

**Survey Notes**  
 Grid: Local plane metric related to OS grid  
 Levels: Related to OS datum from GNSS positioning, converted using the National Geoid Model OSGM15.

**Notes**

| Topographical Survey Legend  |   |
|--|---|
| <b>BUILDINGS AND WALLS</b>   | <b>GENERAL INFORMATION</b>  |
| <ul style="list-style-type: none"> <li>Building</li> <li>Open Shed</li> <li>Ruin</li> <li>Passage</li> <li>Wall with height</li> <li>Rising wall</li> </ul>  | <ul style="list-style-type: none"> <li>Patrol Pump</li> <li>Basement Light</li> <li>Footbridge</li> <li>Dish Type Channel</li> <li>Slot Type Channel</li> <li>Grate Type Channel</li> <li>Tactile Paving</li> <li>Cross Barrier</li> <li>Column</li> <li>Stanchion</li> <li>Car Vacuum</li> <li>Air Valve</li> <li>Trough</li> <li>Chimney</li> <li>Telephone Call Box</li> </ul>   |
| <b>FENCE STYLES AND DESCRIPTIONS</b>   | <b>OVERHEAD FEATURES</b>  |
| <ul style="list-style-type: none"> <li>Close Boarded</li> <li>Corrugated Iron</li> <li>Chalet Pole</li> <li>Chainlink</li> <li>Handrail</li> <li>Intervenor</li> <li>Iron Railings</li> <li>Lattice</li> <li>Miscellaneous</li> <li>Pal</li> <li>Post &amp; Rail</li> <li>Post &amp; Wire</li> <li>Post &amp; Barbed Wire</li> <li>Wire mesh</li> <li>Site</li> <li>Gate</li> <li>Fence line style</li> </ul>  | <ul style="list-style-type: none"> <li>Electricity Pylon</li> <li>Electricity</li> <li>Telephone</li> </ul>   |
| <b>ROADS</b>   | <b>WATER FEATURES</b>   |
| <ul style="list-style-type: none"> <li>Kerbs</li> <li>Edge of Surfacing</li> <li>Pedestrian Crossing</li> <li>Track</li> <li>Footpath</li> </ul>   | <ul style="list-style-type: none"> <li>Canal</li> <li>Stream</li> <li>Ditch</li> <li>Well</li> <li>Covert</li> <li>Siph (Land Drain)</li> <li>Spring</li> </ul>   |
| <b>STREET FURNITURE</b>  | <b>RELIEF AND VEGETATION</b>  |
| <ul style="list-style-type: none"> <li>Balisha Beacon</li> <li>Bus Stop</li> <li>Barbed</li> <li>Coils Eye</li> <li>Cool Chute</li> <li>Electricity Pole</li> <li>Drain</li> <li>Flag Staff</li> <li>Lamp Post</li> <li>Letter Box</li> <li>Name Plate (street)</li> <li>Mourning Ring</li> <li>Mail Post or Mooring Post</li> <li>Service Marker</li> <li>Mill Stone</li> <li>Post</li> <li>Parking Meter</li> <li>Reflector Post</li> <li>Roadside Eye</li> <li>Road Sign</li> <li>Speed Camera</li> <li>Information Sign</li> <li>Stop</li> <li>Traffic Light</li> <li>Telegraph Pole</li> <li>Traffic Light Push Button Post</li> <li>Traffic Light Control</li> <li>Control Box</li> <li>British Telecom Box</li> <li>Electricity Box</li> <li>Gas Box</li> </ul> | <ul style="list-style-type: none"> <li>Edge of wood/Bushes</li> <li>Shrub</li> <li>Individual Tree</li> <li>Slopes with Height Greater than 1m</li> <li>Cliff Face</li> <li>Marsh</li> <li>Reeds</li> </ul>   |
| <b>INSPECTION CHAMBERS AND PIPES</b>   | <b>LEVEL AND HEIGHT INFORMATION</b>   |
| <ul style="list-style-type: none"> <li>Inspection Cover (Duc)</li> <li>Inspection Cover (Duc)</li> <li>Manhole</li> <li>Inspection Cover (Comms)</li> <li>Cable TV</li> <li>Inspection Cover Traffic Signals</li> <li>Gully</li> <li>Kerb Outlet</li> <li>Vent Pipe</li> <li>Down Pipe</li> <li>Rain Water Pipe</li> <li>Soil Pipe</li> <li>Gas Pipe</li> <li>Unable to lift cover</li> <li>Stop Top</li> <li>Stop None</li> <li>Lampstone</li> <li>Hydrant</li> <li>Earth Pit</li> <li>Gas Valve</li> <li>Water Meter</li> <li>Washout</li> <li>Roadside Eye</li> </ul>   | <ul style="list-style-type: none"> <li>Standard Spot Height</li> <li>Precision Spot Height</li> <li>Bed Level</li> <li>Water Level</li> <li>Softly Level</li> <li>Threshold Level</li> <li>Cover Level</li> <li>Invert Level</li> <li>Pipe Softly Level</li> <li>TI</li> <li>Finished Floor Level</li> <li>Top of Tank Level</li> <li>Edge Level</li> <li>Ridge Level</li> <li>Roof Hip Level</li> <li>Flat Roof Level</li> <li>Top of Canopy Level</li> <li>Underline of Canopy Level</li> <li>Window Sill Level</li> <li>Arch Level</li> <li>Cable Level</li> <li>Top of Wall Level</li> <li>Underline of Beam Level</li> <li>General Height</li> </ul> |
| <b>SURVEY INFORMATION SIGNS</b>  | <b>GEOTECHNICAL INFORMATION</b>   |
| <ul style="list-style-type: none"> <li>Permanent Ground Marker</li> <li>O.S. Trip Station</li> <li>O.S. Bench Mark</li> </ul>  | <ul style="list-style-type: none"> <li>Borehole</li> <li>Trap Pit</li> <li>Monitor Pin</li> <li>Probe Hole</li> <li>Wedge Sample</li> </ul>   |

| Rev. | Date | Description |
|------|------|-------------|
|      |      |             |

**MALCOLM HUGHES**  
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**Accreditations**

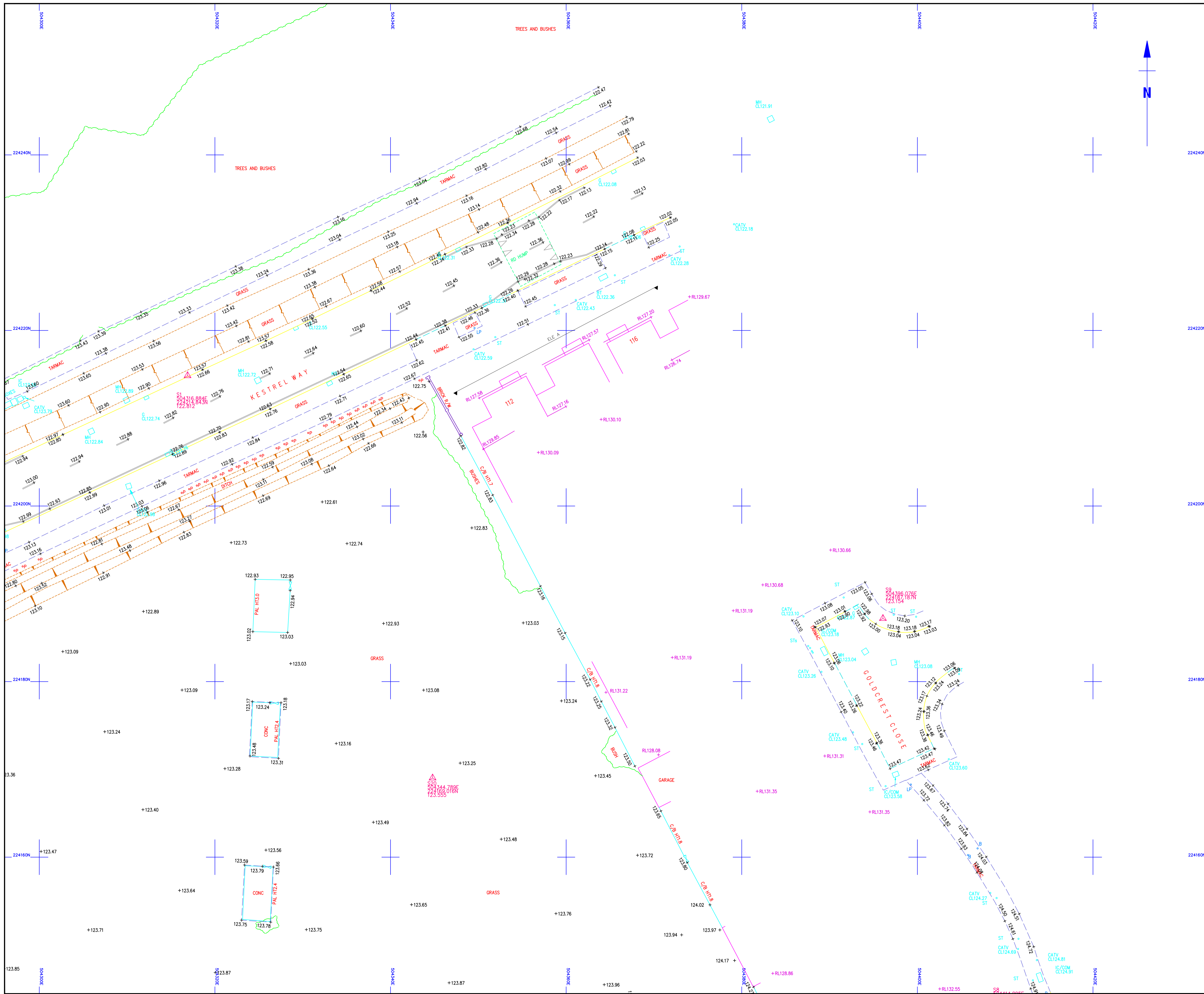
**Client**  
 Luton Borough Council  
 Property & Infrastructure, Town Hall, George Street  
 Luton LU1 2BQ

**Project**  
 Kestrel Way, Luton LU4 0UR

**Drawing Title**  
 Topographical survey

|                              |                                |                            |
|------------------------------|--------------------------------|----------------------------|
| <b>Drawn By</b><br>CTC       | <b>Survey Date</b><br>28/06/23 | <b>Scale</b><br>March 2021 |
| <b>Checked by</b><br>EAD     | <b>Scale</b><br>A1@1:200       | <b>Revision</b>            |
| <b>Drawing No</b><br>59349-1 |                                |                            |





**Survey Notes**  
 Grid: Local plane metric related to OS grid  
 Levels: Related to OS datum from GNSS positioning, converted using the National Geoid Model OSGM15.

**Notes**

### Topographical Survey Legend

| BUILDINGS AND WALLS              | GENERAL INFORMATION                |
|----------------------------------|------------------------------------|
| Building                         | Patrol Pump                        |
| Open Shed                        | Basement Light                     |
| Ruin                             | Footbridge                         |
| Passage                          | Dish Type Channel                  |
| Wall with height                 | Slot Type Channel                  |
| Railing Wall                     | Grate Type Channel                 |
|                                  | Tactile Paving                     |
|                                  | Crash Barrier                      |
|                                  | Column                             |
|                                  | Stair                              |
|                                  | Car Vacuum                         |
|                                  | Air Valve                          |
|                                  | Trough                             |
|                                  | Chimney                            |
|                                  | Telephone Call Box                 |
|                                  |                                    |
| FENCE STYLES AND DESCRIPTIONS    | OVERHEAD FEATURES                  |
| Close Boarded                    | Electricity Pylon                  |
| Corrugated Iron                  | Electricity                        |
| Chainlink                        | Telephone                          |
| Handrail                         |                                    |
| Interwoven                       |                                    |
| Iron Railings                    |                                    |
| Lattice                          |                                    |
| Miscellaneous                    |                                    |
| Palisade                         |                                    |
| Post & Rail                      |                                    |
| Post & Wire                      |                                    |
| Post & Barbed Wire               |                                    |
| Wire mesh                        |                                    |
| Site                             |                                    |
| Gate                             |                                    |
| Fence Inset                      |                                    |
|                                  |                                    |
| ROADS                            | WATER FEATURES                     |
| Kerbs                            | Canal                              |
| Edge of Surfacing                | Stream                             |
| Pedestrian Crossing              | Ditch                              |
| Trunk                            | Wall                               |
| Footpath                         | Culvert                            |
|                                  | Slip (Land Drain)                  |
|                                  | Spring                             |
|                                  |                                    |
| STREET FURNITURE                 | RELIEF AND VEGETATION              |
| Balisha Beacon                   | Edge of wood/Bushes                |
| Bus Stop                         | Shrub                              |
| Busstand                         | Individual Tree                    |
| Car Eye                          | Slopes with Height Greater than 1m |
| Cool Chute                       | Cliff Face                         |
| Closed Circuit TV                |                                    |
| Drain                            |                                    |
| Electricity Pole                 |                                    |
| Flood Light                      |                                    |
| Flue Shaft                       |                                    |
| Lamp Post                        |                                    |
| Letter Box                       |                                    |
| Name Plate (street)              |                                    |
| Marking Ring                     |                                    |
| Mail Post or Mooring Post        |                                    |
| Service Marker                   |                                    |
| Mill Stone                       |                                    |
| Post                             |                                    |
| Parking Meter                    |                                    |
| Reflector Post                   |                                    |
| Roadside Eye                     |                                    |
| Road Sign                        |                                    |
| Speed Camera                     |                                    |
| Information Sign                 |                                    |
| Stop                             |                                    |
| Traffic Light                    |                                    |
| Telegraph Pole                   |                                    |
| Traffic Light Push Button Post   |                                    |
| Traffic Light Control            |                                    |
| Control Box                      |                                    |
| British Telecom Box              |                                    |
| Electricity Box                  |                                    |
| Gas Box                          |                                    |
|                                  |                                    |
| INSPECTION CHAMBERS AND PIPES    | LEVEL AND HEIGHT INFORMATION       |
| Inspection Cover (Duct)          | Standard Spot Height               |
| Inspection Cover (Comms)         | Precision Spot Height              |
| Manhole                          | Bed Level                          |
| Inspection Cover (Comms)         | Water Level                        |
| Cable TV                         | Threshold Level                    |
| Inspection Cover Traffic Signals | Cover Level                        |
| Gully                            | Invert Level                       |
| Kerb Outlet                      | Pipe Softly Level                  |
| Vent Pipe                        | Top of Tank Level                  |
| Down Pipe                        | Finished Floor Level               |
| Rain Water Pipe                  | Top of Trunk Level                 |
| Soil Pipe                        | Eave Level                         |
| Gas Pipe                         | Ridge Level                        |
| Unable to lift cover             | Roof Hip Level                     |
| Stop Tap                         | Flat Roof Level                    |
| Stop Valve                       | Top of Canopy Level                |
| Langhole                         | Underline of Canopy Level          |
| Hydrant                          | Window Sill Level                  |
| Earth Rod                        | Arch Level                         |
| Gas Valve                        | Cable Level                        |
| Water Meter                      | Top of Wall Level                  |
| Washout                          | Underline of Beam Level            |
| Roadside Eye                     | General Height                     |
|                                  |                                    |
|                                  |                                    |
| SURVEY INFORMATION SIGNS         | GEOTECHNICAL INFORMATION           |
| Permanent Ground Marker          | Borehole                           |
| U.S. Trip Station                | Iron Pin                           |
| U.S. Bench Mark                  | Monitor Pin                        |
|                                  | Probe Hole                         |
|                                  | Window Sample                      |
|                                  |                                    |

| Rev. | Date | Description |
|------|------|-------------|
|      |      |             |
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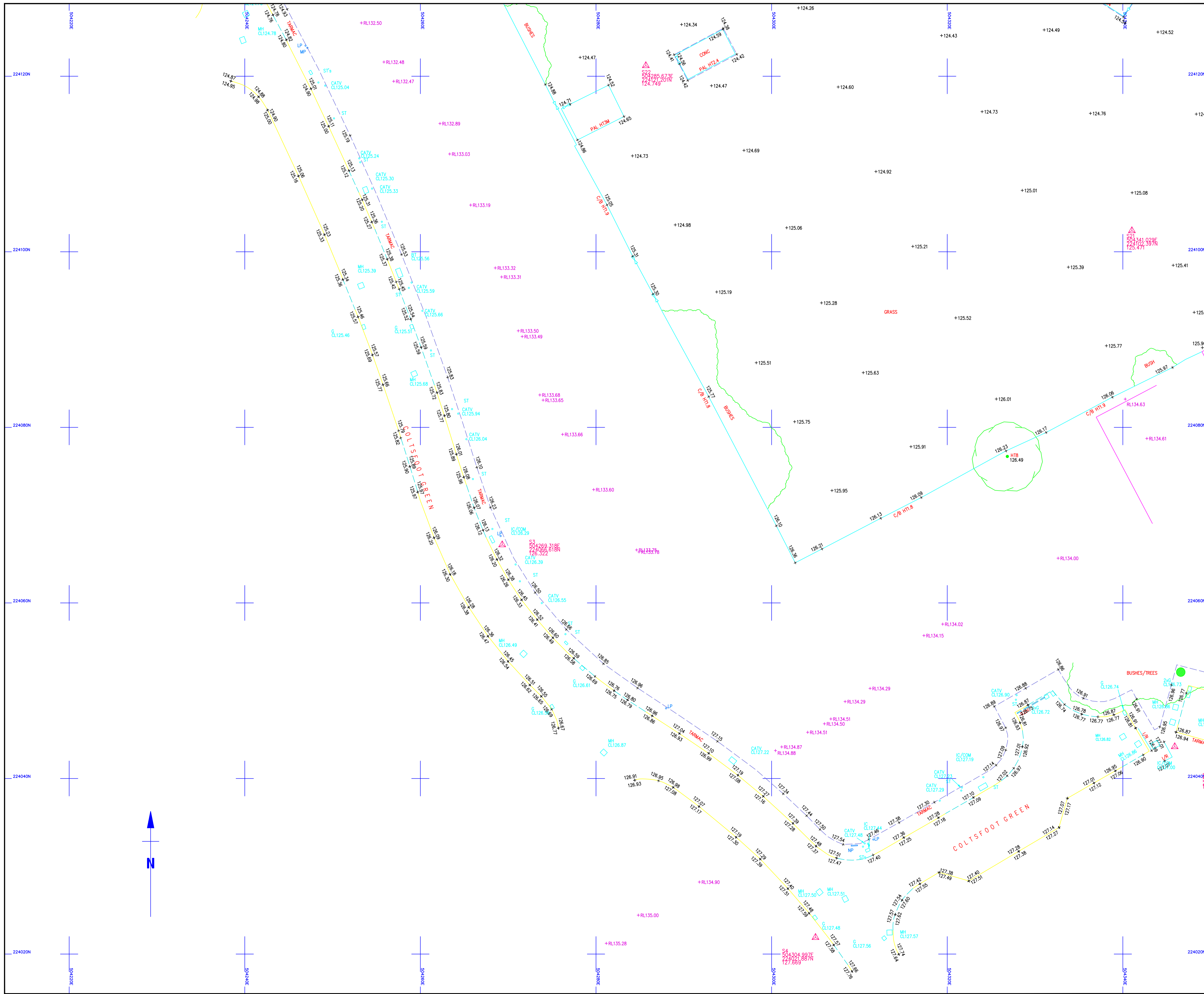
Client: Luton Borough Council  
 Property & Infrastructure, Town Hall, George Street  
 Luton LU1 2BQ

Project: Kestrel Way, Luton LU4 0UR

Drawing Title: Topographical survey

|                     |          |                         |
|---------------------|----------|-------------------------|
| Drawn By: CTC       | 28/06/23 | Survey Date: March 2021 |
| Checked by: EAD     | 28/06/23 | Scale: A1@1:200         |
| Drawing No: 59349-2 |          | Revision:               |





**Survey Notes**  
 Grid: Local plane metric related to OS grid  
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**Notes**

**Topographical Survey Legend**

| BUILDINGS AND WALLS | GENERAL INFORMATION |
|---------------------|---------------------|
| Building            | Patrol Pump         |
| Basement Light      | Basement Light      |
| Open Shed           | Footbridge          |
| Ruin                | Dish Type Channel   |
| Passage             | Slot Type Channel   |
| Wall with height    | Grate Type Channel  |
| Retaining Wall      | Tactile Paving      |
|                     | Cross Barrier       |
|                     | Columns             |
|                     | Staircase           |
|                     | Car Vacuum          |
|                     | Air Valve           |
|                     | Trough              |
|                     | Chimney             |
|                     | Telephone Call Box  |

**FENCE STYLES AND DESCRIPTIONS**

|                    |      |
|--------------------|------|
| Close Boarded      | C/B  |
| Corrugated Iron    | C/I  |
| Chalet Iron        | C/I  |
| Handrail           | H/R  |
| Interlock          | I/L  |
| Iron Railings      | I/R  |
| Lattice            | L    |
| Miscellaneous      | Misc |
| Post & Chain       | P/C  |
| Post & Rail        | P/R  |
| Post & Wire        | P/W  |
| Post & Barbed Wire | P/W  |
| Wire mesh          | W/M  |
| Site Gate          | S/G  |
| Fence line style   | F/L  |

**ROADS**

|                     |     |
|---------------------|-----|
| Edge of Surfacing   | E/S |
| Pedestrian Crossing | P/C |
| Truck               | T   |
| Footpath            | F/P |

**STREET FURNITURE**

|                                |         |
|--------------------------------|---------|
| Balisha Beacon                 | BB      |
| Bus Stop                       | BS      |
| Bus Shelter                    | B       |
| Car Eye                        | CE      |
| Coat Chest                     | CC      |
| Closed Circuit TV              | CC/TV   |
| Drain                          | DR      |
| Electricity Pole               | EP      |
| Flood Light                    | FL      |
| Flag Staff                     | FS      |
| Lamp Post                      | LP      |
| Litter Bin                     | LB      |
| Name Plate (street)            | NP      |
| Moorings Ring                  | MR      |
| Motor Post or Mooring Post     | MP      |
| Service Marker                 | SM      |
| Mill Stone                     | MS      |
| Post                           | P       |
| Parking Meter                  | PM      |
| Reflector Post                 | RP      |
| Reading Eye                    | RE      |
| Road Sign                      | RS      |
| Speed Camera                   | SCAM    |
| Information Sign               | SI      |
| Stop                           | ST      |
| Traffic Light                  | TL      |
| Telegraph Pole                 | TP      |
| Traffic Light Push Button Post | TL/P    |
| Control Box                    | CB      |
| British Telecom Box            | BT BOX  |
| Electricity Box                | EL BOX  |
| Gas Box                        | GAS BOX |

**INSPECTION CHAMBERS AND PIPES**

|                                    |        |
|------------------------------------|--------|
| Inspection Cover (Duct)            | IC/D   |
| Inspection Cover (Duct)            | IC/D   |
| Manhole                            | MH     |
| British Telecom Cover              | BT     |
| Inspection Cover (Comms)           | IC/COM |
| Inspection Cover (Traffic Signals) | IC/TL  |
| Gully                              | G      |
| Kerb Outlet                        | K/O    |
| Vent Pipe                          | VP     |
| Down Pipe                          | DP     |
| Rain Water Pipe                    | RWP    |
| Soil Pipe                          | SP     |
| Gas Pipe                           | G-PIPE |
| Unable to lift cover               | U/L    |
| Stop Top                           | ST     |
| Stop None                          | SN     |
| Lampstone                          | LH     |
| Hydrant                            | HD     |
| Earth Pin                          | EP     |
| Gas Valve                          | GV     |
| Water Meter                        | WM     |
| Washout                            | WO     |
| Roadway Eye                        | RE     |

**LEVEL AND HEIGHT INFORMATION**

|                           |            |
|---------------------------|------------|
| Standard Spot Height      | +123.45    |
| Precision Spot Height     | +123.456   |
| Bed Level                 | +B.L.23.92 |
| Water Level               | +W.L.24.92 |
| Soft Level                | +S.L.25.92 |
| Threshold Level           | +T.L.26.98 |
| Cover Level               | +C.L.26.45 |
| Invert Level              | +I.L.25.15 |
| Pipe Soft Level           | +P.S.L.00  |
| Top of Tank Level         | +T.O.T.00  |
| Finished Floor Level      | +F.F.L.00  |
| Top of Tank Level         | +T.O.T.00  |
| Eave Level                | +E.L.00    |
| Ridge Level               | +R.L.00    |
| Roof Hip Level            | +R.H.L.00  |
| Flat Roof Level           | +F.R.L.00  |
| Top of Canopy Level       | +T.O.C.00  |
| Underline of Canopy Level | +U.O.C.00  |
| Window Sill Level         | +W.S.L.00  |
| Window Head Level         | +W.H.L.00  |
| Springing Level           | +S.L.00    |
| Arch Level                | +A.L.00    |
| Cable Level               | +C.L.00    |
| Top of Wall Level         | +T.W.L.00  |
| Underline of Beam Level   | +U.B.L.00  |
| General Height            | +H.G.00    |

**SURVEY INFORMATION SIGNS**

|                         |       |
|-------------------------|-------|
| Permanent Ground Marker | PGM   |
| O.S. Trip Station       | OS TS |
| O.S. Bench Mark         | OS BM |

**GEOTECHNICAL INFORMATION**

|              |    |
|--------------|----|
| Borehole     | BH |
| Test Pit     | TP |
| Monitor Pin  | MP |
| Probe Hole   | PH |
| Wedge Sample | WS |

| Rev. | Date | Description |
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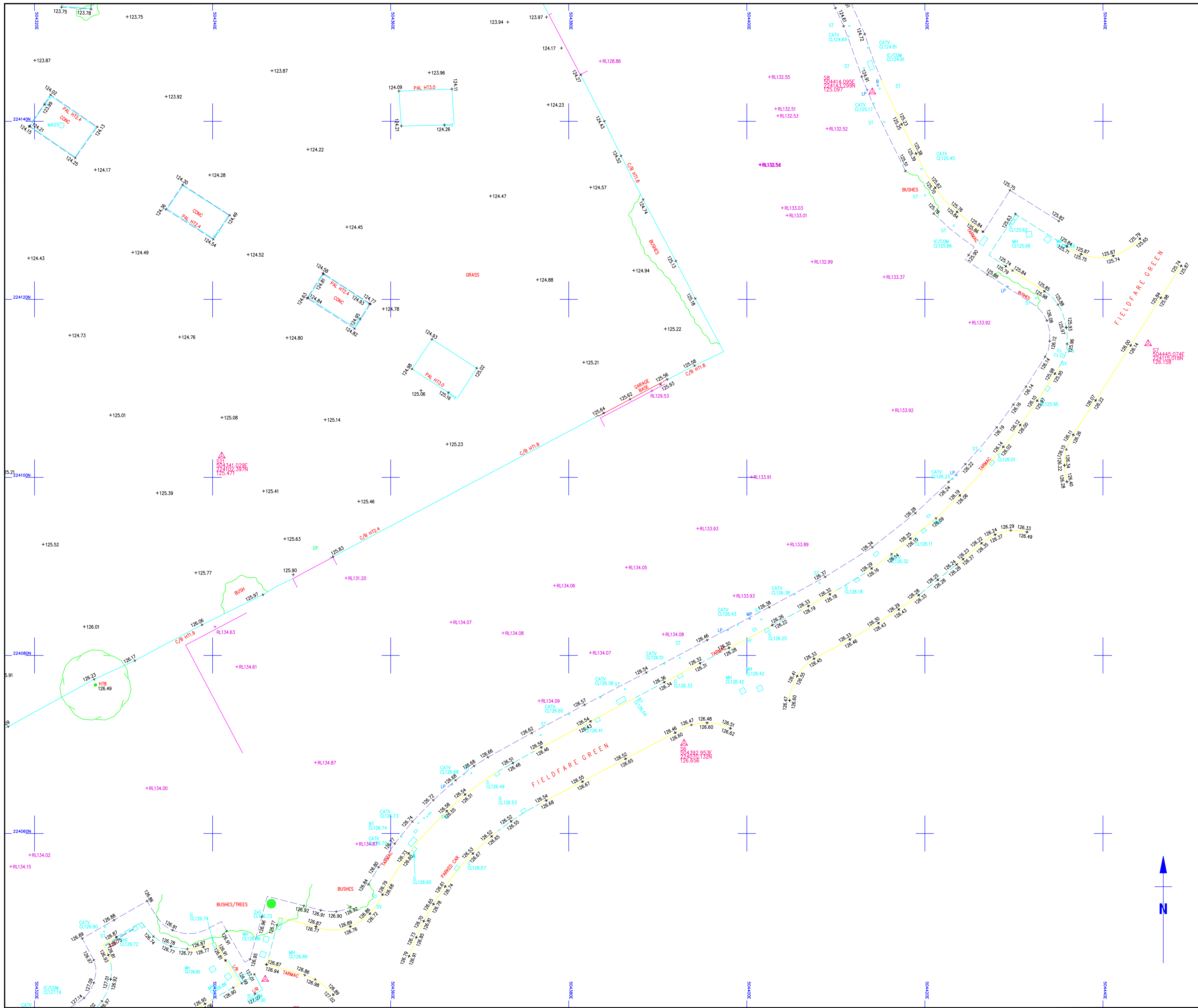
Client  
**Luton Borough Council**  
 Property & Infrastructure, Town Hall, George Street  
 Luton LU1 2BQ

Project  
**Kestrel Way, Luton LU4 0UR**

Drawing Title  
**Topographical survey**

|            |         |          |             |            |
|------------|---------|----------|-------------|------------|
| Drawn By   | CTC     | 28/06/23 | Survey Date | March 2021 |
| Checked by | EAD     | 28/06/23 | Scale       | A1@1:200   |
| Drawing No | 59349-3 |          |             | Revision   |





**Survey Notes**  
 Grid: Local plane metric related to OS grid  
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**Notes**

| Topographical Survey Legend   |  |
|---|--|
| <b>BUILDINGS AND WALLS</b>  | <b>GENERAL INFORMATION</b>   |
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| <b>FENCE STYLES AND DESCRIPTIONS</b>  | <b>OVERHEAD FEATURES</b>   |
| <ul style="list-style-type: none"> <li>Close Boarded</li> <li>Corrugated Iron</li> <li>Chalet Paving</li> <li>Chainlink</li> <li>Handrail</li> <li>Intervenor</li> <li>Iron Railings</li> <li>Lattice</li> <li>Miscellaneous</li> <li>Palisade</li> <li>Post &amp; Rail</li> <li>Post &amp; Wire</li> <li>Post &amp; Barbed Wire</li> <li>Wire mesh</li> <li>Site Gate</li> <li>Fence Inset/Style</li> </ul>  | <ul style="list-style-type: none"> <li>Electricity Pylon</li> <li>Electricity</li> <li>Telephone</li> </ul>  |
| <b>ROADS</b>  | <b>WATER FEATURES</b>  |
| <ul style="list-style-type: none"> <li>Kerbs</li> <li>Edge of Surfacing</li> <li>Pedestrian Crossing</li> <li>Trunk</li> <li>Footpath</li> </ul>  | <ul style="list-style-type: none"> <li>Canal</li> <li>Stream</li> <li>Ditch</li> <li>Water</li> <li>Churn</li> <li>Slip (Land Drain)</li> <li>Spring</li> </ul>  |
| <b>STREET FURNITURE</b>   | <b>RELIEF AND VEGETATION</b>   |
| <ul style="list-style-type: none"> <li>Balisha Beacon</li> <li>Bus Stop</li> <li>Burial</li> <li>Car Eye</li> <li>Cats Eye</li> <li>Cool Chute</li> <li>Coiled Circuit TV</li> <li>Drain</li> <li>Electricity Pole</li> <li>Flood Light</li> <li>Flag Staff</li> <li>Lamp Post</li> <li>Letter Box</li> <li>Name Plate (street)</li> <li>Moorings Ring</li> <li>Mooring Post</li> <li>Service Marker</li> <li>Mill Stone</li> <li>Post</li> <li>Parking Meter</li> <li>Reflector Post</li> <li>Roadside Eye</li> <li>Road Sign</li> <li>Speed Camera</li> <li>Information Sign</li> <li>Stop</li> <li>Traffic Light</li> <li>Telegraph Pole</li> <li>Traffic Light Push Button Post</li> <li>Traffic Light Control</li> <li>Control Box</li> <li>British Telecom Box</li> <li>Electricity Box</li> <li>Gas Box</li> </ul> | <ul style="list-style-type: none"> <li>Hedge</li> <li>Edge of wood/Bushes</li> <li>Shump</li> <li>Individual Tree</li> <li>Slopes with height</li> <li>Greater than 1m</li> <li>Cliff Face</li> <li>Marsh</li> <li>Reeds</li> </ul>  |
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| <ul style="list-style-type: none"> <li>Inspection Cover (Duct)</li> <li>Inspection Cover (Duct)</li> <li>Manhole</li> <li>Manhole</li> <li>Inspection Cover (Comms)</li> <li>Inspection Cover (Comms)</li> <li>Inspection Cover Traffic Signals</li> <li>Kerb Outlet</li> <li>Vent Pipe</li> <li>Down Pipe</li> <li>Rain Water Pipe</li> <li>Soil Pipe</li> <li>Gas Pipe</li> <li>Unable to lift cover</li> <li>Stop Top</li> <li>Stop None</li> <li>Lampstone</li> <li>Hydrant</li> <li>Earth Pit</li> <li>Gas Valve</li> <li>Water Meter</li> <li>Washout</li> <li>Roadside Eye</li> </ul>  | <ul style="list-style-type: none"> <li>Standard Spot Height</li> <li>Precision Spot Height</li> <li>Bed Level</li> <li>Water Level</li> <li>Soft Level</li> <li>Threshold Level</li> <li>Cover Level</li> <li>Invert Level</li> <li>Pipe Soft Level</li> <li>Top of Tank Level</li> <li>Finished Floor Level</li> <li>Top of Tank Level</li> <li>Edge Level</li> <li>Ridge Level</li> <li>Roof Hip Level</li> <li>Flat Roof Level</li> <li>Top of Canopy Level</li> <li>Underline of Canopy Level</li> <li>Window Sill Level</li> <li>Window Head Level</li> <li>Springing Level</li> <li>Arch Level</li> <li>Cable Level</li> <li>Top of Wall Level</li> <li>Underline of Beam Level</li> <li>General Height</li> </ul> |
| <b>SURVEY INFORMATION SIGNS</b>   | <b>GEOTECHNICAL INFORMATION</b>  |
| <ul style="list-style-type: none"> <li>Permanent Ground Marker</li> <li>O.S. Trip Station</li> <li>O.S. Bench Mark</li> </ul>   | <ul style="list-style-type: none"> <li>Borehole</li> <li>Iron Pin</li> <li>Monitor Pin</li> <li>Probe Hole</li> <li>Window Sample</li> </ul>   |

| Rev. | Date | Description |
|------|------|-------------|
|      |      |             |

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**Project**  
 Kestrel Way, Luton LU4 0UR

**Drawing Title**  
 Topographical survey

|                              |                                |                            |
|------------------------------|--------------------------------|----------------------------|
| <b>Drawn By</b><br>CTC       | <b>Survey Date</b><br>28/06/23 | <b>Scale</b><br>March 2021 |
| <b>Checked by</b><br>EAD     | <b>Scale</b><br>A1@1:200       | <b>Revision</b>            |
| <b>Drawing No</b><br>59349-4 |                                |                            |















