

Off Mains Drainage Survey Report Prepared For:

Dairy Cottage, North Newnton, Pewsey, Wiltshire SN9 6LA

Date of Survey: 30/05/2025

Engineer: Pete Brown

Order Number: LUSJ010043



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 house.

Property construction type: Brick built with thatched roof.

View of the front of the property:



What is the year of build of the property? c.1750.

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

Construction / design of the tank at the property: Brick built tank with concrete roof.

Tank construction / design - please specify:

Number of zones in the existing tank: 2

Start of the drainage system: The rear and right side of the property.

Location of tank: The tank is located to the right of the house under large bushes.

Age of the tank (if known): Unknown, but pre dates British standards.

Maximum potential occupancy for the property: 6

Dimensions of the tank:
Depth: 2m
Width: 900mm
Length: 2m

Depth (below ground level) of the inlet pipe into the tank:	700mm
Depth (below ground level) of the outlet pipe from the tank (if applicable):	800mm
Capacity of the tank (below the inlet pipe):	Approximately 2,340 litres.
Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?	No
Tank size - please explain:	
Is there a manhole chamber upstream of the tank?	Yes
Depth below ground level of the next upstream manhole chamber from the tank:	600mm
Overall condition of the tank:	Satisfactory
Tank condition - please specify:	N/A
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?	Yes
When the tank was emptied, was there any water observed returning to the tank from the outlet?	OtherThe tank was not emptied at the time of our site visit.
Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?	No Pipework fully surcharged due to soakaway failure.
Is the existing discharge functioning correctly?	No Failed soakaway.
is the current system discharging to surface water or ground	Ground

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?

Good access to the garden, the road is single lane with a small bridge over the watercourse.

Is there any removal of hedgerow or trees/shrubs necessary?

Yes

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?

No

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?

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:

The soakaway has failed, this is non-compliant with the general binding rules for small sewage discharges (GBRs).

Clear bushes and small tree from around the area of the septic tank and manhole 3.

Install a new 7 person sewage treatment plant (STP) with integral pumped outlet. Inlet invert depth 900mm. Surface grass. To be located on the area of rough grass adjacent to the existing septic tank. There is a stream not far from the property that floods in wet months, ground water is likely to be encountered in the excavation for the STP, provision should be made for de-watering and temporary shoring.

From existing MH3, install new 110mm gravity pipework to connect to the STP inlet (7m). Surface grass.

Recommendations:

Install a new distribution chamber (DC) in the rear garden.

From the STP outlet, install 30m of pumped outlet pipework to connect to the new DC, surface grass lawn.

From the DC, install a high level correctly sized drainage field subject to successful percolation tests.

Track mats required to protect surfaces (50m).

Electrical connection to be taken from an internal socket on the right elevation of the house.

Advisory - high pressure water jet runs 2 & 3 to remove the build up of fat & grease debris in the pipework.

Additional Comments:

Access to the garden is good but the road is narrow with a small bridge, it is likely that all deliveries will need to be ferried from the top of the road approximately 100m away.

Price for required works:

£

**Additional photographs for the
report:**

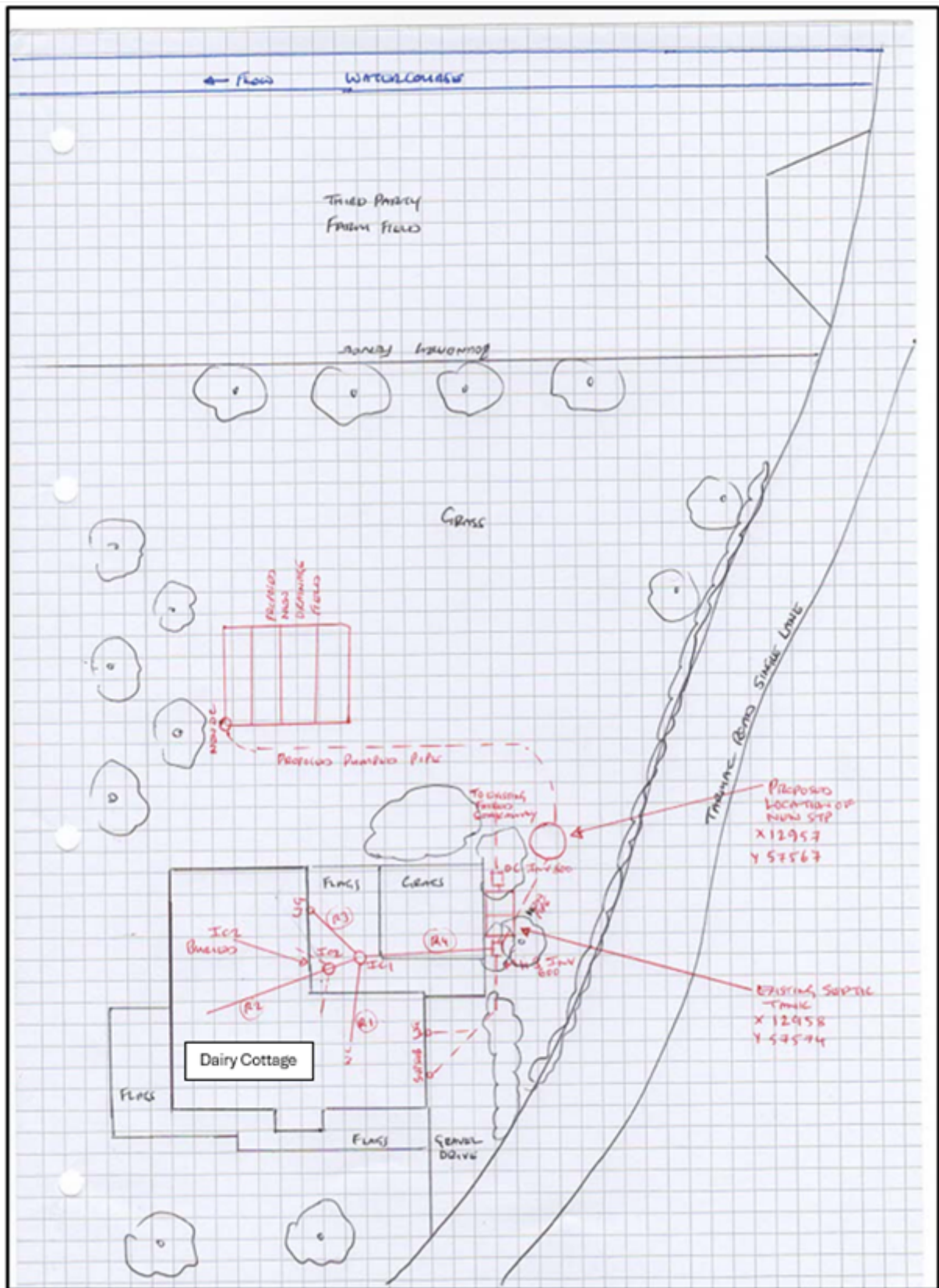








Site Plan:





Project

Project Name: Dairy Cottage_ North Newnton_ Pewsey_ Wiltshire SN9 6LA

Project Description: CCTV Survey

Project Status: Issued

Project Date: 04/06/2025

Inspection Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring)



Project Information

Project Name	Project Number	Project Date
Dairy Cottage North Newton Pewsey Wiltshire SN9 6LA		04/06/2025

Client

Company: Libra/OMS Assets

Off Mains Solutions 

Site

Street: Dairy Cottage
Town or City: North Newton
County: Pewsey
Post Code: SN9 6LA

Contractor

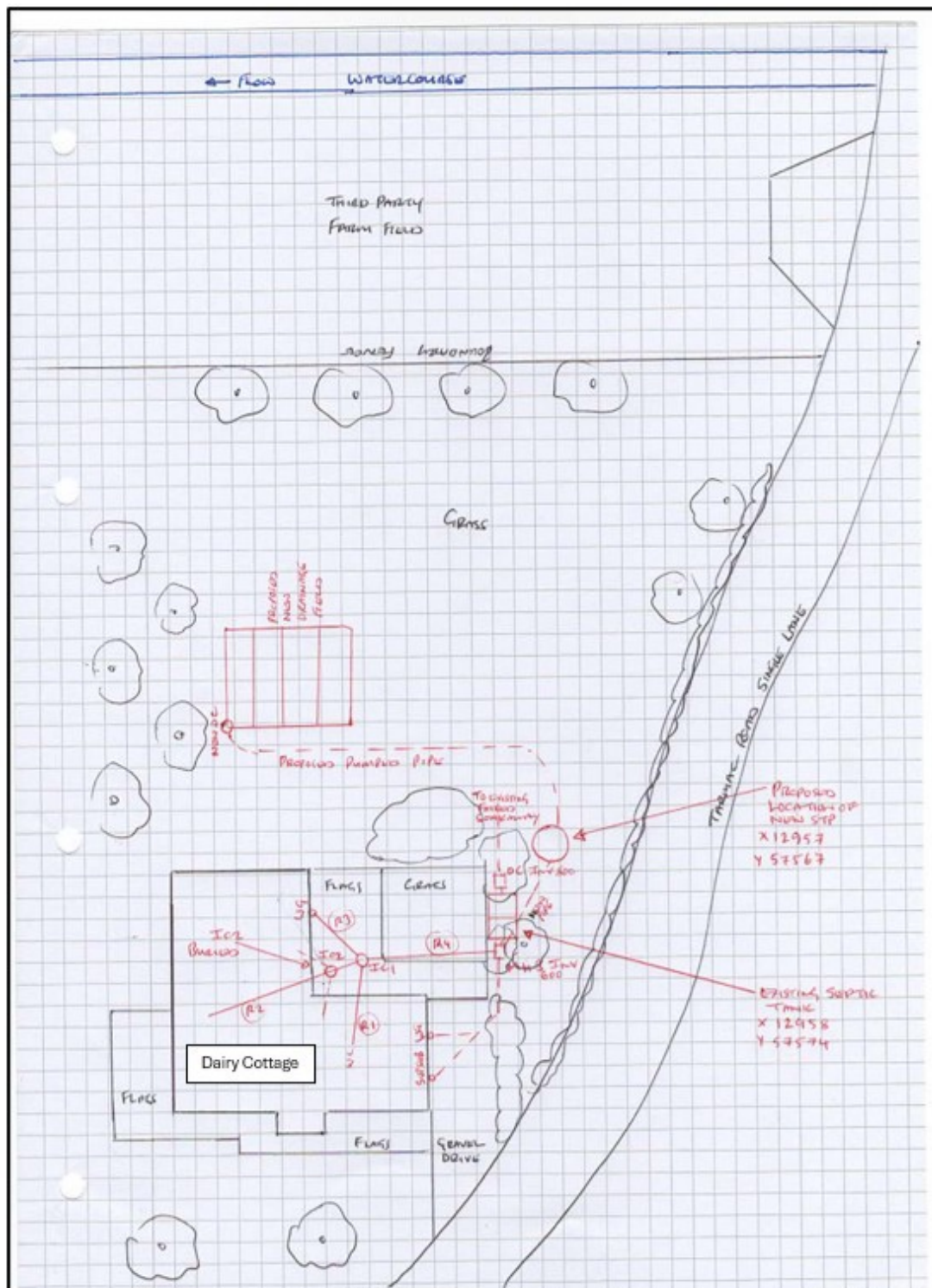
Company: Libra/OMS Assets

Off Mains Solutions 

Project Information

Project Name	Project Number	Project Date
Dairy Cottage North Newton Pewsey Wiltshire SN9 6LA		04/06/2025

Project Drawing, Page 'Dairy Cottage_ North Newton_ Pewsey_ Wiltshire SN9



Section Inspection - 04/06/2025 - W.C.X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	04/06/25	13:02	Not Specified	No Rain Or Snow	No	W.C.X
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
Not Specified		Not Specified		Push Rod	Not Specified	Category C	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	W.C.
Road:	Dairy Cottage	Inspected Length:	3.66 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	3.66 m	Downstream Node:	IC1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.570 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	100 mm		
Flow Control:	No flow control	Material:	Polyvinyl chloride		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:	None				
Recommendations:	None				

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.57 m IC1 0.00 0.00 3.19 3.66 W.C. Depth: m MH WL LU OCF Start node, manhole, reference: IC1 Water level, 5% of the vertical dimension Line deviates up Finish node, other special chamber, reference: W.C.: W.C. 00:00:00 00:00:14 00:00:30 00:00:00 W.C.X_ea a3eb21-04 1d-444a-9 W.C.X_a1 dd3d71-66 2b-4fc3-92							

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Pictures - 04/06/2025 - W.C.X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Upstream	W.C.X		



W.C.X_eaa3eb21-041d-444a-95fb-eb485c41235c_20250604_130650_605.jpg, 00:00:00, 0.00 m
Start node, manhole, reference: IC1



W.C.X_86f5473a-15ae-4514-9074-cabb1a888ccc_20250604_130658_383.jpg, 00:00:00, 0.00 m
Start node, manhole, reference: IC1

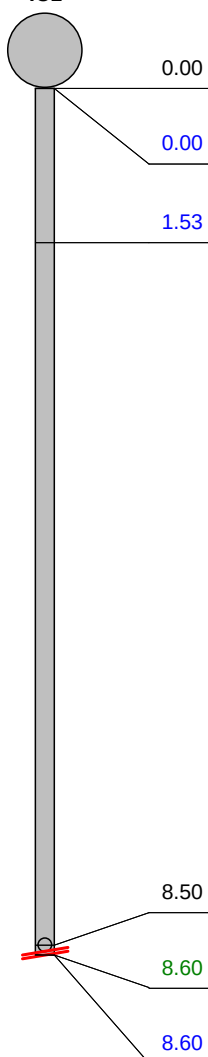


W.C.X_a1dd3d71-662b-4fc3-926e-369a7f08aa7c_20250604_130948_383.jpg, 00:00:00, 3.66 m
Finish node, other special chamber, reference: W.C., W.C.

Section Inspection - 04/06/2025 - InternalX

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
2	1	04/06/25	13:02	Not Specified	No Rain Or Snow	No	INTERNALX
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
Not Specified		Not Specified		Push Rod	Not Specified	Category C	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	INTERNAL
Road:	Dairy Cottage	Inspected Length:	8.60 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	8.60 m	Downstream Node:	IC1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.570 m
Use:	Foul		Pipe Shape:	Circular	
Type of Pipe:	Gravity drain/sewer		Dia/Height:	100 mm	
Flow Control:	No flow control		Material:	Polyvinyl chloride	
Year Constructed:	Not Specified		Lining Type:	No Lining	
Inspection Purpose:	Routine inspection		Lining Material:	No Lining	
Comments:	None				
Recommendations:	None				

Scale:	1:75	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.57 m IC1 							
		0.00	IC	Start node, inspection chamber, reference: IC1	00:00:00	InternalX_eb514271-c333-4e0a	
		0.00	WL	Water level, 5% of the vertical dimension	00:00:07	InternalX_d7a14202-124a-4108	
		1.53	REM	General remark: IC2	00:00:07	InternalX_39948847-9a4e-4a4f	
		8.50	JN	Junction at 12 o'clock, 100mm dia	00:00:39	InternalX_546a6515-bc16-4f24	
		8.60	DER	Settled deposits, coarse, 50% cross-sectional area loss	00:00:39	InternalX_c2824007-2947-4b7a	4
		8.60	SA	Survey abandoned: Unable to pass	00:00:39		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	8.0	0.9	8.0	4.0

Section Pictures - 04/06/2025 - InternalX

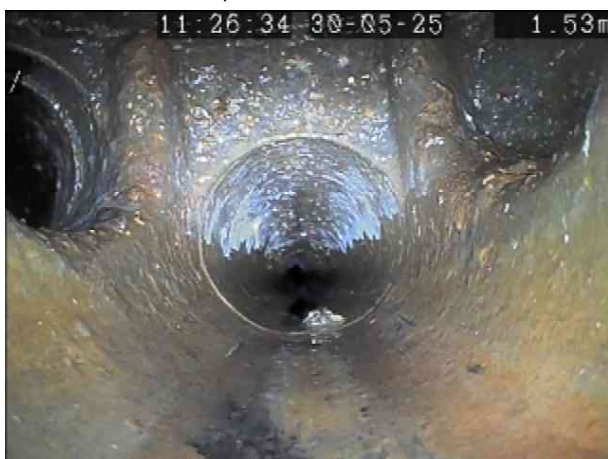
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Upstream	INTERNALX		



InternalX_eb514271-c333-4e0a-9e8a-d3de86de49fa_20250604_131243_093.jpg, 00:00:00, 0.00 m
Start node, inspection chamber, reference: IC1



InternalX_d7a14202-124a-4108-900b-8a39d523f016_20250604_131258_732.jpg, 00:00:07, 0.00 m
Water level, 5% of the vertical dimension



InternalX_39948847-9a4e-4a4f-99de-aa58adeb660c_20250604_131352_621.jpg, 00:00:07, 1.53 m
General remark, IC2



InternalX_546a6515-bc16-4f24-bafc-8bc8a2373bb8_20250604_131424_633.jpg, 00:00:39, 8.50 m
Junction at 12 o'clock, 100mm dia



InternalX_c2824007-2947-4b7a-b1c0-2463925ce845_20250604_131439_676.jpg, 00:00:39, 8.60 m
Settled deposits, coarse, 50% cross-sectional area loss

Section Inspection - 04/06/2025 - Waste GYX

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
3	1	04/06/25	13:02	Not Specified	No Rain Or Snow	No	WASTE GYX
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
Not Specified		Not Specified		Push Rod	Not Specified	Category C	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	WASTE GY
Road:	Dairy Cottage	Inspected Length:	5.40 m	Upstream Pipe Depth:	
Location:	Property or buildings	Total Length:	5.40 m	Downstream Node:	IC1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.570 m
Use:	Foul		Pipe Shape:	Circular	
Type of Pipe:	Gravity drain/sewer		Dia/Height:	100 mm	
Flow Control:	No flow control		Material:	Polyvinyl chloride	
Year Constructed:	Not Specified		Lining Type:	No Lining	
Inspection Purpose:	Routine inspection		Lining Material:	No Lining	
Comments:	None				
Recommendations:	None				

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.57 m IC1							
		0.00	MH	Start node, manhole, reference: IC1	00:00:00	Waste GYX_c241 15a9-d23a	
		0.00	WL	Water level, 5% of the vertical dimension	00:00:04		
		0.10	DEG	Attached deposits, grease from 12 o'clock to 12 o'clock, 30% cross-sectional area loss	00:00:06	Waste GYX_596c 5082-9b38	5
		4.00	CUD	Loss of vision, silt	00:00:30		
		5.40	SA	Survey abandoned: Unable to pass grease	00:00:48		

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	10.0	1.9	10.0	5.0

Section Pictures - 04/06/2025 - Waste GYX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Upstream	WASTE GYX		



Waste

GYX_c24115a9-d23a-462e-88a9-76915f38b025_20250604_13
1707_209.jpg, 00:00:00, 0.00 m



Waste

GYX_596c5082-9b38-4fe4-a1da-91995e22a6f3_20250604_13
1744_530.jpg, 00:00:06, 0.10 m

Section Inspection - 04/06/2025 - IC1X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
4	1	04/06/25	13:02	Not Specified	No Rain Or Snow	No	IC1X
Operator		Vehicle		Camera	Preset Length	Criticality Grade	Alternative ID
Not Specified		Not Specified		Push Rod	Not Specified	Category C	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Downstream	Upstream Node:	IC1
Road:	Dairy Cottage	Inspected Length:	11.82 m	Upstream Pipe Depth:	0.570 m
Location:	Property or buildings	Total Length:	11.82 m	Downstream Node:	SEPTIC TK
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Foul		Pipe Shape:	Circular	
Type of Pipe:	Gravity drain/sewer		Dia/Height:	100 mm	
Flow Control:	No flow control		Material:	Polyvinyl chloride	
Year Constructed:	Not Specified		Lining Type:	No Lining	
Inspection Purpose:	Routine inspection		Lining Material:	No Lining	
Comments:	None				
Recommendations:	None				

Scale:	1:103	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.57 m IC1 0.00 0.00 6.26 11.23 11.82 Septic Tk Depth: m							
		0.00	IC	Start node, inspection chamber, reference: IC1	00:00:00	IC1X_f7ce b95d-6b64 -4267-92fc	
		0.00	WL	Water level, 5% of the vertical dimension	00:00:05		
		6.26	LL	Line deviates left	00:00:20	IC1X_be7c d570-4ca7 -453f-ac48	
		11.23	REM	General remark: MH3	00:00:34	IC1X_0c56 6261-75fe- 4059-99a9	
		11.82	CPF	Finish node, catchpit, reference: Septic Tk	00:00:44	IC1X_4f8c 3061-1447 -415c-b93	

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Pictures - 04/06/2025 - IC1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
4	Downstream	IC1X		



IC1X_f7ceb95d-6b64-4267-92fc-e8498fba9d09_20250604_13
2627_447.jpg, 00:00:00, 0.00 m
Start node, inspection chamber, reference: IC1



IC1X_be7cd570-4ca7-453f-ac48-1612c56e9c7d_20250604_13
2720_585.jpg, 00:00:20, 6.26 m
Line deviates left



IC1X_0c566261-75fe-4059-99a9-1574410c98aa_20250604_1
32739_800.jpg, 00:00:34, 11.23 m
General remark, MH3



IC1X_4f8c3061-1447-415c-b93c-235797a514f6_20250604_13
2827_211.jpg, 00:00:44, 11.82 m
Finish node, catchpit, reference: Septic Tk