



S Courtney Contractors Ltd trading as SCC
11 Studland Road
Lee-on-the-Solent
PO13 9HY

Camera Survey Report

PFIZER

New Lane Havant

PO9 2NG



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There are 12 maps attached to this report (from drawing 5579 – sheets 1 – 12)

1. INTRODUCTION

S C Contractors have been commissioned to perform a full survey of all surface water and foul drains on the Havant site and produce a report that will go towards the selling of the site. This was initiated around the 19th February 2020, a speedy response was required, due to Covid-19 this start was delayed until the 18th May 2020. Following discussions a camera survey was agreed, whereby, a camera will be inserted into the Surface Water and Foul Water systems, where possible (visual inspections), the chambers, pipes and condition of the internal element will be recorded and form part of this report.

A CAD drawing (Drawing No: 5579) Location of the services have been provided and its validity will be part of this report, any anomalies will be noted – to allow CAD to be altered. The drawing has been sectioned into 12 sheets – showing areas of the plant – these have been altered (*by hand*) to allow validation and CAD drawings to be issued.

A storage device will be provided to supplement this report, showing the internal videos and stills of the chambers, routes, infestations and any blockages.

1.1 PIPEWORK

Within the area of the camera survey, several materials have been identified, Concrete (precast drainage), Plastic (non-perforated – imperial), Polyethylene PE (twin walled non-perforated).

CLEAR	<i>No issues within the pipework</i>
LIGHT SILT	<i>Gravel / sand appears on the floor of the pipework</i>
SILTED	<i>Larger elements of gravel, across all of the floor</i>
DEBRIS	<i>Small building materials that will move within a flow</i>
HEAVY DEBRIS	<i>Larger building materials – could cause blockages if left unchecked</i>
BLOCKED	<i>Over 50% pipework blocked – will require attention (Gulley's could be cleared from above ground)</i>

1.2 THE SURVEY

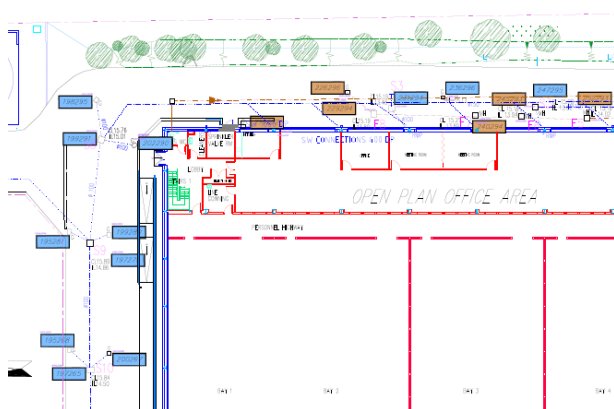
Surface Water Survey

Lid ID (start)	Lid ID (finish)	Video	Issues Identified location	Material	Length (m)	Size (mm)	Map (sheet)
1	3	Survey0000038/90137008	Debris / Roots	PE	55	12"	2
		Survey0000039/90140012	Debris	PE	27	12"	2
2	1	Survey0000040/90141512	Joint Issue	PE	15	12"	2
2	3	Survey0000040/90143127	Debris	PE	14	12"	2
S49	East Side Rd	Survey0000059/90497875	Ingress of tree roots / heavy silt	CLAY	46	12"	3
S49	S70	Survey0000060/90498593	Silted	CLAY	32	12"/15"	3
S71 – S70		Survey0000061/90499679	Blocked - camera	CLAY	3	15"	3
		Survey0000061/90499912	Light Debris	CLAY	55	15"	3
		Survey0000040/90144658	Debris	F/G	16	12"	4
	S71-S73	Survey0000061/90500889	Light Debris	CLAY/PE	18		5
397177	3633176 / Rod Eye	Survey0000062/90501764	Light Debris	CLAY/PE	80		5
397177	397177A	Survey0000063/90502869	Rear Blocked	PE	20		5
397177	397177B	Survey0000064/90567166	Clear	CLAY	15		5
SWMH 18	338119				79		5
273122	302121				29	8"	5
6	7	Survey0000041/90145761	Bricks in pipe	F/G	54	12"	6
8	12	Survey0000041/90146334	Broken / cracked pipe	F/G	91	12"	6
40/41	41/42	Survey0000047/90479332	Clear	CLAY	25	8"	6
309118	Under building	Survey0000045/90156178	Clear		83	10"	7
318119	361119	Survey0000050/90482231	Heavy Debris	CLAY	120	8"	7
368020	370115	Survey0000058/90492149	Light silt	CLAY	85	6"	7
397177 A	397177B				13		7
Dec-13	Boundary	Survey0000042/90152491	Clear	CLAY	70	12"	8
45	44	Survey0000048/90480232	Clear	CLAY	31	10"	8
44	43	Survey0000049/90481030	Clear	CLAY	17	10"	8
46	309118	Survey0000044/90155114	Clear	CLAY	39	14"	9
397006	401109	Survey0000053/90488952			30	12"	9

394018	391104	Survey0000057/90491017	Silted	CLAY	87	12"	9
338119	Rod Eye				26		9
36	47	Survey0000043/90153865	Clear	CLAY	56/12	12"	11
361006	Catch Pit	Survey0000052/90487000	Clear	Plastic	100	12"	11
394006	397006/ 394013	Survey0000054/90490159			7	10"	11
394018	394013	Survey0000055/90490526			5	6"	11
394018	368020	Survey0000056/90490631	Light silt	Plastic	27	12"	11
397006	401036				31	12"	11
401036	401079				44	12"	11
397059	391042				31	12"	11
391042	391072				30	12"	11
368072	368042				32	12"	11
		Survey0000040/90144272	Debris	F/G	11	12"	
361006	361067						
		Total Meterage			1593		

2.1 Surface Water Network

Surface water lids 1 – 3 (Survey0000038/90137008)



These lids are not shown on the plans passed to SCC, from the camera survey undertaken this main run is a 300mm twin walled non perforated duct – commonly used by industry in the formation of Surface water systems. In the still photographs it clearly shows from the entrance to lid 1 towards lid 2 (approximately 12m) a build up of rubble and debris – this if not cleared may further build up or assist in an infestation of vermin. The joint at 54m towards lid 2 is not butted correctly and as a consequence stops the wheels of the surveyour, whilst not impacting on the flow within the network has allowed roots to enter – this will not improve if left unchecked.

Surface water lids 1 – 3 (Survey0000039/90140012)



Photographs taken within the video, these show debris contained within the network. The debris is falling from the roof into the dropouts at roof level, this is not causing flow issues at present but will not improve if left unchecked.

Surface water lids 7 – 6 (Survey0000041/90145761) (Survey0000041/90146334)



Bricks found in the pipework

Surface water lids 8 – 12



Cracked pipework – still from video

Surface Water Lids 12 – 13 - To Boundary Survey0000042/90152491

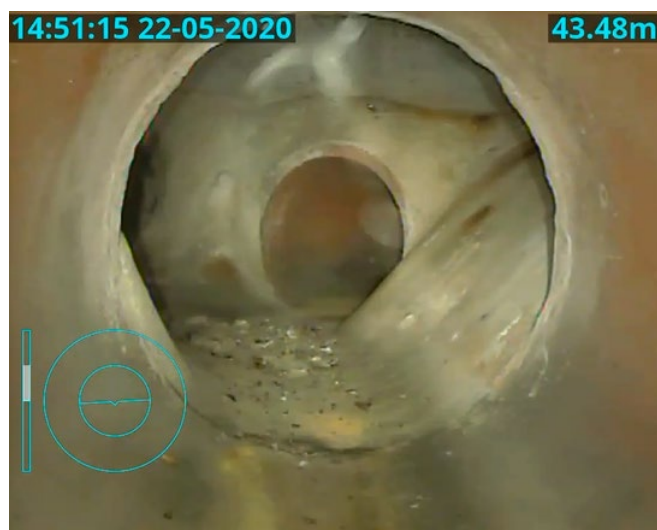


Surface Water Lids 36 – 47 Survey0000043/90153865



Pipework CLEAR

Surface Water Lids 46 – 309118 Survey0000044/90155114



Pipework CLEAR

Surface Water Lids 309118 – Under Building Survey0000045/90156178



Pipework CLEAR

Surface Water Lids 40 – 41 – 42 Survey0000047/90479332



Pipework CLEAR

Surface Water Lids 45 – 44 – 43 Survey0000048/90480232



Pipework CLEAR, has cracking laterally but no displacement

Survey0000049/90481030



Pipework CLEAR

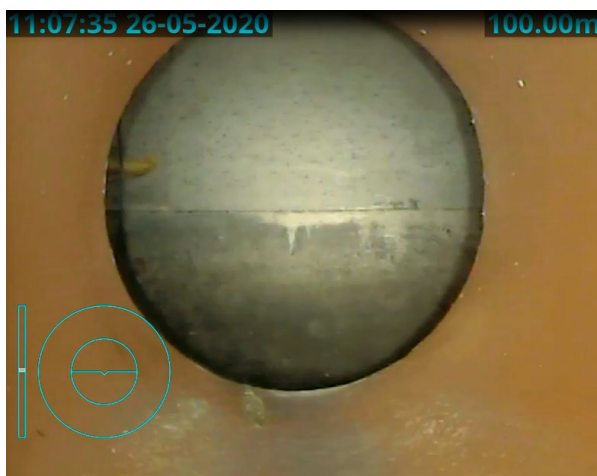


Surface Water Lids 318119 – 361119 - Under building Survey0000050/90482231



Pipework shows HEAVY DEBRIS

Surface Water Lids 361006 – Catch Pit Survey0000052/90487000



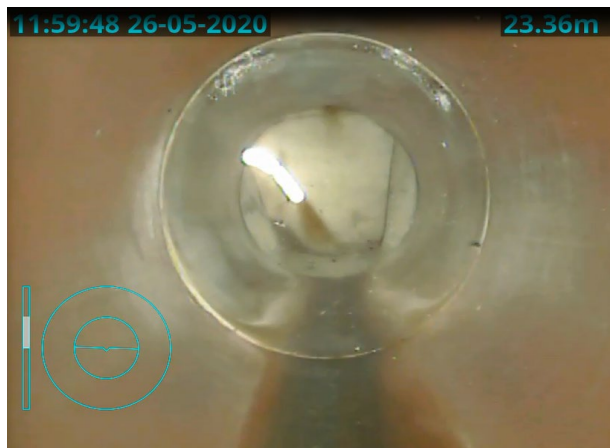
Pipework CLEAR

Surface Water Lids 30294006 – 397006 - 394013 Survey0000054/90490159



Pipework CLEAR

Surface Water Lids 394018 –368020 Survey0000056/90490631



Pipework shows SLIGHT SILTING

Surface Water Lids 394018 –391104 Survey0000057/90491017



Pipework shows LIGHT SILTING

Surface Water Lids 368020 –370115 Survey0000058/90492149



Pipework shows LIGHT SILTING

Surface Water Lids S49 – East Side Road Survey0000059/90497875



Pipework shows INGRESS of ROOTS and HEAVY SILTING

Surface Water Lids S49 –S70 Survey0000060/90498593



Pipework shows SILTING

Surface Water Lids S71 –S70, S71-S73 Survey0000061/90499679 – 90499912 - 90500889



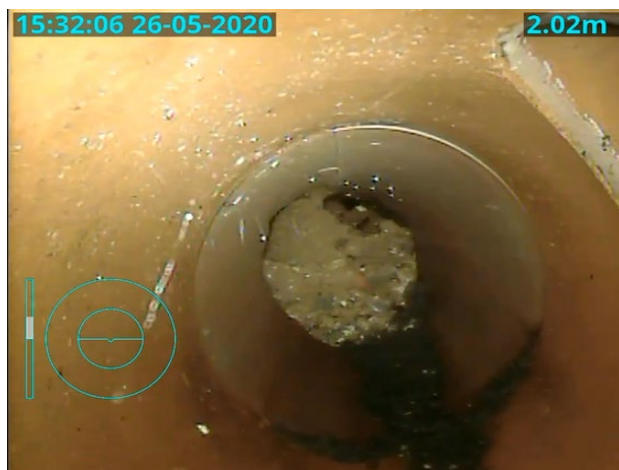
Pipework shows areas of POTENTIAL BLOCKAGE otherwise clear (or light silt)

Surface Water Lids 397177 – 363176 – Rod Eye Survey0000062/90501764



Pipework shows LIGHT DEBRIS

Surface Water Lids 397177 – 397177A Survey0000063/90502869



Pipework shows rear access BLOCKED

Surface Water Lids 397177 – 397177B Survey0000064/90567166



Pipework CLEAR

2.2 Foul water

Foul Water Survey

Lid ID (start)	Lid ID (finish)	Video	Issues Identified location	Material	Length (m)	Size (mm)	Map (sheet)
F16	F27	Survey0000065/90568965	Clear	CLAY	58	12"/8"	4
F36	F26	Survey0000066/90572191	Joints Issue	CLAY	24	6"	
F36	F45	Survey0000067/90573311	Debris /Runs Clear	CLAY	55	6"	8
F45	F54	Survey0000068/90575695	Broken Joint	CLAY	3		
F54	F45	Survey0000069/90576576	Debris	CLAY	18		
F45	XX	Survey0000070/90578347	Partial Flood	CLAY	75		10
F54	F54C/ Boundary	Survey0000071/90579586	Static Water/ Debris	CLAY	38		9
F54	F54A	Survey0000072/90574936	Static Water/ Debris	CLAY	35		9
F55	F55A / F55B	Survey0000073	Video reversed				9
F55	F55B	Survey0000074/90586354	Flowing Clear	CLAY	8		9
F57/F56	F57/F58	Survey0000075/90587195 / 90587698	Flowing Clear Flowing Clear	CLAY	12 17		9
F70	F61	Survey0000076/90924602	Flowing - Static Obstructions	CLAY	6	8"	5
F70	F73	Survey0000077/90925638 Survey0000077 /90926314	Flowing - Static Obstructions	CLAY	136	8"	5
F73	F70	Survey0000078/90926816	Flowing Clear	CLAY	10	8"	5
F74A	F76	Survey0000079/90927455	Flowing Clear	PE	3	8"	5
F76	F74A	Survey0000080/90927861	Flowing Clear	CLAY	18	8"	5
F61	F70	Survey0000081/90928542	Flowing	CLAY	62	5"	3
F36	F47			CLAY	58	12"	11
Pump	F2-F1			CLAY	59	5"	3
F59-	-F60-F61			CLAY	94	5"	3
F13	Boundary			CLAY	18	10"	10
			Total Meterage		807		

Foul Water Lids F16 – F27 Survey0000065/90568965



RUNNING CLEAR

Foul Water Lids F36 – F26 Survey0000066/90572191



JOINT CRACKING – PIPE RUNS CLEAR

Foul Water Lids F36 – F45 Survey0000067/90573311



DEBRIS – HANGING DEBRIS SLIGHT DEBRIS but RUNS CLEAR

Foul Water Lids F45 – F54 Survey0000068/90575695

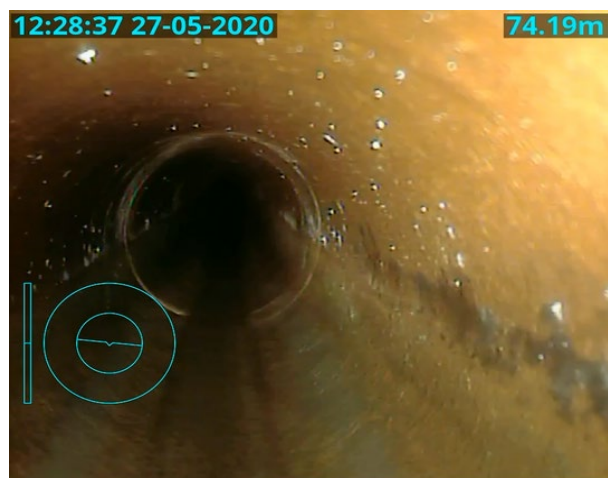


BROKEN JOINT – PIPE RUNS CLEAR

Foul Water Lids F54 – F45 Survey0000069/90576576



Foul Water Lids F45 – F54 Survey0000070/90578347



PARTIAL FLOOD (STATIC WATER)

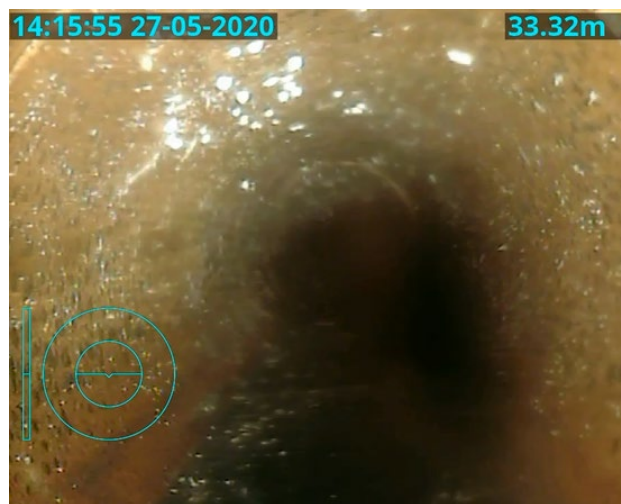
Foul Water Lids F54 – F54C – Boundary Survey0000071/90579586



PARTIAL FLOOD (STATIC WATER)

Foul Water Lids F54 – F54A Survey0000072/90584936





STATIC WATER - RUNNING CLEAR

Foul Water Lids F54 – F54B Survey0000074/90586354



RUNNING CLEAR – VIDEO REVERSED

Foul Water Lids F57 – F56 / F57 – F58 Survey0000075/90587195 - 90587698





RUNNING CLEAR

Foul Water Lids F70 – F61 Survey0000076/90924602



FLOWING WATER – STATIC OBSTRUCTIONS

Foul Water Lids F70 – F73 Survey0000077/90925638 – 90926314(return video)



FLOWING WATER – STATIC OBSTRUCTIONS

Foul Water Lids F73 – F70 Survey0000078/90926816



FLOWING WATER

Foul Water Lids F74A – F76 Survey0000079/90927455



FLOWING WATER

Foul Water Lids F76 – F74A Survey0000080/90927861



FLOWING WATER

Foul Water Lids F74A – F70 Survey0000081/90928542



FLOWING WATER

The camera survey was carried out across a variety of main sizes from 6” through to 18”, covering the area of the site. There are some mains that are no longer part of the networks that reduce surface water on the site, only those mains ‘live’ have been included within this report.

To allow easy identification we have inserted colours for the lid access to each network (*yellow – surface water and brown – foul water system*), some lids have been numbered, again for ease of identification.

Surface Water / Foul Water Systems

The lids that provide access into the networks have been found to conform to the recommendations laid out in Part H of schedule 1 to the Building Regulations 2010 and majority are contained in the CAD drawing provided (drawing 5579). Any that were found missing have been hand drawn on the relevant sheet (Drawing 5579 has been split into 11 parts). The Surface water contained within this report is approximately 1.6km, there are no major areas of instant concern, there are areas of partial blockage but no infestations, total blockages or areas of major damages.

The Foul Water network is covered in the Building Regulations H Schedule 1, internally and external to the building is approximately 0.8km again of various sizes with some small areas of partial blockages but no significant areas of blocked main. There were no infestations or areas that have gained access to the networks, again no areas of damage were evident, and the systems are in large good condition with only minor areas requiring attention.

The camera survey was a condition report and not a report to determine legality issues.

