Sevington Inland Border Facility, Ashford

Flood Risk Assessment

April 2025

Waterman Infrastructure & Environment Limited
Pickfords Wharf, Clink Street, London, SE1 9DG
www.watermangroup.com

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This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

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		Flood Risk Consultant	Associate Director	Associate Director

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1. Introduction

This Flood Risk Assessment (FRA) has been prepared by Waterman Infrastructure & Environment on behalf of Department for Transport (DFT), His Majesty's Revenue & Customs (HMRC) & Department for Environment, Food & Rural Affairs (Defra) (the Applicant) in support of a full planning application for the retention of the existing Inland Border Facility (IBF) and Border Control Post (BCP) (together 'the Sevington IBF,) at Sevington near Ashford in Kent, TN25 6GE (hereafter referred to as 'the Site'). The Site is located within both the Ashford Borough Council (ABC) and Kent County Council (KCC) administrative boundaries. KCC is the Lead Local Flood Authority (LLFA).

This assessment is undertaken to ensure that the development complies with the requirements of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG), which mandate that flood risks are considered for any development and mitigated appropriately.

The description of development is as follows: '*Retention of the existing buildings, Goods Vehicle parking spaces, entry lanes, refrigerated semi-trailers, staff car parking spaces, access, site infrastructure, utilities, hardstanding, landscaping and ancillary facilities and associated works; and ongoing use of the 'Sevington West' site for an Inland Border Facility and Border Control Post, operating 24 hours per day, seven days per week'.*

1.1 Site Description

The Site (Figure 1-1), which covers an area of 48 ha, is located to the south-west of the M20 and is bounded by the A2070 to its northern extents. To the east, the Site is bounded by a local road (Highfield Lane) running north to south and along its southern perimeter by Church Road, which provides access to the A2070.

1.2 Topography

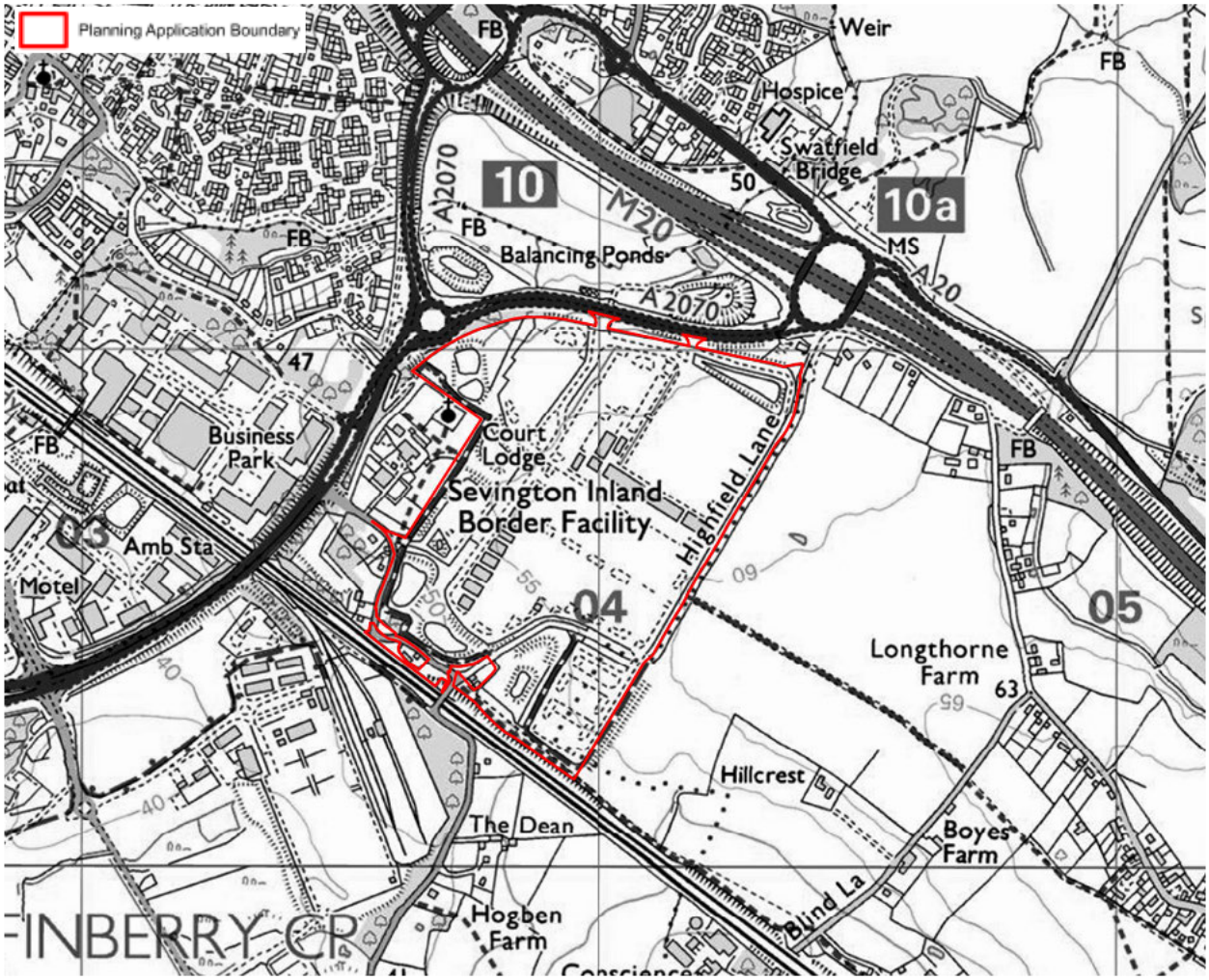
A ridge of higher ground runs west to east across the Site. To the north of the ridge, the land generally falls in a north-westerly direction varying in level from 61.36m to approximately 50.00m. A ditch has been constructed to the south of the A2070 Link Road to provide drainage of the field, this ditch is culverted under the A2070 and outfalls to the Old Mill (Aylesford) Stream to the north of the A2070. To the north-west of the Site, there are sparse covering of trees and individual hedgerows.

To the south of the ridge, the field falls in a south-westerly direction varying in level from 61.48m to approximately 46.64m. A culvert is provided under Church Road to the south-west of the plot which is assumed to drain the field. There is a small area of trees located close to the culvert.

Church Road runs to the south of the Site and Highfield Lane to the east of the Site, both bounded by trees and hedgerows along most of their length.

A topography survey, undertaken by Plowman Craven in November 2024, can be found in Appendix A.

Figure 1-1: Site Location



1.3 Development Proposals

Prior to the exit of the United Kingdom (UK) from the European Union (EU) on the 31 December 2020, the Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order 20201 was made by the Secretary of State in accordance with Schedule 59 of the Town and Country Planning Act 1990. The application for the Special Development Order (SDO) for the Site was submitted on 20 November 2020, pursuant to Article 4(1)(a) of the overarching SDO (statutory instrument) and granted on 01 December 2020.

Subsequent permission was granted by the Ministry of Housing, Communities and Local Government (and then the Department for Levelling Up, Housing and Communities) on 23rd December 2020, 24th November 2021 and 28th April 2022, to account for evolving operational requirements pursuant to the SDO. The temporary permission is set to expire on 31 December 2025.

The planning description[1] for the existing facility is as follows:

"The temporary use of land until 31 December 2025, operating 24 hours a day 7 days a week, for an Inland Border Facility for use in different phases by Department for Transport, HM Revenue & Customs / Border

[1] Department for Levelling Up, Housing & Communities letter titled "The Town and Country Planning (Border Facilities and Infrastructure) (EU Exit) (England) Special Development Order 2020 ("the Order")" dated 28 April 2022

Force, Department for Environment, Food and Rural Affairs, Port Health Authority (PHA) and Animal and Plant Health Agency (APHA), Department for Business, Energy and Industrial Strategy for border readiness, CTC, ATA Carnet, SPS, CITES and other customs related checks, and market surveillance activities, and ancillary Covid19 testing and facilities. The proposed development includes the laying out of up to 855 Goods Vehicle parking spaces, capacity for 260 Goods Vehicles in 42 entry lanes, 357 staff car parking spaces, formation of a new permanent access (main access to the M20 junction 10a link road) and an emergency access / small vehicle ejection point to the north, access off Church Road into the staff car park, emergency access points off Highfield Lane, diversions and extinguishments to PRoWs, the erection of buildings and structures for border processing purposes within the development plot area of up to 34,500m2, (HMRC, BCP and FM plots) to a maximum height of 8.5m, provision of 24 (19 permanent and 5 reserved) refrigerated semi-trailers covering an area of approximately 870m2 associated with the Defra facility, water tank and pump house for sprinkler system, FM cabins, additional storage and additional Defra ancillary infrastructure, security fencing and noise attenuation bunds and fences to a combined maximum height of 5m, CCTV columns to a height of 8m, lighting columns to a maximum height of 12m, drainage, including the installation of surface mounted attenuation storage tanks and all associated engineering works, Site preparation works and extensive hard and soft landscape works. Approval is also sought for additional Site wide ancillary infrastructure covering a maximum development area of 500m2, (including back-up generators, marshal gate cabin and emergency exit, GRP Critical Load MCCB Chamber and GRP Busbar Chamber) and for land levelling, construction of bunds and landscaping associated with the creation of biodiversity enhancements on the land east of Highfield Lane."

The proposed planning description is as follows:

"Retention of the existing buildings, Goods Vehicle parking spaces, entry lanes, refrigerated semi-trailers, staff car parking spaces, access, site infrastructure, utilities, hardstanding, landscaping and ancillary facilities and associated works; and ongoing use of the site for an Inland Border Facility and Border Control Post, operating 24 hours per day, seven days per week."

Existing buildings and structures on-site will not change, nor will the site layout or infrastructure, which includes the drainage system.

1.4 Scope of Report

This report assessed the potential effects of tidal, fluvial, pluvial (surface water), sewers, groundwater and artificial sources of flooding upon the Development, in line with national and local planning policy.

No assessment of drainage has been undertaken since there are no changes proposed to the existing drainage system.

2. Planning Policy and Guidance

2.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF), updated in December 2024[2], states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

The NPPF states that when determining Planning Applications, Local Planning Authorities (LPA) should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific Flood Risk Assessment. Development should only be allowed in areas at risk of flooding where it can be demonstrated that:

- Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- The development is appropriately flood resistant and resilient;
- It incorporates Sustainable Drainage Systems (SuDS), unless there is clear evidence that this would be inappropriate;
- Any residual risk can be safely managed; and
- Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

2.2 Planning Practice Guidance

The Planning Practice Guidance (PPG)[3] provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding. An update to the PPG that affects site specific FRAs is in force from 25th August 2022. This includes the updates as follows:

- Flood Zone 3b is now defined as 1 in 30 (3% AEP) rather than 1 in 20 (5% AEP).
- Lifetime of commercial development is now assumed at 75 years.
- The “design flood” now includes the 1 in 100 (1% AEP) pluvial/surface water flood event, which must also be accounted for when assessing access and egress routes.
- Evacuation procedures need to consider the 1 in 1,000 (0.1% AEP) extreme flood.
- Inclusion of a new "non-major" category of development that sits between minor/permitted and major.

The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS. Referencing information provided by the Environment Agency (EA), the PPG provides advice on taking account of climate change, setting out recommended contingency allowances for net sea level rise and peak rainfall intensities. It also advises on flood resilience and resistance measures when dealing with the residual risks remaining after applying the sequential approach and mitigating actions.

The PPG also includes advice on flood risk vulnerability and flood zone compatibility. The following flood zones refer to the probability of river and sea flooding, without the presence of defences:

- Zone 1 - low probability: less than 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year;

[2] Department for Levelling Up, Housing and Communities – December 2024. National Planning
[3] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government - March 2024. Planning Practice Guidance (Updated August 2022)

- Zone 2 - medium probability: between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% to 0.1%) or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% to 0.1%) in any year;
- Zone 3a - high probability: 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability flooding from the sea (>0.5%) in any year; and
- Zone 3b - the functional floodplain: where water has to flow or be stored in times of flood; identification should take account of local circumstances but would typically flood with an annual probability of 1 in 30 (3.3%) or greater in any year or is designed to flood in an extreme 1 in 1,000 (0.1%) flood.

2.3 Sequential and Exception Test

The aim of the Sequential Test is to locate development in the areas of lowest flood risk. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives), it may be necessary to demonstrate through the Exception Test that:

- The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The Site is located wholly within Flood Zone 1, land defined as having less than 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year

As the site is wholly in Flood Zone 1 the Sequential and Exception Test has been satisfied.

2.4 KCC Local Flood Risk Management Strategy (LRMS) (2024-2034)

KCC is the LLFA for Ashford. The Local Strategy[4] sets out the flood risk in the county, the roles and responsibilities of risk management authorities operating in the county, the aims and objectives of the strategy, progress and ongoing challenges since the previous Local Strategy, and how they will deliver and monitor it.

The LFRMS has four objectives:

1) Understanding Flood Risk - Improve Risk Management Authorities' understanding of local flood risk mechanisms in Kent including the risks resulting from climate change, and to share this understanding with partners to create an evidence base for flood risk and climate adaptation.
2) Reduce the Risk of Flooding - Protect the people and businesses of Kent from flooding through the delivery of flood risk management projects and programmes using new or innovative techniques where appropriate.
3) Resilient Planning - Development and infrastructure delivery in Kent takes an active role in flood risk management, taking opportunities to manage on-site and off-site flood risk.
4) Resilient Communities - Residents and businesses of Kent are able to better prepare, understand and manage their own flood risk as appropriate, by having access to relevant flood risk information and support from risk management authorities. Communities and individuals are empowered to act to protect themselves from flooding through individual efforts, partnerships and joint working.

[4] Kent local flood risk management strategy 2024-2034

2.5 KCC Flood Risk to Communities Ashford 2017

The Flood Risk to Communities Ashford[5] has been prepared for the residents and businesses of the Ashford Borough Council area. It provides information on the nature and magnitude of the flood risk across the district and outlines the existing proposed approaches to manage the risk identified.

2.6 ABC Strategic Flood Risk Assessment (SFRA) 2014

The ABC's SFRA[6] is to assess the extent and nature of flood risk and the implications for land use planning and this will help Ashford Borough Council locate potential development and infrastructure in areas with the lowest probability of flooding in accordance with the latest guidance and information. This SFRA was used to support the Local Plan to 2030.

2.7 ABC Local Plan to 2030

The Ashford Local Plan 2030[7] sets out the land that needs to be provided in the borough to accommodate new homes and jobs up to 2030. It contains a number of sites across the borough proposed for development as well as establishing planning policies and guidance to ensure local development is built in accordance with the principles of sustainable development. This plan is used, alongside others in the development plan, to determine all types of planning applications including new houses and extensions.

The Ashford Local Plan 2030 was adopted in February 2019 and now forms the main statutory development plan for the borough.

[5] Flood risk to communities in Ashford 2017
[6] Ashford SFRA 2014
[7] Ashford Local Plan 2030.pdf

3. Sources of Potential Flooding

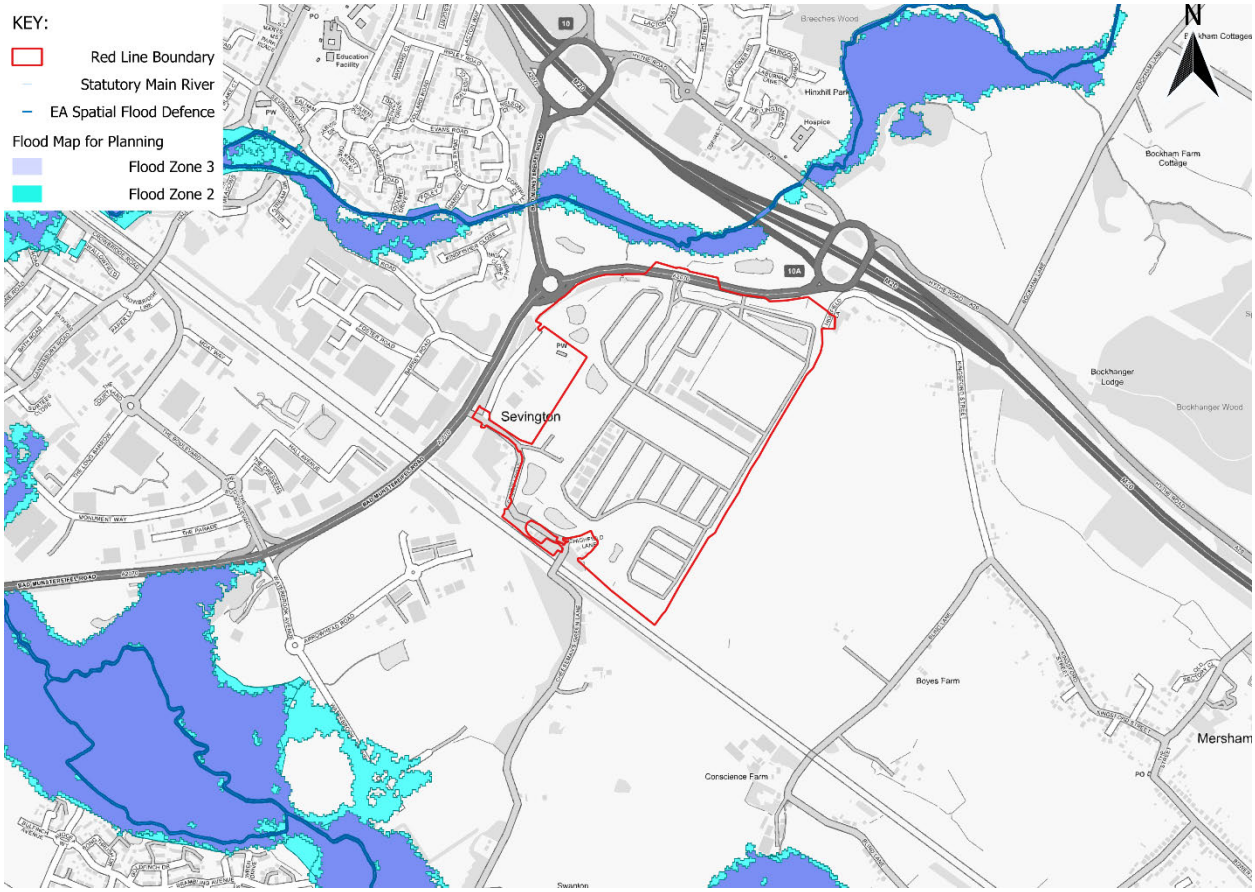
3.1 Fluvial and Tidal

Fluvial flood risk occurs when the water level of the river rises above its banks or retaining structures, and floods surrounding areas. Fluvial flooding is usually caused by prolonged periods of intense rainfall. Tidal flooding occurs where the tidal level rises above the shore level and floods surrounding areas.

According to the EA's Flood Map for Planning (Figure 3-1), the study boundary is located entirely within Flood Zone 1, land defined as having less than 1 in 1000 annual probability of river or sea flooding (<0.1%) in any year, which is noted as 'Low Risk'.

The closest fluvial water body to the Site is the Old Mill Stream, which is located approximately 60m north of the Site, north of the A2070 link road.

Figure 3-1: Environment Agency's Flood Map for Planning



Ashford's SFRA appendix E also shows that the Site is not at risk of flooding in the defended 1% AEP plus 45% climate change.

Therefore, the Fluvial flood risk for the site is low. The Site is not affected by Tidal Flood Risk as the nearest tidal waterbody is approximately 13km to the south-east, therefore flood risk is negligible and mitigation for fluvial flooding is not considered to be required.

3.2 Pluvial

Pluvial flooding, also known as surface water flooding, occurs when natural and engineered drainage

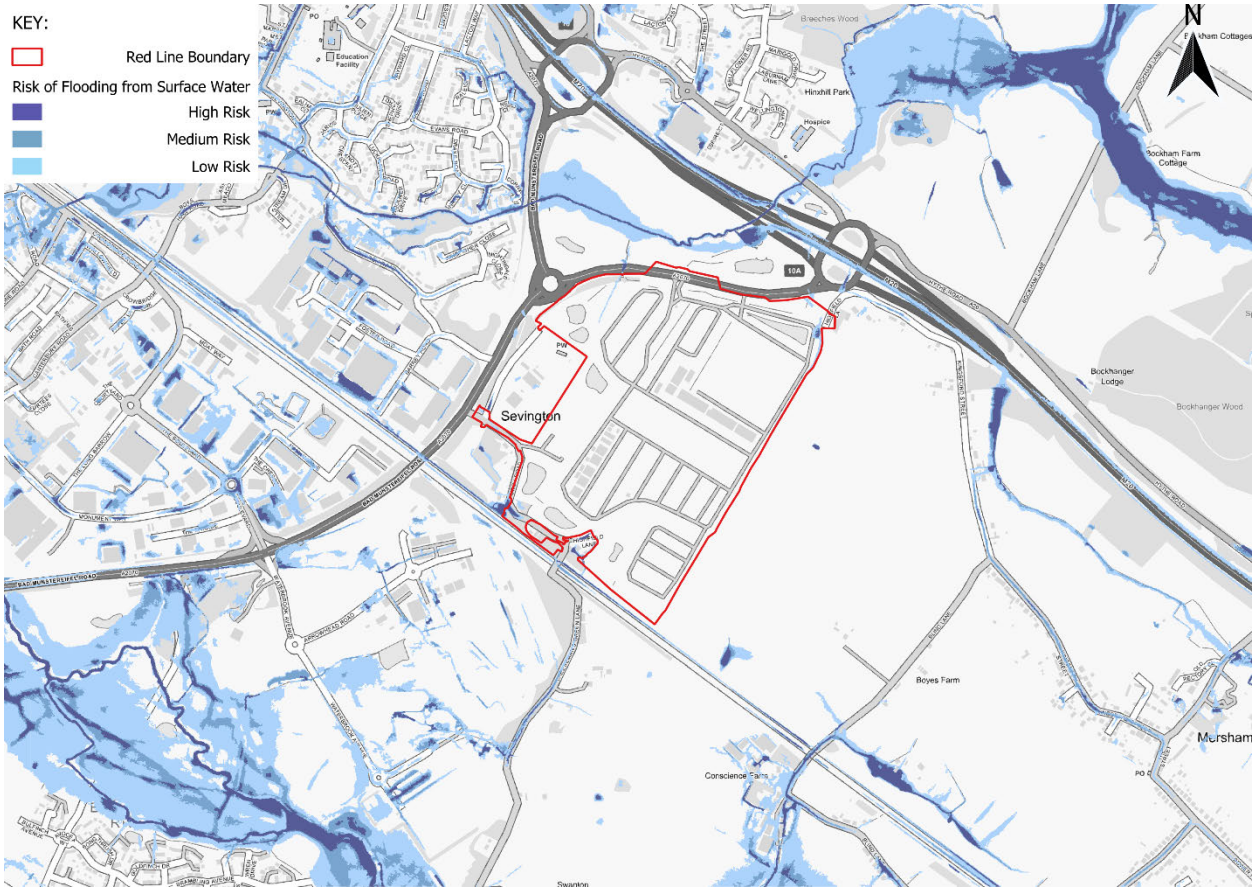
systems have insufficient capacity to deal with the volume of rainfall. Pluvial flooding can occur in urban areas during extreme, high intensity, short duration rainfall events which can overwhelm the local drainage system. This flood water would then be conveyed via overland flow routes dictated by the local topography.

The EA's Risk of Flooding from Surface Water mapping (Figure 3-2) indicates that the study boundary is predominantly located in an area of no surface water flood risk with the southwestern part of the development is at a 'low' risk of surface water flooding (between 0.1% and 1% AEP).

The map indicates that there is a risk of surface water flooding on Church Road at the point where a culvert passes beneath the railway line. The mapping does not indicate that the flooding will affect the existing properties.

The risk of Surface Water Flooding is considered 'low' and therefore mitigation for pluvial flooding is not considered to be required.

Figure 3-2: Environment Agency's Risk of Flooding from Surface Water Mapping



3.3 Sewers

Sewer flooding is typically caused by heavy rainfall or blockages within the existing sewer network. Given the heavily urbanised character of key town centres within Ashford, localised flooding problems due to insufficient drainage and sewer system capacity are inevitable. However, the Site is in a semi-rural location, this will present different challenges and opportunities in surface water flood risk and drainage. This issue is exacerbated by the increasing pressure on aging systems because of climate change. Current Government guidance generally mandates that sewer systems be designed to handle storms with a 3.33% AEP. Storm events exceeding these design capacities will overwhelm the drainage systems,

leading to uncontrolled overland flow and resulting in localised flooding.

The historical flooding maps do not indicate that there has been any sewer flooding in the vicinity and since there are no major changes to the Site development it is expected there are no changes to the sewer flood risk.

3.4 Groundwater

Groundwater flooding occurs when water emerges from the ground when the water table is high, following heavy rainfall. It usually occurs in low lying areas underlain by permeable rock and aquifers that allow groundwater to rise to the surface through the permeable subsoil following long periods of wet weather.

DEFRA's Magic Map indicates that the Site is underlain by a Principal Aquifer that is composed of chalk.

The Site is not located in a groundwater source protection area. The Site is located within a surface water and groundwater nitrate vulnerable zone. Building in a Nitrate Vulnerable Zone (NVZ) requires adherence to specific regulations aimed at preventing nitrate pollution of water sources. NVZs are areas at risk of agricultural nitrate pollution, designated by the government based on potential impact on water quality. While there are general regulations about building in these areas, they primarily impact agricultural practices like fertilizer use and manure storage, not the building construction itself.

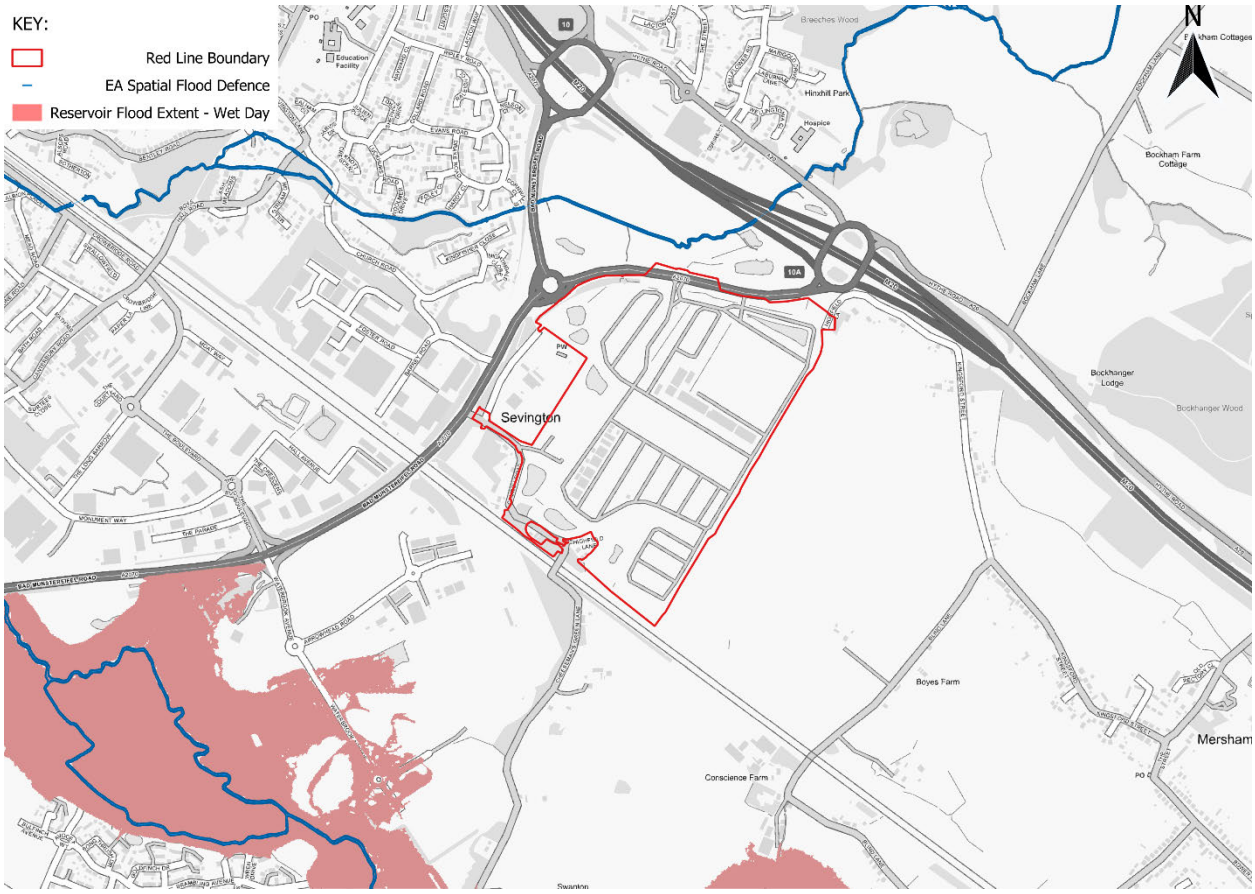
Historical flooding maps as shown in Appendix B do not indicate that there has been any groundwater flooding in the vicinity and therefore mitigation for groundwater flooding is not considered to be required.

3.5 Artificial Sources

A reservoir is a large natural or artificial lake that is designed to collect and store water. The EA's Flood Risk from Reservoir mapping shown in Figure 3-3 below shows that the study boundary is not affected by reservoir flooding.

The Development site is outside the reservoir flood extent therefore, the flood risk from reservoir is considered 'low'.

Figure 3-3: EA Breach Inundation Flood Mapping



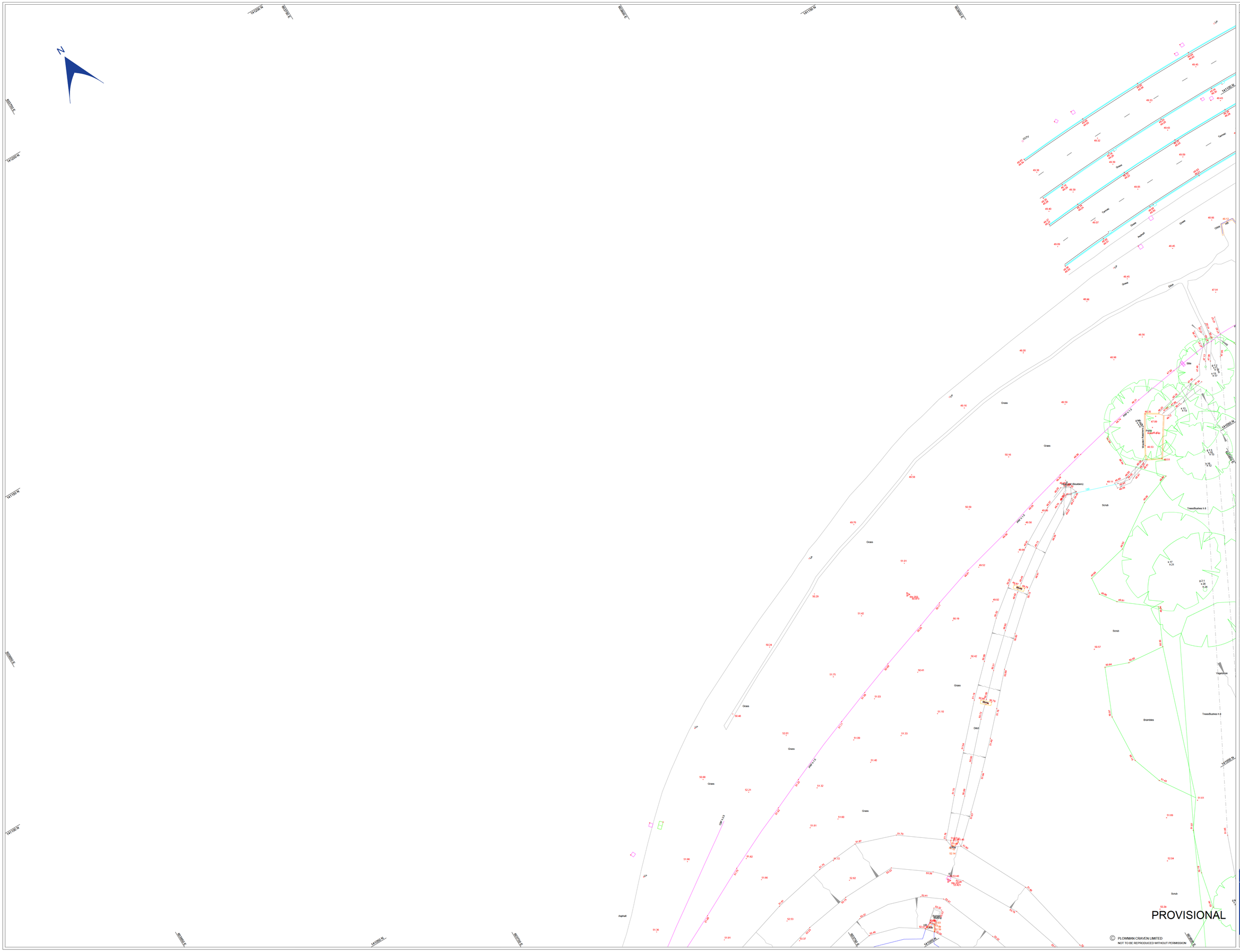
4. Conclusion

The Flood Risk Assessment for the Development, which is located entirely within Flood Zone 1, indicates that the Site has a ‘low’ probability of fluvial flooding, and the Environment Agency national mapping indicates the Site is at a low risk of flooding from surface water. Other sources of flooding have been assessed and are not considered to requir mitigation.

It is considered that the information provided within this report satisfies the flood risk requirements of the National Planning Policy Framework and local policy demonstrating that the development can appropriately and safely manage the risk of flooding to the Site while also ensuring there is no increase in flood risk elsewhere as a result of the Development.

APPENDICES

A. Topography Survey



STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Teller Machine	Max	Maximum
B	Bollard	Mh	Multibide
BB	Bebbha Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Rivet
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PMM	Pedestrian Movement Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rumble Strip
CS	Cobble Setts	RSS	Rubber Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	splmett
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ES	Electric Socket	SP	Soil Pipe Level
ESG	Electrical Tie Wigwar	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F1	Flood light	SW	Stone Wall
g	grills	Tac	Tactile Paving
GB	Grit Bin	TB	Telephone Call Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevert	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
GL	Ground Level	RSJ	Rolled Steel Joist
IL	Invert Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
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	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - GA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00001

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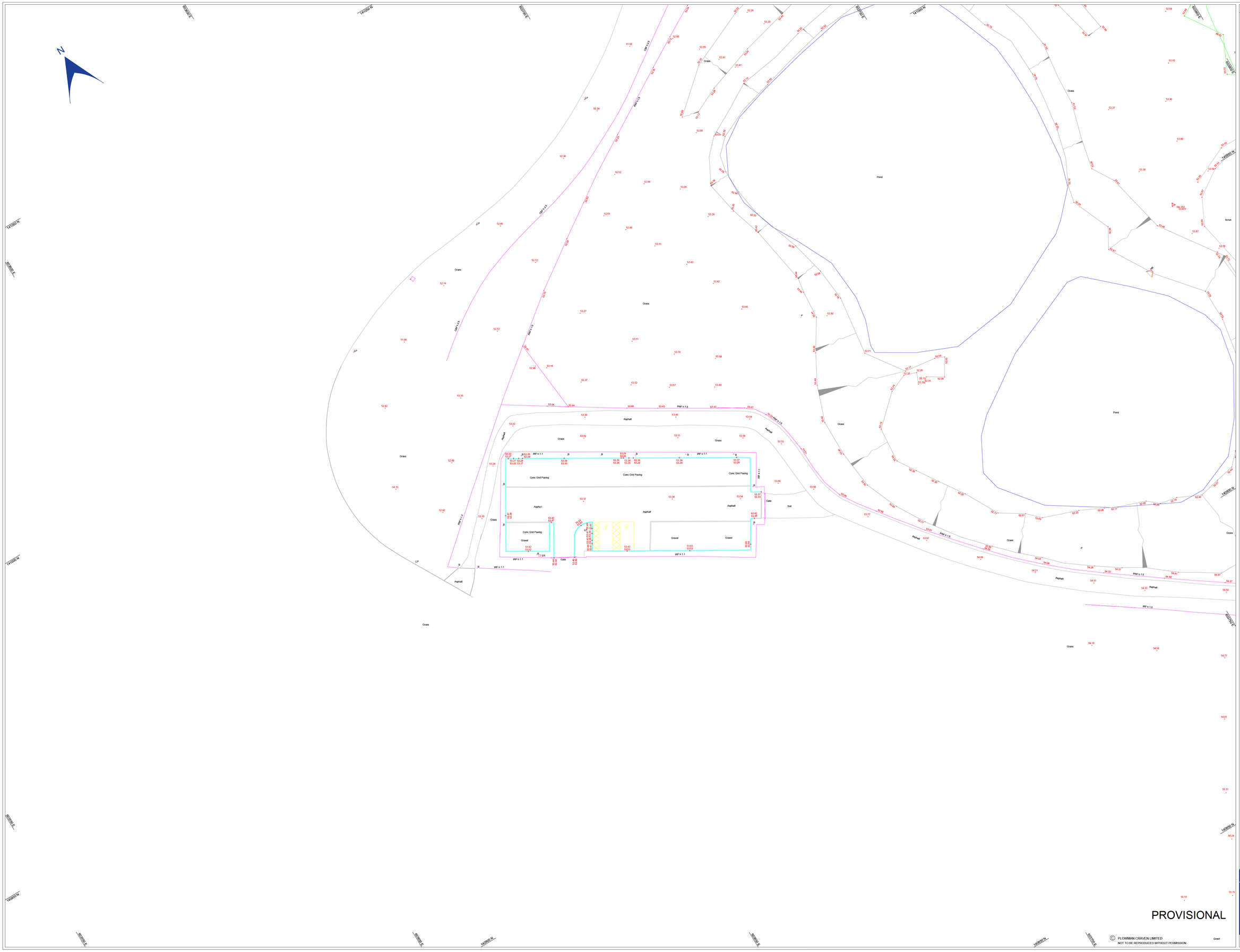
Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700



STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Teller Machine	Max	Maximum
B	Bollard	Mk	Multikote
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Rivet
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	PDM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rodding Sign
CS	Cast Stone	RSS	Rubber Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ESB	Electricity Sub Station	SP	Soil Pipe Vent
ESG	Electrical Tie Hatgear	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
FT	Flood light	SW	Stone Wall
g	grills	Tac	Tactile Paving
GB	Grit Bin	TB	Traffic Control Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevision	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
GL	Ground Level	RSJ	Rolled Steel Joist
IL	Invert Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stairstep arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

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See www.plowmancraven.co.uk for full terms and conditions of contract.

SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020
	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00002

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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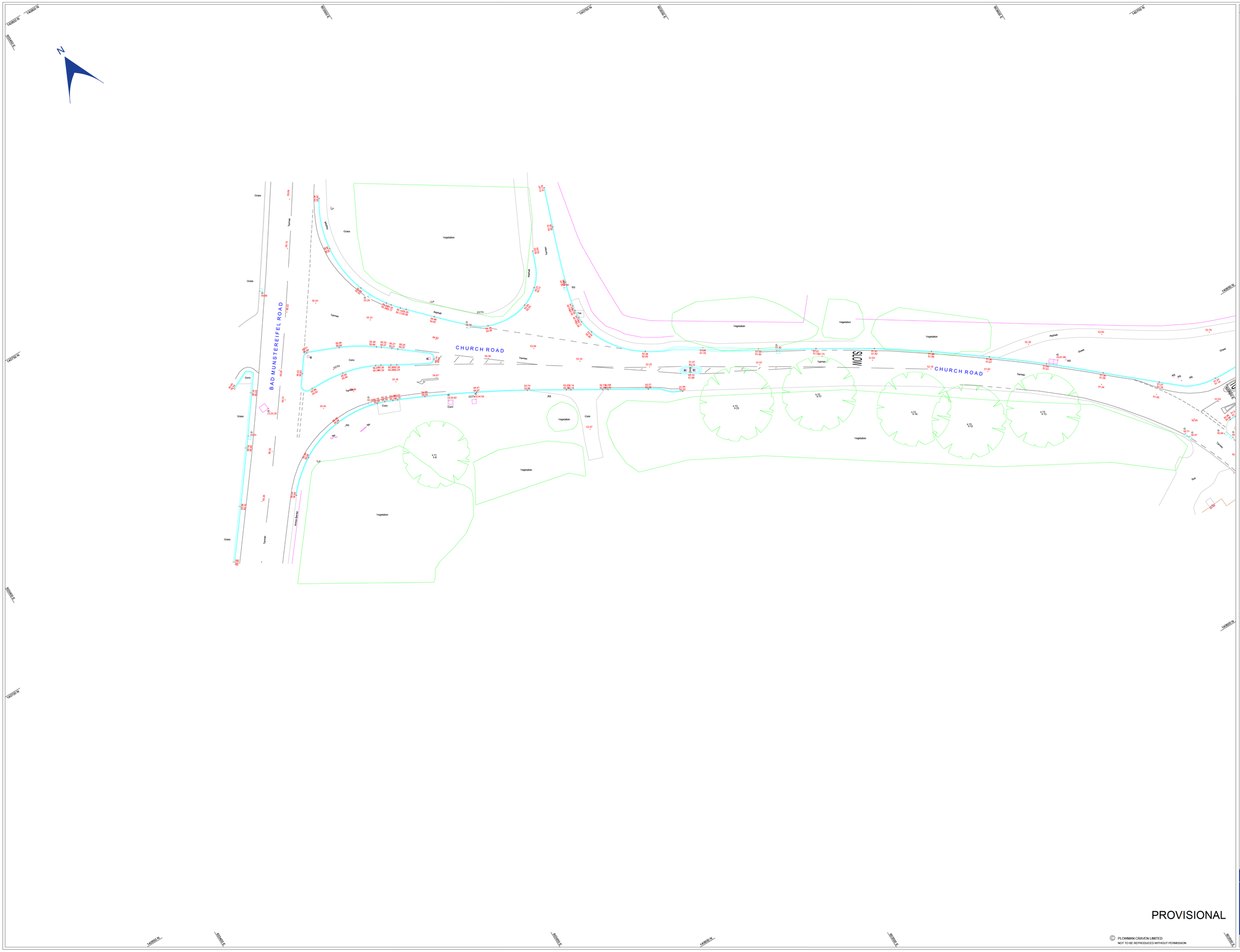

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Teller Machine	Max	Maximum
B	Bollard	Mh	Multifobe
BB	Bellsfix Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NP	Notice Post
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rodding Sign
CS	Cast Stone	RSS	Rubberised Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
ER	Electricity Pole	SL	Sump Level
ESB	Electricity Sub Station	SP	Service Pedestal
ESG	Electrical Tie Hotgear	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F/l	Flood light	SW	Stone Wall
g	girth	Tac	Tactile Paving
GI	Grate Inlet	TB	Telephone Kiosk Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HH	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrecept	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
FC	Fence Level	RSJ	Rolled Steel Joist
GL	Ground Level	TBM	Temporary Bench Mark
Fh	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
		TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005		
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020
	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00003

PROVISIONAL

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

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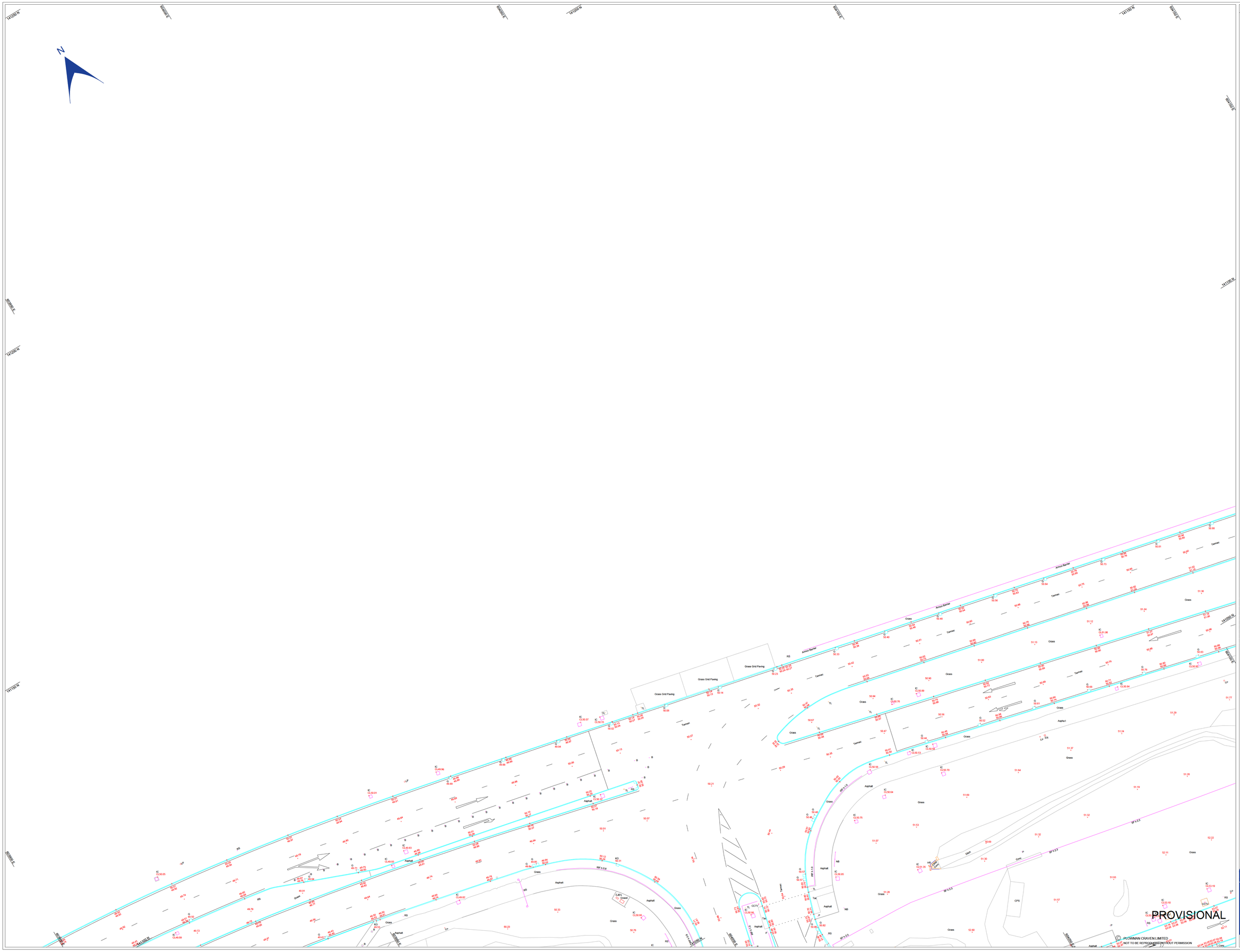

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Tie-ing Machine	Max	Maximum
B	Bollard	Mh	Multibale
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	OF	Open Fence
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Cover Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rumble Strip
CS	Cast Stone	RSS	Rubberised Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	splitmill
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ER	Earth Rod	SP	Soil Pipe Vent
ESU	Electrical Set Widgnal	SP	Sign Post
FB	Flower Bed	StS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F l	Flood light	SW	Stone Wall
g	gully	Tac	Tactile Paving
GI	Grate Inlet	TB	Telephone Kiosk Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
inv	Invesion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpt	Typical
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
FL	Fence Level	RSJ	Rolled Steel Joist
GL	Gully Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
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	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

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All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00004

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Tu'ing Machine	Max	Maximum
B	Bollard	Mh	Multihole
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BRW	Brick Retaining Wall	NB	Nobs Rivited
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BSk	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	PDM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
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EJB	Electrical Junction Box	SMB	Shrub Bed
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IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
In	Intrusion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KG	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
GL	Ground Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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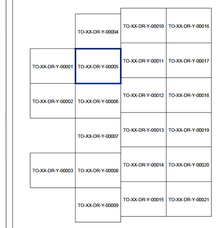
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - GA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table.

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CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00005

PROVISIONAL

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
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ATM	Automated Teller Machine	Mac	Macintosh
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FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
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FLT	Flood Light	SW	Stone Wall
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GV	Gas Valve	TJB	Telephone Junction Box
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Im	Impression	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
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LEGEND

Stair/step arrows point up

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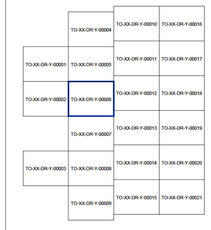
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00006

PROVISIONAL

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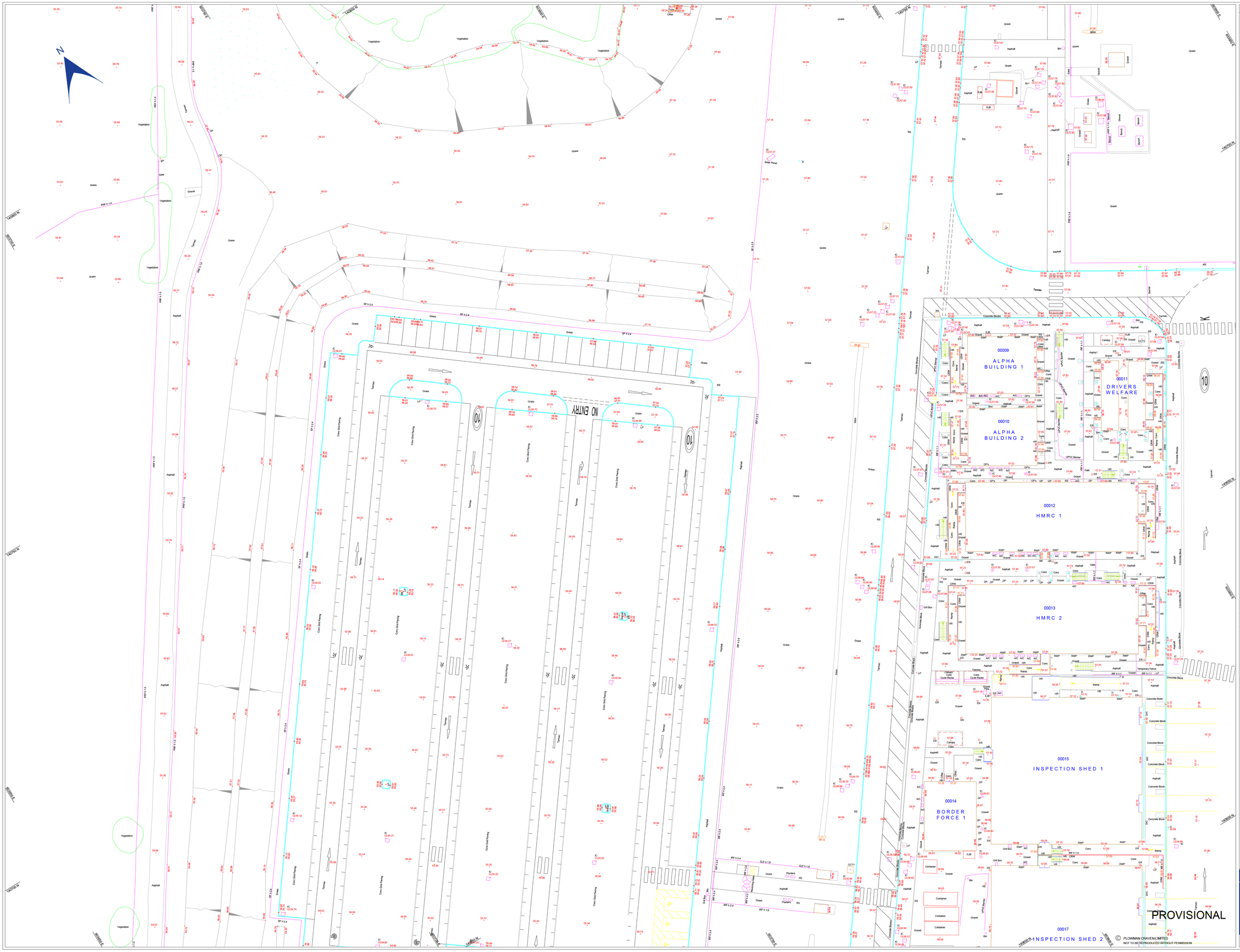
Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700



STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ing Machine	Max	Maximum
B	Bollard	Mh	Multihole
BB	Bellsha Beacon	Mn	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mk	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	OHP	Overhead Pipe
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PL1	Parament Light
CCTV	Closed Circuit Television	PMP	Permanent Cement Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Recessed Setts
CSW	Concrete Sleeper Wall	RSS	Resin Bonded Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DF	Down Pipe	SB	Sign Board
DiC	Drainage Channel	SBM	Sea Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ER	Earth Rod Point	SP	Signal Post/Mast
ESU	Electrical Se ndgear	SY	Sign Post
FB	Flower Bed	StS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F1	Flood light	SW	Stone Wall
g	girth	Tac	Tactile Paving
GB	Grit Bin	TBB	Telephone Call Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Traffic Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrecion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	FL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RfL	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
FB	Fence Level	TBM	Temporary Bench Mark
FP	Feeder P ilar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020
	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	2nd	Date
S3	P01	First Issue - GA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

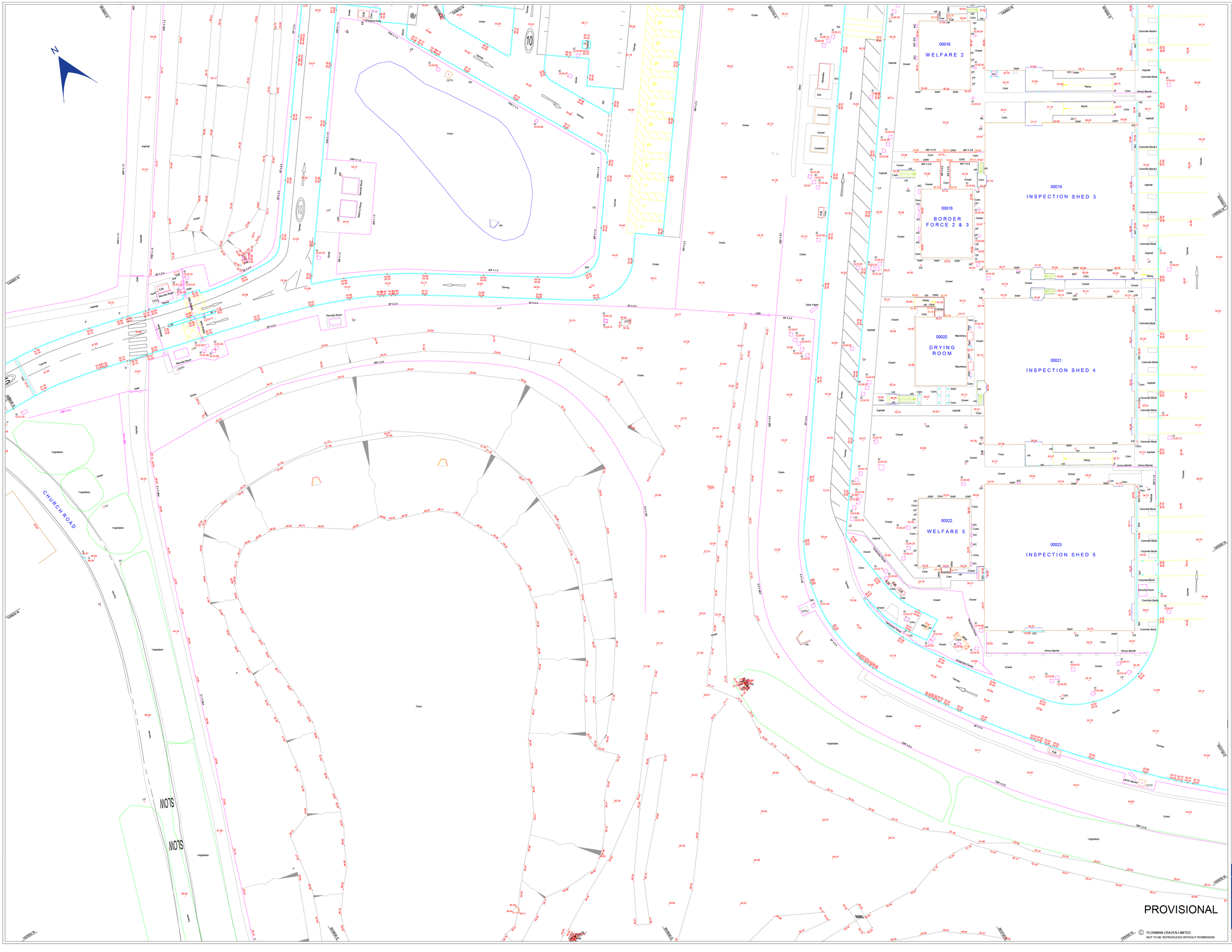
DRAWING No.

49502-PCL-TO-XX-DR-Y-00007

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700



STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Teller Machine	Mac	Macintosh
B	Bollard	Mh	Multibase
BB	Bibble Beacon	MH	Manhole
Bl	Brick	Min	Minimum
BoS	Brick Soffit	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Non Return
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PU	Pavement Light
CCTV	Closed Circuit Television	PUM	Pedestrian Count Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Rubber Bunded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Recycling Bin
CSW	Concrete Slab Wall	RSP	Rubber Speed Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spinnet
DF	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
ER	Electricity Pole	SL	Sump Level
ESB	Electricity Sub Station	SP	Signal Post
ESU	Electrical Set Widgnal	SP	Sign Post
FB	Flower Bed	SSS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F1	Flood Light	SW	Stone Wall
g	grills	Tac	Tactile Paving
GB	Grit Bin	TB	Traffic Light Box
GM	Gas Meter	TCP	Traffic Control Point
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HH	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Invesion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Road Level
EL	Eaves Level	RSJ	Rolled Steel Joist
FB	Feeder Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020
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STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00008

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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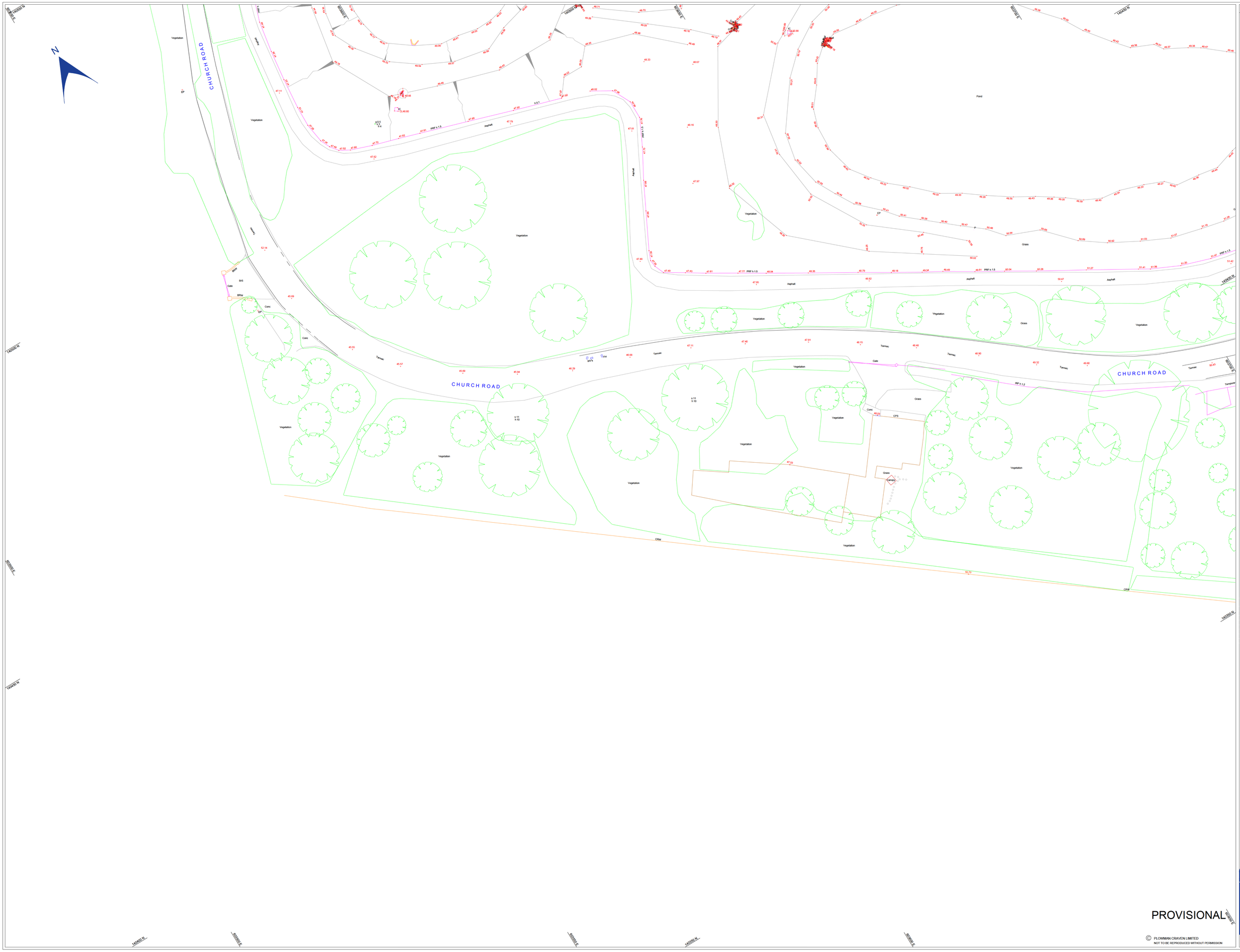

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
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BB	Bobbins Beacon	MH	Manhole
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BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Not Recorded
BSh	Bus Shelter	OBF	Open Boarded Fence
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d	depth	s	splmnt
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Inv	Intrevion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpk	Tpmac
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
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LEGEND

Stair/step arrows point up

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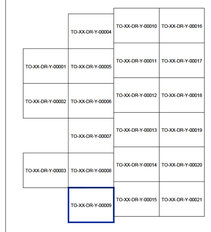
SHEET LAYOUT



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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00009

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lowe Luton Road
Harpenden
Hertfordshire
AL5 5EQ

Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
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115 Southwark Bridge Road
London
SE1 0AX

Tel: +44 (0)207 490 7700

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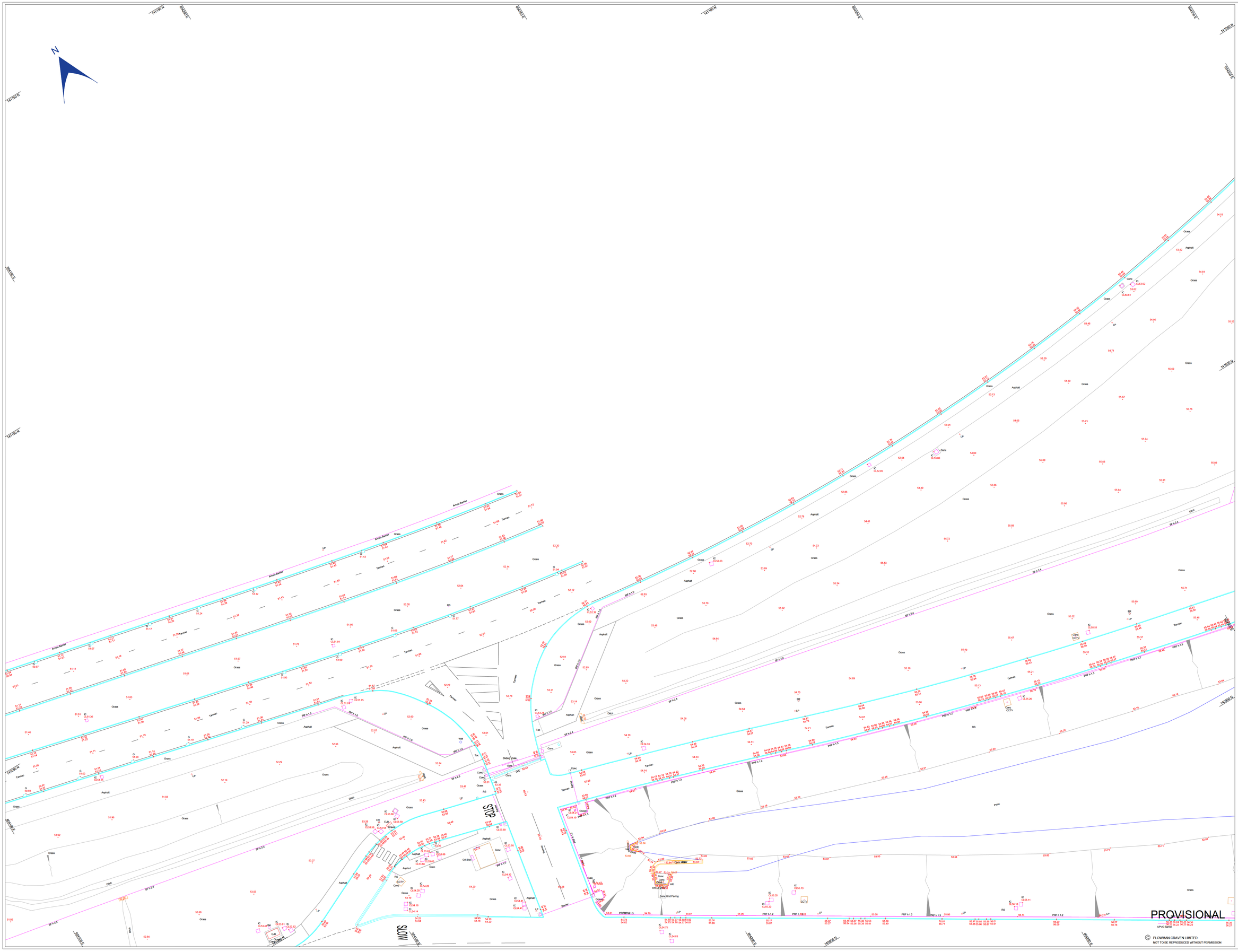
N
PROVISIONAL
STOP
SLOW
Armco Barrier
Ditch
Asphalt
Grass
Conc
Tarmac
Gravel
Sliding Gate
Grill Box
Conc Grid Paving
Pond
CCTV
UPVC Barrel
SP h 2.4
PRF h 1.0
PRF h 1.2
PRF h 1.3
PRF h 1.5
PRF h 1.6
PRF h 1.7
PRF h 1.8
PRF h 1.9
PRF h 2.0
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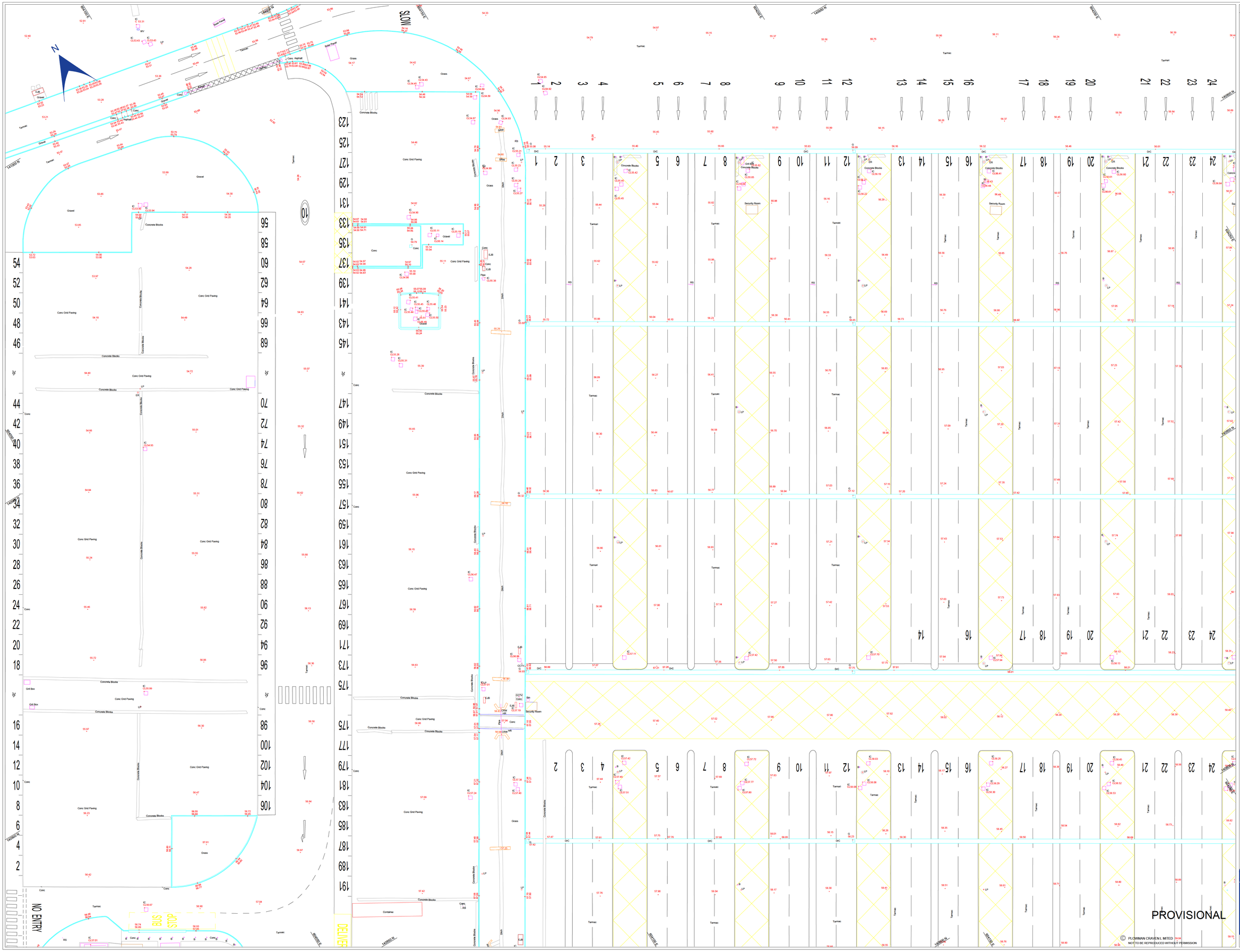
PRF h



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LEGEND

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SHEET LAYOUT

STATUS CODE & REVISIONS

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W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00011

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ

115 Southwark Bridge Road
London
SE1 0AX

Tel: +44 (0)1582 765566
Tel: +44 (0)207 490 7700

Email: posts@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

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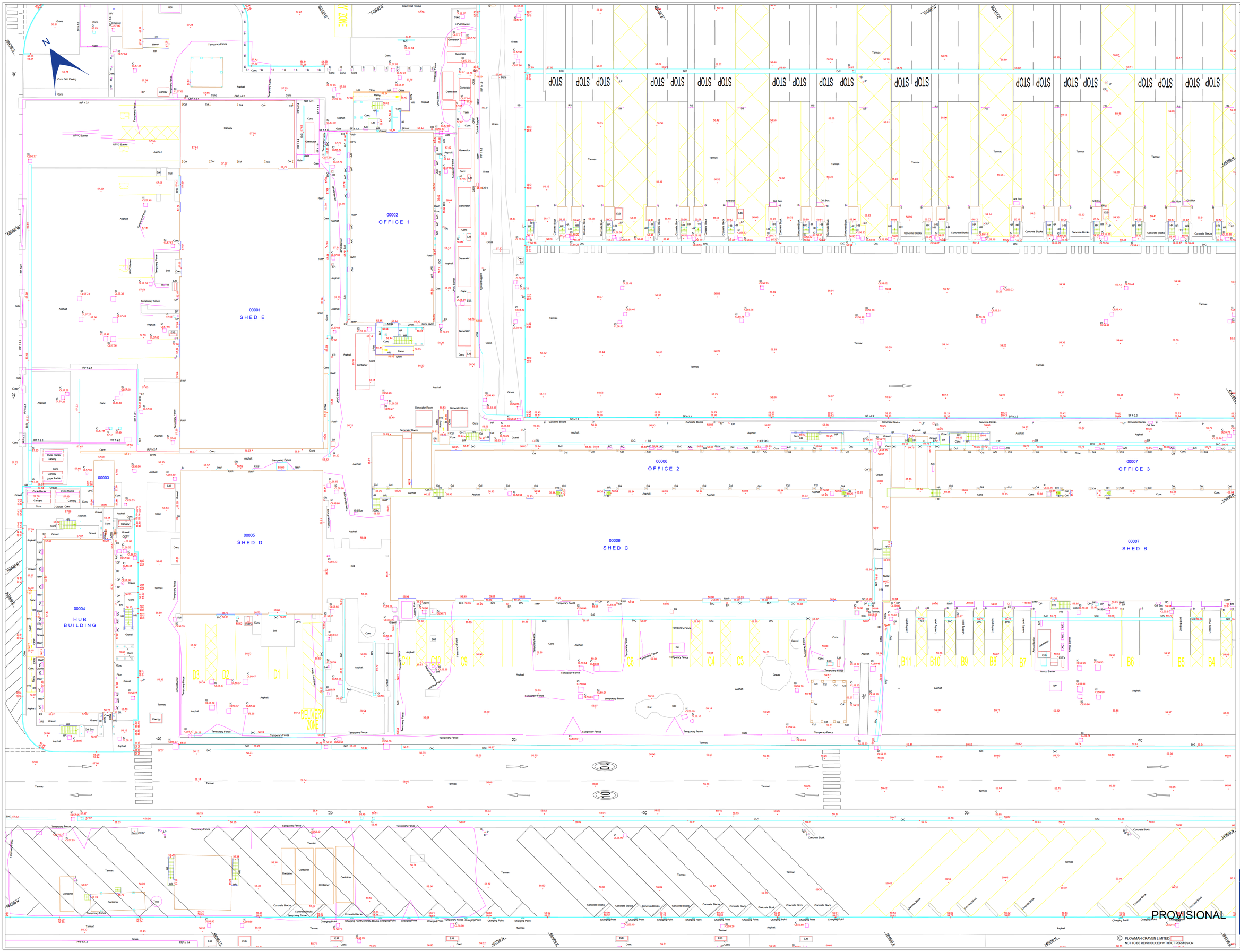

STANDARD ABBREVIATIONS

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BS	Bus Shelter	NR	Number Plate
BSk	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
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CRW	Concrete Retaining Wall	RS	Rumble Strip
CSW	Concrete Wall	RSS	Rubberised Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DF	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBK	Security Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SMB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ER	Electrical Riser	SW	Soil and Waste
ESO	Electrical Se ndgear	SP	Sign Post
FB	Flower Bed	StS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F l t	Flood light	SW	Stone Wall
g	gully	Tac	Tactile Paving
GB	Grit Bin	TCB	Traffic Control Box
GM	Gas Meter	TCP	Traffic Control Point
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Chamber	TMIC	Traffic Management Inspection Cover
Inv	Invesion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Tipstaff
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	FL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RL	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
FB	Fence Level	TBM	Temporary Bench Mark
FP	Feeder P ller	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/slope arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010 TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011 TO-XX-DR-Y-00017
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012 TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013 TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014 TO-XX-DR-Y-00020
	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015 TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st 2nd	Date
S3	P01	First Issue - QA approval required	PCL XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

This survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502 STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00012

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Teller Machine	Max	Maximum
B	Bollard	Mk	Multikote
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Rivet
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Road Sign
CSW	Concrete Wall	RSS	Rubber Safety Surface
CV	Concrete Kerb	RWP	Rain Water Pipe
d	depth	s	spinnet
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ER	Earth Rod	SP	Soil Pipe/Vent
ESG	Electrical Sw Wdgear	SP	Sign Post
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FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F l t	Flood Light	SW	Stone Wall
g	grills	Tac	Tactile Paving
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GM	Gas Meter	TCP	Traffic Control Pole
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrecion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Tyeloot
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	FL	Parapet Level
CpW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RL	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
GL	Ground Level	TBM	Temporary Bench Mark
FP	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00013

PROVISIONAL

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Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ing Machine	Max	Maximum
B	Bollard	Mh	Multihole
BB	Bobbly Beacon	Mrl	Manhole
Bl	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Nobs Board
BS	Bus Shelter	NP	Notice Post
BSk	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	PCM	Permanent Ground Marker
CCP	Car Charging Point	PL1	Pavement Light
CCTV	Closed Circuit Television	PMF	Permanent Pavement Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
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CSW	Corrugated Sheet	RSS	Rubberised Safety Surface
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FL	Floor Level	SRW	Stone Retaining Wall
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GB	Grit Bin	TB	Traffic Signal Box
GM	Gas Meter	TCP	Traffic Control Point
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
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IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrecion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Tpeline
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	FL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RW	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
ML	Mean Level	TBM	Temporary Bench Mark
Pf	Feeder P ilar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

	TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016
TO-XX-DR-Y-00001	TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017
TO-XX-DR-Y-00002	TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018
	TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019
TO-XX-DR-Y-00003	TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020
	TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00014

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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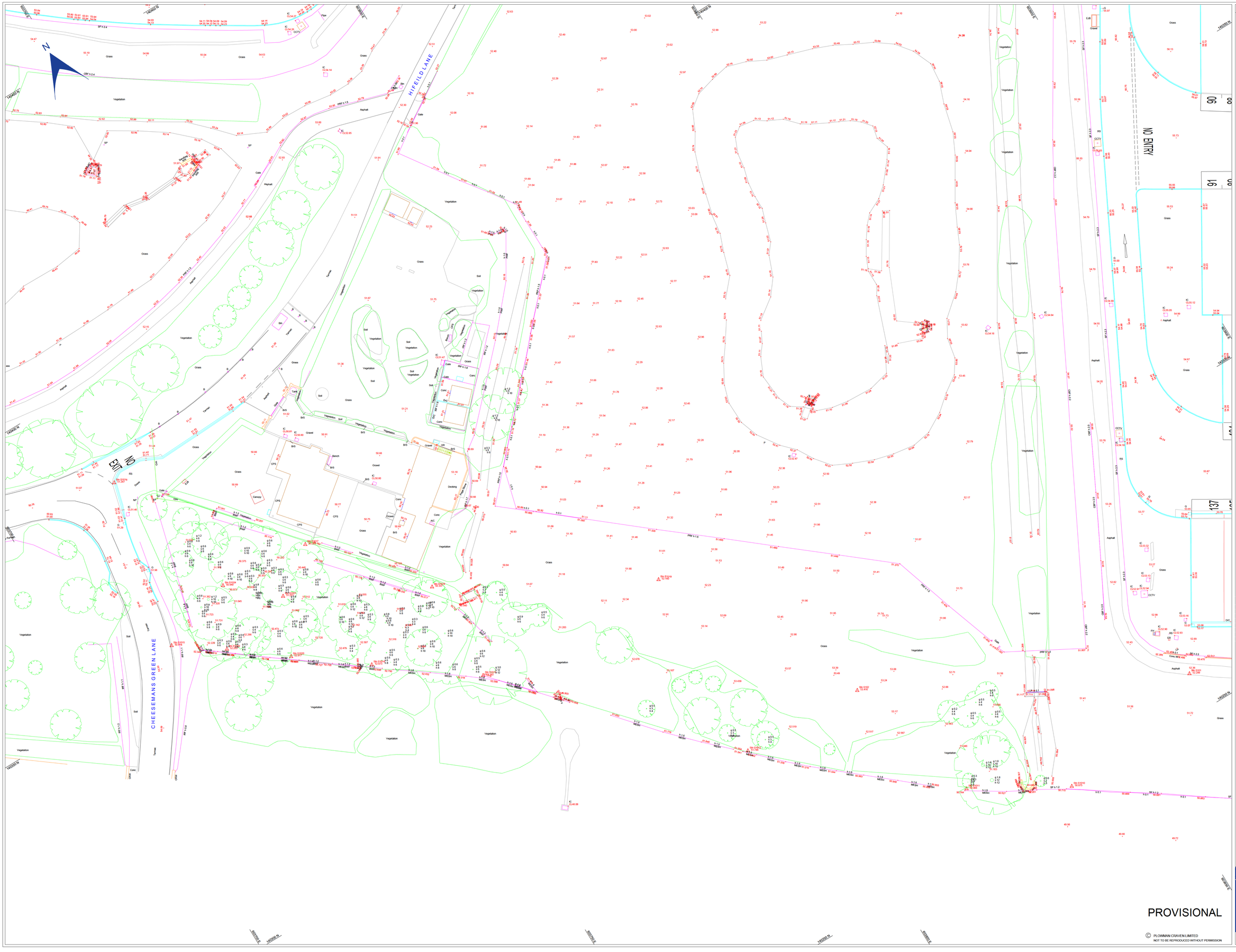
PROVISIONAL


HIFIELD LANE
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N
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Grass
Asphalt
Soil
Gravel
Concrete
Tarmac
Fence
Gate
Pipe
Tree
Bench
Decking
Canopy
Footbridge
Retaining Wall
Kerb
Drive
Path
Steps
Ramp
Manhole
Chamber
Inspection Cover
Catchpit
Gully
Kerb Inlet
Lamp Post
Bollard
Traffic Light
Sign
Post
Rail
Barrier
Hedge
Tree
Shrub
Bush
Flower Bed
Planter
Fence
Wall
Gate
Pipe
Drain

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ing Machine	Max	Maximum
B	Bollard	Mh	Multibide
BB	Bellsha Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mk	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Rail
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	PDM	Permanent Ground Marker
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CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
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CPS	Concrete Paving Slabs	RE	Rodding Eye
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EIC	Electrical Inspection Cover	SF	Security Fence
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ESU	Electrical Se tinigear	SP	Sign Post
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Inv	Intrecion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typhoon
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
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FC	Fence Level	RSJ	Rolled Steel Joist
GL	Ground Level	TBM	Temporary Bench Mark
FP	Feeder P illar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

TO-XX-DR-Y-00004	TO-XX-DR-Y-00016	TO-XX-DR-Y-00016	TO-XX-DR-Y-00022
TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017	TO-XX-DR-Y-00023
TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018	TO-XX-DR-Y-00024
TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019	TO-XX-DR-Y-00025
TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020	TO-XX-DR-Y-00026
TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021	TO-XX-DR-Y-00027

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00016

PROVISIONAL

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ

115 Southwark Bridge Road
London
SE1 0AX

Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

Tel: +44 (0)207 490 7700

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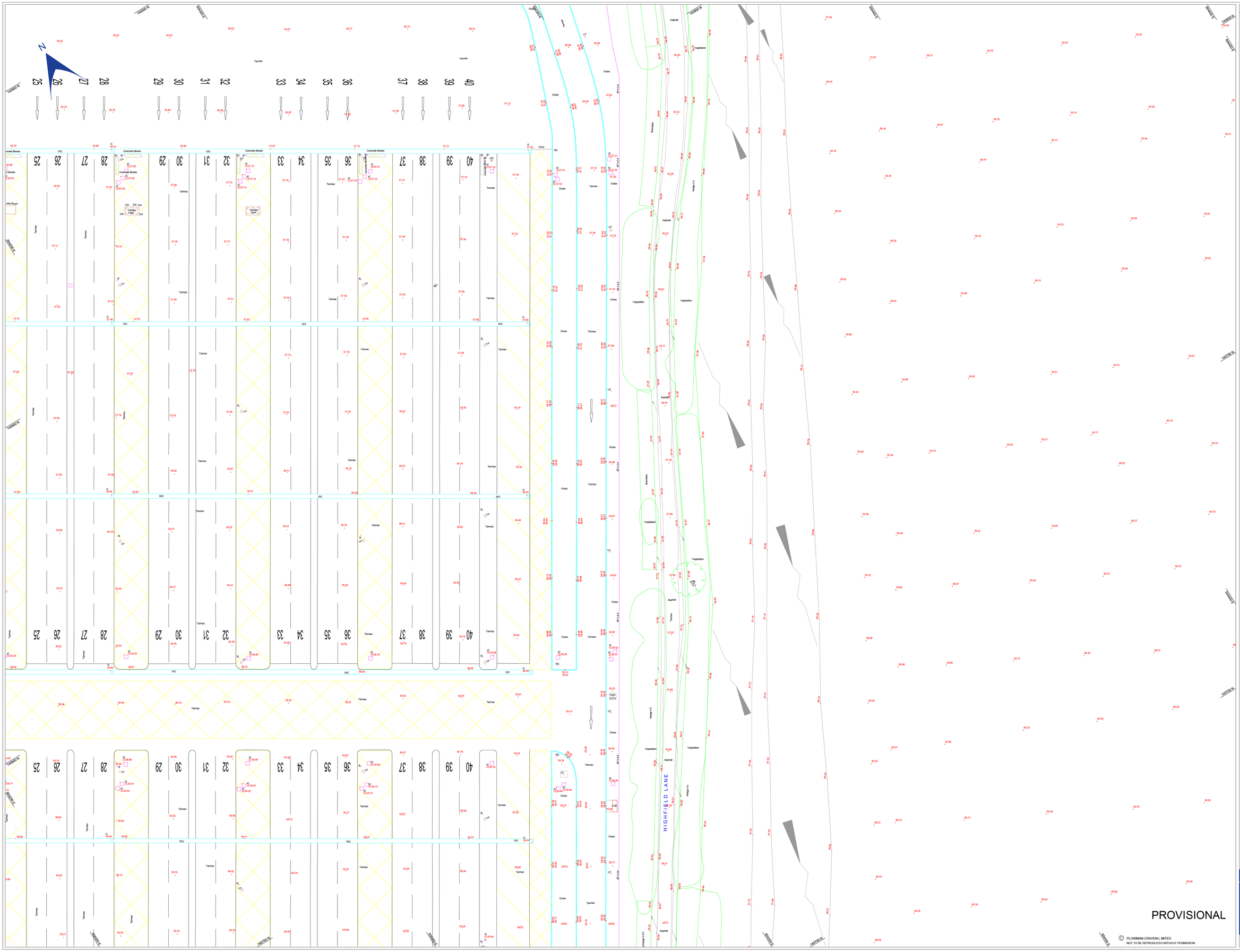

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CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	splitmat
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IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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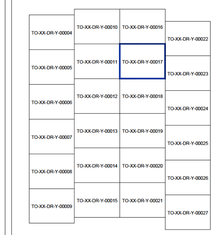
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00017

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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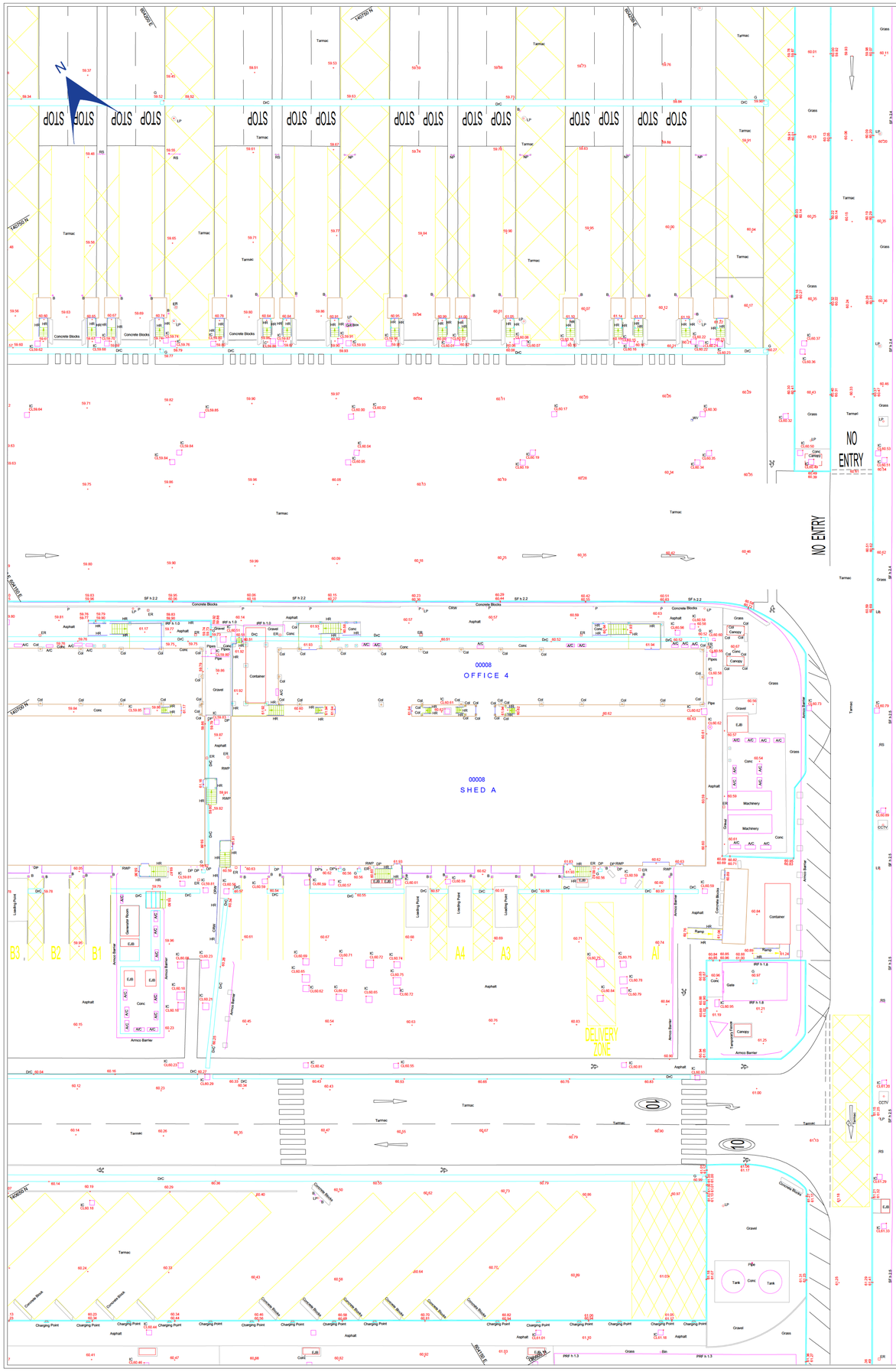
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Armco Barrier
Generator Room
Canopy
Machinery
Tank
Gate
Ramp
Loading Point
Charging Point
Tarmac
Asphalt
Grass
Gravel
Conc
Vegetation
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Bramble/hedge h 2.5
Bramble/hedge h 2.0
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Pipe
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Manhole
Kerb
Drain
Lamp
Sign
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Guidance
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Fail
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Waiver
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Exception
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Response
Meeting
Minutes
Agenda
Action
Decision
Resolution
Motion
Vote
Quorum
Chair
Secretary
Member
Observer
Guest
Apology
Absence
Attendance
Participation
Contribution
Feedback
Comment
Suggestion
Recommendation
Conclusion
Summary
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Results
Discussion
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Strikethrough
Superscript
Subscript
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Indent
Bullet
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Footer
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Reference
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Bookmark
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Dialog
Window
Tab
Scroll
Zoom
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Flip
Crop
Resize
Move
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Paste
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Undo
Redo
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Restore
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Edit
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Execute
Permission
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Login
Logout
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Account
Profile
Settings
Preferences
Help
Support
Contact
About
Terms
Privacy
Cookie
Policy
Agreement
Consent
Disclaimer
Warranty
Liability
Indemnity
Jurisdiction
Governing Law
Dispute
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Jury
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Instruction
Curriculum
Syllabus
Course
Module
Lesson
Exercise
Assignment
Project
Thesis
Dissertation
Publication
Journal
Conference
Seminar
Workshop
Webinar
Podcast
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Image
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Chart
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Equation
Formula
Variable
Constant
Function
Algorithm
Program
Software
Hardware
Network
Server
Client
Database
Query
Report
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Analysis
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Probability
Sample
Population
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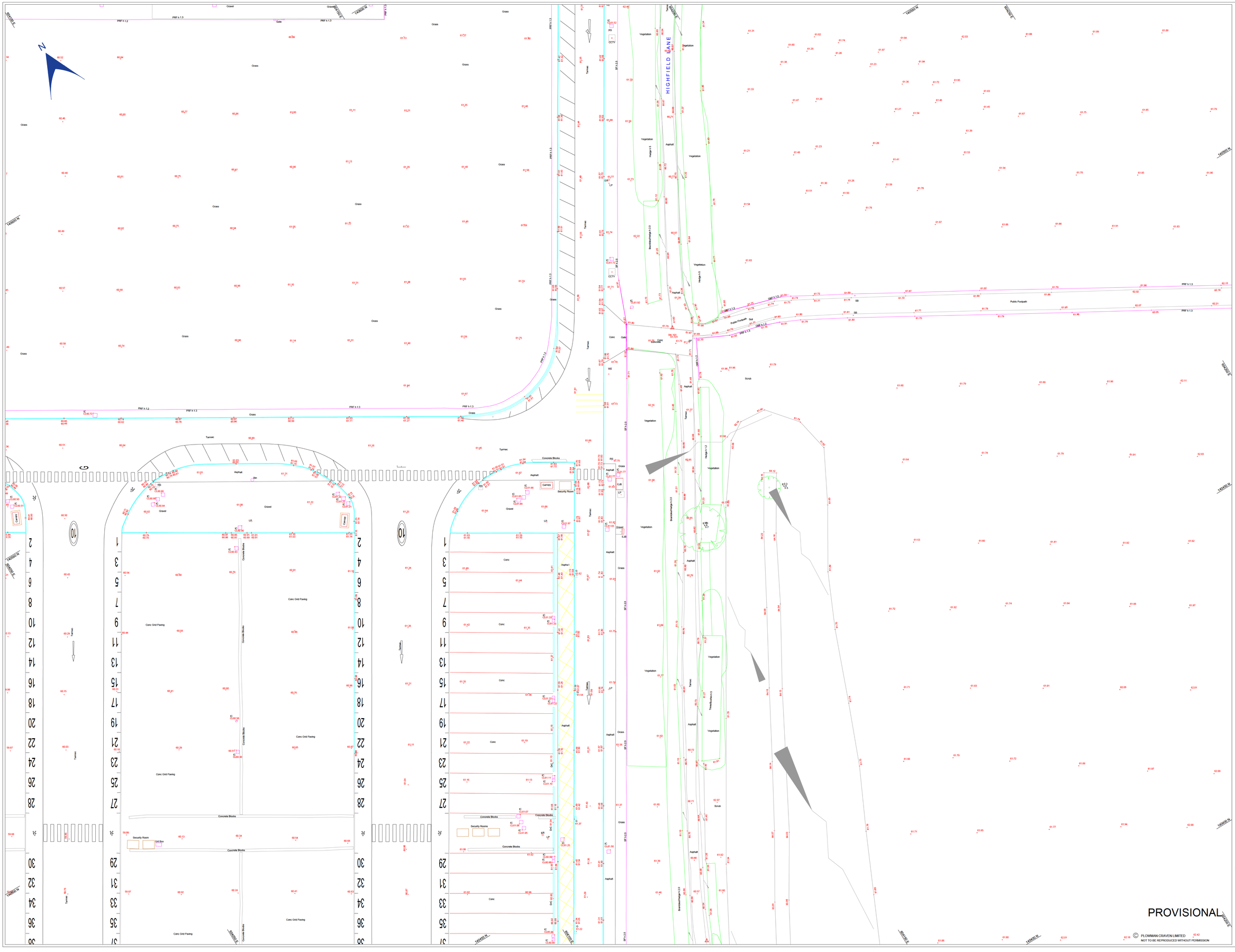
Experiment
Observation
Measurement
Data
Information
Knowledge
Wisdom
Intelligence
Artificial Intelligence
Machine Learning
Deep Learning
Neural Network
Natural Language Processing
Computer Vision
Robotics
Automation
Internet of Things
Blockchain
Cryptocurrency
Bitcoin
Ethereum
Smart Contract
Decentralized
Distributed
Peer-to-Peer
Cloud Computing
Edge Computing
Fog Computing
Quantum Computing
Virtual Reality
Augmented Reality
Mixed Reality
Metaverse
Digital Twin
Simulation
Modeling
Prototyping
Testing
Debugging
Optimization
Refactoring
Documentation
Version Control
Git
GitHub
GitLab
Bitbucket
Repository
Branch
Merge
Commit
Push
Pull
Clone
Fork
Issue
Pull Request
Code Review
Continuous Integration
Continuous Deployment
Continuous Delivery
DevOps
Agile
Scrum
Kanban
Waterfall
Lean
Six Sigma
Total Quality Management
Project Management
Risk Management
Change Management
Configuration Management
Release Management
Incident Management
Problem Management
Service Level Agreement
Key Performance Indicator
Balanced Scorecard
Strategic Planning
Business Plan
Marketing Plan
Financial Plan
Operational Plan
Human Resources
Organizational Structure
Leadership
Management
Supervision
Mentoring
Coaching
Training
Development
Performance Appraisal
Compensation
Benefits
Recruitment
Selection
Onboarding
Offboarding
Retention
Diversity
Inclusion
Equity
Ethics
Compliance
Governance
Corporate Social Responsibility
Sustainability
Environmental
Social
Economic
Triple Bottom Line
Stakeholder
Shareholder
Customer
Supplier
Partner
Competitor
Market
Industry
Sector
Economy
Globalization
Trade
Tariff
Quota
Embargo
Sanction
Currency
Exchange Rate
Inflation
Deflation
Recession
Depression
Boom
Bust
Cycle
Trend
Forecast
Prediction
Uncertainty
Risk
Opportunity
Threat
Strength
Weakness
SWOT Analysis
PESTLE Analysis
Porter's Five Forces
Value Chain
Business Model
Revenue Stream
Cost Structure
Profit
Loss
Break-even
Cash Flow
Balance Sheet
Income Statement
Financial Statement
Audit
Tax
Accounting
Bookkeeping
Payroll
Invoice
Receipt
Purchase Order
Inventory
Supply Chain
Logistics
Warehouse
Transportation
Distribution
Retail
Wholesale
E-commerce
Marketplace
Platform
Ecosystem
Network Effect
Economies of Scale
Economies of Scope
Learning Curve
Experience Curve
Diseconomies of Scale
Diminishing Returns
Opportunity Cost
Sunk Cost
Marginal Cost
Marginal Revenue
Elasticity
Supply
Demand
Equilibrium
Price
Quantity
Market Failure
Externality
Public Good
Private Good
Common Good
Tragedy of the Commons
Free Rider
Asymmetric Information
Moral Hazard
Adverse Selection
Principal-Agent Problem
Game Theory
Nash Equilibrium
Prisoner's Dilemma
Auction
Bidding
Negotiation
Bargaining
Mediation
Arbitration
Litigation
Settlement
Judgment


HIGHFIELD LANE
Gravel
Grass
Tarmac
Concrete Blocks
Asphalt
Vegetation
Scrub
Conc
Gate
Bin
Canopy
Security Room
Security Rooms
Grit Box
Conc Grid Paving
Public Footpath
Hedge h 1.1
Hedge h 1.2
Bramble/Hedge h 2.0
Bramble/Hedge h 3.0
Tree/Bushes h 3
PRF h 1.2
PRF h 1.3
OBF h 1.2
SP h 2.5
SP h 2.0
LP
RS
CCTV
SB
EJB
DoC
IC
Drg No 1
Drg No 2
Drg No 3
Drg No 4
Drg No 5
Drg No 6
Drg No 7
Drg No 8
Drg No 9
Drg No 10
Drg No 11
Drg No 12
Drg No 13
Drg No

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ing Machine	Max	Maximum
B	Bollard	Mh	Multihole
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Board
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rodding Sump
CSW	Concrete Wall	RSS	Rubberised Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Sita Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
ER	Electricity Pole	SL	Sump Level
EW	Earth Wire	SLB	Slatted Boarding
ESU	Electrical Se ndgear	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
FT	Flood light	SW	Stone Wall
g	gully	Tac	Tactile Paving
GB	Grit Bin	TB	Telephone Call Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Ins	Intrusion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpt	Tipstaff
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	FL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RW	Roof Level
EL	Eaves Level	RSJ	Rolled Steel Joist
GL	Ground Level	TBM	Temporary Bench Mark
FP	Feeder P llar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted - dimensions scaled from paper plots should therefore be treated with caution

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See www.plowmancraven.co.uk for full terms and conditions of contract.

SHEET LAYOUT

TO-XX-DR-Y-00004	TO-XX-DR-Y-00010	TO-XX-DR-Y-00016	TO-XX-DR-Y-00022
TO-XX-DR-Y-00005	TO-XX-DR-Y-00011	TO-XX-DR-Y-00017	TO-XX-DR-Y-00023
TO-XX-DR-Y-00006	TO-XX-DR-Y-00012	TO-XX-DR-Y-00018	TO-XX-DR-Y-00024
TO-XX-DR-Y-00007	TO-XX-DR-Y-00013	TO-XX-DR-Y-00019	TO-XX-DR-Y-00025
TO-XX-DR-Y-00008	TO-XX-DR-Y-00014	TO-XX-DR-Y-00020	TO-XX-DR-Y-00026
TO-XX-DR-Y-00009	TO-XX-DR-Y-00015	TO-XX-DR-Y-00021	TO-XX-DR-Y-00027

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00020

PROVISIONAL

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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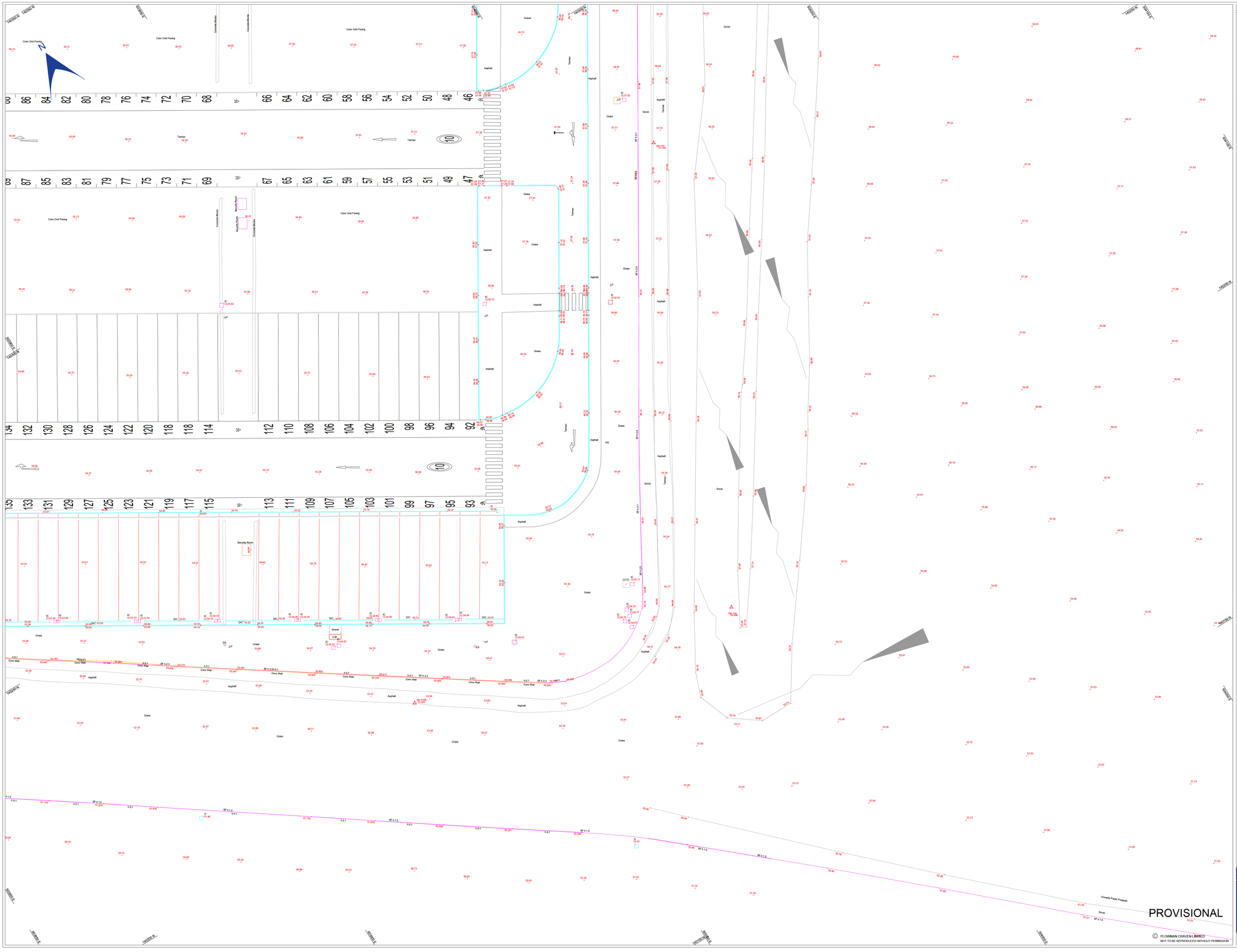
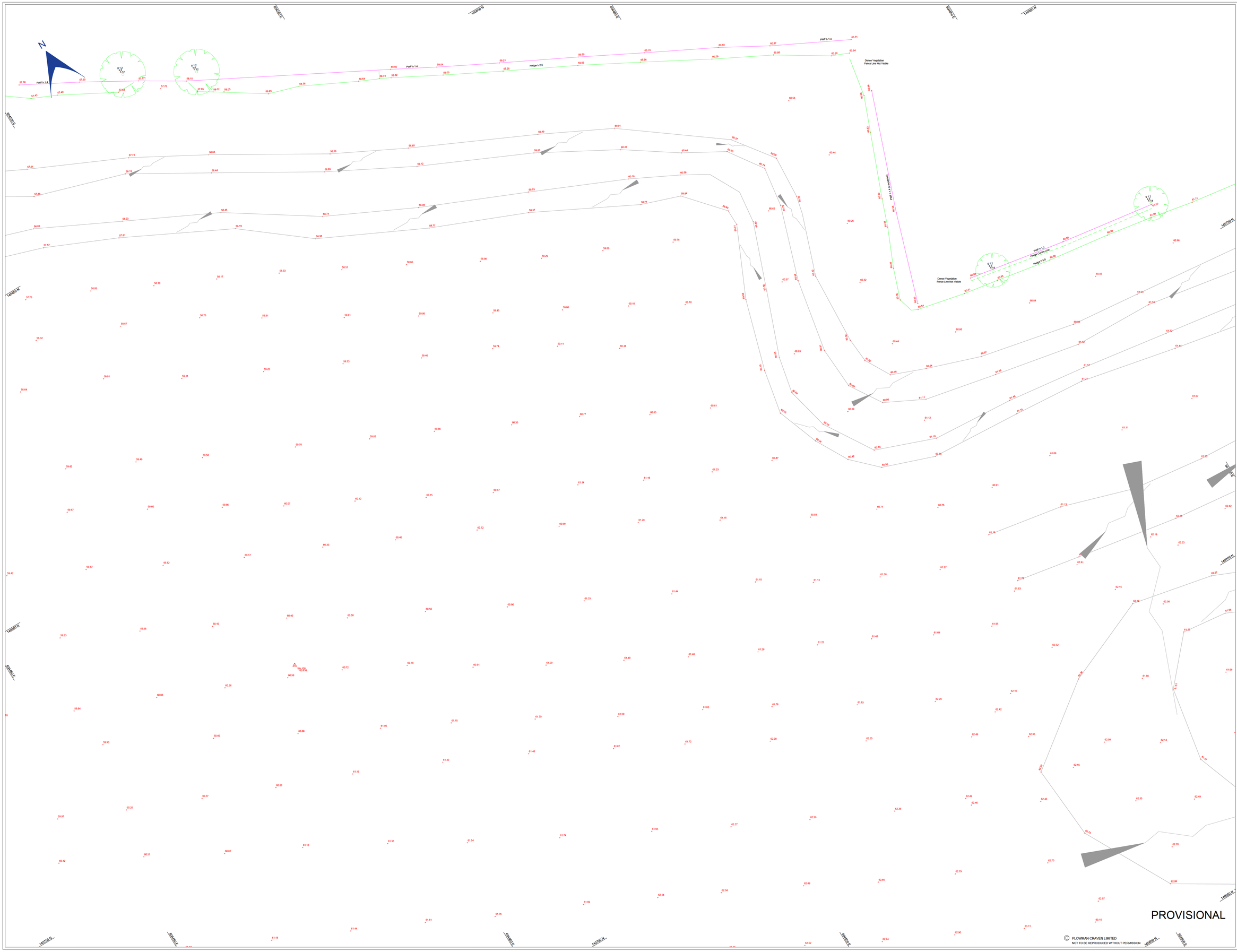

PROVISIONAL
Asphalt
Grass
Scrub
Tarmac
Conc Grid Paving
Concrete Blocks
Concrete Blocks
Security Room
Security Room
Security Room
Conc Wall
Umwalk Public Footpath
Scrub
Tarmac
Gravel
Tarmac
Tarmac
Tarmac



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ATM	Automated Teller Machine	Max	Maximum
B	Bollard	Mh	Multihole
BB	Bobbins Beacon	MH	Manhole
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BSh	Bus Shelter	OBF	Open Boarded Fence
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BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	PDM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
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CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rumble Strip
CS	Cast Stone	RSS	Rubberised Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Site Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ES	Electric Socket	SP	Soil Pipe Vent
ESG	Electrical Tee Intigral	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F1	Flood Light	SW	Stone Wall
g	grills	Tac	Tactile Paving
GI	Grate Inlet	TB	Telephone Kiosk Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpt	Tipitoe
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

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SHEET LAYOUT

TO-XX-DR-Y-00016	TO-XX-DR-Y-00022	TO-XX-DR-Y-00028	
TO-XX-DR-Y-00017	TO-XX-DR-Y-00023	TO-XX-DR-Y-00029	TO-XX-DR-Y-00032
TO-XX-DR-Y-00018	TO-XX-DR-Y-00024	TO-XX-DR-Y-00030	TO-XX-DR-Y-00033
TO-XX-DR-Y-00019	TO-XX-DR-Y-00025	TO-XX-DR-Y-00031	TO-XX-DR-Y-00034
TO-XX-DR-Y-00020	TO-XX-DR-Y-00026		
TO-XX-DR-Y-00021	TO-XX-DR-Y-00027		

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00022

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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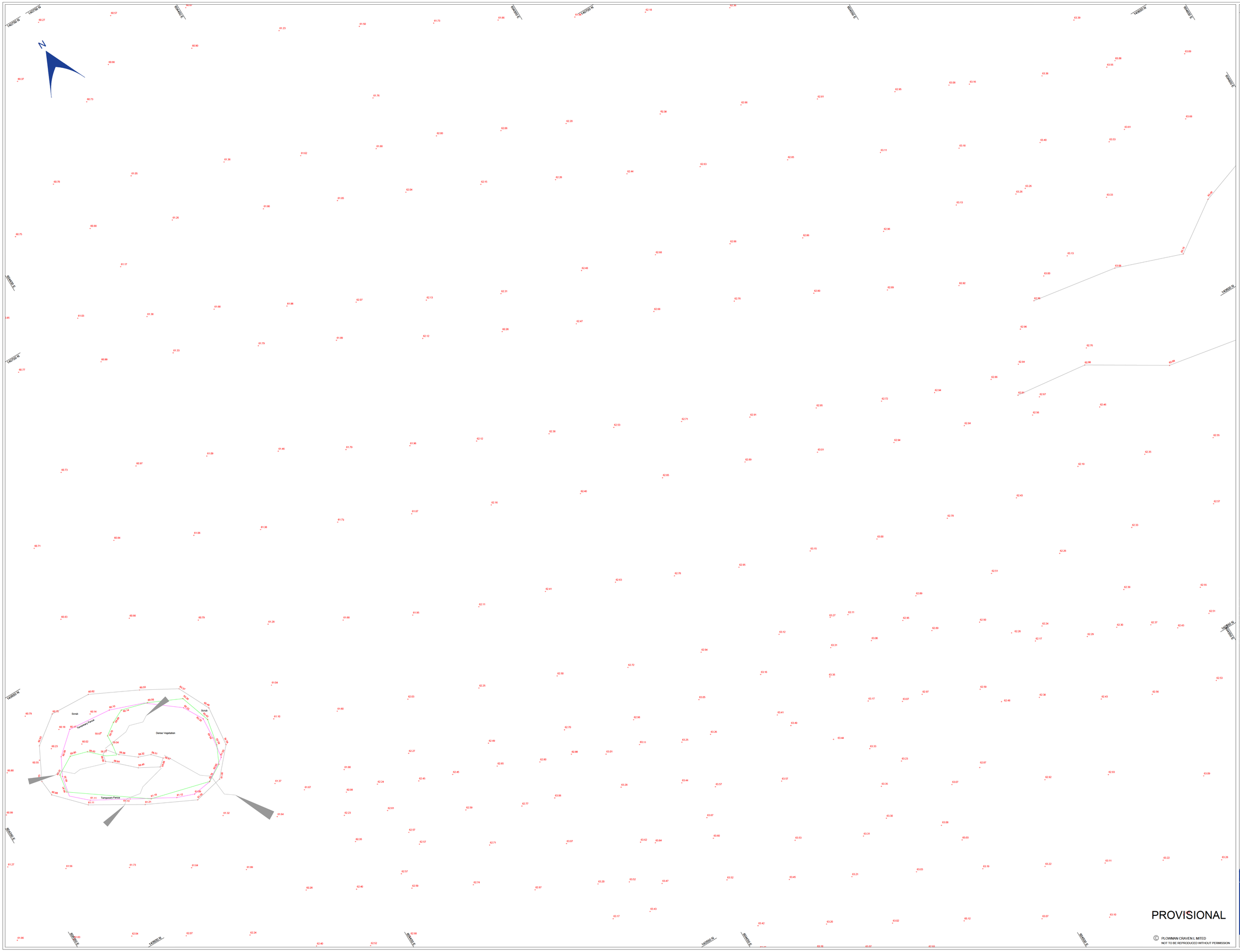

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BWF	Barbed Wire Fence	PB	Pillar Box
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GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevert	TP	Telephone Pole
IRF	Iron Railing Fence	Tye	Tyeload
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	PL	Parapet Level
CpW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Road Level
GL	Ground Level	RSJ	Rolled Steel Joist
IL	Invert Level	TBM	Temporary Bench Mark
FP	Feeder P illar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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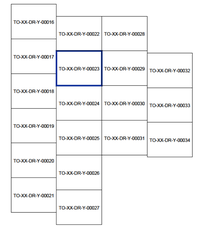
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

All levels are in metres and are above Ordnance Survey Newlyn Datum derived by multiple network RTK GPS observations

The survey grid shown on this drawing is positioned on Ordnance Survey (OS) National Grid, obtained by multiple network RTK GPS observations

Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00023

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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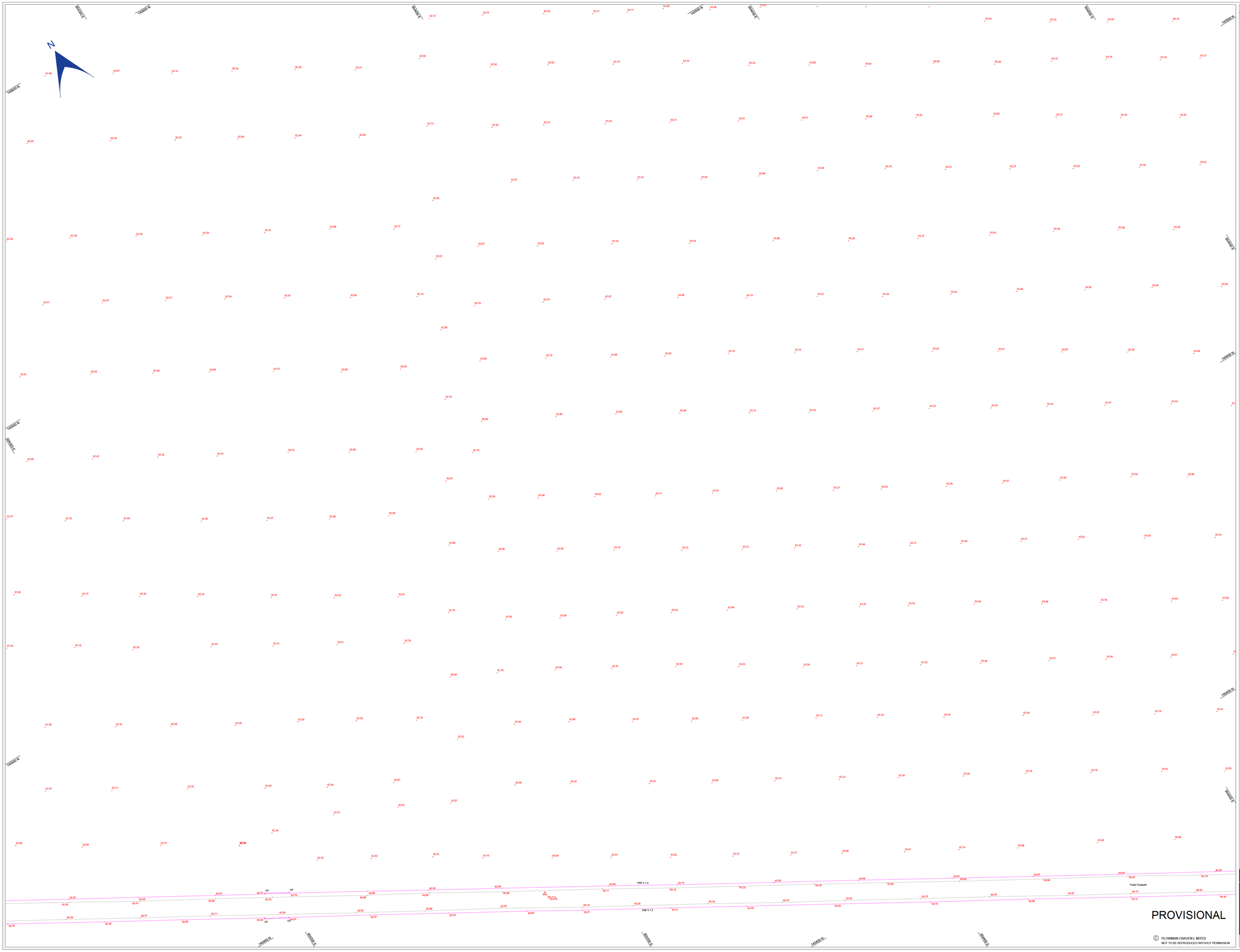

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Tie-ing Machine	Max	Maximum
B	Bollard	Mh	Multihole
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mk	Marker
BRW	Brick Retaining Wall	NB	Nobble Board
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BSh	Bus Shelter	OBF	Open Boarded Fence
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ESU	Electrical Set Widgnor	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
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FL	Floor Level	SRW	Stone Retaining Wall
FT	Flood light	SW	Stone Wall
g	girth	Tac	Tactile Paving
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GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
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Inv	Intrecept	TP	Telephone Pole
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OTHER ABBREVIATIONS

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GL	Ground Level	TBM	Temporary Bench Mark
Hr	Feeder P Bar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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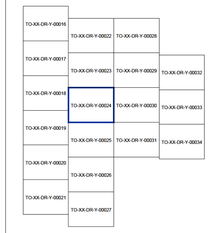
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00024

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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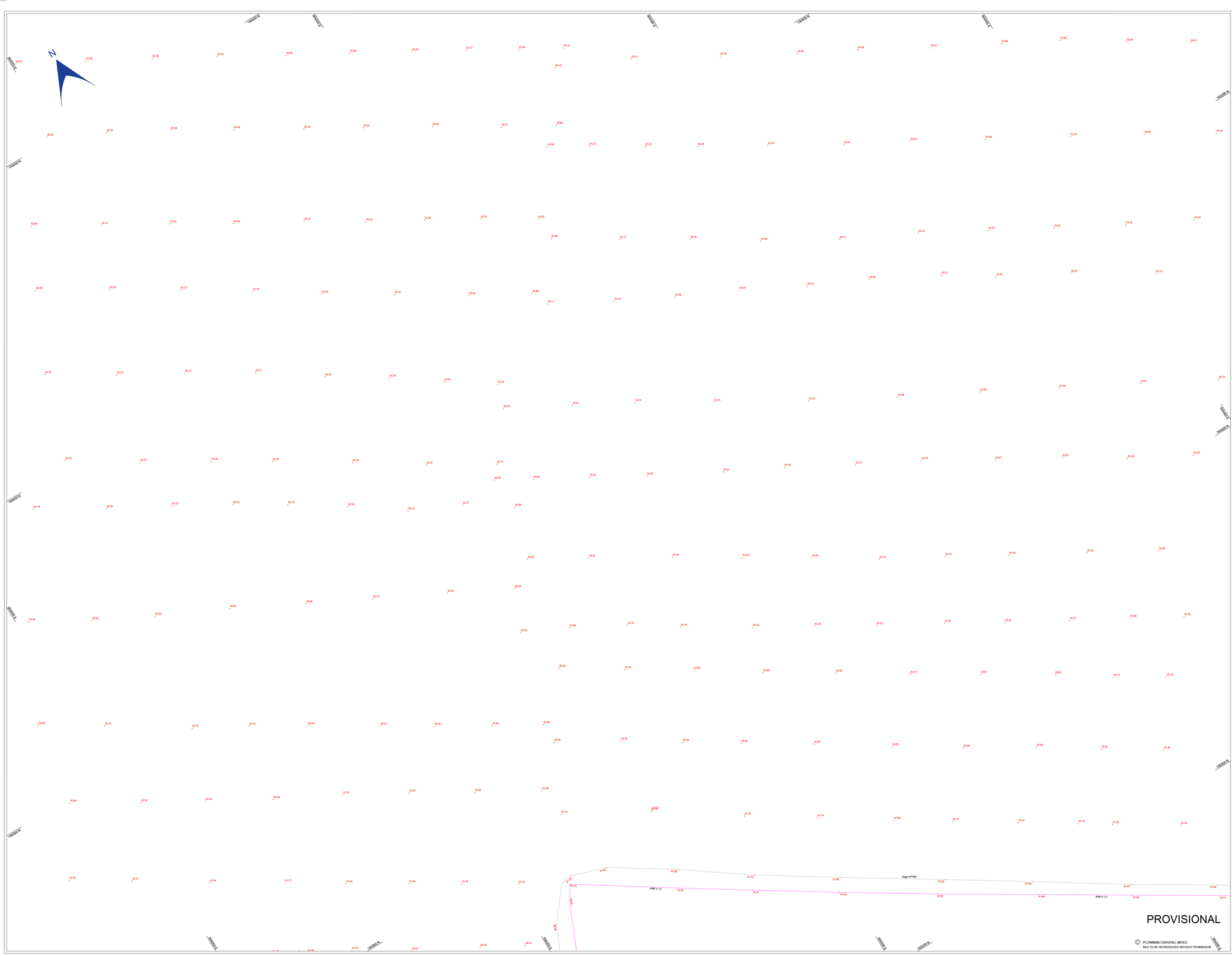

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LB	Litter Bin		

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LEGEND

Stair/step arrows point up

Assumed detail

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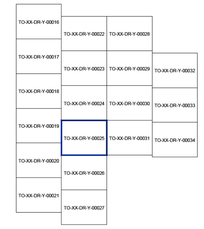
SHEET LAYOUT



STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00025

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Tw ing Machine	Max	Maximum
B	Bollard	Mh	Multibale
BB	Bobbins Beacon	MH	Manhole
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F l	Flood light	SW	Stone Wall
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GM	Gas Meter	TCP	Traffic Control Pipe
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LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

TO-XX-DR-Y-00016			
	TO-XX-DR-Y-00022	TO-XX-DR-Y-00028	
TO-XX-DR-Y-00017			
	TO-XX-DR-Y-00023	TO-XX-DR-Y-00029	TO-XX-DR-Y-00032
TO-XX-DR-Y-00018			
	TO-XX-DR-Y-00024	TO-XX-DR-Y-00030	TO-XX-DR-Y-00033
TO-XX-DR-Y-00019			
	TO-XX-DR-Y-00025	TO-XX-DR-Y-00031	TO-XX-DR-Y-00034
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	TO-XX-DR-Y-00026		
TO-XX-DR-Y-00021			
	TO-XX-DR-Y-00027		

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - GA approval required	PCL	XXX	06/12/24

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CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00026

PROVISIONAL

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
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115 Southwark Bridge Road
London
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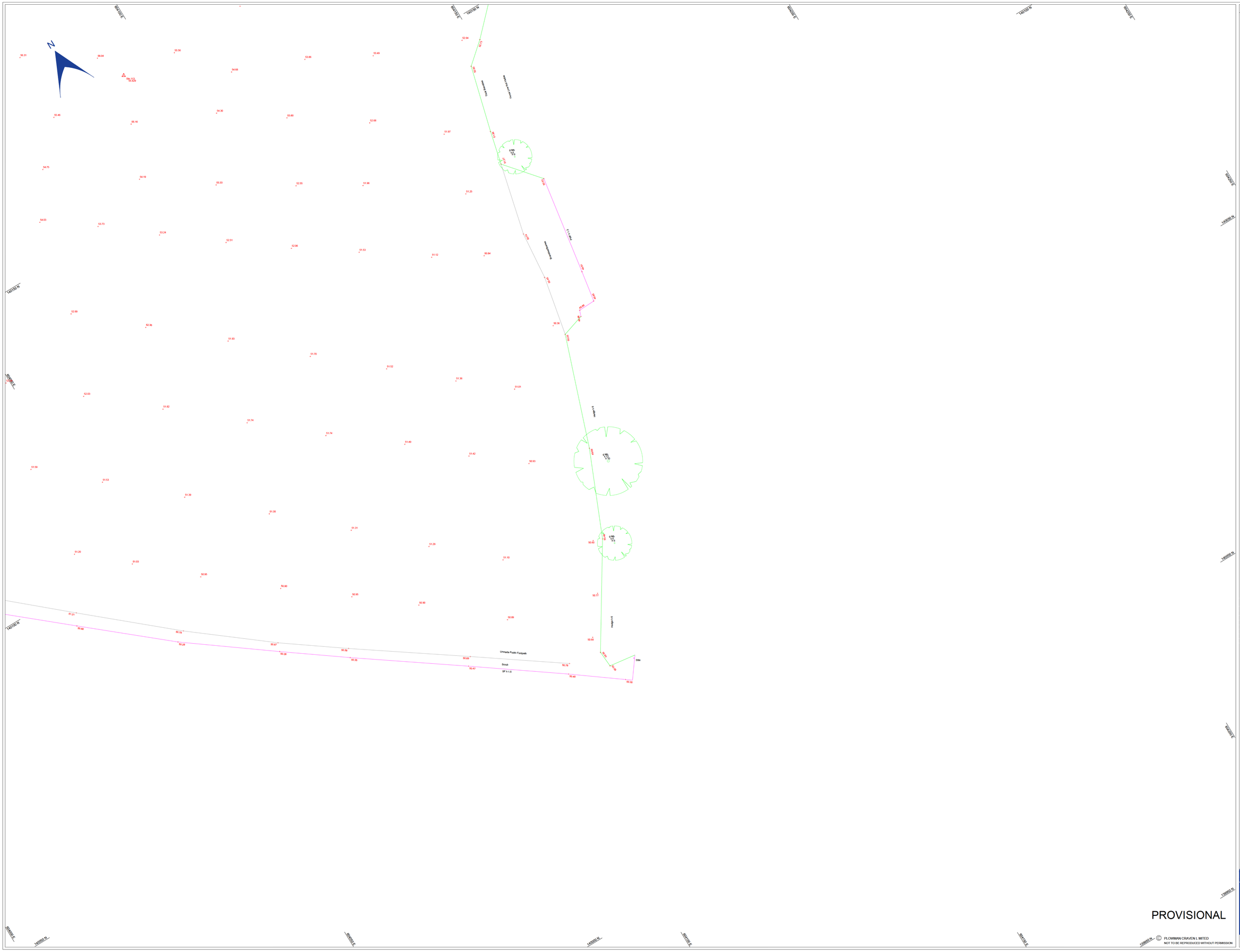
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Site
Umbrella Public Footpath
Soul
SF h 1.5
Hedge h 6
Cable Line h 5.5
Boundary Line
Hedge h 5
Hedge h 4.5
Hedge h 4
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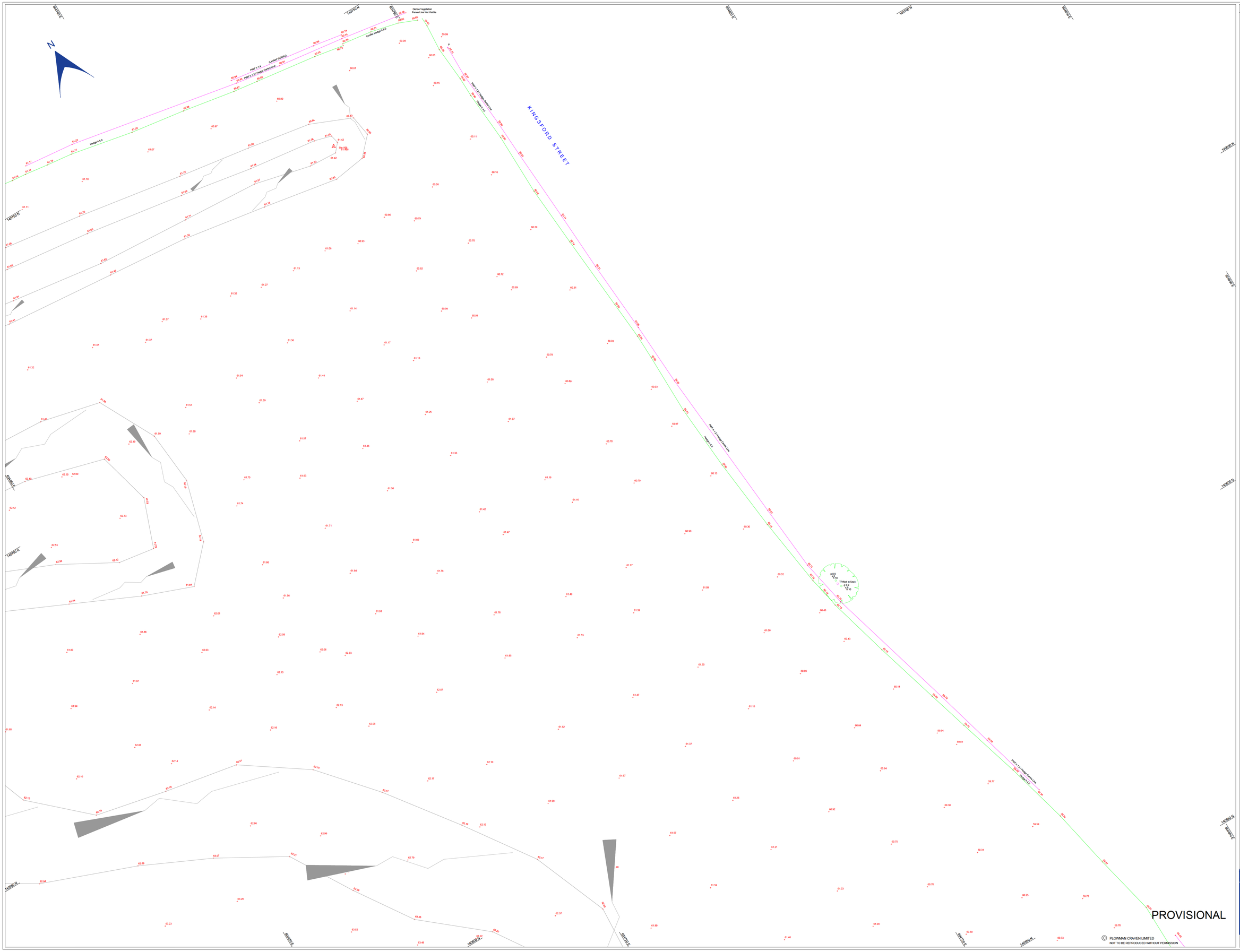

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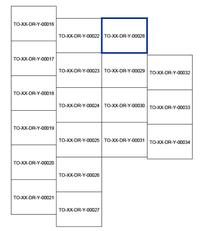

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Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

This survey is commensurate with band F accuracy, as outlined in the RICS survey detail accuracy banding table

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Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00028

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ

Tel: +44 (0)1582 765566

115 Southwark Bridge Road
London
SE1 0AX

Tel: +44 (0)207 490 7700

Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ing Machine	Max	Maximum
B	Bollard	Mh	Multifobe
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrS	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	NR	Notice Rail
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PU	Pavement Light
CCTV	Closed Circuit Television	PUM	Pedestrian Push Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rodding Point
CS	Cast Stone	RSS	Rubber Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Sita Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ESB	Electricity Sub Station	SLC	Sump Location
ESG	Electrical Tie Wrapper	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
FT	Flood light	SW	Stone Wall
g	gully	Tac	Tactile Paving
GB	Grit Bin	TBox	Telephone Pill Box
GM	Gas Meter	TCP	Traffic Control Post
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevion	TP	Telephone Pole
IRF	Iron Railing Fence	Tpe	Typical
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bk	Bollards	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RR	Road Level
EL	Eaves Level	RSJ	Rolled Steel Joist
GL	Gully Level	TBM	Temporary Bench Mark
FB	Feeder P illar	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

The identification of service covers has been made by a surface inspection only - critical identifications should be verified by the lifting of covers or a full utilities survey

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See www.plowmancraven.co.uk for full terms and conditions of contract.

SHEET LAYOUT

TO-XX-DR-Y-00016			
TO-XX-DR-Y-00017	TO-XX-DR-Y-00022	TO-XX-DR-Y-00028	
TO-XX-DR-Y-00018	TO-XX-DR-Y-00023	TO-XX-DR-Y-00029	TO-XX-DR-Y-00032
TO-XX-DR-Y-00019	TO-XX-DR-Y-00024	TO-XX-DR-Y-00030	TO-XX-DR-Y-00033
TO-XX-DR-Y-00020	TO-XX-DR-Y-00025	TO-XX-DR-Y-00031	TO-XX-DR-Y-00034
TO-XX-DR-Y-00021	TO-XX-DR-Y-00026		
	TO-XX-DR-Y-00027		

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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Unless otherwise stated, levels have been taken to finished floor surface

All quoted dimensions are in metres

Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00029

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ

Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX

Tel: +44 (0)207 490 7700

PROVISIONAL

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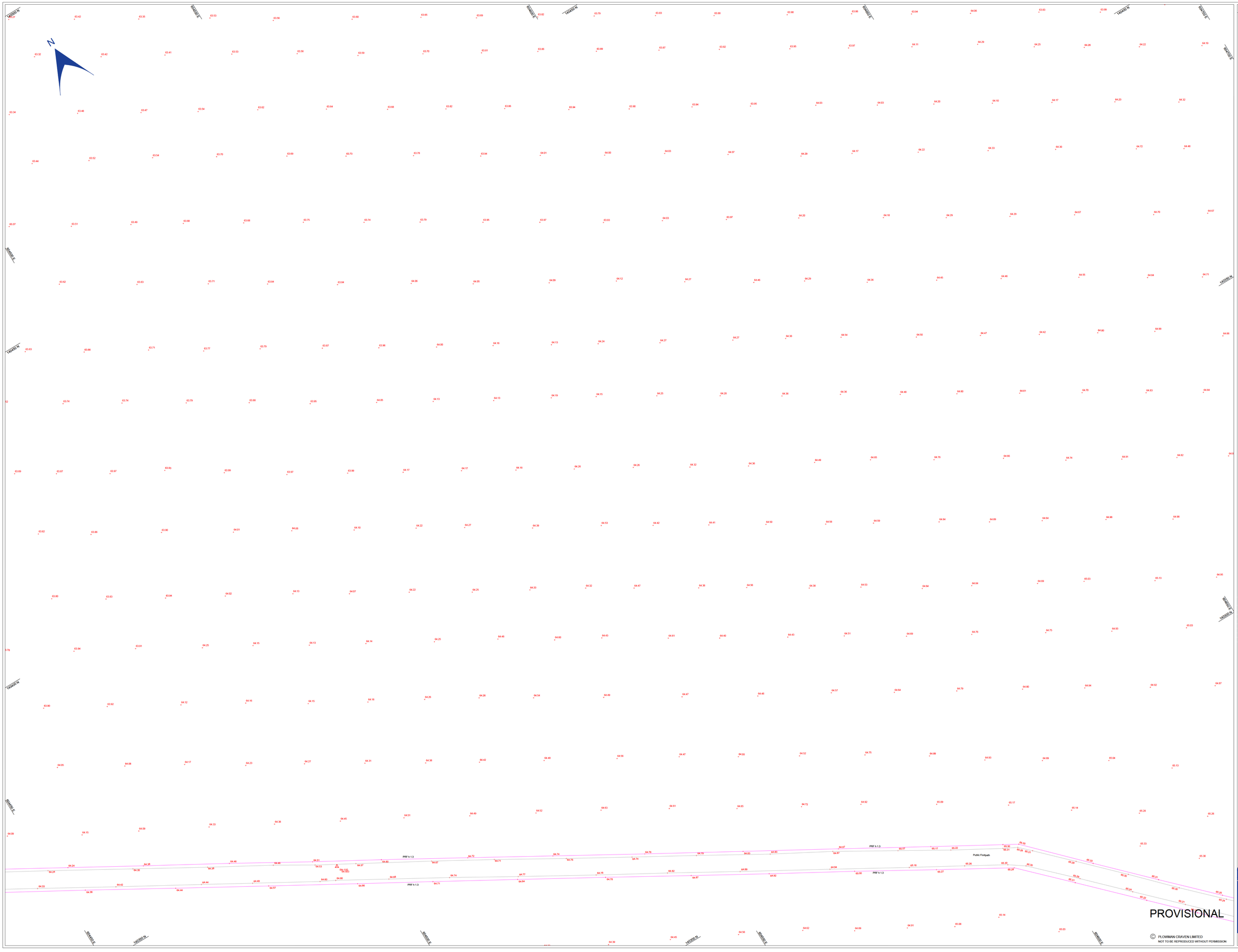
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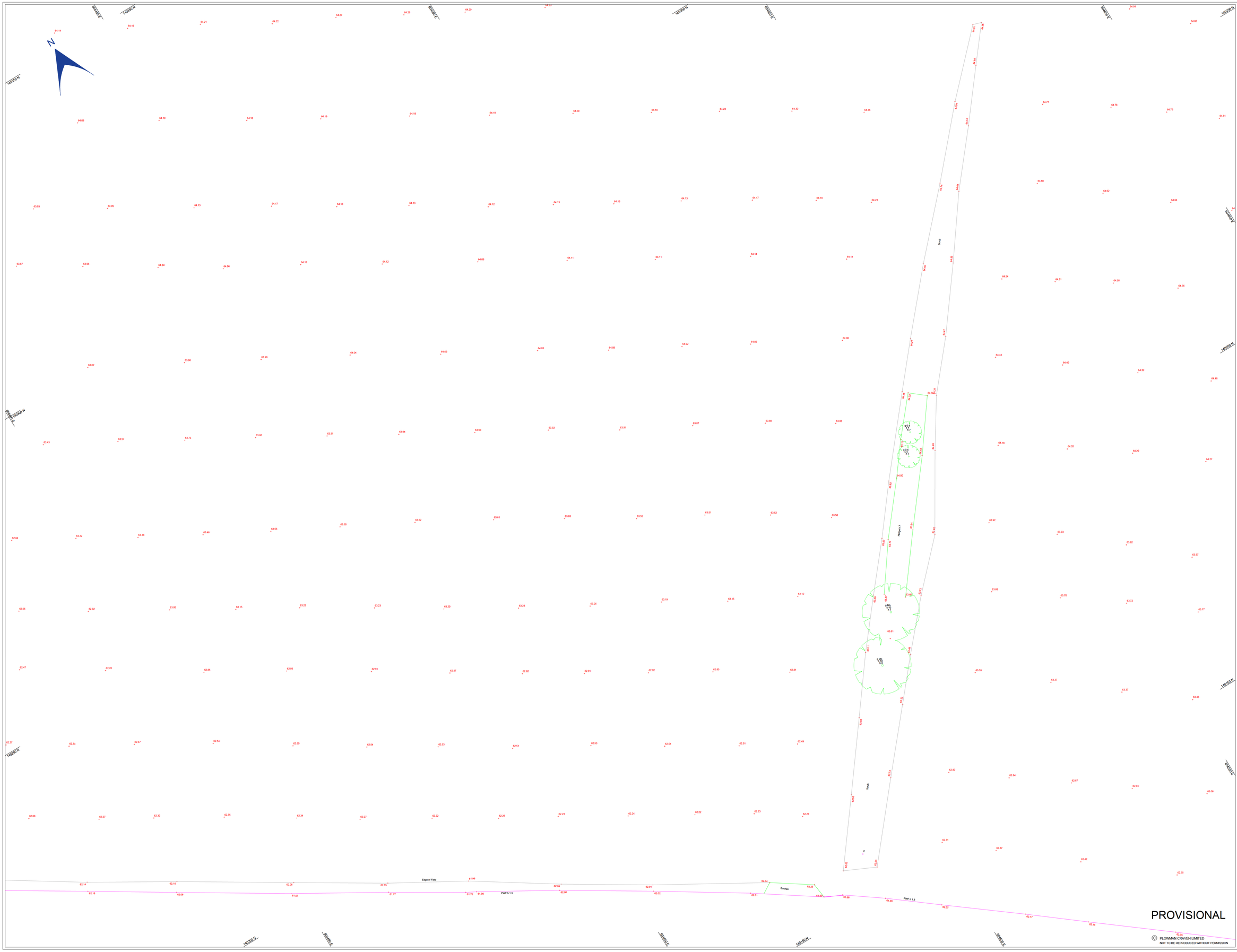

STANDARD ABBREVIATIONS

A/C	Air Conditioner	LP	Lamp Post
ATM	Automated Te ling Machine	Max	Maximum
B	Bollard	Mh	Multifobe
BB	Bobbins Beacon	MH	Manhole
Br	Brick	Min	Minimum
BrSt	Brick Setts	Mkr	Marker
BRW	Brick Retaining Wall	NB	Notice Board
BS	Bus Stop	OB	Oil Storage
BSh	Bus Shelter	OBF	Open Boarded Fence
BT	British Telecom	OH	Overhead
BW	Brick Wall	P	Post
BWF	Barbed Wire Fence	PB	Pillar Box
CBF	Close Boarded Fence	POM	Permanent Ground Marker
CCP	Car Charging Point	PLt	Pavement Light
CCTV	Closed Circuit Television	PM	Parking Payment Machine
CF	Corrugated Iron Fence	PPS	Permeable Paving Surface
CL	Crown Level	PRF	Post and Rail Fence
CLF	Chain Link Fence	PS	Paving Stones
Col	Column	PWF	Post and Wire Fence
Conc	Concrete	RBS	Resin Bonded Surface
CPS	Concrete Paving Slabs	RE	Rodding Eye
CRW	Concrete Retaining Wall	RS	Rodding Point
CS	Cast Stone	RSS	Rubber Safety Surface
CW	Concrete Wall	RWP	Rain Water Pipe
d	depth	s	spread
DP	Down Pipe	SB	Sign Board
DrC	Drainage Channel	SBM	Sits Bench Mark
EIC	Electrical Inspection Cover	SF	Security Fence
EJB	Electrical Junction Box	SHB	Shrub Bed
EP	Electricity Pole	SL	Sump Level
ESB	Electricity Sub Station	SP	Soil Pipe Vent
ESG	Electrical Se lmigear	SP	Sign Post
FB	Flower Bed	SS	Stone Setts
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	SRW	Stone Retaining Wall
F l	Flood ght	SW	Stone Wall
g	girth	Tac	Tactile Paving
GB	Grit Bin	TB	Traffic Signal Box
GM	Gas Meter	TCP	Traffic Control Pain
GP	Gate Post	TIC	Telephone Inspection Cover
GV	Gas Valve	TJB	Telephone Junction Box
h	height	TL	Traffic Light
HR	Handrail	TM	Ticket Machine
IB	Illuminated Bollard	TMCB	Traffic Management Control Box
IC	Inspection Cover	TMIC	Traffic Management Inspection Cover
Inv	Intrevion	TP	Telephone Pole
IRF	Iron Railing Fence	Tye	Tyetoal
IRS	Illuminated Road Sign	V	Vent
JB	Junction Box	VP	Vent Pipe
KO	Kerb Outlet	WM	Water Meter
L	Light	WV	Water Valve
LB	Litter Bin		

OTHER ABBREVIATIONS

Bh	Borehole	PL	Parapet Level
CoW	Cable on Wall	RL	Ridge Level
DC	Dust Cover	RtL	Roof Level
GL	Ground Level	RSJ	Rolled Steel Joist
SL	Sump Level	TBM	Temporary Bench Mark
Fh	Feeder P ller	OSBM	Ordnance Survey Bench Mark
IL	Invert Level		

LEGEND

Stair/step arrows point up

Assumed detail

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SHEET LAYOUT

STATUS CODE & REVISIONS

Stat	Rev	Details	Checked 1st	Checked 2nd	Date
S3	P01	First Issue - QA approval required	PCL	XXX	06/12/24

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00031

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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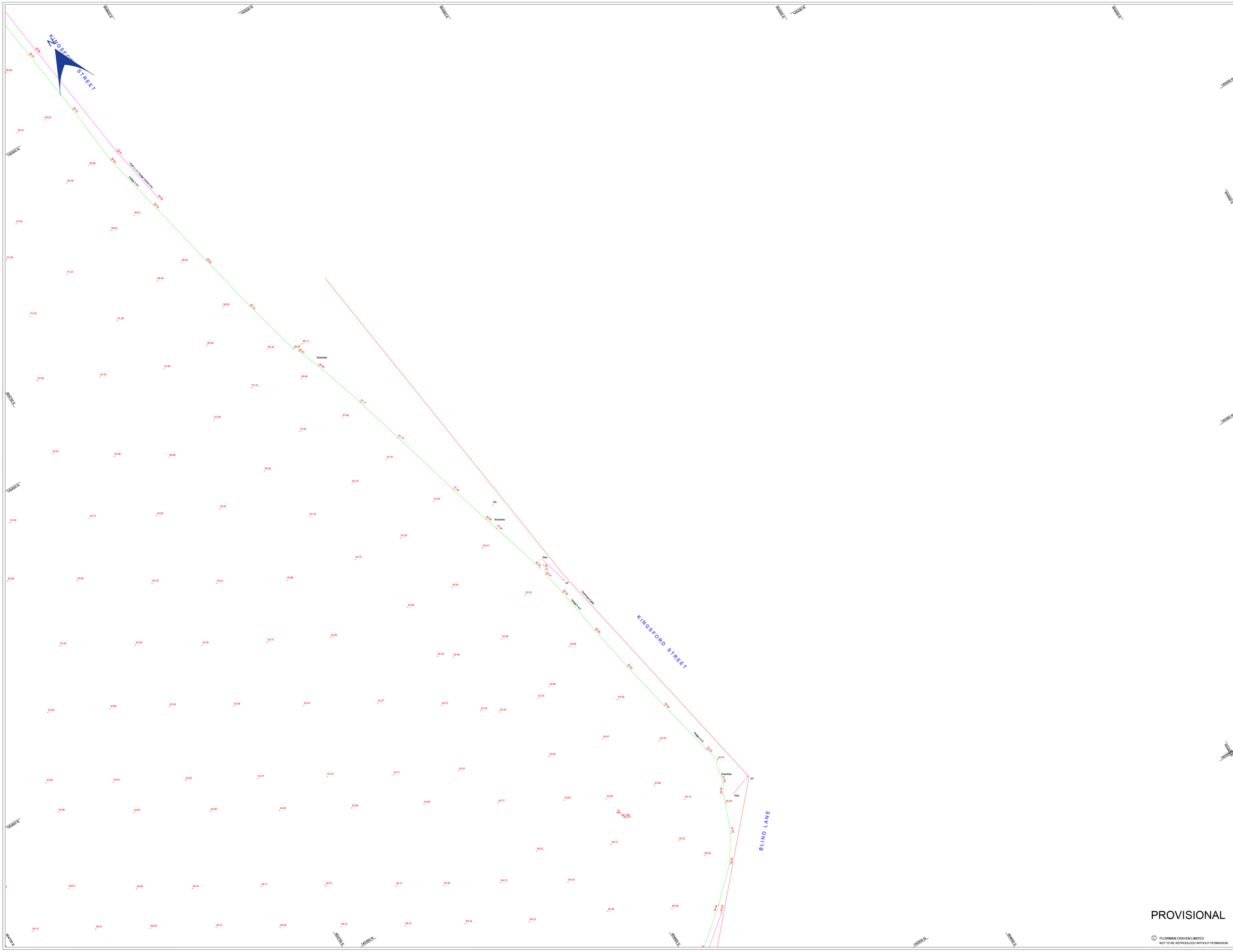

PROVISIONAL

STANDARD ABBREVIATIONS

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LEGEND

Stair/step arrows point up

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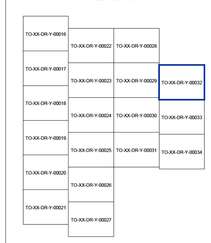
SHEET LAYOUT



STATUS CODE & REVISIONS

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Drawing units are metres

CLIENT

Jones Lang Lasalle Ltd

30 Warwick Street
London
W1B 5NH

PROJECT TITLE

Sevington IBF

Ashford TN25 6GE

3D Topographical Survey

PRESENTATION SCALE 1:200 @ A0

DATE OF ORIGINAL SURVEY November 2024

PC PROJECT No. 49502

STATUS & REVISION S3 P01

DRAWING No.

49502-PCL-TO-XX-DR-Y-00032

Plowman Craven

Plowman Craven House
2 Lea Business Park
Lower Luton Road
Harpenden
Hertfordshire
AL5 5EQ
Tel: +44 (0)1582 765566
Email: post@plowmancraven.co.uk
Web: www.plowmancraven.co.uk

115 Southwark Bridge Road
London
SE1 0AX
Tel: +44 (0)207 490 7700

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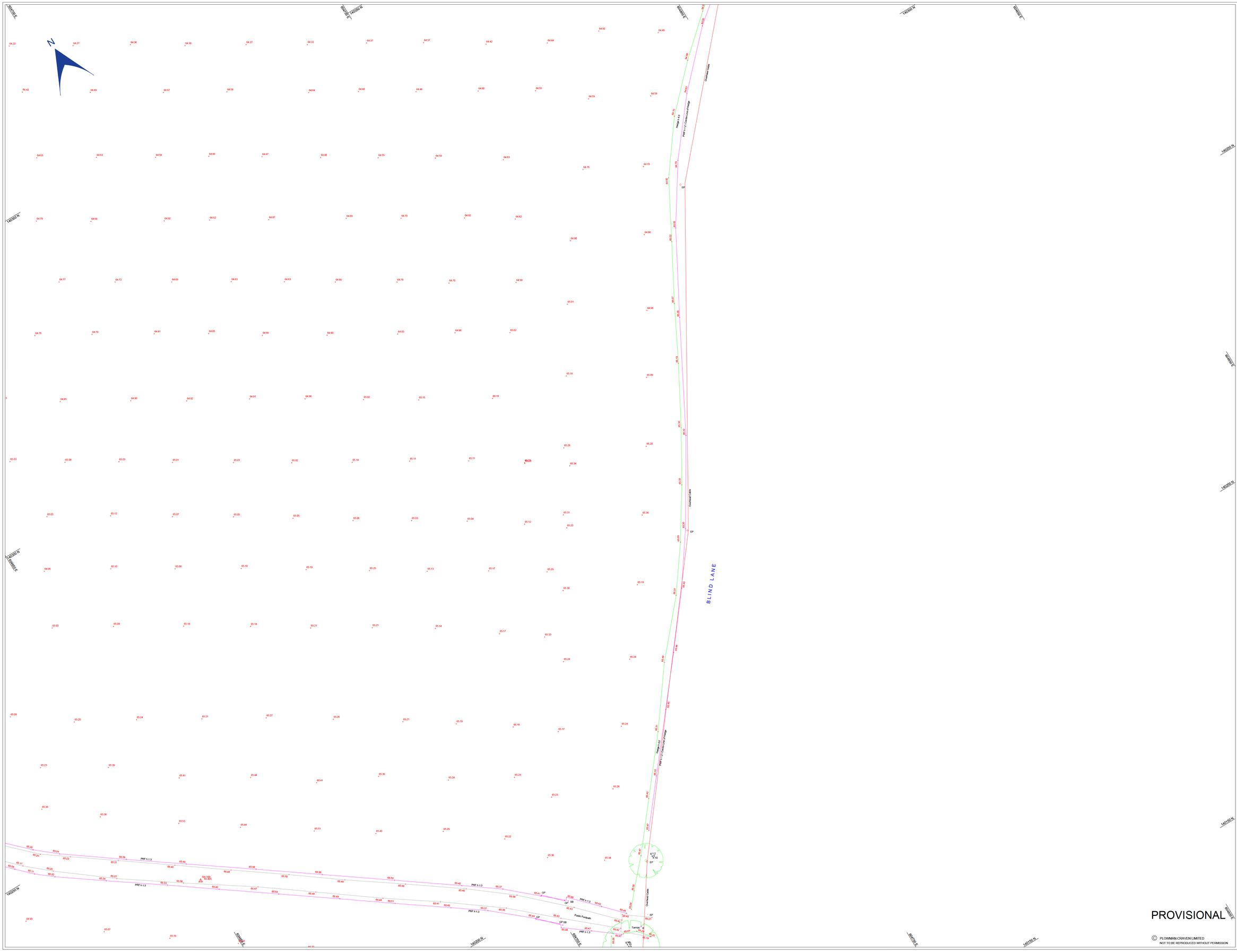
BLIND LANE
Overhead Cable
Hedge h 4.0
PRF h 1.2 / Centre Line of Hedge
PRF h 1.3
Public Footpath
Tarmac
GP
SB
EP
SP
TP
Bollard
Stop Valve
Sign
Tree
Bush
Hedge
Fence
Ditch
Kerb
Edge of Road
Footway
Building
Gate
Manhole
Drain
Gully
Cover Level
Invert Level
Spot Level
Contour
Boundary
Centre Line
Road Name
Property Name
Survey Control Point
Benchmark
Electricity Pole
Telegraph Pole
Lamp Post
Traffic Light
Traffic Signal
Junction Box
Inspection Chamber
Soil Vent Pipe
Water Valve
Stop Valve
Fire Hydrant
Kerb Outlet
Flower Bed
Shrub Bed
Grass Verge
Hard Standing
Concrete Surface
Tarmac Surface
Paved Area
Steps
Ramp
Retaining Wall
Boundary Fence
Hedge
Tree
Bush
Shrub
Grass
Soil
Rough Ground
Scrub
Woodland
Orchard
Allotment
Pond
Stream
Ditch
Culvert
Bridge
Footbridge
Path
Track
Road
Junction
Roundabout
Traffic Island
Pedestrian Crossing
Zebra Crossing
Pelican Crossing
Toucan Crossing
Puffin Crossing
Cycle Lane
Bus Lane
Bus Stop
Taxi Rank
Parking Bay
Loading Bay
Disabled Bay
Motorcycle Bay
Coach Bay
Lorry Bay
Caravan Bay
Camping Area
Picnic Area
Viewpoint
Information Point
Toilet
Telephone
Post Box
Litter Bin
Bench
Table
Chair
Umbrella
Sign
Notice Board
Information Board
Map
Guide Post
Milestone
Boundary Stone
Memorial
Statue
Fountain
Well
Spring
Waterfall
Cliff
Quarry
Mine
Tunnel
Cave
Archaeological Site
Historic Building
Listed Building
Conservation Area
Scheduled Monument
Ancient Monument
Battlefield
Park
Garden
Cemetery
Golf Course
Sports Ground
Playing Field
Swimming Pool
Tennis Court
Basketball Court
Football Pitch
Cricket Pitch
Rugby Pitch
Hockey Pitch
Athletics Track
Skate Park
Bowling Green
Putting Green
Driving Range
Golf Tee
Golf Green
Golf Bunker
Golf Fairway
Golf Rough
Golf Water Hazard
Golf Out of Bounds
Golf Penalty Area
Golf Relief Area
Golf Dropping Zone
Golf Ball Marker
Golf Flagstick
Golf Hole
Golf Tee Box
Golf Green Fringe
Golf Apron
Golf Collar
Golf Surround
Golf Edge
Golf Boundary
Golf Centre Line
Golf Contour
Golf Spot Height
Golf Benchmark
Golf Control Point
Golf Survey Station
Golf Trig Point
Golf Triangulation Station
Golf Bench Mark
Golf Flush Bracket
Golf Pillar
Golf Post
Golf Rail
Golf Wall
Golf Fence
Golf Hedge
Golf Tree
Golf Bush
Golf Shrub
Golf Grass
Golf Soil
Golf Rough Ground
Golf Scrub
Golf Woodland
Golf Orchard
Golf Allotment
Golf Pond
Golf Stream
Golf Ditch
Golf Culvert
Golf Bridge
Golf Footbridge
Golf Path
Golf Track
Golf Road
Golf Junction
Golf Roundabout
Golf Traffic Island
Golf Pedestrian Crossing
Golf Zebra Crossing
Golf Pelican Crossing
Golf Puffin Crossing
Golf Toucan Crossing
Golf Cycle Lane
Golf Bus Lane
Golf Bus Stop
Golf Taxi Rank
Golf Parking Bay
Golf Loading Bay
Golf Disabled Bay
Golf Motorcycle Bay
Golf Coach Bay
Golf Lorry Bay
Golf Caravan Bay
Golf Camping Area
Golf Picnic Area
Golf Viewpoint
Golf Information Point
Golf Toilet
Golf Telephone
Golf Post Box
Golf Litter Bin
Golf Bench
Golf Table
Golf Chair
Golf Umbrella
Golf Sign
Golf Notice Board
Golf Information Board
Golf Map
Golf Guide Post
Golf Milestone
Golf Boundary Stone
Golf Memorial
Golf Statue
Golf Fountain
Golf Well
Golf Spring
Golf Waterfall
Golf Cliff
Golf Quarry
Golf Mine
Golf Tunnel
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Golf Scheduled Monument
Golf Ancient Monument
Golf Battlefield
Golf Park
Golf Garden
Golf Cemetery
Golf Golf Course
Golf Sports Ground
Golf Playing Field
Golf Swimming Pool
Golf Tennis Court
Golf Basketball Court
Golf Football Pitch
Golf Cricket Pitch
Golf Rugby Pitch
Golf Hockey Pitch
Golf Athletics Track
Golf Skate Park
Golf Bowling Green
Golf Putting Green
Golf Driving Range
Golf Golf Tee
Golf Golf Green
Golf Golf Bunker
Golf Golf Fairway
Golf Golf Rough
Golf Golf Water Hazard
Golf Golf Out of Bounds
Golf Golf Penalty Area
Golf Golf Relief Area
Golf Golf Dropping Zone
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Golf Golf Flagstick
Golf Golf Hole
Golf Golf Tee Box
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Golf Golf Shrub
Golf Golf Grass
Golf Golf Soil
Golf Golf Rough Ground
Golf Golf Scrub
Golf Golf Woodland
Golf Golf Orchard
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Golf Golf Stream
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Golf Golf Culvert
Golf Golf Bridge
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Golf Golf Road
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Golf Golf Roundabout
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Golf Golf Pedestrian Crossing
Golf Golf Zebra Crossing
Golf Golf Pelican Crossing
Golf Golf Puffin Crossing
Golf Golf Toucan Crossing
Golf Golf Cycle Lane
Golf Golf Bus Lane
Golf Golf Bus Stop
Golf Golf Taxi Rank
Golf Golf Parking Bay
Golf Golf Loading Bay
Golf Golf Disabled Bay
Golf Golf Motorcycle Bay
Golf Golf Coach Bay
Golf Golf Lorry Bay
Golf Golf Caravan Bay
Golf Golf Camping Area
Golf Golf Picnic Area
Golf Golf Viewpoint
Golf Golf Information Point
Golf Golf Toilet
Golf Golf Telephone
Golf Golf Post Box
Golf Golf Litter Bin
Golf Golf Bench
Golf Golf Table
Golf Golf Chair
Golf Golf Umbrella
Golf Golf Sign
Golf Golf Notice Board
Golf Golf Information Board
Golf Golf Map
Golf Golf Guide Post
Golf Golf Milestone
Golf Golf Boundary Stone
Golf Golf Memorial
Golf Golf Statue
Golf Golf Fountain
Golf Golf Well
Golf Golf Spring
Golf Golf Waterfall
Golf Golf Cliff
Golf Golf Quarry
Golf Golf Mine
Golf Golf Tunnel
Golf Golf Cave
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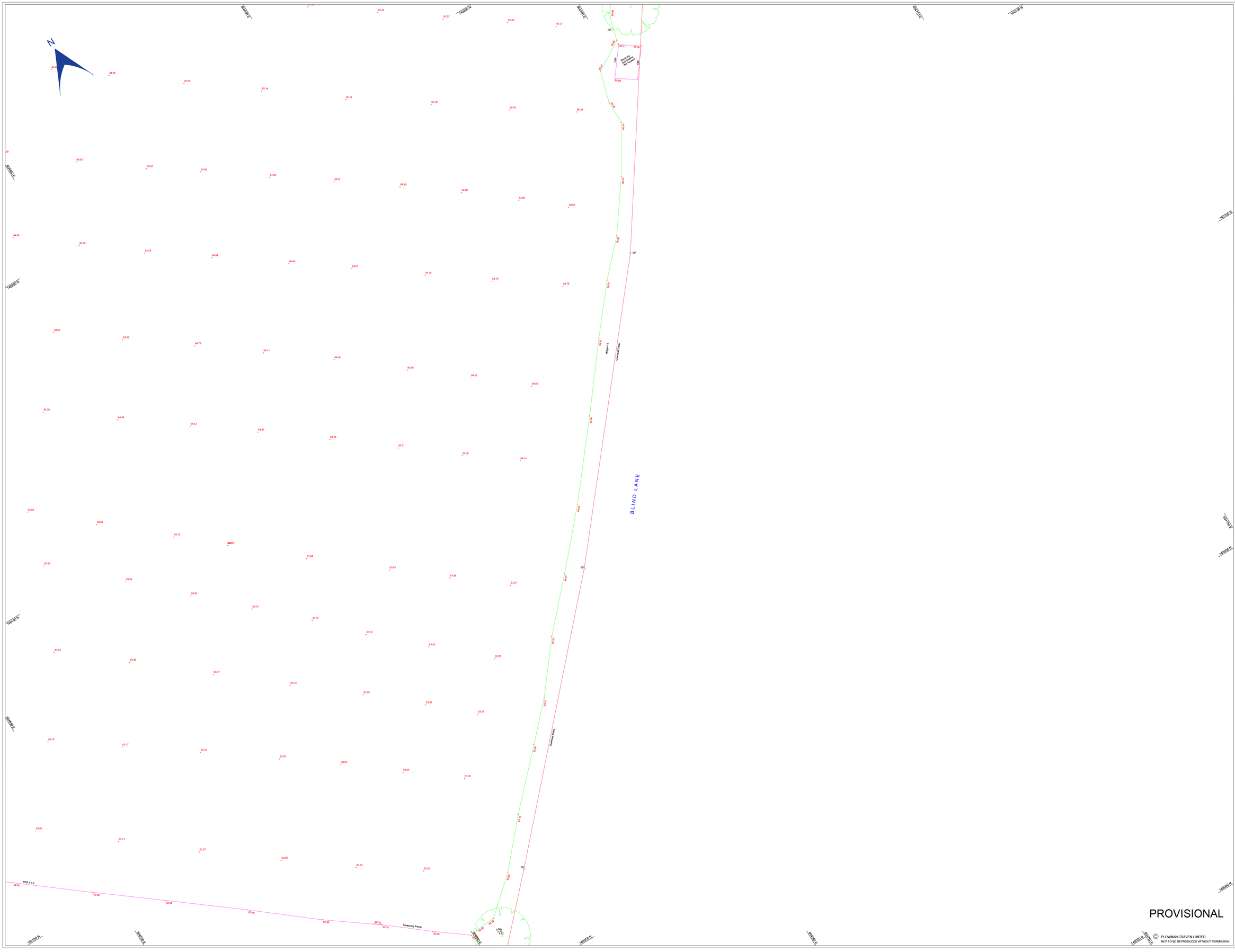
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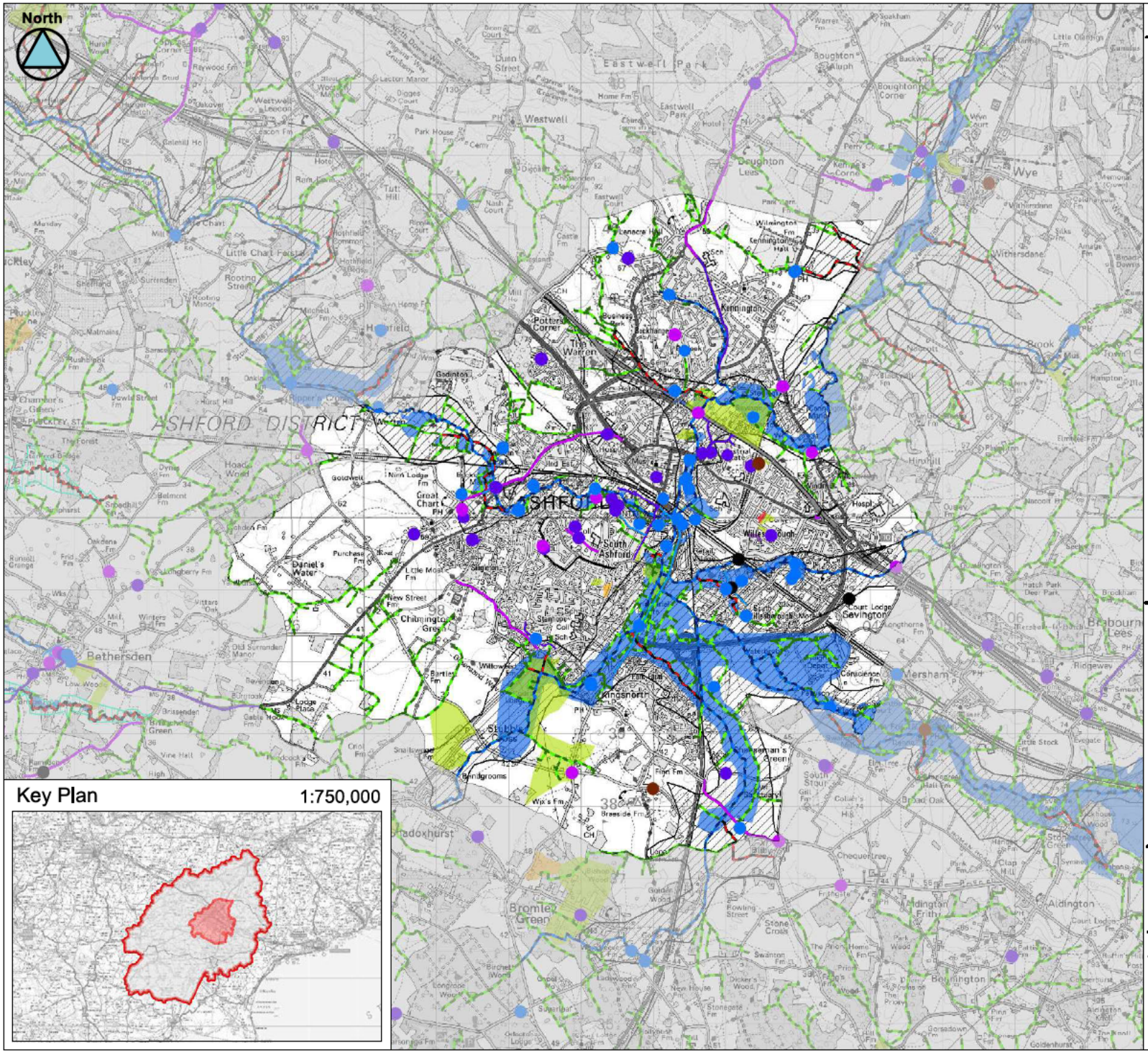
B. Historical Flood Mapping



Legend

- A Kennington, Bockhanger and Bybrook
- B Godinton Park, Lodge Wood and Barrow Hill
- C Gore Hill and Willesborough
- D South Willesborough, Aylesford Green and Sevington
- E South Ashford
- F Singleton and Great Chart
- G Kingsnorth

- Main River
- IDB Maintained Watercourse
- Ordinary Watercourse
- River Stour (Kent) IDB
- Romney Marsh IDB
- Upper Medway IDB

Historic Flooding*

- Surface Water
- Surface Water with blocked gullies/drains
- Sewer
- Groundwater
- Fluvial
- Other/ Unknown
- Tidal

* Where an entire road has been highlighted in the historic layer; this does not mean that all the road has flooded in the past but rather no specific location was identified in the records received.

Sewer Flooding Incidents **
Number of flood occurences per postcode area

- 1 - 3
- 4 - 6
- 7 - 8 <

**Polygons only represent the postcode area and not the flood extent

Client: Kent County Council

Consultant: JBA consulting

Partners: Upper Medway Internal Drainage Board; Romney Marsh Internal Drainage Board; Environment Agency; Southern Water; Ashford Borough Council; River Stour (Kent) Internal Drainage Board

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Scale 1:50,000

Ashford Stage 1 SWMP

Historic Flooding
Ashford Town
DA02

We are Waterman, where every project matters

We deliver progressive, sustainability-driven environmental and engineering consultancy services across every sector. We think differently, and we're harnessing our collective expertise to deliver greener, healthier and well-connected communities, networks and built environments.

Based in strategic locations throughout the UK and Ireland, our team of specialists is at the forefront of tackling the climate emergency and forging a path to a Net Zero built environment.

UK & Ireland Office Locations