

25/2/2019

Our ref: 19.028.EW

Account: KE1210

[yearsleys@gmail.com](mailto:yearsleys@gmail.com)

Mr & Mrs J Yearsley  
Ardene  
41 Dene Lane  
Lower Bourne  
FARNHAM  
GU10 3RJ

Dear Mr &amp; Mrs J Yearsley

**Inspection of: 36a Wittering Road, PO11 9SP****Site and current condition**

Your home is currently served by a brick built Cesspool. This is designed to collect and retain all the waste water produced from the property. The tank has a working capacity greater than 13.5m<sup>3</sup> however due to the construction of the tank we were unable to accurately measure the working volume of the tank.

A visual inspection of the tank indicates that the tank appears to be sound with no signs of cracking or damage to the internal render of the tank. The inspection of the tank coincided with low tide following it being emptied. This may have reduced the hydraulic pressure around the tank during inspection. We would recommend that the working levels of the tank should be accessed during the rise and fall of the tide to ensure that ground water is not entering the tank.

The access to the septic tank has some root ingress and it may be prudent to remove the roots and repoint the brick work. This currently has no significant impact on the tank but if left unchecked could cause problematic damage in future.

The property has been used as a holiday home and our tanking history shows that the tank is regularly emptied one a year of 3000Gallons. This indicates that the tank is water tight and the current usage of the property is fairly low.

A cesspool is the least preferred solution for dealing with sewage waste due to cost of installation and emptying. However there are currently no known suitable solutions to replace this current tank. Due to the location a septic tank would not conform to requirements as the drainage field would be too close to the building and or a water course (sea). A sewage treatment plant would need to discharge to below Mean Low Water Spring tide which would not be practical due to the distance between the boundary of the property and MLWS.

It is thought that a public sewer is present in the back gardens of some of the properties in the vicinity but to access this it would require access over third party land and the sewer is thought to be over 30m away. We recommend that a public sewer record is obtained from Southern Water, if this identifies a public sewer is within about 30m and in the public highway it would be prudent to explore the option of a sewer connection via a crude pump station.

On inspection of the drainage some sections were found to be pitch fibre pipe, this is now considered to be a poor material and is routinely replaced when encountered. It may therefore be prudent to replace the drainage during refurbishment.

I hope my report meets with your approval. Should you have any queries regarding this report, please contact me by email at [edd.watts@csg.co.uk](mailto:edd.watts@csg.co.uk) or by phone on 07843 218 138.

Yours sincerely,

Edward Watts BSc MSc  
Installation Surveyor