Survey Notes

Grid: Local Plane Metric related to National Grid at survey control SC2

Levels: Related to OS datum from GNSS positioning, converted using the National Geoid Model OSGM15.

Notes

Topographical Survey Legend

BUILDINGS AND WALLS

Building	
Building Open Sided	
Ruin	Ruin
Passage	
Wall with Height	Wall HT1.3m
Retaining Wall	R/W

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Chestnut Paling	C/P
Chainlink	C/L
Handrail	H/R
Interwoven	IWN
Iron Railings	I/R
Lattice	L/T
Miscellaneous	Misc
Palisade	PAL
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Post & Barbed Wire	B/W
Wire mesh	W/M
Stile	
Gate	
Fence linestyle	

ROADS

Kerbs	
Edge of Surfacing	
Pedestrian Crossing	PEL PEDESTRIAN
Track	TRACK
Footpath	FOOTPATH

STREET FURNITURE

Belisha Beacon	BB
Bus Stop	BS
Bollard	B
Cats Eye	CE
Coal Chute	CC
Closed Circuit TV	CCTV
Drain	DR
Electricity Pole	EP
Flood Light	FL
Flag Staff	FS
Lamp Post	LP
Letter Box	LB
Name Plate (street)	NP
Mooring Ring	MR
Mile Post or Mooring Post	MP
Service Marker	MK
Mile Stone	MS
Post	P
Parking Meter	PM
Reflector Post	RP
Rodding Eye	RE
Road Sign	RS
Speed Camera	S/CAM
Information Sign	SIGN
Stop	SY
Traffic Light	TL
Telegraph Pole	TP
Traffic Light Push Button Post	TLP
Traffic Light Control	TLC/P
Control Box	C/BOX
British Telecom Box	BT BOX
Electricity Box	EL BOX
Gas Box	GAS BOX

INSPECTION CHAMBERS AND PIPES

Inspection Cover	IC
Inspection Cover (Elec)	IC/EL
Manhole	MH
British Telecom Cover	BT
Inspection Cover (Comms)	IC/COM
Cable TV	CATV
Inspection Cover Traffic Signals	IC/TL
Gully	G
Kerb Outlet	KO
Vent Pipe	VP
Down Pipe	DP
Rain Water Pipe	RWP
Soil Pipe	SVP
Gas Pipe	G-PIPE
Unable to lift cover	UTL
Stop Tap	ST
Stop Valve	SV
Lamphole	LH
Hydrant	HYD
Earth Rod	ER
Gas Valve	GV
Water Meter	WM
Washout	WO
Rodding Eye	RE

GEOTECHNICAL INFORMATION

Borehole	BH
Trial Pit	TP
Monitor Pin	MON
Probe Hole	PH
Window Sample	WS

GENERAL INFORMATION

Petrol Pump	PP
Basement Light	BL
Footbridge	FB
Dish Type Channel	
Slot Type Channel	
Grate Type Channel	
Tactile Paving	TAC
Crash Barrier	C/BR
Column	COL
Stanchion	STAN
Car Vacuum	VAC
Offset FSI	OF
Air Valve	AV
Trough	TR
Chimney	CHT
Telephone Call Box	TCB

OVERHEAD FEATURES

Electricity Pylon	E/PYLON
Electricity	EL
Telephone	TEL

WATER FEATURES

Canal	
Stream	STM
Ditch	DIT
Weir	WEIR
Culvert	Culv
Drip (Land Drain)	
Spring	SPR

RELIEF AND VEGETATION

Hedge	
Edge of wood/Bushes	
Stump	STUMP
Individual Tree	
Slopes with Height Greater than 1m	
Cliff Face	
Marsh	
Reeds	

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+BL23.92
Boiler Level	+BLR4.92
Soffit Level	+SL25.92
Threshold Level	+THR6.98
Cover Level	+CL26.45
Invert Level	+IL25.15
Pipe Soffit Level	+PSL5.00
Floor Level	+FL6.00
Finished Floor Level	+FFL6.00
Top of Tank Level	+TT7.00
Eave Level	+EL7.00
Ridge Level	+RL8.00
Roof Hip Level	+RHL8.50
Flat Roof Level	+FRL7.00
Top of Canopy Level	+TOF/CY.00
Underside of Canopy Level	+SOF/CR.50
Window Sill Level	+WSL8.00
Window Head Level	+WHL9.00
Springing Level	+SPL8.50
Arch Level	+AL7.00
Cable Level	+CHT8.55
Top of Wall Level	+TWL10.00
Underside of Beam Level	+UBL8.55
General Height	+HT9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker	
O.S. Trig Station	
O.S. Bench Mark	

Sheet Index

Rev.	Date	Description
A	11/03/26	Survey extended
B	26/03/26	Overhead telephone lines extended
C	29/05/26	Survey extended

MALCOLM HUGHES
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Aintree House, Trident Business Park, Risley, Warrington, Cheshire WA3 6BX, Tel: 0161 900 1265
www.malcolmhughes.co.uk
survey@mhls.co.uk

Accreditations

Client

Great Places Housing Group
Southern Gate, 729 Princess Road
Manchester M20 2LT

Project

206-208 Drake Street
Rochdale
OL16 1PJ

Drawing Title

Topographical Survey

Drawn By	IC 14/08/24	Survey Date	August 2024
Checked by	DJ 15/08/24	Scale	A0@1:200

Drawing No	Revision
62032/1	C

Survey Notes

Grid: Local Plane Metric related to National Grid at survey control SC2

Levels: Related to OS datum from GNSS positioning, converted using the National Geoid Model OSGM15.

Notes

Topographical Survey Legend

BUILDINGS AND WALLS

Building
Building Open Sided
Run — RUN
Passage
Wall with Height — Wall Ht1.3m
Retaining Wall — R/W

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Chestnut Paling	C/P
Chainlink	C/L
Handrail	H/R
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Iron Railings	I/R
Lattice	L/T
Miscellaneous	Misc
Palisade	PAL
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Post & Barbed Wire	B/W
Wire mesh	W/M
Stile	
Gate	
Fence line/eye	

ROADS

Kerbs
Edge of Surfacing
Pedestrian Crossing — PC
Track
Footpath

STREET FURNITURE

Belisha Beacon	BB
Bus Stop	BS
Bollard	B
Cats Eye	CE
Coal Chute	CC
Closed Circuit TV	CCTV
Drain	DR
Electricity Pole	EP
Flood Light	FL
Flag Staff	FS
Lamp Post	LP
Letter Box	LB
Name Plate (street)	NP
Mooring Ring	MR
Mile Post or Mooring Post	MP
Service Marker	MK
Mile Stone	MS
Post	P
Parking Meter	PM
Reflector Post	RP
Rodding Eye	RE
Road Sign	RS
Speed Camera	S/CAM
Information Sign	SIGN
Stop	ST
Traffic Light	TL
Telegraph Pole	TP
Traffic Light Push Button Post	TLP
Traffic Light Control	TLC/P
Control Box	C/BOX
British Telecom Box	BT BOX
Electricity Box	EL BOX
Gas Box	GAS BOX

INSPECTION CHAMBERS AND PIPES

Inspection Cover	IC
Inspection Cover (Elec)	IC/EL
Manhole	MH
British Telecom Cover	BT
Inspection Cover (Comms)	IC/COM
Cable TV	CATV
Inspection Cover Traffic Signals	IC/TL
Gully	G
Kerb Outlet	KO
Vent Pipe	VP
Down Pipe	DP
Rain Water Pipe	RWP
Soil Pipe	SVP
Gas Pipe	G-PIPE
Unable to lift cover	U/L
Stop Tap	ST
Stop Valve	SV
Lamphole	LH
Hydrant	HYD
Earth Rod	ER
Gas Valve	GV
Water Meter	WM
Washout	WO
Rodding Eye	RE

GEOTECHNICAL INFORMATION

Borehole	BH
Trial Pit	TP
Monitor Pin	MON
Probe Hole	PH
Window Sample	WS

GENERAL INFORMATION

Petrol Pump	PP
Basement Light	BL
Footbridge	FB
Dish Type Channel	
Slot Type Channel	
Grate Type Channel	
Tactile Paving	TAC
Crash Barrier	C/BR
Column	COL
Stanchion	STAN
Car Vacuum	VAC
Offset FSI	OF
Air Valve	AV
Trough	TR
Chimney	CHT
Telephone Call Box	TCB

OVERHEAD FEATURES

Electricity Pylon — E.PYLON
Electricity — E.L.
Telephone — T.L.

WATER FEATURES

Canal
Stream
Ditch
Weir
Culvert
Drip (Land Drain)
Spring — SPR

RELIEF AND VEGETATION

Hedge
Edge of wood/Bushes
Stump — STUMP
Individual Tree
Slopes with Height Greater than 1m
Cliff Face
Marsh
Reeds

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+BL23.92
Water Level	+WL24.92
Soffit Level	+SL25.92
Threshold Level	+THR.98
Cover Level	+CL26.45
Invert Level	+IL25.15
Pipe Soffit Level	+PSL5.00
Floor Level	+FL6.00
Finished Floor Level	+FFL6.00
Top of Tank Level	+TT7.00
Eave Level	+EL7.00
Ridge Level	+RL9.00
Roof Hip Level	+RHL8.50
Flat Roof Level	+FRL7.00
Top of Canopy Level	+TOP/CT.00
Underside of Canopy Level	+SOF/CB.50
Window Sill Level	+WSL8.00
Window Head Level	+WHL9.00
Springing Level	+SPL8.50
Arch Level	+AL7.00
Cable Level	+CHR.55
Top of Wall Level	+TWL10.00
Underside of Beam Level	+UBL8.55
General Height	+HT9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker
O.S. Trig Station
O.S. Bench Mark

Sheet Index

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Project

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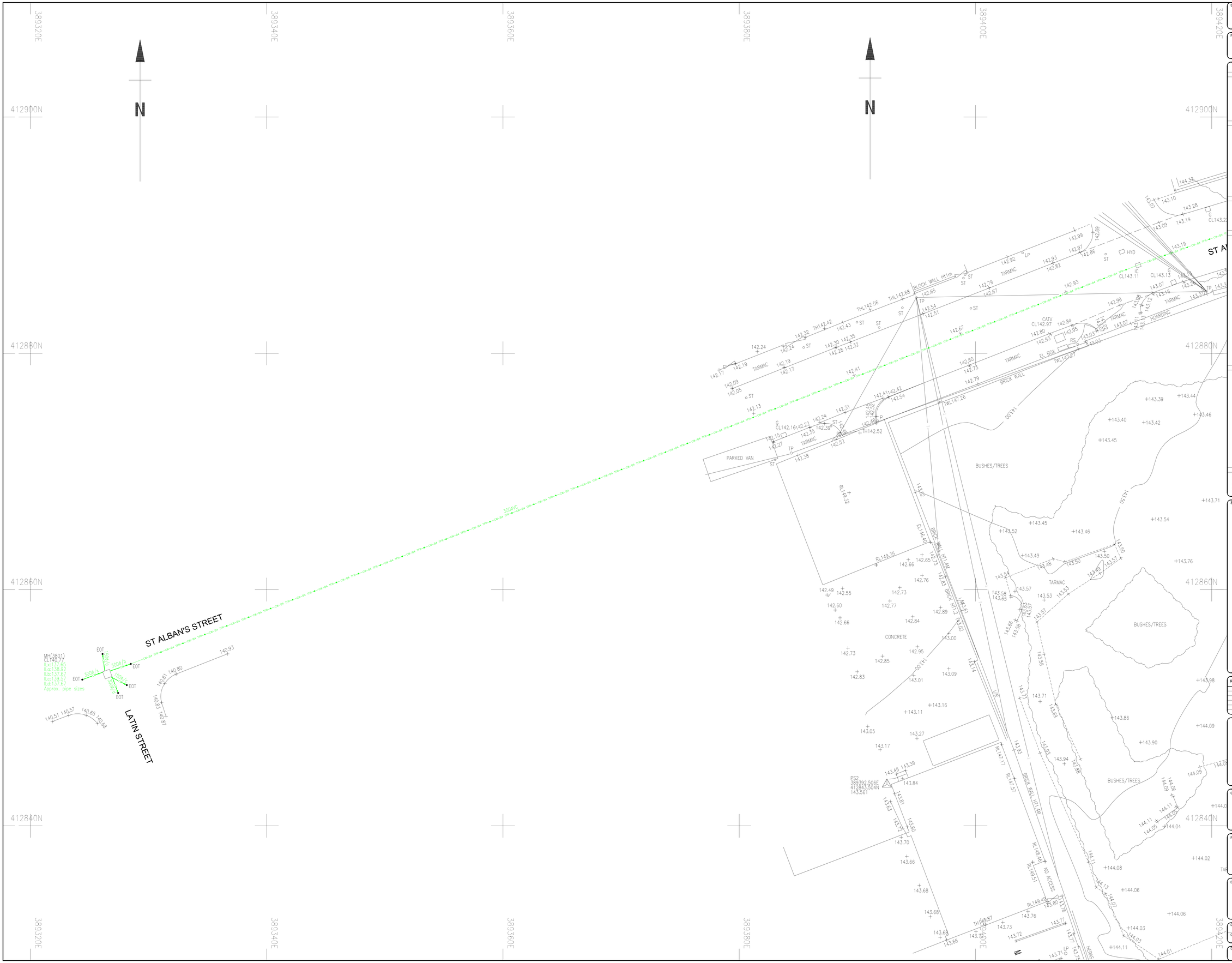
Rochdale
OL16 1PJ

Drawing Title

Topographical Survey

Drawn By	IC	14/08/24	Survey Date: August 2024
Checked by	DJ	15/08/24	Scale: A0@1:200

Drawing No: 62032/2 — Revision: C



Survey Notes

Grid: Local Plane Metric related to National Grid at survey control SC2

Levels: Related to OS datum from GNSS positioning, converted using the National Geoid Model OSGM15.

Notes

Topographical Survey Legend

BUILDINGS AND WALLS

Building
Building Open Sided
Ruin — RUIN
Passage
Wall with Height — Wall HT1.5m
Retaining Wall — R/W

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Chestnut Paling	C/P
Chainlink	C/L
Hundrail	H/R
Interwoven	IWN
Iron Railings	I/R
Lattice	L/T
Miscellaneous	Misc
Palisade	PAL
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Post & Barbed Wire	B/W
Wire mesh	W/M
Stile	
Gate	
Fence line/dye	

ROADS

Kerbs
Edge of Surfacing
Pedestrian Crossing — PC
Track
Footpath

STREET FURNITURE

Belisha Beacon	BB
Bus Stop	BS
Bollard	B
Cats Eye	CE
Coal Chute	CC
Closed Circuit TV	CCTV
Drain	DR
Electricity Pole	EP
Flood Light	FL
Flag Staff	FS
Lamp Post	LP
Letter Box	LB
Name Plate (street)	NP
Mooring Ring	MR
Mile Post or Mooring Post	MP
Service Marker	MK
Mile Stone	MS
Post	P
Parking Meter	PM
Reflector Post	RP
Rodding Eye	RE
Road Sign	RS
Speed Camera	S/CAM
Information Sign	SGN
Stop	SY
Traffic Light	TL
Telegraph Pole	TP
Traffic Light Push Button Post	TLP
Traffic Light Control	TLC/P
Control Box	C/BOX
British Telecom Box	BT BOX
Electricity Box	EL BOX
Gas Box	GAS BOX

INSPECTION CHAMBERS AND PIPES

Inspection Cover	IC
Inspection Cover (Elec)	IC/EL
Manhole	MH
British Telecom Cover	BT
Inspection Cover (Comms)	IC/COM
Cable TV	CATV
Inspection Cover Traffic Signals	IC/TL
Gully	
Kerb Outlet	KO
Vent Pipe	VP
Down Pipe	DP
Rain Water Pipe	RWP
Soil Pipe	SVP
Gas Pipe	G-PIPE
Unable to lift cover	UTL
Stop Tap	ST
Stop Valve	SV
Lamphole	LH
Hydrant	HYD
Earth Rod	ER
Gas Valve	GV
Water Meter	WM
Washout	WO
Rodding Eye	RE

GEOTECHNICAL INFORMATION

Borehole	BH
Trial Pit	TP
Monitor Pin	MON
Probe Hole	PH
Window Sample	WS

GENERAL INFORMATION

Petrol Pump	PP
Basement Light	BL
Footbridge	FB
Dish Type Channel	
Slot Type Channel	
Grate Type Channel	
Tactile Paving	TAC
Crash Barrier	C/BR
Column	COL
Stanchion	STAN
Car Vacuum	VAC
Offset FSI	OF
Air Valve	AV
Trough	TR
Chimney	CHT
Telephone Call Box	TCB

OVERHEAD FEATURES

Electricity Pylon — E.PYLON
Electricity — EL
Telephone — TEL

WATER FEATURES

Canal
Stream
Ditch
Weir
Culvert
Drip (Land Drain)
Spring — SPR

RELIEF AND VEGETATION

Hedge
Edge of wood/Bushes
Stump — STUMP
Individual Tree
Slopes with Height Greater than 1m
Cliff Face
Marsh
Reeds

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+ 123.45
Precision Spot Height	+ 123.456
Bed Level	+ BL23.92
Water Level	+ WL24.92
Soffit Level	+ SL25.92
Threshold Level	+ THL6.98
Cover Level	+ CL26.45
Invert Level	+ IL25.15
Pipe Soffit Level	+ PSL5.00
Floor Level	+ FL6.00
Finished Floor Level	+ FFL6.00
Top of Tank Level	+ TT7.00
Eave Level	+ EL7.00
Ridge Level	+ RL9.00
Roof Hip Level	+ RHL8.50
Flat Roof Level	+ FRL7.00
Top of Canopy Level	+ TOP/CY.00
Underside of Canopy Level	+ SOF/CA.50
Window Sill Level	+ WSL8.00
Window Head Level	+ WHL9.00
Springing Level	+ SPL8.50
Arch Level	+ AL7.00
Cable Level	+ CH78.55
Top of Wall Level	+ TWL10.00
Underside of Beam Level	+ UBL9.55
General Height	+ HT9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker
O.S. Trig Station
O.S. Bench Work

Sheet Index

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Project
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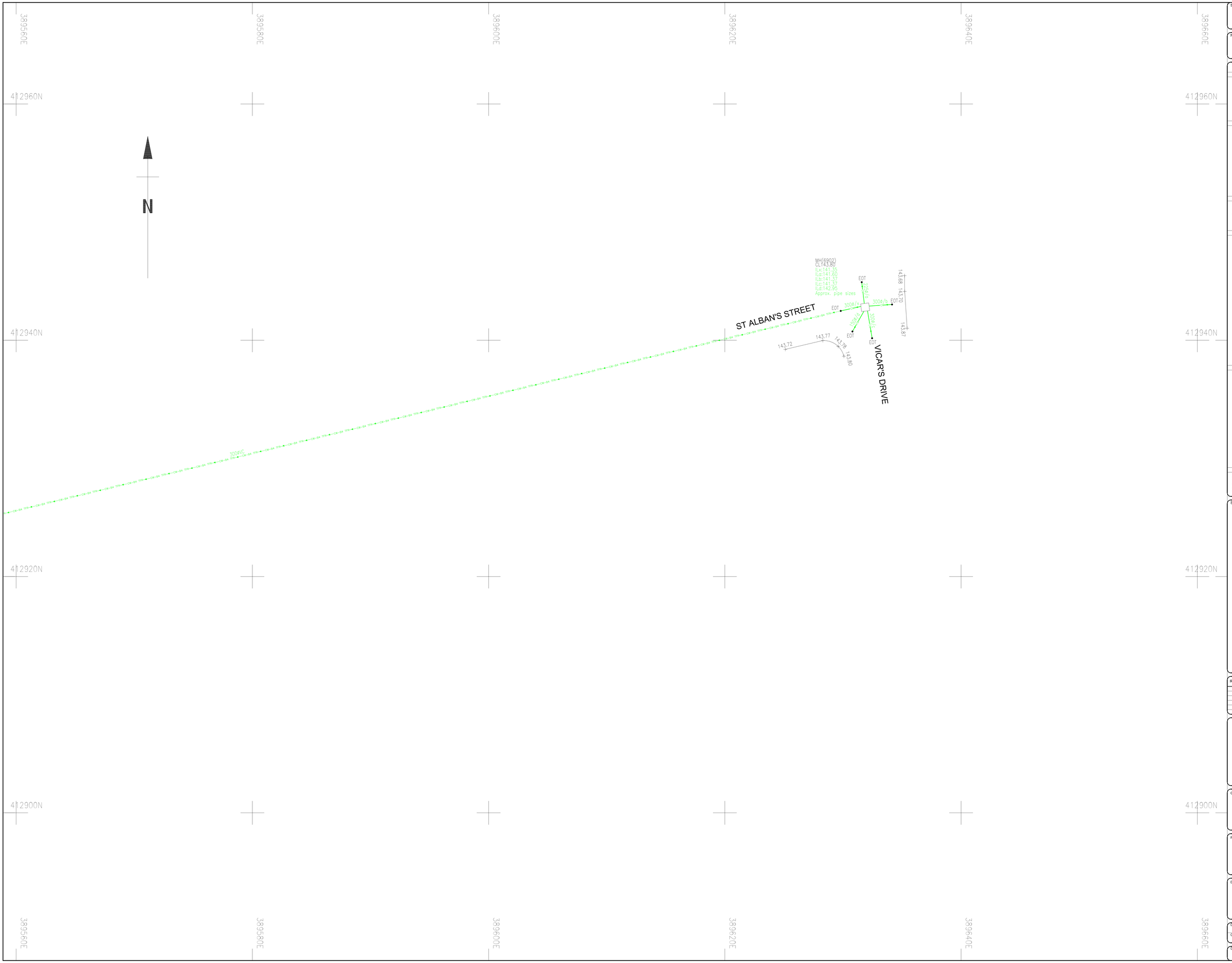
Rochdale
OL16 1PJ

Drawing Title
Topographical Survey

Drawn By	IC	14/08/24	Survey Date: August 2024
Checked by	DJ	15/08/24	Scale: A0@1:200

Drawing No: 62032/3 — Revision: C



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Notes

Topographical Survey Legend

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Building	
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Run	RUN
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Mile Stone	MS
Post	P
Parking Meter	PM
Reflector Post	RP
Rodding Eye	RE
Road Sign	RS
Speed Camera	S/CAM
Information Sign	SIGN
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Telegraph Pole	TP
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Window Sample	WS

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Slot Type Channel	
Grate Type Channel	
Tactile Paving	TAC
Crash Barrier	C/BR
Column	COL
Stanchion	STAN
Car Vacuum	VAC
Offset FSI	OF
Air Valve	AV
Trough	TR
Chimney	CHT
Telephone Call Box	TCB

OVERHEAD FEATURES

Electricity Pylon	E.PYLON
Electricity	EL
Telephone	TEL

WATER FEATURES

Canal	
Stream	
Ditch	
Weir	
Culvert	Culv
Drip (Land Drain)	
Spring	SPR

RELIEF AND VEGETATION

Hedge	
Edge of wood/Bushes	
Stump	STUMP
Individual Tree	
Slopes with Height Greater than 1m	
Cliff Face	
Marsh	
Reeds	

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	123.45
Precision Spot Height	123.456
Bed Level	BL23.92
Water Level	WL24.92
Soffit Level	SL25.92
Threshold Level	THL98.98
Cover Level	CL26.45
Invert Level	IL25.15
Pipe Soffit Level	PSL5.00
Floor Level	FL64.00
Finished Floor Level	FFL64.00
Top of Tank Level	TT7.00
Eave Level	EL7.00
Ridge Level	RL9.00
Roof Hip Level	RHL8.50
Flat Roof Level	FRL7.00
Top of Canopy Level	TOP/C7.00
Underside of Canopy Level	USP/C6.50
Window Sill Level	WSL8.00
Window Head Level	WHL9.00
Springing Level	SPL8.50
Arch Level	AL7.00
Cable Level	CHT8.55
Top of Wall Level	TWL10.00
Underside of Beam Level	UBL9.55
General Height	HT9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker	
O.S. Trig Station	
O.S. Bench Work	

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Drawing Title

Topographical Survey

Drawn By	IC	14/08/24	Survey Date: August 2024
Checked by	DJ	15/08/24	Scale: A0@1:200

Drawing No: 62032/4 — Revision: C