

# General requirements regarding building over or near to the public sewer

## 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.

## 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 1 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 1 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.

## Existing manholes (including all access points)

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 maybe 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.

## **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 ie 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.