



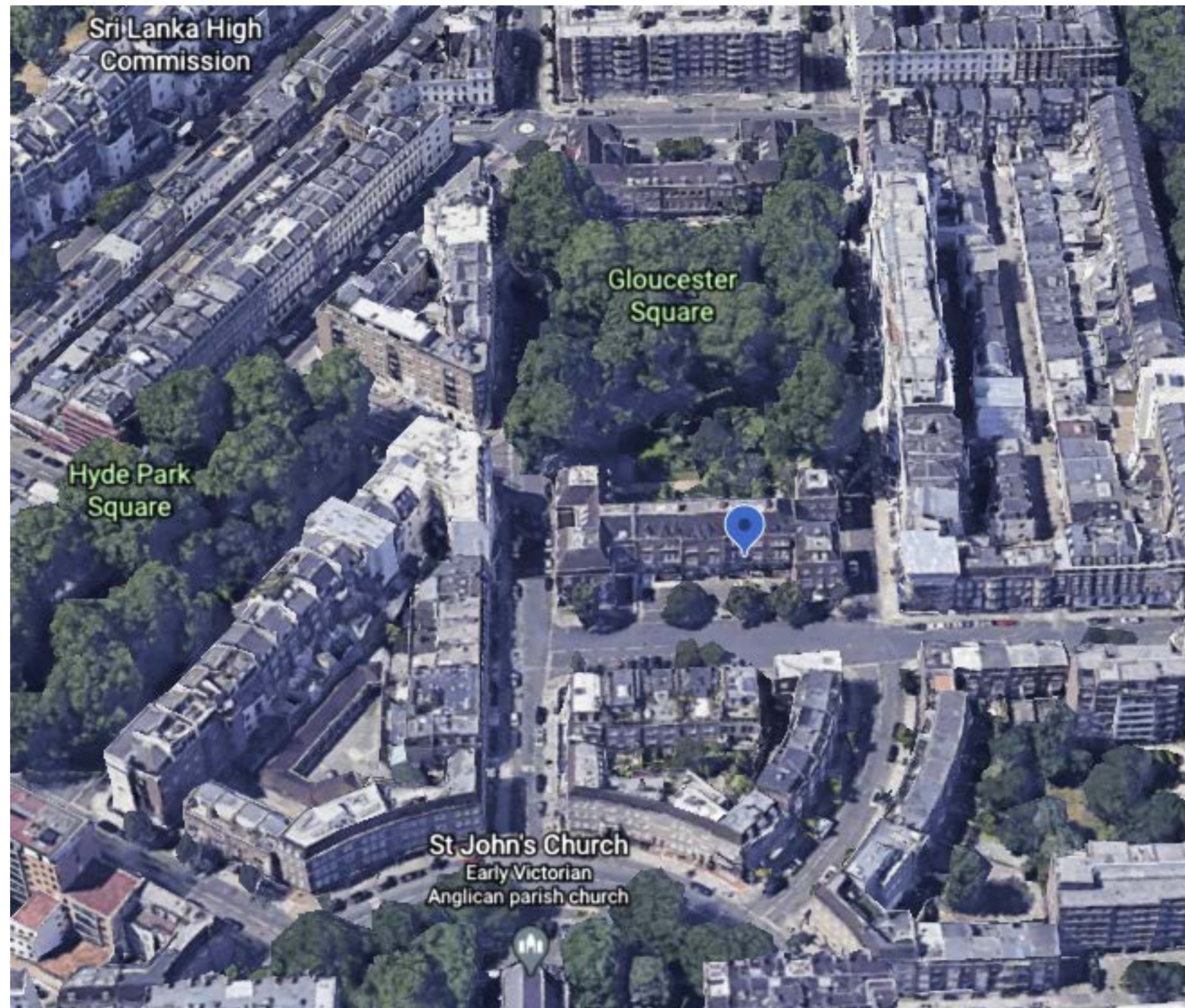
Plenitus

# CASE STUDY



35 GLOUCESTER SQUARE, LONDON  
A Case Study by Plenitus Construction Services

# PROJECT OVERVIEW



## Project Details

**Client:** Architectural Practice

**Site:** 35 Gloucester Square, Paddington, London, W2 2TD

**Date Completed:** Jun 2020

## Overview

35 Gloucester Square is located to the north of Hyde Park, London. It is a spacious terraced property, with accommodation over 5 floors (basement, ground, first, second and third floors), with 6 bedrooms and 5 bathrooms.

**Plenitus Construction Services Limited (PCSL)** were engaged by an architectural practice to undertake a topographical survey, measured building survey (MBS), and an underground utility survey of the property. The survey was commissioned by the architect to provide a set of baseline information drawings, which could subsequently be used to develop plans for updating/and extending the property, including the potential addition of a swimming pool to the rear of the property.



**Picture 1**

35 Gloucester Square as viewed from the front of the property.



**Picture 2**

35 Gloucester Square as viewed from the privately shared open space to the rear of the property.

# SCOPE OF WORKS & METHODOLOGY

## SCOPE

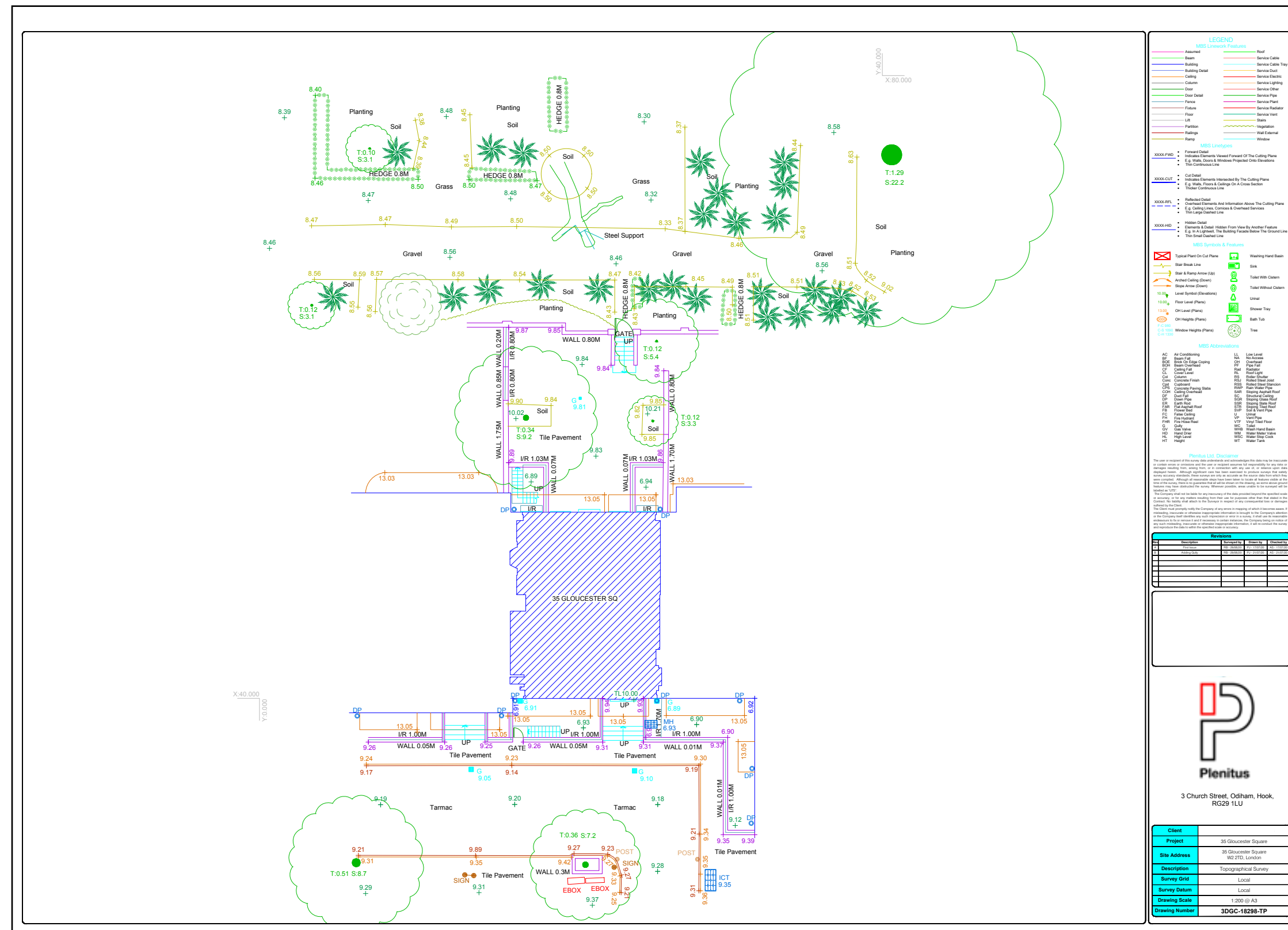
- Undertake and provide a topographical survey at a scale of 1:200, with an accuracy of Band F as determined from Table 2.3 of the RICS professional guidance, global 'Measured surveys of land, buildings and utilities.
- Undertake a MBS to include elevations, floor plans, reflective ceiling plans and cross sections at a scale of 1:100, with an accuracy of Band E as determined from Table 2.3 of the RICS professional guidance, global 'Measured surveys of land, buildings and utilities.
- Perform an underground utility survey in accordance with PAS 128 Category Type B, where utilities are detected and located by non-intrusive geophysical methods.
- More specifically, the following information was requested to be included:
  - House footprint, fences, boundary lines, trees, paths, services (underground and overhead...etc).
  - Outline of part footprint of adjoining properties for party wall services (plan and elevations).
  - Site manholes and services access chambers.
  - Services entry points to site and house.
  - Floors and roof plans with levels.
  - Detail levels of windows/ doors cill and head on elevations.

## METHODOLOGY


- Site Survey - Undertake a topographical and measured building survey using a Leica RTC 360 Scanner.
- Utility Survey - Detect underground utility services by non-intrusive geophysical methods, including a desk top study including obtaining STATs information from the service providers. It included the lifting of all covers/ gullies, detailing services within, where possible. Flexitrace sonding drainage routes and tracing power cables and metallic services. A passive sweep with a Rigid SR60 or RD8100 RFL was also used to locate cables and metallic services. Finally a GPR sweep with an IDS Duo was used to detect non-metallic services and underground anomalies, with the data being interpreted on site.
- Production of AutoCAD deliverables - From the resulting data captured, produce a 3D topographical survey and 2D elevations, floor plans and sections.
- Site Photos - Provide 360 degree photos of property, including individual rooms, linked to the floor plans, allowing the user to navigate through the property and visualise the existing environment.

# DELIVERABLES

- Topographical & Underground Utility Survey



3D Model.  
Existing Environment



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## STANDARD DESKTOP UTILITY SURVEY

REFERENCE No  
**2504**

**SEARCH AREA**

**35 Gloucester Square London**

### CHECKLIST

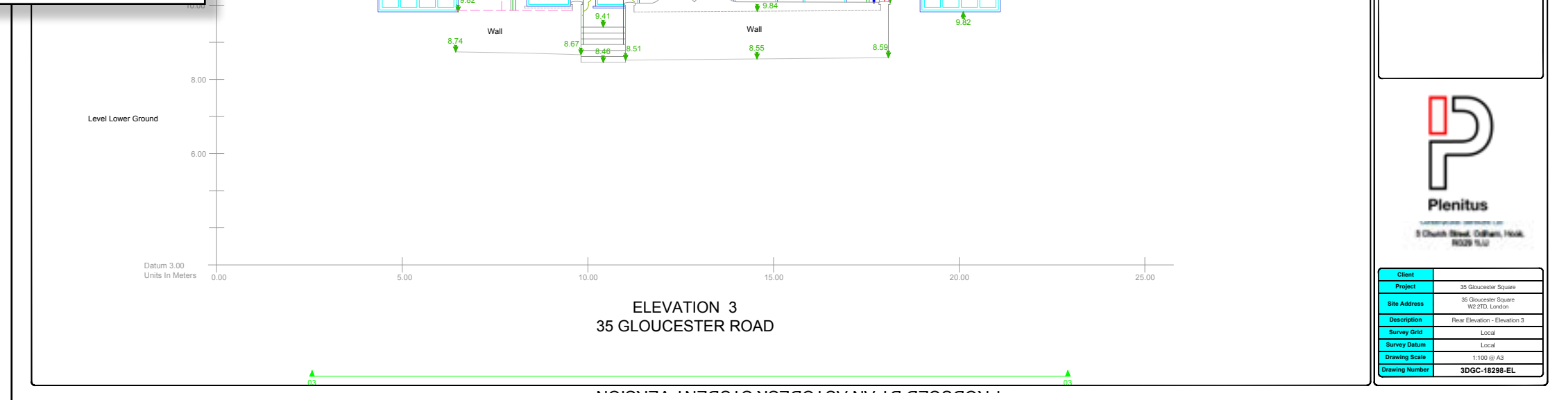
Utilities	Category	Affected / Not Affected	Notes
UKPN	Electric	Affected	
Cadent	Gas	Affected	
Thames Water	Water/Sewer	Affected	
BT	Telecom	Affected	
Lineasearch	Various	Affected	
SSE Telecoms	Telecoms	Affected	
Zayo	Telecoms	Affected	



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# DELIVERABLES

- Elevations

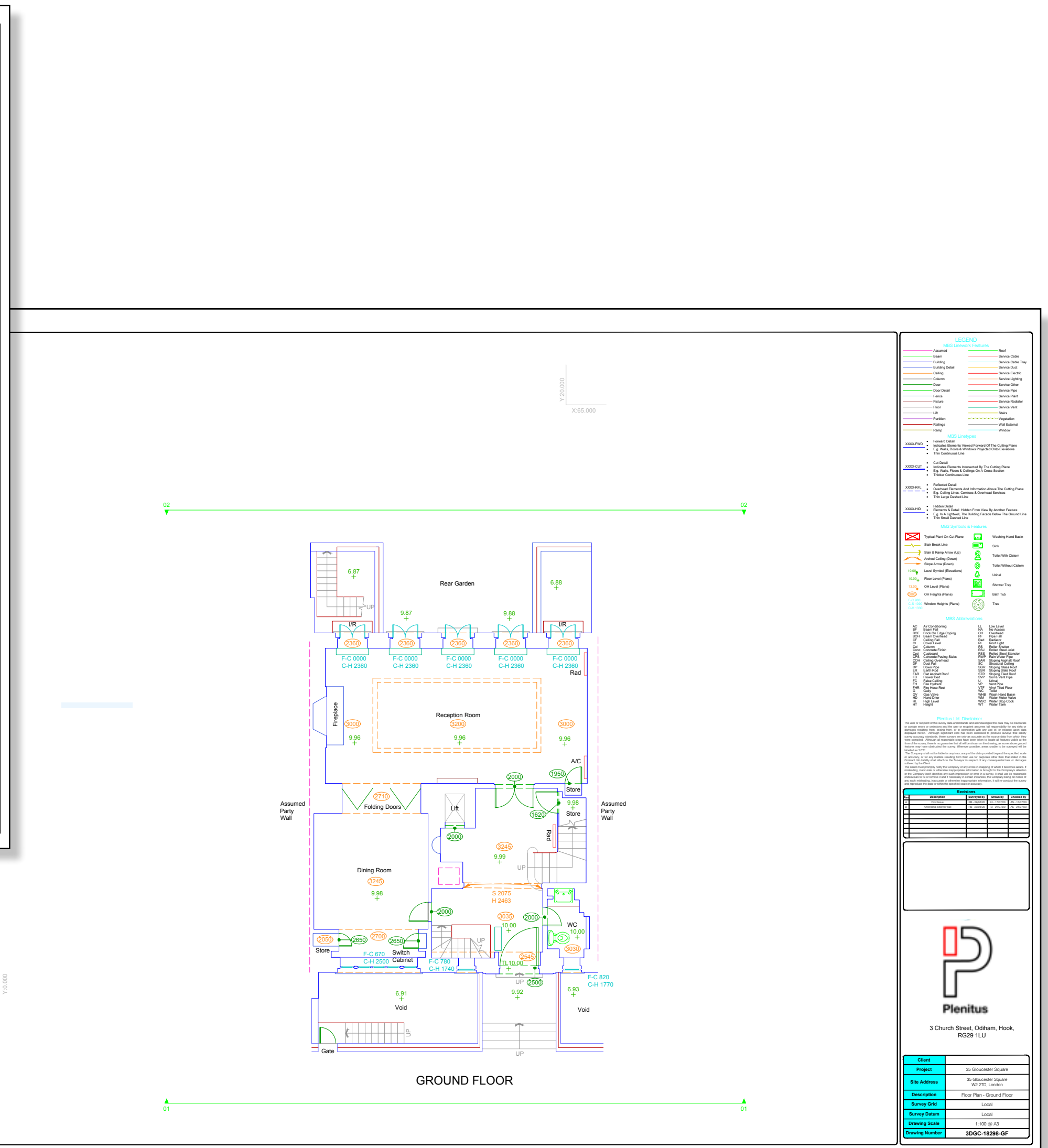


2D Model.

Existing Environment

# DELIVERABLES

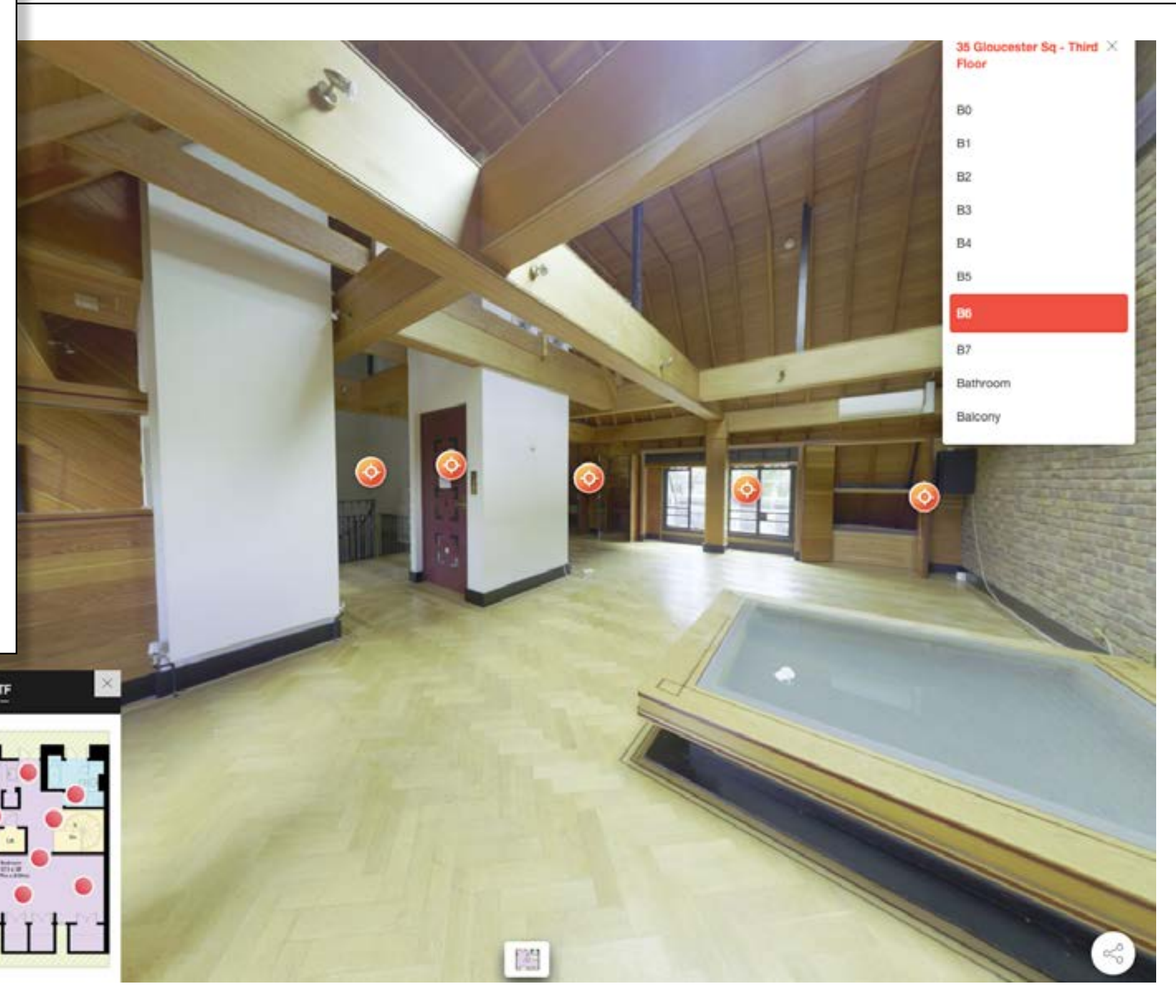
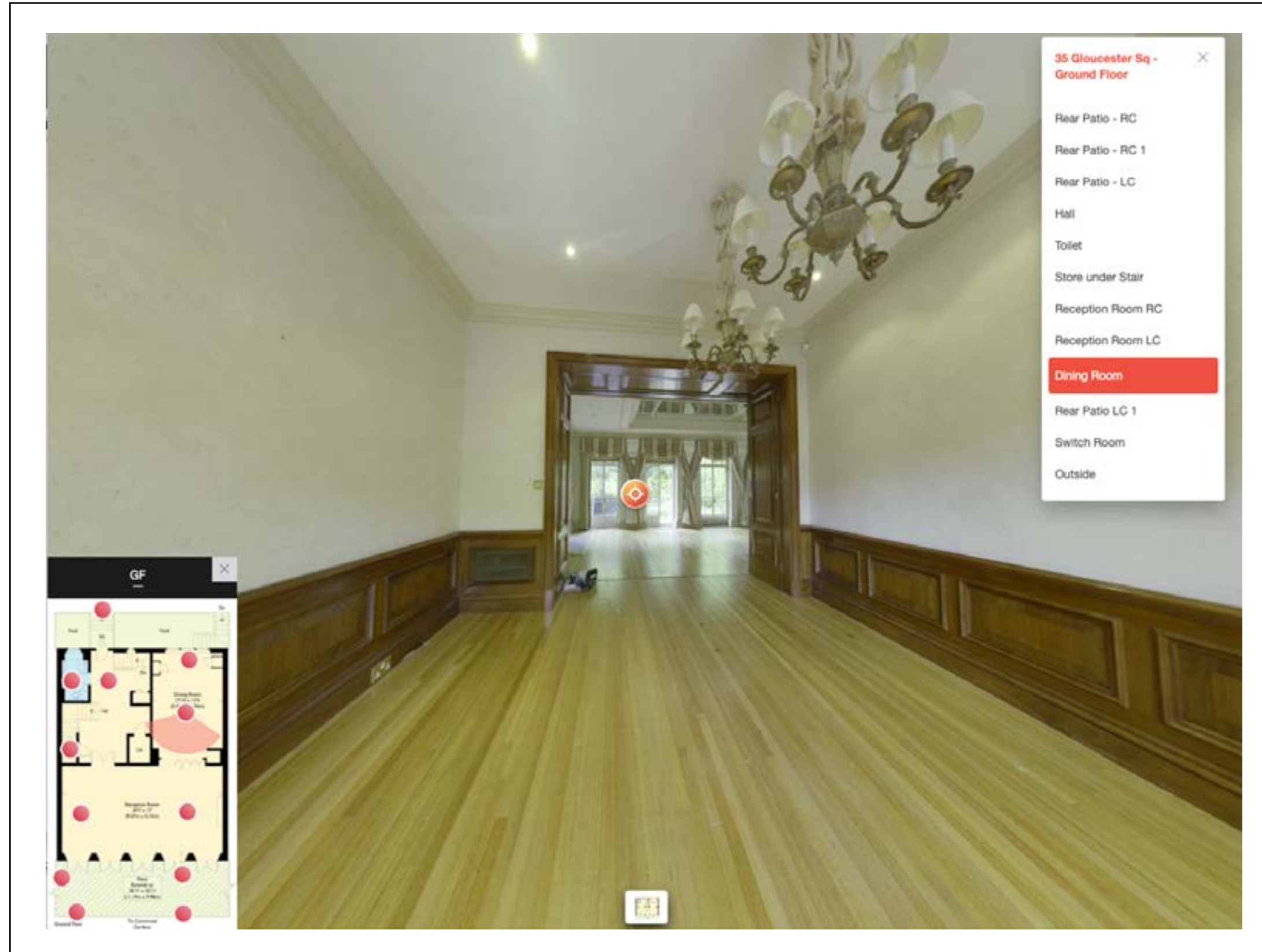
## Floor Plans



2D Model.  
Existing Environment

# DELIVERABLES

- 360° True View



Photographs linked to Floor Plans  
*Existing Environment*



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