



Coordinate System

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PAS 128 Quality Levels

D - Location abstracted from records. Indicative information only.
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B4 - Location is suspected to exist but has not been detected. Indicative information only.
B3 - Horizontal location of the utility detected by one geophysical technique.
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Notes

1. Dimensions should not be scaled. All dimensions should be verified on site prior to construction.
2. All dimensions and levels are in metres unless otherwise stated.
3. Some detail may have been obscured by parked vehicles, stored materials, overgrown vegetation, and soil filler.
4. All drainage and utility service information has been determined without rain entry into chambers. Pipe diameters and levels should be verified before works commence.
5. Drainage connections have been proven by sounding only and are presumed to be straight between chambers unless otherwise stated.
6. Utility type has been identified to the best of the surveyor's ability and local site evidence. No guarantee of correct identification can be given.
7. All apparatus shall be treated as live unless proved otherwise by the asset owner.
8. Any information added from record drawings or STATS plans is not guaranteed. Historic record information is often incomplete and inaccurate and cannot be relied upon.
9. Where a single line has been illustrated on this drawing it may represent multiple pipes or cables.
10. Gwalia Surveyors cannot accept any responsibility for any damage to computer systems from viruses which may be contained in the datafiles supplied.
11. All data shall remain Copyright of Gwalia Surveyors unless formally agreed otherwise.

Utilities Abbreviations	OS	Off Site
AR Assumed Route	PE Playpipe/Playa	
BD Backing	PR Pipe Rising	
CI Cast Iron	ST Storm Water	
CR Cable Ring	STATS Statutory Undertaker	
CW Combined Water	TFS Taken From Records	
EOT End of Trace	UTL Unable to Lift	
FW Foul Water	UTT Unable to Trace	
MH Manhole	WS Weak Signal	
MW Monitoring Well		
NS No Signal		

Measurement Descriptions	Duct Abbreviations
CL Cover Level	1w 1 way - 1 duct
CD Chamber Depth	2w 2 way - 1 duct
Depth (m)	2w 2 way - 1 duct
dia Diameter (mm)	2w 2 way - 1 duct
Invert Level	4w 4 way - 1 duct
SD Soffit Depth	4w 4 way - 1 duct
SL Sump Level	6w 6 way - 1 duct
WL Water Level	6w 6 way - 1 duct

Utility Linetypes & Hatch Descriptions	
Control	Traffic Signal Cable
Drainage	Ducting
Electric	Combined Water Drainage
Gas	Foul Water Drainage
Pipes	Surface Water Drainage
Telecoms	Electricity Cable
Unknown	Electricity Cable - High Voltage
	Electricity Cable - Low Voltage
	Gas Main
	Fuel Line
	Heating Main
	Vent Line
	British Telecom Cable
	Telecommunications Cable
	Water Main
	Water Main
	GPR Trace - Unidentified
	RFL Trace - Unidentified
	EML Survey Extents
	GPR Survey Extents
	Area of Concern
	Area of Concern
	Area of Concern

Sheet Layout

PRELIMINARY

Rev.	Date	By	Description	Checked

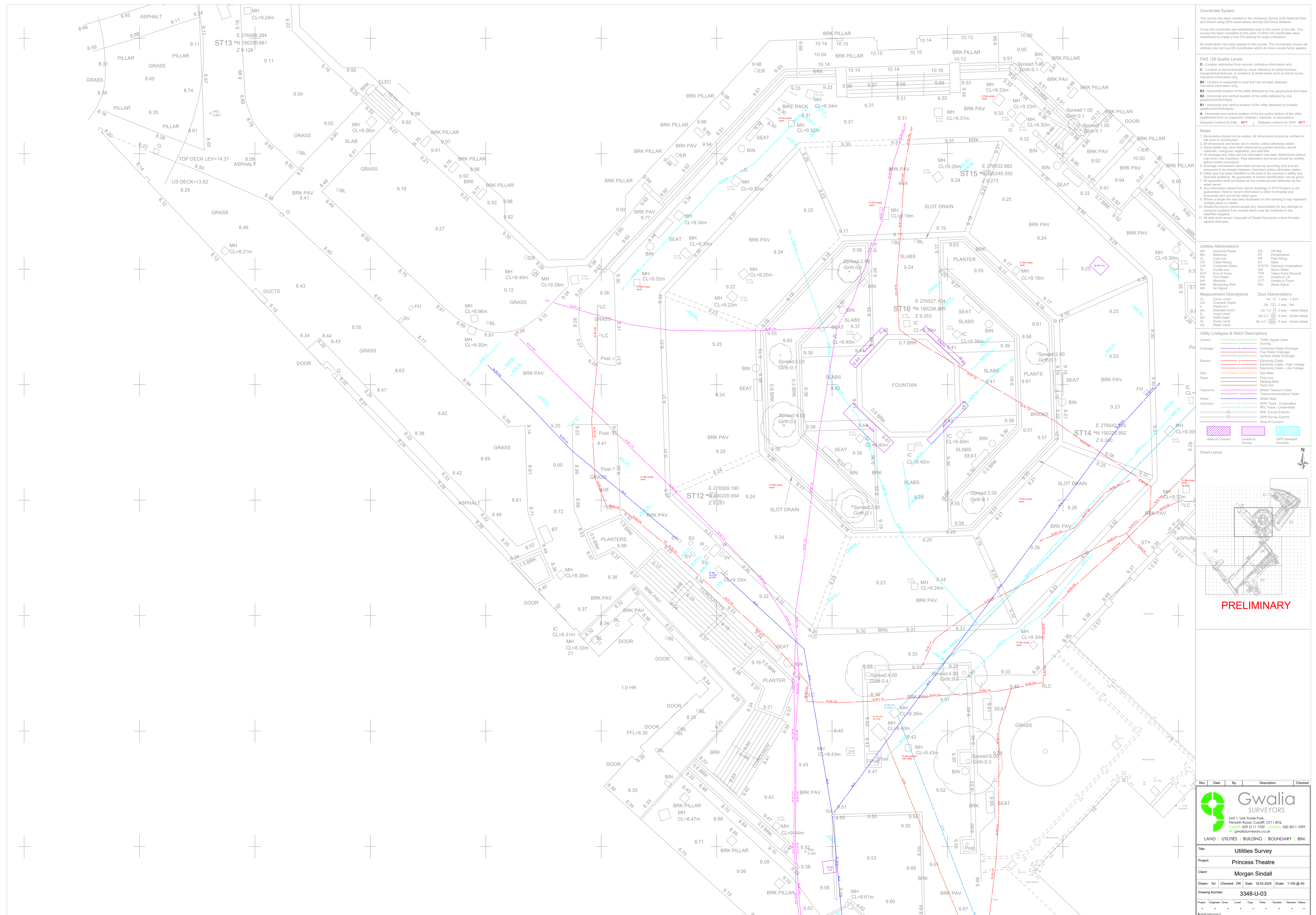
Gwalia
SURVEYORS

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W: gwaliasurveyors.co.uk

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:	Utilities Survey							
Project:	Princess Theatre							
Client:	Morgan Sindall							
Drawn: NJ	Checked: DR	Date: 18.03.2024	Scale: 1:100 @ A0					
Drawing Number:	3348-U-02							
Project	Originator	Zone	Level	Type	How	Number	Reason	Status
-	-	-	-	-	-	-	-	-

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Notes

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Utilities Abbreviations	OS	Off Site
AR	Assumed Route	
BD	Backstop	
CI	Cable Iron	
CR	Cable Ring	
CW	Combined Water	
DI	Ductile Iron	
EOT	End of Trace	
FM	Foul Water	
MH	Manhole	
MW	Monitoring Well	
NS	No Signal	
Measurement Descriptions	Duct Abbreviations	
CL	Cover Level	1w 1-way - 1 duct
CD	Chamber Depth	2w 2-way - 2 duct
Depth (m)		
dia	Diameter (mm)	2w 1-2 2-way - 1x1x1-2x2x2
Intest Level		
SD	Soil Depth	4w 2-2 4-way - 2x1x1-2x2x2
SL	Surf Level	6w 3-2 6-way - 3x1x1-3x2x2
WL	Water Level	

Utility Linetypes & Hatch Descriptions

Control

- Traffic Signal Cable
- Ducting

Drainage

- Combined Water Drainage
- Foul Water Drainage
- Surface Water Drainage

Electric

- Electricity Cable
- Electricity Cable - High Voltage
- Electricity Cable - Low Voltage

Gas

- Gas Main
- Fuel Line

Pipes

- Heating Main
- Vent Line

Telecoms

- British Telecom Cable
- Telecommunications Cable

Water

- Water Main
- GPR Trace - Unidentified
- RFL Trace - Unidentified

Unknown

- GPR Survey Extents
- EML Survey Extents

Area of Concern

- Area of Concern
- Unable to Survey
- GPR Detected Anomaly

Sheet Layout

PRELIMINARY

Rev.	Date	By	Description	Checked

Gwalia SURVEYORS

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www.gwaliasurveyors.co.uk

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title: Utilities Survey

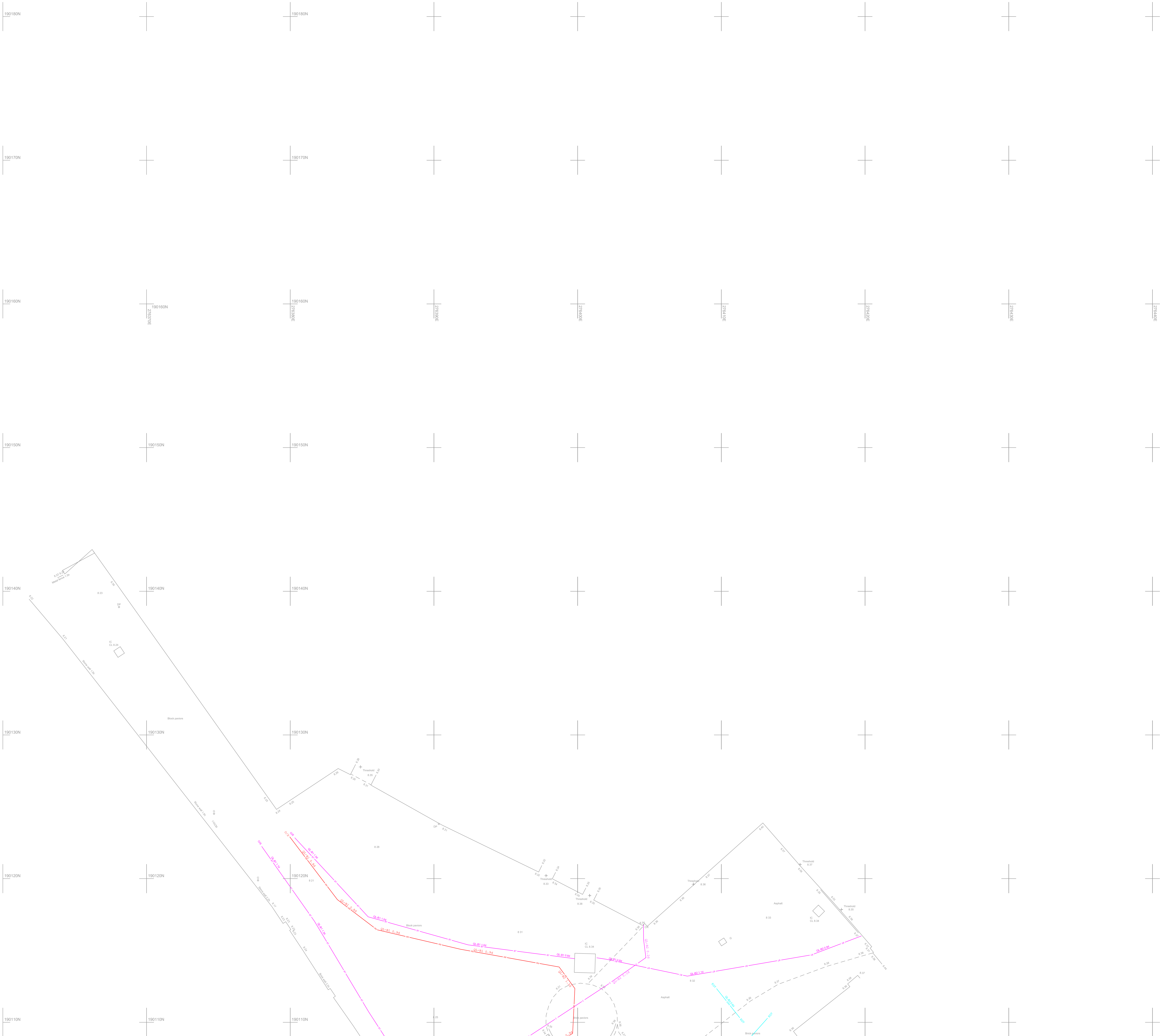
Project: Princess Theatre

Client: Morgan Sindall

Drawn: NJ **Checked:** DR **Date:** 18.03.2024 **Scale:** 1:100 @ A0

Drawing Number: 3348-U-04

Project: **Originator:** **Zone:** **Level:** **Type:** **How:** **Number:** **Reason:** **Status:**



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Utilities Abbreviations		OS	Off Site
AR	Assumed Route	PE	Polyethylene
BD	Backstop	PR	Pipe Rising
CI	Cast Iron	ST	Steel
CR	Cable Rising	STATS	Statutory Undertakers
CW	Combined Water	SW	Storm Water
DI	Ductile Iron	TFS	Taken From Records
EOT	End of Trace	UTL	Unable to L.R.
FW	Foul Water	UTT	Unable to Trace
HM	Manhole	WS	Weak Signal
MW	Monitoring Well		
NS	No Signal		

Measurement Descriptions		Duct Abbreviations	
CL	Cover Level	1w	1 way - 1 duct
CD	Chamber Depth	2w	2 way - 1st
d	Depth (m)		
dia	Diameter (mm)	2w 1-2	2 way - 1wide-2deep
IL	Invert Level		
SD	Soffit Depth	4w 2-2	4 way - 2wide-2deep
SL	Surf Level	6w 3-2	6 way - 3wide-2deep
WL	Water Level		

Utility Linetypes & Hatch Descriptions

Control	—	Traffic Signal Cable
	—	Ducting
Drainage	—	Combined Water Drainage
	—	Foul Water Drainage
	—	Surface Water Drainage
Electric	—	Electricity Cable
	—	Electricity Cable - High Voltage
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Gas	—	Gas Main
Pipes	—	Fuel Line
	—	Heating Main
	—	Vent Line
Telecoms	—	British Telecom Cable
	—	Telecommunications Cable
Water	—	Water Main
Unknown	—	GPR Trace - Unidentified
	—	RFL Trace - Unidentified
	—	EML Survey Extents
	—	GPR Survey Extents
	—	Area of Concern

Area of Concern

Unable to Survey

GPR Detected Anomaly

Sheet Layout

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Gwalia SURVEYORS Unit 1, Link Trade Park, Pencarth Road, Cardiff, CF11 8EQ. Contact: 029 2111 1700 London: 020 3011 1099 W: gwaliasurveyors.co.uk								
LAND UTILITIES BUILDING BOUNDARY BIM								
Title: Utilities Survey								
Project: Princess Theatre								
Client: Morgan Sindall								
Drawn: NJ Checked: DR Date: 18.03.2024 Scale: 1:100 @ A0								
Drawing Number: 3348-U-05								
Project	Originator	Zone	Level	Type	Item	Number	Reason	Status
-	-	-	-	-	-	-	-	-

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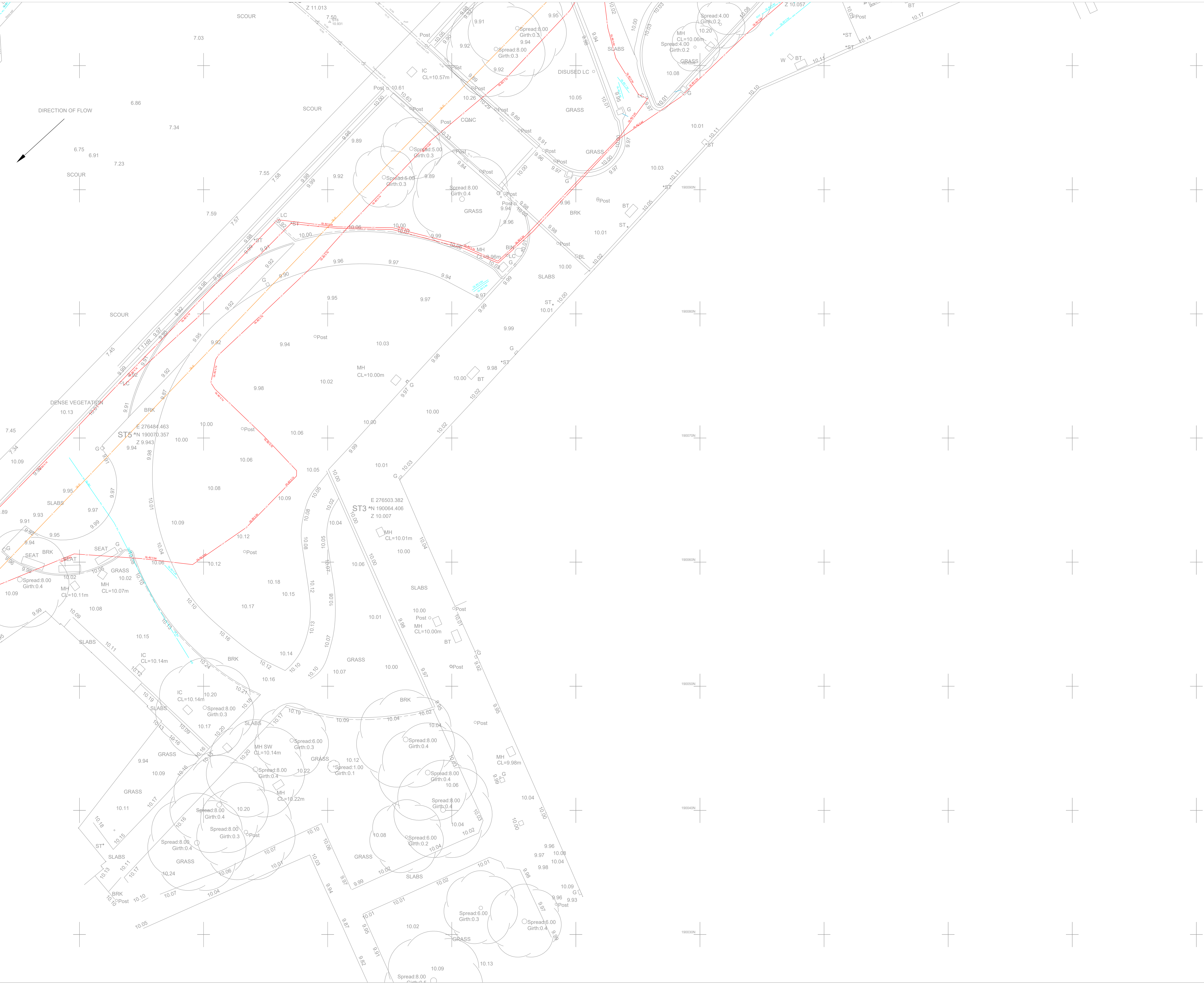
Rev.	Date	By	Description	Checked

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Penarth Road, Cardiff, CF11 8TD.
Contact: 029 2111 1700 London: 020 3011 1099
www.gwaliasurveyors.co.uk

LAND | UTILITIES | BUILDING | BOUNDARY | BIM

Title:		Utilities Survey						
Project:		Princess Theatre						
Client:		Morgan Sindall						
Drawn: NJ	Checked: DR	Date: 18.03.2024	Scale: 1:100 @ A0					
Drawing Number:		3348-U-06						
Project	Originator	Zone	Level	Type	How	Number	Reason	Status
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LAND | UTILITIES | BUILDING | BOUNDARY | BIM

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Drawn: NJ	Checked: DR	Date: 18.03.2024	Scale: 1:100 @ A0					
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Project	Originator	Zone	Level	Type	How	Number	Reason	Status
-	-	-	-	-	-	-	-	-

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