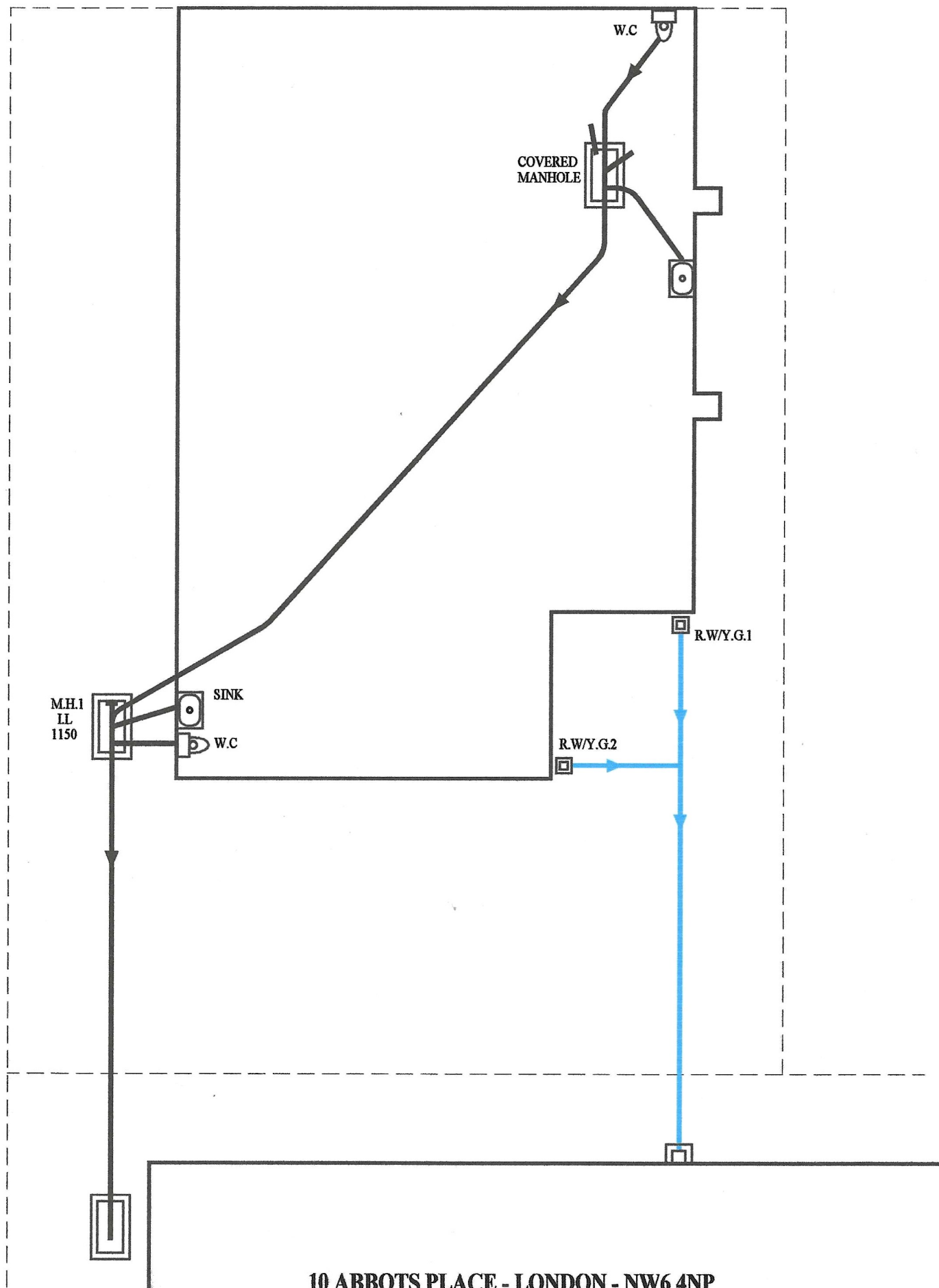


ALL PIPEWORK 100 mm. ϕ UNLESS
OTHERWISE INDICATED ON THE DRAWING



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

DSI – Drainage & Soil Investigation Limited

Contact: 01732 758728 / 07553 117876

Email: shocking@mail.com

14a Station Road
Dunton Green
Sevenoaks
Kent
TN13 2XA

23rd 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