

## Off Mains Drainage Survey Report Prepared For:

20, 21, 22 & 23  
Kingston Deverill,  
BA12 7HE.

**Date of Survey:** 07/04/2025  
**Engineer:** Paul Stewart

**Order Number:** GR/405



## Drainage Survey Standard Report:

**What type of survey are we attending?** Shared off mains drainage survey.

**Weather conditions on the day of the survey:** Dry and sunny

**Type of property surveyed:** Houses

**Property construction type:** Terraced and semi detached

**View of the front of the property:**



**What is the year of build of the property?** Unknown.

**Number of bedrooms:** 4

**Is the drainage system shared?** Yes

**Type of drainage tank at the property:** Septic tank

**Is the system emptied/serviced regularly?** Yes

**Construction / design of the tank at the property:** GRP constructed tank

**Number of zones in the existing tank:** 2

**Start of the drainage system:** Front of property No.20

**Location of tank:** Left hand side of No.23.

**Age of the tank (if known):** Unknown.

**Maximum potential occupancy for the property:** 21

**Dimensions of the tank:** Depth. 2.9m  
Diameter. 1.5m

|                                                                                                                     |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Depth (below ground level) of the inlet pipe into the tank:</b>                                                  | 700mm                                                                                                                                |
| <b>Depth (below ground level) of the outlet pipe from the tank (if applicable):</b>                                 | 800mm                                                                                                                                |
| <b>Capacity of the tank (below the inlet pipe):</b>                                                                 | 3888 litres                                                                                                                          |
| <b>Based on our calculations, is the tank adequately sized for the maximum potential occupancy of the property?</b> | Yes                                                                                                                                  |
| <b>Is there a manhole chamber upstream of the tank?</b>                                                             | Yes                                                                                                                                  |
| <b>Depth below ground level of the next upstream manhole chamber from the tank:</b>                                 | 700mm                                                                                                                                |
| <b>Overall condition of the tank:</b>                                                                               | Satisfactory                                                                                                                         |
| <b>Tank condition - please specify:</b>                                                                             | N/A                                                                                                                                  |
| <b>On arrival was the effluent level within the tank at the expected operating level?</b>                           | No                                                                                                                                   |
| <b>Was there any damage observed to the tank during the inspection?</b>                                             | No                                                                                                                                   |
| <b>When the tank was emptied, was there any water observed returning to the tank from the outlet?</b>               | Tank was not emptied for our visit.                                                                                                  |
| <b>Was the outlet pipework accessible from the tank in order to conduct a CCTV survey?</b>                          | No<br>Outlet pipework is protected by the internal baffle.                                                                           |
| <b>Is the existing discharge functioning correctly?</b>                                                             | No<br>Tank was sitting 200mm above the correct operating level, which indicates the discharge in place is not functioning correctly. |
| <b>is the current system discharging to surface water or ground</b>                                                 | Ground                                                                                                                               |

Photograph of the general area of the tank:



Are all parts of the drainage system within the boundary of the property?

Other

If required, what is access like for plant to the area of the system for potential remedial works?

Access is ok.

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?

Yes

Were there any cross connections found between the rainwater system and the foul system?

Yes

Where were the cross connections?

RWWG1 to front of No.21  
RWWG2 to front of No.22

Guidance on cross connections from rainwater system to the foul drainage:

Rainwater discharging to an off mains system is not best practice, during periods of heavy or persistent rainfall the tank will become hydraulically overloaded. This can lead to the quality of the discharged effluent being compromised.

Photograph of dye test undertaken



**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 discharge is failing and therefore does not comply with the general binding rules for discharge.

Install a new 21 population sewage treatment plant with pumped outlet. Inlet 800mm. Numerous small trees to be taken up and re-planted on completion.

Install new inspection chamber to intercept existing drainage and divert 15m to new STP location. Surfaces are 8m gravel driveway, 7m soil and grass.

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

From the STP outlet install 10m of new pumped outlet pipe to connect to the new DC.

From the DC, install a new correctly sized British standard drainage field, subject to successful percolation tests.

**Recommendations:**

Up to 15m of electrical cabling to be taken from timber shed, fuse board within. Surface is grass.

30m of track mats

Numerous small trees/saplings to be removed to allow for machinery access to new STP location.

Run 2 - install 100mm Flexi patch liner at 0.94m upstream of MH1 to cover OJM and JDM.

Rainwater diversions.

At RWWG1 + 2 - remove downpipes from main roof and reroute of existing guttering to fall and discharge to existing RWG1 on the property of No.23. install 2 X rainwater butts to the front of properties 21 + 22 to take minimal rainwater from very small pitched roofs.

MH2 - replace frame and cover as gravel is accessing the foul drainage due to poor surround. HPWJ of entire foul system.

**Additional Comments:**

The foul drainage drainage at the properties appear to have minimal fall and would recommend regular cleaning/maintenance. Foul drainage was backed up on our arrival, this was cleared while onsite.

**Price for required works:**

£

**Additional photographs for the report:**





Site Plan:

