

Job Reference: KAS/43311

Date: 18/09/19

CRANWOOD HOUSE INVESTIGATION OF UNDERGROUND SERVICES

GENERAL

A full utilities desktop pack was purchased and the contents have been used to supplement the electronically traced information. All covers have been lifted and pipes/ducts visibly observed to produce PAS 128 quality level A at each access point.

Electronically traced cables/pipes have a quality level of B2.

Electronically traced cables that have been electronically traced but have not been able to determine a depth reading have been given a quality level of B3. An assumed route is given a quality level of B4.

Services plotted from records have a quality level D.

As the traced services were plotted in three dimensions the records have been plotted at a depth at which the service would assumed to be laid at.

All services in the roads have been plotted from records.

DRAINAGE

All manhole covers were lifted where possible with pipe sizes and main outlet invert depths recorded and connections proved to source or destination by resonance or dye testing. Where necessary, a transmitting probe was inserted into the pipe and the route traced electronically. Chambers have been plotted to scale where significantly larger than the cover.

Unless visible indications to the otherwise all routes between local manholes are assumed straight and have been given a quality level of B2 as accurate depth readings are taken at all the covers.

There is very little external drainage around Cranwood House, at the rear of the building there is a drop pipe at a small cover, no.11, both the storm and foul drainage join into this and drop into the 300mm foul sewer passing below the building.

The foul sewer shown from records passing through cover 37 has been shown at half width.

Records indicate the invert of manhole 37 to be 57.47 but it was assumed to be 87.47.

WATER

Electronic connections were made to all water surface features and pipes traced where possible. Non-metallic mains and services have been plotted from ground penetrating radar, trench scars, or record drawings, where possible. Pipe sizes were measured at access points or taken from records. There is a Thames Water tunnel at a depth of approximately 8 metres below ground level. It passes just in front of the houses to the rear of Cranwood House. There is a shaft in the south east corner of the grounds of Cranwood House, this is assumed to be a vent on the Thames Water tunnel.

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GAS

Electronic connections were made to all gas surface features and pipes traced where possible. Non-metallic mains and services have been plotted from ground penetrating radar, trench scars, verbal information or record drawings, where possible. Pipe sizes were measured at access points or taken from records.

All gas pipes have been plotted from records or assumed as they are all polyethylene. The gas intake can be seen in the kitchen on the ground floor at the rear of the building.

ELECTRICITY

Electricity cables have been traced from access points such as cable risers, cable pits and other electrical features such as lamp posts. The identification of electricity cables is made by association with the feature it was traced from or taken by correlating the traced services with the record drawing. The low voltage intake room is in the basement towards the front of the building. There is also a secondary switch room supplied from the main switch room, the cable passes close to MH10 at the rear of the building.

Low voltage cables in the pavement have been traced as shown on the record drawings. In places the high voltage cables were able to be traced with some infill from the record drawings.

TELECOM

Inspection covers were lifted with details recorded and duct routes traced where possible. These include British Telecom, Virgin, Vodafone Verizon and Tycom.

The Vodafone and Verizon cables could not be electronically traced so a flexi-trace was inserted into an empty duct to locate the route where possible.

TfL

There is one cover, no. 31 at the very southern edge of the site with traffic light cables inside.

CAUTIONARY NOTES

Electro-detection techniques have been used in the location of underground services. The results are not infallible and trial excavations must be carried out to confirm service identification, positions and particularly depths. Although all reasonable effort has been made in searching available record drawings, the completeness of the underground services information cannot be guaranteed.