Developer Services

Mr Barry Cunningham
140 Weston Road
Aston Clinton
WD19 6TR

Our ref	DS6015332 /HL
Name	Rebecca Phillips
Phone	0800 009 3921
Email	developer.services@thameswater.co.uk

06 April 2016

Dear Mr Cunningham,

Agreement to build within 3 metres of the public sewer
Site Address: 64 Woodlands Avenue, Eastcote, Hillingdon, HA4 9RJ.

Thank you for sending us your application. We're pleased to tell you that we have no objections to the proposed works, shown in your drawing number **64WoodlandsA/16/05** and **64WoodlandsA/16/06** as long as your works comply with the enclosed appendix.

We can now update our technical records and register the build over.

What does the charge consist of:

- Administration tasks associated with receiving and logging of emailed, postal and web application forms.
- Technical review of application including site location & plans, position of sewer, manhole, pipe material, drainage and foundation design with recommendations of changes to design where required.
- Preparation and Issue of Agreement
- Update Asset Register

This document should be kept with the property deeds, and given to the new owners if the property is sold.

If you have any questions please give the helpdesk a call on 0800 009 3921. We're open 8am-5pm, Monday to Friday, or you can email us at developer.services@thameswater.co.uk

Yours sincerely

Rebecca Phillips
Technical Coordinator
Developer Services – Wastewater

APPENDIX

THAMES WATER UTILITIES SPECIFICATIONS FOR BUILDING RESIDENTIAL EXTENSIONS OVER MINOR PUBLIC SEWERS 100-160MM DIAMETER

The following specification items must be fully complied with:

1. All works shall comply with the requirements of 'Sewers for Adoption', 7th edition in conjunction with Protocol on Design and Construction of Adoption of Sewers in England and Wales'.

2. No additional loads are to be transmitted to the sewer by the proposed works.

3. This consent is subject to any conditions that may be imposed through the Planning or Building Regulation/Control process.

4. It is your responsibility to check and verify the position and the invert levels of the public sewer prior to works on site.

5. Any sewers that are equal or shallower than 1.1m to the invert from finished ground level, foundations can be a minimum of 100mm from the side of the public sewer, as shown on pages 10 & 11 of Sewers for Adoption 7.

   5.1 Where the public sewers are deeper than 1.1 m but no deeper than 2 m shall have new foundations no closer than 600mm, for public sewers deeper than 2 m new foundations shall be no closer than 1 m.

   5.2 When using piled foundations, the proposed foundations are to be a minimum of 1.5 metres from the public sewer. Only continuous flight augured piles are acceptable. The use of driven piles will not be permitted within 15 metres.

6. Manholes on the public sewer can't be built over or located inside proposed structures even with new double sealed bolt down covers.

7. Where the public sewer is less than or equal to 1.5 metres deep, no structure shall be built in contact with, or over any part of adjacent public manholes.

   7.1 Where the depth to the public sewer is greater than 1.5 metres, no structure shall be built within 1.0 metres of the public manhole structure.

8. All connections to the public sewer should be at a manhole or via a pre-formed junction. Saddle connections are not permitted on to sewers less than 375mm in diameter.

   8.1 Connections into manholes must be made with soffits level and must enter 'with the flow'.

9. More than four build over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operation access.

10. New manholes to be in accordance with 'Sewers for Adoption' 7th Edition.

11. If the householder or Building Control requests that a survey be carried out, Thames Water wouldn't object. However, such surveys are carried out at the house holder's expense.

12. Pipes seen as being in a serviceable condition include those with minor defects, such as misaligned joints (often since new) or hairline cracking.

13. Plastic pipes and fittings are not accepted on the public sewers that are shown on the sewer records. We may permit the use of plastic pipes where the existing public sewer is already constructed from plastic, however the pipe must have a jetting resistance of 4000psi, unless the new sewer is jetted and then surveyed by CCTV to prove no damage has occurred.

14. Proposed foundations to be constructed within 1.5 metres of the public sewer shall be taken to a depth equal to or greater than the sewer invert.