

Declaration of works



Our declaration of works criteria

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How to secure our consent to build over or close to a public sewer or lateral drain

The first thing to do is check if your new building is subject to the Building Regulations. If it is then you may be able to utilise our Building Control Protocol Agreement through your building control inspector and you will not need to fill in this form. For more information please see Page 6 of our guidance document called 'Building Over Sewers', this available on our website at: unitedutilities.com/build-over-sewer.aspx

If your building is not subject to the Building regulations, or you are not in a Protocol area then this guidance will help you to fill out the Declaration of Works. In most cases, consent to build over will be provided by letter.

References to 'pipe', 'pipes' or 'pipework' relate to the public sewers and lateral drains which you're planning to build over or close to.

'Building close to' relates to the extension of an existing property where the new building is within 3 metres of a public sewer and/or lateral drain.

Declaration of works

Building over (or close to) a public sewer or lateral drain



Water for the North West

Declaration of works at:	
Address	
Postcode:	
Names	
and	
are the legal owners of the above property.	

Or, I (your name)	
confirm that I have power of attorney to act on behalf of the legal owners:	
Nature of proposal:	

- 1 United Utilities will consider providing consent to build over or close to public sewers and lateral drains if the build relates to the extension of a domestic property only. The development involves (please insert X where applicable):
- a single-storey extension
 - double-storey extension
 - conservatory/sunroom
 - garage attached to building
 - demountable shed/car port
 - other: please state:
- 2 I/we are not aware of any historic blockages, flooding, odour or other operational issues with the sewer/lateral drain
- 3 I/we are not aware of any easements or restrictive covenants which would prohibit build works over or close to the sewer or lateral drain
- 4 I/we have either verified that the sewer/lateral drain which I/we propose to build over is in good condition as confirmed by a CCTV survey OR:
- I/we intend to verify the condition of the sewer/lateral drain by exposing the whole length of the pipe which is intended to be built over.
 - I/we acknowledge that liability for rectifying any defects with the sewer/drain rests with me/us. I/we have viewed and understood United Utilities guidance notes
- Note.** If you plan to replace the pipe work, this is not required.
- 5 The public sewer/drain is gravity based foul, storm water or combined from domestic properties (i.e. not pumped)
- 6 Depth of the pipe, from the existing ground level to the pipe channel (invert) is less than 2m
- 7 The diameter of the sewer/drain is 150mm or less
- 8 The sewer/drain is made of: clay plastic
 other (please state):
 requires the prior consent of United Utilities along with agreed protection measures:
- 9 There is no change in diameter, direction, material or gradient beneath the area of the proposed build.
 This can be established by employing a competent drainage contractor who will be able to survey the pipe for you via CCTV.
- 10 The proposed structure will be a minimum of 500mm horizontal clearance of any public access point (manhole, inspection chamber or rodding eye).

- 11 The proposal does not involve an infill structure from one boundary to another where there are already structures to both sides – e.g. an extension which extends across the whole width of the garden, in instances where adjoining terraced properties have also done this.
- 12 The development proposals will utilise strip/trench fill foundations.
- 13 Excluding where the sewer may pass through a load-bearing wall, 500mm horizontal clearance will be achieved between the edge of the new foundations and the sewer/lateral drain (see detail D in guidance).
- 14 Where foundations are within 1m of the sewer/lateral drain (horizontally), they will be formed at a depth of no less than 150mm below the pipe invert level (see detail D in guidance).
- 15 If the sewer/lateral drain passes through a load-bearing wall, it will be protected in line with H4 [Building Regulations 2000] and/or supplementary technical drawing set out in our guidance document.
- 17 A minimum of 300mm headroom will be achieved between the underside of a suspended floor slab and the crown of the sewer/lateral drain, as per the details set out in our guidance document.
- 18 When building close to a public sewer or lateral drain, please confirm the shortest horizontal distance from the external face of your building to the pipe:
 Distance in metres:
 Not applicable

I/we confirm that my/our development proposals comply with the above points. I/we also accept that any discrepancies with information relied upon within this document which is later revealed, or any failure to adhere to elements such as establishing the pipe condition (repairing any defects), will render United Utilities consent invalid.

Signed:		Date:	
Signed:		Date:	

Return your completed form to wastewaterdeveloperservices@uuplc.co.uk or post it to

**United Utilities Developer Services, Grasmere House
 Second Floor, Lingley Mere Business Park, Great Sankey,
 Warrington, WA5 3LP**

Consent criteria

You will need to establish and confirm:	We'll say yes, if...	We'll say no, if...	Further advice:
<p>1. The type of building works.</p>	<p>Your development involves a single or double storey residential extension, conservatory, annexe or garage which is attached to the existing property.</p>	<p>Your development involves the construction of a new residential property, the extension of industrial and commercial property or any detached ancillary buildings or structure.</p>	<p>We cannot permit a build over/close to for the following:-</p> <ul style="list-style-type: none"> X New residential properties X Extensions of industrial and commercial properties X Detached ancillary buildings or structure X If the pipe to be built over/close to is found to be defective and not repaired X The pipe diameter, direction, material or gradient changes beneath the area of the proposed build and cannot be replaced/ removed. X If you are unable to relocate the access point, i.e. access is on junction of sewers or a change of direction X Your proposal involves an infill structure from one boundary to another where there are already structures on both sides X Pressurised pipes such as rising mains and water mains.
<p>2. I/we are not aware of any historic blockages, flooding, odour or other operational issues with the sewer/lateral drain.</p>	<p>You are not aware of any historic blockages, flooding, odour or other operational issues with the sewer/lateral drain.</p>	<p>You have had reason to contact United Utilities or another drainage professional as a result of problems with the sewers or lateral drains within your property and these have not been repaired.</p>	<p>This may be a sign of issues with the sewer or drains which may or may not be resolved, building over problematic sewers is not allowed. Please see information on defective sewers at the back of this document.</p>
<p>3. Are you aware of the presence of an easement or restrictive covenants which prohibit building?</p>	<p>You are not aware of easements or covenants which relate to the pipework which you propose to build over/close to.</p>	<p>You are aware of easement/covenants which relate to the pipework which you propose to be built over/close to.</p>	<p>Legal easements on pipes are quite rare but if you suspect that there is one on a sewer crossing your property the details of any easements should be included with your property deeds and will detail any rules around building near to sewers.</p>
<p>4. The pipes condition (where existing pipework is not being replaced).</p>	<p>Pipe is in good condition. This can be established by exposing the length of pipe which will be built over or the completion of an internal CCTV survey.</p>	<p>The pipework is found to be defective and is not repaired.</p>	<p>This can potentially be resolved if the pipe is replaced.</p> <p>For further information please see our alterations page at the back of this document.</p>

Consent criteria continued...

You will need to establish and confirm:	We'll say yes, if...	We'll say no, if...	Further advice:
5. The sewer or lateral drain is a gravity flow pipe.	The pipe freely flows and is not pressurised.	The pipe is a pressurised main.	This can potentially be resolved if the sewer can be diverted and the customer is prepared to enter into Sewer Diversion Agreement in accordance with S.185 Water Industry Act 1991. Please see unitedutilities.com/sewer-diversion.aspx for more details.
6. Depth of the pipe from the existing ground level to the pipe channel (invert).	2m or less.	Greater than 2m.	Pipes deeper than 2m but less than 3m may fall under our protocol agreement with Building Control Bodies who can sign off some works on our behalf. For more information please see our 'building over sewers guide' at unitedutilities.com/build-over-sewer.aspx
7. The pipe's internal diameter. These typically relate to standard sizes, 100, 150, 225mm or the equivalent 4, 6, 9 inches.	If the pipe has an internal diameter of 150mm (6 inch) or less, consent will be issued via letter, if approved.	The pipe is larger than 150mm internal diameter but your development may fall within our 'protocol' arrangement which will allow for slightly larger pipes.	This can potentially be resolved if either the size or shape of the building works is altered or the sewer is diverted using the Diversion process. Larger pipes (over 225mm or 9 inches) will need a full enquiry form filling out. Please see the Developer Services section of our website for more details.
8. The pipe material.	Clay, plastic.	Pitch fibre, brick, asbestos cement.	This can potentially be resolved if the pipework is replaced before building works begin.
9. The pipe continuity under the new building.	The pipe does not change in diameter, direction, material or gradient beneath the proposed new building.	Diameter, direction, material or gradient clearly changes beneath (or close to) the area of proposed build.	This can potentially be resolved if the pipework is replaced and/or realigned before building works begin.

Continued overleaf...

Consent criteria continued...

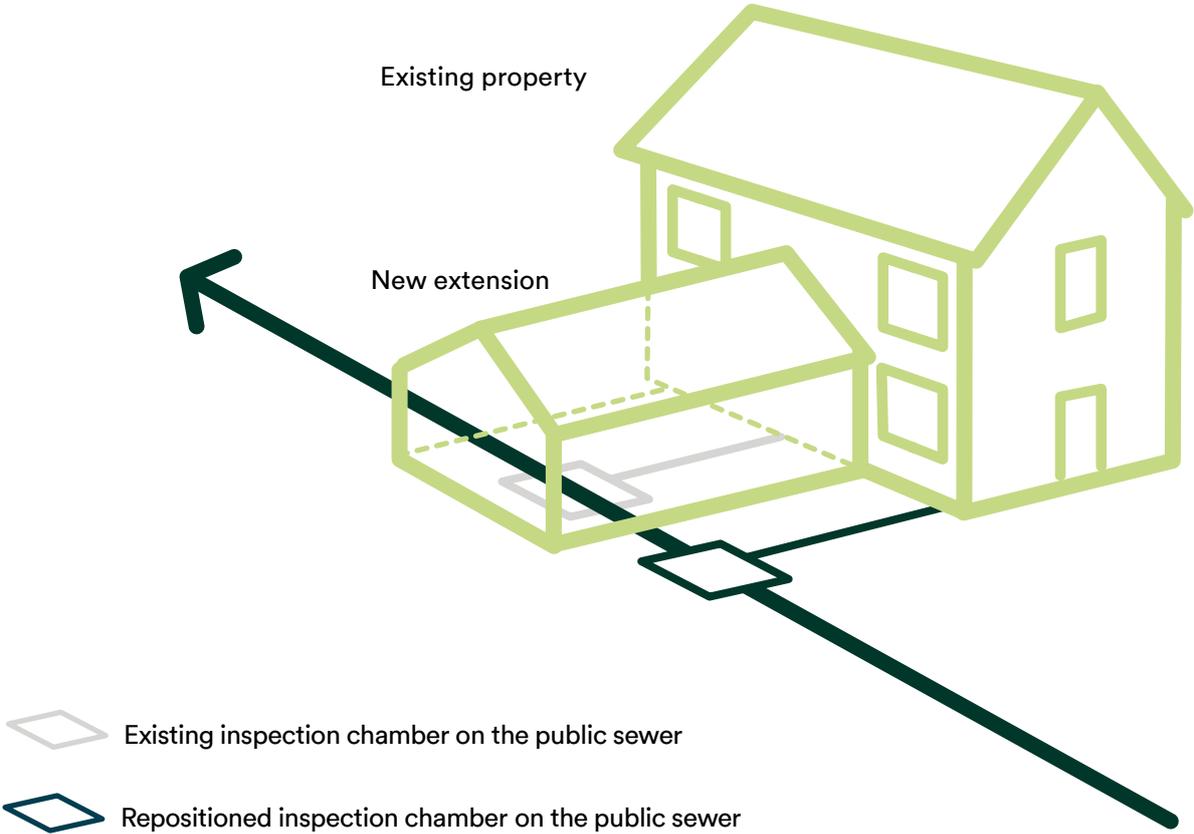
<p>10. Existing access points. This relates to manholes, inspection chambers and rodding eyes.</p>	<p>Your building will not be over the existing access point and is a minimum of 500mm from the new build.</p>	<p>You are unable to meet the minimum 500mm clearance requirement or the existing access will be under the new building.</p>	<p>This can potentially be resolved if the affected access can be repositioned or the shape of the build/extension is adjusted to meet this requirement. See Detail A</p>
<p>You will need to establish and confirm:</p>	<p>We'll say yes, if...</p>	<p>We'll say no, if...</p>	<p>Further advice:</p>
<p>11. Overall length of pipe (sewer) with no external access. This is only applicable for terraced properties where building works over a sewer are proposed across the whole width of the garden.</p>	<p>You do not intend to build across the full width of your garden. If you do, external access to the sewer is available via the adjacent neighbour's garden.</p>	<p>You intend to build across the full width of your garden and your neighbours have also done the same. This will result in a situation where there is no external access to the sewer across three or more adjoining properties.</p>	<p>This can potentially be resolved if suitable alternative access arrangements to the public sewer network can be provided by amending the shape of your building. See Detail B</p>
<p>12. The type of foundation which you intend to use.</p>	<p>Your building relies on traditional strip or trench fill foundations. See Detail C</p>	<p>Your building will use another form of foundation design e.g. pad, piling, raft, cantilever, etc.</p>	<p>If your development falls within our protocol agreement criteria then your appointed building control body may be able to sign this off on our behalf. Please see our building over sewers guide www.unitedutilities.com/build-over-sewer.aspx</p>
<p>13. Foundation positioning. Distance between the pipe and foundations.</p>	<p>The foundation design protects the pipe where it passes nearby. See Detail D The foundations which support the walls which do not cross the sewer, must have a minimum 500mm horizontal clearance between the edge of the new foundations and pipe.</p>	<p>Your foundation design cannot achieve 500mm clearance from the pipe.</p>	<p>This can potentially be resolved if a detail is submitted to us showing how the pipe will be protected during and after works. Your builder, architect, engineer or surveyor may be able to provide this for you.</p>
<p>14. Depth of your foundation in relation to the pipe.</p>	<p>Your foundations are designed to be at least 150mm below the pipe.</p>	<p>Required foundation depth cannot be achieved.</p>	<p>This can potentially be resolved if alternative foundation proposals are submitted and agreed. See Detail D</p>

Continued overleaf...

Consent criteria continued...

You will need to establish and confirm:	We'll say yes, if...	We'll say no, if...	Further advice:
<p>15. Protecting the pipe where walls/ foundation are built and cross over.</p>	<p>Your foundation design complies with the Standards set out within H1 Building Regulations and United Utilities. See Detail E</p>	<p>The minimum lintel requirements cannot be achieved.</p>	
<p>16. Distance between the floor of the new building and pipe.</p>	<p>Your design incorporates a minimum of 300mm headroom between the underside of the new floor slab and the pipe. See Detail D</p>	<p>Your design cannot provide 300mm of headroom between the underside of the new floor and the pipe.</p>	
<p>17. The distance from the external face of your build or pipe in meters.</p>	<p>If your build and its foundations are deeper than our sewer / lateral drain. See Detail D</p>	<p>Your building and its foundation are likely to transfer an additional load (weight) onto the sewer / lateral drain via the surrounding ground.</p>	<p>Please confirm the distance between our sewer or lateral drain and the external face of builds foundation. If this distance varies, (e.g. the pipe is diagonal to the build), please attach a plan with dimensions to your submission.</p>

Detail A



Please note: Diagrams not to scale

Detail B

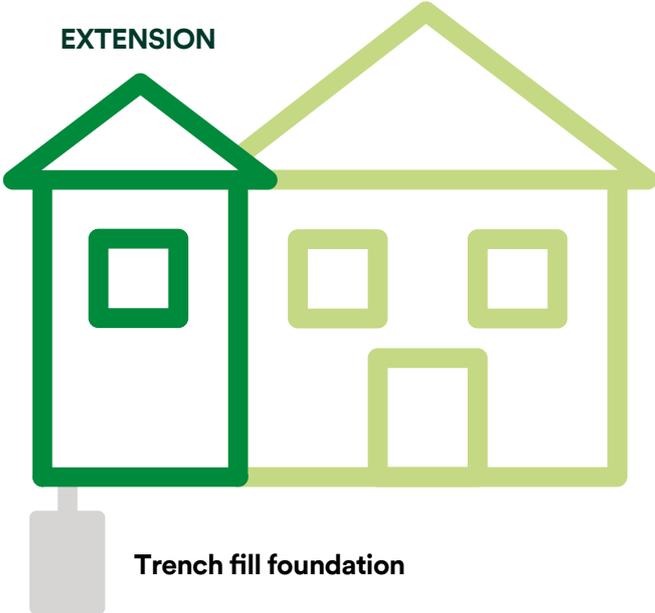


Key:

- 1** Length of pipe built over is not acceptable as it is over six metres long, with no space for access
- 2** This can be overcome by amending the shape of the building and repositioning the existing access

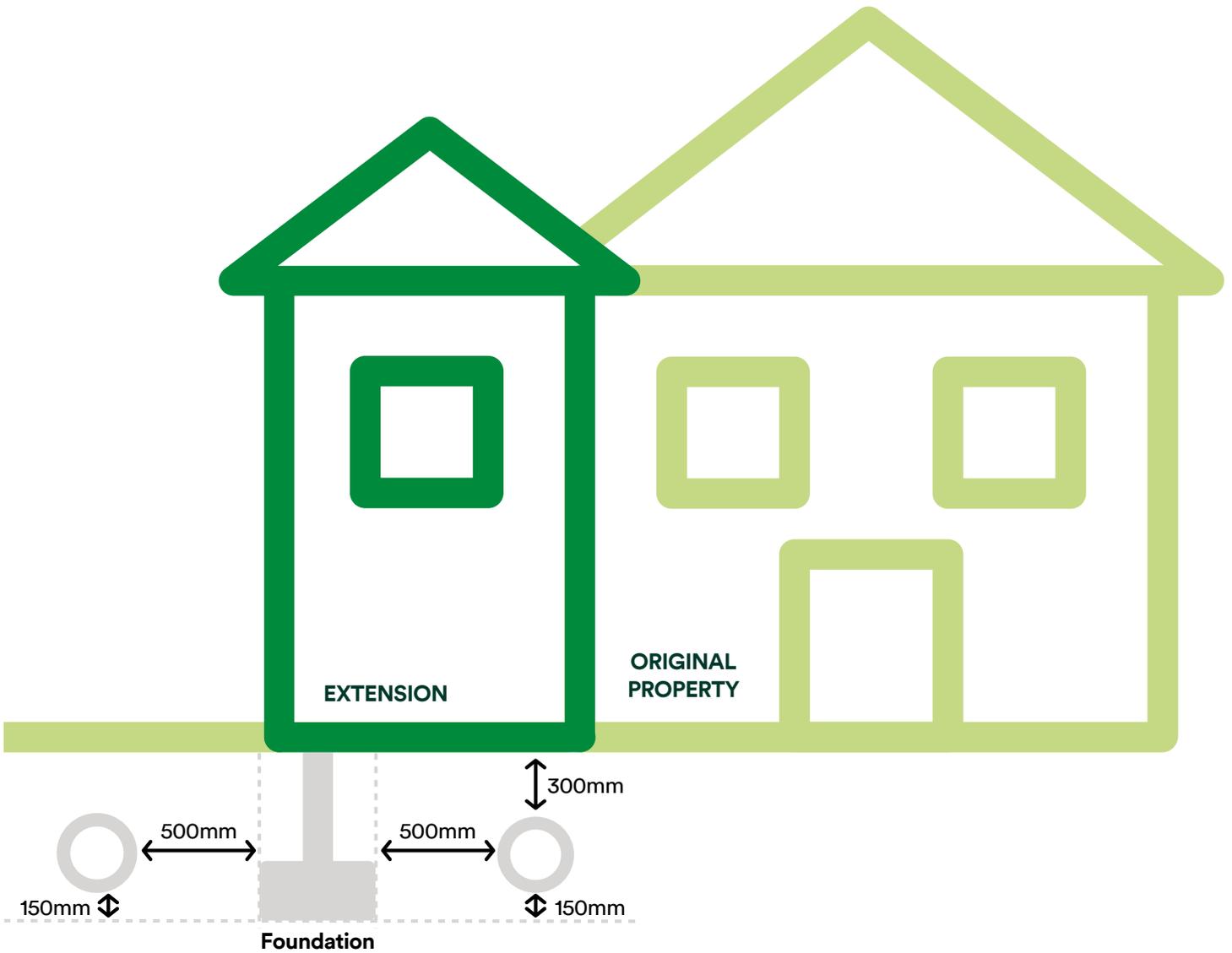
Please note: Diagrams not to scale

Detail C



Please note: Diagrams not to scale

Detail D



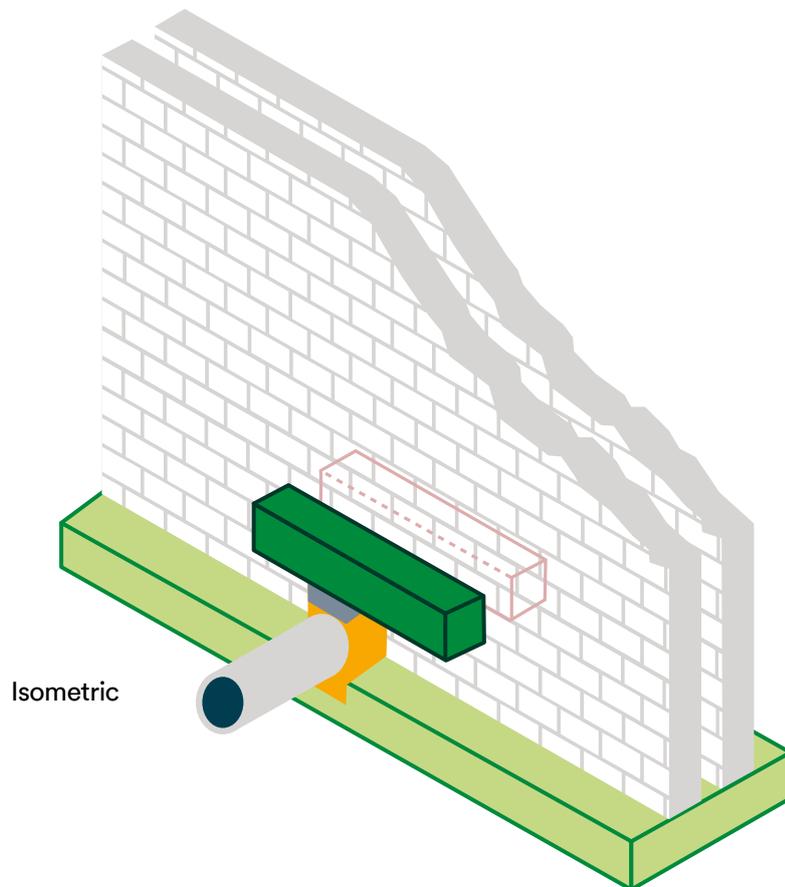
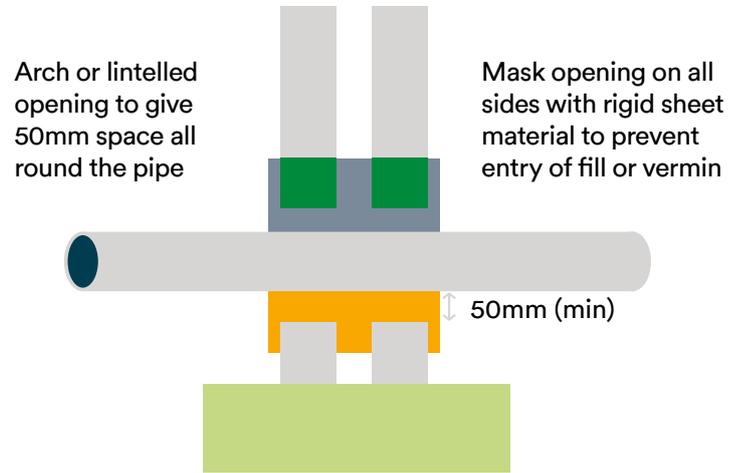
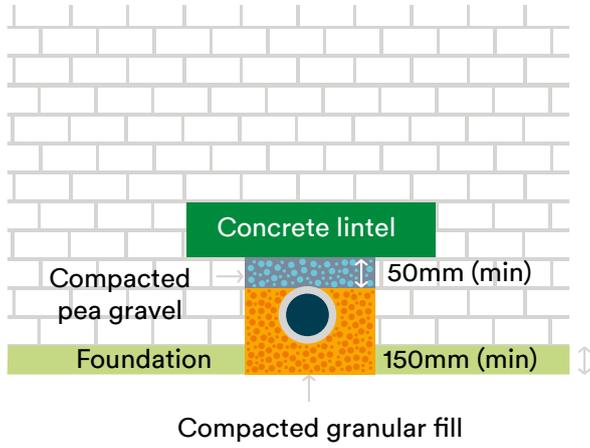
Minimum 500mm horizontal clearance between foundation and sewers.

Depth of foundation in relation to the pipe should be 150mm within one metre horizontally

 Example of existing sewer run below or next to new building

Please note: Diagrams not to scale

Detail E



Please note: Diagrams not to scale

Other useful information

If you need to undertake any alterations to a public sewer or lateral drain, such as repositioning an existing inspection chamber, or replacing a defective pipe, the scope of the work will need to be agreed in advance with us. Please submit detail of your proposed alterations to wastewaterdeveloperservices@uuplc.co.uk

United Utilities will not permit a new building over or near to any defective sewer and reserve the right to withhold permission to build over until all defects are rectified.

United Utilities have a responsibility to carry out repairs to defective sewers, however this work would be prioritised according to customer impact, risk and business needs. Therefore the time scales involved in arranging any works may not be conducive to your building works. In certain circumstances, to facilitate the building works and only where United Utilities classify the defects as no immediate risk to customers, then permission may be given to the applicant to carry out a repair. This will be at the developer's own expense and any permission to carry out works would be assessed on a site by site basis.

You and your contractor will also need to take account of the following requirements prior to any works:

Any work undertaken on the public sewerage network needs to take account of a host of hazards including, but not limited to: confined spaces, working at depth and the potential presence of toxic/explosive gases.

Working on or entering the public sewer (including CCTV survey work, altering the public sewer or public sewer manholes)

All of United Utilities wastewater assets fall under the 'Dangerous Substances and Explosive Atmospheres Regulations' (DSEAR) and as such all sewers are classed as 'zone 2'. This means that any CCTV survey equipment used within the sewers needs to be intrinsically safe (Ex rated) as to not cause ignition or spark in a potentially explosive atmosphere.

For access to work on the public sewer network, please visit our website www.unitedutilities.com/builders-developers/working-near-our-assets/ for more information on what you need to do.

Ready to Build? Here's a handy checklist to make sure you've got everything covered...



Identify whether there are any public sewers or lateral drains within the area of your proposed build

- Look for details of a drainage arrangement included with the legal documents for your house
- Seek the advice of your designer/architect, preferred builder or other suitably qualified professional
- United Utilities does not currently offer a sewer tracing service.



Check our consent criteria

- Establish whether your build will be able to satisfy our criteria and whether any alterations to our network are necessary.



Complete and submit a Declaration of Works or make a full application

- We also need to see details of your proposals drawn on a plan (to scale) showing foundation details, location of the sewer and sewer access points (manholes or inspection chambers).
- Submission of these details will enable us to review your declaration and inform you of the next steps in the process.

Send your completed Declaration of Works form to:



**United Utilities Developer Services
Grasmere House Second Floor
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Make sure you have:

- Completed all parts of the form
- Signed the form
- Included details from any CCTV survey you may have conducted.

Declaration of works

Building over (or close to) a public sewer or lateral drain



Water for the North West

Declaration of works at:	
Address	
Postcode:	
Names	
and	
are the legal owners of the above property.	

Or, I (your name)	
confirm that I have power of attorney to act on behalf of the legal owners:	
Nature of proposal:	

1 United Utilities will consider providing consent to build over or close to public sewers and lateral drains if the build relates to the extension of a domestic property only. The development involves (please insert X where applicable):

- a single-storey extension
- double-storey extension
- conservatory/sunroom
- garage attached to building
- demountable shed/car port
- other: please state:

2 I/we are not aware of any historic blockages, flooding, odour or other operational issues with the sewer/lateral drain

3 I/we are not aware of any easements or restrictive covenants which would prohibit build works over or close to the sewer or lateral drain

4 I/we have either verified that the sewer/lateral drain which I/we propose to build over is in good condition as confirmed by a CCTV survey OR:

I/we intend to verify the condition of the sewer/lateral drain by exposing the whole length of the pipe which is intended to be built over.

I/we acknowledge that liability for rectifying any defects with the sewer/drain rests with me/us. I/we have viewed and understood United Utilities guidance notes

Note. If you plan to replace the pipe work, this is not required.

5 The public sewer/drain is gravity based foul, storm water or combined from domestic properties (i.e. not pumped)

6 Depth of the pipe, from the existing ground level to the pipe channel (invert) is less than 2m

7 The diameter of the sewer/drain is 150mm or less

8 The sewer/drain is made of: clay plastic

other (please state):

requires the prior consent of United Utilities along with agreed protection measures:

9 There is no change in diameter, direction, material or gradient beneath the area of the proposed build.

This can be established by employing a competent drainage contractor who will be able to survey the pipe for you via CCTV.

10 The proposed structure will be a minimum of 500mm horizontal clearance of any public access point (manhole, inspection chamber or rodding eye).

11 The proposal does not involve an infill structure from one boundary to another where there are already structures to both sides – e.g. an extension which extends across the whole width of the garden, in instances where adjoining terraced properties have also done this.

12 The development proposals will utilise strip/trench fill foundations.

13 Excluding where the sewer may pass through a load-bearing wall, 500mm horizontal clearance will be achieved between the edge of the new foundations and the sewer/lateral drain (see detail D in guidance).

14 Where foundations are within 1m of the sewer/lateral drain (horizontally), they will be formed at a depth of no less than 150mm below the pipe invert level (see detail D in guidance).

15 If the sewer/lateral drain passes through a load-bearing wall, it will be protected in line with H4 [Building Regulations 2000] and/or supplementary technical drawing set out in our guidance document.

17 A minimum of 300mm headroom will be achieved between the underside of a suspended floor slab and the crown of the sewer/lateral drain, as per the details set out in our guidance document.

18 When building close to a public sewer or lateral drain, please confirm the shortest horizontal distance from the external face of your building to the pipe:

Distance in metres:

Not applicable

I/we confirm that my/our development proposals comply with the above points. I/we also accept that any discrepancies with information relied upon within this document which is later revealed, or any failure to adhere to elements such as establishing the pipe condition (repairing any defects), will render United Utilities consent invalid.

Signed:		Date:	
Signed:		Date:	

Return your completed form to wastewaterdeveloperservices@uuplc.co.uk or post it to

**United Utilities Developer Services, Grasmere House
Second Floor, Lingley Mere Business Park, Great Sankey,
Warrington, WA5 3LP**



About us

United Utilities is the North West's water company. We keep the taps flowing and toilets flushing for seven million customers every day. From Crewe to Carlisle, we work hard behind the scenes to help your life flow smoothly.

United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Warrington WA5 3LP.
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