

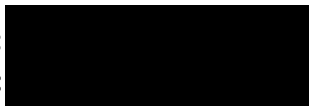
**CCTV REPORT FOR: WEST WOOD
LOWER WOKINGHAM ROAD
CROWTHORNE
BERKSHIRE
RG45 6BY**

CONTENTS: SITE LAYOUT
CCTV SURVEY DETAILS
FOUNDATION RECORD
INVESTIGATION SUMMARY
RECOMMENDATIONS
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ROOT IDENTIFICATION
LIMITATION OF REPORT



Client: 360Globalnet
Bramley House
Bramley Road
Long Eaton
Nottingham
NG10 3SX

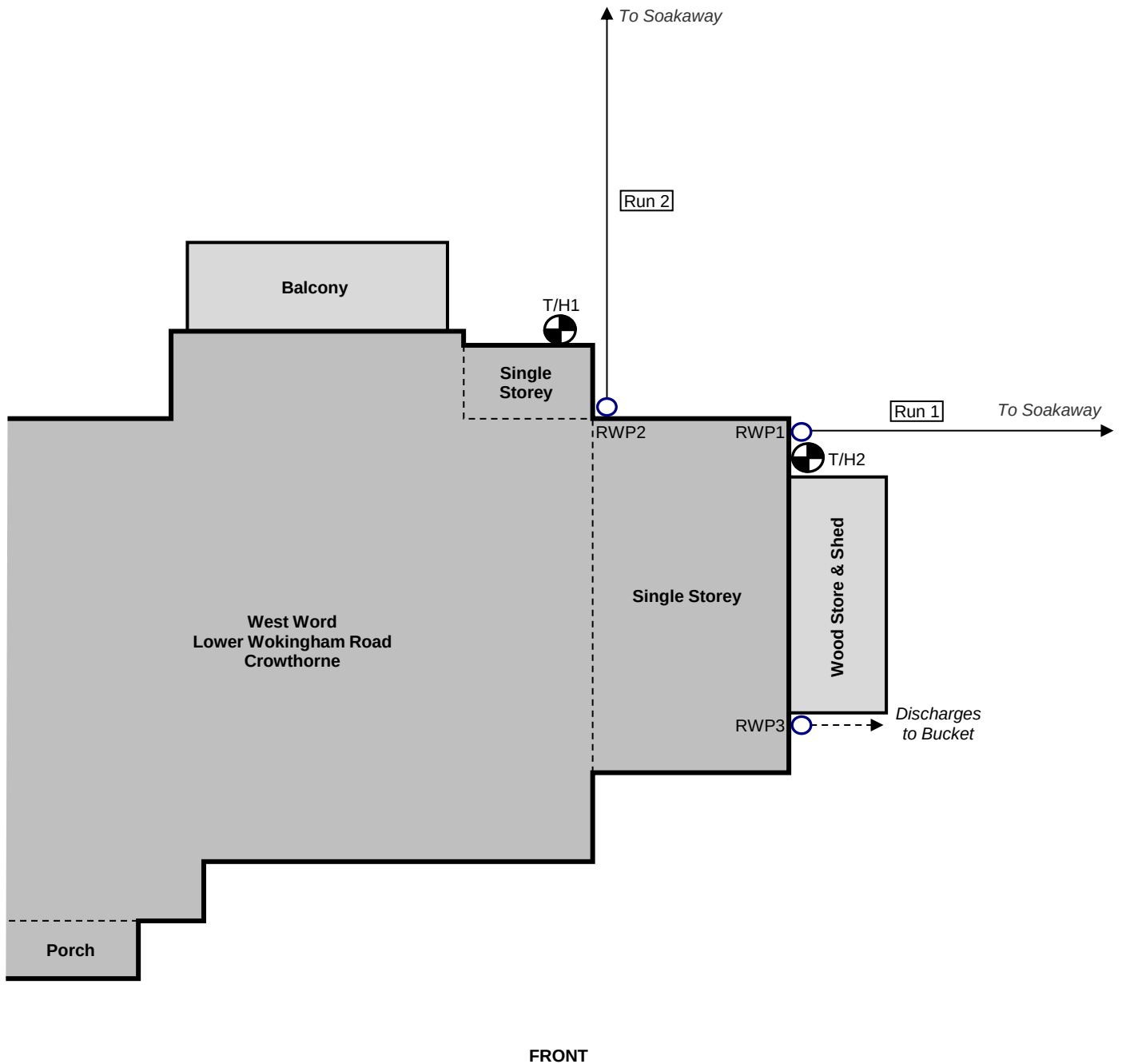
Insured:
Reference:



Site Visit: 30-Jan-25
Report Date: 17-Feb-25

Site Crew: TLR

Date: 30-Jan-25

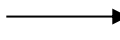
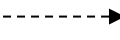
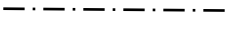


(This plan is not to be scaled and is provided to illustrate general layout only)

General Comments:

Note: Runs shown in red have been adopted by the local water authority.

Key :

 = Storm Gully	 = Storm Pipe	 = Foul Gully	 = W/C or Soil Pipe	 = Inspection Chamber
 = Rodding Eye	 = Surveyed pipe indicating flow	 = Unsurveyed pipe		
 = Exploratory Hole (hand dug pit and/or hand auger)	 = Boundary line			
 = Hedges & Shrubs	 = Trees & bushes	 = Area of damage		

Address: **WEST WOOD, LOWER WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE, RG45 6BY**

Site Crew: TLR Date: 30-Jan-25

RUN: 1 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic
From: RWP1 Access Cut Inv (m): - Downstream To: Soakaway Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At RWP1
2.97		Debris 20%
5.46	No Visible Defects	At soakaway
		End of survey

RUN: 2 Pipe Dia. (mm): 100 System: Storm Water Made of: Plastic
From: RWP2 Access Cut Inv (m): - Downstream To: Soakaway Inv (m): -

Metres	Faults / Defects	Remarks
0.00		At RWP2
2.95		Debris 20%
5.00		Debris 0%
6.55		Debris 20%
7.06	No Visible Defects	At soakaway
		End of survey

Defects shown in **RED** relate to runs adopted by the Local Water Authority

Address: **WEST WOOD, LOWER WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE, RG45 6BY**

EXECUTIVE SUMMARY

Brief:	The Drainage Repair Company Ltd were commissioned to undertake a CCTV survey / inspection of the drainage at the property.
Specific Area of Interest:	Accessible drainage at the right hand side of the property.
System Access:	Above ground access cuts to RWP1 and RWP2.
Visual Survey:	N/A
Water Pressure Test:	No - unable to locate stop valve.

SUMMARY OF FINDINGS

Defects requiring repair:	No
Is any damaged section shared:	N/A
No. of properties sharing:	N/A
Age of property / system:	The surveyed drainage is modern uPVC pipework
Cause of damage:	N/A

GENERAL SUMMARY

The results of the CCTV / inspection survey to the underground drainage system at the above address are as follows:

Run 1 - Storm - Private:

Minor accumulation of debris. No visible pipework defects.

Run 2 - Storm - Private:

Minor accumulation of debris. No visible pipework defects.

RWP3:

There is a storm water down pipe on the front right corner of the main house. This runs above ground down the side of the wood store and discharges in to a large bucket.

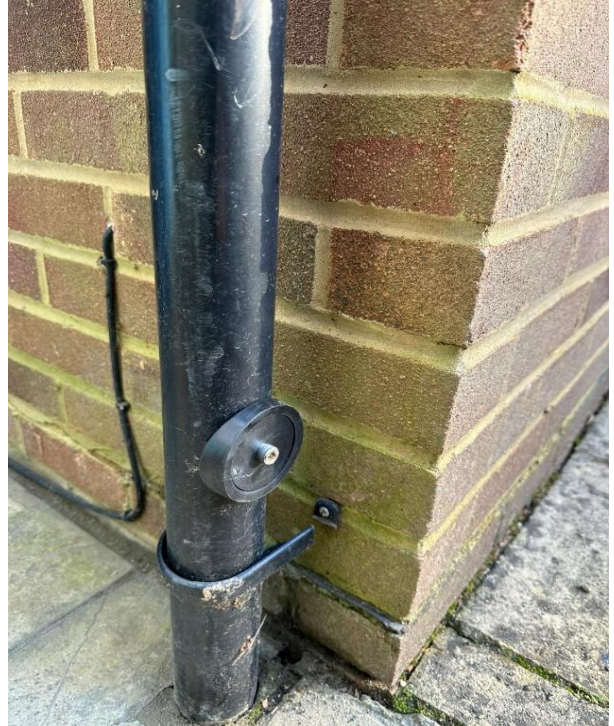
RECOMMENDATIONS

The surveyed pipework is in good condition with no observed defects.

No recommendations are required.



Rear right of property



RWP1 access cut



RWP2 access cut



RWP3



T/H1



T/H1



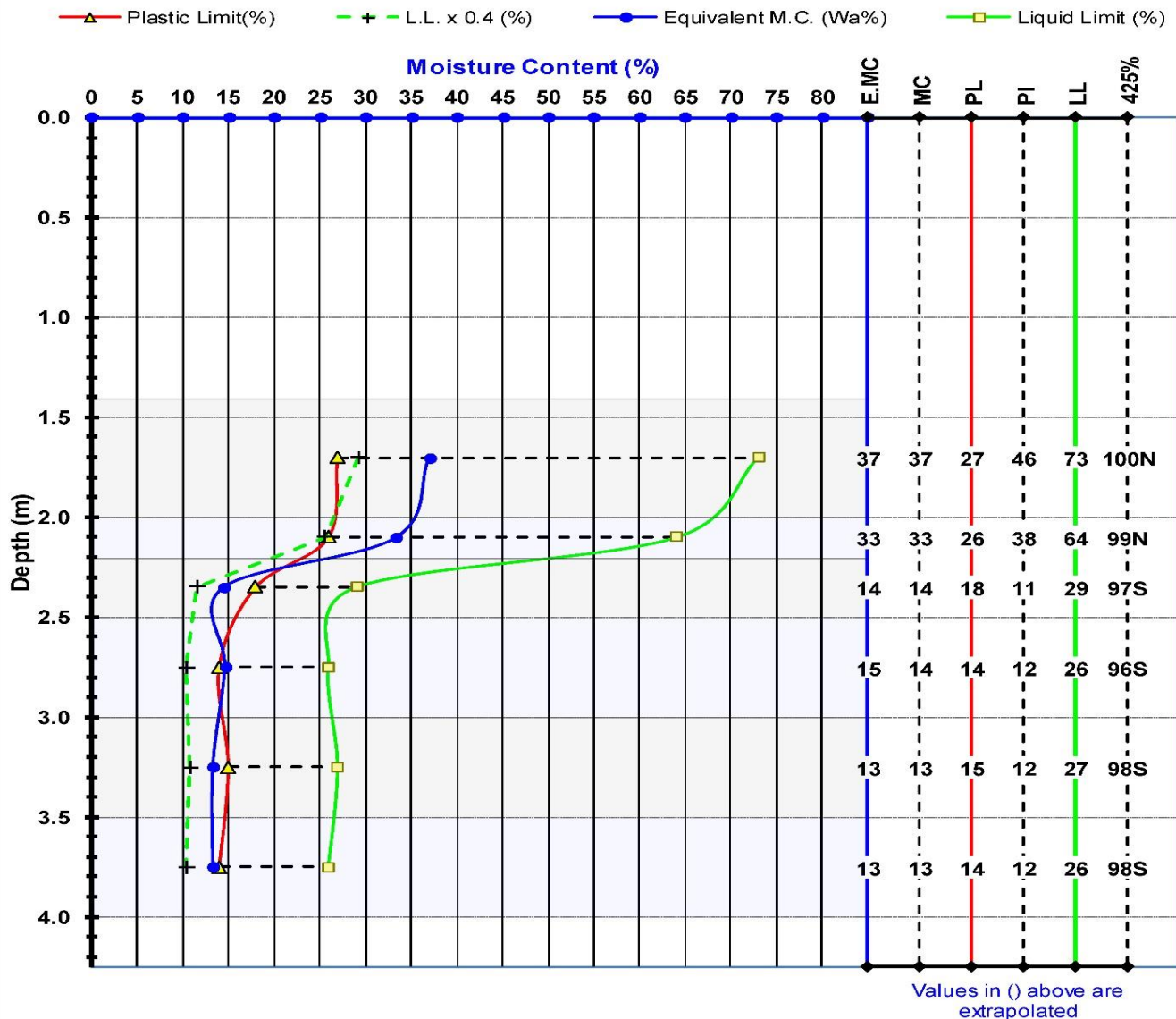
T/H2



T/H2

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	1 - Rear right corner of single storey projection Brief Soil Description	Plasticity (BS 5930)	Volume Change M.PI (BRE 240)
1.4	2	Firm light grey/brown slightly sandy CLAY with rare medium gravel	V. high CV	46% High
2	2.2	Soft/firm light grey/brown sandy CLAY with occasional medium gravel	High CH	38% Medium
2.2	2.5	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	11% Low
2.5	3	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12% Low
3	3.5	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12% Low
3.5	4	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12% Low



Opinions and interpretations expressed in the chart above are outside the scope of UKAS accreditation.

Key:

MC = Natural Moisture Content (%)

E.MC = Equivalent Moisture Content (%) = $MC \times 100 / 425\%$

M.PI = Modified Plasticity Index (%) = $PI \times 425\% / 100$

425% = Material passing the 425µm sieve (%) + (N = Natural or S = Sieved)

Notes: All samples received as Disturbed unless noted below in the comments.

Samples prepared in accordance to BS1377:Part 1:1990 Section 7 & described in general accordance with BS5930:1999.

Samples tested in accordance to BS1377:Part 2:1990 Section 3.2, 4.4 & 5.

Comments:

PL = Plastic Limit (%)

PI = Plasticity Index (%) = $LL - PL$

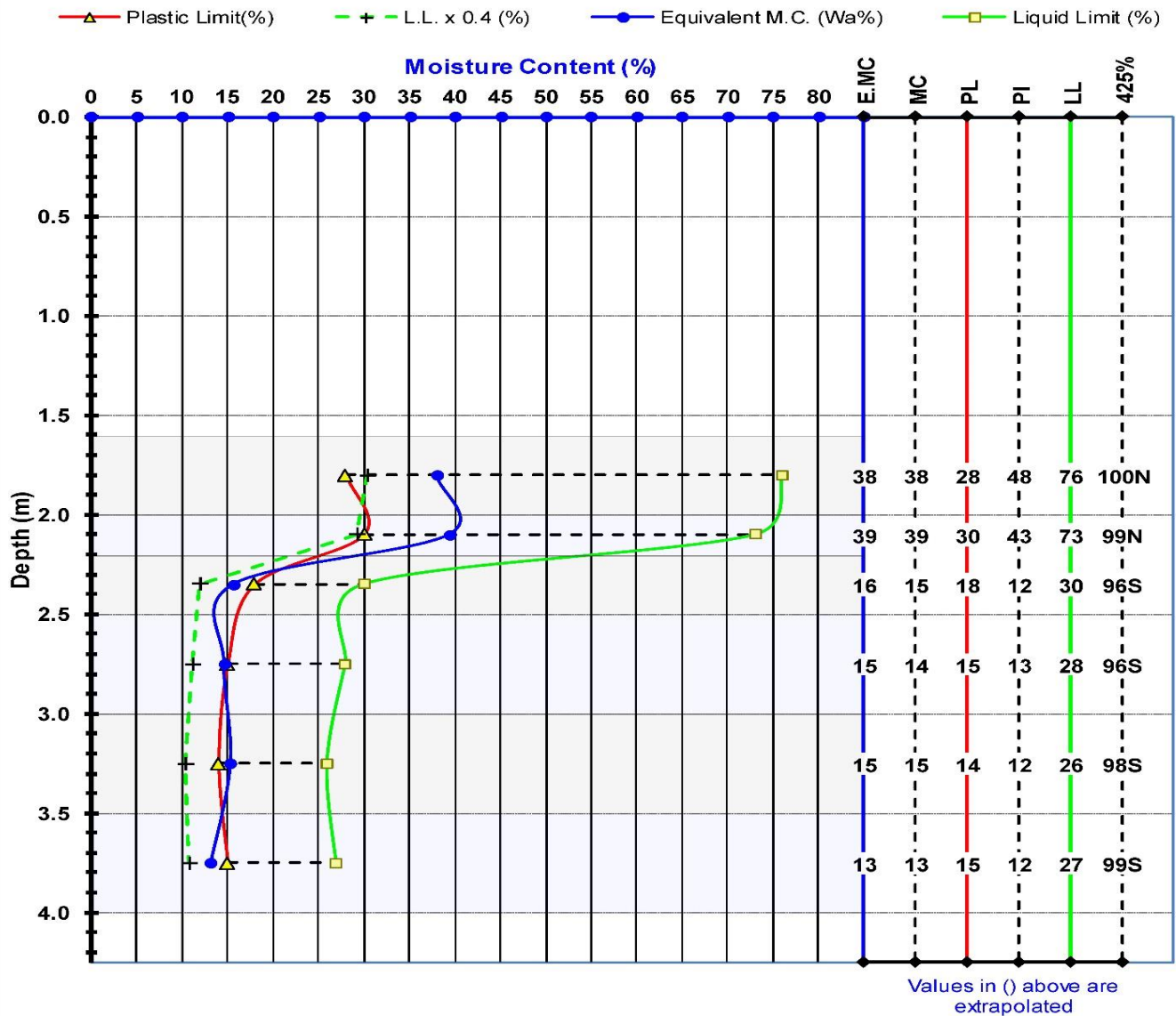
LL = Liquid Limit (%)

LL x 0.4 = 40% of the LL (%)

NP = Non Plastic

LABORATORY TESTING RESULTS

Depth T (m)	Depth B (m)	2 - Rear right corner of main house Brief Soil Description	Plasticity (BS 5930)	Volume Change M.PI (BRE 240)
1.6	2	Firm light grey/brown slightly sandy CLAY with rare medium gravel	V. high CV	48%
2	2.2	Firm light grey/brown slightly sandy CLAY with rare medium gravel	V. high CV	43%
2.2	2.5	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12%
2.5	3	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12%
3	3.5	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12%
3.5	4	Moist light grey/brown clayey SAND with occasional medium gravel	Low ML	12%



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NP = Non Plastic



Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

The Drainage Repair Company
Suite 15, Leatherline House
71 Narrow Lane
AYLESTONE
Leicester LE2 8NA

14/02/2025

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS
James Richardson
BSc (Hons. Biology)

Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB

Tel: (0118) 986 9552 *(Direct line)*
E-mail: richardsons@botanical.net
Web: www.botanical.net

Your ref: **Root ID**

Our ref: 89/2601

Dear Sirs

West Wood RG45 6BY

The samples you sent in relation to the above on 31/01/2025 have been examined. Their structures were referable as follows:

TP/BH1, 1.4-1.5m		
2 no.	Examined root: although attempted, it was unfortunately too THIN and immature to identify (under 0.05mm in diameter).	
TH/BH2, 1.6-2.0m		
2 no.	Examined root: PINUS (Pine).	Dead*.
10 no.	Unfortunately all with insufficient cells for identification.	

Click here for more information: [PINUS](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully



Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Identified with no information on vegetation, on or off site.

Address: WEST WOOD, LOWER WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE, RG45 6BY

We were commissioned to carry out an inspection of the accessible areas of the drainage to the property, identifying any major defects and recommending any repair works that may be necessary. It should be appreciated that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches and connections etc.

The lack of any significant defects within the main drainage line should not be regarded as a guarantee of water tightness. Defects may be encountered upon exposure of inaccessible branches and gullies etc.

The contents of this report are strictly confined to comments concerning those terms outlined above. It is not a structural survey and must not be construed as such.

The views expressed in this report are based entirely upon a visual examination of the drainage, supported by information obtained from a CCTV inspection / water pressure test.