

Don't Let A Drain Become A Pain

If you plan to build a conservatory over a drain, make sure you do the right checks as putting things right after can be an expensive business writes Don Waterworth, The Installer's technical author.



Whenever your surveyor attends a customer's property to measure up for a conservatory installation, it is vitally important that any inspection chambers are noted on the plan drawing and the drain covers are lifted and the drain runs tested, writes Hanley Amos Stewart's Don Waterworth.

It can often be the case that after completion of the conservatory, a customer can complain of blocked drains when in

reality, the installation has not covered over any drain runs within the sub-strata building works. On the other hand, the important reason for checking the drain runs is to confirm as to whether the building contractor will need to protect any drain runs during the course of the building works.

This article has been authored by our technical writer – Principal Surveyor Don Waterworth of hanleyamosstewart.co.uk Don also acts as an Expert Witness and is an Accredited Mediator.

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See the picture – a £1000s warning

The picture here shows a blocked drain which runs under a conservatory wall which was found to have no drain protection in place, causing the vitreous clay drain to fracture and crush, causing a blockage.

The responsibility for these repair works would fall squarely on the shoulders of the conservatory company. Should the failure of the drain run be partly under the slab, then the cost could be prohibitive and certainly be in the thousands rather than in the hundreds of pounds. Therefore do not assume that you can simply send your subcontract builder to carry out substrata works without inspecting these works, for if the foundations, masonry or in this case drain protection, are not carried out properly, then you will suffer the consequences. **i**

Don



Picture: A blocked drain which runs under a conservatory wall was found to have no drain protection in place.