

Topographica Ltd.

Land and measured building surveys

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Topographica Ltd. – Survey Brief

1. (General) A fully detailed survey to be carried out of the site in question, showing all visible, above ground features within the confines of the site and within approximately 5m of the site boundaries, together with an indication of any relevant feature that cannot be physically surveyed, but is within 20m of the site boundaries, and which may have a bearing on any future development of the site.
2. All walls, fences, hedges, boundaries etc. to be clearly defined and annotated, showing height, type and where relevant, condition.
3. All trees above 150mm bole diameter to be shown, with canopies accurately surveyed, type if known (we are not arboroculturalists) and an estimated height. Also, any major shrubs/bushes etc. to be surveyed.
4. All ground surfacing to be surveyed and indicated (i.e. grass, tarmac, concrete etc.) including spoil heaps, trial holes, ditches etc., and any evidence of demolished buildings or structures, or former use of the land.
5. Roads, footpaths, drives etc to be clearly surveyed, with type of surface indicated and levels taken along centre lines, channels and back of footpaths where applicable. All street furniture to be clearly shown, with service boxes identified where possible. Survey to be extended for sight lines where necessary.
6. All drainage covers to be surveyed where found and lightweight covers lifted where possible. Drainage covers in public highways, nor any other heavy duty covers, would not normally be lifted for Health and Safety reasons. Local private drainage systems to be lifted and traced within reason, but at the very least attempting to show invert levels of the last covers before runs enter public sewers where possible.
7. All buildings and structures, both in and immediately adjacent to the site to be surveyed, with basic construction noted where applicable and eaves/ridge/roof heights to be taken where such information may have relevance to future development.
8. Levels to be taken at intervals dictated by the make up of the site but on open ground at no more than 10m intervals for 1:200 scale surveys and 20m intervals for 1:500 scale surveys. All changes in level, steps, gradients, banks, hollows, depressions etc. to be surveyed, and sufficient levels to be taken to enable contours to be plotted at 0.5m vertical intervals. All surveys to related to OS datum unless otherwise agreed or requested by the Client.
9. Any other information not mentioned above which may have a bearing on any future development, even if only hearsay by local residents, is to be surveyed or recorded for inclusion in the final survey drawing.

M Godfrey – updated August 2019