

**CCTV REPORT FOR: 15 STANHOPE GARDENS  
LONDON  
N6 5TT**

**CONTENTS:** SITE AND DRAINAGE LAYOUT  
CCTV SURVEY DETAILS  
FOUNDATION RECORD  
INVESTIGATION SUMMARY  
RECOMMENDATIONS  
QUOTATION  
PHOTOGRAPHS  
LABORATORY TESTING RESULTS  
ROOT IDENTIFICATION  
LIMITATION OF REPORT



**Client:** Smithers Purslow  
Glaston Hall  
2 Spring Lane  
Oakham  
LE15 9BZ

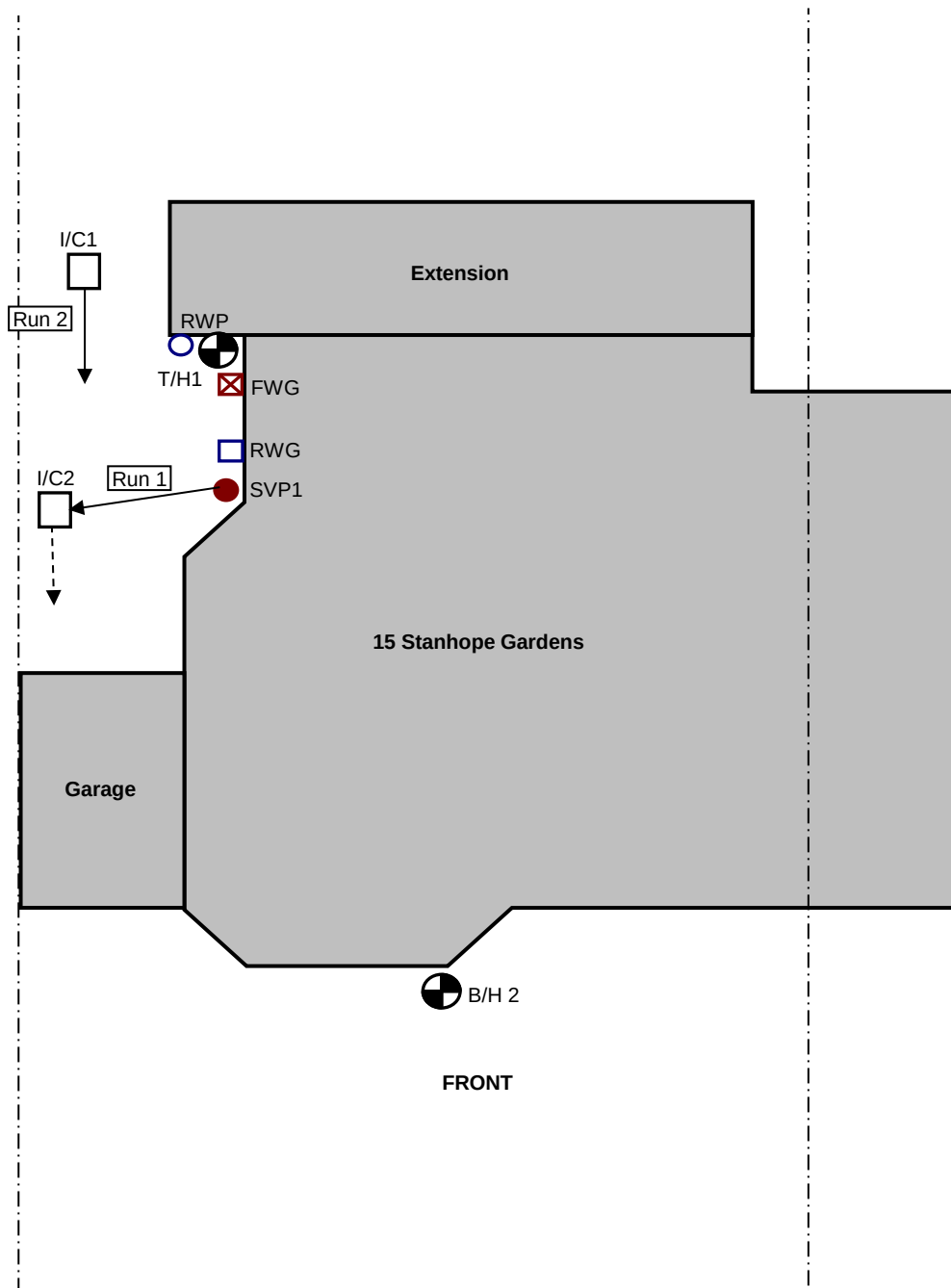
**Insured:** Miss Z Watt  
**Reference:** 212706

**Site Visit:** 13-Apr-22  
**Report Date:** 03-May-22


**Drainage**  
 Repair Company  
**SITE AND DRAINAGE LAYOUT**

Site Crew: TLR

Date: 13-Apr-22

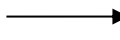
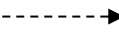
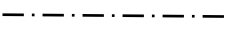


(This plan is not to be scaled and is provided to illustrate general layout only)

General Comments:

**Note: Runs shown in red have been adopted by the local water authority.**

**Key :**

|                                                                                                                                         |                                                                                                                     |                                                                                                         |                                                                                                        |                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  = Storm Gully                                       |  = Storm Pipe                    |  = Foul Gully        |  = W/C or Soil Pipe |  = Inspection Chamber |
|  = Rodding Eye                                       |  = Surveyed pipe indicating flow |  = Unsurveyed pipe |                                                                                                        |                                                                                                            |
|  = Exploratory Hole (hand dug pit and/or hand auger) |  = Boundary line                |                                                                                                         |                                                                                                        |                                                                                                            |
|  = Hedges & Shrubs                                    |  = Trees & bushes                |  = Area of damage  |                                                                                                        |                                                                                                            |

Address: **15 STANHOPE GARDENS, LONDON, N6 5TT**

Site Crew: TLR Date: 13-Apr-22

**RUN: 1** Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic  
From: SVP1 Inv (m): - Downstream To: I/C 2 Inv (m): -

| Metres | Faults / Defects   | Remarks       |
|--------|--------------------|---------------|
| 0.00   |                    | At SVP 1      |
| 3.50   | No Visible Defects | At I/C 2      |
|        |                    | End of survey |

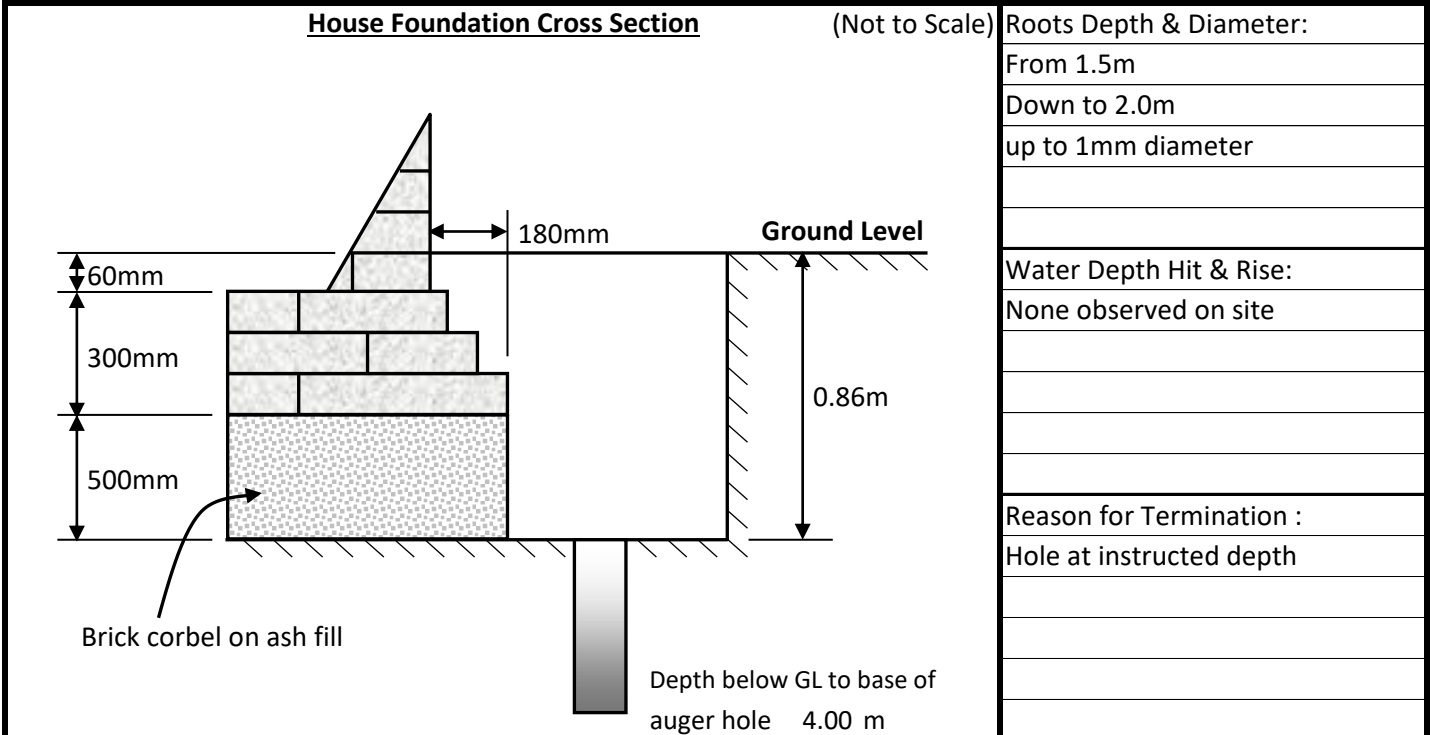
**RUN: 2** Pipe Dia. (mm): 100 System: Foul Water Made of: Glazed Clay  
From: I/C1 Inv (m): 1.20 Downstream To: Unknown Inv (m): -

| Metres | Faults / Defects | Remarks                    |
|--------|------------------|----------------------------|
| 0.00   |                  | At I/C 1                   |
| 0.50   |                  | Unable to proceed blockage |
|        |                  | End of survey              |

Defects shown in **RED** relate to runs adopted by the Local Water Authority

Address: 15 STANHOPE GARDENS, LONDON, N6 5TT

|                                               |                     |
|-----------------------------------------------|---------------------|
| Location: <b>Junction house and extension</b> | T/H No. <b>1</b>    |
| Ground Surface: <b>Dry</b>                    | Weather: <b>Dry</b> |
| Date: <b>13-Apr-22</b>                        |                     |



| Depth (m) | Soil Descriptions<br><i>(NB: Field crew description only)</i>                       | Test Type | Depth (m) |    |
|-----------|-------------------------------------------------------------------------------------|-----------|-----------|----|
|           |                                                                                     |           | From      | To |
| G.L.      |                                                                                     |           |           |    |
| 0.80      | Stiff brown mottled grey CLAY                                                       | P.P. 2.5  | 0.800     |    |
| 4.00      | End of Borehole                                                                     | P.P. 2.5  | 1.000     |    |
|           |                                                                                     | P.P. 3.5  | 1.500     |    |
|           |                                                                                     | P.P. 3.5  | 2.000     |    |
|           |                                                                                     | P.P. 3.0  | 2.500     |    |
|           |                                                                                     | P.P. 3.0  | 3.000     |    |
|           |                                                                                     | P.P. 3.0  | 3.500     |    |
|           |                                                                                     | P.P. 3.0  | 4.000     |    |
|           | <b>Photograph</b>                                                                   |           |           |    |
|           |  |           |           |    |
|           |                                                                                     |           |           |    |
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General Comments :

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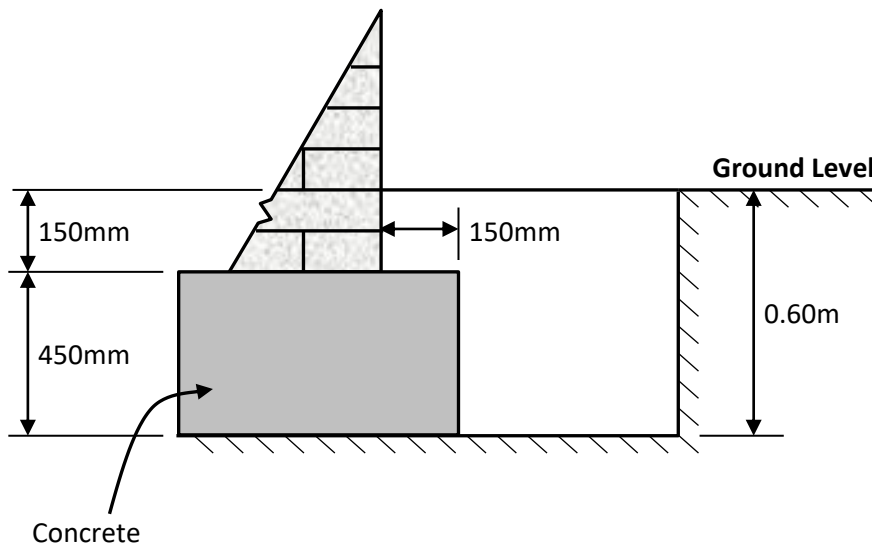
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*Key: Mac=Macintosh Probe, V(n)=Natural Shear Vane, P.P. = Pocket Penetrometer*

Address: **15 STANHOPE GARDENS, LONDON, N6 5TT**

|                                               |                     |
|-----------------------------------------------|---------------------|
| Location: <b>Junction house and extension</b> | T/H No. <b>1</b>    |
| Ground Surface: <b>Dry</b>                    | Weather: <b>Dry</b> |
| Date: <b>13-Apr-22</b>                        |                     |

**Extension Foundation Cross Section (Not to Scale)**



|                          |
|--------------------------|
| Roots Depth & Diameter:  |
| From 0.9m                |
| Down to 2.0m             |
| up to 1mm diameter       |
|                          |
| Water Depth Hit & Rise:  |
| None observed on site    |
|                          |
| Reason for Termination : |
| Hole at instructed depth |
|                          |
|                          |
|                          |
|                          |

| Depth (m) | Soil Descriptions<br><small>(NB: Field crew description only)</small>               | Test Type | Depth (m) |    |
|-----------|-------------------------------------------------------------------------------------|-----------|-----------|----|
|           |                                                                                     |           | From      | To |
| G.L.      |                                                                                     |           |           |    |
|           |                                                                                     |           |           |    |
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|           |                                                                                     |           |           |    |
|           | <b>Photograph</b>                                                                   |           |           |    |
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General Comments :

Key: Mac=Macintosh Probe, V(n)=Natural Shear Vane, P.P. = Pocket Penetrometer

Address: **15 STANHOPE GARDENS, LONDON, N6 5TT**

|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| Location: <b>Remote - Front of bay</b> | B/H No. <b>2</b>                           |
| Ground Surface: <b>Dry</b>             | Weather: <b>Dry</b> Date: <b>13-Apr-22</b> |

|                              |                                                                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Bore Hole only</u></b> | Roots Depth & Diameter:<br>None observed on site<br><br><br><br><br>Water Depth Hit & Rise:<br>None observed on site<br><br><br><br>Reason for Termination :<br>Encountered obstruction<br><br><br><br> |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| Depth (m)         | Soil Descriptions<br><small>(NB: Field crew description only)</small>               | Test Type | Depth (m) |    |
|-------------------|-------------------------------------------------------------------------------------|-----------|-----------|----|
|                   |                                                                                     |           | From      | To |
| G.L.              |                                                                                     |           |           |    |
| 0.80              | Soft brown CLAY                                                                     | P.P. 0.0  | 0.800     |    |
| 1.00              | Firm brown slightly gravelly CLAY                                                   | P.P. 1.5  | 1.000     |    |
| 1.50              | Firm brown CLAY                                                                     | P.P. 2.5  | 1.500     |    |
| 2.50              | End of Borehole                                                                     | P.P. 3.5  | 2.000     |    |
|                   |                                                                                     | P.P. 3.0  | 2.500     |    |
|                   |                                                                                     |           |           |    |
|                   |                                                                                     |           |           |    |
|                   |                                                                                     |           |           |    |
| <b>Photograph</b> |                                                                                     |           |           |    |
|                   |  |           |           |    |
|                   |                                                                                     |           |           |    |
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|                   |                                                                                     |           |           |    |
|                   |                                                                                     |           |           |    |

General Comments :

*Key: Mac=Macintosh Probe, V(n)=Natural Shear Vane, P.P. = Pocket Penetrometer*

Address: **15 STANHOPE GARDENS, LONDON, N6 5TT**

**EXECUTIVE SUMMARY**

|                                   |                                                                                                                            |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Brief:</b>                     | The Drainage Repair Company Ltd were commissioned to undertake a CCTV survey / inspection of the drainage at the property. |
| <b>Specific Area of Interest:</b> | Accessible drainage at the property.                                                                                       |
| <b>System Access:</b>             | Inspection chambers to the side of the property                                                                            |
| <b>Visual Survey:</b>             | N/A                                                                                                                        |
| <b>Water Pressure Test:</b>       | Yes - showed drop in pressure, however we noted the outside tap was faulty                                                 |

**SUMMARY OF FINDINGS**

|                                       |         |
|---------------------------------------|---------|
| <b>Defects requiring repair:</b>      | Yes     |
| <b>Is any damaged section shared:</b> | No      |
| <b>No. of properties sharing:</b>     | N/A     |
| <b>Age of property / system:</b>      | Unknown |
| <b>Cause of damage:</b>               | N/A     |

**GENERAL SUMMARY**

The results of the CCTV / inspection survey to the underground drainage system at the above address are as follows:

**Run 1 - Foul- Private:**

No visible pipework defects.

**Run 2 - Foul- Private:**

Blockage unable to clear

**I/C1 and I/C2**

Frame and cover offset to drainage run, difficult access

**RWP, FWG and RWG**

Unable to negotiate bends to survey. Also gullies surrounded in concrete



## RECOMMENDATIONS & QUOTATION

### RECOMMENDATIONS

We would recommend returning the system to a watertight condition by repairing the defects as follows:

#### **I/C 1 and I/C 2:**

Jet and survey up and downstream of both chambers

#### **RWP, RWG and FWG**

Make underground access cut and CCTV.

### QUOTATION

#### **I/C 1 and I/C 2:**

- Carry out high pressure water jetting
- Carry out CCTV survey

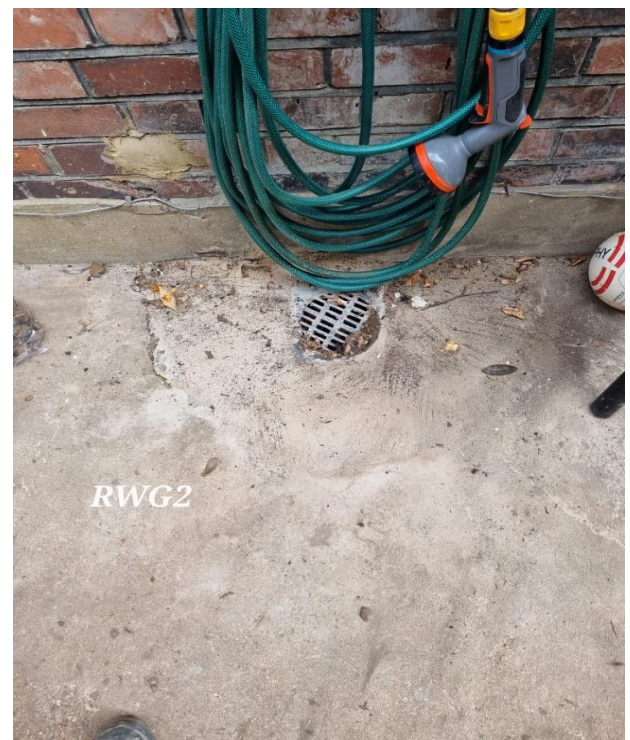
|               |                |
|---------------|----------------|
| Total ex.VAT  | <b>£750.00</b> |
| VAT           | <b>£150.00</b> |
| Total inc.VAT | <b>£900.00</b> |

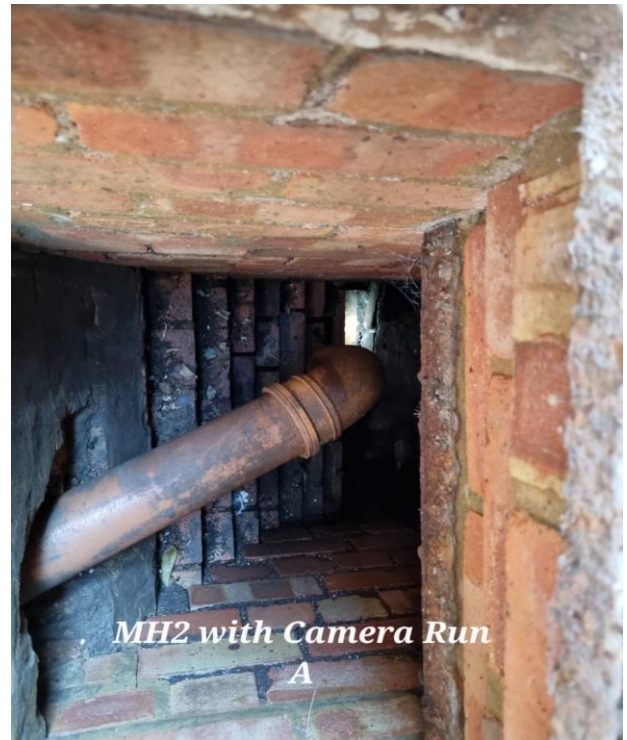
#### **RWP, RWG and FWG**

- Carry out small access excavation
- Break into pipework below ground
- Perform CCTV survey
- Further report on condition and destination of pipework
- Backfill excavation, reinstate surface, remove spoil from site

|               |                |
|---------------|----------------|
| Total ex.VAT  | <b>£750.00</b> |
| VAT           | <b>£150.00</b> |
| Total inc.VAT | <b>£900.00</b> |

|                                 |                  |
|---------------------------------|------------------|
| Grand Total - All Works ex.VAT  | <b>£1,500.00</b> |
| VAT                             | <b>£300.00</b>   |
| Grand Total - All Works inc.VAT | <b>£1,800.00</b> |









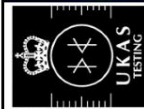
## SUMMARY OF SOIL CLASSIFICATION TESTS

(BS1377 : PART 2 : 1990)

[illegible]

**SYMBOLS: NP: Non Plastic**

\* : Liquid Limit and Plastic Limit Wet Sieved.



# USA

Professional Soils Laboratory

4043

**Contract No:**

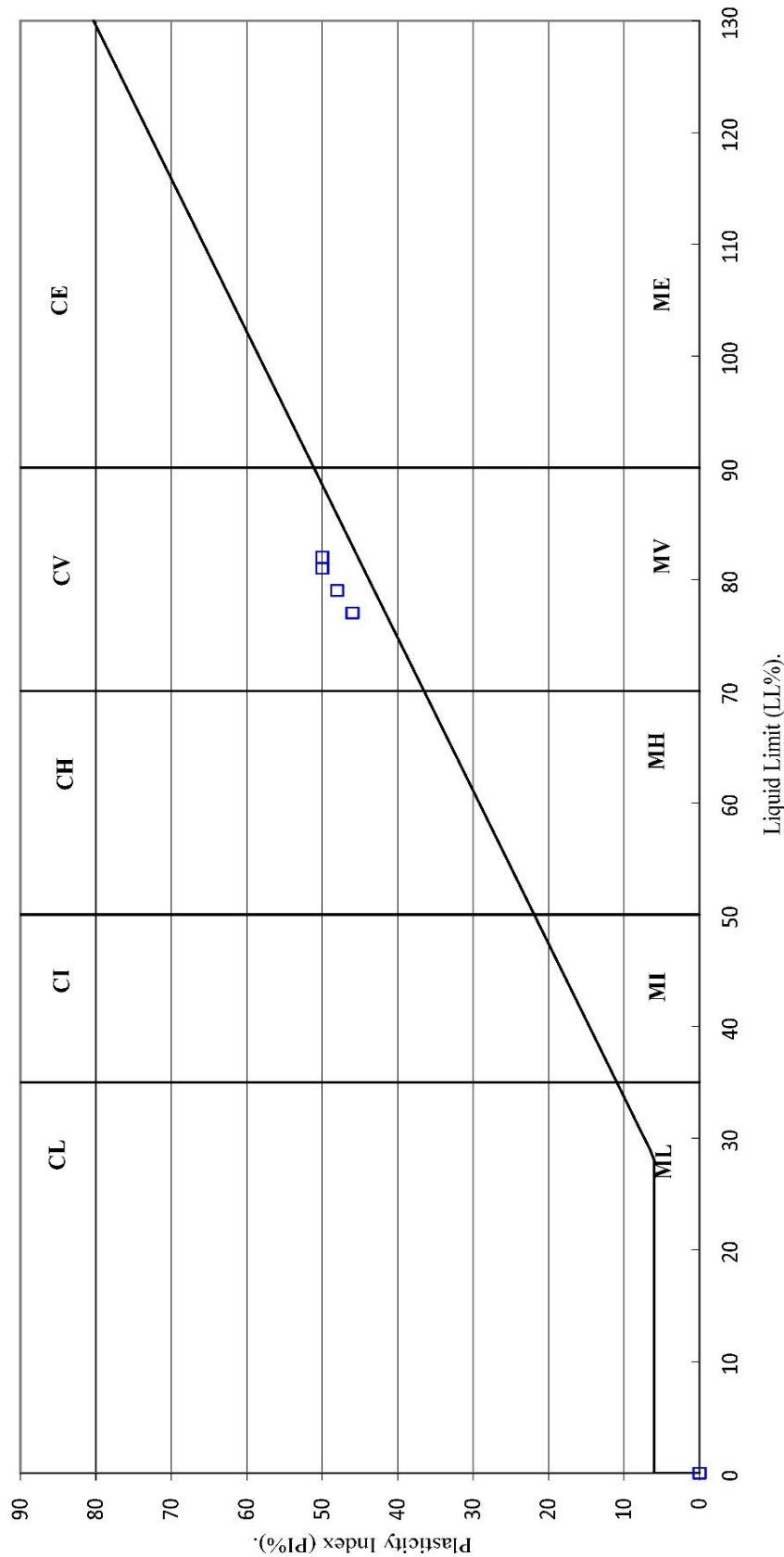
PSL22/2856

**Client Ref:**

212706

**15 Stanhope Gardens, London, N6 5TH**

## PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.



|                                                                                                                                   |              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------|
|  <b>PSL</b><br>Professional Soils Laboratory | Contract No: |
|                                                                                                                                   | PSL22/2856   |
|                                                                                                                                   | Client Ref:  |
|                                                                                                                                   | 212706       |
| 15 Stanhope Gardens, London, N6 5TH                                                                                               |              |



(BS1377 : PART 2 : 1990)

**\*\* : Liquid Limit and Plastic Limit Wet Sieved.**



4043 TESTING

**15 Stanhope Gardens, London, N6 5TH**

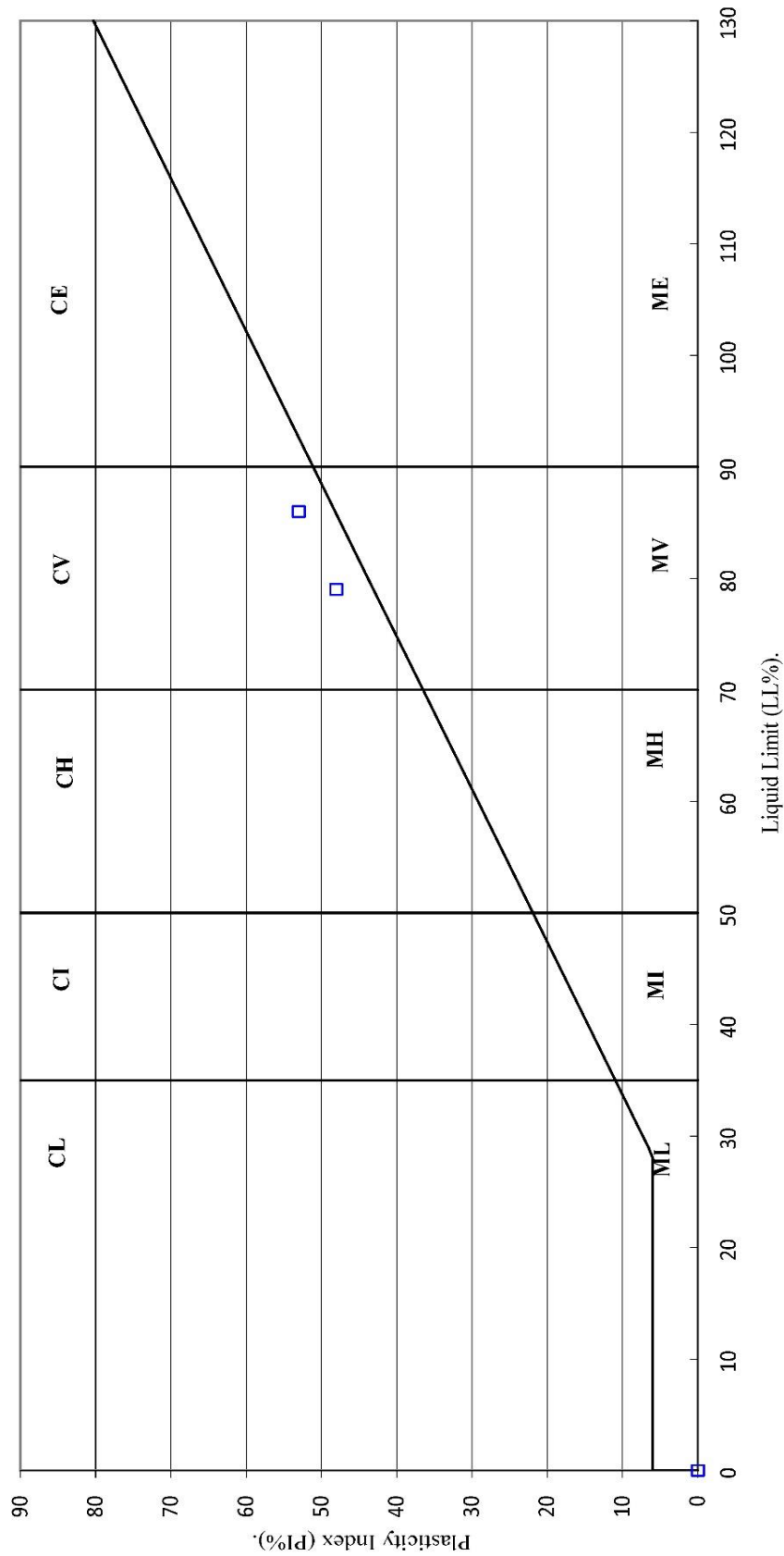
**Contract No:**

PSL22/2856

**Client Ref:**

212706

# PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.



|                                                                                                                                                                         |                                     |            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|--|
| <div>  <div> <div>PSL</div> <div>Professional Soils Laboratory</div> </div> </div> | 15 Stanhope Gardens, London, N6 5TH |            |  |
|                                                                                                                                                                         | Contract No:                        | PSL22/2856 |  |
|                                                                                                                                                                         | Client Ref:                         | 212706     |  |
|                                                                                                                                                                         |                                     | 4043       |  |



Root identification  
Vegetation surveys  
Tree/Building investigations  
Plant taxonomy

## Richardson's Botanical Identifications

**The Drainage Repair Company**  
**Suite 15, Leatherline House**  
**71 Narrow Lane**  
**AYLESTONE**  
**Leicester LE2 8NA**

30/04/2022

**Dr Ian B K Richardson**  
*BSc, MSc, PhD, MRSB, FLS*  
**James Richardson**  
*BSc (Hons. Biology)*

**Enterprise House**  
**49-51 Whiteknights Road**  
**Reading**  
**RG6 7BB**

**Tel:** (0118) 986 9552 *(Direct line)*  
**E-mail:** [richardsons@botanical.net](mailto:richardsons@botanical.net)  
**Web:** [www.botanical.net](http://www.botanical.net)

*Your ref:* **Root ID**

*Our ref:* 83/5910

Dear Lisa

**15 Stanhope Gardens N6 5TT**

The sample you sent in relation to the above on 13/04/2022 has been examined. The structure was referable as follows:

**TP/BH1, 1.50-2.00m**

|       |                                                                                                                                                                                                                                             |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 no. | Examined root: essentially too immature for confidence (less than 0.05mm in diameter). Definitely NOT a coniferous type. Similar in some ways to the family SALICACEAE (Salix (Willows) and Populus (Poplars)). A tentative identification. |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Click here for more information: [SALICACEAE](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours sincerely



Dr Ian B K Richardson

\*\* Try out our web site on [www.botanical.net](http://www.botanical.net) \*\*

We were commissioned to carry out an inspection of the accessible areas of the drainage to the property, identifying any major defects and recommending any repair works that may be necessary. It should be appreciated that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches and connections etc.

The lack of any significant defects within the main drainage line should not be regarded as a guarantee of water tightness. Defects may be encountered upon exposure of inaccessible branches and gullies etc.

The contents of this report are strictly confined to comments concerning those terms outlined above. It is not a structural survey and must not be construed as such.

The views expressed in this report are based entirely upon a visual examination of the drainage, supported by information obtained from a CCTV inspection / water pressure test.