

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

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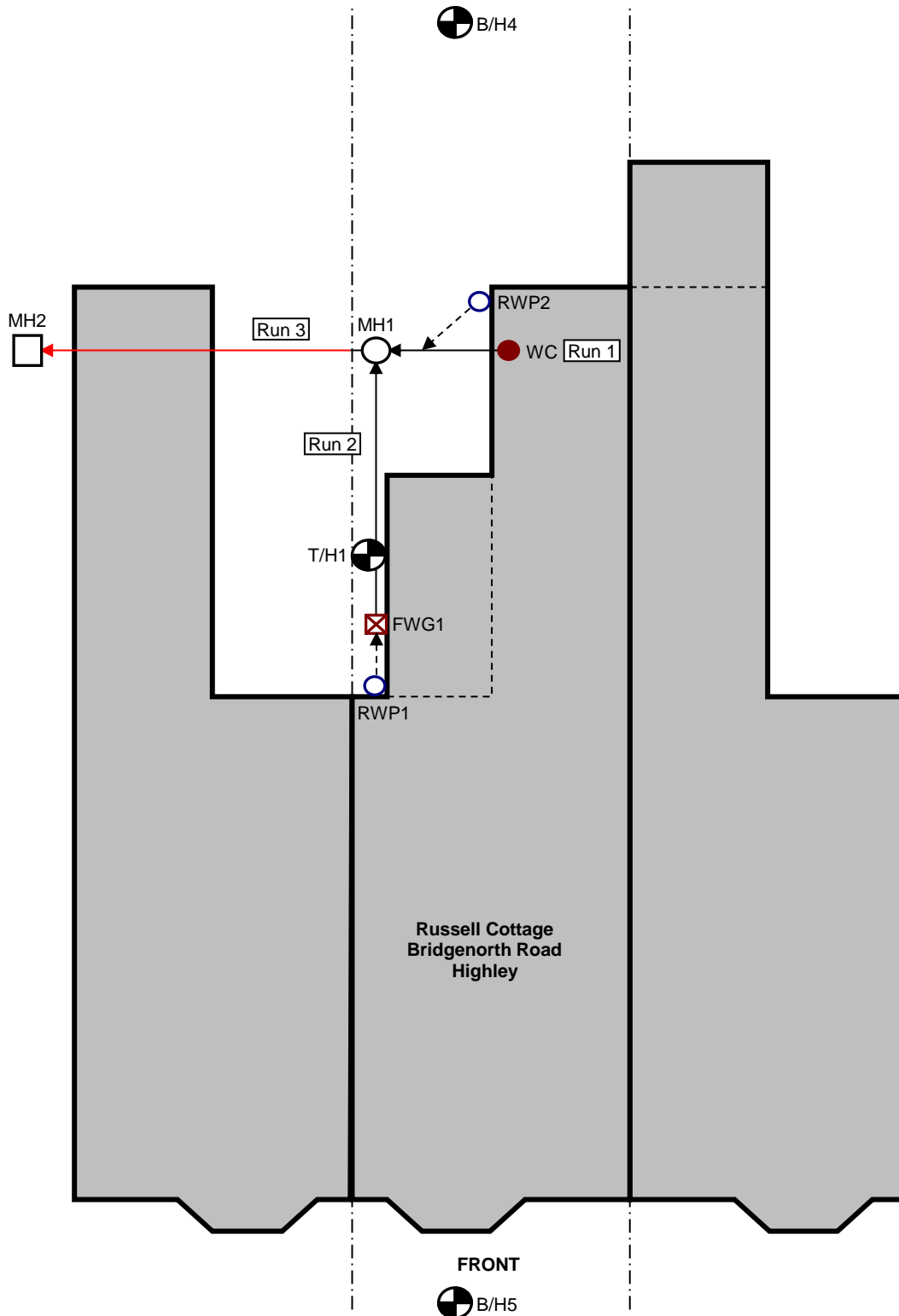
Client: 360Globalnet
Regus House
Herald Way
Pegasus Business Park
Castle Donington
DE74 2TZ

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

Site Visit: 08-Jan-23
Report Date: 25-Jan-24

Site Crew: TLR

Date: 08-Jan-23



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

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

Site Crew: TLR Date: 08-Jan-23

RUN: 1 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: MH1 Inv (m): 0.50 Upstream To: WC Inv (m):

Metres	Faults / Defects	Remarks
0.00		At MH1
0.28		Inlet at 10 o'clock RWP2
0.35		Pipe bends left
1.16	No Visible Defects	At WC
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: MH1 Inv (m): 0.50 Upstream To: FWG1 Inv (m):

Metres	Faults / Defects	Remarks
0.00		At MH1
0.10		Pipe bends right
0.80		Pipe bends left
4.50	No Visible Defects	At FWG1
		RWP1 connects to gully on back inlet
		End of survey

RUN: 3 Pipe Dia. (mm): 100 System: Foul & Storm Water Made of: Plastic
From: MH1 Inv (m): 0.50 Downstream To: MH2 Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At MH1
0.10		At boundary
0.34	Medium Displaced Joint	
1.86	Medium Displaced Joint	
2.43		Inlet at 9 o'clock
3.27		Inlet at 9 o'clock
4.80		At MH2
		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: **Rear Garden** B/H No. **4**
 Ground Surface: **Dry** Weather: **Dry** Date: **08-Jan-23**

Borehole Only

Roots Depth & Diameter:
None observed on site

Water Depth Hit & Rise:
None observed on site

Reason for Termination:
Encountered obstruction
Friable ground

Depth (m)	Soil Descriptions <i>(NB: Field crew description only)</i>	Test Type	Depth (m)	
			From	To
G.L.				
0.50	Firm light brown slightly silty CLAY with occasional medium gravel	P.P. 3.5	0.500	
1.00	Firm light brown slightly sandy/silty CLAY with occasional medium gravel	P.P. 4.0	1.000	
1.50	Firm light grey/brown slightly sandy/silty CLAY with occasional medium gravel	P.P. 4.5	1.500	
1.70	End of Borehole	P.P. 4.5	1.700	

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:	Drainage as instructed by attending engineer.
System Access:	Inspection chamber in rear garden.
Visual Survey:	N/A
Water Pressure Test:	No

SUMMARY OF FINDINGS

Defects requiring repair:	See Recommendations
Is any damaged section shared:	Only defects observed are in Run 3, beyond property boundary
No. of properties sharing:	N/A
Age of property / system:	Drainage system appears to be of mixed age.
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:

No visible pipework defects.

Run 2 - Combined Foul & Storm - Private:

No visible pipework defects.

Run 3 - Combined Foul & Storm - Private to Boundary, Local Water Authority Thereafter:

Medium displaced joints beyond property boundary.

T/H1:

We re-opened T/H1 to check the water previously observed was still present. When we performed the pit in January 2023 we noted water lying at 0.5m below ground level. We noted that water was still present, lying at 0.7m below ground level.

Well:

While on site we investigated a well at Parkfield. This is approximately 2m in diameter and appears to have been partially backfilled with debris. Probing with rods shows that the debris lies at approximately 2m below ground level. The only drainage that looks to discharge to the well is a yard gully approximately 1m away.

RECOMMENDATIONS

The only defects observed are in Run 3 and are beyond the property boundary.

One the pipework leaves the boundary responsibility transfers to the local water authority.



Rear of property



MH1



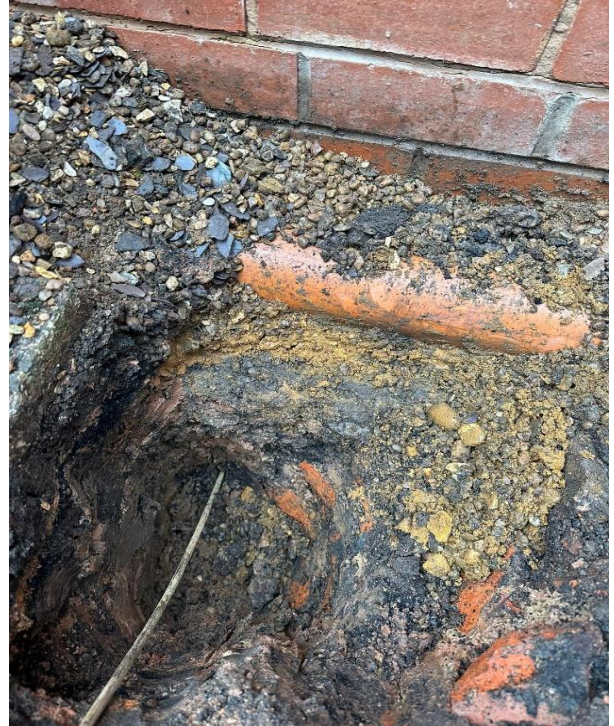
FWG1 and RWP1



MH2



T/H1



T/H1



B/H4



B/H4



B/H5 location



B/H5



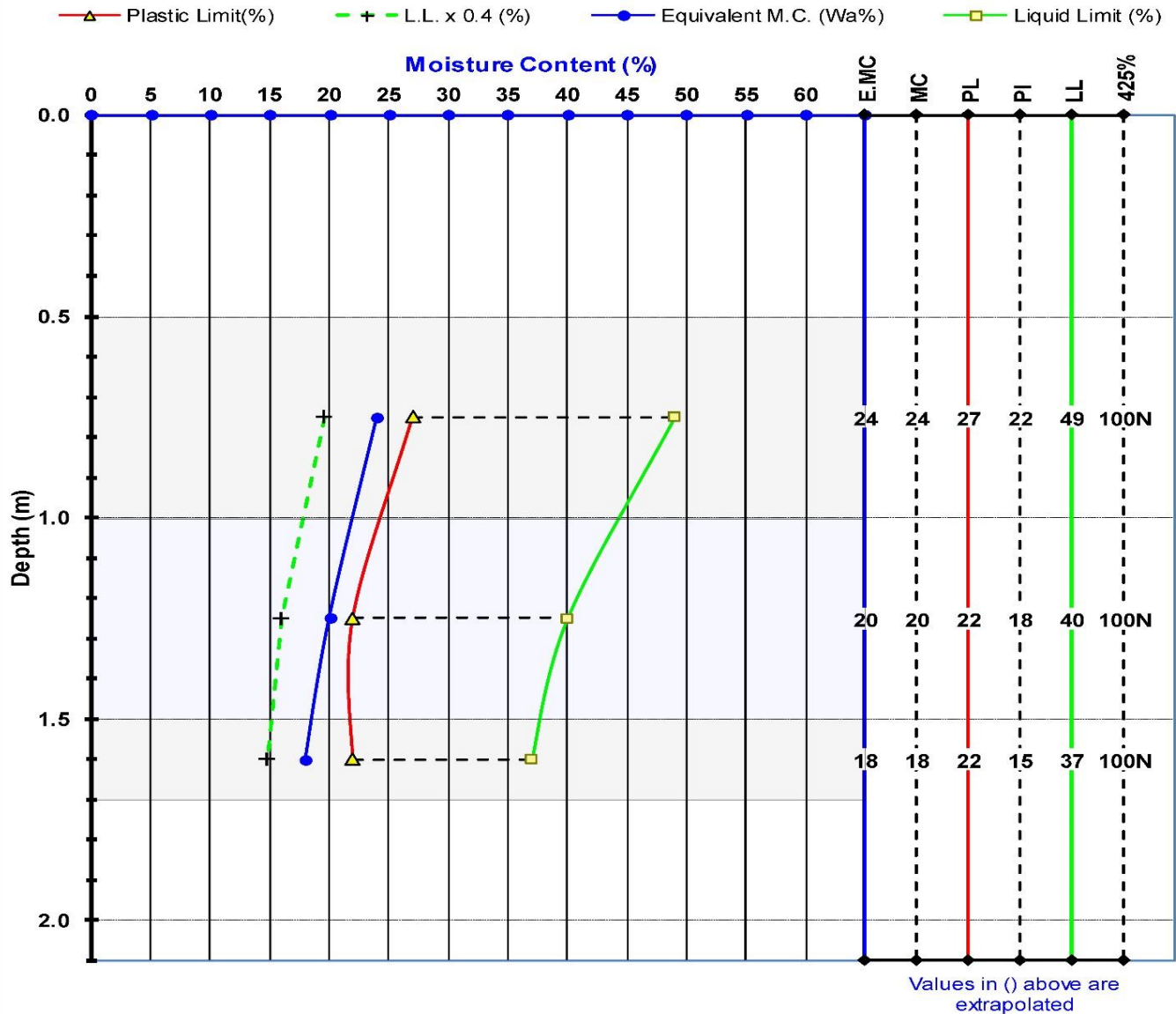
Well



Well

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	4 - Rear Garden		Plasticity (BS 5930)	Volume Change (BRE 240)
		Brief Soil Description			
0.5	1	Firm light brown slightly silty CLAY with occasional medium gravel		Intmd. CI	22% Medium
1	1.5	Firm light brown slightly sandy/silty CLAY with occasional medium gravel		Intmd. CI	18% Low
1.5	1.7	Firm light grey/brown slightly sandy/silty CLAY with occasional medium gravel		Intmd. CI	15% Low



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

Key:

MC = Natural Moisture Content (%)	PL = Plastic Limit (%)
E.MC = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$	PI = Plasticity Index (%) = $LL - PL$
M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$	LL = Liquid Limit (%)
425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)	LL x 0.4 = 40% of the LL (%)
Notes: All samples received as Disturbed unless noted below in the comments.	NP = Non Plastic

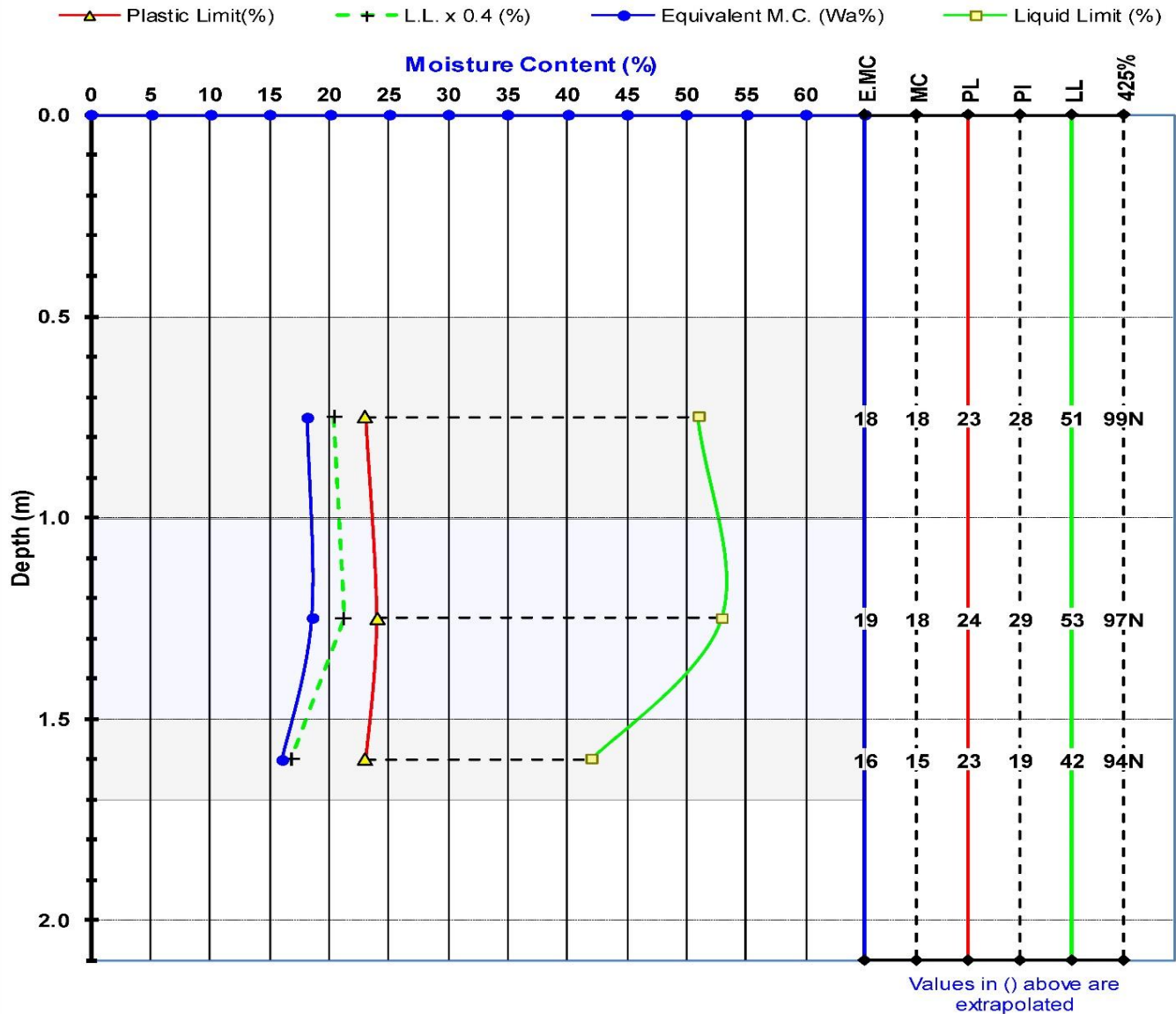
Samples prepared in accordance to BS1377:Part 1:1990 Section 7 & described in general accordance with BS5930:1999.

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

Comments:

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	5 - Front Garden		Plasticity (BS 5930)	Volume Change (BRE 240)
		Brief Soil Description			
0.5	1	Firm light grey/brown slightly sandy/silty CLAY with occasional medium gravel		High CH	28% Medium
1	1.5	Firm light grey/brown slightly sandy/silty CLAY with occasional medium gravel		High CH	28% Medium
1.5	1.7	Firm light grey/brown slightly sandy/silty CLAY with occasional medium gravel		Intmd. CI	18% Low



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Key:

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M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$	LL = Liquid Limit (%)
425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)	LL x 0.4 = 40% of the LL (%)
Notes: All samples received as Disturbed unless noted below in the comments.	NP = Non Plastic

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
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71 Narrow Lane
AYLESTONE
Leicester LE2 8NA

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS
James Richardson
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Tel: (0118) 986 9552 (*Direct line*)
E-mail: richardsons@botanical.net
Web: www.botanical.net

Your ref: -

Our ref: 88/0501

24/01/2024

Dear Sirs

Russell Cottage, Bridgnorth Road WV16 6JG

The sample you sent in relation to the above on 08/01/2024 has been examined. The structure was referable as follows:

TP/BH5, 0.50-0.60m		
1 no.	Examined root: QUERCUS (Oak).	Alive, recently*.

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 **

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

Report commissioned by



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

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.