

DRAIN SMART

THE COMPLETE DRAINAGE SERVICE • CCTV CAMERA SURVEYS • STRUCTURAL SOFT FELT LINING
REPAIRS WITHOUT EXCAVATIONS • REFORMING OF PITCH FIBRE PIPES

0800 7 40 80 40

www.drain-smart.co.uk

info@drainsmart.org

For the attention of Trevor

Malda Macan

30 High Street

Colliers Wood

Merton

SW19 2AB



01 April 2025

Our reference: 38699

CCTV CAMERA INSPECTION REPORT

Site Location – 201-203 Prince of Wales Road, London, NW5 3QB

Further to recent instruction, our engineers attended the above site location to carry out a CCTV camera inspection of the drainage and our findings are as follows:

Commence survey from Manhole A up branch connection 3. 110mm PVC pipework. Duty foul water system.

Distance (m)

Observations & Remarks

0.0	Joint
2.7	Joint
5.4	Offset joint and change of pipework material and diameter to 150mm 'super-sleeve'
5.5	Possible outlet of interceptor trap which we believe is located in an adjacent building. If this is confirmed the pipework would be the responsibility of Thames Water together with the drain downstream of Manhole A

Continue survey from Manhole A up branch connection 2. 110mm PVC pipework. Duty foul water system.

0.0	Joint and water holding in pipework due to reverse gradient which prevented a full view to 5.8m
2.0	Camera underwater which prevented a full view of pipework
2.8	Joint
5.8	Joint and slight bend to left
6.0	Joint
7.3	Joint
7.4	Branch connection at 3 o'clock to basement floor WC
7.6	Joint and 90° bend upwards
7.9	Joint and outlet of internal soil pipe



410 UPPER ELMERS END ROAD,
BECKENHAM, KENT, BR3 3HG
VAT REG. NO. 848 597 461
CO. NO. 05095132



**ENERGY &
UTILITY SKILLS**

Continue survey from Manhole A up branch connection 1 (high level). 110mm PVC pipework. Duty foul water system.

0.0	Joint
0.2	Joint and bend to left
0.3	Outlet of waste/rainwater gully

Continue survey from Manhole A downstream. 160mm PVC pipework. Duty foul water system.

0.0	Joint
2.6	Joint
4.5	Joint and bend to right
4.9	Offset joint, gap between sections, change of pipework material and diameter to 150mm earthenware and water holding in pipework which prevented a full view to 7.0m
5.5	Offset joint and gap between sections
6.0	Offset joint
6.6	Offset joint
7.0	Scale deposits and debris deposits
7.3	Offset joint, scale deposits and debris deposits
7.8	Joint, scale deposits and debris deposits
8.2	Joint and scale deposits
8.7	Offset joint, scale deposits and debris deposits
9.3	Offset joint and scale deposits
9.9	Offset joint and scale deposits
10.4	Joint and scale deposits
11.1	Offset joint and scale deposits
11.7	Joint
12.4	Offset joint
12.9	Offset joint and slight bend to level
13.1	Junction with main sewer and non-return valve stuck open
CCTV	

END OF SURVEY

Conclusions and Recommendations

It was apparent from the CCTV camera inspection that the accessible private drainage system is generally in a satisfactory structural condition being mainly of PVC construction however it is suffering from scale deposits and debris deposits which is affecting the free flow of waste through the pipework and prevented a clear view of some sections.

We note that the drain upstream of Manhole A (located in Lightwell 2) appears to cross the boundary into an adjacent property and if this was confirmed the pipework would be classed as communal and therefore the responsibility of Thames Water, as would the drain downstream of Manhole A to the main sewer connection.

Our engineers also found foul water and surface water pumping stations in Lightwell 1 however the discharge pipes are sealed and too small to accommodate our camera unit and therefore a CCTV camera inspection of these could not be carried out.

We do hope that the above meets with your approval but should you have any queries please do not hesitate to contact us.

PLEASE NOTE 1: ALL REPAIR WORKS CARRIED OUT ARE COVERED BY CERTIFIED ENGINEERS AS PART OF THE NATIONAL ASSOCIATION OF DRAINAGE CONTRACTORS (NADC) SCHEME. THIS ENSURES THAT ANY REMEDIAL WORKS MEET THE HIGHEST INDUSTRY STANDARDS AND CARRY OUR 15-YEAR GUARANTEE AGAINST FAULTY WORKMANSHIP AND MATERIALS. PLEASE BEWARE OF CONTRACTORS WHO ARE NOT NADC CERTIFIED.

PLEASE NOTE 2: THE MEASUREMENTS IN OUR REPORTS OR ON OUR RECORDINGS ARE TO BE USED AS A GUIDE LINE ONLY. THE LINES SHOWN ON OUR DRAWINGS ARE AN APPROXIMATE ROUTE AND SHOULD NOT BE RELIED UPON. SHOULD CONFIRMATION OF THE ROUTE BE REQUIRED, ELECTRONIC SONDE TRACING WOULD BE NECESSARY.