

WHAT HAPPENS IF OUR SEWERS OR DRAINS ARE AFFECTED BY YOUR PROPOSAL?

Where a free of charge visit has confirmed that your proposal will affect drains or sewers which are our responsibility, we will provide you with advice and set out our requirements.

Alternatively, where you or your builder identifies a drain or sewer which may be our responsibility, and is within three metres of the area where you would like to carry out work, it is important that you contact us straight away. Doing this means that we can work with you where your plans or the existing drainage arrangements may need to be modified.

The most common modification that we may need you to carry out is the relocation of manholes or inspection chambers. The reason for this is that we do not allow them to be located internally (even where a sealed cover is used) as this prevents access to our network as well as increasing the risk of internal flooding or smell issues.

WHY DO YOU NEED OUR APPROVAL?

Obtaining planning permission, carrying out work which falls under permitted development or applying for building regulations approval does not give you permission to build over or close to pipes which are our responsibility. Getting our approval will make sure that you and any future owners of the property can have peace of mind that the property and the pipes serving it have been properly safeguarded.

To help you further, we have put together a comprehensive guidance note which is available online at www.nwl.co.uk/developers/building-over-sewers.aspx.

We are happy to help if you would like further advice.

Email: buildingregulations@nwl.co.uk

Telephone: **0191 419 6643**
(Monday to Friday, from 8.00am until 5.00pm)

Write to:
New Development Building Over Team
Northumbrian Water
Leat House
Pattinson Road
Washington
Tyne and Wear
NE38 8LB

NORTHUMBRIAN
WATER *living water*

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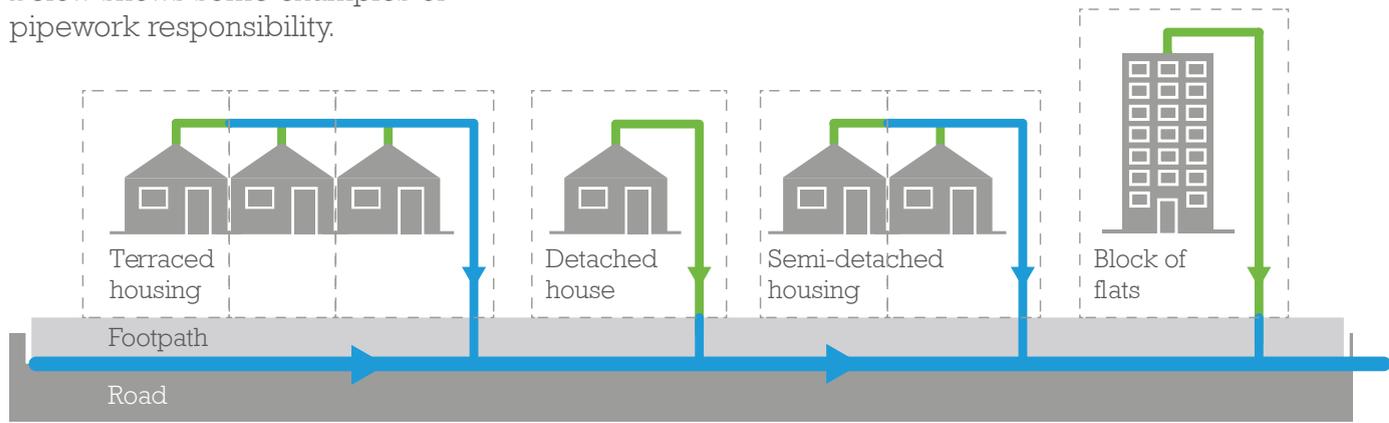


**THINKING
OF
UPDATING
YOUR
HOME?**

Northumbrian Water is legally responsible for over 30,000 kilometres of public sewers. If you are considering an extension to your home or building a new development, we will need to know at the earliest opportunity, as it is likely that you will be building within three metres of our sewerage network.

WHO IS RESPONSIBLE FOR DRAINS AND SEWERS ON MY LAND?

As a property owner, you are responsible for drains that serve only your property and are within your boundary. This includes underground pipes, gutters and downpipes attached to your property. We are responsible for drains serving only your property which are outside of your boundary, as well as sewers serving multiple properties which are within your boundary. The diagram below shows some examples of pipework responsibility.



KEY

Water and sewerage companies responsibility  Occupier responsibility  Property boundary 

If you're thinking of updating your home by adding an extension, annexe, garage, sunroom or conservatory, you will need to confirm whether there are any drains or sewers which are our responsibility on your land. We would encourage you to do this well in advance of any work starting on-site, ideally at the planning stage, to avoid problems such as delays, damage to pipes or you incurring additional costs.

HOW DO I IDENTIFY DRAINS OR SEWERS ON MY LAND?

You may be able to see physical signs of drains or sewers such as manholes or inspection covers like the ones shown in the photographs opposite. If there are no physical signs of drains or sewers on your land or you are unsure of whose responsibility they may be, you can simply contact us and we will arrange a free of charge visit.

You can also view sewer records by visiting our office. These will show any drains or sewers on your land which are mapped*. A copy of these records can also be obtained for a small charge by contacting our Property Solutions team on **0870 241 7408** or online at **www.nwpropertysolutions.co.uk**.

**Please note that almost 50% of our sewerage network is not mapped as a result of the 2011 transfer of private drains.*

