KEY

GENERAL

Av.	AVERAGE
(ACP)	ASSUMED CONNECTION POINT
COW	CABLE ON WALL
CW	COMBINED WATER
DIS	DISUSED
DK	DROP KERB
EML	ELECTROMAGNETIC LOCATOR
EOT	END OF TRACE
FO	FIBRE OPTIC
FP	FOOTPATH
FW	FOUL WATER
GP	GATE POST
GPR	GROUND PENETRATING RADAR
HB	HARD BED
H/P	HIGH PRESSURE
HV	HIGH VOLTAGE
KV	KILO VOLT
I/P	INTERMEDIATE PRESSURE
L/P	LOW PRESSURE
LV	LOW VOLTAGE
M/P	MEDIUM PRESSURE
NDI	NO DEPTH INFORMATION
NFI	NO FURTHER INFORMATION
NDV	NO DUCTS VISIBLE
NPV	NO PIPES VISIBLE
OSBM	ORDNANCE SURVEY BENCHMARK
POW	PIPE ON WALL
P.BOX	POST BOX
RED	REDUNDANT SERVICE
RW	RETAINING WALL
SB	SOFT BED
SNP	STREET NAME PLATE
SW	SURFACE WATER
TAC	TACTILE PAVING
TOW	TOP OF WALL
TW	TRADE EFFLUENT WATER
UTL	UNABLE TO LOCATE
UTR	UNABLE TO RAISE
UTS	UNABLE TO SURVEY

APPARATUS

ACU	AIR CONDITIONING UNIT
AV	AIR VALVE
BB	BELISHA BEACON
BO	BOLLARD
BOL	BOLLARD LIGHT
BS	BUS STOP
CATV	CABLE TELEVISION
CB	CONTROL BOX
CCB	CROSSING CONTROL BUTTON
CP	CATCH PIT
CR	CABLE RISER
DCH	DRAINAGE CHANNEL
EB	ELECTRIC CONTROL BOX
EP	ELECTRIC POLE
ER	EARTH ROD
FD	FILTER DRAIN
FFP	FUEL TANK FILL POINT
FH	FIRE HYDRANT
GR	GAS RISER
GV	GAS VALVE
GY	GULLY
IC	INSPECTION COVER
INT	INTERCEPTOR
IT	INLET
KO	KERB OUTLET
LD	LOOP DETECTOR
LH	LAMP HOLE
LP	LAMP POST
MH	MANHOLE
MK	MARKER POST / PLATE
MT	METER
MW	MONITORING WELL
OL	OUTLET
OU	OUTFALL
PO	POST
PTG	PIPE TO GROUND
PTS	PIPE TO SURFACE
PU	PUMP
RE	RODDING EYE
RS	ROAD SIGN
RM	RISING MAIN
RWP	RAIN WATER PIPE
SC	STOP COCK
SP	SOIL PIPE
ST	STAY CABLE
SV	STOP / SLUICE VALVE
SVP	SOIL VENT PIPE
TCB	TELEPHONE CALL BOX
TEL	TELECOM INSPECTION COVER
TL	TRAFFIC LIGHT
TLC	TRAFFIC LIGHT COVER
TM	TICKET MACHINE
TP	TELECOM POLE
VP	VENT PIPE
WM	WATER METER
WO	WASH OUT
WR	WATER RISER
WT	WATER TAP
WW	WET WELL

DEPTHS

d	ELECTRONICALLY DERIVED
Pd	PASSIVELY DERIVED
Bd	BASE DEPTH
Cs	DEPTH TO CROWN
Id	DEPTH TO INVERT
Sd	DEPTH TO SOFFIT

PIPE MATERIALS

AC	ASBESTOS CEMENT
ALK	ALKATHENE
BK	BRICK
CI	CAST IRON
CO	CONCRETE
DI	DUCTILE IRON
HDPE	HIGH DENSITY PE
MDPE	MEDIUM DENSITY PE
PE	POLYETHYLENE
PF	PITCH FIBRE
PP	POLYPROPYLENE
PVC	POLYVINYL CHLORIDE
PVC-U	ULTRA RIB (PVC)
SI	SPUN IRON
ST	STEEL
VC	VITRIFIED CLAY

FENCES

B/W	BARBED WIRE FENCE
C/B	CLOSED BOARDED FENCE
CPL	CONCRETE PANEL FENCE
C/I	CORRUGATED IRON FENCE
CNP	CHESTNUT PAILING
C/L	CHAIN LINK FENCE
I/R	IRON RAILINGS
L/L	LARCH LAP FENCE
P/R	POST AND RAIL FENCE
P/W	POST AND WIRE FENCE
W/M	WIRE MESH FENCE

LEVELS

BD	BACKDROP LEVEL
BL	BASE LEVEL
CL	COVER LEVEL
CWL	CROWN LEVEL
DPC	DAMP PROOF COURSE
FL	FLOOR LEVEL
IL	INVERT LEVEL
PT	P TRAP LEVEL
RL	ROOF LEVEL
SL	SILT LEVEL
SOF	SOFFIT LEVEL
THL	THRESHOLD LEVEL
WL	WATER LEVEL

LINESTYLE

INTERNAL METER (MT)
POT ENDED SERVICE
SEWER CAPPED RUN
SURVEY ABANDONED
INTERNAL VALVE
UNKNOWN UNDERGROUND ANOMALY
UNDERGROUND CHAMBERS
POST PROCESSING AREA (FROZEN LAYER)
ABOVE GROUND (AG)
ASSUMED ROUTE (AR)
EMPTY DUCTS (E)
OVERHEAD (OH)
BACK DROP
P TRAP
UTILITY CROSSOVER
SURVEY BOUNDARY
VERBAL INFORMATION (VI)
RECORD INFORMATION (R)
REDUNDANT SERVICE
RISING MAIN
CCTV SECTION 4 AND 5 FAULTS ARE SHOWN IN RED

SERVICE TYPE

CATV / DATA
ELECTRICITY (HV)
ELECTRICITY (LV)
FUEL
GAS
HEATING
OVERHEAD ELECTRIC
OVERHEAD TELECOM
TRADE EFFLUENT
COMBINED SEWER
FOUL SEWER
SURFACE SEWER
UNIDENTIFIED SEWER
TELECOM
UNKNOWN SERVICE
WATER

CAUTIONARY NOTES

1. EML techniques have been used in the detection of underground utilities as outlined in Table 2 of PAS 128:2014, the results are not infallible and trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
2. GPR techniques has been used in the detection of non-metallic utilities as outlined in Table 2 of PAS 128:2014. The interpretation of these results is not infallible and success will depend on a number of factors including soil type, ground water levels and surface conditions, hence trial excavations must be carried out in order to confirm identification, position and in particular depth of the utility.
3. Depths derived via EML are taken to the centre of the conductor (cable, metallic pipe) and those derived via GPR are usually to the crown of the utility unless otherwise indicated.
4. Where cables cannot be detected individually an average depth has been obtained and trial excavations are recommended to confirm number and depths of cables banded together.
5. 'Pot-ended' cables are often difficult to detect and although we have made all reasonable efforts to locate or transpose this information from records, we cannot guarantee that all 'pot-ended' cables have been located.
6. Fibre optic cables are often difficult to detect, and commonly access chambers can be locked and thereby made inaccessible by the utility provider. All reasonable efforts have been made to locate these ducts using GPR. Cables not located have been transposed from records.
7. Within close proximity of electric substations and similar structures results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR wherever conditions permitted.
8. Underneath overhead power lines results using EML may become distorted. All reasonable efforts have been made to verify our results using GPR wherever conditions permitted.
9. Drainage information has been obtained without man entry into the chamber.
10. Wherever possible we have attempted to locate the route of the sewer. Issues such as blockages, surcharging, flooding, sedimentation, sewer collapse, root ingress, excessive depth, obstructions or heavy traffic flow may have affected our ability to obtain meaningful results. In these cases recommendations have been made for further survey or maintenance work.
11. Pipe / duct sizes have been recorded from surface inspection or taken from record information. Pipe sizes have been recorded in millimetres and depths in metres, except in instances where sizes are indicated in imperial units on the record information.
12. Water and Gas utilities to individual properties are often of a size that cannot be detected using EML or GPR investigation, whenever possible the route has been added from surface evidence (pipe risers, valves, etc), but this should be viewed as a guide only.
13. All utilities detected by MK Surveys should be considered live unless confirmed otherwise by client or service provider.
14. MK Surveys cannot confirm when utilities are redundant unless there is visual or record evidence to indicate this. In addition MK Surveys cannot guarantee being able to detect all redundant utilities.
15. Wherever available the results of our investigations have been cross referenced with record information. If a utility shown on the records cannot be detected on site, the information has been added to the drawing and indicated as QB4 (R). However it should be noted that the completeness and accuracy of the records cannot be guaranteed.
16. The utility information has been obtained from non-intrusive survey techniques; it always remains possible that there are additional utilities within the survey boundary that we have not been able to detect. We recommend that care is taken on site and that all utility records are used in conjunction with this survey.
17. The responsibility for avoiding damage to assets and utilities on site shall be that of the persons proposing to excavate within 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.

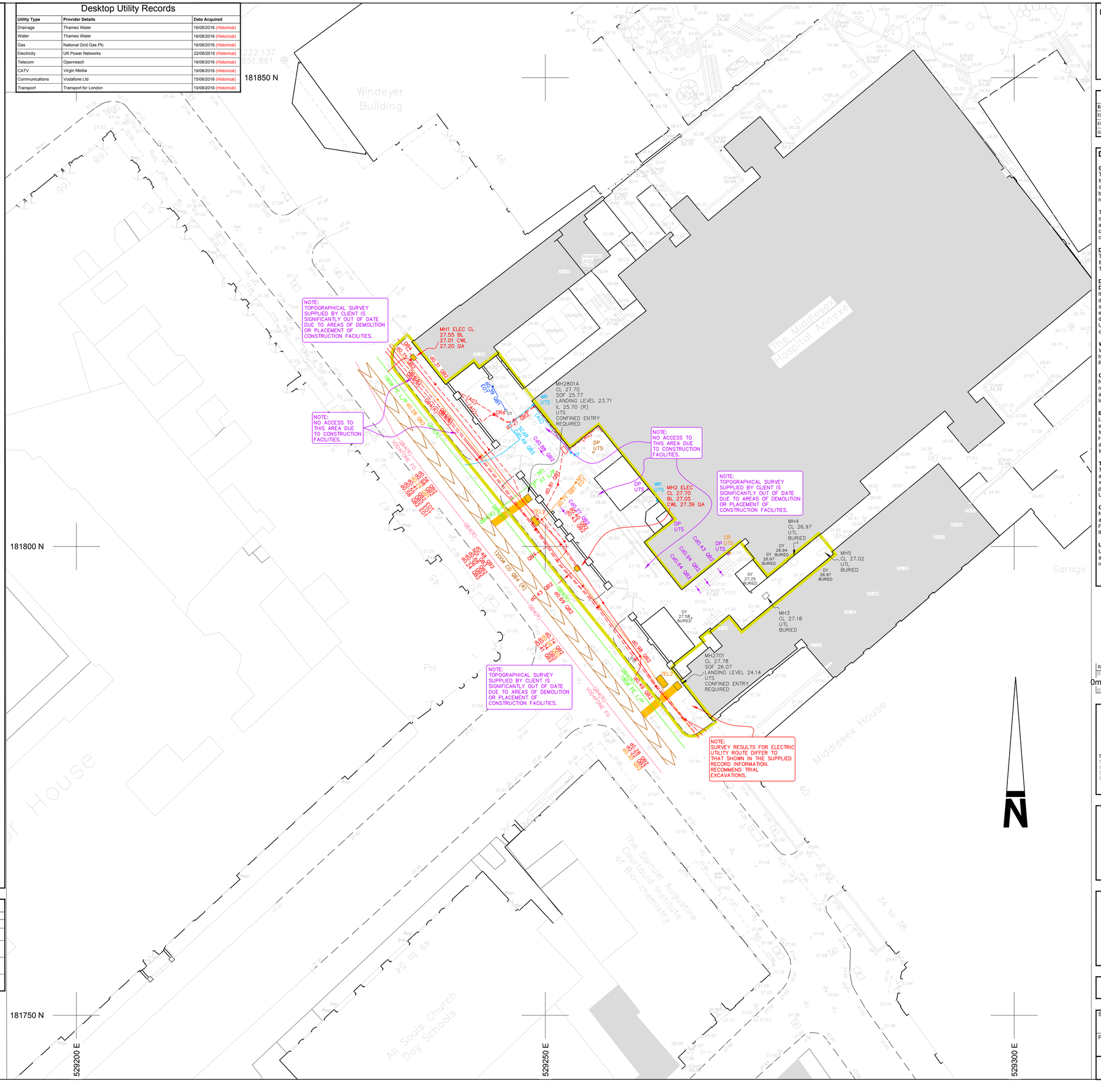
ALWAYS EXERCISE CAUTION WHEN EXCAVATING.

PAS 128:2014 Quality Level Guide

Quality Level	Description	Accuracy
QB4	A utility is expected to exist but cannot be detected - (AR), (R), (VI)	Undefined
QB3 QB3P	Horizontal location only using one geophysical technique. No depth information - NDI.	+/- 500mm Horizontal Undefined Vertical
QB2 QB2P	Horizontal and vertical location only using one geophysical technique.	+/- 250mm or +/- 40% of depth whichever is greater
QB1 QB1P	Horizontal and vertical location only using two geophysical techniques.	+/- 150mm or +/- 15% of depth whichever is greater
QA	Service verified in an open excavation, inside an inspection chamber / draw pit, or at the point the service enters / exits the ground.	+/- 50mm Horizontal +/- 25mm Vertical

Desktop Utility Records

Utility Type	Provider Details	Date Acquired
Drainage	Thames Water	16/08/2016 (Historical)
Water	Thames Water	16/08/2016 (Historical)
Gas	National Grid Gas Plc	16/08/2016 (Historical)
Electricity	UK Power Networks	22/08/2016 (Historical)
Telecom	Openreach	16/08/2016 (Historical)
CATV	Virgin Media	19/08/2016 (Historical)
Communications	Vodafone Ltd	15/08/2016 (Historical)
Transport	Transport for London	10/08/2016 (Historical)



Notes :

1. UTILITY AND SERVICE INFORMATION ADDED TO TOPOGRAPHICAL SURVEY PRODUCED BY GREENHATCH GROUP. JOB No. 13514_02_P_rev1. DATE AUGUST 2009. NO SITE VERIFICATION CARRIED OUT BY MK SURVEYS.
2. THIS SURVEY SHOULD ALWAYS BE READ IN CONJUNCTION WITH THE HISTORICAL DESKTOP UTILITY INFORMATION, THAT WAS PROVIDED TO MK SURVEYS BY THE CLIENT.

Equipment Information

Equipment	Manufacturer	Model	Serial Number	MKS REF	Date of Calibration
EML Tx Transmitter	SPX Radiodetection	RD TX10	10/TX-10B-10896	RD16	09/10/2018
EML Rx Receiver	SPX Radiodetection	RD8100	10/81PDL-2707	RD16	09/10/2018
GPR	IDS Georadar	Opera Duo	SN 010-17-000374	GPR10	Day of Survey

DETECTION SURVEY REPORT

GENERAL
This survey was carried out in accordance with PAS 128:2014 (Publicly Available Specification from BSI). After a pre-survey consultation with the client it was agreed to carry out the detection survey using methodology M1 as per Table 2 of the PAS 128:2014. The survey boundary has been shown on the drawing; please see linestyle section of the key for reference.

Topographical survey supplied by client is significantly out of date due to areas of demolition or placement of construction facilities. Hoarding and construction materials have restricted access further and it is recommended that the site is cleared so that the survey can be completed. In lieu of the site being cleared it is recommended that trial excavations are conducted in critical areas.

DESKTOP UTILITY REPORT
The client has provided MK Surveys with historical record information. As per PAS 128:2014 this record information is classed as historical and must be referenced with extreme caution. There is no guarantee of the completeness and accuracy of this information.

DETECTION SURVEY
DRAINAGE
It was not possible to survey manhole chambers or drainage network from surface inspection due to the depth of soffit and the chambers being offset in MH2801A and MH2701 - please see supplied photographs. Recommend confined space entry to survey further. No access to external rainwater pipes and external soil stacks or they have been removed during site demolition. Where possible gullies have been proven by radio sonde location and/or GPR. Unable to survey gullies which have been removed or buried. All drainage should be cross checked in critical areas by CCTV survey or verification survey type A.

WATER
Water mains within site boundary were located within a surface scar. Where possible the utility has been surveyed using GPR with radar derived crown depths recorded to quality level QB2. Recommend trial excavations in critical areas to confirm depth and location.

GAS
No evidence of gas utility detected within site boundary. Unable to locate gas main shown on received record information. This has been added to the drawing but is indicative only and has a quality level of QB4. Recommend trial excavations in critical areas to confirm depth and location.

ELECTRICITY
LV cables within the site boundary were located using EML and GPR methods with electronically derived and radar derived depths recorded where possible. Where GPR techniques have confirmed EML results the quality level has been recorded as QB1. HV cables within the site boundary were located using EML methods with electronically derived depths recorded where possible to QB2. Recommend trial excavations in critical areas to confirm depth and location.

TELECOM
Telecom ducts have been traced with depths recorded. Due to laws protecting British Telecom apparatus all ducts have been located using remote detection techniques only and compared with record information. Chamber sizes have been recorded using GPR techniques wherever possible. For further information regarding BT apparatus please contact Openreach directly. Unable to confirm the utility layout within TEL2.

CATV DATA
No evidence of CATV detected within site boundary. Recommend trial excavations in critical areas.
Fibre optic cable belonging to Vodafone have been added to the drawing to quality level QB4. It is positioned in the carriageway.

UNKNOWNS
Unknown non-linear responses have been positioned using GPR methodologies. These anomalies are not consistent and as such don't suggest the presence of further utilities. It is recommended that these anomalies are investigated using trial excavations in critical areas.

SEE CAUTIONARY NOTES WITHIN THE UTILITY KEY

Revision	Description	Surv. by	Appr. by	Date

0m 2 4 6 8 10 12 14 16 18 20 22

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PAS 128:2014 Utility Survey

Scale	Sheet Size:	Sheet Number:	Date:
1:200	A1	1	August 2019
Project Number:	**Rev:**	**Surveyed By:**	**Approved By:**
27522	-	RL / TJW	GL