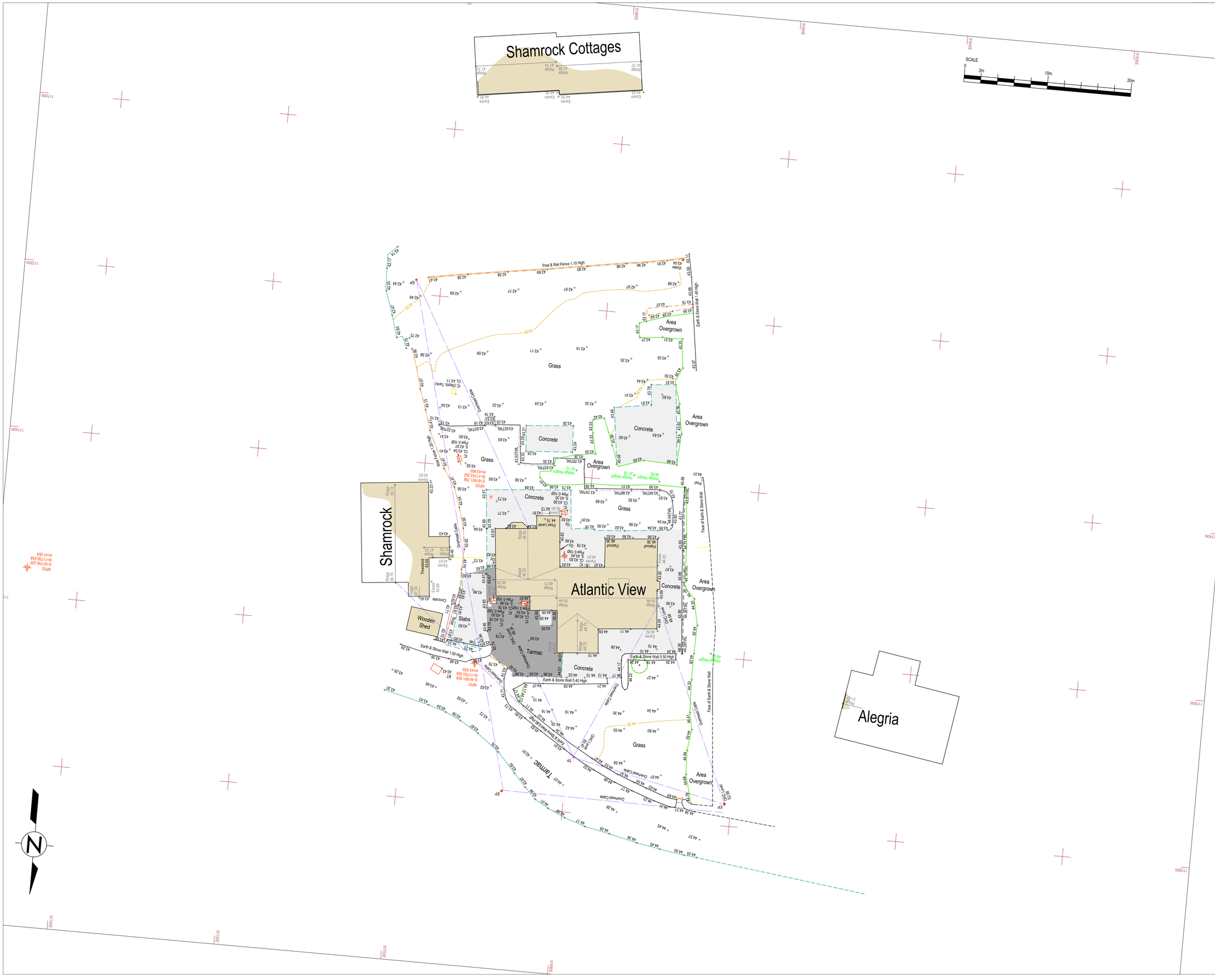

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A1

This survey has been orientated to the Ordnance Survey (O.S) National Grid OSGB36(15) via (GNSS) and the O.S. Active Network (OS Net).

A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSGM15GB transformation models.

The survey has been correlated to this point and a further one or more OSGB36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

This survey has been produced at the survey scale detailed below with its accuracy commensurate with the indicated scale and should only be used for its original intended purpose. Any scaling should only be undertaken using a stable media print produced using the original data. The plotted scale may differ (for presentation purposes) from the survey scale.

It is for the use only of the party to whom it has been addressed and no responsibility is accepted to any third party for the whole or part of its contents. This survey has been prepared on the basis that all information and facts, which may affect the survey, have been disclosed to Nuplan by all parties concerned and no liability, nor responsibility can be accepted, unless full disclosure has been made.

All ground features that were visible at the time of the survey have been located, however there may have been items obscured. Pipe sizes and flow direction have been visually assessed from the surface and should be considered as approximate only.

All data remains in the ownership of Nuplan and any discrepancies between this survey and any other information should be reported to Nuplan.

Nuplan is the trading name of Nuplan Surveys Ltd, a limited company registered in England No.07982500.
Registered address: 2 Church Street, Tywardreath, Par, Cornwall PL24 2QG

BUILDING SURVEY HATCHES

- Walls
- Sills
- Worktop
- Plinths
- Roof Tiles

BUILDING SURVEY ANNOTATIONS

Floor To Sill Dimension	F/S 0.87
Floor To Head Dimension	F/H 2.20
Door Head Dimension	DH 1.98
Beam Soffit Height	BH 2.05
Room Area	Area: 9.04
Structural Ceiling Height	SCH 2.70
False Ceiling Height	FCH 2.30
Level	x 50.00
Ceiling Level	x 52.70CL
Beam Soffit Level	x 52.70BL
Window Sill Level	x 51.00 WSL
Window Head Level	x 52.00 WHL
Door Head Level	x 52.00 DHL
Inspection Cover	IC
Rain Water Pipe	RWP
Soil Vent Pipe	SVP
Hot Water Tank	HWT

ELEVATIONS HATCHES

- Brickwork
- Render
- Roof Tiles
- Stonework
- Hung Tiles

Note: Hatches are indicative only and do not reflect the true sizes of the bricks or tiles.

ELEVATIONS ANNOTATIONS

Levels	0.00
Rain Water Pipe	RWP
Soil Vent Pipe	SVP

TOPOGRAPHICAL SURVEY LEGEND

Banks
Centreline
Change Of Surface
Fence
Kerb
Overhead Wires
Vegetation

BT	British Telecom	Spot Height	x 50.00
CATV	Cable Tv		
COV	Unidentified Cover	Gate	
ELE	Electricity		
EP	Electricity Pole	Embankment	
ER	Earth Rod		
FH	Fire Hydrant	Building (Part Representation)	
FP	Flag Pole		
GAS	Gas Cover		
GY	Gully	Tree	
IC	Inspection Cover		
LP	Lamp Post		
MET	Meter		
MH	Manhole		
Mkr	Marker		
RE	Rodding Eye		
RWP	Rain Water Pipe		
SC	Stop Cock		
SV	Stop Valve		
SVP	Soil Vent Pipe		
TK	Top Of Kerb		
TL	Traffic Light		
TWL	Top Of Wall		
TP	Telegraph Pole		
UTL	Unable To Lift (Cover)		
WAT	Water Cover		

Grid & Datum

Survey Grid: Local Grid ☐ Nat. Grid OSGB36 ☑ Existing Grid ☐
Survey Datum: Local Datum ☐ Nat. Grid OSGB36 ☑ O.S.B.M. ☐

RECEIVED
By Liv Rickman at 12:16 pm, Oct 22, 2025

Rev	Notes	Drawn	Date

Nuplan
Professional Precision

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Title: Topographical Survey

Client: Mr Truan Hicks

Project: Atlantic View, High Lanes, St Marys

Date	15/04/2025	Post Code	TR21 0NW
Surveyed:	NJS	Scale:	1:200/A1 Sheet
Drawn:	AJS		
Checked:	NJS		
Project No:	-	Dwg No:	av-01
		Rev:	-