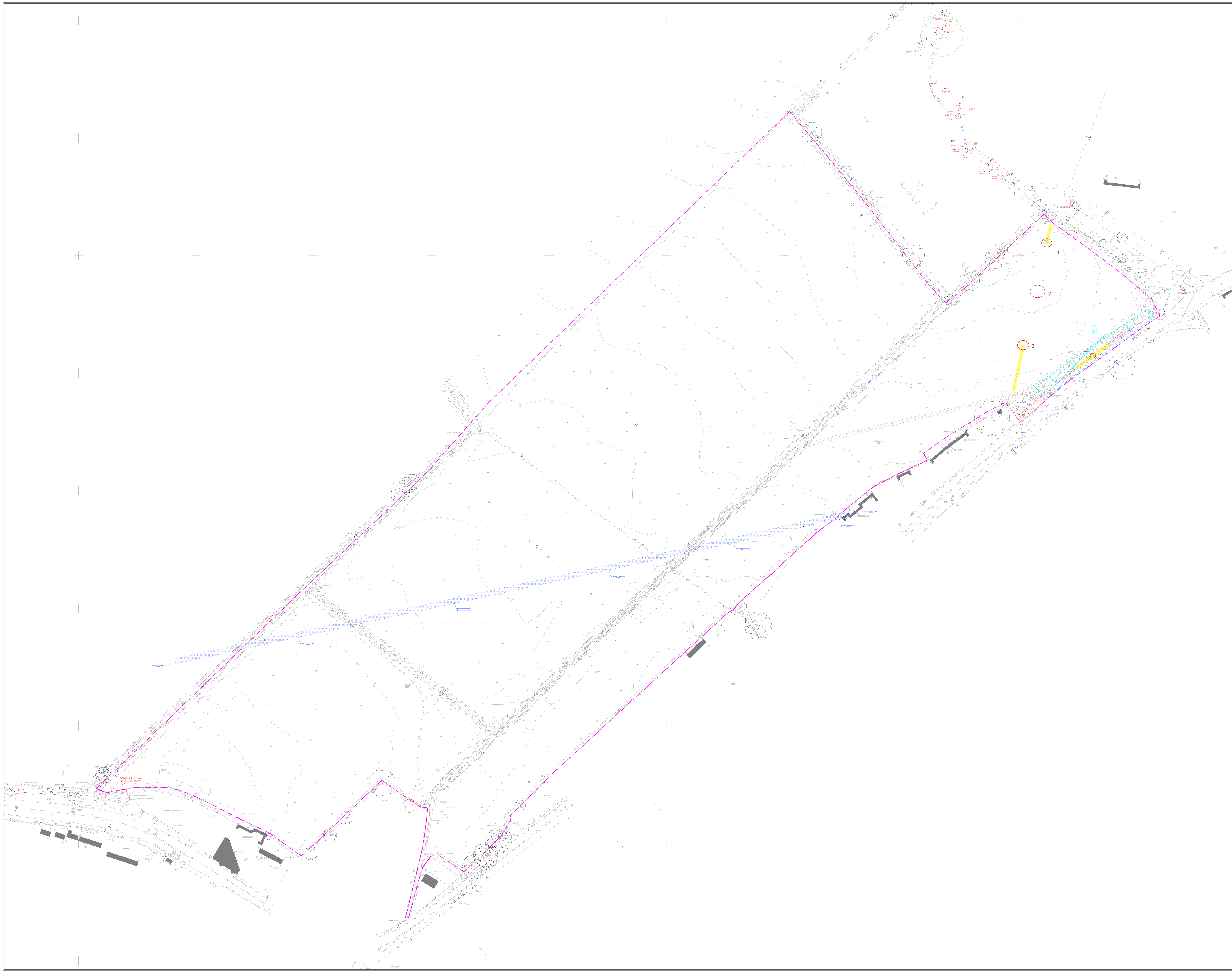

N

NOTES;

In all cases please call the BT Dial before you dig service to mark their own plant before any site works commence
0800 917 3993
Always consult utility plans

1. Drainage Information provided has been determined without man entry into the chambers. Whilst every effort has been made to correctly identify the duty/pipes/chamber detail, it is recommended that this information should be checked in areas that are critical to the future proposal/development.
2. All sewer runs are presumed to be straight line connections between chambers unless proven otherwise by the use of a sonde or CCTV survey.
3. All desktop information should be treated as historical as the buried assets present might have changed since the drawing/record was last updated.
4. The drainage on site was silted/in a poor condition. We would recommend that a CCTV & jetting survey be undertaken if further clarity on the drainage detail is required.
5. We are unable to provide any warranty on the accuracy of the base plan that has been provided to us. The information we have provided should therefore be used for indicative purposes only.
6. We have overlaid the statutory records onto the plan where services shown have not been located on site. These are shown in the B4 layer and annotated as 'TFR'.
7. All water in area is plastic. Unable to trace.
8. No evidence of gas located in the area.

UTILITY LINETYPES

Line type	Symbol	Line type	Symbol
Air Line	AIR	Electric Low Voltage	LV
British Telecom	BT	Electric High Voltage	HV
British Telecom Overhead	OH	Electric - Unknown Voltage	E
CCTV / Cable Television		Electric Overhead	OH
Communication Cable	COM	Fibre Optic	FO
Drainage - Combined Water	Ø150	Fuel Line	FL
Drainage - Foul Water	Ø150	Gas Line	GAS
Drainage - Storm Water	Ø150	Gauge Line	GL
Drainage - Unknown Water	Ø150	GPR Line	GPR
Drainage - Trade Effluent Water	Ø150	Heating Pipes	HTG
Drainage - Combined Water - Assumed/TFR	Ø150	Offset Fills	OF
Drainage - Foul Water - Assumed/TFR	Ø150	Oil Pipe	OIL
Drainage - Storm Water - Assumed/TFR	Ø150	Rising Main	RM
Drainage - Unknown Water - Assumed/TFR	Ø150	Sensor Cable	
Drainage - Trade Effluent Water - Assumed/TFR	Ø150	Telecom	TEL
Drainage - Approximate Pipe Size/Extents		Traffic Light Signals	TL
Earth Cable		Trench Scar	
Empty Duct	ED	Unknown	UKN
Electric & Comms	E&C	Vapour Recovery	VR
		Vent Line	VP
		Virgin Media	VM
		Water	WTR

UTILITY SURVEY INFORMATION

Item	Symbol	Item	Symbol
Contracted Survey Area		Assumed Route	AR
Depth to Top of Service (m)	0.40d	Assumed Connection	ACP
End of Trace / Record	EOT	Sound Connection	S/C
Head of Run	HoR	Sonde Stopped	S/S
Weak Signal	WS	No Visible Access	NVA
Taken From Records	TFR	No Visible Exit	NVE
Off Survey Area	OSA	No Visible Pipes	NVP
Back Drop	BD	No Visible Services	NVS
Silt Level	SL	No Depth Indicated	NDI
Flow Level	FL	Base Level	BL
Above Ground	A/G	High Level	HL
Unable to Locate	UTL	Top of Pipe / Top of Valve	ToP / ToV
Unable to Survey	UTS	Landing Level	LL
Unable to Raise (cover)	UTR	Rubble Level	RL
Unable to Trace	UTT	No Signal	N/S
Unable to Survey		Heavily Silted	H/S
Unable to GPR in this area		Approximate Location (ApL)	
Approximate Chamber Extents		GPR Anomaly	
		Multiple Services Route	

PAS 128 : 2022 LEVEL B SURVEY

QUALITY LEVEL	CRITERIA USED IN THE DETERMINATION OF QUALITY LEVEL	LOCATION ACCURACY
QL-B4	A UTILITY SEGMENT WHICH IS SUSPECTED TO EXIST (EITHER ON QL-D OR QL-C) BUT HAS NOT BEEN DETECTED AND THEREFORE SHOWN AS AN ASSUMED ROUTE. **(NO DETECTION POSSIBLE)**	**UNDEFINED**
QL-B3/B3P	HORIZONTAL LOCATION ONLY OF THE UTILITY DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES USED. **(EML OR GPR DETECTION WITH LIMITED CONFIDENCE IN DEPTH)**	**+/- 500mm HORIZONTAL LOCATE UNDEFINED VERTICAL LOCATE**
QL-B2/B2P	HORIZONTAL & VERTICAL LOCATION OF THE UTILITY DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES. **(EML OR GPR DETECTION WITH CONFIDENCE IN DEPTH)**	**+/- 250mm HORIZONTAL LOCATE +/- 40% VERTICAL LOCATE**
QL-B1/B1P	POSITION AND DEPTH OF THE UTILITY DETECTED BY MULTIPLE GEOPHYSICAL TECHNIQUES. **(EML + GPR DETECTION)**	**+/- 150mm HORIZONTAL LOCATE +/- 15% VERTICAL LOCATE**

DISCLAIMER

Whilst every effort has been taken in the preparation of this drawing, the original land marks/apparatus configuration may have been altered since the survey/drawing was produced. The user shall make further enquiries and investigations to satisfy himself as to the accuracy of this drawing and position of the apparatus. The exact positions of the apparatus should be verified by the use of suitable detection devices and safe digging practices in accordance with HSG47, further advice on the location of apparatus should be recommended by the owner. No representation is made by Greenhatch Group, its agents or servants as to the accuracy, completeness, and sufficiency or otherwise of this drawing and the position of the apparatus.

All apparatus shall be treated as live unless proved otherwise by the owner. It is the users responsibility to ensure that the information on the location of apparatus is provided to all persons (either direct labour or contractors) working in proximity to the apparatus.

Rev	Date	Description	Drawn	Q. Ref.

greenhatch group

Topographical Surveys
Site Engineering
Utility / CCTV Surveys
Measured Building Surveys
3D Laser Scanning
Revit & BIM Models

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Newcastle
24 Riverside Studios
Amethyst Road
Newcastle Bus. Park
Newcastle-U-Tyne
NE4 7YL
t. (01912) 736391

London
27, Cornwall Terrace Mews
Regents Park
London
NW1 5LL
t. (02072) 241806

CLIENT
BTS Property Consultancy

PROJECT
Round House Farm
Roestock Lane

TITLE
Utility Survey

SCALE	DATE
A0@ 1: 500	5.05.26
DRAWN	**QUALITY REF**
JAM	GH29297

Level datum	See OS Note
Grid orientation	See OS Note
Job number	58158

Drawing No.	Rev.
58158_UG	0

Comments
This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.

All dimensions should be checked on site prior to design and construction.

Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.

Notes:

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UTILITY LINETYPES

- Air Line — AIR
- British Telecom — BT
- British Telecom Overhead — O/H
- CCTV / Cable Television — TV
- Communication Cable — COM
- Drainage - Combined Water — Ø150
- Drainage - Foul Water — Ø150
- Drainage - Storm Water — Ø150
- Drainage - Unknown Water — Ø150
- Drainage - Trade Effluent Water — Ø150
- Drainage - Combined Water - Assumed/TFR — Ø150
- Drainage - Foul Water - Assumed/TFR — Ø150
- Drainage - Storm Water - Assumed/TFR — Ø150
- Drainage - Unknown Water - Assumed/TFR — Ø150
- Drainage - Trade Effluent Water - Assumed/TFR — Ø150
- Drainage - Approximate Pipe Size/Extents
- Earth Cable — ETH
- Empty Duct — ED
- Electric & Comms — E&C
- Electric Low Voltage — LV
- Electric High Voltage — HV
- Electric - Unknown Voltage — E
- Electric Overhead — O/H
- Fibre Optic — FO
- Fuel Line — FL
- Gas Line — GAS
- Gauge Line — GL
- GPR Line — GPR
- Heating Pipes — HTG
- Offset Fills — OF
- Oil Pipe — OIL
- Rising Main — >>
- Sensor Cable
- Telecom — TEL
- Traffic Light Signals — TL
- Trench Scar
- Unknown — UKN
- Vapour Recovery — VR
- Vent Line — VP
- Virgin Media — VM
- Water — WTR

UTILITY SURVEY INFORMATION

- Contracted Survey Area — SVY AREA
- Depth to Top of Service (m) — 0.40d
- End of Trace / Record — EOT
- Head of Run — HoR
- Weak Signal — WS
- Taken From Records — TFR
- Off Survey Area — OSA
- Back Drop — BD
- Silt Level — SL
- Flow Level — FL
- Above Ground — A/G
- Unable to Locate — UTL
- Unable to Survey — UTS
- Unable to Raise (cover) — UTR
- Unable to Trace — UTT
- Unable to Survey — UTS AREA
- Unable to GPR in this area
- Approximate Chamber Extents

- Assumed Route — AR
- Assumed Connection — ACP
- Sound Connection — S/C
- Sonde Stopped — S/S
- No Visible Access — NVA
- No Visible Exit — NVE
- No Visible Pipes — NVP
- No Visible Services — NVS
- No Depth Indicated — NDI
- Base Level — BL
- High Level — HL
- Top of Pipe / Top of Valve — ToP / ToV
- Landing Level — LL
- Rubble Level — RL
- No Signal — N/S
- Heavily Silted — H/S
- Approximate Location (ApL)
- GPR Anomaly — GPR
- Multiple Services Route — MSR