

CCTV REPORT FOR: 1 IVYDENE GARDENS  
DORRITA AVENUE  
WATERLOOVILLE  
PO8 8NP

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LIMITATION OF REPORT



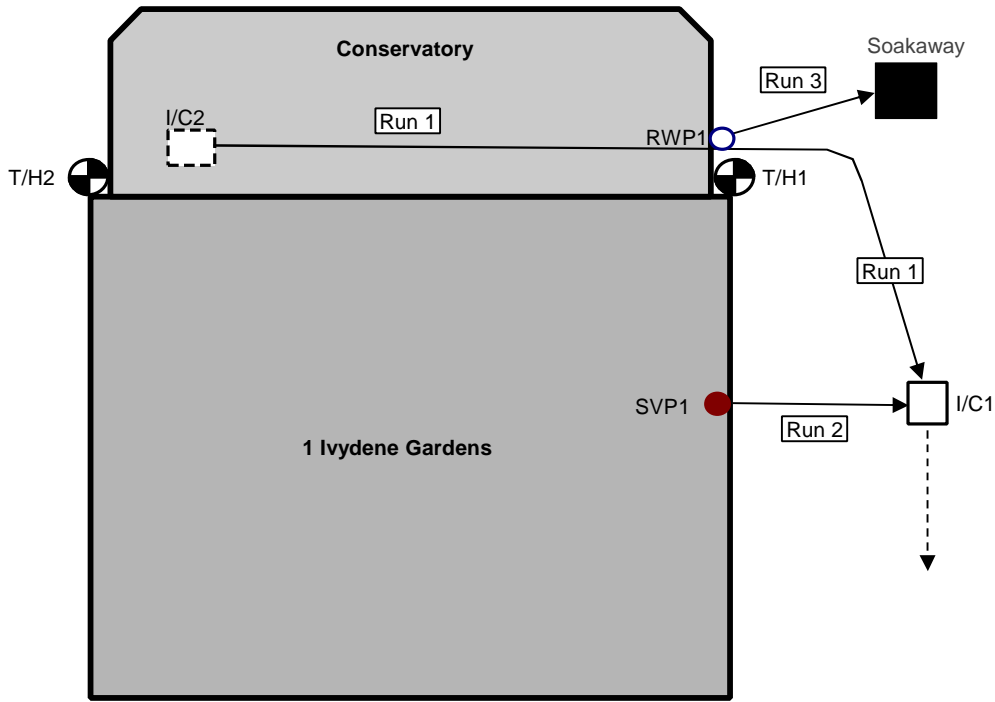
Client: 360GlobalNet  
Regus House  
Herald Way  
Pegasus Business Park  
Castle Donington  
DE74 2TZ

Insured: Mr R Davison  
Reference: 084431824

Site Visit: 09-Mar-23  
Report Date: 18-May-23

Site Crew: MF

Date: 09-Mar-23







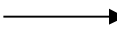
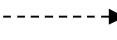

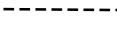





FRONT

(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: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP



**Drainage**  
Repair Company  
**CCTV SURVEY DETAILS**

Site Crew: MF Date: 09-Mar-23

RUN: 1 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic  
From: I/C1 Inv (m): 0.90 Upstream To: I/C2 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		IC1
3.30		Line left full
10.00	No Visible Defects	IC2
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Foul Water Made of: Plastic  
From: I/C1 Inv (m): 0.90 Upstream To: SVP1 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		IC1
1.90	No Visible Defects	SVP1
		End of survey

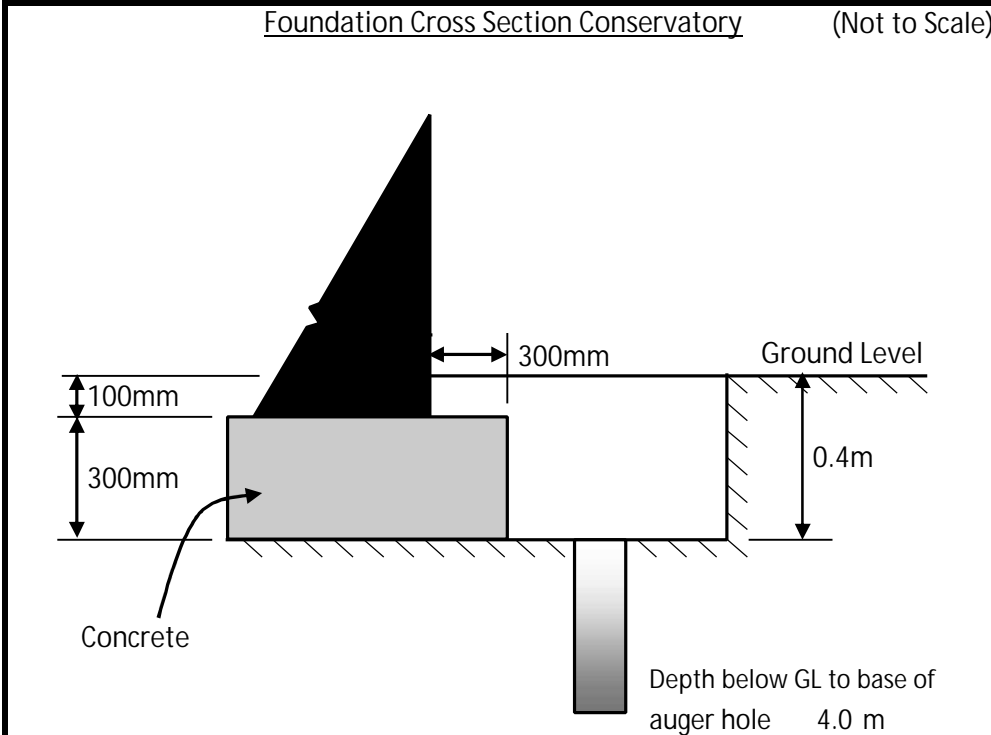
RUN: 3 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic  
From: RWP1 Inv (m): Downstream To: Soakaway Inv (m): -

Metres	Faults / Defects	Remarks
0.00		RWP
1.00	No Visible Defects	Soakaway
		End of survey

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

Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP


Location: Right hand side junction of house and conservatory      T/H No. 1a  
 Ground Surface: Dry      Weather: Dry      Date: 09-Mar-23



Roots Depth & Diameter:  
 From 0.4m  
 Down to 2.0m  
 up to 6mm 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 sandy CLAY	V(n) 33	0.400	
1.00	Soft/firm brown slightly gravelly slightly sandy CLAY	V(n) 41	1.000	
1.50	Firm brown slightly gravelly slightly sandy CLAY	V(n) 59	1.500	
2.00	Firm grey mottled brown CLAY	V(n) 65	2.000	
4.00	End of Borehole	V(n) 65	2.500	
		V(n) 61	3.000	
		V(n) 63	3.500	
		V(n) 65	4.000	
Photograph				
				

General Comments :

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

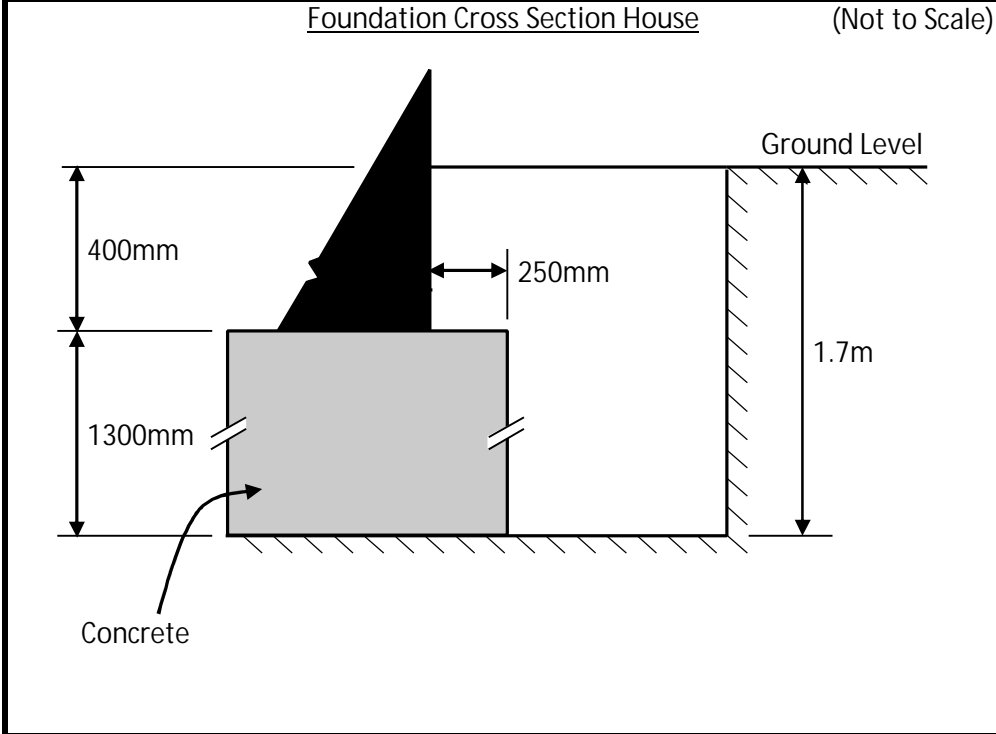
Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP



# Drainage Repair Company

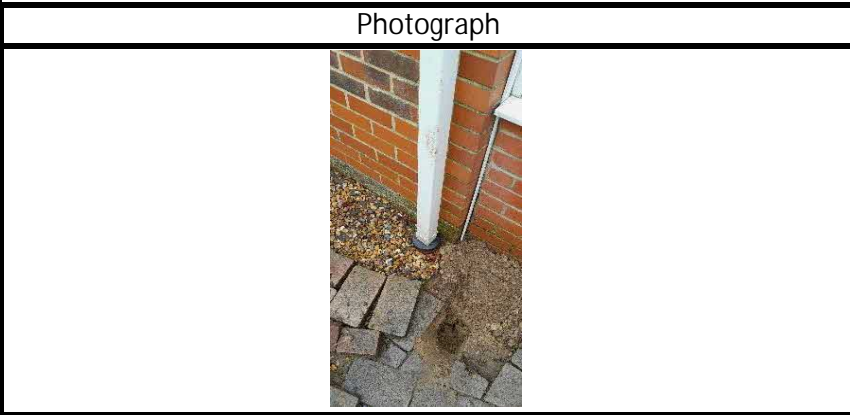
## FOUNDATION RECORD

Location: Right hand side junction of house and conservatory	T/H No. 1b
Ground Surface: Dry	Weather: Dry
	Date: 09-Mar-23



Roots Depth & Diameter:
From 0.4m
Down to 2.0m
up to 6mm diameter
Water Depth Hit & Rise:
None observed on site
Reason for Termination :
Trial hole only

Depth (m)	Soil Descriptions (NB: Field crew description only)	Test Type	Depth (m)	
			From	To
G.L.				



General Comments :

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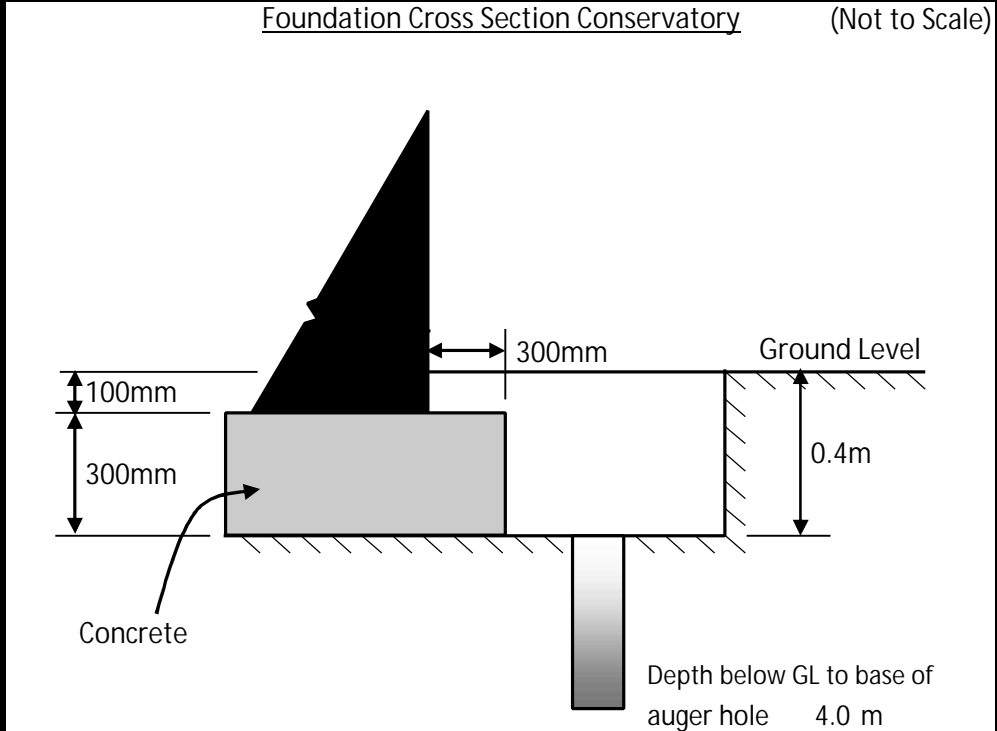


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Key: Mac=Macintosh Probe, V(n)=Natural Shear Vane, P.P. = Pocket Penetrometer

Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP

Location: Left hand side junction of main house and conservatory	T/H No. 2a
Ground Surface: Dry	Weather: Dry
	Date: 09-Mar-23



Roots Depth & Diameter:
From 0.4m
Down to 2.0m
up to 6mm 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 gravelly sandy CLAY	V(n) 32	0.400	
1.50	Firm brown gravelly sandy CLAY	V(n) 39	1.000	
2.00	Firm grey mottled brown CLAY	V(n) 57	1.500	
4.00	End of Borehole	V(n) 64	2.000	
		V(n) 65	2.500	
		V(n) 63	3.000	
		V(n) 66	3.500	
		V(n) 66	4.000	
	Photograph			
				

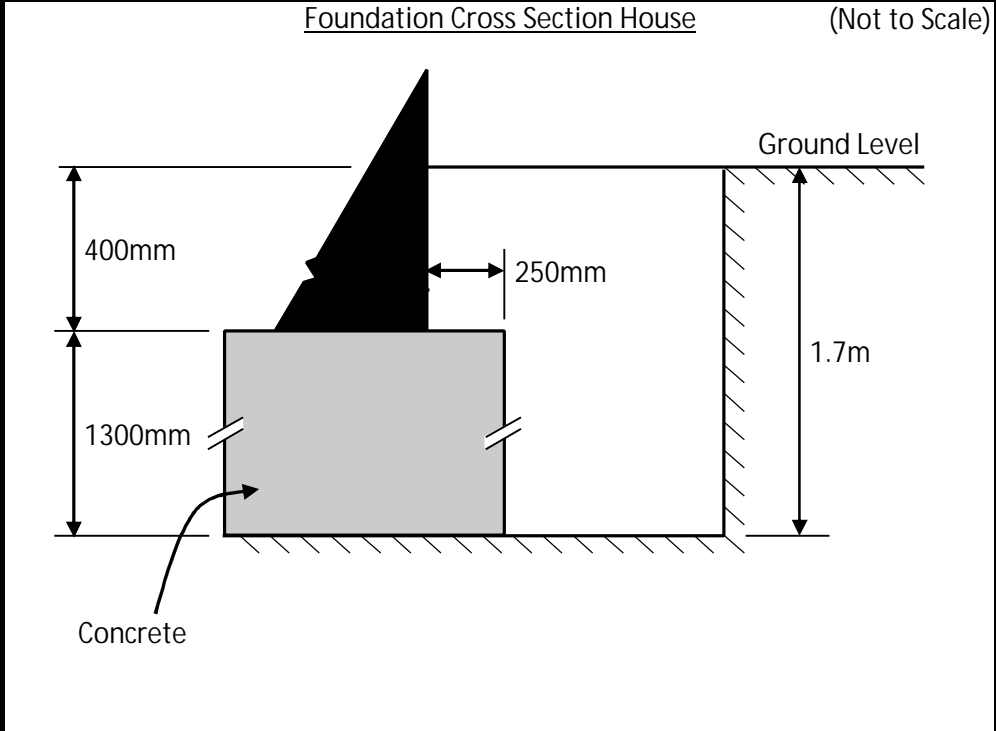
General Comments :

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

Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP


**Drainage**  
 Repair Company  
**FOUNDATION RECORD**


Location: Left hand side junction of main house and conservatory T/H No. 2b  
 Ground Surface: Dry Weather: Dry Date: 09-Mar-23



**Roots Depth & Diameter:**  
 From 0.4m  
 Down to 2.0m  
 up to 6mm diameter

**Water Depth Hit & Rise:**  
 None observed on site

**Reason for Termination :**  
 Trial hole only

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

General Comments :

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

Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP

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:	Drainage to the rear
System Access:	Inspection chambers at the property.
Visual Survey:	N/A
Water Pressure Test:	Passed

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 - Foul - Private:

No visible pipework defects.

Run 2 - Foul - Private:

No visible pipework defects.

Run 3- Storm - Private:

No visible pipework defects are evident within the run.

The current soakaway is located very close to the house at 2.0m downstream. Current Building Regulations require soakaways to be sited no closer than 5.0m to buildings.



## RECOMMENDATIONS & QUOTATION

### RECOMMENDATIONS

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

#### Run 3:

The current soakaway is located very close to the house at 2.0m downstream. Current Building Regulations require soakaways to be sited no closer than 5.0m to buildings. We recommend that a new soakaway is installed that complies with Building Regulations, with new pipework installed to connect this to RWP1.

### QUOTATION

#### Run 3 - Percolation Test:

- Identify suitable location for new soakaway
- Perform percolation tests in chosen location

Total ex.VAT	£1,200.00
VAT	£240.00
Total inc.VAT	£1,440.00

#### Run 3- New Soakaway

- Excavate and install new rest bend at base of RWP
- Excavate and install new modular soakaway in chosen location
- Install new pipework as required to connect new soakaway to Run 3
- Surface protections as required
- Backfill excavation
- Reinststate surface
- Remove excavated spoil from site

Total ex.VAT	£2,634.92
VAT	£526.98
Total inc.VAT	£3,161.90

Grand Total - All Works ex.VAT	£3,834.92
VAT	£766.98
Grand Total - All Works inc.VAT	£4,601.90



Note: The cost of soakaway installation given here is for guidance only. Final quotation for the installation can only be given once the proposed location and results of the percolation tests are known.



# LABORATORY TESTING RESULTS

## SUMMARY OF LABORATORY SOIL DESCRIPTIONS

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Description of Sample
TP/BH1			0.40	1.00	Brown sandy CLAY.
TP/BH1			1.00	1.50	Brown slightly gravelly slightly sandy CLAY.
TP/BH1			1.50	2.00	Brown slightly gravelly slightly sandy CLAY.
TP/BH1			2.00	2.50	Grey mottled brown CLAY.
TP/BH1			2.50	3.00	Grey mottled brown CLAY.
TP/BH1			3.00	3.50	Grey mottled brown CLAY.
TP/BH1			3.50	4.00	Grey mottled brown CLAY.

		<b>1 Ivydene Gardens, Waterloo, PO8 8NP</b>	<b>Contract No:</b>
			<b>PSL23/2406</b>
			<b>Client Ref:</b>
			<b>084431824</b>

Issue No.1 Approved by: L Pavey 03/01/2022

PSLRF105

# SUMMARY OF SOIL CLASSIFICATION TESTS

(BS1377 : PART 2 : 1990)

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Moisture Content % Clause 3.2	Linear Shrinkage % Clause 6.5	Particle Density Mg/m <sup>3</sup> Clause 8.2	Liquid Limit % Clause 4.3/4	Plastic Limit % Clause 5.3	Plasticity Index % Clause 5.4	Passing .425mm %	Remarks
TP/BH1			0.40	1.00	22			46	22	24	100	Intermediate Plasticity CI
TP/BH1			1.00	1.50	29			60	26	34	97	High Plasticity CH
TP/BH1			1.50	2.00	28			63	27	36	98	High Plasticity CH
TP/BH1			2.00	2.50	31			79	31	48	100	Very High Plasticity CV
TP/BH1			2.50	3.00	31			70	29	41	100	Very High Plasticity CV
TP/BH1			3.00	3.50	30			81	32	49	100	Very High Plasticity CV
TP/BH1			3.50	4.00	26			72	30	42	100	Very High Plasticity CV

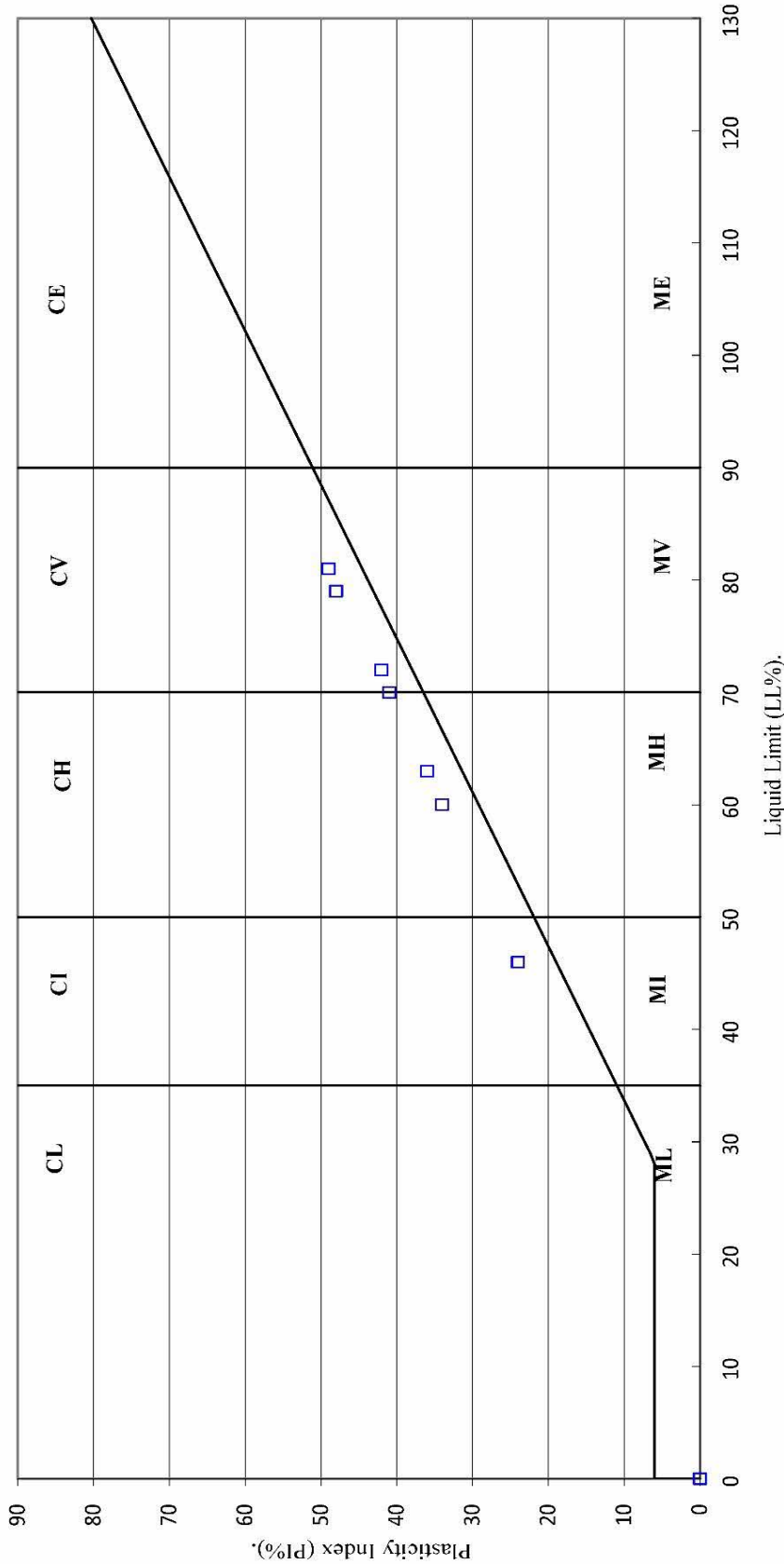
\* : Liquid Limit and Plastic Limit Wet Sieved.

SYMBOLS: NP : Non Plastic



1 Ivydene Gardens, Waterloooville, PO8 8NP

<b>Contract No:</b>	PSL23/2406
<b>Client Ref:</b>	084431824

**PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.**

**1 Ivydene Gardens, Waterloo, PO8 8NP**

<b>Contract No:</b>	<b>PSL23/2406</b>
<b>Client Ref:</b>	<b>084431824</b>



## SUMMARY OF LABORATORY SOIL DESCRIPTIONS

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Description of Sample
TP/BH2			0.40	1.50	Brown gravelly sandy CLAY.
TP/BH2			1.50	2.00	Brown gravelly sandy CLAY.
TP/BH2			2.00	2.50	Grey mottled brown CLAY.
TP/BH2			2.50	3.00	Grey mottled brown CLAY.
TP/BH2			3.00	3.50	Grey mottled brown CLAY.
TP/BH2			3.50	4.00	Grey mottled brown CLAY.

<b>PSL</b> PROFESSIONAL SOILS LABORATORY <small>A PREENA GROUP COMPANY</small>	<b>Contract No:</b> PSL23/2406
	<b>Client Ref:</b> 084431824
	<b>1 Ivydene Gardens, Waterloo, PO8 8NP</b>




## SUMMARY OF SOIL CLASSIFICATION TESTS


(BS1377 : PART 2 : 1990)

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Moisture Content % <small>Clause 3.2</small>	Linear Shrinkage % <small>Clause 6.5</small>	Particle Density Mg/m <sup>3</sup> <small>Clause 8.2</small>	Liquid Limit % <small>Clause 4.3/4</small>	Plastic Limit % <small>Clause 5.3</small>	Plasticity Index % <small>Clause 5.4</small>	Passing .425mm %	Remarks
TP/BH2			0.40	1.50	24			41	20	21	87	Intermediate Plasticity CI
TP/BH2			1.50	2.00	24			43	21	22	88	Intermediate Plasticity CI
TP/BH2			2.00	2.50	35			84	33	51	100	Very High Plasticity CV
TP/BH2			2.50	3.00	31			76	31	45	100	Very High Plasticity CV
TP/BH2			3.00	3.50	30			70	30	40	100	Very High Plasticity CV
TP/BH2			3.50	4.00	27			73	30	43	100	Very High Plasticity CV

\* : Liquid Limit and Plastic Limit Wet Sieved.

**SYMBOLS:** NP : Non Plastic

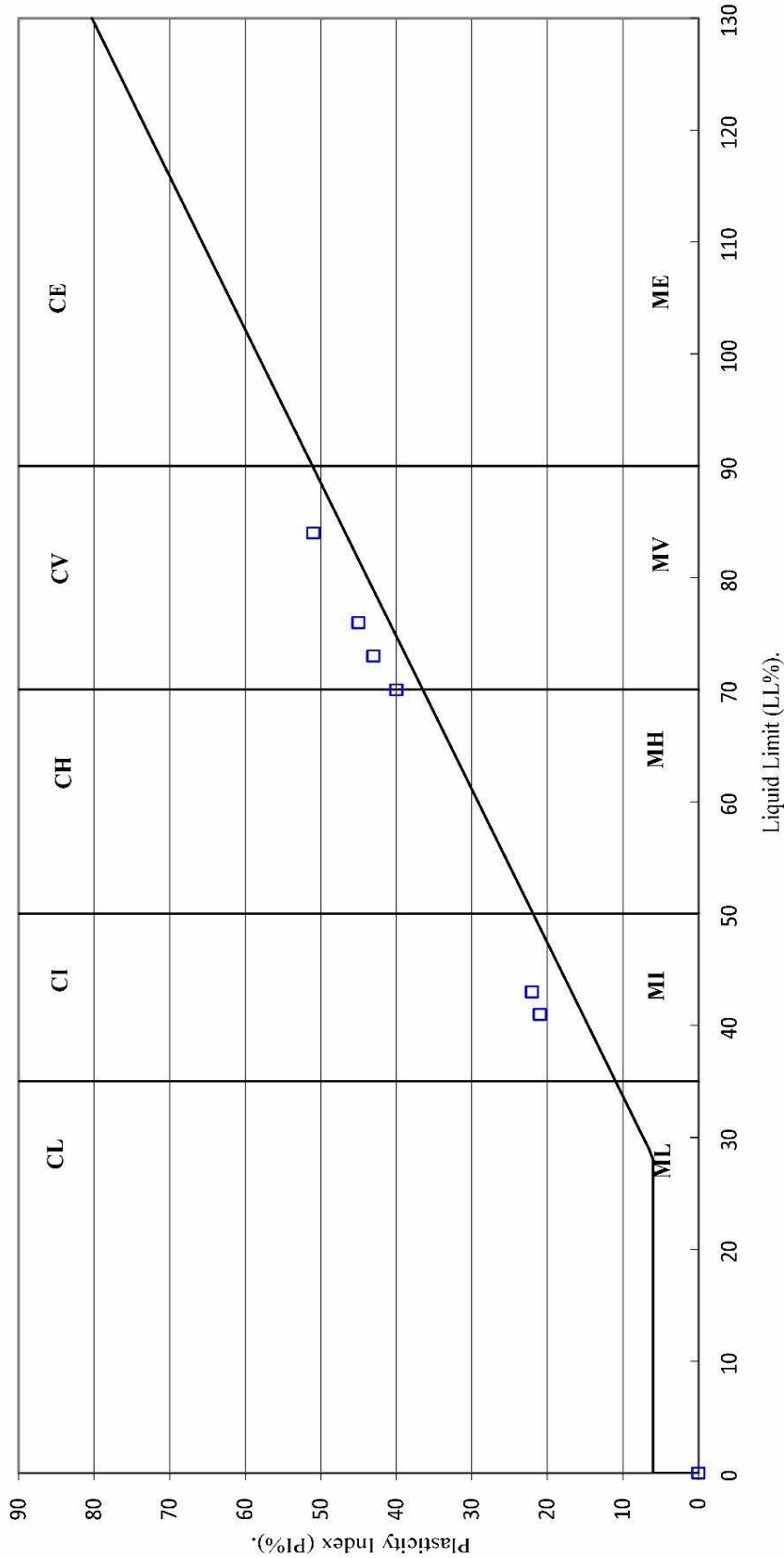




**1 Ivydene Gardens, Waterloooville, PO8 8NP**

**Contract No:**  
PSL23/2406  
**Client Ref:**  
084431824



**PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.**

**1 Ivydene Gardens, WaterlooVille, PO8 8NP**

<b>Contract No:</b>	<b>PSL23/2406</b>
<b>Client Ref:</b>	<b>084431824</b>

Issue No.1

Approved By: L Pavey

03/01/2023

PSLRF104



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)*

**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:* **86/3701**

30/04/2023

Dear Sirs

**1 Ivydene Gardens PO8 8NP**

The samples you sent in relation to the above on 20/03/2023 have been examined. Their structures were referable as follows:

TP/BH1, 0.4-2.0m		
3 no.	Examined root: QUERCUS (Oak).	<i>Alive, recently*</i> .
1 no.	Examined root: an herbaceous (non-woody) plant.	
TP/BH2, 0.4-2.0m		
2 no.	Examined root: QUERCUS (Oak).	<i>Dead*</i> .
3 no.	All pieces of BARK only - not enough material for identification.	

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

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

Yours faithfully,

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](http://www.botanical.net) \*\*

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

**Address: 1 IVYDENE GARDENS, DORRITA AVENUE, WATERLOOVILLE, PO8 8NP**

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.