



scandiahus

TOPOGRAPHICAL SURVEY

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 to complete this work. In some instances, Scandia-Hus will be able to assist in recommending / sourcing a suitable surveyor.

The survey will 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 including a fixed datum point off-site
- 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 chambers
- Approximate position and height of overhead cables
- Relationship of plot to adjacent highway, subject to proximity
- Existing site access
- Brief description of adjoining properties, where significant or considered of importance (outline footprints, eaves and ridge heights with any overlooking windows)
- 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 systems. 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.

There may be 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 the report. However, in addition to the above, the site survey will also allow us to 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 tender documentation, and will help ensure that nothing gets overlooked or omitted from the estimate. The survey should also ensure that the correct methodology is adopted for the manufacture and delivery of the 'Building Set' to site.