

ALL PIPEWORK 100 mm.  $\phi$  UNLESS OTHERWISE INDICATED ON THE DRAWING

W.C.

COVERED MANHOLE

M.H.1  
LL  
1150

SINK

W.C.

R.W/Y.G.1

R.W/Y.G.2

**10 ABBOTS PLACE - LONDON - NW6 4NP**  
**DRAINAGE LAYOUT SKETCH - N.T.S - 2409CC**

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## ***DSI – Drainage & Soil Investigation Limited***

14a Station Road  
Dunton Green  
Sevenoaks  
Kent  
TN13 2XA

**Contact:** [REDACTED] [REDACTED]

23<sup>rd</sup> November 2024

Rees Architects  
Studio 28 Monoaus  
143 Mare Street  
London  
E8 3FW

Dear Sirs,

**Our Ref:** 2409CC  
**Your Ref:** Emailed Instruction  
**Date of S.I:** November 2023  
**Site:** 10 Abbots Place, London, NW6 4NP  
**Clients:** James Wainwright

Subsequent to our recent visit to the above premises to carry out a site investigation we have pleasure in forwarding our report.

### **General Matters**

The survey picked a covered internal manhole. We were not able to lift the manhole, however we were able to establish the incoming branch connections.  
A survey of the drainage leaving the site showed that the foul water runs to a manhole located to the rear corner of the house located on the corner of Abbots Place and Priory Road. The surface water appears to run to a rainwater gully located on the rear of the same property.

### **Manhole Details**

<u>Manhole</u>	<u>Depth to Invert (mm)</u>	<u>Condition</u>
Manhole 1	1150	Cover and frame rusted
Manhole 2	not lifted	

### **Camera Survey**

#### **Manhole 1 to W.C. (via covered manhole 2) (B1) – Upstream - 100mm dia Clayware**

0.0	Commence Survey
0.42	Build up of grease and silts
1.10	Pipework bends slightly left
10.72	Pipework bends slightly left
11.32	Camera enters covered manhole 2
11.82	Camera exits covered manhole 2
14.14	Pipework bends up to W.C. at rear of property

Pipework visually in a serviceable condition, however the collar to the W.C is fractured and leaking

*V.A.T. No. 165 368975*

*Company No. 08577268*

## ***DSI – Drainage & Soil Investigation Limited***

### **Manhole 1 to Sink (B2) – Upstream - 100mm dia Clayware**

0.0 Commence Survey  
1.10 Pipework bends up to sink

Pipework visually in a serviceable condition. No work recommended.

### **Manhole 1 to Front W.C. (B3) – Upstream - 100mm dia Clayware**

0.0 Commence Survey  
0.85 Pipework bends up to front W.C.

Pipework visually in a serviceable condition. No work recommended.

### **Manhole 1 Downstream - 100mm dia Clayware**

0.0 Commence Survey  
9.39 Camera enters manhole located in the rear of the house located on the corner of  
Abbots Place and Priory Road

Pipework visually in a serviceable condition. No work recommended.

### **Rainwater/Yard Gully 1 Downstream - 100mm dia Clayware**

0.0 Commence Survey. Debris in pipework 20%  
2.43 Connection at 3 o'clock from rainwater/yard gully 2  
10.22 Pipework bends left and downwards  
11.78 Debris in pipework 30%  
11.82 Survey ended due to large offset joint. Gully just ahead

Pipework visually in a serviceable condition apart from the large offset joint which will be located under the decking in the rear of the house located on the corner of Abbots Place and Priory Road

Should you require any further information regarding this report please do not hesitate in contacting the writer.

Yours faithfully

Stephen Hocking

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