24 PARK VILLAGE EAST

LONDON

NW1 7PZ

Michael Chester
Michael Chester and Partners,
8 Hale Lane,
London,
NW7 3NX

Our Ref: EW/VP/UKDN294231/Rpt001.

14th February 2014

Dear Mr Chester

RE: 24 Park Village East, London, NW1 7PZ

We are writing to confirm that our operatives have attended the above property in order to carry out investigations as instructed.

Please note a DVD recording of the CCTV is enclosed.

Drainage surveyed: Foul Weather Conditions: Dry

Foul Manhole 1 Downstream to Main Pipe – Pipe size: 150mm Salt Glaze (over Interceptor)

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.5	Pipe Bends Down						
0.5	Circumferential Fracture	12 to 12					
0.5	Roots Fine						
0.7	Joint Displaced Medium						
1.1	Circumferential Crack	12 to 12					
1.2	Joint Displaced Large						
1.7	Joint Displaced Medium						

Continued…

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Foul Manhole 1 Downstream to Main Pipe – Pipe size: 150mm Salt Glaze (over Interceptor)

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
2.4	Joint Displaced Medium						
4.3	Joint Displaced Medium						
4.8	Circumferential Fracture	12 to 12					
4.9	Joint Displaced Large						
5.5	Circumferential Crack	12 to 12					
5.9	Circumferential Crack	12 to 12					
6.7	Junction	12 o'clock					
7.5	Joint Displaced Large						
7.6	Pipe Bends Down						
7.7	Joint Displaced Large						
8.1	Enters Main Pipe						
8.1	End of Survey						

Foul Manhole 1 Upstream through Lateral 1 to Yard Gully 1 – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
3.5	Pipe Bends Right						
4.7	Enters Yard Gully 1						
4.7	End of Survey						

Foul Manhole 1 Upstream to Foul Manhole 2 – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
5.8	Enters Foul Manhole 2						
5.8	End of Survey						

Continued…

Foul Manhole 2 Upstream to Foul Manhole 2 – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.1	Pipe Bends Right						
1.3	Pipe Bends Up						
1.3	Enters Soil Vent Pipe 1						
1.3	End of Survey						

Foul Manhole 2 Upstream through Lateral 2 to Yard Gully 2 – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.3	Encrustation Scale (Medium)	3 to 9			Scale 10%		
3.2	Encrustation Scale (Medium)	3 to 9			Scale 10%		
4.3	Encrustation Scale (Medium)	3 to 9			Scale 10%		
5.5	Encrustation Scale (Medium)	3 to 9			Scale 10%		
6.7	Encrustation Scale (Medium)	3 to 9			Scale 20%		
7.0	Enters Yard Gully 2						
7.0	End of Survey						

Foul Manhole 2 Upstream through Lateral 3 to WC – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.9	Pipe Bends Up						
0.9	Enters WC/Sink Waste						
0.9	End of Survey						

Continued…

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Foul Manhole 2 Upstream through Lateral 4 to Yard Gully 3 – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.1	Enters Yard Gully 3						
0.1	End of Survey						

Yard Gully 2 Back Inlet 1 Upstream – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.1	Encrustation Scale (Heavy)	12 to 12					
0.1	Survey Abandoned						To Kitchen Sink approx. 2.3m

Yard Gully 2 Back Inlet 2 Upstream – Pipe size: 100mm Cast Iron

Meters	Condition	Clock Ref From To	Junc/Conn Diam	Mat/diam change	Scale/ water %	Roots %	Remarks
0.0	Start of Survey						
0.0	Water Level				Water 0%		
0.6	Pipe Bends Up						
0.6	Enters Rain Water Pipe						
0.7	Material Change			To Grey UPVC			
0.7	End of Survey						

Continued…

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Summary

Further to your recent instruction we can confirm that we have attended the above property and successfully carried out investigations to the accessible drainage.

Investigations revealed the property to be semi-detached with the underground drainage of Cast Iron and Salt Glaze construction, which is commensurate with the age of the property.

Prior to commencement of the survey it was found necessary to clear the surface water system by mechanical means.

The CCTV Survey revealed a build-up of rust and grease evident within the 100mm Cast Iron drainage. Cracking, fractures and displaced joints of varying degree were evident within the 150mm Salt Glaze drainage downstream of Foul Manhole One.

To carry out investigations to the yard gully within the front light well will require the use of ladders, a two man crew and specials gully camera to go around the bends.

Visual inspection of the accessible manholes at the property revealed them to be of brick construction and in a fair condition, with fine root infiltration evident within Foul Manhole One and the channel cracked in Foul Manhole Two.

It is recommended that the grease and rust is cleared from the system by means of extensive high pressure jetting with excavation and lining repair carried out to repair the defective drainage.

Recommendations

Item One:
To attend site with the necessary trained personnel and high pressure jetting unit. Spec – Vehicle mounted high pressure jetting unit – jetting 12 Gallons per minute @ 4000 PSI.

To carry out high pressure water jetting, de-rusting works to the drain runs using specialist cutting tools and in preparation for lining repairs.

The Cost: £225.00 plus VAT

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Item Two:
To renovate insitu by means of a felt liner impregnated with resins the following sections of drainage.
FMH1 excavation downstream for up to 3m – 150mm Flexi Liner

The Cost: £175.00 plus VAT

Item Three: - Drainage Replacement (See enclosed Specification)
To excavate the existing and replace with new the following sections of drainage;
FMH1 downstream for up to 1.5m
(To include the removal of the interceptor via the manhole chamber)

The Cost: £1,995.00 plus VAT

Item Three: - Further investigations.
To carry out investigations to the Yard Gully One to the front of the property, using specialist equipment;

The Cost: £180.00 plus VAT

Item Four: Manhole Repair.
To remove the benching and channel of Foul Manhole Two and replace with new

The Cost: £130.00 plus VAT

OUR TERMS ARE STRICTLY NET PRIOR TO COMPLETION

Should this estimate meet with your approval, **please return the enclosed estimate acceptance form duly signed,** to allow us to program the necessary works.

We trust the above is of assistance and await your further instruction.

Yours faithfully,

E Waugh
(Commercial Estimator)
erin.waugh@ukdnwaterflow.co.uk

ESTIMATE ACCEPTANCE

PROPERTY ADDRESS: 24 Park Village East
London
NW1 7PZ

VALUE: £2705.00 plus VAT

OUR REF: EW/VP/UKDN294231/Rpt001. ESTIMATE DATE: 14th February 2014

I/WE AGREE TO THE TERMS AND CONDITIONS OF THE ENCLOSED ESTIMATE AND REQUEST THAT YOU PROGRAMME THE NECESSARY WORK.

SIGNED: _____ DATED: _____

PRINT NAME: _____

CONTACT DETAILS: _____

CONTACT TELEPHONE NO: _____

Ruislip Office | Kern House | Breakspear Road | Ruislip | Middlesex | HA4 7SQ

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MANHOLE DEPTHS AND CONDITIONS

Foul Manhole 1 – 3.39m

Square Brick Construction
Fair condition
Cover size: 0.49m x 0.64m
Chamber size: 0.45m x 0.6m
Manhole situated in front garden

Foul Manhole 2 – 0.58m

Square Brick Construction
Fair condition
Cover size: 0.66m x 0.51m
Chamber size: 0.45m x 0.6m
Manhole situated down steps in a light/stairwell

SPECIFICATION FOR DRAINAGE WORKS

All new and replacement drains shall be either UPVC or Super Sleve vitrified clay drains with push fit polypropylene flexible couplings, all as manufactured by Hepworth Iron Co. Ltd and shall be used strictly in accordance with their instructions, unless otherwise specified.

New manholes shall be constructed in 225mm engineering brickwork off new concrete base 150mm thick, unless otherwise stated. Channels and branches shall be vitrified clay with adapters for connections to Super Sleve pipes. The concrete benching shall average 225mm thick. All manholes rebuilt shall be fitted with medium duty cast iron covers and frames. Where the existing frames are in good condition they shall be re-used, unless otherwise specified.

All drains shall be laid carefully true to line and slope and shall be bedded and surrounded with pea shingle to BS882 or lean mix concrete below paved or concrete areas. The thickness of bedding and surround shall be up to 150mm unless otherwise specified. Excavations to be backfilled and well compacted.

Upon completion of the drainage works all drains shall be left clear and shall be tested in accordance with CP301 to the satisfaction of the Engineer/Client.

Where drain replacement necessitates the breaking out of the existing concrete path, hard standings and slabs etc. reinstatement of these will be required by the provision of 100mm thick grade C25 concrete.

In circumstances where the works require the partial removal of an existing path, hard standing or slab etc., no perfect match can be guaranteed for reinstatement works, although every care will be taken.

Care will be exercised in matching levels with appropriate falls being laid to existing.

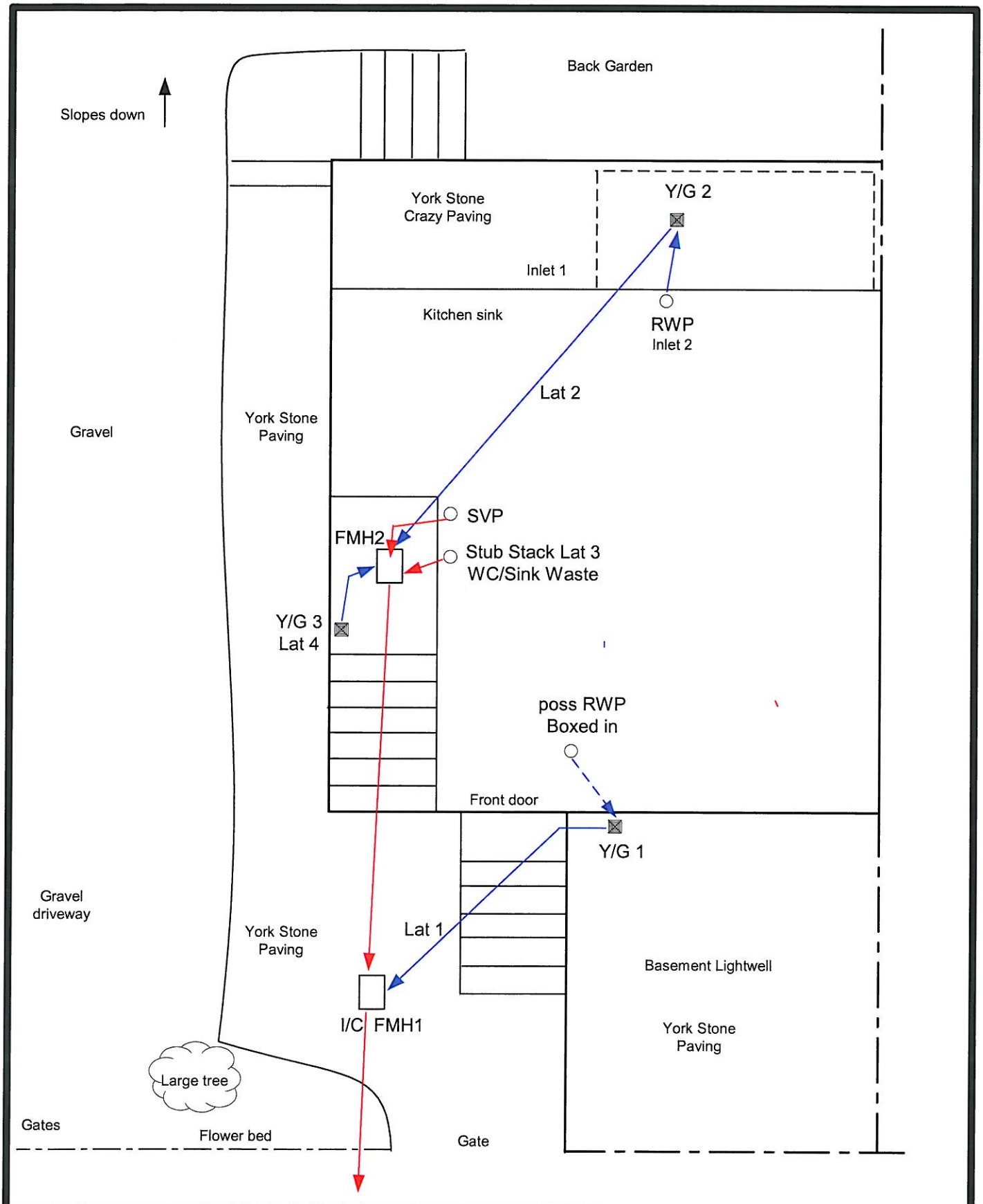
On completion of works all excess spoil and arisings will be cleared from site.

Lining:

Lining works to be the supply and installation of one piece felt liner impregnated with resins.
Liners to be allowed to cure, inflation hoses removed and liners then capsulated with suitable bonding agent as appropriate.

Soak-aways and Boreholes:

No guarantee can be given to the Life Expectancy of Soak-aways or boreholes. This is due to adverse weather conditions and climate change. Our quotation does not allow for any associated costs/ consent from the Local Authority/ Building Control unless otherwise stated.



Address:	24 Park Village East London NW1 7PZ
Ref:	UKDN294231
Date	7th February 2014
Scale	**NOT TO SCALE**

UKDN WATERFLOW
TOTAL DRAINAGE SOLUTIONS

FOUL DRAINAGE

SURFACE DRAINAGE

INVERT LEVELS

FMH 1 - 3.39m
FMH 2 - 0.58m