



House drainage problems at Ilfraville

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A brief inspection was made of the drainage problems affecting a house in Ross Street, Ilfraville.

The house has been constructed on sloping land which is underlain by gravelly sand of variable depth but often about 0.3–0.5 m thick. This material is underlain by soft plastic clay, as indicated by exposures around the house and in nearby road cuttings. The thickness of the clay is unknown.

The sandy material allows water to flow through it quite readily while the clay will have a much lower permeability and therefore water will only percolate through it very slowly.

It would appear that much of the water causing problems inside the house could be cut off by drains down the side of the house. A drain down the drive and

dug into the clay about 200–300 mm should pick up much of the water. The proposed drain near the house foundations should pick up any additional water. It would also be advisable to ensure that water falling on the drive does not seep underground but continues to flow down the drive. At present some of the water would seep through cracks in the pavement or flow over the edge. It may be necessary to install a drain along the street side of the house to intercept drainage from this direction.

An examination of surrounding properties indicates that similar problems have been experienced as evidenced by the drains commonly dug near property boundaries or along the sides of houses.

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