

**anglianwater**

**BUILDING OVER OR NEAR TO A  
PUBLIC SEWER**

**GUIDELINES**

**July 2010**

# **Building over or near to a public sewer Guidelines**

## **List of contents:**

- 1.0 Introduction.**
- 2.0 Is there a public sewer within the vicinity of your proposed building works?**
- 3.0 Alternatives to building over/near the public sewer.**
- 4.0 Information that we require to assess your application.**
- 5.0 How we assess your application to build over/near the public sewer.**
- 6.0 Proposals that do not comply with Part H4 of the Building Regulations 2000.**
- 7.0 General requirements:**
  - 7.1 Foundation design.**
  - 7.2 Piling works.**
  - 7.3 Existing manholes.**
  - 7.4 Pumped/rising mains.**

## 1.0 - Introduction

Anglian Water is responsible for maintaining thousands of kilometres of public sewers to ensure the safe removal of waste from domestic and commercial properties. These sewers are often located within the boundaries of private properties and sometimes within the vicinity of buildings. Building works can affect these sewers and it is the responsibility of Anglian Water to ensure they are not damaged and that no works are carried out that will jeopardise Anglian Water's ability to maintain these sewers in the future.

Anglian Water will need to be made aware of all works within 3 metres of the public sewer and this is necessary as the additional weight of a building above or close to a sewer may damage the sewer, which in turn could cause damage to the building. This could also cause flooding and have a detrimental impact on the drainage from adjacent properties and should this occur the sewer might need to be replaced at short notice, which could require the demolition of part or all of the building.

It is illegal to undertake any works which may interfere with or damage the public sewer and should Anglian Water become aware that works have been carried out close to or over a sewer without our approval, we are able to take legal action against the offending party and to recover costs. Even if the works are not identified by Anglian Water at the time of construction, we are likely to be made aware when the property is sold and if the relevant approvals/agreements have not been sought and obtained, the sale of your property could be jeopardised.

Please be aware that whilst you may have obtained planning permission for your proposed works, this does not grant approval for you to build over or near to the public sewer. The sewer build over/near issue is not addressed by the Building Control body until you submit your building regulations application; however, we strongly recommend that you contact Anglian Water prior to making your application.

## 2.0 - Is there a public sewer within the vicinity of your proposed building works?

The first step is to establish whether there are any public sewers within the vicinity of your proposed building works. To obtain a copy of Anglian Water's sewer records please log on to the Geodesys website [www.geodeys.com](http://www.geodeys.com) click on mapping services or contact Geodesys on 01480 323889.

There is a charge for the provision of this information and please note that the location of the sewer on our sewer records is provided as a guide only. The exact line, depth and size of the sewer must be established on site by you **before** you provide us with details of your proposed works.

You are also able to visit your local District Council Office to view a copy of the public sewer records.

Please note that some public sewers are not indicated on the sewer records and this is especially likely if your property was constructed prior to 1 October 1937. Sewers that serve two or more properties built before this date are often referred to as Section 24 sewers; however they are effectively public sewers and must be treated the same way as a public sewer indicated on the sewer records.

If you are planning work to a pre-1937 property and there are no sewers shown on the records, please contact us before progressing with your proposed building works.

If there is a public sewer within the vicinity of your proposed works, The Building Control body are legally obliged to consult us regarding your proposals. We do, however, recommend that you consult with us prior to making a Building Regulations application, as your proposals may need to be altered to accommodate the public sewer.

### **3.0 - Alternatives to building over/near the public sewer**

Whilst we appreciate that building over/near the public sewer cannot always be avoided, we strongly recommend that it is avoided where possible.

The modification of your proposals to ensure adequate clearance between the sewer and the new building(s) is often the easiest and cheapest option and removes the likelihood of sewerage works affecting the building in the future.

If it is not possible to alter the position of the building, we will consider allowing you to divert the sewer and you are able to apply for a sewer diversion under Section 185 of the Water Industry Act 1991.

If a sewer diversion is acceptable you will be required to enter into a legal agreement to allow you to divert the public sewer and the cost of carrying out the works must be borne by you. There are also fees payable in association with the agreement and we will provide details of these on request.

If you require a sewer diversion application form please contact us on 0845 606 6087 or download a form from the Anglian Water website [www.anglianwater.co.uk/developers](http://www.anglianwater.co.uk/developers), click on the right hand link for 'Application forms and information sheets'.

## 4.0 - Information that we require to assess your application

Once we are satisfied that the alternatives identified in Section 3.0 of this document, are not feasible we will require the following information to enable us to assess your build over/near proposals:

- Site location plan.
- A plan indicating the proposed building(s) in relation to the public sewer and associated manholes and other existing buildings on the site. Please note that the sewer position must be the position verified on site and **not** simply the line taken from the sewer records.
- A section through the proposed foundations indicating the relationship between the sewer and proposed foundations.
- Sections and elevation of the proposed building(s).

This information must be sent to the following address:

**Anglian Water Services Ltd  
Developer Services  
PO Box 495  
Huntingdon  
PE29 6YY**

Failure to provide the required information will delay the processing of your application.

## **5.0 - How we assess your application to build over/near the public sewer**

If the alternatives outlined in Section 3.0 of this document are not feasible we will firstly assess your application against the criteria contained within Part H4 of The Building Regulations 2000. If your application conforms to the following criteria, your application is likely to be acceptable to Anglian Water:

- The built over sewer is 3 metres deep or less.
- The built over sewer is 225mm diameter or smaller.
- The built over sewer length is 6 metres or less and does not include any manholes.
- There is a suitable diversion route to enable the sewer to be re-laid in the future should this become necessary.
- A suitable foundation design has been provided to ensure that the loads from the building do not have a detrimental affect on the sewer.
- The sewer is not pressurised ie a pumped or rising main.

When and if we deem your proposals compliant with Part H4 of the Building Regulations 2000 we proceed in one of two ways depending on the stage your proposals have progressed to.

If, as we recommend you have consulted us before submitting a Building Regulations application we will provide you with a letter of approval in principle, which you can issue to Building Control along with your Building Regulations application. As your proposal will be within 3 metres of the public sewer, the application must be a Full Plans application and not a Building Notice.

Building Control remain obliged to consult us regarding your application, however, providing your proposals remain consistent with those approved in principle, we will confirm approval to Building Control as a matter of course.

If we are consulted regarding your application by Building Control, ie you have already made your Building Regulations application we will issue an approval letter to you and copy the same to the Building Control.

## **6.0 - Proposals that do not comply with Part H of the Building Regulations 2000**

Should your proposal not comply with Part H4 of the Building Regulations 2000, we are under no obligation to permit a build over/near. We will, however, give due consideration to your proposals and assess your application in terms of the following:

- Does the proposal allow the building to be constructed without causing damage to the sewer?
- Will we have sufficient access to the sewer for maintenance when the building works have been completed?

Should the answer to either of the above be 'no', your application is likely to be rejected.

If and when we deem your proposals acceptable we will proceed in one of two ways, depending upon the stage your proposals have progressed to.

If, as we recommend you have consulted us before submitting a Building Regulations application you will be required to enter into a Build Over Agreement which you can copy to Building Control along with your Building Regulations application. As your proposal will be within 3 metres of the public sewer, the application must be a Full Plans application and not a Building Notice.

Building Control remain obliged to consult us regarding your application, however, providing your proposals remain consistent with those contained in the agreement, we will confirm approval to Building Control as a matter of course.

If we are consulted regarding your application by Building Control, ie you have already made your Building Regulations application, you will be required to enter into a Build Over Agreement and we will advise Building Control when the Agreement has been completed.

The Build Over Agreement provides formal authorisation for you to build over/near the public sewer and grants Anglian Water the right to recoup any additional costs incurred as a consequence of the development from the property owner. The agreement will be registered as a charge against the property and the obligations contained within the agreement will be binding on future property owners.

We charge a one off fee for the provision of the Build Over Agreement and the Agreement will not be authorised by Anglian Water until payment has been made.

Please note that until the Agreement is authorised, our formal approval to build over/near has not been granted. If you require a draft copy of this Agreement please call us on 0845 606 6087.

## 7.0 - General requirements

### 7.1 - Foundation design

Foundations that are located above or within the vicinity of the public sewer must be designed to ensure that no loads are imposed on the sewer and to allow the sewer to be re-laid in the future, without the excavation undermining the building. Furthermore the proposals must comply with part A2 of the Building Regulations and demonstrate that the foundations will adequately and safely transfer the loadings from the superstructure to the ground.

Where the sewer is to be built over and is passing through the wall of the building, the foundation must bridge the sewer with a suitably designed reinforced lintel. There must be a minimum of 150mm between the underside of the lintel and the sewer, with some form of compressible material placed between the sewer and the lintel. The foundations on either side of the sewer must be constructed to a level below the pipe bedding and the foundation must be adequately separated from the pipe surround/bedding material.

### 7.2 - Piling works

Extreme care must be taken when piling works are taking place within the vicinity of public sewers.

The position of the sewer must be established by survey or if the piles are within one metre of the sewer, trial holes should be excavated to establish the exact sewer position. Should the depth of the sewer prohibit the excavation of trial holes, the sewer must be electronically traced using sonding equipment. The accuracy of sonding equipment reduces with depth and this must be taken into account when considering the sewer position/piling layout. Anglian Water does offer a sonding service, however, the cost of this service will be recharged to you.

If the piles are within one metre of the sewer, a before and after piling CCTV survey of the sewer must be provided to record the condition of the sewer and to ensure that the piling operations have not damaged the sewer. Both surveys must be provided at your cost.

The minimum clearance between the outside face of the sewer and the closest pile must be a minimum of twice the pile diameter. Piles must be auger bored to avoid soil displacement damaging the sewer.

We will require a method statement for the piling operation from the piling contractor for our approval **before** works commence on site.

### 7.3 - Existing manholes

Under no circumstances will the building over of manholes be permitted. The building over of manholes prevents access to an important part of the sewerage

infrastructure and could also result in flooding of the property should the sewer become blocked or surcharged.

It may be feasible to replace the manhole with a section of pipe, however, this may not be possible in all circumstances as the manhole may accommodate a change of vertical or horizontal alignment. Should the removal of the manhole be acceptable, it may need relocating as a new manhole, built to our requirements, at your cost. Manhole construction details are available on request.

Where relocation/removal is not possible the proposal must be amended to avoid the manhole and if this is not possible your application will be rejected.

#### **7.4 - Pumped/rising mains**

The building over of pumped/rising mains is not permitted under any circumstances.

A minimum of 3 metres clearance is required on both sides of the main and the foundations must be designed to ensure no loads are imposed on the main and to permit replacement of the main in the future. Under certain circumstances if should the main be a large diameter or deeper than normal, we reserve the right to request in excess of 3 metres clearance.

Before we are able to assess your application, the main must be located by hand excavated trial holes and we will require a method statement for the trial holes before work takes place to ensure they are carried out correctly.

Our site staff must be in attendance when the trial holes are excavated to discuss and agree how the works will be carried out. Our Operations Team must also be in attendance to enable the pumps to be turned off should the main be damaged.

Please note that any costs incurred by Anglian Water due to the main being damaged by you or your contractor, eg tankering/repair costs will be recharged to you.