

10632 – 19 Tanza Road, Hampstead Heath, London, NW3 2UA
Drainage System Maintenance Requirements



19 Tanza Road
Hampstead Heath
London
NW3 2UA

Drainage Maintenance Specification
August 2026
P01

INTRODUCTION

Michael Barclay Projects Ltd (MBP) has been appointed to prepare this Drainage Maintenance Specification for the proposed works at 19 Tanza Road, Hampstead Heath, London, NW3 2UA. The document sets out the inspection, routine maintenance and remedial maintenance requirements for the private drainage and surface water management features serving the property.

The proposed works comprise alterations to the existing dwelling, including works at lower ground floor level and associated external works. The drainage system will remain connected to the existing private combined drainage system, which ultimately discharges to the Thames Water combined sewer within Tanza Road.

The purpose of this document is to ensure that the drainage features remain operational for the lifetime of the development and that the flood-resilience measures identified within the Flood Risk Assessment continue to perform as intended.

DESIGN AND OPERATION

The private drainage system serves both foul and surface water flows from the property and connects to the public combined sewer in Tanza Road. The surface water management arrangement also includes permeable paving and channel drainage to intercept and convey runoff from external paved areas.

A non-return anti-flood valve is to be installed within the final private inspection chamber/manhole (IC4) upstream of the connection to the public combined sewer. The valve is intended to prevent reverse flow from the public sewer entering the private drainage system during surcharge conditions.

Following completion of the works, the drainage system will enter its operational phase and shall be inspected and maintained in accordance with this document and any relevant manufacturer-specific operation and maintenance instructions. Where manufacturer requirements are more onerous than this document, the manufacturer requirements shall take precedence.

OWNERSHIP AND MAINTENANCE

The drainage and flood-resilience components within the site boundary will remain private. Responsibility for their inspection, operation and maintenance will rest with the property owner/occupier for the lifetime of the development, unless responsibility is formally transferred to another party.

Private below-ground drainage: pipes, connections, inspection chambers and manholes - maintained by the property owner/occupier.

Channel drains and associated gratings - maintained by the property owner/occupier.

Permeable paving - maintained by the property owner/occupier.

Non-return anti-flood valve within IC4 - maintained by the property owner/occupier in accordance with this specification and the valve manufacturer's instructions.

A maintenance log should be retained at the property recording inspections, cleaning, defects, repairs and any operation of the anti-flood valve following a sewer surcharge or extreme rainfall event.

HEALTH AND SAFETY REQUIREMENTS

All inspection and maintenance activities shall be undertaken by competent persons and subject to appropriate risk assessment. Manholes and inspection chambers shall not be entered unless confined-space procedures are in place and the work is undertaken by appropriately trained

personnel. Jetting, rodding, suction tanker operations and maintenance of the anti-flood valve shall be undertaken using suitable equipment and safe working procedures.

COMPONENTS OF THE SYSTEM

The following components form part of the drainage system and require ongoing inspection and maintenance:

- Private foul, surface water and combined drainage pipework
- Inspection chambers and manholes
- Channel drains and gratings
- Permeable paving
- Non-return anti-flood valve at IC4

MAINTENANCE SCHEDULES

The following schedules set out the minimum maintenance requirements for the private drainage system. Maintenance frequencies should be increased where monitoring identifies rapid silt accumulation, blockage, reduced infiltration, slow drainage or other evidence of poor performance.

Following any severe storm, reported sewer surcharge or observed flooding within Tanza Road, the relevant drainage components should be inspected as soon as reasonably practicable. Any defect affecting flood resilience or drainage performance should be rectified promptly.

PIPES, FOUL, SURFACE WATER AND COMBINED DRAINAGE

Required Action	Required Frequency
Monitoring - Inspect accessible drainage runs via chambers for signs of surcharge, blockage, silt accumulation, root ingress, displacement or leakage.	Every 6 months and after any drainage surcharge/flood event.
Monitoring - Check for slow discharge, gurgling, odour, backing-up or localised ponding which may indicate a restriction.	Ongoing / when observed.
Occasional maintenance - Undertake CCTV survey of private drainage pipework to assess structural and service condition.	Every 5 years, or sooner if performance concerns arise.
Remedial action - Remove blockages by rodding, jetting or other appropriate specialist method.	As required.
Remedial action - Repair or replace damaged, displaced or defective pipe sections and joints.	As required.

INSPECTION CHAMBERS AND MANHOLES

Required Action	Required Frequency
Monitoring - Inspect covers, frames and surrounds for damage, rocking, settlement or unsafe condition.	Every 6 months.
Monitoring - Inspect chamber channels and benching for debris, silt, standing water, surcharge marks or evidence of backflow.	Every 6 months and after severe storms/surcharge events.

Regular maintenance - Remove accumulated silt, debris and obstructions; wash down benching and channels as necessary.	Every 6 months or as determined by inspection.
Remedial action - Repair cracked benching, defective seals, damaged chambers, frames or covers.	As required.

CHANNEL DRAINS

Required Action	Required Frequency
Monitoring - Inspect gratings and channels for leaves, litter, silt and other debris restricting inflow.	Every 3 months and after heavy rainfall.
Monitoring - Inspect gratings, frames, bedding and channel units for cracking, displacement or damage.	Every 6 months.
Regular maintenance - Remove leaves, litter and sediment and clean gratings.	Every 3 months or more frequently during autumn leaf fall.
Occasional maintenance - Flush channel drains and connected pipework to confirm free discharge.	Annually or as required.
Remedial action - Replace damaged gratings/channel sections and rectify settlement or defective joints.	As required.

PERMEABLE PAVING

Permeable paving relies on open joints and a free-draining pavement build-up to accept and manage rainfall. The surface must therefore be kept free from excessive sediment, leaves and organic material that could reduce infiltration performance.

Required Action	Required Frequency
Monitoring - Initial visual inspection for ponding, joint loss, sediment build-up, weed growth, rutting or damaged blocks.	Monthly for the first 3 months after installation.
Monitoring - Inspect the paving following heavy rainfall for prolonged ponding or slow infiltration.	After significant storms during the first 6 months, then as required.
Regular maintenance - Brush and vacuum the full paved surface, with particular attention to interfaces with planting/soil and areas receiving runoff from adjacent surfaces.	At least twice yearly, preferably spring and after autumn leaf fall.
Regular maintenance - Maintain joints fully filled with the specified permeable jointing aggregate.	As required following inspection or cleaning.
Occasional maintenance - Remove weeds manually or by an appropriate approved treatment that will not adversely affect the paving system or receiving environment.	As required.
Remedial action - Repair depressions, rutting, loose/broken blocks, damaged edge restraints and replace lost jointing material.	As required.

Remedial action - Where infiltration remains poor after routine cleaning, undertake specialist regenerative vacuum sweeping and, if necessary, replace clogged jointing/laying course material in accordance with the paving manufacturer's recommendations.	As required based on performance.
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Stockpiling of soil, sand, cement, landscaping materials or other fine material on the permeable paving should be avoided, as this can lead to clogging of the joints and loss of infiltration performance.

NON-RETURN ANTI-FLOOD VALVE

A non-return anti-flood valve is proposed within IC4, the final private chamber on the combined drainage system before connection toward the public sewer. The valve is a key flood-resilience component and must remain accessible and fully operational at all times.

The purpose of the valve is to allow normal drainage flows to discharge from the property while preventing reverse flow from the public combined sewer during surcharge conditions. A blocked, fouled or damaged valve may either fail to close during surcharge or fail to reopen after the event; both conditions require prompt attention.

Required Action	Required Frequency
Monitoring - Visually inspect the valve, flap/gate, seals and seating for fouling, debris, damage, corrosion or obstruction. Confirm that the moving element is free to open and close.	Every 6 months.
Monitoring - Inspect the valve immediately following any reported sewer surcharge, flood event or suspected operation of the valve.	After each event.
Regular maintenance - Clean the valve body, sealing faces and moving parts; remove grease, silt, wipes, debris or other material that could prevent full closure.	Every 6 months or as required.
Functional test - Manually operate/test the valve in accordance with the manufacturer's instructions and confirm that it closes fully and returns to its normal operating position.	Every 6 months.
Remedial action - Replace worn or damaged seals, hinges, flaps/gates or other proprietary components.	As required.
Remedial action - If the valve does not operate correctly, arrange immediate specialist repair or replacement.	Immediately upon identification.

The chamber containing the anti-flood valve must remain readily accessible. It must not be permanently covered by finishes, landscaping or fixed structures. The valve manufacturer's operation and maintenance instructions shall be retained with the property maintenance records.

When the anti-flood valve is closed during a sewer surcharge event, foul and surface water generated within the property may be temporarily unable to discharge to the public sewer. Water use should therefore be minimised during the event. Portable pumping equipment may be retained at the property as a contingency measure, but any pumping/discharge arrangement must be undertaken safely and must not discharge water to a location where it could cause flooding, pollution or nuisance.

MAINTENANCE RECORDS AND TRIGGER EVENTS

The owner/occupier should retain a simple maintenance record for the drainage system. The record should include the date of inspection or maintenance, component inspected, observations, work undertaken, contractor details where applicable, and any follow-up action required.

Additional inspections shall be triggered by any of the following:

- severe rainfall or local flood warning affecting the area;
- reported sewer surcharge or flooding within Tanza Road;
- slow drainage, backing-up or gurgling within the property;
- ponding on the permeable paving or adjacent to channel drains;
- operation or suspected operation of the anti-flood valve;
- damage to paving, chambers, channel drains or covers.

Where a defect is identified that could impair flood protection or drainage performance, remedial action should be undertaken without undue delay.

SUMMARY

The proposed drainage and flood-resilience measures are straightforward private assets that can be maintained by the property owner/occupier with periodic specialist support. The key requirements are to keep the drainage system free-flowing, preserve the infiltration performance of the permeable paving, keep channel drains clear, and ensure that the anti-flood valve at IC4 remains accessible, clean and fully operational.

Compliance with the maintenance requirements set out in this document will support the long-term performance of the drainage strategy and the flood-resilience measures identified within the Flood Risk Assessment for 19 Tanza Road.

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