

Notes:

- Invert levels and positions of existing drains / chambers / sewers where new connections are to be made must be checked and confirmed to the engineer prior to the commencement of any works.
- Any part of the existing drainage system to be retained as part of the new scheme shall be cleaned and inspected. Any structural defects shall be repaired using appropriate and approved means.
- All drainage works shall be carried out in accordance with the requirements of the Local Authority and in conjunction with all relevant British Standards, Code for Adoption and Sewerage Sector Guidance May 2021 and any Anglian Water addendums as appropriate.
- All drainage shall comply with the typical details and the requirements of BS EN 752 and Part H of the Building Regulations.
- For setting-out dimensions of SVP's, RWP's etc, refer to Architect's or Mechanical Engineer's drawings. Positions shown are indicative and subject to final design.
- All runs connecting into the public drainage network to be vitrified clay, extra length to BS EN 295 or BS65 with plain sleeved or socketed flexible joints.
- All precast concrete units used in the drainage works shall be manufactured using sulphate resisting cement.
- Manhole covers and frames shall be to BS EN 124 and shall be Kitemarked. Covers and frames shall be heavy duty D400 in carriageways and vehicular areas and medium duty B125 in footways and soft landscaping. All Adoptable Manhole Covers shall be heavy duty D400.
- MH covers in paved areas to have cover & frame orientated 'square' with paving to minimise cut slabs or blocks. Blocks to be bedded in epoxy resin mortar. All recessed covers shall in accordance with the FACTA specification and load ratings.
- Cover levels are to be adjusted locally to suit finished ground levels.
- Where new sewers are constructed within 5m of a new or existing tree the sewer shall be concrete encased against root intrusion. Refer to drainage details.
- All new drainage to be jettied and CCTV surveyed on completion and tested in for water tightness by a suitable method in accordance with Part H of the Building Regulations and the Specification. Contractor to make sure that the drainage is fully operational. Refer to drainage maintenance manual for maintenance details.
- Refer to drainage maintenance manual for maintenance requirements.
- HEALTH AND SAFETY: The works shall be carried out by specialist competent and experienced contractors who are members of a recognised national organisation. Operatives shall have received full and appropriate training for the operations they are to undertake. All work shall be carried out in accordance with all pertinent Health and Safety Regulations.

P01 First Issue	MW GA	13/02/26
Rev. Amendment	Dm Chkd	Date

Drg Status PRELIMINARY Suitability S3

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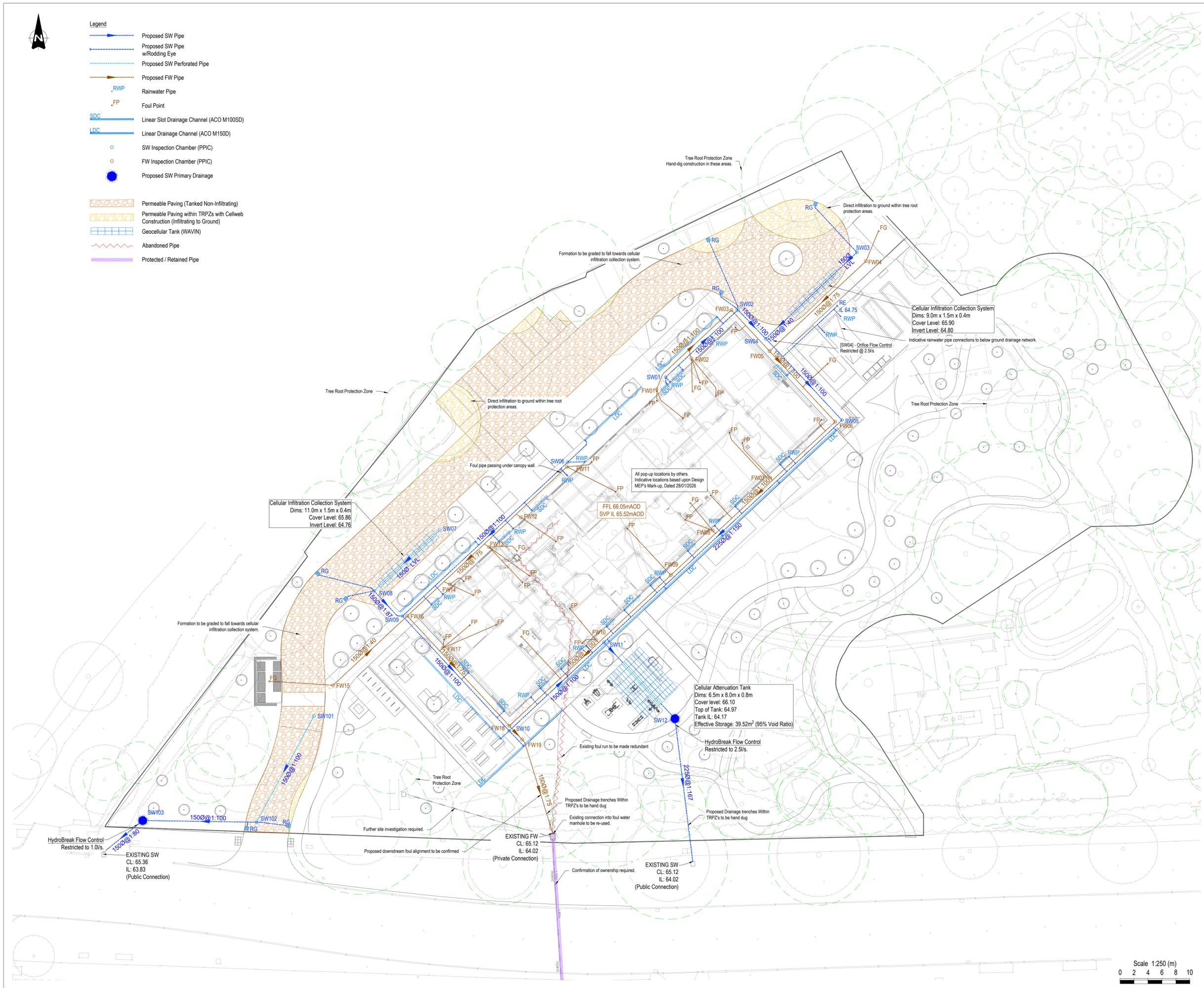
Client Galliford Try

Project **Bexley Road Eltham London**

Title **Below Ground Drainage Layout**

Scales A1 @ 1:250	Project No. X252015
Reviewed Scheme PM	Date 13/02/2026
Reviewed Final	Date

Project Ref	Originator	Zone	Level	Type	Role	Drg No	Rev.
BTLG-AKS	-XX	-XX	DG-C	9201	-P01		



Scale 1:250 (m)  
0 2 4 6 8 10