

Miss. Claire Leahy
The Cemetery Bungalow
Winkleigh
EX19 8HZ

Wednesday 17th of February 2021

REF: DRAIN DOCTOR WRITTEN DRAINAGE REPORT

SURVEY REPORT FOR Mrs Melanie Bickell

SURVEY OF DRAINAGE AT: The Cemetery Bungalow, Winkleigh, EX19 8HZ

SURVEY CARRIED OUT ON: 08/02/2021

Dear Mrs Bickell

Following our visit to your property, to CCTV and inspect your drainage system, we found there to be several defects in the system that will cause issues in the future.

We recommend that the surface water gullies are redirected into newly designed soakaways front and rear of the property as they have been disconnected from the existing drainage system that serves the septic tank, this has caused the area surrounding the bungalow to become saturated as the water cannot be efficiently removed from the area, due to the lack of a suitable soakaway.

The drainage run from the round plastic chamber located near the backdoor has a damaged section which will require a repair, the damaged section is downstream 11 meters from the chamber.

The septic tank levels have been operating higher than normally expected, staining and heavy deposits in the incoming pipework show the septic tank has been struggling to discharge effluent water into the soakaway.

After inspecting the soakaway, we identified that it has been replaced with a perforated plastic pipe approx. 14 meters in length, this shows there have been issues in the past with the soakaway.

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We believe that water table is causing the soakaway to not function correctly due to its location alongside the watercourse, another factor that causes a soakaway to fail is the design of the septic tank, single chamber septic tanks do not separate the solids from the liquids in an efficiently causing heavy sediment to build up in the soakaways causing them not to work, as they become choked with fine sediment.

Recommendations: -

Install new soakaways and pipework for the surface water within the regulation limits of 5 meters away from the property.

Repair or replace the damaged section of pipework located in the garden area downstream of the round plastic chamber.

Installation of a new Water Treatment Plant as the current septic tank is not within the legal regulations, Regulations state that the soakaway should be at least 10 meters away from a watercourse. Moving the soakaway is not a viable option, as the septic tank is a single chamber design and located too close to the watercourse.

We can provide a quote for recommended works, upon request.

Please find attached the CCTV files.

We hope this meets with your approval. If we can be of further assistance, please do not hesitate to contact us.

Yours Faithfully

The Drain Doctor Team

National Accreditations

