



ball & berry

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# SITE INSPECTION REPORT

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Ducie Street Manchester M1 2JQ  
BBL/1168/2022

Tuesday 22 August 2023

Inspection Carried Out By Ball & Berry Ltd

Inspecting Surveyor: Anthony Parker-Roberts

**MANCHESTER**  
Piccadilly House, 49 Piccadilly  
Gardens, M1 2AP

**BIRMINGHAM**  
Grosvenor House, 11 St Pauls  
Square, B3 1RB

**LONDON**  
Hamilton House, Marbledon  
Place, Bloomsbury, WC1H 9BB

**Inspection Type:** Drainage

**Time of Visit:** 14:00

**Weather:** N/A

**Inspection carried out with:** Contractor - Craig Rothery - 07586 714616 - Big Red Construction Adam Eckersley - 07871 729571 - Site Manager Paul Hafford - Project Manager - 07852 877469

**Inspection Notes:** Site visit to inspect below ground foul and S/W drainage.

See plan for actual drainage runs inspected today.

SW drainage run into S2HB has been laid without fall (pipework is level), this line of drainage is to be re-laid to achieve adequate fall to S2HB, agreed with site team that once drainage run is re-laid photo evidence to be emailed to B&B for sign off.

Foul drainage to front of building (Ducie Street elevation) has been laid but supported by blocks, bedding material to be placed below drainage once walls have been constructed to create support to the ground, drainage checked on site as laid and adequate fall is provided, photo evidence required when drainage has been correctly bedded on suitable bedding material.

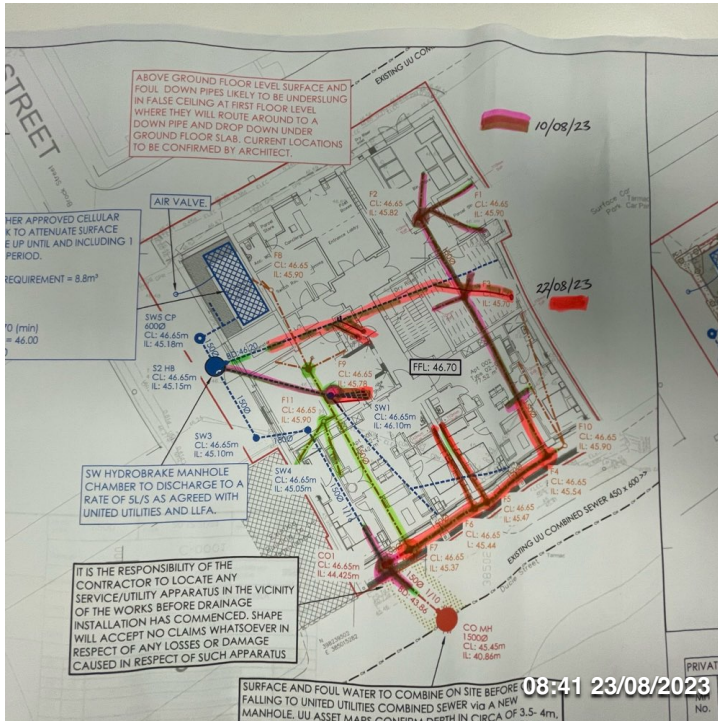
SW drainage has been laid but adequate rodding points are not available (line into S2HB), it has been agreed to try to reduce the number of internal manholes, therefore rodding access points will be required to be installed where the vertical pipes connect to the below ground drainage at G/F level to ensure adequate rodding access to SW drainage, this will also apply to a line of SW drainage into SW1 (3No connections but only 2No available in the chamber therefore 1No will be connected to a 'Y' junction installed outside the chamber).

**Compliance Statement:** At the time of inspection, no known contraventions were identified.

**Contravention Notes:** See notes below (other comments)

**Other Comments:** Photo evidence required for drainage run into S2HB that has been laid level, drainage run to be laid with adequate fall.

Photo evidence required for front elevation drainage when fully laid/supported by adequate bedding material (presently supported on blocks)



## Observation 1

## Drainage layout plan



## Observation 2

Part of SW drainage line into S2HB (bend not shown on drainage), this length of drainage to be re-laid as drainage run has been laid without any fall.

Rodding eye required in base of vertical pipe (yellow arrow)



### Observation 3

part of SW drainage into S2HB, this section of drainage to be re-laid to achieve adequate fall, drainage presently laid level (without any fall).



### Observation 4

branch connections into line into S2HB - rodding eyes required to base of vertical pipes to ensure adequate access into SW drainage - rodding access to be provided in the base of the vertical pipework (yellow arrows)



#### **Observation 5**

Drainage into S2HB needs to be re-laid with adequate fall



#### **Observation 6**

Drainage in progress - 3no connections into SW1, 3rd connection will be via 'Y' junction outside the manhole (3rd connection outside the manhole will need rodding access in the base of the vertical pipe)



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#### Observation 7

Drainage in progress - 3no connections into SW1, 3rd connection will be via 'Y' junction outside the manhole (3rd connection outside the manhole will need rodding access in the base of the vertical pipe)



#### Observation 8

150mm foul drainage into F4, block supports just to set out drainage, correct bedding to be provided once retaining walls are built which will support bedding material.



**Observation 9**  
F4



**Observation 10**  
F5 & F6



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#### Observation 11

150mm drainage between F4 & F5, to be bedded on suitable bedding material, photo evidence required



#### Observation 12

150mm drainage between F6 & F7, to be bedded on suitable bedding material, photo evidence required

This inspection report is restricted to requirements covered by Building Regulations at the time of inspection. It does not constitute evidence that the Building Regulations have been complied with in full.

It remains the responsibility of the person carrying out the work (the client) to ensure that the work complies with the Building Regulations.

The role of building control is to act as an independent third party check and to take such steps as are reasonable to be satisfied that the works comply with the Building Regulations.

It is not the role of building control to:

- Provide quality control of the works.
- Provide a clerk of works service monitoring every stage of the construction process.
- Provide a service to address issues such as the finish and aesthetics of the works where these are not Building Regulation matters.
- Provide a service to offer contractual protection between the person carrying out the works and the parties engaged in the design and/or construction of such work.
- Provide a guarantee of compliance with the Building Regulations. The appointment of a Building Control Body does not remove the obligation of the person carrying out the work to achieve compliance.