

# TOPOGRAPHICAL SURVEY

DATE: 1<sup>ST</sup> JANUARY 2019

Few sites are free from problems or restrictions of any kind, and it is therefore often necessary and - in our opinion - always advisable, to commission a general Topographical Survey in order to provide sufficient information for the preparation of planning and building regulations applications.

We suggest you engage a local surveyor. In some instances, Scandia-Hus will be able to assist in recommending / sourcing of a suitable surveyor. The survey will be prepared for the preparation of town planning and building regulations applications on your site.

The survey will be limited to include the areas listed below and, based on the information gathered, a detailed site plan will be drawn up covering the following :-

- General description of the site
- Site levels
- Drainage invert levels (if covers are accessible)
- Boundaries and treatment, e.g. hedges, fences, etc.
- Significant trees and general landscaping
- Position and size of any existing building(s) on the site
- DPC/slab levels of any existing buildings (if accessible)
- Location of visible inspection cambers
- Approximate position and height of overhead cables, e.g. BT, electricity
- Relationship of plot to adjacent highway, subject to proximity
- Existing site access
- Proposed site access
- Brief description of adjoining properties, where significant or considered of importance
- Photographs of site

The survey will cover only features that are visible and will not take account of any buried or underground cables or services. Nor will it address ground or soil conditions, e.g. fill, settlement, sand, clay, etc. or other factors which may affect the construction of foundations and/or drainage system. It remains the builder / client's responsibility to obtain details of any underground services from the local authority and relevant utility companies, as well as to dig trial holes, if required, in order to ascertain ground conditions.

It is possible that there are other aspects pertinent to the site which, in the surveyor's opinion, are not likely to be relevant to the planning and building regulations applications, and which will therefore not be covered in his report. However, in addition to the above, the site survey will also allow us to also evaluate the access to the site for Scandia-Hus delivery vehicles as well as for a suitable crane for the delivery and off-loading of your building set on site.

All proposed finished floor levels and modifications of existing ground levels shown on the survey drawings must be agreed with the local authority prior to commencement of work on site.

Most of the information provided will be required for your planning and building regulations applications. Some will be of value to your builder, when preparing his tender documentation, and will help ensure that nothing gets overlooked or omitted from his estimate. The survey should also ensure that the correct methodology is adopted for the manufacture and delivery of the building set to site.