

**CCTV REPORT FOR: RUSSELL COTTAGE
BRIDGNORTH ROAD
HIGHLEY
BRIDGNORTH
WV16 6JG**

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ROOT IDENTIFICATION
LIMITATION OF REPORT



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

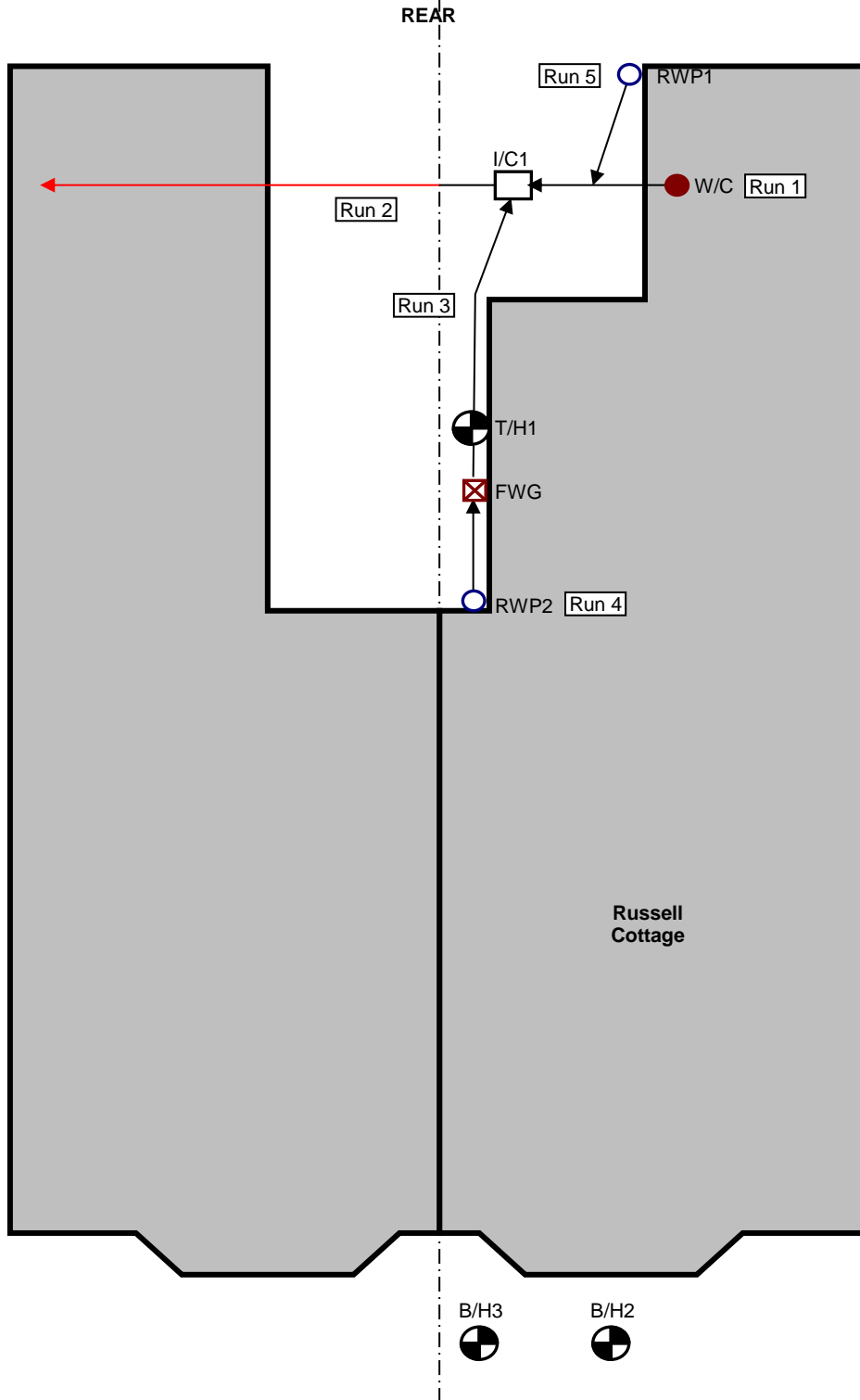
Insured: Mr Alan Matthews
Reference: LIV-SN-22-005195 Ins Ref: 100-50-194734

1st Site Visit: 04-Jan-23
1st Report Date: 09-May-23









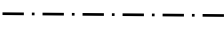




2nd Site Visit: 23-Mar-23
2nd Report Date: 09-May-23

Site Crew: DJ / SD

Date: 04-Jan-23



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

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

Address: RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG

Site Crew: DJ / SD Date: 04-Jan-23

RUN: 1 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: I/C1 Inv (m): 0.50 Upstream To: WC Inv (m):

Metres	Faults / Defects	Remarks
0.00		IC1
0.10		Line Up
0.30		Junction at 10 o'clock RWP1
0.50		Line up
2.00	No Visible Defects	WC
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: I/C1 Inv (m): 0.50 Downstream To: Unknown Inv (m):

Metres	Faults / Defects	Remarks
0.00		IC1
0.20		Material Change to VC
0.80	Displaced Joint Medium	
1.80	Displaced Joint Large	
2.40		Junction at 9 o'clock neighbours property
3.00	Circumferential Crack 6 to 2	
4.80		IC
		End of survey

RUN: 3 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: I/C1 Inv (m): 0.50 Upstream To: FWG1 Inv (m):

Metres	Faults / Defects	Remarks
0.00		IC1
0.10		Line Up
0.20		Line right
4.40	No Visible Defects	FWG1
		End of survey

RUN: 4 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: FWG1 Inv (m): Upstream To: RWP2 Inv (m):

Metres	Faults / Defects	Remarks
0.00		FWG1
1.40	No Visible Defects	RWP2
		End of survey

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

Address: RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG



Drainage
Repair Company
CCTV SURVEY DETAILS

Site Crew: DJ / SD Date: 04-Jan-23

RUN: 5 **Pipe Dia. (mm):** 100 **System:** Storm Water **Made of:** Plastic

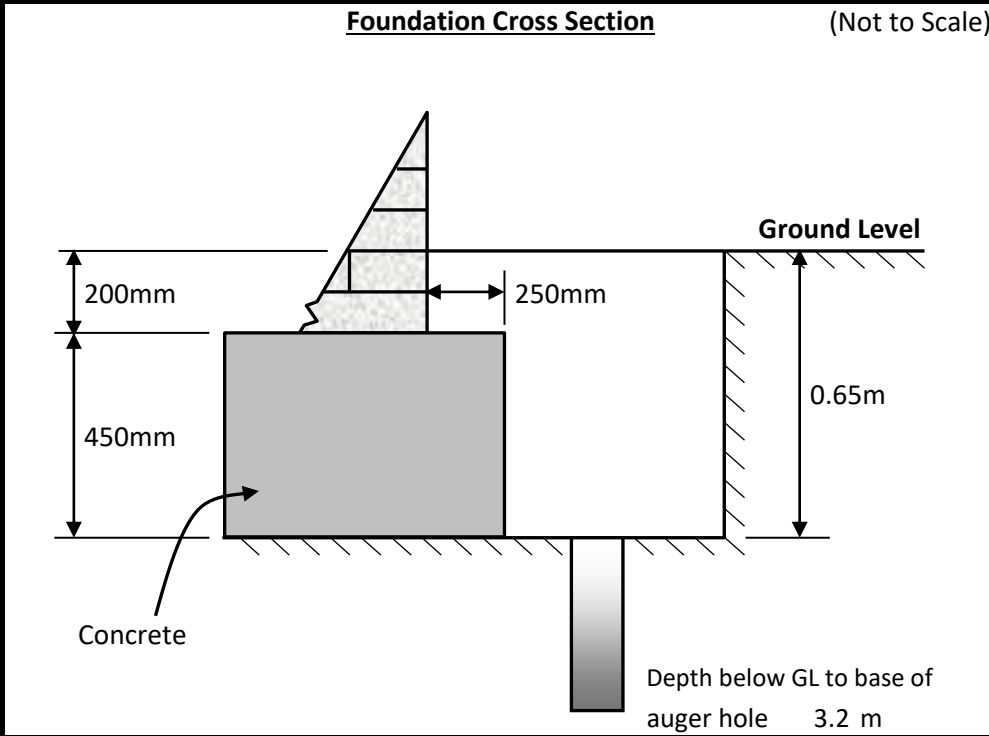
From: RWP1 **Inv (m):** Downstream **To:** Run1 **Inv (m):**

Metres	Faults / Defects	Remarks
0.00		RWP1
1.40	No Visible Defects	Run 1
		End of survey

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

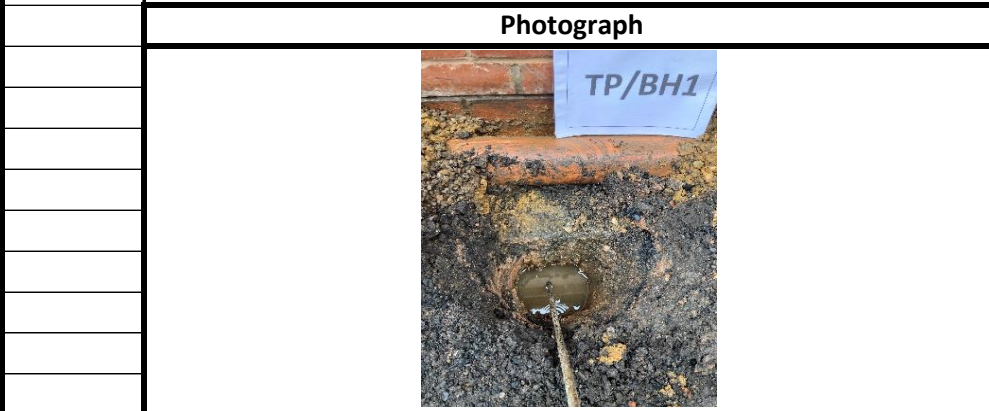
Address: RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG

Location: Left hand side rear extension	T/H No. 1
Ground Surface: Damp	Weather: Dry
	Date: 04-Jan-23



Roots Depth & Diameter:
None observed on site
Water Depth Hit & Rise:
Hit at 0.5m
Reason for Termination :
Suction

Depth (m)	Soil Descriptions <i>(NB: Field crew description only)</i>	Test Type	Depth (m)	
			From	To
G.L.				
0.65	Very soft brown CLAY with some medium gravel	V(n) 16	0.650	
1.00	Soft/firm brown CLAY with rare medium gravel	V(n) 44	1.000	
2.50	Soft brown CLAY with occasional medium gravel	V(n) 54	1.500	
3.20	End of Borehole	V(n) 40	2.000	
		V(n) 82	2.500	
		V(n) 68	3.000	



General Comments :

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

Address: RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG


Location: **Front of House** B/H No. **2**
 Ground Surface: **Damp** Weather: **Dry** Date: **04-Jan-23**

Borehole Only

Roots Depth & Diameter:
 From 0.6m
 Down to 2.6m
 up to 2mm diameter

Water Depth Hit & Rise:
 Hit at 0.6m

Reason for Termination :
 Hole at instructed depth

Depth (m)	Soil Descriptions <i>(NB: Field crew description only)</i>	Test Type	Depth (m)	
			From	To
G.L.				
0.65	Soft/firm brown CLAY with rare medium gravel	V(n) 80	0.600	
1.00	Firm brown slightly silty CLAY with rare medium gravel	V(n) 87	1.600	
5.00	End of Borehole	V(n) 92	2.600	
		V(n) 106	3.600	
		V(n) 112	4.600	
Photograph				
				

General Comments :

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

Address: **RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG**


Location: **Front Left of House** B/H No. **3**
 Ground Surface: **Damp** Weather: **Dry** Date: **04-Jan-23**

Borehole Only

Roots Depth & Diameter:
 From 0.6m
 Down to 2.6m
 up to 2mm diameter

Water Depth Hit & Rise:
 Hit at 0.6m

Reason for Termination :
 Hole at instructed depth

Depth (m)	Soil Descriptions <i>(NB: Field crew description only)</i>	Test Type	Depth (m)	
			From	To
G.L.				
0.60	Soft/firm brown CLAY with rare medium gravel	V(n) 82	0.600	
2.60	Firm brown slightly silty CLAY with rare medium gravel	V(n) 90	1.600	
5.00	End of Borehole	V(n) 95	2.600	
		V(n) 109	3.600	
		V(n) 115	4.600	
Photograph				
				

General Comments :

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

Address: **RUSSELL COTTAGE, BRIDGNORTH ROAD, HIGHLEY, BRIDGNORTH , WV16 6JG**

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:	Supply pipe shared with neighbour shows a drop in pressure

SUMMARY OF FINDINGS

Defects requiring repair:	No
Is any damaged section shared:	Yes
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:

The CCTV survey confirmed the policyholder`s drains to consist of PVC with no visible defects being found.

Visible defects were identified to the shared run which is the responsibility of the LWA.

The test to the water main confirmed a drop in pressure. Further investigations are required.

GENERAL SUMMARY

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

Run 1 - Foul/Storm - Private:

No visible pipework defects.

Run 2 - Foul/Storm - Private to Boundary, Local Water Authority Thereafter:

Defects identified within the run which are the responsibility of the local water authority.

Run 3 - Foul/Storm - Private:

No visible pipework defects.

Run 4 - Storm - Private:

No visible pipework defects.

Run 4 - Storm - Private:

No visible pipework defects.



RECOMMENDATIONS & QUOTATION

RECOMMENDATIONS

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

Incoming Water Supply:

To attend site with a water main team and complete further investigations to the shared supply pipe at the property. Would advise the neighbour be present at the time for access if required.

QUOTATION

Incoming Water Supply:

- Trace, locate and test incoming water supply pipework
- Further report with findings of investigation



T/H1



T/H1



T/H2



T/H2



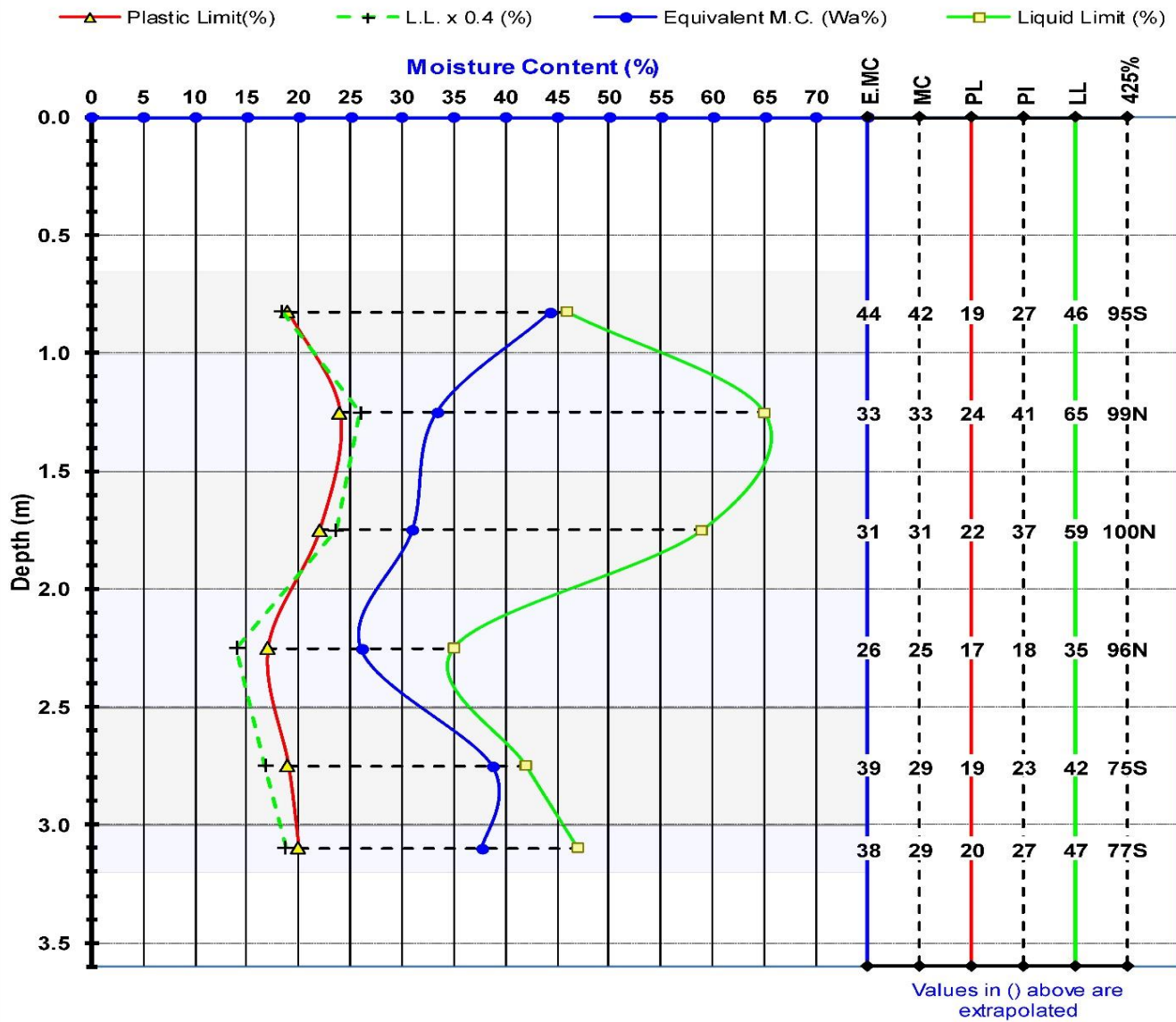
T/H3



T/H3

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	1 - LHS of rear extension Brief Soil Description	Plasticity (BS 5930)	Volume Change (BRE 240)
0.65	1	Very soft brown CLAY with some medium gravel	Intmd. CI	26% Medium
1	1.5	Soft/firm brown CLAY with rare medium gravel	High CH	41% High
1.5	2	Soft/firm brown CLAY with rare medium gravel	High CH	37% Medium
2	2.5	Soft/firm brown CLAY with rare medium gravel	Intmd. CI	17% Low
2.5	3	Soft brown CLAY with occasional medium gravel	Intmd. CI	17% Low
3	3.2	Soft brown CLAY with occasional medium gravel	Intmd. CI	21% Medium



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 (%) = $LL - PL$

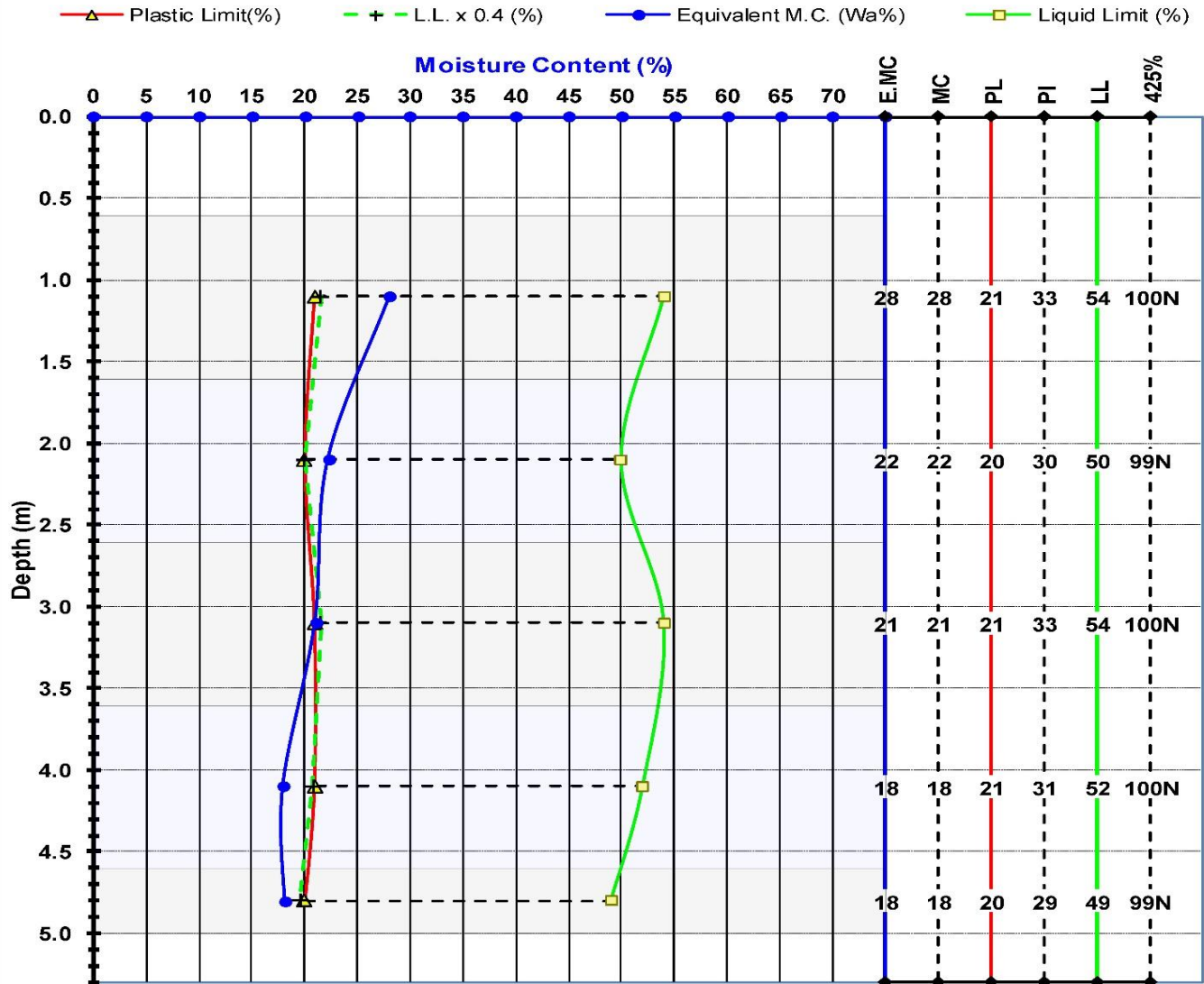
LL = Liquid Limit (%)

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

NP = Non Plastic

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	2 - Front of property		Plasticity (BS 5930)	Volume Change (BRE 240)
		Brief Soil Description			
0.6	1.6	Soft/firm brown CLAY with rare medium gravel		High CH	33% Medium
1.6	2.6	Firm brown slightly silty CLAY with rare medium gravel		Intmd. CI	30% Medium
2.6	3.6	Firm brown slightly silty CLAY with rare medium gravel		High CH	33% Medium
3.6	4.6	Firm brown slightly silty CLAY with rare medium gravel		High CH	31% Medium
4.6	5	Firm brown slightly silty CLAY with rare medium gravel		Intmd. CI	29% Medium



Values in () above are extrapolated

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

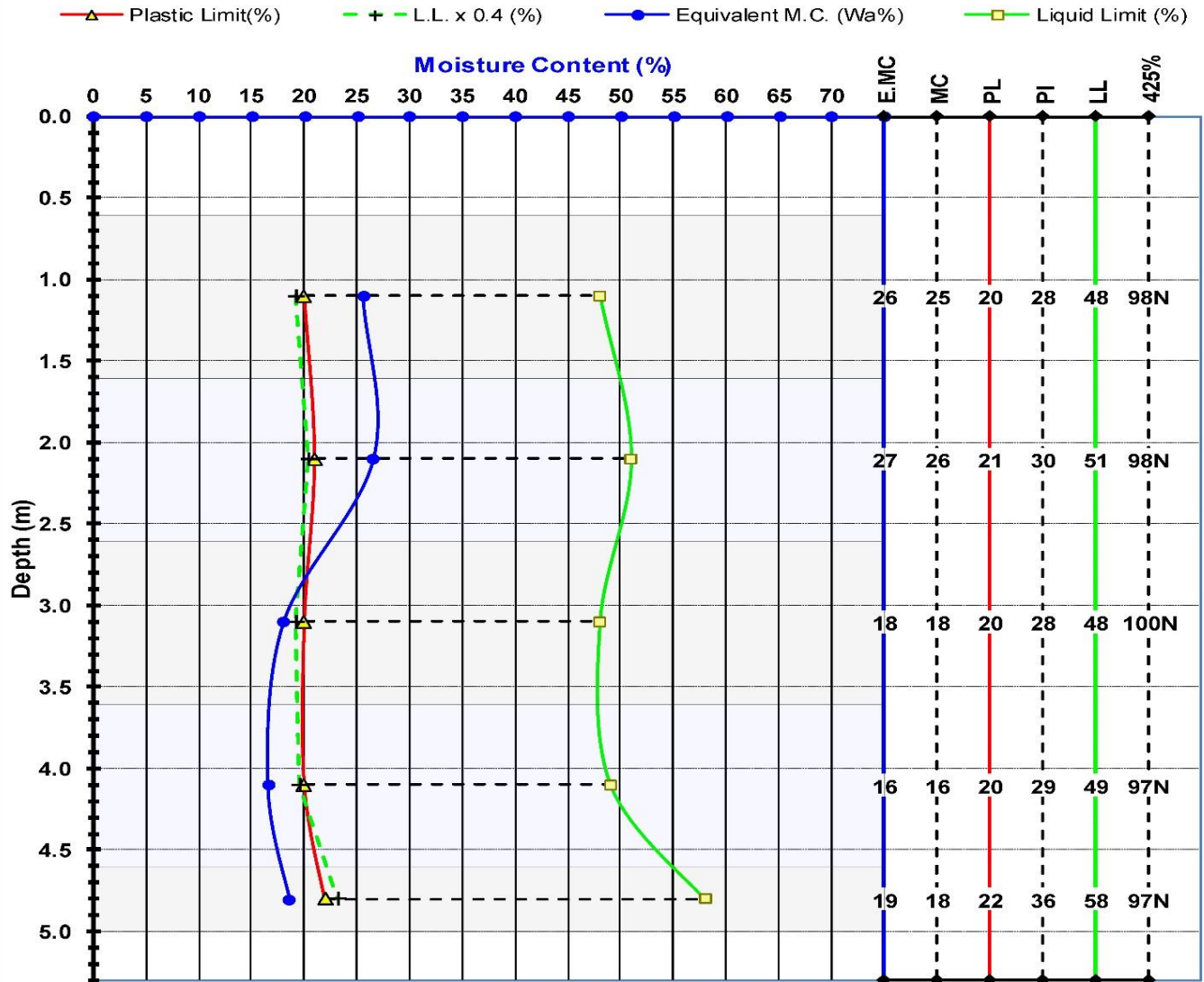
Key:
MC = Natural Moisture Content (%)
E.MC = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$
M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$
425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)
Notes: All samples received as Disturbed unless noted below 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.

PL = Plastic Limit (%)
PI = Plasticity Index (%) = $LL - PL$
LL = Liquid Limit (%)
LL x 0.4 = 40% of the LL (%)
NP = Non Plastic

Comments:

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	3 - Front LHS of property		Plasticity (BS 5930)	Volume Change (BRE 240)
		Brief Soil Description			
0.6	1.6	Soft/firm brown CLAY with rare medium gravel		Intmd. CI	27%
1.6	2.6	Soft/firm brown CLAY with rare medium gravel		High CH	29%
2.6	3.6	Firm brown slightly silty CLAY with rare medium gravel		Intmd. CI	28%
3.6	4.6	Firm brown slightly silty CLAY with rare medium gravel		Intmd. CI	28%
4.6	5	Firm brown slightly silty CLAY with rare medium gravel		High CH	35%



Values in () above are extrapolated

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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.

PL = Plastic Limit (%)
PI = Plasticity Index (%) = $LL - PL$
LL = Liquid Limit (%)
LL x 0.4 = 40% of the LL (%)
NP = Non Plastic

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: **86/4809**

05/05/2023

Dear Sirs

Russell Cottage WV16 6JG

The samples you sent in relation to the above on 30/03/2023 have been examined. Their structures were referable as follows:

BH2, 0.6-2.6m		
7 no.	Examined root: QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut). This was a very IMMATURE sample.	Alive, recently* .
2 no.	Examined root: a CONIFER. Very THIN - under 0.15mm in diameter.	Alive, recently* .
15 no.	Unfortunately all with insufficient cells for identification.	
BH3, 0.6-2.6m		
9 no.	Examined root: QUERCUS (Oak).	Alive, recently* .
1 no.	Microscopic examination showed insufficient cells for recognition.	

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 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 **

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.