530400 E
530450 E
530500 E
530550 E
530600 E
182450 N
182400 N
182350 N

St GEORGE'S GARDENS
COLLINGHAM GARDEN
MAIN RECEPTION
PARENTS' CENTRE
THOMAS CORAM EARLY CHILDHOOD CENTRE
RIDS LONDON
THE FOUNDLING MUSEUM
CORAM'S FIELDS
BRUNSWICK SQUARE
MECKLENBURGH SQUARE
MECKLENBURGH SQUARE GARDENS
THE WOLFSON CENTRE
No 47
TARMAC CAR PARK
Elevation 22

KEY

SURVEY STATION
BANKING
HEDGE SPREADS
WOODLAND CANOPY
MARSH / WATERLOGGED
TREES
GATE
KERB CHANNEL
ROAD UNKERBED
FOOTPATH
CHANGE IN SURFACE
FENCE
WALL
OVERHEAD ELECTRIC
OVERHEAD TELECOM
SEWERS FOUL
SEWERS STORM
BUILDING
OPEN SIDED BUILDING
GLASSHOUSE
CONTOUR
SPOT LEVEL
BORE HOLE
TRIAL HOLE

GENERAL ABBREVIATIONS

AIR VALVE	AV
BACK DROP	BD
BRICK	BK
BUS BOARD	BB
BUS STOP	BS
BT INSPECTION COVER	BT
CABLE TV COVER	CATV
CONTROL BOX	CB
COVER LEVEL	CL
CATCH PIT	C/PIT
DRAIN	DR
ELECTRICITY CONTROL BOX	EB
ELECTRICITY POLE	EP
EARTH ROD	ER
FIRE HYDRANT	FH
FLOOR LEVEL	FL
FOOTPATH	FPW
FOUL WATER SEWER	FW
GAS VALVE	GV
GATE POST	GP
GULLY	GY
INSPECTION COVER	IC
INVERT LEVEL	IL
KERB OUTLET	KO
LAMP POST	LP
LETTER BOX	LB
LITTER BIN	BIN
MANHOLE	MH
MARKER POST	MK
METER	MT
ORDNANCE SURVEY BENCH MARK	OSBM
PEDESTRIAN	PED
ROAD SIGN	RS
RAIN WATER PIPE	RWP
RETAINING WALL	RW
STOP COCK	SC
STREET NAME PLATE	SNP
SOIL PIPE	SOP
STAY CABLES	ST
STORM WATER SEWER	SWS
STOP VALVE	SV
TELEPHONE CALL BOX	TCB
TELEGRAPH POLE	TP
UNABLE TO LIFT	UTL
VENT PIPE	VP
WATER LEVEL	WL
WATER METER	WM
WASH OUT	WO

FENCE ABBREVIATIONS

BARBED WIRE FENCE	B/W
CLOSE BOARDED FENCE	C/B
CORRUGATED IRON FENCE	C/I
CHAIN LINK FENCE	C/L
CHESTNUT PALING	CNP
IRON RAILINGS	I/R
POST AND RAIL FENCE	P/R
POST AND WIRE FENCE	P/W
WIRE MESH FENCE	W/M

Coordinate Table

Station	Description	Easting	Northing	Level
1	HILTI NAIL	530515.115	182387.025	21.334
2	ROAD NAIL	530417.875	182347.981	21.826
3	ROAD NAIL	530426.047	182369.934	21.167
4	ROAD NAIL	530411.351	182392.853	20.376
5	HILTI NAIL	530427.171	182406.023	20.901
6	HILTI NAIL	530436.592	182414.440	20.838
7	HILTI NAIL	530429.514	182428.930	20.975
8	HILTI NAIL	530452.045	182426.027	20.777
9	HILTI NAIL	530474.385	182418.971	20.686
10	HILTI NAIL	530494.167	182431.514	20.610
11	HILTI NAIL	530513.613	182408.430	21.014
12	ROAD NAIL	530519.182	182442.217	20.698
13	ROAD NAIL	530538.578	182410.023	21.423
14	HILTI NAIL	530558.011	182411.274	21.238
15	HILTI NAIL	530542.663	182398.377	21.342
16	HILTI NAIL	530517.590	182389.005	21.363
17	HILTI NAIL	530520.647	182458.228	20.555
19	HILTI NAIL	530485.132	182488.262	20.165

SERVICE ABBREVIATIONS

(AC)	ASSUMED CONNECTION	KV	KILO VOLT
(AR)	ASSUMED ROUTE	LD	LOOP DETECTOR
AV	AIR VENT	LH	LAMP HOLE
BB	BELISHA BEACON	LP	LAMP POST
BD	BACK DROP	LV	LOW VOLTAGE
BL	BOLLARD	MK	MARKER
BOL	BOLLARD LIGHT	MH	MANHOLE
BT	BRITISH TELECOM	MT	METER
CC	COAL CHUTE	(NFI)	NO FURTHER INFORMATION
CL	COVER LEVEL	(NPV)	NO PIPES VISIBLE
CMK	CABLE MARKER	O/H	OVERHEAD
(COW)	CABLE ON WALL	PE	POLYETHYLENE
CR	CABLE RISER	(POW)	PIPE ON WALL
CWS	COMBINED WATER SEWER	(R)	RECORD INFORMATION
d	DEPTH OF SERVICE	RE	RODDING EYE
DI	DUCTILE IRON	RED	REDUNDANT SERVICE
DIS	DISUSED	RWP	RAIN WATER PIPE
EOT	END OF TRACE	SC	STOP COCK
EP	ELECTRIC POLE	SOF	SOFFIT
ER	EARTH ROD	SP	SOIL PIPE
(E)	EMPTY	SWS	STORM WATER SEWER
FFP	FUEL TANK FILL POINT	SV	STOP VALVE
FH	FIRE HYDRANT	TL	TRAFFIC LIGHT
FWS	FOUL WATER SEWER	TLC	TRAFFIC LIGHT COVER
GPR	GAS PIPE RISER	TP	TELEGRAPH POLE
GV	GAS VALVE	UTL	UNABLE TO LIFT
GY	GULLY	UTT	UNABLE TO TRACE
HV	HIGH VOLTAGE	(VI)	VERBAL INFORMATION
IC	INSPECTION COVER	WL	WATER LEVEL
id	INVERT DEPTH	WO	WASH OUT
IL	INVERT LEVEL	WPR	WATER PIPE RISER

LINESTYLE KEY

INTERNAL METER
POT ENDED SERVICE
INTERNAL VALVE
MISSING VALVE (R)
SERVICE INTAKE
SERVICE CROSSOVER
BACK DROP
SURVEY BOUNDARY

SERVICE LEGEND

OVERHEAD ELECTRIC
OVERHEAD TELECOM
SEWERS FOUL
SEWERS STORM
TELECOM
CATV
WATER
GAS
ELECTRICITY (HV)
ELECTRICITY (LV)
UNKNOWN SERVICE
FUEL

CAUTIONARY NOTES

RADIODETECTION AND GPR 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, POSITIONS AND INPARTICULAR DEPTHS. ALTHOUGH ALL REASONABLE EFFORT HAS BEEN MADE IN SEARCHING AVAILABLE RECORD DRAWINGS, THE COMPLETENESS OF THE UNDERGROUND SERVICE INFORMATION CANNOT BE GUARANTEED.

THE RESPONSIBILITY FOR AVOIDING DAMAGE TO ASSETS AND SERVICES ON SITE SHALL BE THAT OF THE PERSONS PROPOSING TO EXCAVATE IN THE SURVEYED AREA WHO SHALL BE LIABLE TO THE ASSET OWNER AND ANY THIRD PARTY WHO MAY BE AFFECTED IN ANY WAY FOR ANY LOSS OR DAMAGE BY THEIR FAILURE TO DO SO.

SURVEY TO BE READ IN CONJUNCTION WITH MKS METHOD STATEMENT AND SURVEY REPORT.

CORAM FAMILY CAMPUS, 49 MECKLENBURGH SQUARE, LONDON
EXTERNAL UNDERGROUND SERVICES SURVEY
SURVEY REPORT

Date: February 2010
Job No: 14632

General
Record information was obtained from Openreach (telecom), National Grid (gas), EDF Energy (electricity), and Thames Water (sewers and water mains). Copies of the records have been issued to the client.

Abbreviations Key
RD = Radiodetection.
The RD4000 is an electromagnetic detector, which can transmit a signal onto a metallic service, and locate it from the surface. Used to scan the variations in ground signature from the surface by radar. Success is dependent on favourable ground conditions.
GPR = Ground Penetrating Radar.
HV = High Voltage.
Any electricity cables 11kV and above.
LV = Low Voltage.
Any electricity cables below 11kV.

Drainage
All drainage was lifted wherever possible with invert levels and pipe sizes recorded. There appears to be large sections of the drainage missing, notably the storm water sewers around the Concurrent Planning cabin. It is believed that there may be several manholes located underneath the cabin, which could not be accessed manually. We would recommend that a CCTV survey of the drainage system be carried out across the site to confirm both connections and the condition of the pipe work.

Water
Water pipes on site are plastic and have therefore been located using GPR methods with radiderived depths recorded to the top of the pipe. Due to the small size of the pipes the location and the depth can easily be misinterpreted on site, and therefore trial excavations are recommended to confirm these locations.

Gas
Gas pipes on site are plastic and have therefore been located using GPR methods with radian-derived depths recorded to the top of the pipe. Due to the small size of the pipes the location and the depth can easily be misinterpreted on site, and therefore trial excavations are recommended to confirm these locations.

Electricity
All electricity cables on site have been traced with electronically derived depths recorded. There was no HV cables located crossing the campus. Record information confirms this is the case. There is however a Telecom HV cable crossing the Coram's Fields Playground (just outside of the surveyed area.)

Telephone
All telecom covers have been lifted with ducts traced between. Electronically derived depths have been recorded along the traced routes. The number of ducts along any one trace has been indicated adjacent to the draw pit chamber.

CATV
All CATV covers have been lifted with ducts traced between. Electronically derived depths have been recorded along the traced routes. The number of ducts along any one trace has been indicated adjacent to the draw pit chamber.

Cautionary Notes.
1. Radio-detection techniques have been used in the location of underground services wherever possible. The results are not infallible and trial excavations must be carried out to confirm service identification, position and in particular depths. Although all reasonable effort has been made in searching available record drawings, the completeness of the underground service information cannot be guaranteed.
2. Ground Penetrating Radar techniques have been used in the location of nonmetallic services wherever record information or surface features indicates the existence of a particular service. The interpretation of these results is not infallible and trial excavations must be carried out to confirm service identification, position and depths. This is particularly relevant in busy areas and around buildings.
3. Some cables could not be individually selected for tracing therefore; any one trace may be a single cable or a cluster of cables.
4. Electronically derived depths are usually taken to the centreline of the conductor, and Radar derived depths are usually taken to the top of the service.
5. Some services may now be redundant, or ducts empty.
6. The location of redundant services have not been identified.
7. Record data varies in both age and quality therefore where information has been taken from records it is indicative only.
8. The responsibility for avoiding damage to assets and services on site shall be that of the persons proposing to excavate in the surveyed area who shall be liable to the asset owner and any third party who may be affected in any way for any loss or damage by their failure to do so.

Survey report to be read in conjunction with MKS survey (Job No 14632) and MKS method statement.

Revision:
R1 (8/03/2010) - Updated Building Footprint.

Notes :
1. GRID AND LEVELS BASED ON OSGB36 NATIONAL DATUMS DERIVED FROM THE NATIONAL GPS NETWORK AT CONTROL STATION 3. SCALE FACTOR REMOVED FROM ALL FURTHER CALCULATIONS.
2. DRAINAGE INFORMATION HAS BEEN OBTAINED BY SURFACE INSPECTION ONLY AND SHOULD BE CROSS-CHECKED IN CRITICAL AREAS.
3. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS-CHECKED IN CRITICAL AREAS.
4. ALL SEWER RUNS 100# UNLESS OTHERWISE STATED.

1 ELEVATION LOCATIONS

Topographical Survey :

Coram Family Campus
49 Mecklenburgh Square
London WC1

Client :

coram | better chances for children since 1739

Job Number :	Sheet Number :	Revision :
14632	1	1
Scale :	Date :	Surveyed By :
1 : 278 @ A1	February 2010	NL

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