



Developer Services

**Mr Grant Shearer
Woolgar Hunter
226 West George Street
Glasgow
G2 2PQ**

Your ref
Our ref DS4089484
Name AdeOluwa Bankole
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

11 September 2020

Dear Grant Shearer,

**Agreement to build within 3 metres of the public sewer
Site Address: Shurgard Camden, 145 - 147, York Way, London, NW1 9AL**

We're pleased to let you know that a pre-construction CCTV survey has been completed at the above address. The results show that the sewer is in good condition, so we have no objections to the proposed works ref. ***CAMDEN-WHL-XX-XX-DR-C-9401 Rev. P04 subject to a minimum 1.5m clearance of the sewer from the piles at the tightest point(s)*** getting underway. This is if your works comply with the enclosed appendix.

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

AdeOluwa Bankole
Technical Coordinator
Developer Services – Wastewater

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

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



Request for second CCTV survey

Site Address: Shurgard Camden, 145 - 147, York Way, London, NW1 9AL

Building over or close to a public sewer reference number: DS4089484

I confirm that the building works at the property above were completed on

Please contacton telephone number.....

to arrange a second CCTV survey.

Signed.....

Date.....

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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 'Code for Adoption Design and Construction Guidance' to working near our assets for more information click [here](#).
 - 1.1 Under the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011, sewers in our region serving more than one property which were communicating with an existing public sewer prior to 1 July 2011 and which were not exempt, became public sewers owned and maintained by Thames Water.
 - 1.2 Majority of these transferred public sewers are not mapped on the public sewer records. As this consent is given for works near sewers not entirely identified on our public sewer records, we cannot confirm which other properties it may serve or whether it is a public sewer that transferred under the above regulations. Therefore, this approval does not confirm if sewers on your property are public or otherwise.
2. This consent is subject to any conditions that may be imposed through the Building Regulation or Planning approval process.
3. Your proposed works must not transmit any additional loads to the sewer.
4. It is your responsibility to check and verify the location along with invert levels of the public sewer prior to works on site, man entry surveys to our sewers are restricted, however they can be undertaken by one of our approved contractors, if you require this service please ask for more details.
5. For Piled foundations

When using piled foundations, the proposed foundations are to be a minimum of 1.5 meters from the public sewer. Only continuous Flight Augured piles are acceptable. The use of driven piles will not be permitted within 15 meters of the public sewer.
6. For Raft or Traditional trench foundations
 - a. Where the sewer is shown on the sewer records and the invert of the sewer is less than or equal to 1.5 meters below finished ground level, proposed foundations are to be a minimum of 0.6 meters from the public sewer.

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- b. Where the invert of the sewer is greater than 1.5 meters below finished ground level, proposed foundations are to be a minimum of 1.0 meter laterally from the public sewer.
- c. Any proposed foundations to be constructed within 1.5 meters of the public sewer shall be taken to a depth equal to or greater than the sewer invert.

Note - manholes on any public sewer shall not be built over or located inside proposed structures, even if replaced with new double sealed bolt down covers, additionally no bends are permitted to be used when altering our sewers.

- 7. Where the public sewer is less than or equal to 1.5 meters deep, no structure shall be built in contact with any part of adjacent public manholes.
 - a. Where the depth of the public sewer is greater than 1.5 meters, no structure shall be built within 1.0 meter of the public manhole structure.
- 8. If you require any new sewer connections to the public sewer, please [Click here](#)
- 9. More than four building over agreements in a row will not be permitted on a length of public sewer without an external manhole being available for suitable operational access.
- 10. New manholes and access chambers on our existing public sewer network must be constructed in accordance with 'Code for Adoption Design and Construction Guidance' to working near our assets for more information click [here](#).
- 11. If the householder or Building Control requests that a survey be carried out, Thames Water would not object. All such surveys shall be at the householder's expense.
- 12. It should be noted that sewers 375mm & above are occasionally found to have minor defects such as misaligned joints (often since new) or minor cracks. If the sewer is not leaking or causing any operational issues the pipes in this condition would be classified by Thames Water as being in a serviceable condition in accordance with grades 1 to 3 of the national Manual of Sewer Condition Classification (MSCC)
- 13. We will only allow new plastic pipes where the existing sewers are constructed in plastic. All new plastic pipes constructed must be British Standards kite marked to BS EN 13476 and BS EN 1401 in accordance with the requirements of the new 'Code for Adoption Design and Construction Guidance'

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