



Developer Services

**Miss Sonia Cobo  
Davies Maguire  
20 Flaxman Terrace  
London  
WC1H 9AT**

Your ref  
Our ref 1018196712  
Name AdeOluwa Bankole  
Phone 0800 009 3921  
Email [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

22 April 2020

Dear Sonia Cobo

**Agreement to build within 3 metres of the public sewer  
Site Address: Medius House, 63-69 New Oxford Street, London, W1D 2ES**

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 operational condition, so we have no objections to the proposed works ref. **DM-XX-XX-DR-S-013 Rev. P03 & A108303-RPT-004 Rev. A03** getting underway. This is as long as 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  
3<sup>rd</sup> 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](mailto:developer.services@thameswater.co.uk).

Yours sincerely



AdeOluwa Bankole  
Technical Coordinator  
Developer Services – Wastewater

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

T 0800 009 3921  
I [www.thameswater.co.uk](http://www.thameswater.co.uk)

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



**Request for Second CCTV Survey**

Site Address: **Medius House, 63-69 New Oxford Street, London, W1D 2ES**

**Building over or close to a public sewer reference number: DS6068711**

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

*Please contact .....on telephone number .....*

*to arrange a second CCTV survey.*

Signed.....

Date.....

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

T 0800 009 3921  
I [www.thameswater.co.uk](http://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', 6<sup>th</sup> 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 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  
3<sup>rd</sup> Floor West  
Clearwater Court  
Eastern Road  
Reading  
RG1 8DB

T 0800 009 3921  
I [www.thameswater.co.uk](http://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' 6<sup>th</sup> 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  
3<sup>rd</sup> Floor West  
Clearwater Court  
Vastern Road  
Reading  
RG1 8DB

T 0800 009 3921  
I [www.thameswater.co.uk](http://www.thameswater.co.uk)

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