

Off Mains Drainage Survey Report Prepared For:

Tim C Fowle

Charlton Manor, Charlton St Peter
Pewsey
SN9 6EU

Date of Survey: 09/12/2024



Drainage Survey

What type of survey are we attending? Bespoke Off Mains

Weather conditions on the day of the survey: Dry overcast

Type of property surveyed: Detached

Property construction type: House

View of the front of the property:



What is the year of build of the property: 1625

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? Emptied every 2 years, last emptied Sept 24

**Photograph of the tank
before the system was
emptied:**



**Tank pre-empty
photograph 2:**



Tank pre-empty
photograph 3:



Construction / design of the tank at the property:	A rectangle brick constructed tank with rendered internal surfaces
Number of zones in the existing tank:	2
Start of the drainage system:	The front left-hand side of the property
Location of tank:	The left-hand side of the property
Age of the tank (if known):	1625
Maximum potential occupancy for the property:	6
Dimensions of the tank:	Unknown
Depth (below ground level) of the inlet pipe into the tank:	Unknown
Depth (below ground level) of the outlet pipe from the tank (if applicable):	Unknown
Capacity of the tank (below the inlet pipe):	Unknown
Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?	Unable to verify
Tank size - please explain:	Not emptied on this visit
Is there a manhole chamber upstream of the tank?	No
Overall condition of the tank:	Poor
Tank condition - please specify:	Very old

On arrival was the effluent level within the tank at the expected operating level?	Yes
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?	Other/see below
Any water observed returning to the tank from the outlet - please explain:	Not emptied on this visit
Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?	No
Outlet pipe access - please specify:	No access
Is the existing discharge functioning correctly?	No
Functionality of discharge - please specify:	Outlet pipe discharge into ground 6m from river
Photograph of the general area of the tank:	
Is the current system discharging to surface water or ground.	Discharge to ground
Is there any removal of hedgerow or trees/shrubs necessary.	Yes
Are there any wells at the property?	Yes

What is the location of the well and distance from the existing discharge?	On front right corner of property 200m from discharge
Is the well in use?	No
Are there any boreholes at the property?	No
Are there any watercourses or seasonal drainage ditches within the boundary of the property?	Yes
Where is the watercourse or seasonal drainage ditch located?	River runs on left hand side of property
Are there any watercourses or seasonal drainage ditches in the local area?	Yes
Where is the local watercourse or seasonal drainage ditch located?	See previous
Was a dye test carried out to the accessible upstream rainwater pipes?	Yes
Were there any cross connections found between the rainwater system and the foul system?	Yes
Where were the cross connections?	FG2 has RW entering from downpipe
Guidance on cross connections from rainwater system to the foul drainage:	Cross connections from a rainwater system to a foul drainage system are not considered best practice and can hydraulically overload the system during periods of persistent or heavy rain fall. This can be a problem as it can raise the operating level within the tank, affecting the waste separation process which can ultimately lead to solid waste passing into the soakaway system. This can potentially cause it to fail prematurely.

Photograph of dye test undertaken



Does the system in place comply with the current Building Regulations 2010 part H.?

No

Does the system in place comply with the General Binding Rules for small sewage discharges.

No - Discharge onto ground at edge of woodland 6m from river bank

CCTV Survey

While we were on site, we carried out a CCTV survey of all the accessible below ground drainage at the property, the details of which can be found at the end of this report.

Recommendations:

See attached recommendations

Additional photograph for the report:



route for access follows caravan access

**Additional photograph for
the report 2:**



**Additional photograph for
the report 3:**



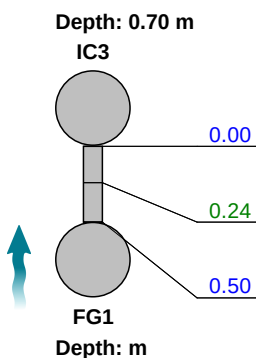
Section Inspection - 11/12/2024 - FG1X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	11/12/24	0:00	PQ104122	Dry	0	FG1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
TS		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	FG1
Road:	Charlton Manor,	Inspected Length:	0.50 m	Upstream Pipe Depth:	
Location:		Total Length:	0.50 m	Downstream Node:	IC3
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.700 m
Use:	Foul	Pipe Shape:	Circular	Dia/Height:	100 mm
Type of Pipe:		Pipe Material:	Vitrified clay	Lining:	No Lining
Flow Control:		Lining Material:			
Year Constructed:	Not Specified				
Inspection Purpose:					

Comments:

Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
							
		0.00	ST	Start of survey	00:00:00	FG1X_418 f6b62-f930 -41aa-a19	
		0.24	DE	Debris, other, 10% cross-sectional area loss: Sludge	00:00:40	FG1X_a46 6e43c-4f6 2-41f8-84e	3
		0.50	FH	Finish survey: Reached FG1	00:00:45		

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	2.0	4.0	2.0	4.0

Section Pictures - 11/12/2024 - FG1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Upstream	FG1X	PQ104122	



FG1X_418f6b62-f930-41aa-a197-d02ed67fa9ee_20241211_1
23958_616.jpg, 00:00:00, 0.00 m
Start of survey



FG1X_a466e43c-4f62-41f8-84e2-a58d6ec7e930_20241211_1
24052_375.jpg, 00:00:40, 0.24 m
Debris, other, 10% cross-sectional area loss, Sludge

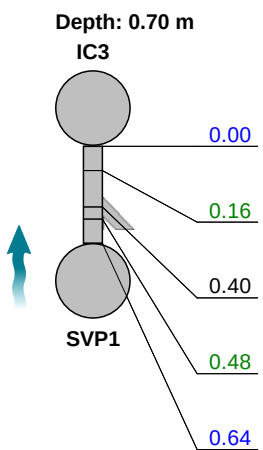
Section Inspection - 11/12/2024 - SVP1X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
2	1	11/12/24	0:00	PQ104122	Dry	0	SVP1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
TS		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	SVP1
Road:	Charlton Manor,	Inspected Length:	0.64 m	Upstream Pipe Depth:	
Location:		Total Length:	0.64 m	Downstream Node:	IC3
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.700 m
Use:	Foul	Pipe Shape:	Circular	Dia/Height:	100 mm
Type of Pipe:		Pipe Material:	Vitrified clay	Lining:	No Lining
Flow Control:		Lining Material:			
Year Constructed:	Not Specified				
Inspection Purpose:					

Comments:

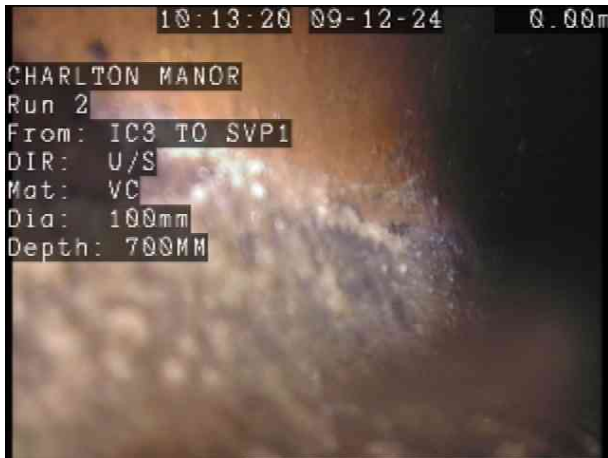
Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
							
		0.00	ST	Start of survey	00:00:00	SVP1X_e4 ce4211-90 4b-4a18-8	
		0.16	DEG	Debris, grease from 5 o'clock to 7 o'clock, 15% cross-sectional area loss	00:00:14	SVP1X_32 eb4c9d-ff2 6-42db-ad	3
		0.40	CN	Connection at 10 o'clock, 80mm diameter	00:00:16		
		0.48	LU	Line of sewer deviates up: Rest bend	00:00:20		
		0.64	FH	Finish survey: Reached base of SVP1	00:00:31	SVP1X_b1 3e51bf-72 bd-45b3-9	

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	2.0	3.1	2.0	4.0

Section Pictures - 11/12/2024 - SVP1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Upstream	SVP1X	PQ104122	



SVP1X_e4ce4211-904b-4a18-8a9b-87d1c53e9604_20241211_124204_943.jpg, 00:00:00, 0.00 m
Start of survey



SVP1X_32eb4c9d-ff26-42db-ad52-19f29558d6cb_20241211_124323_505.jpg, 00:00:14, 0.16 m
Debris, grease from 5 o'clock to 7 o'clock, 15% cross-sectional area loss



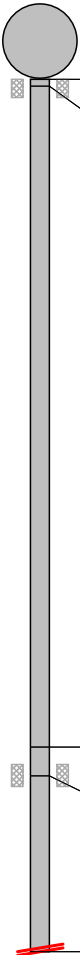
SVP1X_b13e51bf-72bd-45b3-9aee-96f57d9fdb9a_20241211_124557_556.jpg, 00:00:31, 0.64 m
Finish survey, Reached base of SVP1

Section Inspection - 11/12/2024 - IC3X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
3	1	11/12/24	0:00	PQ104122	Dry	0	IC3X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
TS		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Downstream	Upstream Node:	IC3
Road:	Charlton Manor,	Inspected Length:	12.21 m	Upstream Pipe Depth:	0.700 m
Location:		Total Length:	12.21 m	Downstream Node:	SEPTICTANK
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Foul	Pipe Shape:	Circular	Dia/Height:	100 mm
Type of Pipe:		Pipe Material:	Vitrified clay	Lining:	No Lining
Flow Control:		Lining Material:			
Year Constructed:	Not Specified				
Inspection Purpose:					

Comments:
Recommendations:

Scale:	1:106	Position [m]	Code	Observation	MPEG	Photo	Grade
Depth: 0.70 m IC3 							
	0.00	ST	Start of survey		00:00:00	IC3X_750 823fc-0a9 7-4de1-a3	
	0.10	S01	DEG	Debris, grease from 5 o'clock to 7 o'clock, 10% cross-sectional area loss, start	00:00:10		3
	9.34	WL	Water level, 10% of sewer height		00:01:23		
	9.75	S02	CU	Camera under water, start	00:01:27	IC3X_b1e 8a42e-292 2-4c64-8a	
	12.21	SA	Survey abandoned: Unable to view		00:01:49	IC3X_518 7547e-12f 7-47e1-8b	

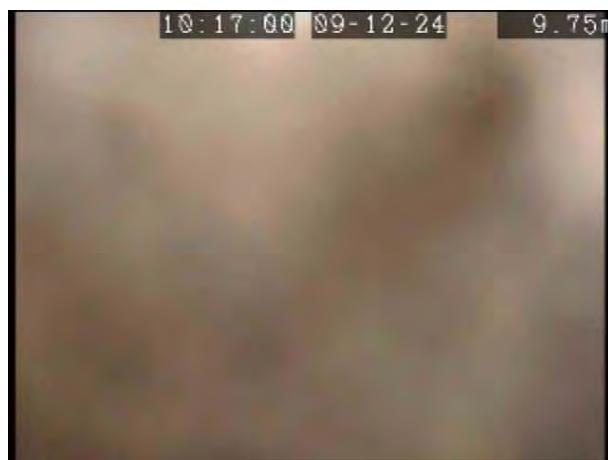
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	0.0	0.2	2.0	1.0

Section Pictures - 11/12/2024 - IC3X

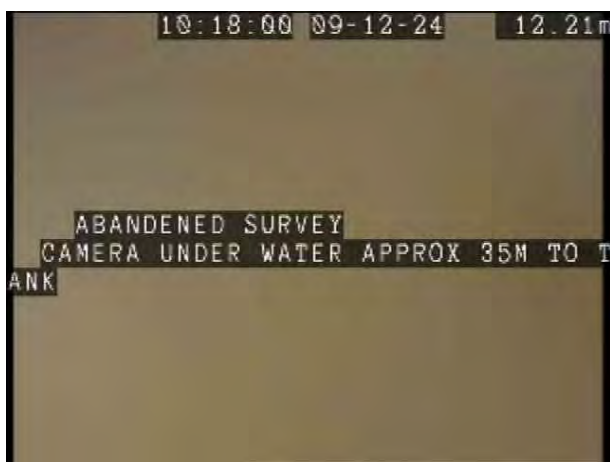
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Downstream	IC3X	PQ104122	



IC3X_750823fc-0a97-4de1-a303-33baf0918f7e_20241211_12
4631_132.jpg, 00:00:00, 0.00 m
Start of survey



IC3X_b1e8a42e-2922-4c64-8a4d-e82f95543e19_20241211_1
25024_444.jpg, 00:01:27, 9.75 m
Camera under water, start



IC3X_5187547e-12f7-47e1-8b0f-ea5f365f1524_20241211_12
5055_925.jpg, 00:01:49, 12.21 m
Survey abandoned, Unable to view

Section Inspection - 11/12/2024 - IC2X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
4	1	11/12/24	0:00	PQ104122	Dry	0	IC2X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
TS		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	IC2
Road:	Charlton Manor,	Inspected Length:	2.50 m	Upstream Pipe Depth:	
Location:		Total Length:	2.50 m	Downstream Node:	IC3
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.700 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:		Pipe Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining:	No Lining		
Inspection Purpose:		Lining Material:			

Comments:

Recommendations:

Scale: 1:50 Position [m] Code Observation MPEG Photo Grade

Depth: 0.70 m
IC3



0.00

ST

Start of survey

00:00:00 IC2X_0ca8
0de5-28c6
-42d6-92c

2.50

FH

Finish survey: Reached IC2

00:00:38 IC2X_f72b
5f12-76c6-
4d12-9ad0

IC2
Depth: m

Construction Features

Structural Defects

Miscellaneous Features

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 - 11/12/2024 - IC2X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
4	Upstream	IC2X	PQ104122	



IC2X_0ca80de5-28c6-42d6-92c6-dc64ecbcec74_20241211_125117_033.jpg, 00:00:00, 0.00 m
Start of survey



IC2X_f72b5f12-76c6-4d12-9ad0-5988b03c946f_20241211_125213_000.jpg, 00:00:38, 2.50 m
Finish survey, Reached IC2

Section Inspection - 11/12/2024 - WCX

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
5	1	11/12/24	0:00	PQ104122	Dry	0	WCX
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
TS		Not Specified		Not Specified	Not Specified	Not Specified	Not Specified

Town or Village:	Pewsey	Inspection Direction:	Upstream	Upstream Node:	WC
Road:	Charlton Manor,	Inspected Length:	2.01 m	Upstream Pipe Depth:	
Location:		Total Length:	2.01 m	Downstream Node:	IC2
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.500 m
Use:	Foul	Pipe Shape:	Circular		
Type of Pipe:		Dia/Height:	100 mm		
Flow Control:		Pipe Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining:	No Lining		
Inspection Purpose:		Lining Material:			

Comments:

Recommendations:

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade
		0.00	ST	Start of survey	00:00:00	WCX_562 a13b0-2d6 9-48c1-93	
		1.61	LU	Line of sewer deviates up: Rest bend	00:00:22	WCX_688 17590-9c3 b-4920-bb	
		2.01	FH	Finish survey: Reached base of WC	00:00:28	WCX_0d7 1509d-2fa 0-4a63-bc	

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 - 11/12/2024 - WCX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
5	Upstream	WCX	PQ104122	



WCX_562a13b0-2d69-48c1-9323-69a3c2ab586c_20241211_125228_855.jpg, 00:00:00, 0.00 m
Start of survey



WCX_68817590-9c3b-4920-bbbe-ad50cd0abec5_20241211_125303_083.jpg, 00:00:22, 1.61 m
Line of sewer deviates up, Rest bend



WCX_0d71509d-2fa0-4a63-bc4a-5b50825fb1ef_20241211_125325_655.jpg, 00:00:28, 2.01 m
Finish survey, Reached base of WC

