

# PROPERTY REPORT

XXXXXXXXXX

East Sheen,  
SW14



FOR

XXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS

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## **INTRODUCTION**

We have been instructed to inspect and prepare a Report and Schedule of Condition on xxxxxxxxxxxx for xxxxxxxxxxxx.

We inspected the property on xxxxxxxx.

The Property Report gives you advice on what we see are the key property issues. The Schedule of Condition gives a record of the condition of the property on the day we visited and as used as an appendage to your lease.

We have not had the benefit of meeting you at the property therefore do not know your exact requirements. We assume the property is being let on a standard Full Repairing and Insuring Lease (FRI).

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification please do not hesitate to contact us.

## **SYNOPSIS**

### **SITUATION AND DESCRIPTION**

This is a ground floor lock-up shop situated within a local shopping precinct. The property is the ground floor of a three storey building including rooms in the roof.

The front of the property sits directly onto the pavement and to the rear is a courtyard area.

The property was originally purpose built in the 1930's / 1950's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

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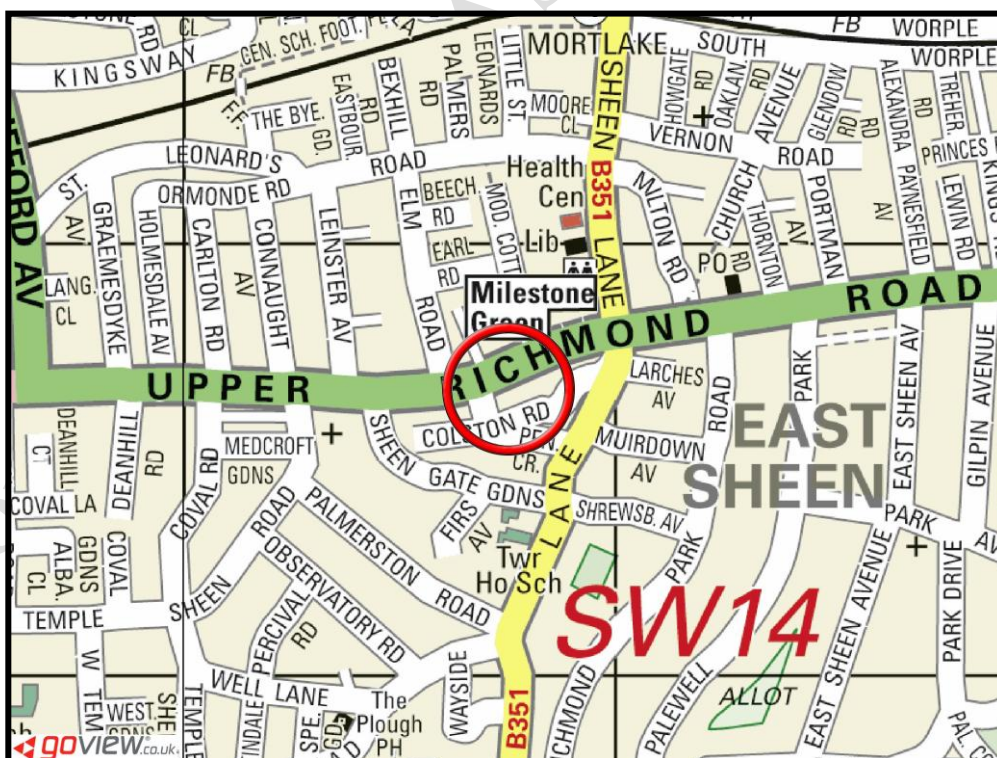
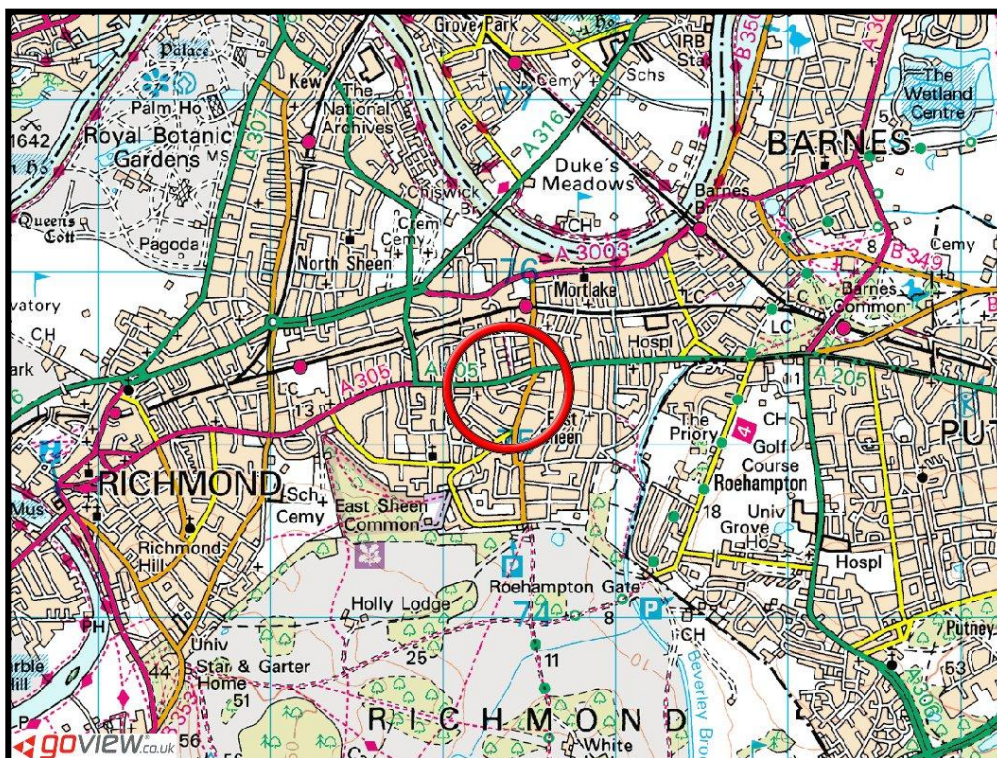
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# **SUMMARY OF CONSTRUCTION**

## **External**

Chimneys:	Brick chimneys to the right hand side
Main Roof:	Shallow pitched clad with concrete tiles and roof windows
Other Roofs:	High and low level first floor asphalt roofs with an old style roof window
Roof Structure:	Not viewed
Gutters and Downpipes:	Cast Iron and Plastic
Soil and Vent Pipe:	Cast Iron and Plastic
Walls:	Flemish Bond brickwork (assumed)
Fascias and Soffits:	Painted timber
External Detailing:	Predominantly plastic double glazed windows at high level. A single glazed fixed window to shop front and central door set into an aluminium frame. Metal windows to the rear.

## **Internal**

Ceilings:	Suspended ceiling grid which is both a modern square one and an older style rectangular one. Above is a high level ceiling.
Walls:	Mixture of solid and hollow(assumed) Perimeter walls are dry lined
Floors: Ground Floor	Suspended Timber Floor and Concrete (assumed)

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## **Services**

We believe that the property has a mains water supply, drainage and electricity. The gas supply is not confirmed. The electrics are located under the stairs. The heating in the property is providing by the heating and cooling units situated in the ceiling.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.  
Your Legal Advisor to check and confirm all of the above.

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# EXTERNAL PHOTOGRAPHS



Front Elevation



Rear Elevation



Shop left hand view



Front view shop



Shop right hand view



Rear Road



Rear courtyard area

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## **EXECUTIVE SUMMARY**

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what your priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 250 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the lease (or indeed commit to purchasing the lease), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

When taking on a lease there are three key areas, these are:

### **The Business**

Only you can decide upon the true potential of this property for your business and its value to you; although we do recommend taking independent advice on the market value and this identifies what the typical user would pay.

### **The Lease**

The quality of the lease needs to be discussed with your Legal Advisor and understood. You need to understand your rights, responsibilities and liabilities when you sign for a lease of this nature. We ask that your Legal Advisor brings any onerous or unusual clauses to our attention immediately. We assume this is a standard full repairing and insuring Lease.

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## **The Property**

There are many aspects to look at property-wise, both from its condition at the moment, to its condition in relation to the lease.

You are currently reading the Property Report which is intended to advise you on the property element of the purchase. We will also provide you with a Schedule of Condition, which will enable you to agree with the Landlord the condition of the property when you start to lease it and should be signed and appended to the lease.

## **Plus Points**

*Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!*

To summarise these into plus points:

- 1.0) The shop is open and trading.
- 2.0) This is a local shopping precinct however it has some anchor stores such as Waitrose and it also has well-known brand names such as Toni and Guys to the left hand side. However there are empty units for example the one next door on the right hand side.
- 3.0) The property has a modern relatively clean look to the trading area.

### **Anchor Stores Defined**

These are stores that people will travel to.

We are sure you can think of other things to add to this list.

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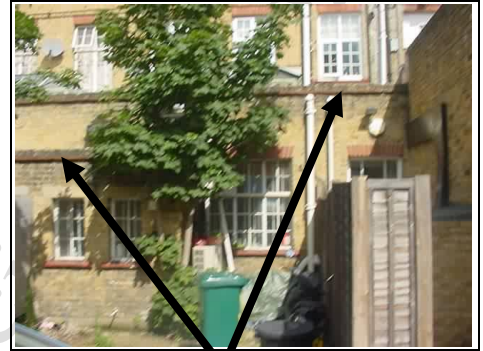
## **Medium Priority**

*Problems / issues raised in the 'medium priority' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.*

### **1.0) Flat roofs**

From the condition of the asphalt flat roof and the staining to some of the suspended ceiling tiles below we believe these flat roofs are leaking into the property. These roofs are situated to the rear partly over the treatment rooms but mainly over the kitchenette and W.C. areas.

We can see this has been a long term problem as there have been felt repairs in the past.



Flat asphalt roofs



Asphalt felt roof has been repaired



Moss sitting on the roof

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## 1.1) Older Style Roof Window

A feature of all of these rear flat roof extensions is an old style roof window. There are some issues with this.

**1.1.1** Where the glass joins. There have been leaks over the years and Bitumen has been added. We can also see around the base of this that the Asphalt is starting to deteriorate.



Old style roof window on flat asphalt roof

**1.1.2** The metal frame itself is starting to rust.



The window frame is starting to rust

## 1.2) How this affects the internal of the property

Internally we can see damp stains to the ceiling tiles. Whilst these are located in the back of house areas and not seen by the public it is not ideal.

**ACTION REQUIRED:** You need to establish whose liability/responsibility it is to repair the asphalt and the associated roof window which looks to have had repairs in the form of Bitumen paint over a period of many years.



Dampness coming through to ceiling tiles

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Alternatively we would recommend that you alert the landlord of this issue and have this excluded from your lease or the landlord should carry out the work.

## 2.0) Dampness

Rising damp is visible to the rear of the property within the W.C. area. We believe this is caused by high ground levels and plant growth around the outside of the property. There is also a pile of materials stacked against the property.

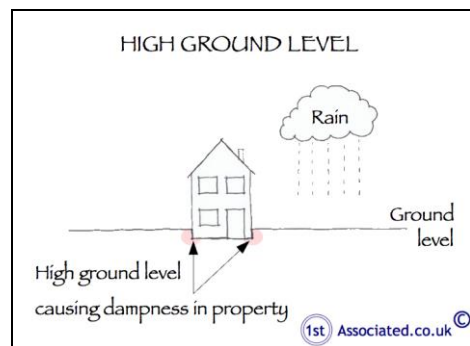
Condensation is also a possibility. As, we assume, the areas within the front trading area of the business are kept relatively warm for the massages etc., the toilets and kitchenette area are cool in comparison. This can create condensation.

**ACTION REQUIRED:** We would recommend a reduction in the ground level and possibly the adding of a running gulley or a French Drain (please see our French Drain sketch and the article at the end of the report.

We would also recommend background heat in the form of electric heaters run at a low temperature.

**ANTICIPATED COST:** £1,000 - £3,000 (one thousand to three thousand pounds). Ideally this should drain into the drain; please obtain quotations.

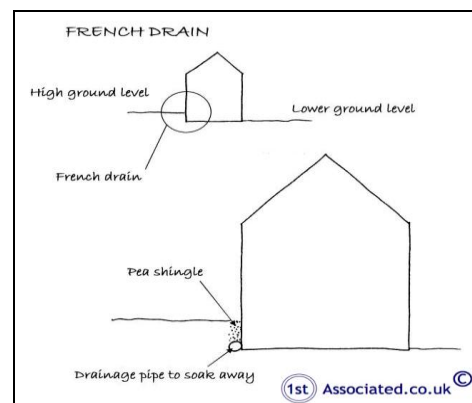
Your other option is to alert the landlord to this and exclude it from your lease.



High ground level



Testing for dampness



French Drain

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Rendered plinth where water is getting in



Plants growing within the wall indicate dampness

### 3.0) Rear metal windows are rusting

The single glazed metal windows to the rear of the property in the W.C. area are rusting. These metal windows are commonly known as crittal windows and are not ideal as they tend to warp and rust over time. In this case we can see they are rusting.



**ACTION REQUIRED:** We would recommend major re-decoration in the summer of 2012. This will involve preparation and the use of a rust-stop proprietary paint.

Rear windows in W.C. area are rusting

**ANTICIPATED COST:** Most Full Repairing and Insuring Leases (FRI) require that the outgoing tenants carry out such redecoration and repair but which clearly have not been carried out in this instance. We would recommend that you negotiate either rent free periods in lieu of you carrying out the work or for the landlord to carry out this work. Alternatively you can exclude it from the lease.

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#### 4.0) Lining of the stairs

We noted that in the first treatment room on the left hand side that there is access to a cupboard under the stairs. Within this cupboard are various services including the electrics. These stairs give access to the units above and is therefore a fire escape. It should have a fire barrier in the form of a lining. This can be a double layer of plasterboard or a fireboard of some type. The idea behind lining a stair case is to stop fire from spreading from floor to floor and the stairway acting as a chimney.



Stairs not lined, asbestos has been removed

**ACTION REQUIRED:** We would recommend that the stairs are lined.

**ANTICIPATED COST:** In the region of £150 - £300 (one hundred and fifty to three hundred pounds).

#### 4.1) Asbestos report

We have been emailed an asbestos report which we have had a brief look at (our insurers require us to advise you that we are not asbestos surveyors and that we should advise you to have your own asbestos report carried out). From our brief look it shows us that there was asbestos in several areas including the lining under the staircase. This has been removed as far as we can see from looking at the 2004 report. No lining has been put back in place. Most Full Repairing and Insuring leases (FRI) require that you have an up to date asbestos report provided on leaving the premises.

We would reiterate that we are not asbestos Surveyors.

**ACTION REQUIRED:** Replace the stair lining and have your own asbestos report carried out or be provided with one.

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## 5.0) Yield up clause of re-decoration and repair

With a standard Full Repairing and Insuring lease (FRI) there should be complete redecorating at the end of the lease (in most cases this is a standard term). Whilst the property is clean it is certainly not as clean and as fresh as a newly painted property would be

**ACTION REQUIRED:** Again we would recommend that the landlord/current tenant carries out the repair and re-decoration work or that you negotiate an agreement with regard to this matter.

## 6.0) Shared Responsibility

### External of the property

#### Rainwater and waste water

Whilst these areas are not part of your property you will probably have a shared responsibility for the building as a whole.

Looking at the high level areas first, as these are expensive because scaffolding is usually needed, we would first note that;



Ogee cast iron gutter is rusting

- 6.1) The original Ogee cast iron guttering is still in place and we could see that the joints are rusting and no doubt leaking and need repairing/replacement. As mentioned this is likely to have a shared cost with everyone in the building. You may have a larger proportion of the cost than the other occupiers being a commercial property.

**ACTION REQUIRED:** Your Legal Advisor needs to check and confirm your costs and share of any likely future costs and also if there is any planned work. Often there is a planned maintenance schedule identifying five or ten years of work to the property such as redecoration etc.

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- 6.2) We also noted where the plastic soil and vent pipes have been added that they have not been sealed properly with a flashing of any sort. They simply have holes cut into the building with no sealant /mastic at all.



No flashing around soil and vent pipes

**ACTION REQUIRED:** Repair or replacement of gutters. We would also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes and that they are watertight. Also add sealant/mastic around the soil and vent pipes.

**ANTICIPATED COST:** If this is carried out by the landlord it is likely to be a higher cost particularly as scaffolding will be needed. We would expect costs in the region of £2,500 - £5,000(two thousand five hundred to five thousand pounds); please obtain quotations.

### **High Priority**

*We normally put here things that we feel will be difficult to resolve and will need serious consideration.*

There is nothing which we feels falls within this category providing you are happy to negotiate on the items mentioned particularly the repairs and redecoration and the lack of repairs and redecoration. Also the lack of certificates such as the;

1. Asbestos certificate.
2. IEE (Institute of Electrical Engineers) electrics certificate
3. PAT (Portable Appliance Test) certificate.

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## **Other Items**

### **Services - Electrical**

The electrics are located under the stairs.

**ACTION REQUIRED:** The Institute of Engineers(IEE) recommend that a full NICEIC test and inspection and relating work to be carried out when a property changes hands. Most Full Repairing and Insuring (FRI) Leases require this as a standard requirement.

### **Services – Water Supply and Drainage**

The only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains.

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted.

### **Rainwater Drainage**

We have been unable to determine the ultimate means of rain/surface water disposal.

In this age of property it is likely to be into shared drains. These can be a problem during heavy rainfall and peak periods, such as the 9 o clock rush to work.

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## **SUMMARY UPON REFLECTION**

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are doing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

You need to understand what your liability is in relation to the property as a whole particularly the high level work or planned maintenance work where you will have a shared cost.

With regard specifically to this property the flat roofs are an area of concern as are the lack of external and internal redecoration and repairs. These items need to be either excluded from the lease with negotiation for appropriate compensation or the landlord to carry them out.

We would ask that you read this Property Report and the Schedule of Condition and contact us on any issues that you require further clarification on.

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# **REPORT FORMAT AND INFORMATION**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

## **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the Lease.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

## **EVERY BUSINESS TRANSACTION HAS A RISK**

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances.

## **AGENT / BUSINESS DEVELOPMENT MANAGER – FRIEND OR FOE?**

It is important to remember that the agents are acting for their client and not the purchaser. We, as your employed Independent Chartered Surveyor, represent your interests only.

## **SOLICITOR/LEGAL ADVISOR**

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

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## **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement, as agreed to and signed by you. If you have not seen and signed a copy of our terms of engagement please phone immediately.

## **OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible - just phone us.

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If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

**This Report is dated xxxxxxxxxxxx**

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# **FACILITIES**

(All directions given as you face the property)

We have included a list of the facilities that we have viewed. The following gives a general overview of the property.

## **Ground floor**

- 1.0) Front reception area
- 2.0) Three treatment rooms
- 3.0) Access Corridor with office area
- 4.0) Kitchenette (rear)
- 5.0) Small shower room
- 6.0) Wash area with access to a W.C.
- 7.0) Rear exit that is shared with the accommodation on the first, second and third floors.



External front of property



External rear of property

## **Boundaries**

- 1.0) Front: This sits directly onto the pavement.
- 2.0) Left and right hand side: there are adjoining properties. To the left is Toni and Guy and the property to the right is for sale via Stiles, Harold and Williams after Sheen Pets relocated.

Note, we have not seen a copy of the Deeds and assume the boundary is to be as visually set out noted below. Your Legal Advisor to check and confirm this and to check and confirm what your legal rights are with regard to access and parking and permitted hours of work.

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# **LIMITATIONS**

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxx and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

## **ONLY HUMAN!**

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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## **WEATHER**

It was a warm and sunny day at the time of the inspection. The weather did not hamper the survey.

## **NOT LOCAL**

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been very limited due to us not opening up the floors or having access to the properties above.

We also did not have the benefit of meeting you at the property to discuss your specific requirements.

## **BUILDING INSURANCE**

Most Full Repairing and Insuring leases (FRI) will have an insurance that is taken out by the landlord and then passed on to you. Nevertheless we would advise that you need to make your own enquiries with regards to insurances that available. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect lease value.

**ACTION REQUIRED:** You need to ensure that the freeholders have adequate insurance.

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## **TERMS AND CONDITIONS**

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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## APPENDICES

### 1. French Drain Article

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# **French Drain**

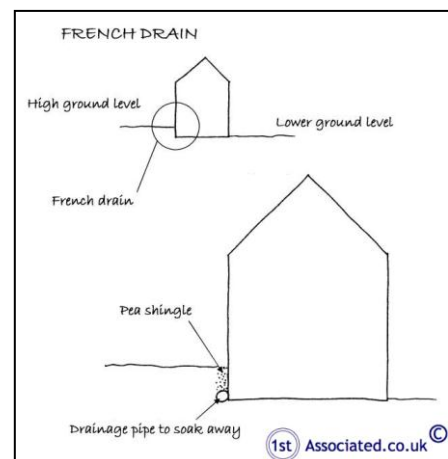
## **Using a French drain to resolve a dampness problem**

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

## **What use is a French drain?**

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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## **French drains must be on a slope**

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

## **The French drain system that we would recommend**

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

## **The French pond!**

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no Dyno Rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

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