



Mr K Girling

Developer Services

**Engineeria Ltd
7 Ridgemount Street
WC1E 7AE**

Your ref
Our ref DS4113572
Name Victoria Willoughby
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

25th July 2022

Dear Mr Girling

**Agreement to build within 3 metres of the public sewer
Site Address: 19-37 Highgate Road London NW5 1JY**

We're pleased to let you know we have no objections to the proposed works as shown in your drawing numbered E0751-EEE-00-ZZ-DR-S-2003.

When your works are finished, please return the enclosed form to the following address so that we can arrange a second CCTV survey:

Thames Water Utilities Ltd
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

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

A handwritten signature in dark ink, appearing to read "V Willoughby".

Victoria Willoughby – Senior Technical Coordinator

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

APPENDIX

THAMES WATER UTILITIES SPECIFICATIONS FOR BUILDING RESIDENTIAL EXTENSIONS OVER PUBLIC SEWERS 160MM UP TO BUT NOT INCLUDING 375MM DIAMETER

The following specification items must be fully complied with:

1. All works shall comply with the requirements of 'Sewers for Adoption', 6th/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. Where the sewer is shown on the sewer records and the invert of the sewer is less than or equal to 1.5 metres below finished ground level, proposed foundations are to be a minimum of 0.6 metres from the public sewer.

5.1 Where the invert of the sewer is greater than 1.5 metres below finished ground level, proposed foundations are to be a minimum of 1.0 metres from the public sewer.

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.

5.3 Where the sewer is not shown on the sewer records and the invert is less than or equal to 1.5 metres below finished ground level, proposed foundations can be permitted within of 600mm of the public sewer

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 diameter.

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

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 access.
10. New manholes to be in accordance with 'Sewers for Adoption' 6th/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
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.

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office