



DEVELOPMENT OF 3 DWELLINGS AT LAND OFF PULPIT LANE, OVING. MAINTENANCE REGIME FOR SURFACE AND WATER DRAINAGE.

PRIORA PERMEABLE PAVING SURFACE WATER INFILTRATION SYSTEM MAINTENANCE REGIME.

The maintenance of the permeable block paving serving the proposed developments storm drainage is to be undertaken by the residents of the proposed dwellings. The individual and shared access drive will be the ownership of the residents of the proposed dwellings.

The property purchasers will be provided with a copy of the maintenance regime on occupation and educated on the maintenance of the permeable paving.

The responsibility of maintaining the permeable paving in accordance with this maintenance regime will be included within the transfer document and contract of purchase.

The following maintenance regime is proposed to ensure that the permeable block paving continues to perform in accordance with the technical design over the lifetime of the permeable block paving. The residents of the proposed dwellings should carry out regular maintenance in accordance with this maintenance regime and the recommendations of Ciria C753.

Before handing over the facility to the residents, it should be inspected for clogging, litter, weeds and water ponding and all failures should be rectified.

The residents of the proposed dwellings should inspect the permeable paving at 4 monthly intervals and after every significant storm event to ensure that the permeable block paving is functioning correctly and to identify any areas of ponding.

The permeable block paving needs to be regularly cleaned of silt and other sediments to preserve the infiltration capability. A minimum of three surface sweepings per year.

Manufacturers' recommendations should always be followed.

A brush should be used and the sweeping regime should be as follows:

- 1 End of winter (April) – to collect winter debris.
- 2 Mid-summer (July/August) – to collect dust, flower and grass-type deposits.
- 3 After autumn leaf fall (November).

Care should be taken to avoid removal of jointing material. Any lost material should be replaced.

The likely design life (or period before pavement rehabilitation is required) has yet to be established for the UK. However, it should be no different from standard paving assuming that an effective maintenance regime is in place to minimise risks of infiltration clogging. If reconstruction is necessary, the following procedure should be followed:

- 1 Lift surface layer and laying course.
- 2 Remove any geotextile filter layer.
- 3 Inspect sub-base and remove, wash and replace if required.
- 4 Renew any geotextile layer.
- 5 Renew laying course, jointing material and concrete block paving.
- 6 All works should be carried out by a qualified contractor.

The reconstruction of failed areas of concrete block pavement should be less costly and disruptive than the rehabilitation of continuous concrete or asphalt porous surfaces due to the reduced area that is likely to be affected. Materials removed from the voids or the layers below the surface may contain heavy metals and hydrocarbons and may need to be disposed of as controlled waste. Sediment testing should be carried out before disposal to confirm its classification and appropriate disposal methods. Guidance on waste management is provided in Chapter 33. Maintenance plans and schedules should be prepared during the design phase. Specific maintenance needs of the pervious pavement should be monitored, and maintenance schedules adjusted to suit requirements.

| Maintenance Schedule | Required action | Frequency |
|------------------------|--|---|
| Regular Maintenance | Brushing and vacuuming. | Three times/year at end of winter, mid-summer, after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturers' recommendations. Annually (or as required) |
| Occasional Maintenance | Stabilise and mow contributing and adjacent areas. Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying. | As required. As required. |
| Remedial | Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving. Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users. Rehabilitation of surface and upper sub-structure. | As required As required As required |
| Monitoring | Initial inspection. Inspect for evidence of poor operation and/or weed growth. If required, take remedial action. Inspect silt accumulation rates and establish appropriate brushing frequencies. Monitor inspection chambers. | Monthly for three months after installation 4 Monthly intervals and after every significant storm event. Annually. Annually. |

PLOT SURFACE WATER POSITIVE PIPED DRAINAGE SYSTEM.

The piped storm drainage system is a gravity-based drainage system and has been designed in accordance with part H of the building regulations and will be self-cleansing and maintenance free.

In the unlikely event of a blockage within the private network the residents of the proposed dwellings will be responsible for employing a suitably qualified contractor to clear the blockage.

PRIVATE FOUL DRAINAGE SYSTEM MAINTENANCE REGIME.

The foul drainage system is a gravity-based drainage system and has been designed in accordance with part H of the building regulations and will be self-cleansing and maintenance free.

In the unlikely event of a blockage within the private network the residents of the proposed dwellings will be responsible for employing a suitably qualified contractor to clear the blockage.