

## **Onion Farm Cottage, Warburton.**

### **Sustainable Drainage Scheme 725/01/32.**

#### **Design.**

The cottage is to be constructed on the footprint of a previous building sited on an area of flat land with a small fall to the east. The soil beneath the building is sand, which extends to a depth of approximately 5m. This is an ideal substrate for surface water drainage to discharge into.

All vehicular surfacing within the site area will be constructed with a gravel surfacing, allowing surface water to percolate through into the sand below.

The pedestrian surfacing will be a mixture of second-hand Yorkstone flags and blue brick stable blocks, all laid to falls to allow surface water to drain off them into adjacent grassed areas.

Surface water from the roof of the building will be drained into a surface water pipe system, leading to two soakaway pits.

#### **Maintenance**

The SuDS components will be routinely inspected and maintained ensuring efficient operation and preventing failure. All the SuDS components are on or near the surface and most can be managed using landscape maintenance techniques.

Table 1 provides a breakdown of the maintenance requirements.

**Table 1 Inspection and maintenance requirements**

<b>Activity</b>	<b>Indicative frequency</b>	<b>Typical tasks</b>
Routine/regular maintenance	Monthly (for normal care of SuDS)	<ul style="list-style-type: none"><li>• litter picking</li><li>• grass cutting</li><li>• inspection of inlets, outlets and control structures.</li></ul>
Occasional maintenance	Annually (dependent on the design)	<ul style="list-style-type: none"><li>• silt control around components</li><li>• vegetation management around components</li><li>• sweeping of permeable paving</li><li>• silt removal from soakways.</li></ul>
Remedial maintenance	As required (tasks to repair problems due to damage or vandalism)	<ul style="list-style-type: none"><li>• inlet/outlet repair</li><li>• erosion repairs</li><li>• reinstatement of edgings</li><li>• reinstatement following pollution</li><li>• removal of silt build up.</li></ul>