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Mr Kevin Cullen
Avondale Mental Health Care Unit
11 Sandstone Drive
Whiston
L35 7LS

4th December 2023

Site Address: As above.
Ref: The new pod area in the rear garden area.

Dear Kevin

Further to visiting the above site address, we have now carried out a ground level survey and I can now report and estimate as follows.

After an initial request to quote for a new sewage treatment plant, it was noted that there may be enough ground fall to allow a natural drainage investigation, saving many thousands on a new treatment plant.

A ground level survey has been carried out and the falls calculated on the distances, ground area needed and pipe size etc.

There is approximately 1000mm of potential ground fall between the area where the toilet is to be located within the new pod areas, and the area where the potential new drain can be connected to the existing foul system. Building regulations require a fall of 1 in 40 for a 100mm foul drain, as the potential drain run is approximately 35 meters in length, this would be adequate for the requirements,

The drainage sections are suspected to be for combined waste water use. This means the foul waste water and storm waste water both have their own drainage system. The drains are mainly 100 mm in diameter and are constructed of vitrified clay material. These are likely to be the original drains when the property was constructed. These would be suitable for a new foul drain connection.

Recommendations

To carry out an excavation from the proposed toilet area from the new pod. Excavate and remove all soils and ground to allow the correct fall rate of a new drain run.

Supply and install a new rest bend, approximately 35 meters of new upvc pipe work, a new 460mm diameter chamber, including cover and frame etc. To supply and surround the new drain with pipe bedding. To reinstate the trench works, to re-turf the grass area.

The estimated cost to carry out these works as recommended will be £4025.00 plus vat. Please note that this does not include the reinstatement of the new path way should it be required. This will need to be carried out by a specialist contractor.

All efforts will be made to try and excavate under the pathway which will hopefully lead to non-disturbance of the path covering.

Vat is currently 20%. This estimate includes all reinstatement of work areas up to existing conditions. All excess waste removed from site and the site work areas left clean and tidy. I trust this information is helpful and if you have any further questions or queries please do not hesitate to contact me.

Yours sincerely

Joe Richards
Clear Drain Services Ltd

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