

Appendix A Existing Topographical and Utility Surveys



SERVICE ABBREVIATIONS

(AC)	Assumed Connection	HV	High Voltage
(AD)	Assumed Tests	Inv	Insert Level
BR	Break Over Limit	LV	Low Voltage
CBL	Cable Loss	(NF)	No further information
D	Depth of service (pipes)	D	Depth to base of pipe
DE	Depth to top of dirt	(R)	From Records
D1	Discussing Item	(S)	Service cable
JH	Joint Duct	SD	Service Depth
SL	Service Limit	SV	Service Voltage
FAL	Free Air Loss	(UPC)	Under Pinned Core
FP	Free Pipe Joint	U	Unable to find any damage
GPB	Gas Pipe Flow	(UT)	Unable to Test
GV	Gas Value	WD	Wet Duct
HAB	Habit Box		

Electro-detection techniques have been used in the location of underground services. The results are not reliable and false excavations must be carried out to confirm services identification, position and penetrivity depths.

Although all reasonable effort has been made in searching available record drawings the completeness of the underground services information cannot be guaranteed.

Unless otherwise stated, drainage pipes are 100mm diameter.

LEGEND

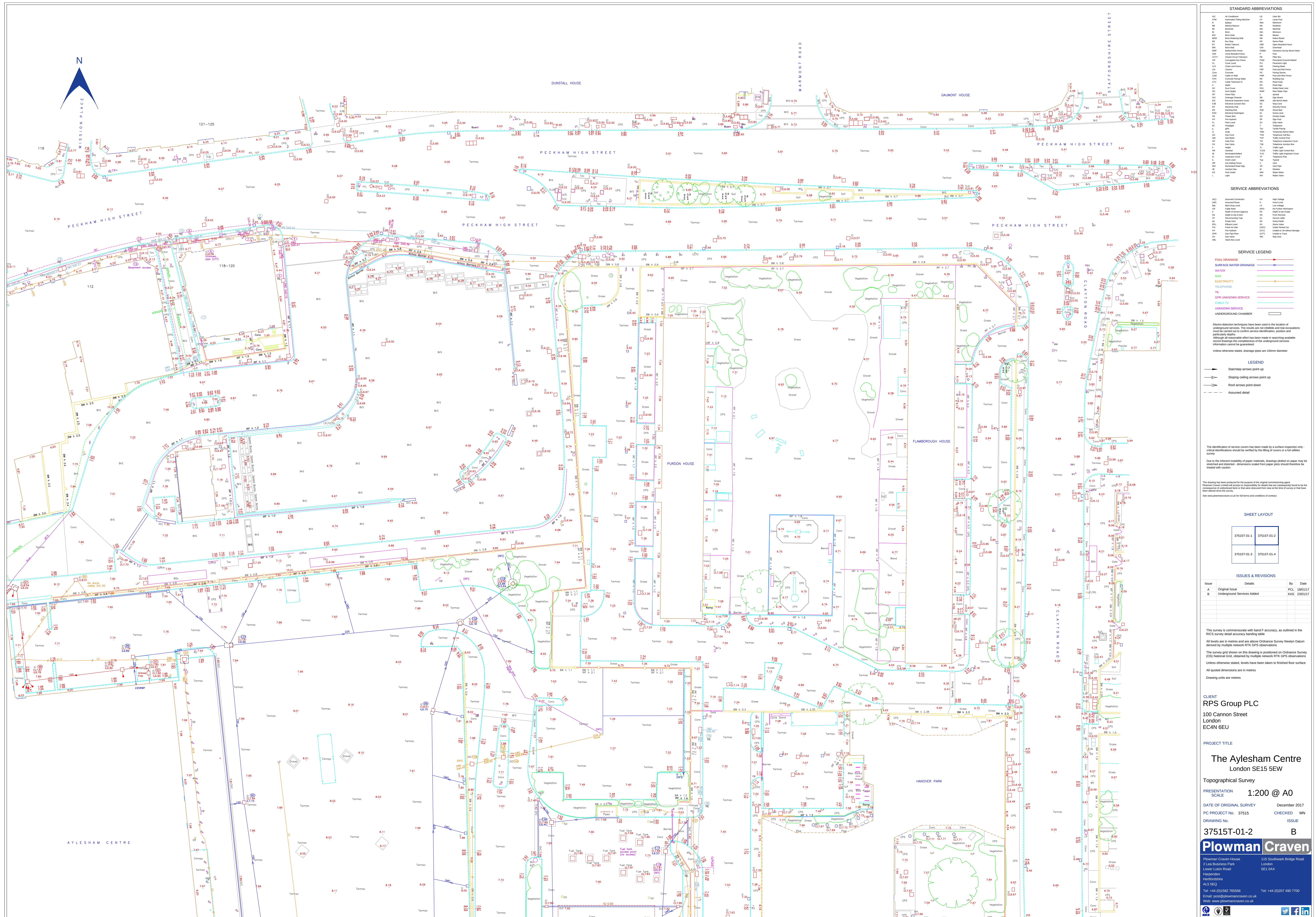
	Stair/step arrows point up
	Sloping ceiling arrows point up
	Roof arrows point down
	Assumed detail

This drawing has been produced for the purpose of the original commissioning agent. Ploverman Craven Limited will accept no responsibility for details that are subsequently found to be the consequence of undisclosed facts or that were obscured from view at the time of survey or that have been altered since the survey.

See www.plovermancraven.co.uk for full terms and conditions of contract.

ISSUES & REVISIONS			
Issue	Details	By	Date
A	Original Issue	PCL	18/01/17
B	Underground Services Added	KAS	23/01/17

CLIENT
RPS Group PLC
100 Cannon Street
London
EC4N 6EU

[illegible]

SERVICE ABBREVIATIONS

(AC)	Assumed Connection	HV	High Voltage
AL	Assumed Lines	LV	Low Voltage
BR	Break Drop Level	LV	Low Voltage
CB	Cable Drive	(NF)	No Further Information
CD	Depth of service (applicable)		Depth to top of pipe
DE	Depth to top of slab	(PI)	Pipe Inconsists
DT	Discontinuing Trip		Service Cable
EL	Electric Duct	SE	Service Duct
EXL	Excess Load	SV	Service Valve
FF	From Jet Asmet	(SP)	Under Partial Cut
FI	For Further		Analysis to full extent damage
GP	Gas Pipe Free	(UTT)	Undisturbed to Trace
GVL	Gas Valve	WD	Willy Ditch
HA	Head Loss		

SERVICE LEGEND

- FOLK DRAINAGE
- SURFACE WATER DRAINAGE
- WATER
- GAS
- ELECTRICITY
- TELEPHONE
- TIL
- GPR UNKNOWN SERVICE
- CABLE TV
- UNKNOWN SERVICE

UNDERGROUND CHAMBER

The diagram shows a vertical list of service types on the left, each paired with a horizontal line of a specific color on the right. The services and their corresponding line colors are: Folk Drainage (red), Surface Water Drainage (blue), Water (purple), Gas (green), Electricity (orange), Telephone (light blue), TIL (pink), GPR Unknown Service (dark purple), Cable TV (cyan), and Unknown Service (magenta). Below these lines is a grey rectangular box labeled 'UNDERGROUND CHAMBER'. Some lines have additional symbols: a red arrow pointing right for Folk Drainage, a blue arrow pointing right for Surface Water Drainage, and a small orange lightning bolt for Electricity.

Electro-detection techniques have been used in the location of underground services. The results are not infallible and trial excavations must be carried out to confirm service identification, position and particularly depths.

Although all reasonable effort has been made in searching available record drawings the completeness of the underground services information cannot be guaranteed.

Underground details shown on plan are 100mm diameter

LEGEND

	Stair/step arrows point up
	Sloping ceiling arrows point up
	Roof arrows point down
	Assumed detail

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution

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SHEET LAYOUT

37515T-01-1	37515T-01-2
37515T-01-3	37515T-01-4

ISSUES & REVISIONS			
Issue	Details	By	Date
A	Original Issue	PCL	18/01/17
B	Underground Services Added	KAS	23/01/17

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT
RPS Group PLC
100 Cannon Street
London
EC4N 6EU

PROJECT TITLE

The Aylesham Centre
London SE15 5EW

Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY	December 2017
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PC PROJECT No. 37515 CHECKED MN

DRAWING No.	ISSUE
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37515T-01-2	B
Plowman	Craven

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SERVICE ABBREVIATIONS

(AC)	Assumed Connection	(HV)	High Voltage
(AD)	Assumed Drawn	(LV)	Low Voltage
BAL	Back Over Lap	LX	Low Leakage
CR	Cable or Cable	(NF)	No Further Information
#	Number of Service (applicable)	NP	No Part of Pipe
DE	Depth to top of arch	(PC)	Pipe from Headed
DT	Discontinuing Pipe	(S)	Service Casing
EW	Empty Ditch	SP	Sump Depth
FLR	Effluent Line	SV	Static Valve
FE	Effluent Area	(SPC)	Under Partial C
PH	Pressure Hydrant	(UL)	Unable to Unload Damage
GPV	Gas Pipe Rider	(UTD)	Unable to Trace
GV	Gas Valve	WV	Wet Ditch
HBL	Heads Back Line		

Unless otherwise stated, drainage pipes are 100mm diameter.

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	Roof arrows point down
	Assumed detail

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37515T-01-1	37515T-01-2
37515T-01-3	37515T-01-4

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PROJECT TITLE

The Aylesham Centre
London SE15 5EW

Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY December 2017

PC PROJECT No. 37515 CHECKED MN
DRAWING No. ISSUE

37515T-01-3	B
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Plummer

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