

Building over or close to a public sewer



Building over or close to a Public Sewer

Thames Water is responsible for maintaining public sewers, which are sometimes located within the boundaries of properties. You must get our agreement to carry out any building work over the top of or within 3 metres of a public sewer to ensure that no damage is caused to it or restrictions made to the way we use and maintain the sewer.

What is a public sewer?

A sewer is a pipe that serves more than one property. All drainage pipes (that connect to our network) are now public sewers except where only one property is served by the existing pipe, which is known as a drain. A drain is privately owned and maintained to the property boundary by the home owner, once it crosses the property boundary this pipe becomes our responsibility.

Why do I need to apply?

Public sewers can often run through private land, under houses and through gardens. Any building works within 3 metres of these sewers needs to be approved by Thames Water to ensure that the sewerage network is not compromised.

Some minor public sewers serving a number of houses, often run along the back of older properties. As these may not show up on the sewer maps it is important that you contact us at an early stage if you suspect that a public sewer could be present. This will enable us to discuss and agree with you any necessary steps required to avoid problems in the future.

We need to know about any building work near or over a public sewer in order to:

- Prevent the sewer collapsing. The extra weight of a new building above a sewer could cause the sewer to collapse, resulting in structural damage to the new building, interrupted drainage from other properties and wastewater flooding. In these instances the sewer will need to be repaired quickly and this may involve taking down the building.
- Ensure we have access to carry out maintenance and repairs.

Although responsibility for the control of building over public sewers rests with Local Authorities through the Building Regulations, the Authorities are required to consult us where building over a sewer might occur. It will usually help to speed up your Building Regulations application if we are already aware of your proposals.

Locating a public sewer

You can find out whether there is a public sewer on your land by visiting the relevant Local Authority offices to inspect a copy of the sewer maps, or you can contact our Property Insight Team on 0118 925 1504 or fax 0118 923 6655/57 (Residential enquires), 0118 923 6652 (Commercial enquires) for this information.

Build Over options

If you find that your plans could affect a public sewer, you should first consider one of the following options;

- Avoiding the sewer through modifications to your plans so that the buildings are at least 3 metres away from the sewer. This is often the easiest and cheapest option.
- Diverting the sewer. If your plans cannot be modified, we will usually require the sewer to be diverted. In most cases we will have to carry out the work but at your expense. We are happy to give you an estimate of the cost of the diversion, before any work commences. Please contact us on 0845 850 2777, if you wish to discuss this option.

When a building over will not be permitted

We will not permit building over on a new detached development - a sewer diversion will be required funded by the developer.

Where feasible manholes should be removed and piped through.

The Build Over Process

If, having considered the alternatives your only option is to apply to build over a public sewer, you should make an application to us on the attached form. In some circumstances, we may allow you to build over a sewer, subject to the sewer being in satisfactory condition and our written Agreement to do this before you start work.

For all classes, **except class 1 domestic**, we will need to carry out a Closed Circuit Television (CCTV) survey before you begin work to ascertain whether any repair work is required. Another survey is required when your building is completed, to check that the sewer has not been damaged. If you have not obtained our agreement, in certain circumstances, we have the right to discontinue your works and the buildings erected over the public sewer may need to be taken down. We would encourage you to get in touch with us early on in the design process to avoid any abortive costs, delays or other problems.

Our Charges

We make a charge for every build over application. The level of charge will depend on the size of the sewer to be surveyed and whether a detailed investigation is necessary. In some cases, where major "strategic" sewers are involved, a formal legal Agreement will be required. The next page provides guidance notes to assist you in the completion of the application form.

Guidance notes

Please read these guidance notes carefully before completing the attached form.
Each section in these notes refers to the same in the application form.

A - We will correspond with the person detailed in this section unless otherwise instructed.

B - Details of the owner(s) of the freehold must be provided, as they will need to be a party to any Agreement. Please continue on a separate sheet if there is more than one owner/leaseholder.

C1 - Full postal address of where the works are taking place.

C2, C3 and C4 - If different from C1, please provide site contact details.

C5 - Please ensure the sewer is clearly marked on the drawing showing its position in relation to the new structure, this should also show foundation arrangements and manhole details.

D1 - Please tick the appropriate type of development.

D2 - Under which local authority does the site address fall.

D3 - If you are using an Approved Inspector please provide their contact details.

E1 - You will need to complete a Sewer Connection application form, if you are connecting to the sewer. You can apply via the website www.thameswater.co.uk or please telephone our Contact Centre on 0845 850 2777, to request a form.

E2 - One copy of our Building Over Sewer Agreement must be signed and dated by the owner of the property and returned with this application. Not applicable to Class 1 Domestic Extensions.

F - In order for the build over request to be processed, it is important for the correct fees to be enclosed with the application form. This is split into different Classes dependant on the size of the Sewer. This can be identified on site or from the public sewer records.

The current fees for Building Over/Close to a Public Sewer application are:

Class I: Sewer up to 160 mm (6") diameter (Domestic Extensions) **£343**

Class I: Sewer up to 160 mm (6") diameter (Commercial/ Industrial/ New build) **£687**

Class II: Sewer 160 mm (6") to 375 mm (15") diameter inclusive **£687**

Class III: Sewer Over 375 mm (15") diameter **£1,300**.

Actual costs will be charged for class 111 sewers, however a minimum deposit of **£1,300** will be required with this application. **Any additional costs incurred by Thames Water will be invoiced accordingly.** The above costs are zero rated for VAT.

If you wish to pay by credit card, please indicate this by providing a contact name and telephone number. Should you select this option, one of our advisers will call you, on receipt of your application to process your payment request.

G - Checklist and declaration

Please ensure that you have included the following items with this application form:

1) Drawings 2) Appropriate fees 3) Signed agreement (where applicable)

Failure to include any of the above will be deemed as an incomplete application and result in the application being delayed or returned. No works should commence until approval has been granted. Any applications cancelled by the applicant will result in a charge to cover abortive costs, however once consent has been granted no refund will be given. Please note by signing this application, you are not automatically granted approval.

I confirm to the best of my knowledge the above information to be complete and correct.

On completion, please return the full application form to; Thames Water, Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire, RG1 8DB

Getting in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:

0845 850 2777

Monday - Friday 8.00am-5.00pm

You can write to us at

Thames Water, Developer Services, Clearwater Court, Vastern Road,
Reading, Berkshire RG1 8DB

Alternatively you can email us on developer.services@thameswater.co.uk
or visit our website address at www.thameswater.co.uk/developerservices

**You can contact Thames Water 24 hours a day, 365 days a year.
We record all our calls to ensure that we always give you a quality service.**

0845 9200 888

- Queries relating to your bill
- Change of address
- Meter readings

Minicom service if you are deaf or hard
of hearing
0845 7200 899

To contact us from abroad:
+44 1793 366011

If you prefer you can write to us at:
Thames Water PO Box 286
Swindon SN38 2RA

Visit the Thames Water website at
www.thameswater.co.uk

0845 9200 800

- For emergencies
- Other non-billing enquiries
- Literature

Minicom service if you are deaf or hard
of hearing
0845 7200 898

Have you any comments about this
leaflet?

We will be happy to hear from you re-
garding this or any other matter where
you feel our service to you could be
improved.

**This leaflet can be supplied in braille
or audio-tape upon request.**

Application to build over/close to a public sewer

Please read pages 1 and 2 before completing this form.

Please complete all sections of this form in BLOCK CAPITALS

A. Applicant's details (in full)

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Your address	<input type="text"/>
Name/Company	<input type="text"/>		
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
Fax no.	<input type="text"/>		
e-mail	<input type="text"/>		
		Postcode	<input type="text"/>

B. Owner's details (if different from section A - please ensure that you supply details of all owners)

Title	<input type="text"/>	Surname	<input type="text"/>
Forename	<input type="text"/>	Address	<input type="text"/>
Tel no.	<input type="text"/>		
Mobile no.	<input type="text"/>		
Fax no.	<input type="text"/>		
		Postcode	

C. Site details

C1 Site address	<input type="text"/>
	Postcode <input type="text"/>
C2 Site/project name	<input type="text"/>
C3 Site agent's name	<input type="text"/>
C4 Site phone no.	<input type="text"/>

C5 Plan details

Two copies of the following information should accompany your application form:

- 1 Site location plan @ 1:1250
- 2 Site plan @ 1:100 or larger, showing location of sewer and manholes
- 3 Sectional plan of buildings
- 4 Section through building indicating position of sewer relative to structure
- 5 Copies of drawings submitted for Building Regulations approval

D. Development details

D1 Type of development

New building Side extension Rear extension Basement

D2 Local Authority area

D3 If you are using an Approved Inspector please provide their contact details

Approved
inspector name

Address

Company name

Postcode

E. Other details

E1 Do you need to make a new connection to the sewer

Yes No

(If yes, you will need to fill in a separate sewer connection application form)

E2 If we have included a Building Over Sewer Agreement with this application form, please return a signed copy of the agreement with your completed application form.

F. Fees/Charges (see guidance notes for definitions of Classes)

Please indicate which sewer class your application is for by ticking the appropriate box:

Class I: (Domestic) **£343**

Class II: **£687**

Class I: (Commercial) **£687**

Class III: **£1,300****

** Actual costs will be charged for class III sewers, however a minimum deposit of £1,300 will be required with this application. Any additional costs incurred by Thames Water will be invoiced accordingly. Cheques should be made payable to Thames Water Utilities Limited with the site address written on the back.

If you wish to pay by Credit Card, please indicate your contact name and number here.

Card holder name

Telephone No.

G. Checklist and declaration

Please ensure that you have included the following items with this application form:

1) Drawings 2) Appropriate fees 3) Signed agreement (where applicable)

Failure to include any of the above will be deemed as an incomplete application and result in the application being delayed or returned. No works should commence until approval has been granted. Any applications cancelled by the applicant will result in a charge to cover abortive costs, however once consent has been granted no refund will be given. Please note, by signing this application, you are not automatically granted approval.

I confirm to the best of my knowledge the above information to be complete and correct.

Signature

Name in BLOCK CAPITALS

Date

Thames Water Utilities Limited
Registered in England and Wales No 2366661
Registered office Clearwater Court,
Vastern Road, Reading, RG1 8DB
Part of the Thames Water Plc Group