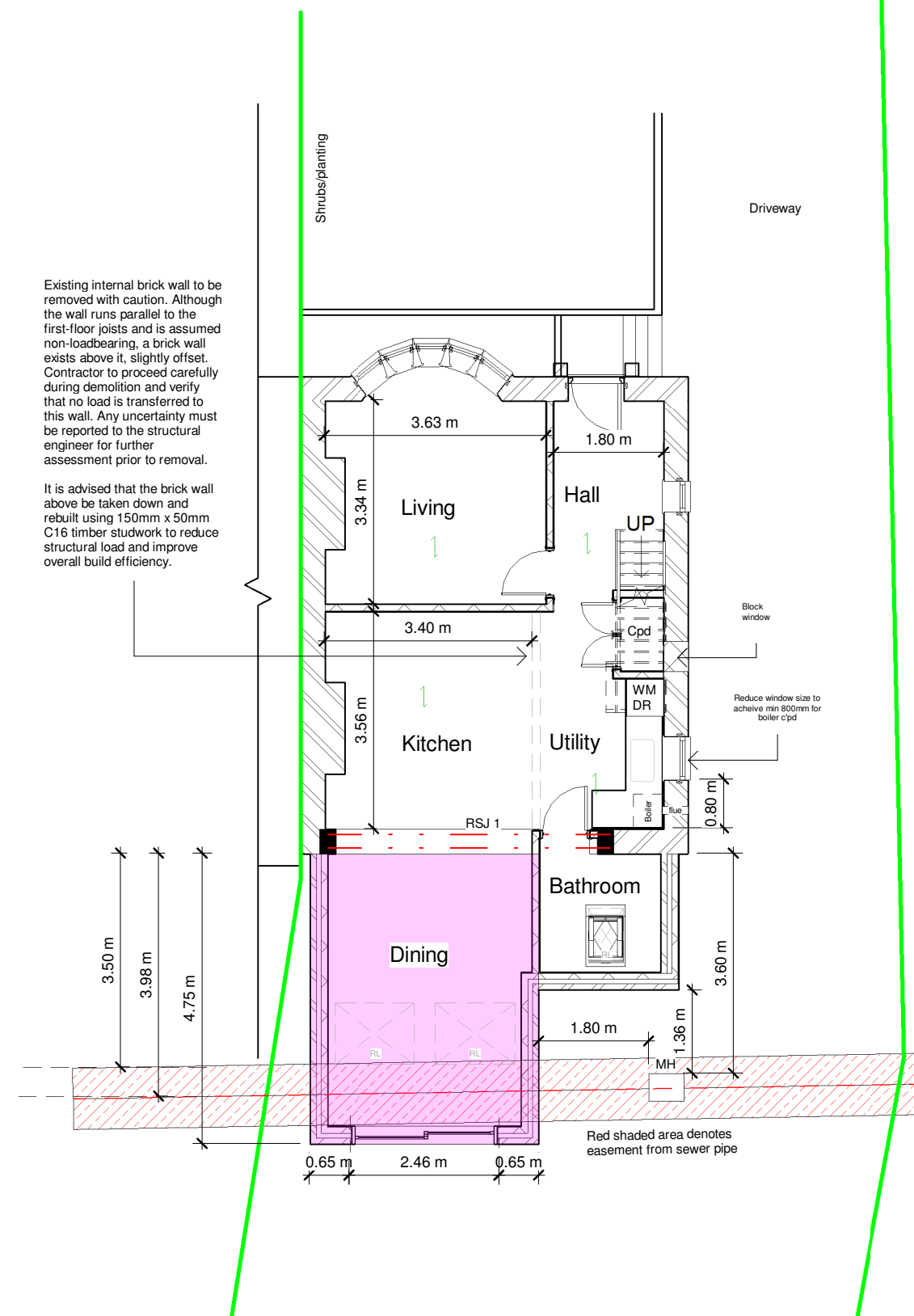




GF
1 : 100

A public sewer (assumed to be 100mm or 150mm diameter) runs beneath the proposed extension footprint.

The sewer is approximately 750mm deep and serves neighbouring properties.

Foundation Design

Traditional strip foundations will be used for the proposed extension.

Foundations will be set below the invert level of the sewer (minimum 150mm clearance) or to the satisfaction of the Building Control Officer and Water Authority.

A minimum clearance of 500mm will be maintained horizontally between the sewer and the outer edge of the foundation where possible.

Where this is not achievable, a bridging detail or lintel arrangement will be provided to protect the sewer from imposed loads.

Construction Methodology

The area is to be marked out accurately, and all services, including the sewer line, will be traced and confirmed before any excavation begins.

Trial pits will be dug to expose the sewer and confirm its position, depth, and condition prior to full excavation.

If required, the local Water Authority will be notified, and an inspection arranged before proceeding further.

Excavation will proceed using hand tools when working within 1 metre of the sewer.

Where foundations cross the sewer, a precast concrete lintel or concrete bridging detail will be installed over the sewer, allowing it to remain accessible and free from direct load.

Concrete will be poured carefully to avoid displacing or damaging the sewer.

Protective measures will be in place to prevent ingress of construction materials into the sewer system.

Drainage and Access Provisions

No manholes are present within the extension footprint, so access for maintenance is not affected.

Drainage pipework connecting to the public sewer will be maintained.

The proposed structure will not compromise access to the sewer for future maintenance.

Should any damage occur to the sewer during the works, immediate steps will be taken to notify the authority and carry out necessary repairs under their guidance.

Health and Safety

All works will be carried out in accordance with CDM 2015 regulations.

Photographic evidence and written records will be maintained throughout the construction period.

Any changes in the scope or conditions encountered will be reported to the local Water Authority and Building Control.

	No.	Description	Date	 www.ccs-solutions.co.uk				PROJECT		CLIENT			
								131 Longford Rd		Mr David Eagle			
				CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET		Date	Project number	Scale (@ A3)	
										05/04/2025	05042025	1 : 100	
										Drawn by	DRAWING NUMBER		REV
										CCS	A303		
										Checked by			
										Client			
Build Over Sewer													