                                                                                                                  | <i>As required.</i>                                                                                |

|                   |                                                                                                                                                            |                             |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <i>Monitoring</i> | <i>Carry out full CCTV survey to confirm ongoing integrity of all drains. Inspect all gullies and silt pits &amp; drainage channels during the survey.</i> | <i>10 yearly intervals.</i> |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|

Notes.

Where appropriate refer also to specialist drainage channel and oil separator manufacturer's information and maintenance requirements.

In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.

## 2.3 Flow Controls

### Maintenance Requirements

Ongoing maintenance responsibility for all flow control devices will be for the Management Company. Operation and maintenance requirements are described in the following table.

#### Flow Control Devices: Maintenance Schedule

| <b><i>Flow Control Devices: Maintenance and Monitoring Requirements</i></b> |                                                                                                                                                                                                             |                                                                                                                                 |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <b><i>Schedule</i></b>                                                      | <b><i>Action</i></b>                                                                                                                                                                                        | <b><i>Frequency</i></b>                                                                                                         |
| <i>Regular Maintenance.</i>                                                 | <i>Inspection of unit to ensure cleanliness / free from debris that could prevent operation.</i>                                                                                                            | <i>Following installation / at beginning of maintenance contract, initially monthly for 3 months, then 6 monthly intervals.</i> |
| <i>Remedial Actions</i>                                                     | <i>Cleaning of units by hand or jet washing.</i>                                                                                                                                                            | <i>As required / 6 monthly intervals.</i>                                                                                       |
| <i>Monitoring</i>                                                           | <i>Carry out full CCTV survey to confirm ongoing integrity of all drains. Inspect all gullies and silt pits &amp; drainage channels during the survey including inspection of all flow control devices.</i> | <i>10 yearly intervals.</i>                                                                                                     |

## 2.4 Watercourses

### Maintenance Requirements

Ongoing maintenance responsibility for all watercourses within the vicinity of the site will be for the Management Company. Operation and maintenance requirements are described in the following table.

The College is to maintain the existing surface water ditch along its northern boundary with the Lido site and any other SUDS features within its boundaries in line with the recommendations below, using a competent landscape and/or drainage maintenance contractor who is experienced in such works and the SUDS requirements. For further guidance and details, reference should be made to the "CIRIA C753 – The SUDS Manual". To assist in this process, the College must maintain good and unencumbered access facilities to all such features within their boundary.

Maintenance categories and requirements can be classified as below.

#### Receiving Brook/Ditch: Maintenance Schedule

| <b><i>Brook/Ditch : Maintenance and Monitoring Requirements</i></b> |                                                                                                                                                              |                                                                                              |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b><i>Schedule</i></b>                                              | <b><i>Action</i></b>                                                                                                                                         | <b><i>Frequency</i></b>                                                                      |
| <i>Regular/Occasional Maintenance.</i>                              | <i>Litter &amp; debris removal from surface &amp; sub-water levels where this impacts the flow rate/direction of the ditch &amp; any other SUDS features</i> | <i>Monthly or as required based on inspections</i>                                           |
|                                                                     | <i>Excess vegetation removal/grass cutting which may impact the performance of the ditch and any other SUDS feature</i>                                      | <i>Monthly or as required based on inspections</i>                                           |
|                                                                     | <i>CCTV survey to confirm ongoing integrity of all preceding pipework into the ditch and any other SUDS features</i>                                         | <i>10 yearly or as required based on inspections</i>                                         |
|                                                                     | <i>Weed and invasive plant control within the ditch and any other SUDS features</i>                                                                          | <i>As required, preferably in the summer months when water levels are expected to be low</i> |
|                                                                     | <i>Repair/rehabilitation of ground material and inlets</i>                                                                                                   | <i>As required based on inspections</i>                                                      |

|                         |                                                                                                                                                                                                                                  |                                                                                                            |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|                         | <p><i>into the ditch and any other SUDS features</i></p> <p><i>Reinstatement or realignment of banks of the ditch and any other SUDS features</i></p> <p><i>Sediment management in the ditch and any other SUDS features</i></p> | <p><i>As required based on inspections</i></p> <p><i>6 monthly or as required based on inspections</i></p> |
| <i>Remedial Actions</i> | <i>Structural rehabilitation works to the ditch and any other SUDS features</i>                                                                                                                                                  | <i>As required based on inspections</i>                                                                    |
| <i>Monitoring</i>       | <i>General inspection and monitoring of all SUDS features</i>                                                                                                                                                                    | <i>Monthly</i>                                                                                             |

**Notes.**

Flow Controls are typically manufactured from grade 304 Stainless Steel which has an estimated life span in excess of the design life of drainage systems.

**COSHH**

Flow Controls are manufactured from Stainless Steel, which is not regarded as hazardous to health and exhibits no chemical hazard when used under normal circumstances for the stated applications.

**MANUAL HANDLING**

The handling of Flow Controls should be in accordance with current legislation and regulations:

- ☐ The Health and Safety at Work Act 1972.
- ☐ The Management of Health and Safety at Work Regulations 1992.
- ☐ The Manual Handling Operations Regulations 1992.

All published and printed by the Health and Safety Executive.

## Appendix A Capita drawing ref: 097204-CAP- TB-00-DR-C-5000 'Proposed Drainage Layout'

26.050m x 7.050m x 0.550m deep 'VersaVoid' modular geo-void system, by Environmental Sustainable Solutions Ltd. (ESS) or similar approved, wrapped in an inner non-woven type geotextile membrane, wrapped in a waterproof butyl membrane and protected by a heavyweight, needle punched, non-woven type geotextile membrane all to the manufacturer's recommendations. The membrane is to be sealed at all edges and where the pipe enters and exits the membrane.  
If hydrocarbons are present in the soil then additional protection, in the form of Alderprufe HC, will be required.  
Cellular blocks are 500mm x 500mm in plan x 250mm deep. 25mm thick outer plates on all external faces of tank.  
To be installed strictly in accordance with the manufacturer's requirements and recommendations.  
Approx. storage volume = 81m³ based on 3 l/sec allowable off-site discharge.  
Cellular storage to be bedded on min. 100mm thick coarse sand blinding and covered with a 100mm thick coarse sand protection layer. Compacted backfill in accordance with Capita's specification.  
Manufacturer to provide layout and detail drawings for construction which should include details of venting and suitable access points for inspection and maintenance.  
Manufacturer to provide calculations proving structural suitability taking cognisance of the applied construction loads (temporary and permanent) and the prevailing ground conditions as detailed in the Site Investigation Report.  
Design based on 1:100 year return period +40%CC.  
Top of cellular storage = 51.700  
Bottom of cellular storage = 51.150  
All proposed alternative products to satisfy the following:  
1. To be in accordance with the recommendations stated in CIRIA C680 - Structural and geotechnical design of modular geocellular drainage systems.  
2. Material partial safety factor of 2.75 to be used in design calculations.  
3. Independent load testing certification to be provided including compressive strength, lateral strength and long term creep testing.  
4. Design and product PI required  
5. QA details to ensure compliance with the above.

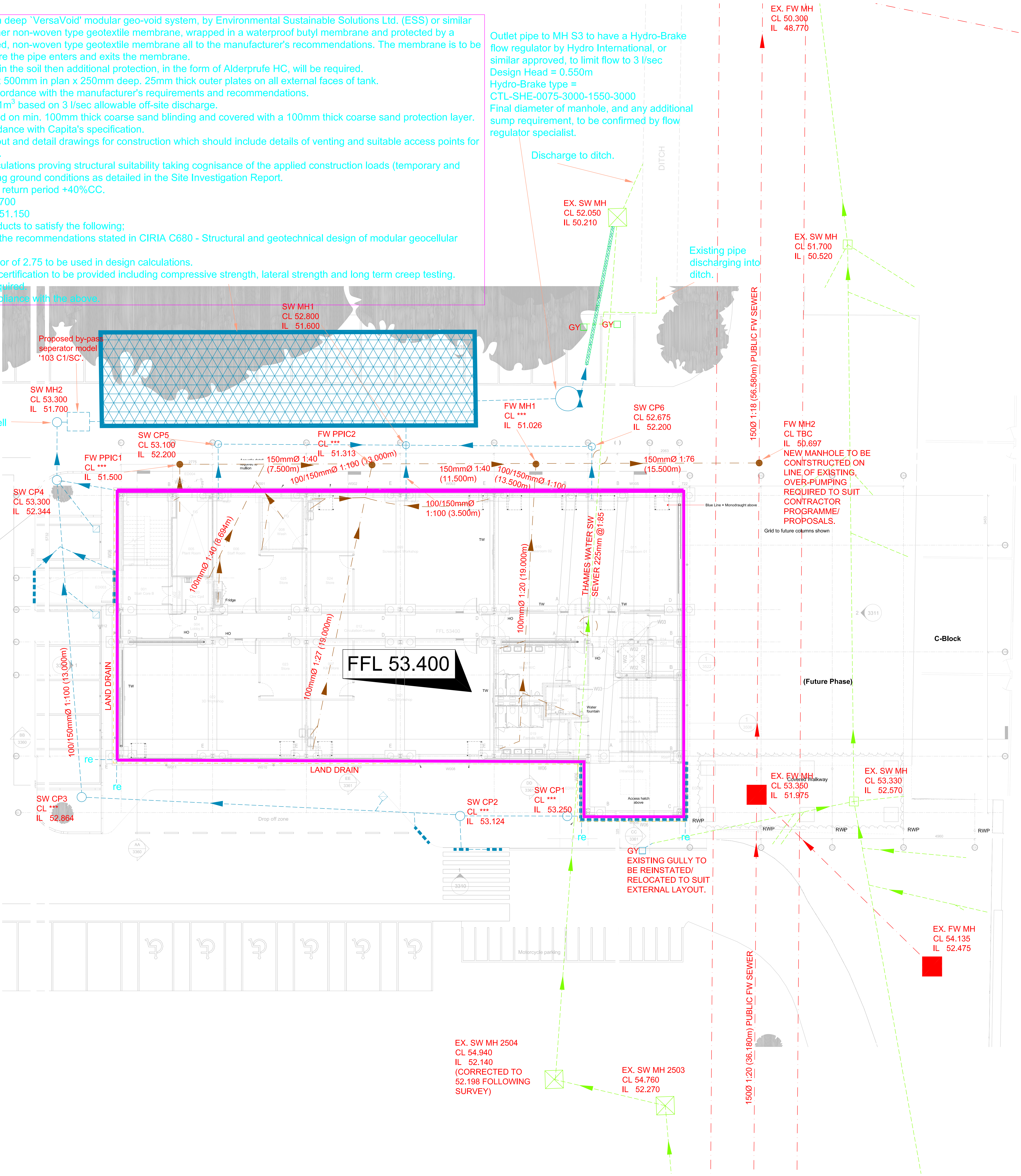
Outlet pipe to MH S3 to have a Hydro-Brake flow regulator by Hydro International, or similar approved, to limit flow to 3 l/sec  
Design Head = 0.550m  
Hydro-Brake type = CTL-SHE-0075-3000-1550-3000  
Final diameter of manhole, and any additional sump requirement, to be confirmed by flow regulator specialist.

Discharge to ditch.

Existing pipe discharging into ditch.

hpit to pick up discharge from (tainable land drain located g proposed retaining wall as well urface drainage.

\*\*\* denotes CL to match proposed surface level



### Drainage Notes:

1. All private drainage works are to be carried out in accordance with BS EN 752:2008 and Building Regulations Part H.
2. All drainage works within adoptable areas are to comply with the requirements of the Water UK/Water Research Centre publication 'Sewers for Adoption' (current edition).
3. All connections to existing public sewers to be in accordance with and to the satisfaction of the Local Authority.
4. Concrete protection (bedding class 'Z') to pipework to be provided as follows:  
(i) all pipework within soft areas with a cover of less than 600mm.  
(ii) all pipework beneath roads, car parks and all other trafficked hardstanding areas with a cover less than 1200mm.  
(iii) all pipework adjacent to existing and proposed trees/deciduous vegetation in landscaped areas.  
An expansion joint shall be provided at all joint locations.
5. All below ground foul drainage from within building footprint to be 100mm dia, unless stated otherwise. Refer to separate note for recommended minimum gradients. All below ground surface water drainage from RWP locations to main center drains to match the diameter of the downpipe (to Architect's and specialist contractor's details) unless stated otherwise.  
All below ground drainage from road gullies to be 150mm dia, unless stated otherwise.
6. All pipework in manholes are to be laid soft to soft unless noted otherwise. All chamber invert levels, shown on the drawing, are for the outgoing pipe.
7. All internal drainage to be to the Architect's and M & E Engineer's drawings and details.
8. The position and invert levels of all existing drains, sewers and manholes to be confirmed by the contractor prior to the commencement of the proposed works and any discrepancies reported immediately to Capita Property and Infrastructure Ltd.
9. All pipes are to have a class 'B' bed and surround unless noted otherwise (see note 4 above).
10. All concrete pipes are to be high strength and to be in accordance with BS EN 1916 and BS 5911.
11. All vitrified clay pipes are to be in accordance with BS EN 235.
12. Refer to drawing nos. xxxxxx-CA-0-OF-DR-S-xxx and xxx for drainage construction details.
13. For setting out of foul and rainwater outlets refer to the Architect's drawings.
14. This drawing to be read in conjunction with all other relevant Engineer's and Architect's drawings, specifications and documentation.
15. The contractor is to allow for grease traps in the kitchen and other appropriate areas.
16. Drainage channels and all pits to be designed by a specialist manufacturer for critical storms of 15 year return period and 5 minutes duration, to suit site conditions and in accordance with load class requirements as shown on the plan.  
Design to be submitted for comment to Capita Property and Infrastructure Ltd. prior to ordering.
17. All external finished levels and manhole cover levels shown on this drawing are indicative and subject to adjustment on site to suit the finished ground levels. For final levels refer to the Architect's drawings.
18. All levels are in metres and all dimensions are in millimetres unless noted otherwise.
19. Any coordinates provided for manholes or inspection chambers are relevant to the main drainage run intersection and not the centre of the manhole.
20. Chalk and limestone are not to be used as bedding or backfilling material in soils with a pH value less than 7.
21. A CCTV drainage survey is to be carried out both at the pre-commencement of construction and at the completion of the contract to prove the integrity of the in-situ drainage systems. At the completion of the contract this is to be carried out prior to the issue of the practical completion certificate.
22. Sewers, manholes, gullies, drainage channels and all pits should be inspected at 6 monthly intervals and cleaned out at 12 monthly intervals. A full CCTV survey should also be carried out at 10 yearly intervals. Refer also to specialist drainage channel and pit/interceptor manufacturer's information and maintenance requirements.  
In all instances, inspection and cleaning should be carried out only by a specialist contractor and in accordance with the guidelines given in 'Safe Working in Sewers and at Sewage Works' published by National Joint Health and Safety Committee for the Water Services.
23. All pop up locations to be roddable and set out to HNW Architects Drawings(s).

This drawing is copyright and owned by Capita, and is for use on this site only unless contractually stated otherwise.

DO NOT SCALE this drawing (printed or electronic versions). Contractors must check all dimensions from file.

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and/or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

All setting out to be in accordance with the Architect's details, (the Architect's drawings take precedence over any setting out shown on this drawing).

**SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION**  
Refer to the relevant Construction (Design and Management) documentation where applicable.

It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

**LEGEND**

- existing foul water drain with manhole
- existing surface water drain with manhole
- new foul water drain with manhole
- new surface water drain with manhole
- linear drainage channel
- flow regulator
- proposed building outline
- concrete protection to pipework adjacent to tree roots
- Proposed Petrol Interceptor (TBC)
- Proposed Private Land Drain

CL Cover Level  
IL Invert Level  
SL Sump level  
S/A Soakaway  
RAI Reverse Action Interceptor  
bd backdrop  
re rodding eye  
svp soil & vent pipe (roddable)  
wvp waste and vent pipe (roddable)  
wp waste pipe (roddable)  
ss stub stack (roddable)  
sg shower gully (roddable)  
sl pit (roddable)  
ra rodding access  
rg 4500 x 900 deep precast concrete trapped, roddable, road gully with grating area greater than 900cm²  
fg floor gully (roddable)  
rwp rainwater downpipe (roddable)  
psdp primary siphonic downpipe  
vp vent pipe (oil separator)  
aav air admittance valve  
TOB Top of base level  
CL Cast Iron  
VC Vitrified Clay  
R Flexible 'Rucker' joint  
PPIC Polypropylene inspection chamber

Note: Final setting out of all drainage points at ground level to be the Architect's and M & E Engineer's details.

Refer to the Architect's details for the internal, above ground, drainage layout.  
Recommended minimum gradients for below ground foul drainage connections:  
100 dia. at 1:40  
100 dia. at 1:80 with min 1 no. wc connection  
150 dia. at 1:150 with min 5 no. wc connections.  
Final foul drainage connections to be coordinated with the Architect's internal drainage layout plans.

|     |            |     |                                             |    |
|-----|------------|-----|---------------------------------------------|----|
| C04 | 25/03/2020 | KHK | AMENDED FOLLOWING COMMENTS FROM LBN         | PS |
| C03 | 03/03/2020 | KHK | AMENDED FOLLOWING DRAINAGE STRATEGY UPDATES | PS |
| C02 | 14/11/19   | KHK | AMENDED FOLLOWING FURTHER INFO.             | PS |
| C01 | 12/11/19   | KHK | FOR CONSTRUCTION.                           | PS |
| P02 | 28/01/19   | KHK | FOR INFORMATION ONLY.                       | PS |
| P01 | 17/10/19   | KHK | FOR INFORMATION ONLY.                       | PS |

| Rev | Date | By | Description | Rev   |
|-----|------|----|-------------|-------|
|     |      |    |             | check |

### CONSTRUCTION

Client  
UXBRIDGE COLLEGE

Project  
IOT BUILDING  
UXBRIDGE CAMPUS

Drawing

### DRAINAGE LAYOUT

|                                                     |                   |                    |
|-----------------------------------------------------|-------------------|--------------------|
| Scale @ A0<br>1:100                                 | Drawn<br>KHK      | Checked<br>PS      |
| Project No.<br>CS/097204                            | Date<br>Oct 2019  | Office<br>LONDON   |
| Drawing Identifier<br>097204 CAPTB-00-DR-C-5000-C04 | project<br>origin | zone<br>level      |
|                                                     | file type<br>role | number<br>revision |

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