

Site Boundary

Velocity

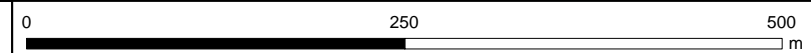
- Less than 0.25 m/s
- 0.25 - 0.50 m/s
- 0.50 - 1.00 m/s
- 1.00 - 2.00 m/s
- Over 2.00 m/s



Client

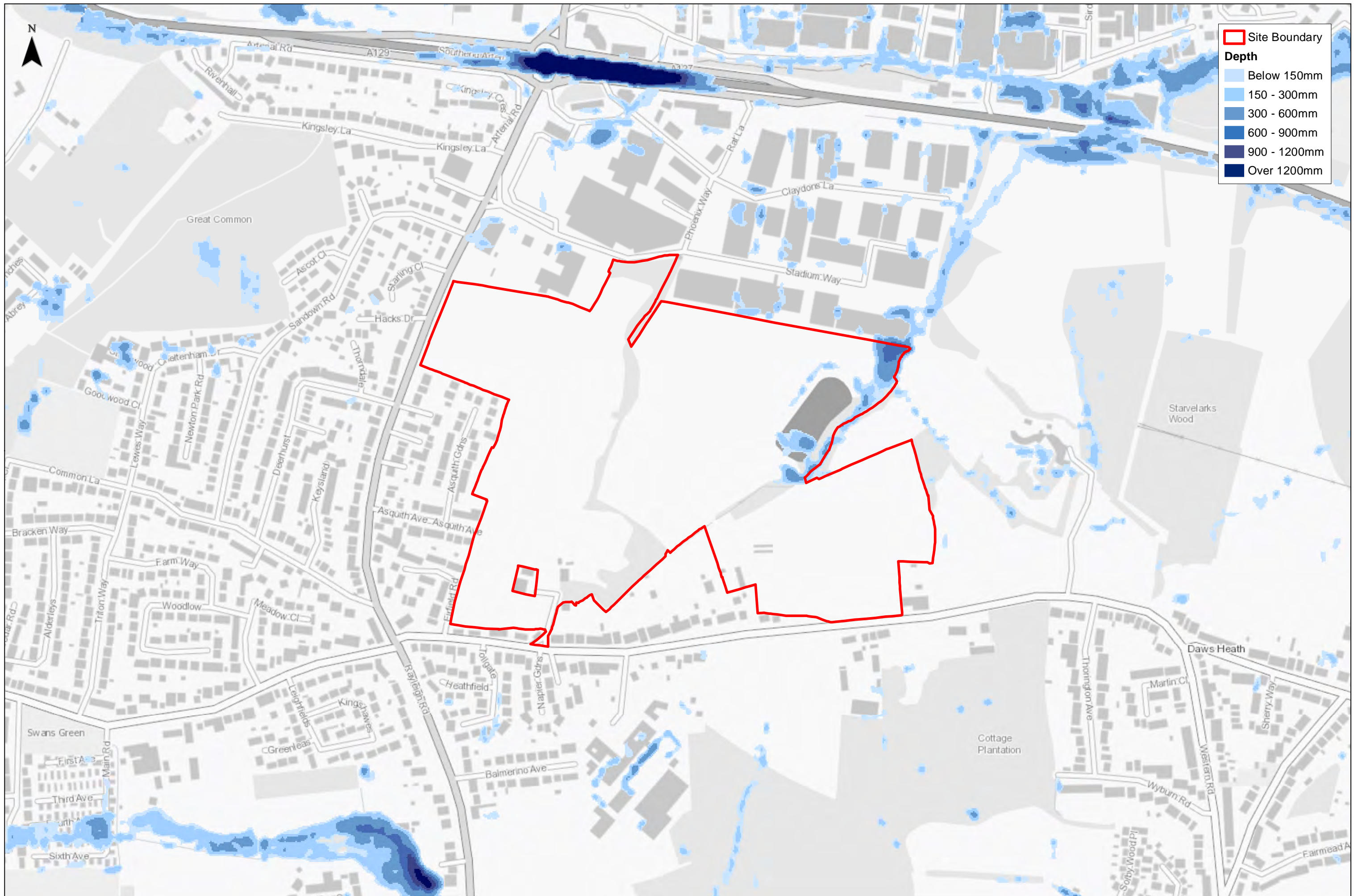


LAND EAST OF RAYLEIGH ROAD
Flood Risk from Surface Water
(High Risk Velocity)



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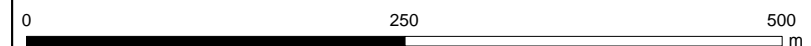
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Drawn: YR	Checked: SK
Figure 47268/4003/GIS006	Rev D



Client



LAND EAST OF RAYLEIGH ROAD
 Flood Risk from Surface Water
 (Medium Risk Depth)

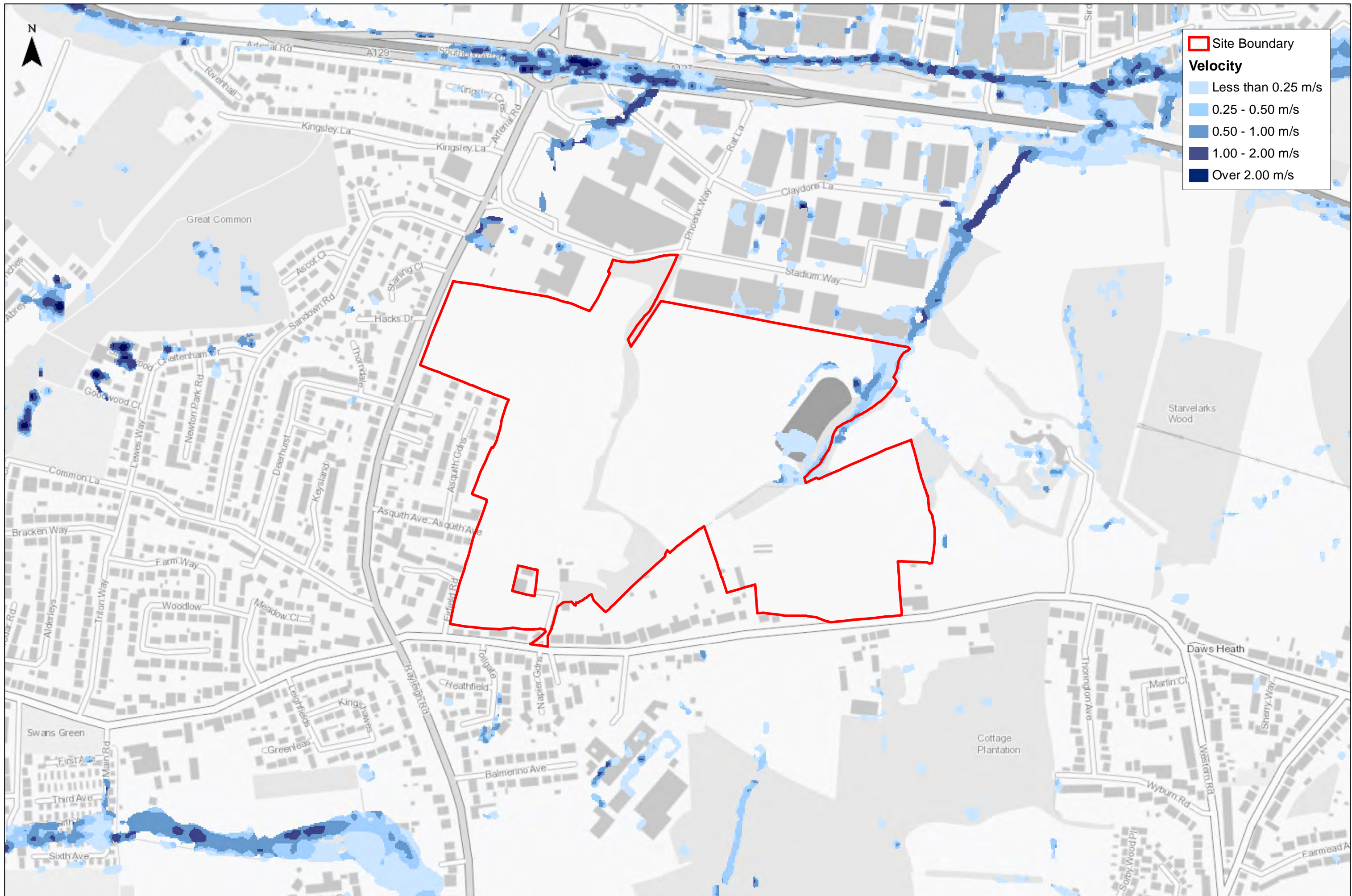


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Figure 47268/4003/GIS007 Rev D



Site Boundary

Velocity

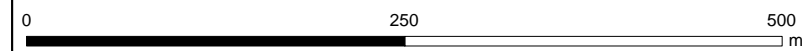
- Less than 0.25 m/s
- 0.25 - 0.50 m/s
- 0.50 - 1.00 m/s
- 1.00 - 2.00 m/s
- Over 2.00 m/s



Client

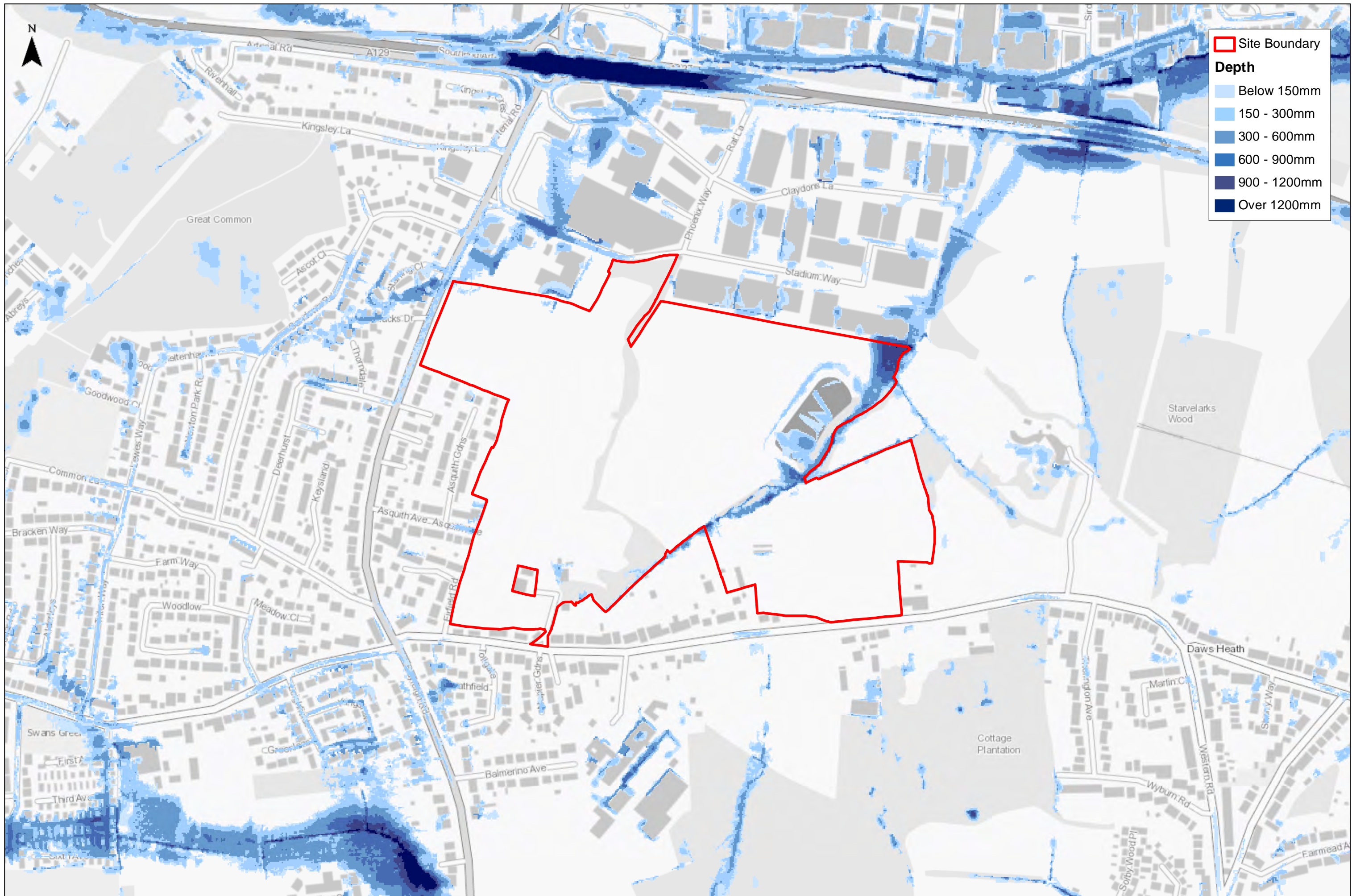


LAND EAST OF RAYLEIGH ROAD
 Flood Risk from Surface Water
 (Medium Risk Velocity)



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Figure 47268/4003/GIS008	Rev D



Site Boundary

Depth

- Below 150mm
- 150 - 300mm
- 300 - 600mm
- 600 - 900mm
- 900 - 1200mm
- Over 1200mm

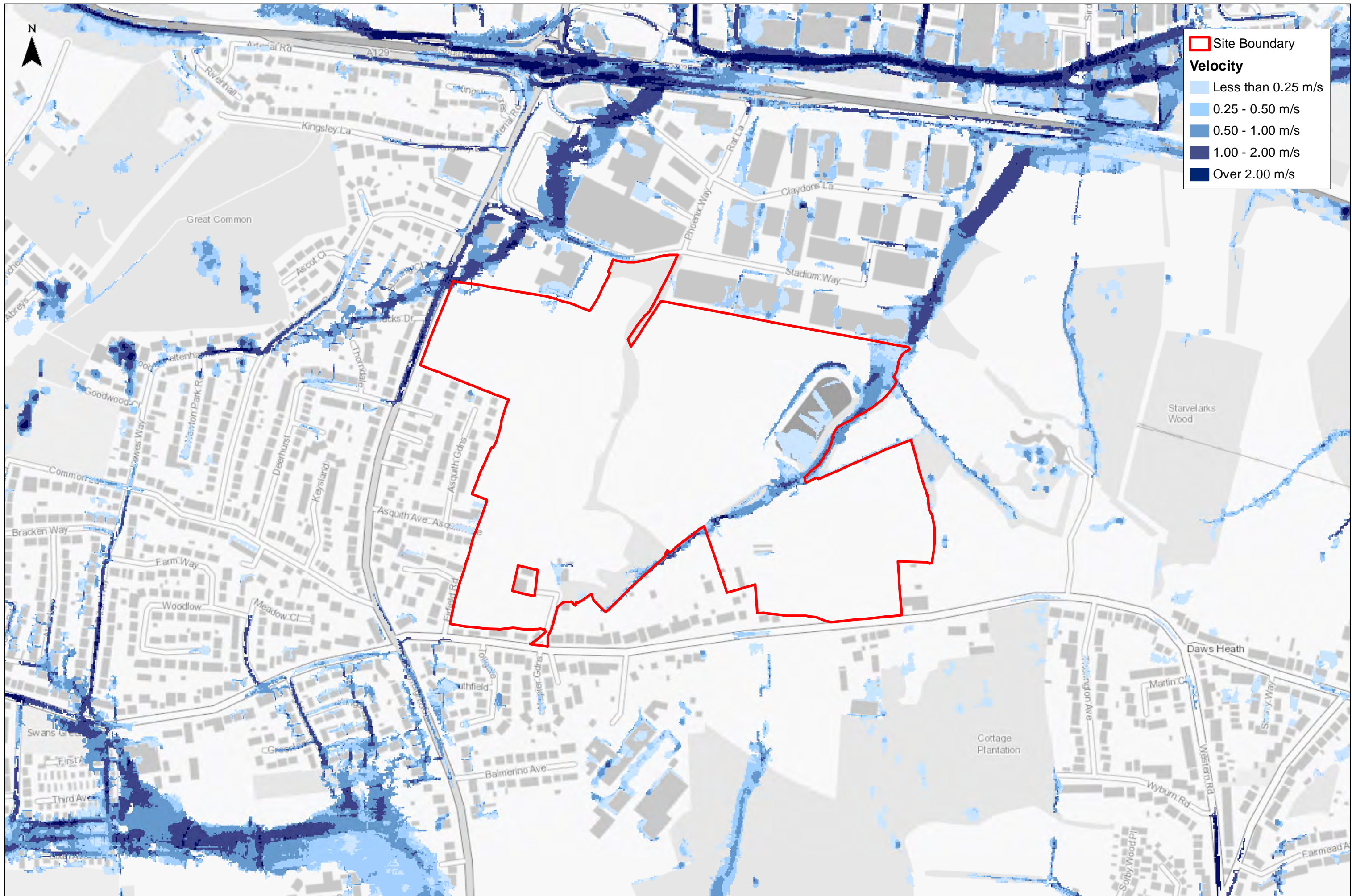


LAND EAST OF RAYLEIGH ROAD
 Flood Risk from Surface Water
 (Low Risk Depth)

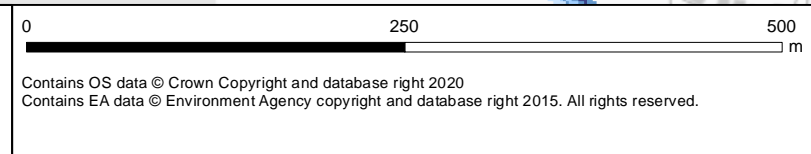
0 250 500
m

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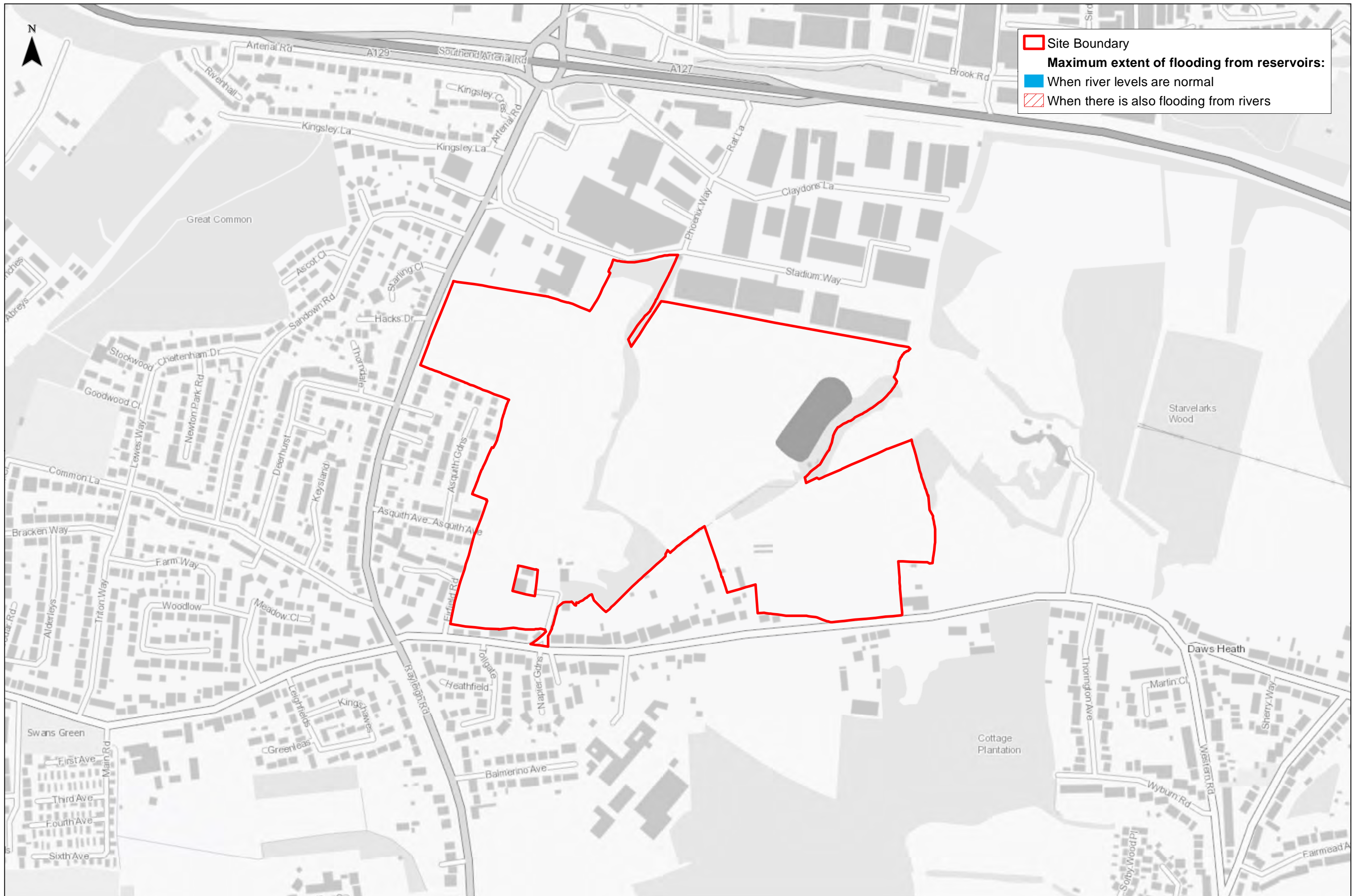
1:5,000 @ A3	Date: 29/11/2022
Drawn: YR	Checked: SK
Figure 47268/4003/GIS009	Rev D



LAND EAST OF RAYLEIGH ROAD
 Flood Risk from Surface Water
 (Low Risk Velocity)



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Figure 47268/4003/GIS010	Rev D



Client

LAND EAST OF RAYLEIGH ROAD
Flood Risk from Reservoirs

0 250 500
m

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LAND EAST OF RAYLEIGH ROAD
 Flood Defences, Areas Benefiting from Flood Defences, and Flood Storage Areas

0 250 500 m
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Drawn: YR	Checked: SK
Figure 47268/4003/GIS012	Rev D

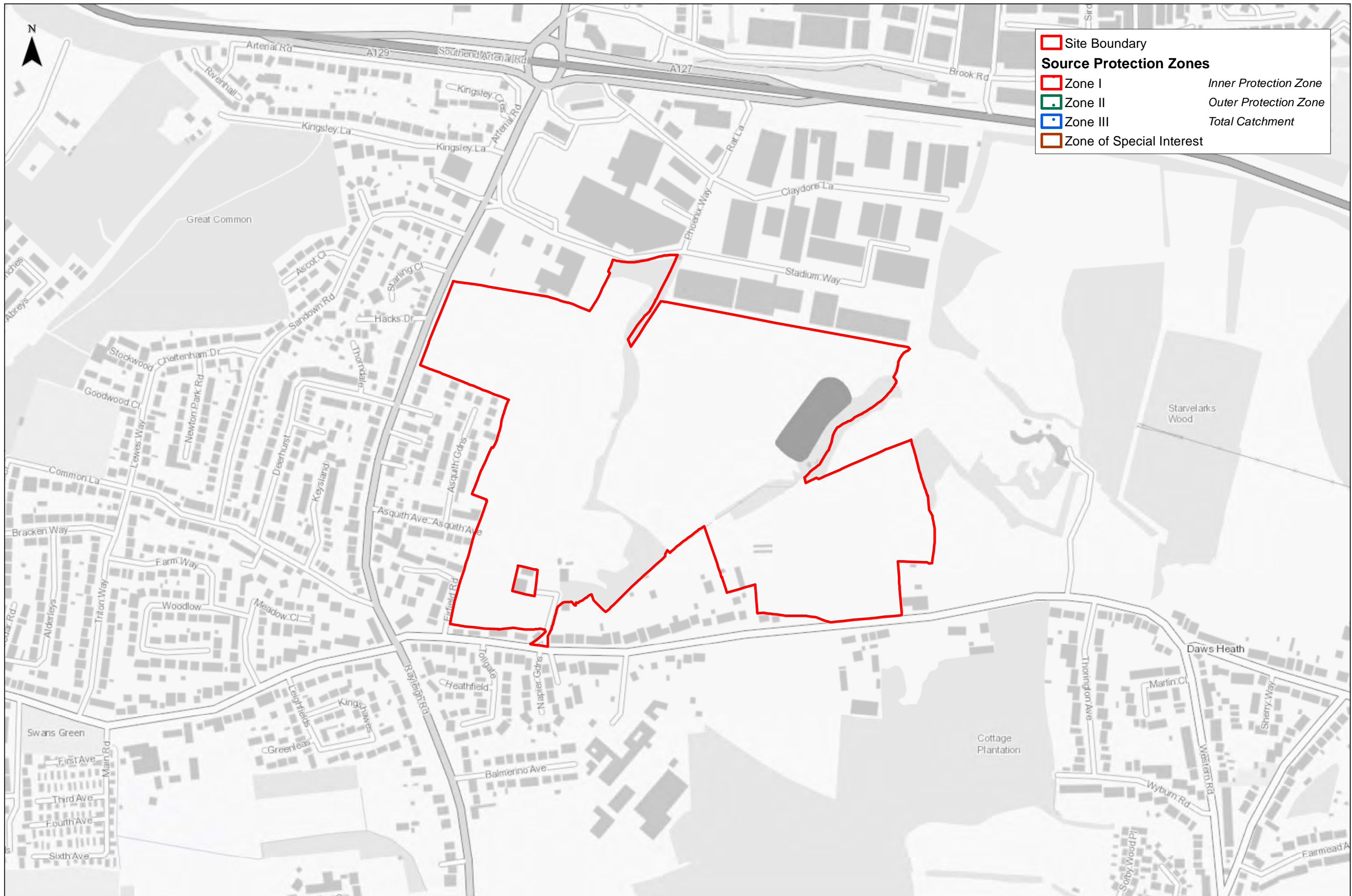


Client
LAND EAST OF RAYLEIGH ROAD
 Recorded Flood Outlines

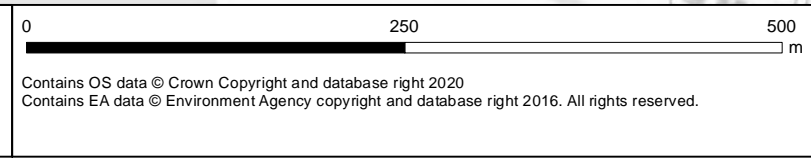
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 m

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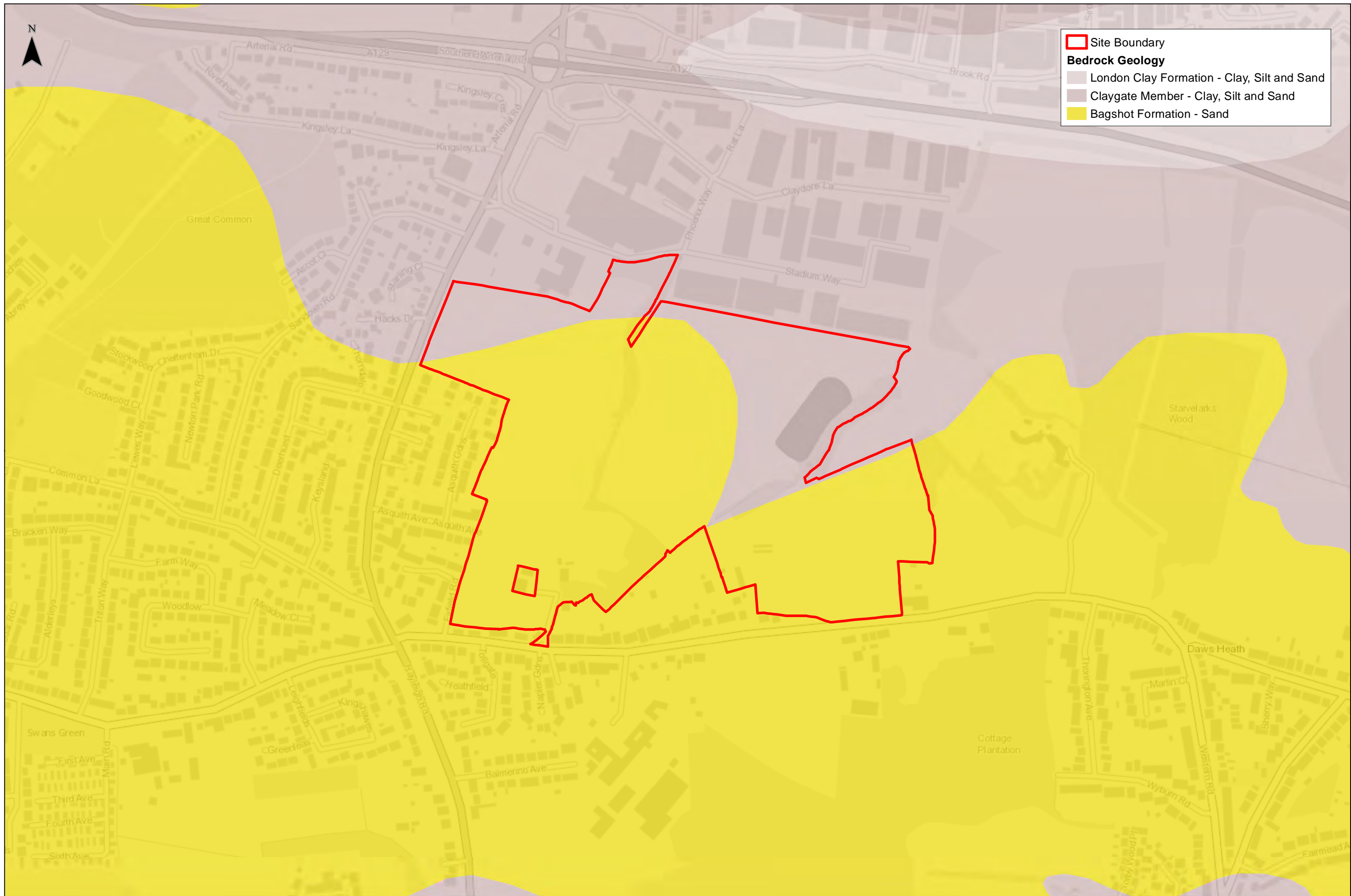
1:5,000 @ A3	Date: 29/11/2022
Drawn: YR	Checked: SK
Figure 47268/4003/GIS013	Rev D



LAND EAST OF RAYLEIGH ROAD
 Source Protection Zones



1:5,000 @ A3	Date: 29/11/2022
Drawn: YR	Checked: SK
Figure 47268/4003/GIS014	Rev D



Site Boundary

Bedrock Geology

- London Clay Formation - Clay, Silt and Sand
- Claygate Member - Clay, Silt and Sand
- Bagshot Formation - Sand

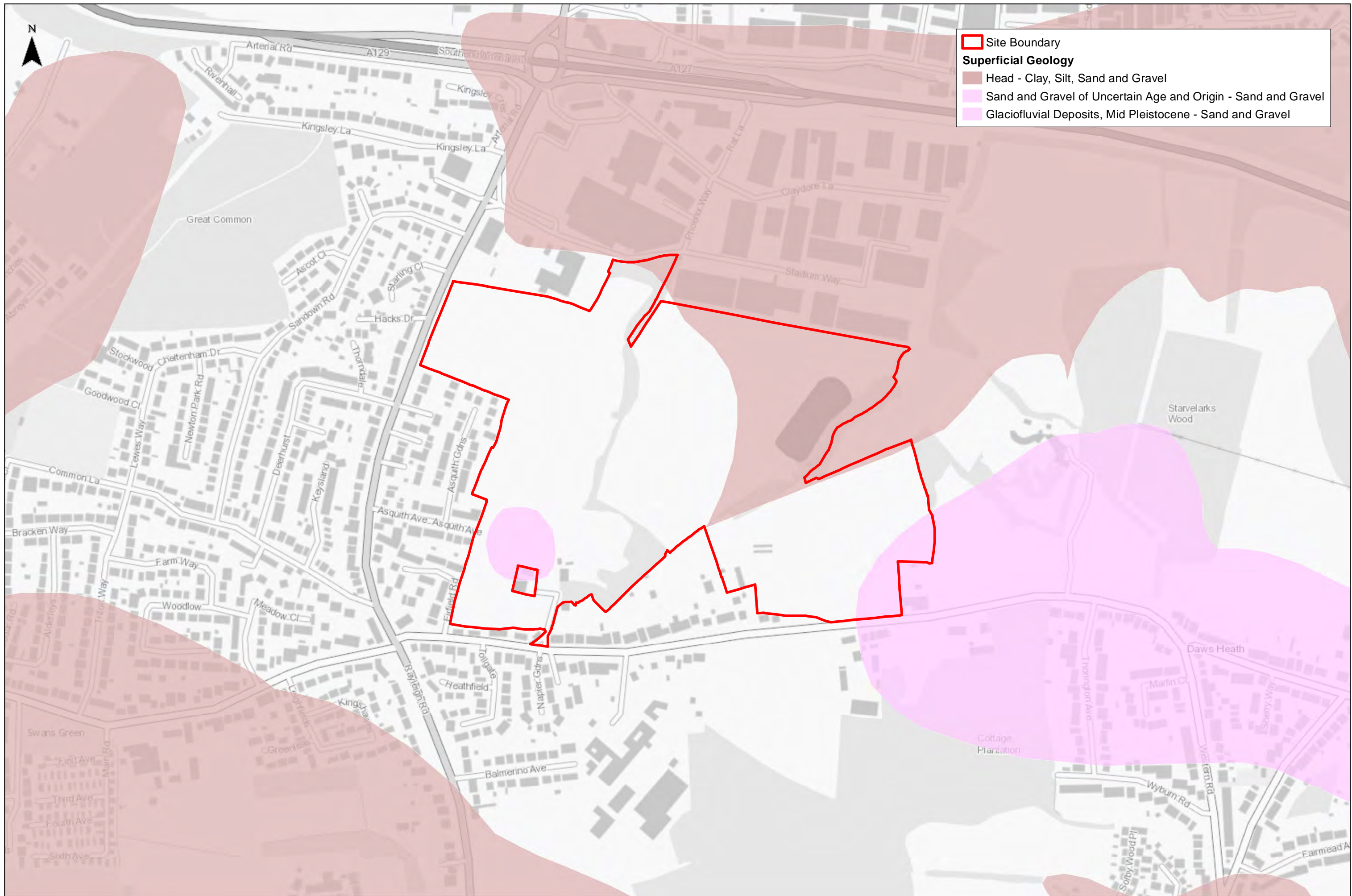


LAND EAST OF RAYLEIGH ROAD
Bedrock Geology

0 250 500 m

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Drawn: YR	Checked: SK
Figure 47268/4003/GIS015	Rev D



Site Boundary

Superficial Geology

- Head - Clay, Silt, Sand and Gravel
- Sand and Gravel of Uncertain Age and Origin - Sand and Gravel
- Glaciofluvial Deposits, Mid Pleistocene - Sand and Gravel



LAND EAST OF RAYLEIGH ROAD
 Superficial Geology

0 250 500
 m

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Figure 47268/4003/GIS016	Rev D

Appendix B Topographical Survey



TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

Art	Arch Head Height	Flt	Fire Hydrant	RSJ	Reinforced Steel Joint
Att	Attic Height	FWD	Floor Board Direction	SI	Sign Post
AV	Aviation	Flr	Floor Level	SP	Arch Survey Point Height
BB	Bottom Beam	FL	Floor Level	Stp	Step
BS	Bore Sighting	FP	Flag Pole	Stp	Surface Water
BL	Bed Level	FW	Foot Water	Sty	Stair
BO	Bolt	GG	Gate Gate	T&E	Trenching
BPF	Block Foot	GV	Gas Valve	TC	Taximeter
BS	Bore Sighting	HT	Head Height	Th	Thatch
BSJ	Bolt	IC	Insulation Cover	TL	Through Level
BSP	Bored Well	LC	Level	TL	Traffic Light
BSR	Bore Sighting	LS	Level	TL	Through Level
BSU	Bore Sighting	MS	Manhole	TL	Through Level
BSV	Bore Sighting	MS	Manhole	TL	Through Level
BSW	Bore Sighting	MS	Manhole	TL	Through Level
BSX	Bore Sighting	MS	Manhole	TL	Through Level
BSY	Bore Sighting	MS	Manhole	TL	Through Level
BSZ	Bore Sighting	MS	Manhole	TL	Through Level
BS1	Bore Sighting	MS	Manhole	TL	Through Level
BS2	Bore Sighting	MS	Manhole	TL	Through Level
BS3	Bore Sighting	MS	Manhole	TL	Through Level
BS4	Bore Sighting	MS	Manhole	TL	Through Level
BS5	Bore Sighting	MS	Manhole	TL	Through Level
BS6	Bore Sighting	MS	Manhole	TL	Through Level
BS7	Bore Sighting	MS	Manhole	TL	Through Level
BS8	Bore Sighting	MS	Manhole	TL	Through Level
BS9	Bore Sighting	MS	Manhole	TL	Through Level
BS0	Bore Sighting	MS	Manhole	TL	Through Level

DRAINING NOTE

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including: sizes, depths, descriptions etc. will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Details, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and are assumed to be vertical.

CH heights are measured as floor to the cill and head heights are measured from cill to the top of window.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control used is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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Do not scale from this drawing.

CONTROL CO-ORDINATES

STATION	Easting	Northing	LEVEL	DESCRIPTION
ST01	580155.165	188025.655	78.039	H&N Nail
ST02	580151.368	188071.303	78.366	Peg & Nail
ST03	580111.902	188095.763	79.344	Peg & Nail
ST04	580157.309	188100.121	77.696	Peg & Nail
ST05	580087.166	188084.763	69.822	Peg & Nail
ST06	580203.235	188021.373	70.473	Peg & Nail
ST07	580203.421	188068.763	76.616	Peg & Nail
ST08	580341.848	188106.963	70.660	Peg & Nail
ST09	580338.716	188068.462	61.837	Peg & Nail
ST10	580556.787	188068.428	62.708	Peg & Nail
ST11	580569.880	188041.139	69.236	Peg & Nail
ST12	580441.174	188056.114	67.208	Peg & Nail
ST13	580478.407	188032.415	71.259	H&N Nail
ST14	580296.348	188057.163	77.253	H&N Nail
ST15	580228.248	188070.673	76.941	H&N Nail
ST16	580157.072	188015.162	78.309	H&N Nail
ST17	580572.317	188033.529	72.374	H&N Nail
ST18	580664.148	188050.722	73.945	H&N Nail
ST19	580705.271	188055.620	74.435	H&N Nail
ST20	580296.559	188070.965	63.834	H&N Nail
ST21	580204.919	188057.718	63.464	H&N Nail
ST22	580373.875	188021.627	64.077	H&N Nail

SURVEY GRID AND LEVEL DATUM

The coordinate system established for this survey is related to Ordnance Survey (OS) national grid at a single point using Smartnet, then orientated to grid north with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using CPG Smartnet.

To avoid discrepancies any coordinated data used in conjunction with this survey must be derived directly from this control data.

REV	DESCRIPTION	DRAWN	DATE

SURVEY SOLUTIONS

Ipswich Coventry Yeovil Norwich Perth Nottingham Brentwood

Tel No: 0845 0405 969 Fax No: 0845 0405 970
 www.survey-solutions.co.uk enquiries@survey-solutions.co.uk

LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING

PRODUCT TITLE
RAYLEIGH ROAD, HADLEIGH, ESSEX, SS7 3NL

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 1 of 14

CLIENT	SCALE
THIS LAND LTD	1:200

SURVIVOR	SURVEY DATE	CHECKED BY	APPROVED BY	DWG STATUS
PMB/GJM	06.07.2020	JLM	BTC	FINAL

DRAWING NUMBER	REVISION	ISSUE DATE
299118e-01		28.07.2020



TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

Ac	Arch	Arch Height	PH	Fire Hydrant	RSL	Rebar Steel Joint
AFL	Assumed	Assumed	PHD	Floor Board	SH	Sign Post
B	Bank	Bank	PL	Floor Level	SIF	Arch Survey Height
BL	Bottom	Bottom	PL	Floor Level	SL	Stop Wall
CG	Contour	Contour	PL	Floor Level	SW	Surface Water
CG	Contour	Contour	PL	Floor Level	SW	Surface Water
CG	Contour	Contour	PL	Floor Level	SW	Surface Water
CG	Contour	Contour	PL	Floor Level	SW	Surface Water
CG	Contour	Contour	PL	Floor Level	SW	Surface Water

DRAWING NOTE

Topographical Surveys
Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof type details are indicative only and taken externally from ground level.

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General
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Do not scale from this drawing.

CONTROL CO-ORDINATES

STATION	EASTING	NORTHING	LEVEL	DESCRIPTION
ST01	980151 185	188823 623	79 239	HT Nail
ST02	980151 388	188871 303	79 366	Plg & Nail
ST03	980151 192	18899 793	79 344	Plg & Nail
ST04	980157 309	189100 121	77 896	Plg & Nail
ST05	980091 195	189204 793	69 822	Plg & Nail
ST06	980203 235	189251 373	70 473	Plg & Nail
ST07	980203 421	189248 701	78 618	Plg & Nail
ST08	980341 848	189106 963	70 660	Plg & Nail
ST09	980358 716	189009 402	61 837	Plg & Nail
ST10	980554 787	189044 828	62 798	Plg & Nail
ST11	980569 880	188941 139	69 236	Plg & Nail
ST12	980441 174	189184 114	67 209	Plg & Nail
ST13	980479 407	188832 415	71 259	HT Nail
ST14	980206 348	189001 183	72 253	HT Nail
ST15	980228 248	188973 672	78 941	HT Nail
ST16	980187 072	188915 182	78 307	HT Nail
ST17	980757 217	188833 839	72 374	HT Nail
ST18	980964 148	188892 722	73 845	HT Nail
ST19	980795 271	188850 609	74 435	HT Nail
ST20	980296 559	189373 985	63 834	HT Nail
ST21	980244 919	189403 718	63 464	HT Nail
ST22	980378 875	189401 627	64 077	HT Nail

SURVEY GRID AND LEVEL DATUM

The coordinate system established for this survey is related to Ordnance Survey (OS) national grid at single point using Smartnet, then orientated to grid north with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using OS datum.

To avoid discrepancies any coordinated data used in conjunction with this survey must be derived directly from this control data.

REV	DESCRIPTION	DRAWN	APPROVED	DATE

SURVEY SOLUTIONS

Ipswich County Yeoil Norwich Perth Nottingham Brentwood

Tel No: 0845 0405 989 Fax No: 0845 0405 970
www.survey-solutions.co.uk enquiries@survey-solutions.co.uk

LAND SURVEYING BUILDING SURVEYING UNDERGROUND SURVEYING

PRODUCT TITLE
RAYLEIGH ROAD, HADLEIGH, ESSEX, SS7 3NL

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 5 of 14

CLIENT	SCALE
THIS LAND LTD	1:200

SURVISED BY	SURVEY DATE	CHECKED BY	APPROVED BY	DWG STATUS
PMB/QJM	08.07.2020	JLH	BTC	FINAL

DRAWING NUMBER	REVISION	ISSUE DATE
289119e-05		28.07.2020

Original Sheet Size A3

TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

Table with 3 columns: Abbreviation, Description, Symbol. Includes symbols for various survey features like walls, doors, windows, and ground levels.

DRAWING NOTE

Topographical Surveys: Trees are drawn to scale showing the average canopy spread... Measured Building Surveys: Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level... General: The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work.



CONTROL CO-ORDINATES table with 4 columns: STATION, EASTING, NORTHING, LEVEL. Lists various control points and their coordinates.

SURVEY GRID AND LEVEL DATUM: The coordinate system established for this survey is related to Ordnance Survey (OS) national grid... The level datum established for this survey is related to Ordnance Survey (OS) using OSG datum.

SURVEY SOLUTIONS logo and contact information: Ipswich Coventry Yeovil Norwich Perth Nottingham Brentwood. Tel No: 0845 0405 869, Fax No: 0845 0405 970.

PROJECT TITLE: RAYLEIGH ROAD, HADLEIGH, ESSEX, SS7 3NL. DRAWING DETAIL: TOPOGRAPHICAL SURVEY Sheet 9 of 14. CLIENT: THIS LAND LTD. SURVEYOR: PAMBUM, SURVEY DATE: 06.07.2020, CHECKED BY: BTC, APPROVED BY: BTC, DRAWING NUMBER: 26911ae-09, SCALE: 1:200, DATE: 28.07.2020.

