

CCTV REPORT FOR: 54 VICARS HILL
LONDON
SE13 7JL

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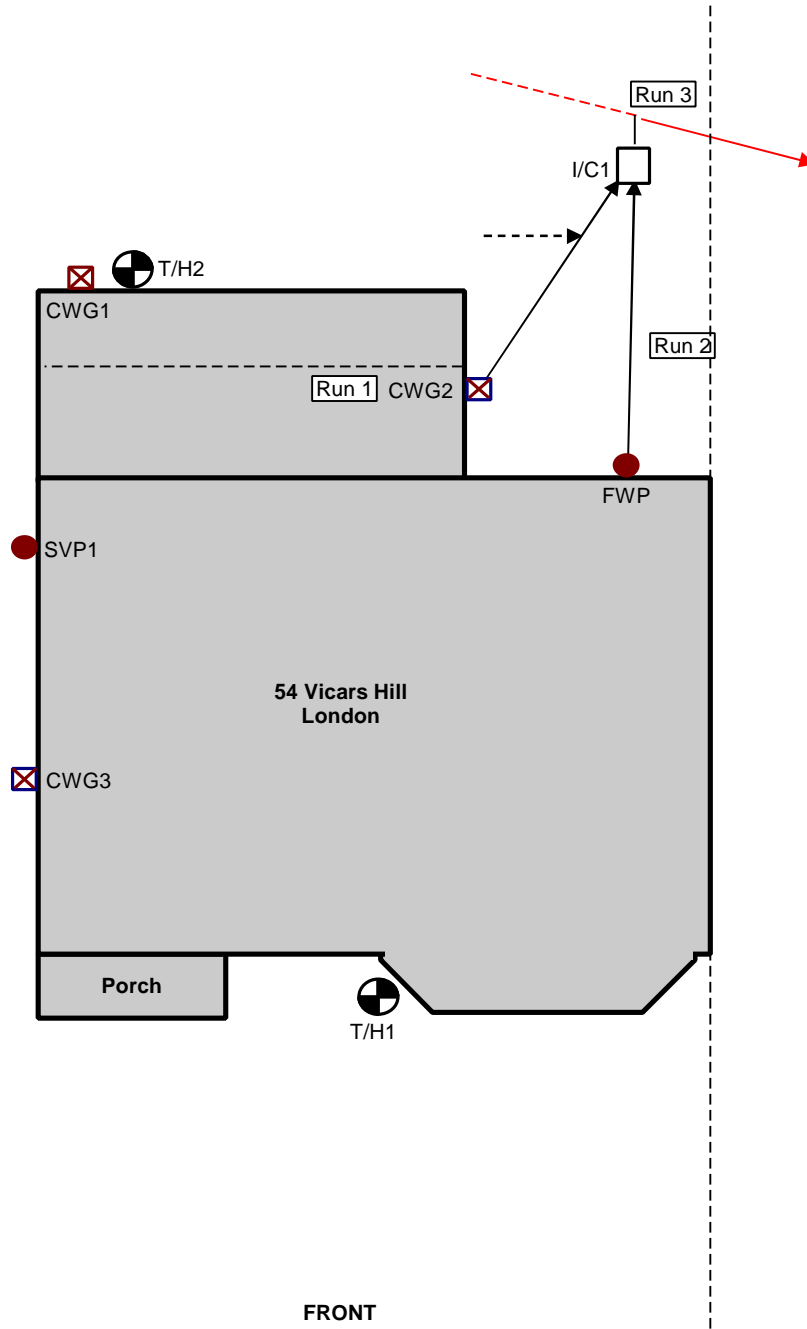
Client: 360GlobalNet
Regus House
Herald Way
Pegasus Business Park
Castle Donington
DE74 2TZ

Insured: Ms Quartano & Mr Bailey
Reference: DLG-SN-22-004841

Site Visit: 05-Oct-22
Report Date: 30-Nov-22

Site Crew: TLR

Date: 05-Oct-22







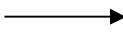
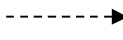

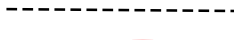





FRONT

(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: 54 VICARS HILL, LONDON, SE13 7JL

Site Crew: TLR Date: 05-Oct-22

RUN: 1 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Glazed Clay
From: I/C1 Inv (m): 1.00 Upstream To: CWG2 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C1
0.60		Connection at 2 o'clock
1.70	Displaced Joint Medium	
2.30	Circumferential Crack 12 to 12 o'clock	
3.20	Circumferential Crack 1 to 9 o'clock	
3.80	Displaced Joint Medium	
4.00		At CWG2
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Foul Water Made of: Glazed Clay
From: I/C1 Inv (m): 1.00 Upstream To: FWP Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C1
0.65	Displaced Joint Medium	
2.30	Displaced Joint Medium	
3.10	Circumferential Crack 9 to 4 o'clock	
3.90	Displaced Joint Medium	
5.50		Debris (Silt)
6.00		At FWP
		End of survey

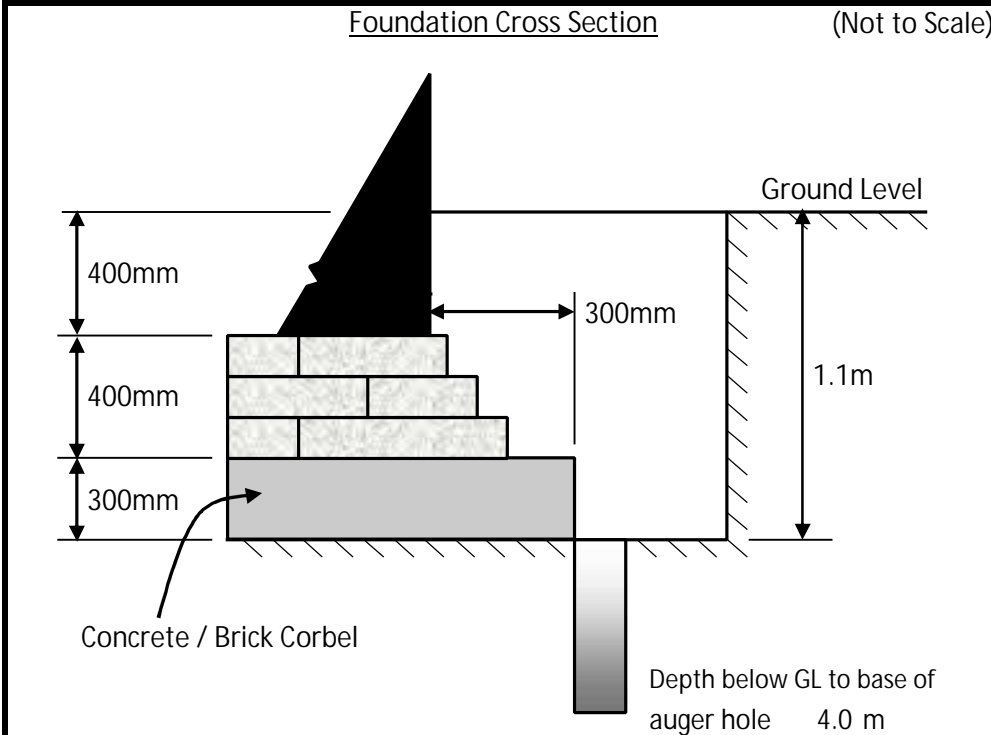
RUN: 3 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Glazed Clay
From: I/C1 Inv (m): 1.00 Downstream To: Boundary Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At I/C1
0.10		Connection onto shared line
1.00		Boundary
2.00	No Visible Defects	Past area of concern
		End of survey

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

Address: 54 VICARS HILL, LONDON, SE13 7JL

Location: Front bay T/H No. 1
 Ground Surface: Dry Weather: Dry Date: 05-Oct-22



Roots Depth & Diameter:

From 1.1m

Down to 1.5m

up to 1mm diameter

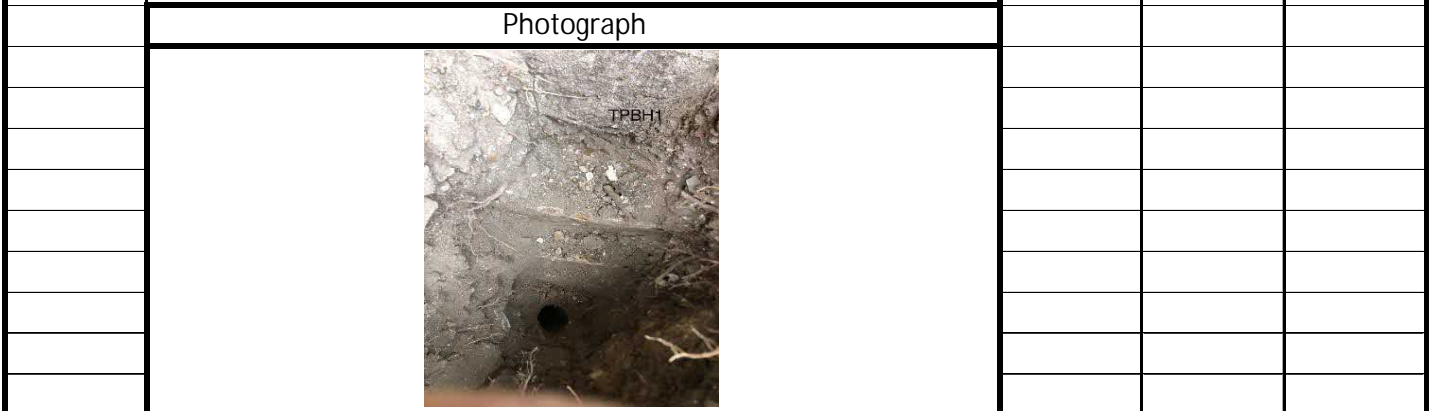
Water Depth Hit & Rise:

None observed on site

Reason for Termination :

Hole at instructed depth

Depth (m)	Soil Descriptions (NB: Field crew description only)	Test Type	Depth (m)	
			From	To
G.L.				
1.10	Stiff brown slightly sandy CLAY with occasional medium gravel	P.P. 4.0	1.100	
1.50	Stiff brown slightly sandy CLAY with rare medium gravel & root fibre	P.P. 4.0	1.500	
2.50	Stiff brown sandy CLAY with rare medium gravel	P.P. 3.0	2.000	
3.00	Stiff brown sandy CLAY	P.P. 3.0	2.500	
4.00	End of Borehole	P.P. 3.0	3.000	
		P.P. 3.0	3.500	
		P.P. 3.0	4.000	

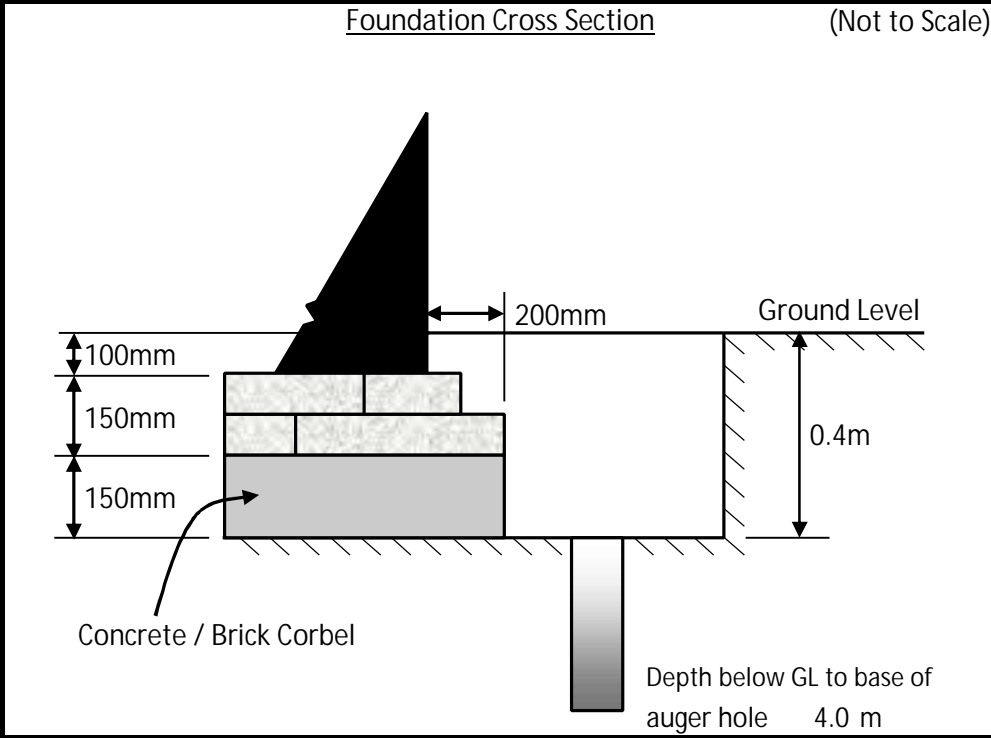


General Comments :


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

Address: 54 VICARS HILL, LONDON, SE13 7JL

Location: Rear addition	T/H No. 2
Ground Surface: Dry	Weather: Dry
	Date: 05-Oct-22



Roots Depth & Diameter:
From 0.4m
Down to 0.8m
up to 1mm diameter
Water Depth Hit & Rise:
None observed on site
Reason for Termination :
Hole at instructed depth

Depth (m)	Soil Descriptions (NB: Field crew description only)	Test Type	Depth (m)	
			From	To
G.L.				
0.40	Soft brown CLAY with rare medium gravel	P.P. 1.5	0.400	
1.00	Firm brown slightly sandy CLAY	P.P. 2.5	1.000	
1.50	Firm brown slightly sandy CLAY with rare medium gravel	P.P. 3.0	1.500	
2.00	Firm brown slightly sandy CLAY	P.P. 3.0	2.000	
4.00	End of Borehole	P.P. 3.0	2.500	
		P.P. 3.0	3.000	
		P.P. 3.0	3.500	
		P.P. 3.0	4.000	
	<u>Photograph</u>			
				

General Comments :

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

Address: 54 VICARS HILL, LONDON, SE13 7JL

EXECUTIVE SUMMARY

Brief: The Drainage Repair Company Ltd were commissioned to undertake a CCTV survey / inspection of the drainage at the property.

Specific Area of Interest: Accessible drainage at the property.

System Access: Inspection chamber in rear garden.

Visual Survey: N/A

Water Pressure Test: No - tap leaking

SUMMARY OF FINDINGS

Defects requiring repair: Yes

Is any damaged section shared: No

No. of properties sharing: N/A

Age of property / system: Unknown

Cause of damage: 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 - Combined Foul/Storm - Private:
Cracks and displacements.

Run 2 - Foul - Private:
Cracks and displacements.

Run 3 - Combined Foul/Storm - Private to Junction, Local Water Authority Thereafter:
No visible pipework defects.

CWG1 and CWG3
No access.

RECOMMENDATIONS

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

Run 1:

Excavate and replace CWG, allowing for 1m pipe and junction at 0.6m.

Carry out high pressure water jetting to prepare pipework for lining. Install a structural liner from excavation downstream for 3m

Run 2:

Carry out high pressure water jetting to prepare pipework for lining. Install a structural liner from I/C1 upstream for 6m.

Run 3:

No recommendations are required.

CWG1 and 3:

Carry out small excavations to the gullies to allow underground break in. Carry out CCTV survey and report on condition and end point of pipe.

QUOTATION

Run 1:

- Excavate and replace CWG
- Excavate and replace up to 1.0m of pipework downstream
- Excavate and replace junction at 0.6m
- Carry out high pressure water jetting
- Install a structural liner from I/C1 for 4m
- Backfill excavation, reinstate surface, remove spoil from site

Run 2:

- Carry out high pressure water jetting
- Install a structural liner from I/C1

CWG 1 and 2:

- Carry out excavation to gullies
- Break into pipe underground
- Carry out further CCTV to report on condition and end point of pipe
- Backfill excavation, reinstate surface, remove spoil from site





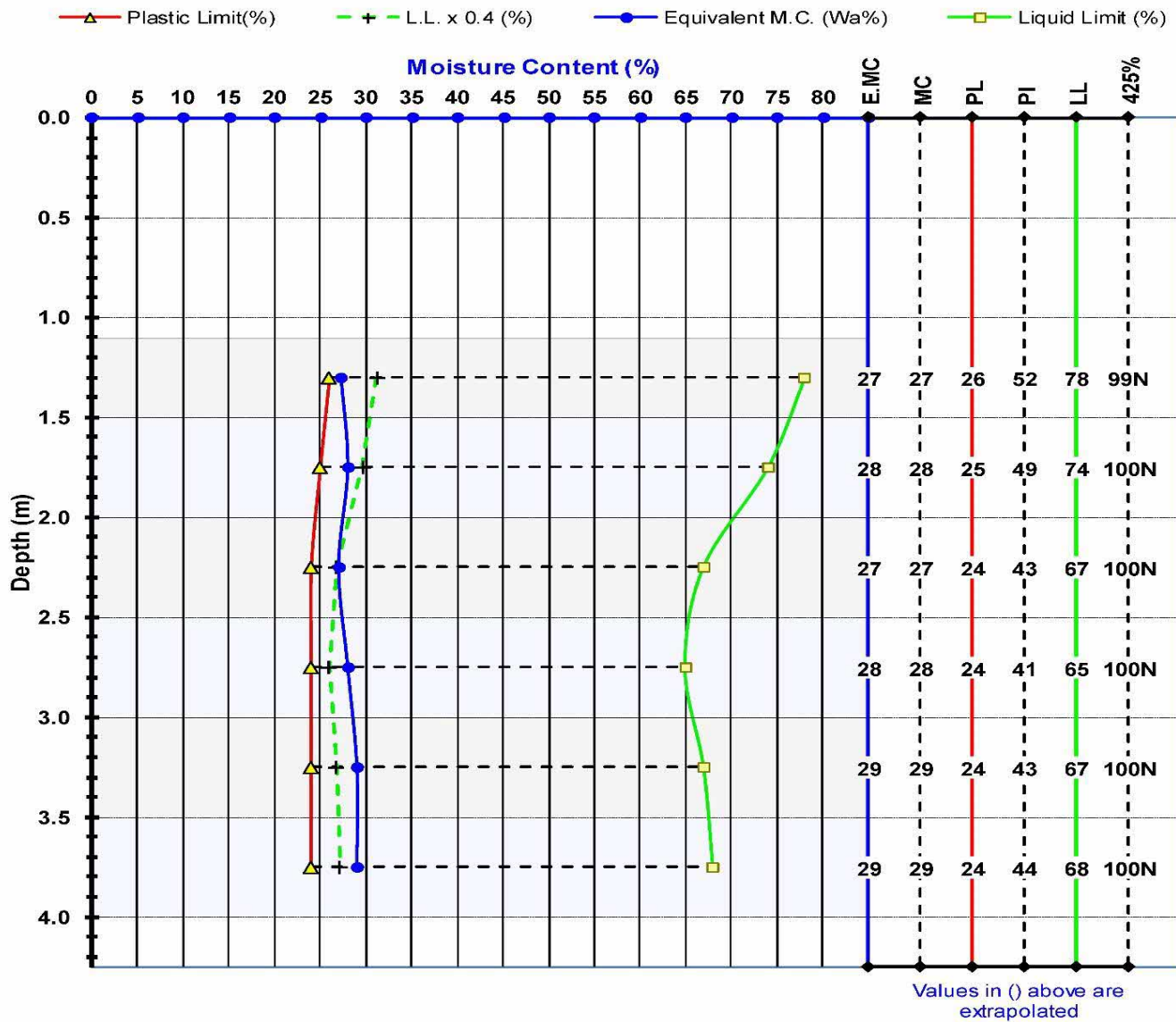
T/H1



T/H2

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	1 - Front LHS of bay Brief Soil Description	Plasticity (BS 5930)	Volume Change M.PI (BRE 240)
1.1	1.5	Stiff brown slightly sandy CLAY with occasional medium gravel	V. high CV	51% High
1.5	2	Stiff brown slightly sandy CLAY with rare medium gravel & root fibre	V. high CV	49% High
2	2.5	Stiff brown slightly sandy CLAY with rare medium gravel & root fibre	High CH	43% High
2.5	3	Stiff brown sandy CLAY with rare medium gravel	High CH	41% High
3	3.5	Stiff brown sandy CLAY	High CH	43% High
3.5	4	Stiff brown sandy CLAY	High CH	44% High



Opinions and interpretations expressed in the chart above are outside the scope of UKAS accreditation.

Key:

MC = Natural Moisture Content (%)

E.MC = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$

M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$

425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)

Notes: All samples received as Disturbed unless noted below in the comments.

Samples prepared in accordance to BS1377:Part 1:1990 Section 7 & described in general accordance with BS5930:1999.

Samples tested in accordance to BS1377:Part 2:1990 Section 3.2, 4.4 & 5.

Comments:

PL = Plastic Limit (%)

PI = Plasticity Index (%) = $LL - PL$

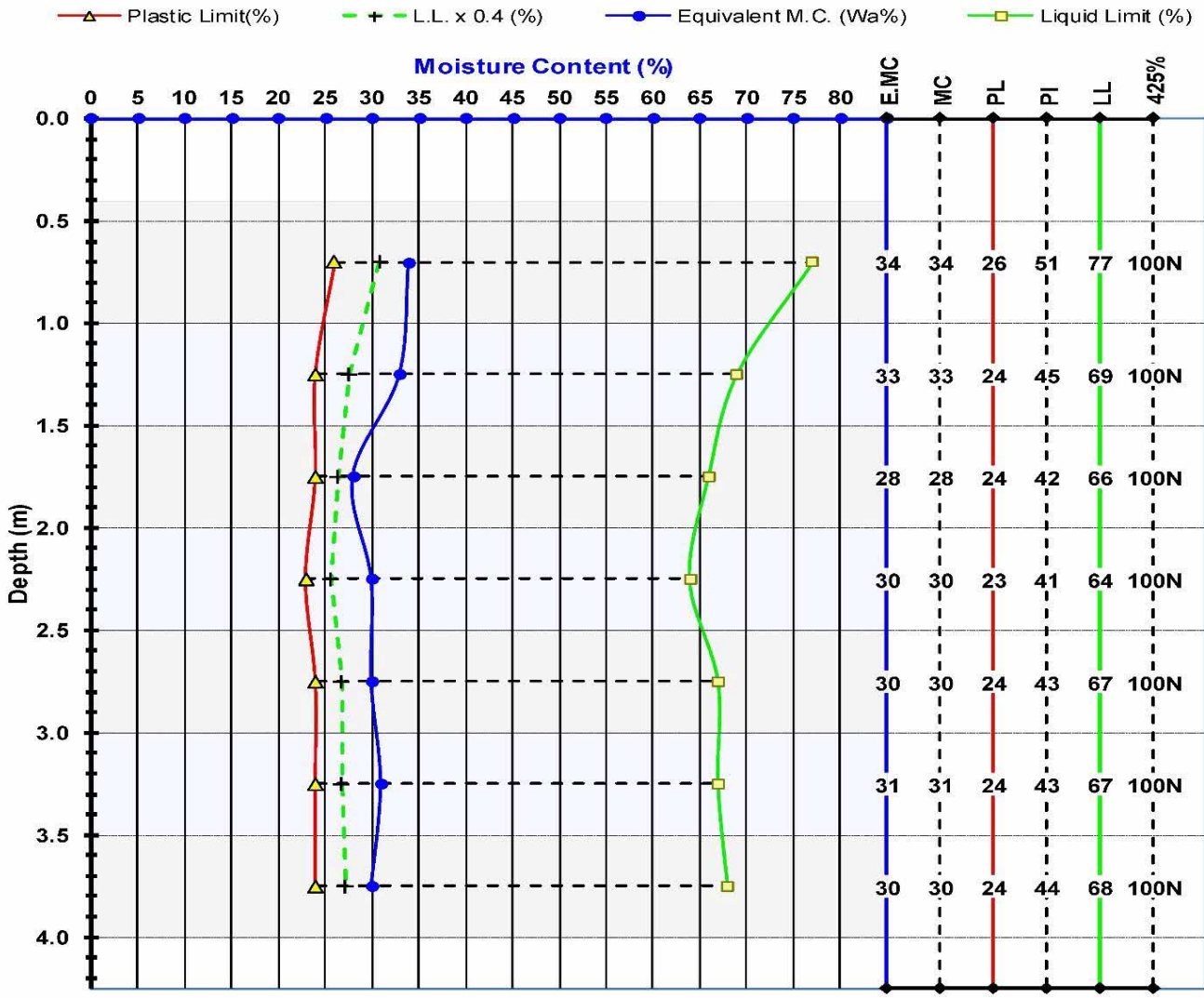
LL = Liquid Limit (%)

LL x 0.4 = 40% of the LL (%)

NP = Non Plastic

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	2 - Rear of addition	Plasticity (BS 5930)	Volume Change (BRE 240)	
		Brief Soil Description			
0.4	1	Soft brown CLAY with rare medium gravel	V. high CV	51%	High
1	1.5	Firm brown slightly sandy CLAY	High CH	45%	High
1.5	2	Firm brown slightly sandy CLAY with rare medium gravel	High CH	42%	High
2	2.5	Firm brown slightly sandy CLAY	High CH	41%	High
2.5	3	Firm brown slightly sandy CLAY	High CH	43%	High
3	3.5	Firm brown slightly sandy CLAY	High CH	43%	High
3.5	4	Firm brown slightly sandy CLAY	High CH	44%	High



Values in () above are extrapolated

Opinions and interpretations expressed in the chart above are outside the scope of UKAS accreditation.

Key:

- MC** = Natural Moisture Content (%)
- E.M.C** = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$
- M.P.I** = Modified Plasticity Index (%) = $PI \times 425\% / 100$
- 425%** = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)
- Notes:** All samples received as Disturbed unless noted below in the comments.
- Samples prepared in accordance to BS1377:Part 1:1990 Section 7 & described in general accordance with BS5930:1999.
- Samples tested in accordance to BS1377:Part 2:1990 Section 3.2, 4.4 & 5.

Comments:



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

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

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49-51 Whiteknights Road
Reading
RG6 7BB

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

Your ref: **Root ID**

Our ref: **84/6814**

29/11/2022

Dear Lisa

54 Vicars Hill SE13 7JL

The samples you sent in relation to the above on 11/11/2022 have been examined. Their structures were referable as follows:

TP/BH1, 1.10-1.50m		
3 no.	Examined root: a member of the monocotyledon group of plants, woody examples being Bamboos, Palms, Agaves, Yuccas and Cordylines.	Inconclusive Iodine test* on this occasion.
3 no.	Unfortunately all with insufficient cells for identification.	
TP/BH2, 0.40-0.80m		
1 no.	Examined root: QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut). Less than 0.07mm in diameter.	Dead* (note this 'dead' result can be unreliable with such thin samples).
2 no.	Both samples revealed too few cells for microscopic identification.	

Click here for more information: [CASTANEA](#) [QUERCUS](#)

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

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Identified with no information on vegetation, on or off site.

Report commissioned by



Address: **54 VICARS HILL, LONDON, SE13 7JL**

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.