Off Mains Drainage Survey Report Prepared For:

FROG LANE BARN, 86 SAND STREET, LONGBRIDGE-DEVERILL, WARMINSTER BA12 7DS

BA12 7DS

Date of Survey: 12/09/2024
Engineer: Paul Stewart

Drainage Survey Standard Report:

What type of survey are we attending?	Off mains drainage survey
Weather conditions on the day of the survey:	Sunny
Type of property surveyed:	Detached
Property construction type:	Barn conversion
View of the front of the property:	
What is the year of build of the property?	Circa 1980
Number of bedrooms:	4
Is the drainage system shared?	No
Type of drainage tank at the property:	Septic tank
Is the system emptied/serviced regularly?	No

Photograph of the tank before the system was emptied:	
Construction / design of the tank at the property:	We were unable to gain access to the tank due to building works being carried out at the property. Large concrete slabs on top of the tank
Tank construction / design - please specify:	Unknown as could not access.
Number of zones in the existing tank:	1
Start of the drainage system:	Rear of the property
Location of tank:	Rear of the property
Age of the tank (if known):	Unknown
Maximum potential occupancy for the property:	6
Dimensions of the tank:	.
Depth (below ground level) of the inlet pipe into the tank:	.
Depth (below ground level) of the outlet pipe from the tank (if applicable):	.
Capacity of the tank (below the inlet pipe):	.

Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?	Unable to verify
Tank size - please explain:	Unable to access tank due to building works
Is there a manhole chamber upstream of the tank?	Yes
Depth below ground level of the next upstream manhole chamber from the tank:	400mm
Overall condition of the tank:	Poor
Tank condition - please specify:	No access to tank, however builders onsite advised tank is in poor condition.
On arrival was the effluent level within the tank at the expected operating level?	No
Was there any damage observed to the tank during the inspection?	No
When the tank was emptied, was there any water observed returning to the tank from the outlet?	No
Any water observed returning to the tank from the outlet - please explain:	N/A
Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?	No
Outlet pipe access - please specify:	No access to tank due to building works.
Is the existing discharge functioning correctly?	No
Functionality of discharge - please specify:	When carrying out a CCTV from the manhole upstream of the tank to the tank the pipework was surcharged. This indicates that the discharge in place is not functioning correctly.
Photograph of the general area of the tank:	

Are all parts of the drainage system within the boundary of the property?	Yes
If required, what is access like for plant to the area of the system for potential remedial works?	Access is ok once builders have removed stockpiled spoil.
Are there any wells at the property?	No
Are there any boreholes at the property?	No
Are there any watercourses or seasonal drainage ditches within the boundary of the property?	Yes
Are there any watercourses or seasonal drainage ditches in the local area?	Yes
Was a dye test carried out to the accessible upstream rainwater pipes?	No
Were there any cross connections found between the rainwater system and the foul system?	No
Where were the cross connections?	N/A
Guidance on cross connections from rainwater system to the foul drainage:	N/A
Photograph of dye test undertaken	N/A
Does the system in place comply with the General Binding Rules for small sewage discharges and current Building Regulations 2010 part H.	No
Explanation on noncompliance with the General Binding Rules or Building Regulations:	Tank and discharge within 10m of a watercourse.
Recommendations:	Install new 6 population sewage treatment plant with pumped outlet. Inlet 700mm From newly installed inspection chamber install 10m of new pipework to new tank location, to include a new inspection chamber to intercept existing Run 2. Depth <700mm. Install 12m of pumped outlet and install new sample chamber. From sample chamber install 1m of gravity fed pipework to include new header wall to discharge to watercourse. Check for SSSI to see if permit required. 12m of electrical cabling required. All works in soil and grass, no track mats required. Access ok Room for skips on site.

	Be advised that it is likely to be a wet install due to height of watercourse, builders onsite advised they hit water table at 800mm while digging foundations. Also be advised building works being carried out at property until December. Run 3 will become redundant after works.
Price for required works:	.
Additional photographs for the report:	

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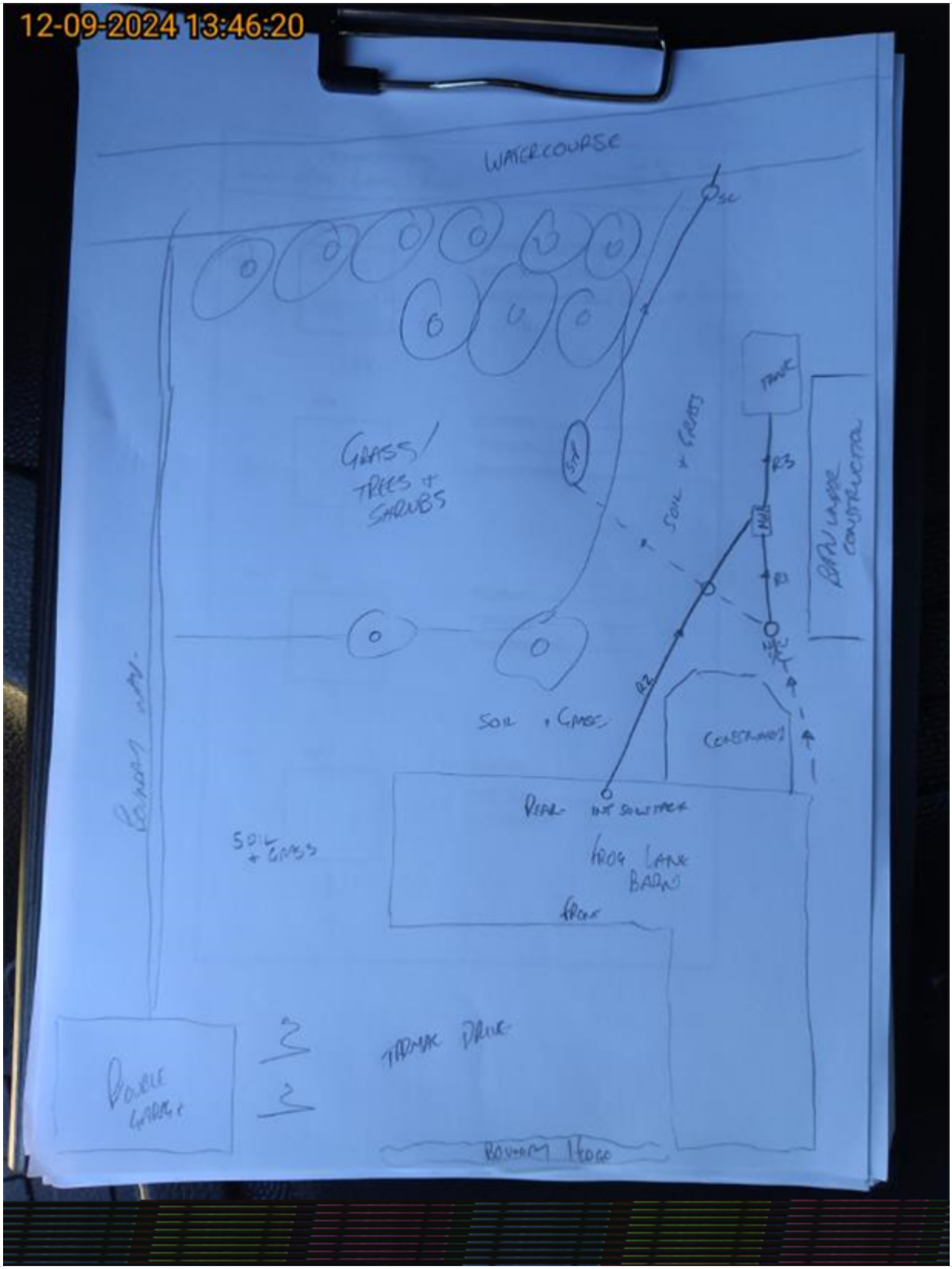
51.168214, -2.187561

12-09-2024 12:55:25
51.168214, -2.187561

12-09-2024 12:56:14
51.168214, -2.187561

Site Plan: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WATERCOURSE
GRASS/ TREES + SHRUBS
SOIL + GRASS
SOIL + GRASS
SOIL + GRASS
TANK
FROG LANE BARN
TARMAC DRIVE