



DATUM NOTES
 THIS SURVEY IS BASED UPON SURVEY DATA & FIXED TO THE ORDNANCE SURVEY NATIONAL GRID BY LEICA SWEEPNET GPS NETWORK AT SCALE FACTOR OF 1 APPLIED TO THIS DRAWING.
 ALL MEASURED DIMENSIONS ON THE GROUND WITHOUT GPS WILL BE THE SAME AS THOSE MEASURED ON THIS DRAWING.
 LEVELS ARE RELATED TO --
 ORDNANCE SURVEY GPS ACTIVE NETWORK AND TRANSFORMED USING THE SODAS 4.5 GEOTIC MODEL.
 DATUM USED IS LOCATED AT --
 SURVEY STATION & FC SURVEY MARK AT FOOTPATH OF ROSSLYN HILL (AS SHOWN ON THE DRAWING)
 VALUE QUAD AS: E12034 (ROSSLYN DATUM)
 526840.800 E 185411.560 N
 SURVEY CONTROL STATIONS SHOWN

ABBREVIATIONS (where applicable)

AV	Air Valve	WH	Manhole Cover
SK	Brick	MK	Marker
BE	Building	MC	Manhole
BS	Bus Stop	MT	Meter
BT	British Telecom	MR	Mercury
CB	Control Box	DM	Overhead
CS	Close Boarded	FM	Fencing
CL	Cover Level	PB	Post Box
CLK	Chalk Line	PE	Pipe
CD	Column	PM	Parking Meter
CC	Concrete	PV	Post and Vane
CP	Catch Pits	PT	Post
CPE	Concrete Paving Slabs	PVW	Post and Wire
CATV	Cable Television	RE	Road Sign
CC	Concrete Channel	REI	Rearranging
DP	Drain Pipe	RS	Road Sign
EC	Electricity Cover	RZ	Reinforced Steel Joint
ED	Earthing Rod	SC	Stop Cock
FB	Fence and	SK	Skewey
FC	Fence	SP	Skipnet
FI	Fire Hydrant	ST	Slit Trap
FL	Floor Level	SY	Stop Valve
FP	Flap Pipe	SYW	Street by Waste Covers
GP	Gate Post	T	Telephone Call Box
GV	Gate Valve	TL	Tile
GT	Gully	TL	Traffic Light
HT	Height	TR	Tree
IL	Invert Level	UT	Underground
INT	Intersection	UTL	Unable to Trace
I/R	Iron Rappings	VF	Vent Pipe
IR	Iron Rivets	WL	Water Level
LB	Litter Bin	WM	Water Meter
LP	Lamp Post	WD	Wash Out

NOTES
 • Drainage pipe sizes (where shown) have been staged from the surface by 100mm increments and should be regarded as approximate only.
 • Tree species (where shown) should be treated with caution and expert identification is advised.
 • Although this is a digital survey the accuracy and amount of detail shown is only commensurate with the practical scale of mapping as specified. Care should be exercised when working to larger scales.
 • Visible features in the vicinity of the boundaries or shown above, may not represent the extent of legally conveyed easements.
 • While every effort has been made to ensure accuracy on this plan, OBVIOUS distance dimensions, levels and invert levels should be checked prior to design and construction.
 • Keys levels have been taken in the bottom of the channel.
 • Areas of dense undergrowth cannot be surveyed in detail; these areas will be shown in outline only and marked as 'dense undergrowth' on the plan.

SHEET LAYOUT
 NOT TO SCALE

UNDERGROUND SERVICES

- Although every effort has been made to trace underground services using radiodetection no guarantee can be given that all have been found. Due to their non-conductivity it may not be possible to trace certain types of plastic service pipes, e.g. Gas & Water. Service trial holes must be dug prior to excavation.
- In the absence of evidence to the contrary the routes of confirmed manhole connections are assumed to be direct and straight.
- This survey has been carried out in accordance with the RICS specification for tracing underground utilities at scales of 1:500 & larger.
- Underground service information should be read in conjunction with latest statutory drawings.
- Please note that it is illegal to lift telecommunications covers in public areas. Their routes can be ascertained by contacting the relevant statutory authorities. Broken or damaged manholes were not lifted by Laser Surveys Limited. It is not possible to trace plastic pipes by radiodetection e.g. Gully/Water or fibre optic cables or pipes of less than 100mm in diameter. The electronic detection of pipework will apply to live metallic pipes/cables that we can induce a signal to. As an alternative GPR techniques can be employed at additional cost in an attempt to locate services not detectable by radiodetection. All tracing is subject to retrieval of clear signals.
- The different services are denoted as follows:-
 - 6100m Underground Combined Drainage (diameter in millimetres)
 - 00.50m Underground Electric (depth in metres)
 - 6100m Underground Foul Drainage (diameter in millimetres)
 - 6100m Underground Storm Drainage (diameter in millimetres)
 - 00.50m Underground Telecom (depth in metres)
 - 00.50m Underground Unidentified (depth in metres)

7) Abbreviations:-

CL	Cover Level	NPV	No Pipes Visible
CV	Combined Water	NPV	No Other Pipes Visible
d	Diameter (mm)	OPF	Overflow Pipe
D	Depth (m)	SW	Storm Water
FW	Foul Water	UTL	Unable to Trace Further
HL	High Level Pipe	UTL	Unable to Lift
IC	Inspection Cover	UTL	Unable to Trace
IL	Invert Level	WL	Water Level
MH	Manhole		

GPR Reflections

GROUND RADAR
 The material surrounding and particularly above buried services can affect whether the services can be resolved using GPR. Reinforced concrete, buried metallic objects, the presence of moisture or clay and changes in the material construction can lead to poor data resolution.
 As we have no information with respect to the material overlaying any services the GPR method can only give a guaranteed accuracy of 50%.
 Depth results using GPR are typically accurate to within 10% with a horizontal accuracy of ± 150mm. These figures will vary as the velocity of the ground is assumed.
 The results of the GPR survey should be treated with caution as there is no guarantee that any service shown actually exists, only a possibility that something can be seen on the records.

GPR Reflection

26a ROSSLYN HILL LONDON NW3 1PD

3D TOPOGRAPHICAL SURVEY, UNDERGROUND SERVICES TRACE & GPR SURVEY

SURVEYED FOR	RODE & PARTNERS LLP HAWKING HOUSE 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	SURVEYOR	A.E. / A.C. DATE: JUNE 2018
NO	DATE	REVISION	
DRAWING NO	L 8696/1 2D	REV	
SCALE	1 : 100 @ A0		
SEE ALSO DWG NOS	L 8696/1 3D		
SHEET	1 of 2		
REF NO	L 8696		