



Geo Technical Report

Drainage Report

Client Name: Smithers Purslow



Risk Address:

27 High Street,
Barford
CV35 8BU

Circumstances:

Following your request, we attended site to undertake a site investigation comprising of a CCTV survey of the drainage system and trial hole / boreholes.

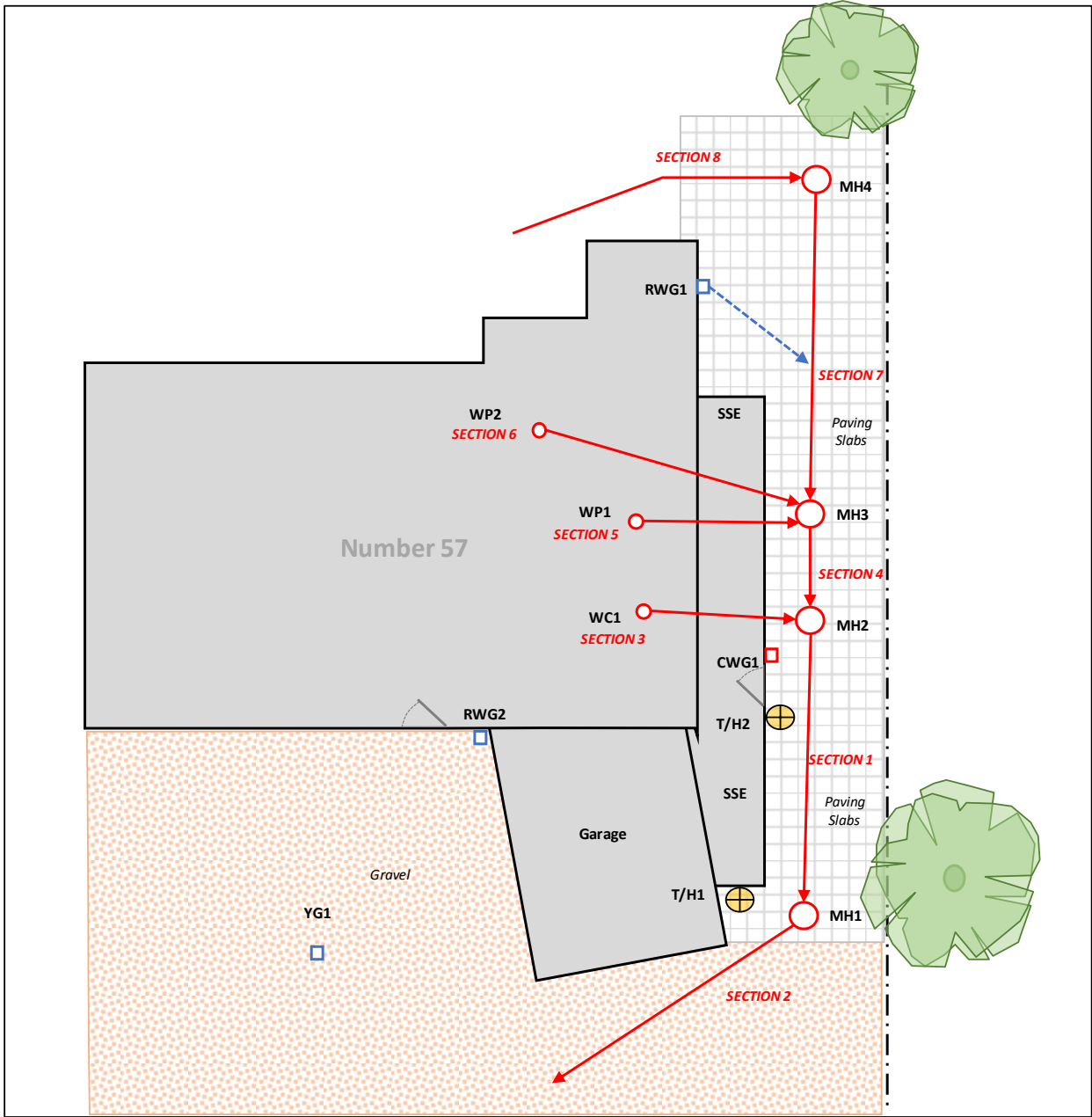
Description of property:

Detached Property

Area of Concern Location:

To the right hand side of the property (Single story extension to rear of garage)

Site Plan



KEY

Building	Foul Water Gully (FWG)	Septic Tank	Tree
Greenhouse	Combined Water Gully (CWG)	Water Supply	Shrubs
Shed	Rain Water Gully (RWG)	ISV / ESV / Tap	Bush
WC	Foul Manhole	Boundary	Block Paving
Water-Butt	Storm Manhole	Area of Concern	Pond
Soakaway	Soil & Vent Pipe (SVP)	Proposed Build Area	Grass
Trial Hole / Borehole	Rainwater Pipe (RWP)	Red Tarmac	Paving Slabs
Road Gully	Syphon / Buchan Trap	Crazy Paving	Concrete
ACO Channel	Foul Drain	Gravel / Stone	Flower Bed / Soil
Wall	Foul Drain (Unsurveyed)		
	Storm Drain		
	Storm Drain (Unsurveyed)		
	Rodding Eye		
	Concealed / Buried Manhole		

SUMMARY OF LABORATORY SOIL DESCRIPTIONS

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Description of Sample
BH/TH1			0.70	1.20	Reddish brown slightly gravelly sandy CLAY.
BH/TH2			0.70	1.20	Reddish brown slightly gravelly sandy CLAY.



27 High Street, Barford, CV35 8BU

Contract No:
PSL23/10633

Client Ref:

SUMMARY OF SOIL CLASSIFICATION TESTS

(BS1377 : PART 2 : 1990)

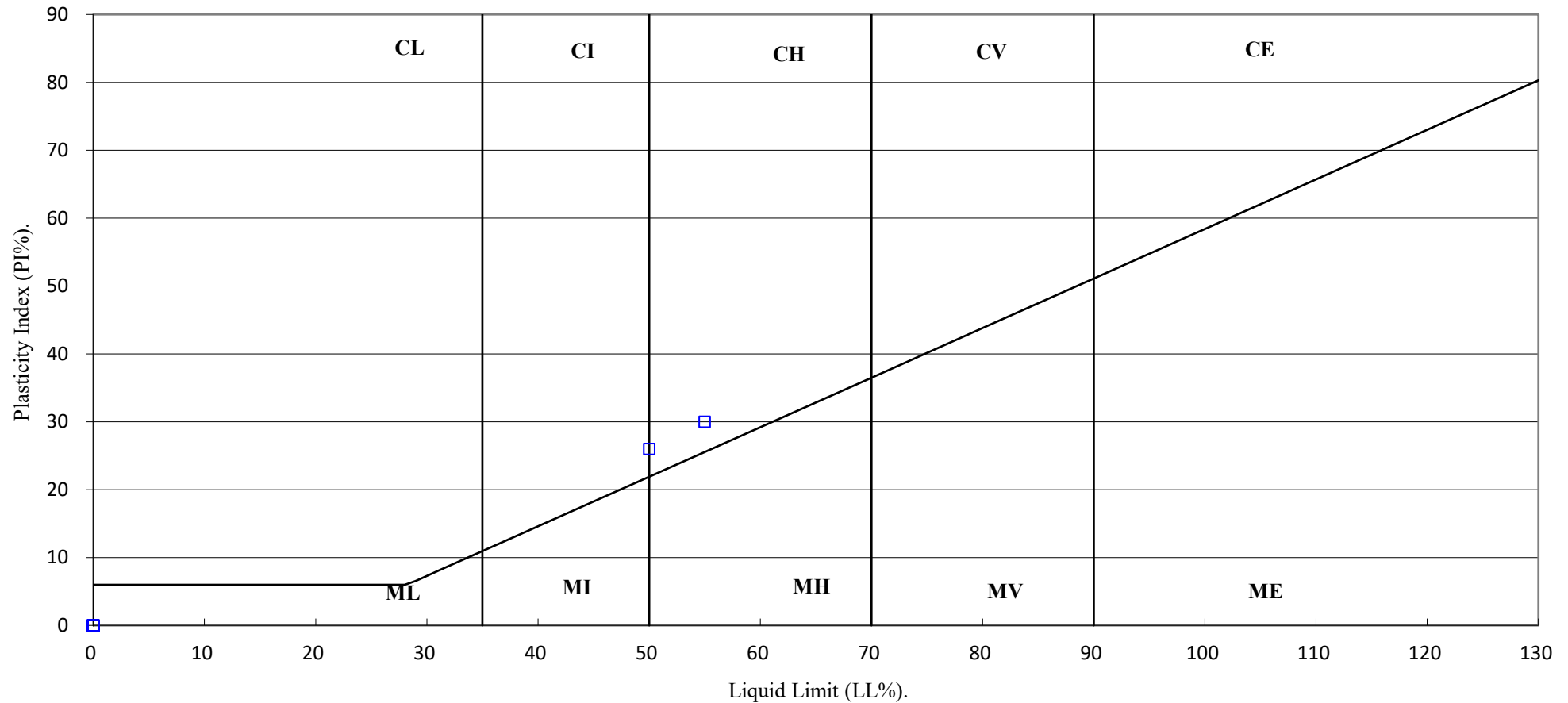
Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Moisture Content % <small>Clause 3.2</small>	Linear Shrinkage % <small>Clause 6.5</small>	Particle Density Mg/m ³ <small>Clause 8.2</small>	Liquid Limit % <small>Clause 4.3/4</small>	Plastic Limit % <small>Clause 5.3</small>	Plasticity Index % <small>Clause 5.4</small>	Passing .425mm %	Remarks
BH/TH1			0.70	1.20	28			55	25	30	97	High Plasticity CH
BH/TH2			0.70	1.20	24			50	24	26	93	High Plasticity CH

SYMBOLS : NP : Non Plastic

* : Liquid Limit and Plastic Limit Wet Sieved.

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PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.



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Contract No:

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Client Ref:



Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Smart Drain UK
5 Fellows Way
HILLMORTON
Rugby
CV21 4JP

16/01/2024

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

Web: www.botanical.net

Your ref: -

Our ref: 87/9413

Dear Sirs

27 High Street, Barford, Warwick CV35 8BV

The samples you sent in relation to the above on 22/12/2023 have been examined. Their structures were referable as follows:

TP/BH2, 0.7-1.2m	
3 no.	Examined root: a conifer - particularly like the family CUPRESSACEAE (cypresses ('macrocarpa', 'Leylandii' etc.), Thuja (Western Red Cedar), Junipers).
3 no.	Examined root: a THIN sample, with NO BARK. Could be the family Rosaceae, EITHER the subfamily POMOIDEAE (a group of closely related trees: Malus (Apple), Pyrus (Pear), Crataegus (Hawthorn), Sorbus (Rowan, Whitebeam, Service tree), Mespilus (Medlar), and some shrubs (Pyracantha (Firethorn), Chaenomeles (Japonica), Cydonia (Quince), Amelanchier, Cotoneaster)) OR [the related] PRUNUS (Cherries, Plums and Damsons, Almonds, Peaches and Apricots, Blackthorn/Sloe, as well as the shrubby Cherry-laurel and Portugal-laurel).
15 no.	Unfortunately all with insufficient cells for identification.

Click here for more information: [CUPRESSACEAE](#) [POMOIDEAE](#) [PRUNUS](#)

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

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



Unit 5D, West Midlands Trading Estate
Consul Road, Rugby
CV21 1PB

Drainage Summary

Drainage Description:

Foul and combined drainage comprised of 100mm uPVC pipework

No defects to drainage surveyed.

YG1 on the driveway is blocked but beyond the area of influence.

Manhole Condition:

MH1 is a UPVC chamber and was found to be in a good condition.

MH2 is a UPVC chamber and was found to be in a good condition.

MH3 is a UPVC chamber and was found to be in a good condition.

MH4 is a UPVC chamber and was found to be in a good condition.

Drainage Sections Shared:

No – All drainage was found to be privately owned.

Watermain Test

Water Mains Test:

Yes – Tested between ESV and ISV – **PASS**

Photos

