



Simon Baker
Baker & Associates Ltd
Wessex House
Upper Market Street
Eastleigh
Hampshire
SO50 9FD

Your ref

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Our ref

DS_BOS-122093

Date

08 February 2021

Contact

Tel 0330 303 0119

Dear Mr Baker,

Building Over/Adjacent to Public Sewers - Building Regulations 2010 (as amended).
Location: 8 Kings Road, Emsworth, Hampshire, PO10 7HN.

Thank you for the revised plan, drawing number **P1736-C-501 Rev P5**.

We have reviewed your application, the plans and the CCTV survey recently carried out on the public sewer affected by your proposed rear extension, at the above site address. We are prepared to grant conditional approval to build over/near the public sewer at this address. This is not an approval of your proposed plans but an approval to build over and near the sewer subject to you meeting the following conditions:

1. No structure (footings, walls etc) running parallel to the line of the existing as well as proposed realigned public 100mm vitrified clay (VC) foul sewer is permitted within 500mm of this sewer/manhole under the proposed extension and no structure (footings, walls etc) running within 500mm from the proposed diverted/rerouted public 150mm vitrified clay (VC) foul sewer will be permitted at outside of the extension.
2. Where within 3.00 metres of the public sewer, foundations must be taken to a minimum of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 0.61m below ground level at the time of survey.
3. Southern Water does not permit internal public manholes, a new extension to be built over or within 500mm of public sewer/manhole **or where there is a change-in-direction as well as change-in-diameter of the of pipework (sewer/manhole)**. Therefore, the existing public manholes 263D and 264D along with the affected length of the existing 150mm sewer pipes, needs to be removed and rerouted by new 100mm vitrified clay material pipe in a straight line under the proposed extension and by new 150mm vitrified clay material pipe in a straight line at outside of the extension. The new pipework should be laid on a 150mm thick granular bed

& surround in accordance with the Design and Construction Guidance and reconnected to the existing sewer line via manholes at each change-in-direction/change-in-diameter of pipework. The proposed new manholes on the public sewer line would need to be built in either concrete sections or engineering brick as per Figure B21 or Figure B24 in Design and Construction Guidance specification and would need to be constructed **at least 500mm from the foundations/walls of the building to the outside face of the chamber**. However, in this case the additional manholes will be treated as “**pinch point**”. It should be noted that any existing private connections to the sewer will have to be reconnected to the new manholes or to the new pipework by oblique or Y connections using vitrified clay material pipe fittings.

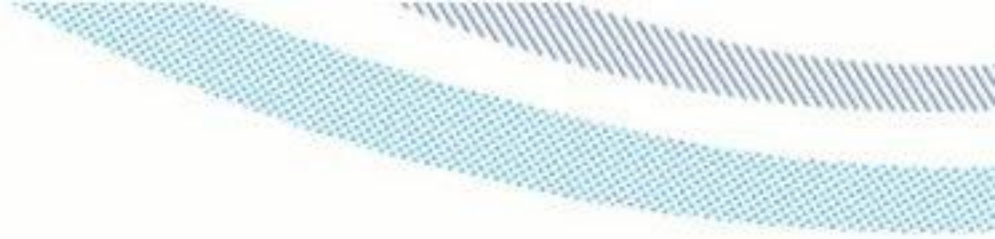
4. The sewer is to be bridged by PCC lintels (where applicable). Please ensure that no additional load is transferred onto the sewer, adequate protection is provided, and construction works adheres to Building Control specifications.
5. **The rerouted vitrified clay pipework and new manholes need to be inspected by the Southern Water Clerk of Works.** Please note that a minimum of 48 hours notice will be required for a Clerk of Works visit and any new pipe work and connections should be left exposed and not back filled so that they can be viewed by the Clerk of Works carrying out the inspection. **The Clerk of Works for your area is Mick Vince and his contact number is – 07803 259227.**
6. Any new connections to the public sewerage system will require a **Section 106 Sewer Connection application** to be submitted and approved by Southern Water.
7. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Should these conditions conflict with your proposed development, it will be necessary to revise your proposal(s) and drawing(s). Please resubmit the revisions to us.

We refer you to Southern Water's Health and Safety Advisory which can be viewed in the Developer and Builders section of the Southern Water website as in the link below:

southernwater.co.uk/developing-building/health-and-safety

This approval is given on the basis that you will review the advisory information and take the necessary actions with regards to Health and Safety.



If any further information is required regarding this matter, please do not hesitate to contact us on the above telephone number.

Yours sincerely,



Ashley Marshman
Head of Business Channels
Business Channels