



Plenitus

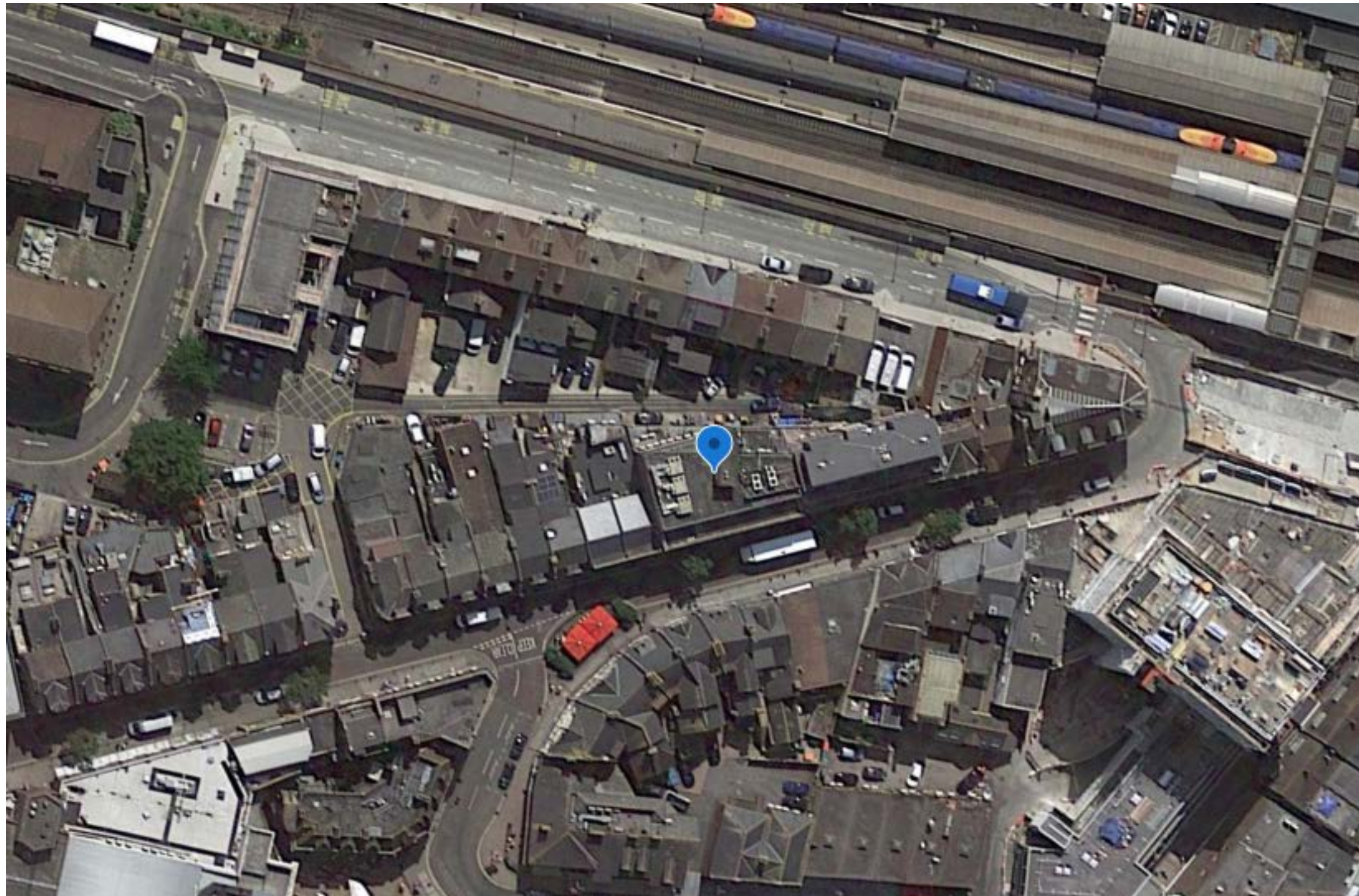
CASE STUDY



WATERLOO HOUSE, WOKING

A Case Study by Plenitus Construction Services

PROJECT OVERVIEW



Picture 1 - Site Location



Picture 1
Waterloo House
as viewed from
the front of the
property on Chertsey
Road, following the
redevelopment.

Project Details

Client: Residential Developer

Site: Waterloo House, 11-17 Chertsey Road, Woking, GU21 5AB

Date Completed: Jan 2019

Overview

Waterloo House comprises of 25 residential units within the heart of Woking. The property now provides modern one, two, three bedroom apartments from an award-winning developer.

The building was originally owned by McDonald's, with the restaurant on the ground floor and the remaining floors used as their training facility. Today the ground floor and basement remain as before.

After the developer purchased the site, the first, second and third floors were converted to residential units with Permitted Development consent.

Plenitus Construction Services Limited (PCSL) were engaged directly by the developer to undertake a measured building survey (MBS) of the property.

The survey was commissioned by the developer to provide a set of baseline data/ record drawings, which could subsequently be used to develop plans for redeveloping the property from commercial to residential use.

SCOPE OF WORKS & METHODOLOGY

SCOPE

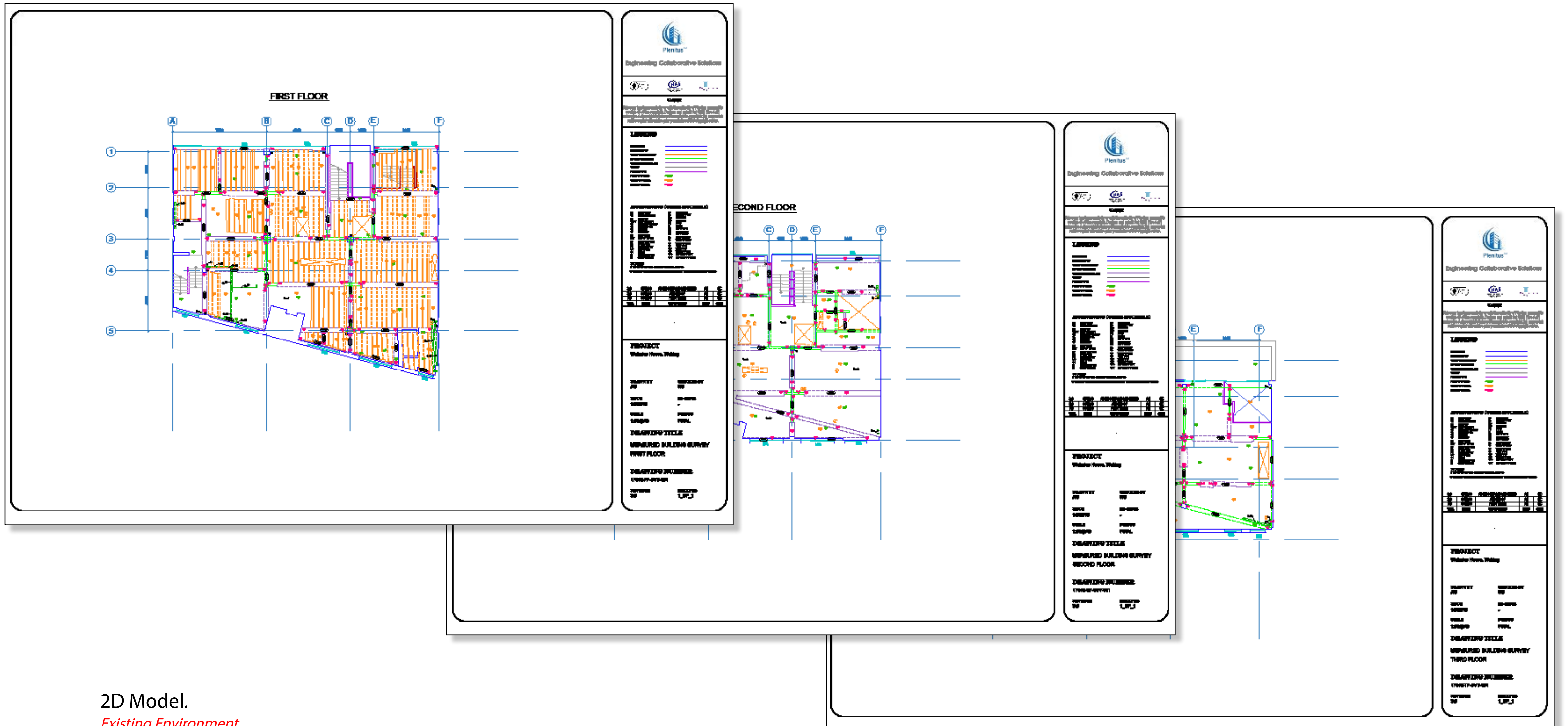
- Undertake and provide a dimensionally accurate Measured Building Survey of Waterloo House, that included the entrance and staircase to the upper levels, and the first, second and third floors (including cross-sections at a scale of 1:50, with an accuracy of Band D as determined from Table 2.3 of the RICS professional guidance, Global 'Measured surveys of land, buildings and utilities).
- Registered Point Cloud - Provide a registered point cloud in .rcp format, to enable the developer/ architect to further interrogate the survey data as required.
- Set out gridlines to each floor level to aid with co-ordination/ construction.
- More specifically, the following information was requested to be included with the drawings:
 - Internal/ external structural walls
 - Location of existing steel beams, to include section type, size and levels
 - Heights to cills, window/ door heads.
 - Floor and ceiling levels
 - Rainwater and vent pipes
 - Entrance & staircase to upper levels

METHODOLOGY

- Site Survey - Undertake a measured building survey using a Leica P40 Scanner.
- Setting Out - Set out grid lines to each level using a Leica Viva TS11 Total Station
- Point Cloud - Register the point cloud to enable production of 2D plans
- Production of AutoCAD deliverables - From the resulting data captured, produce a 2D floor plans and cross sections.

DELIVERABLES

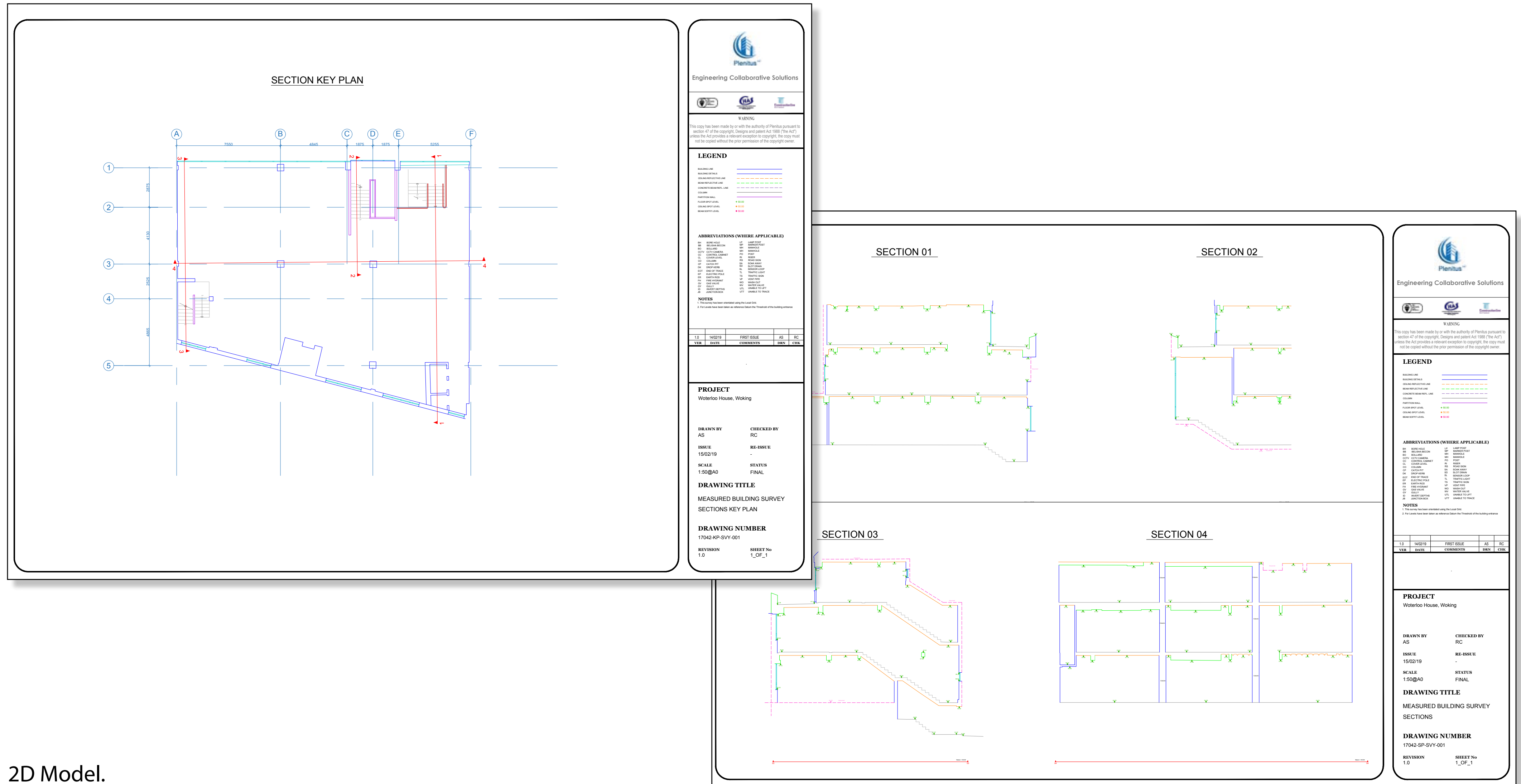
Floor Plans



2D Model.
Existing Environment

DELIVERABLES

Sections

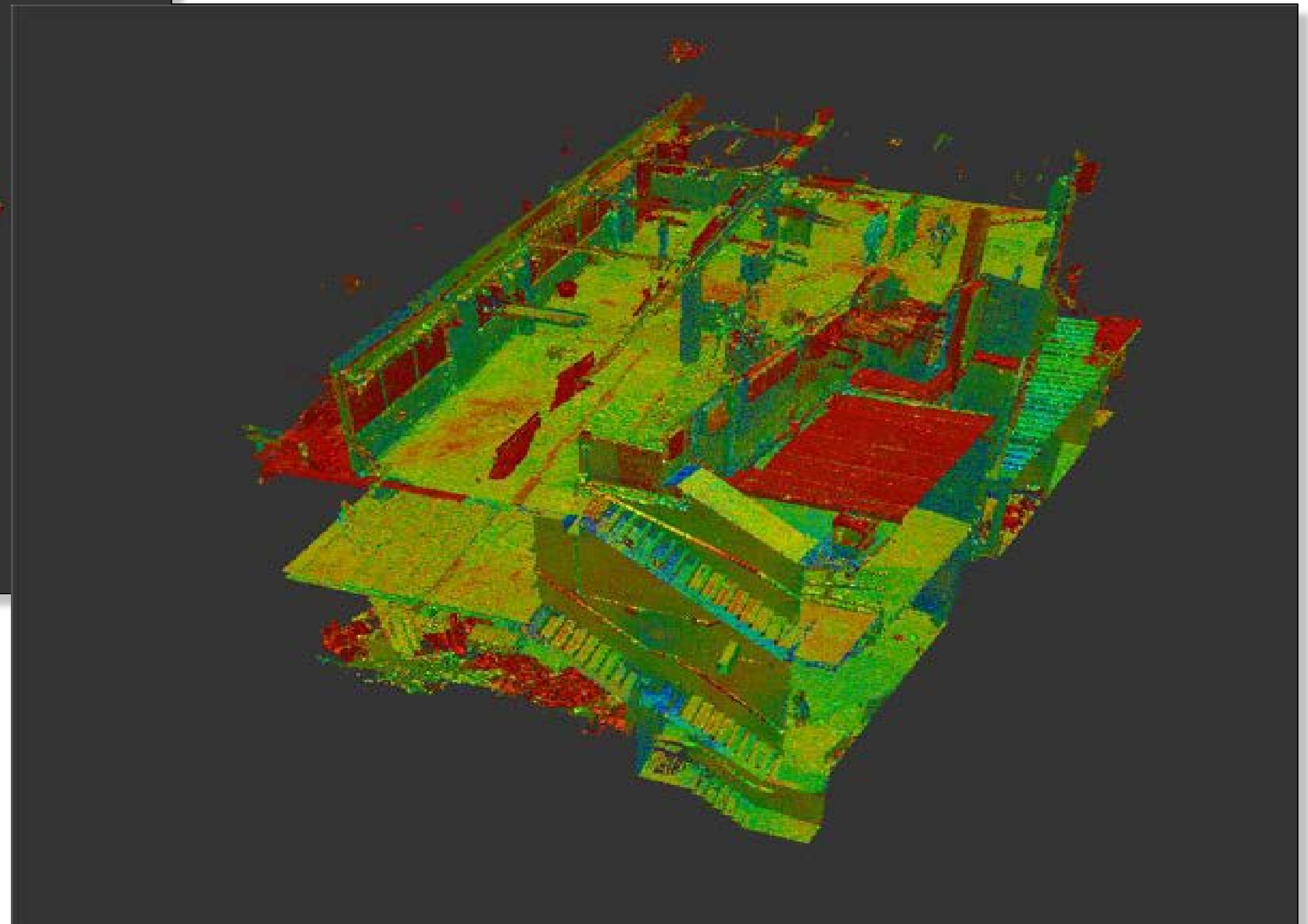
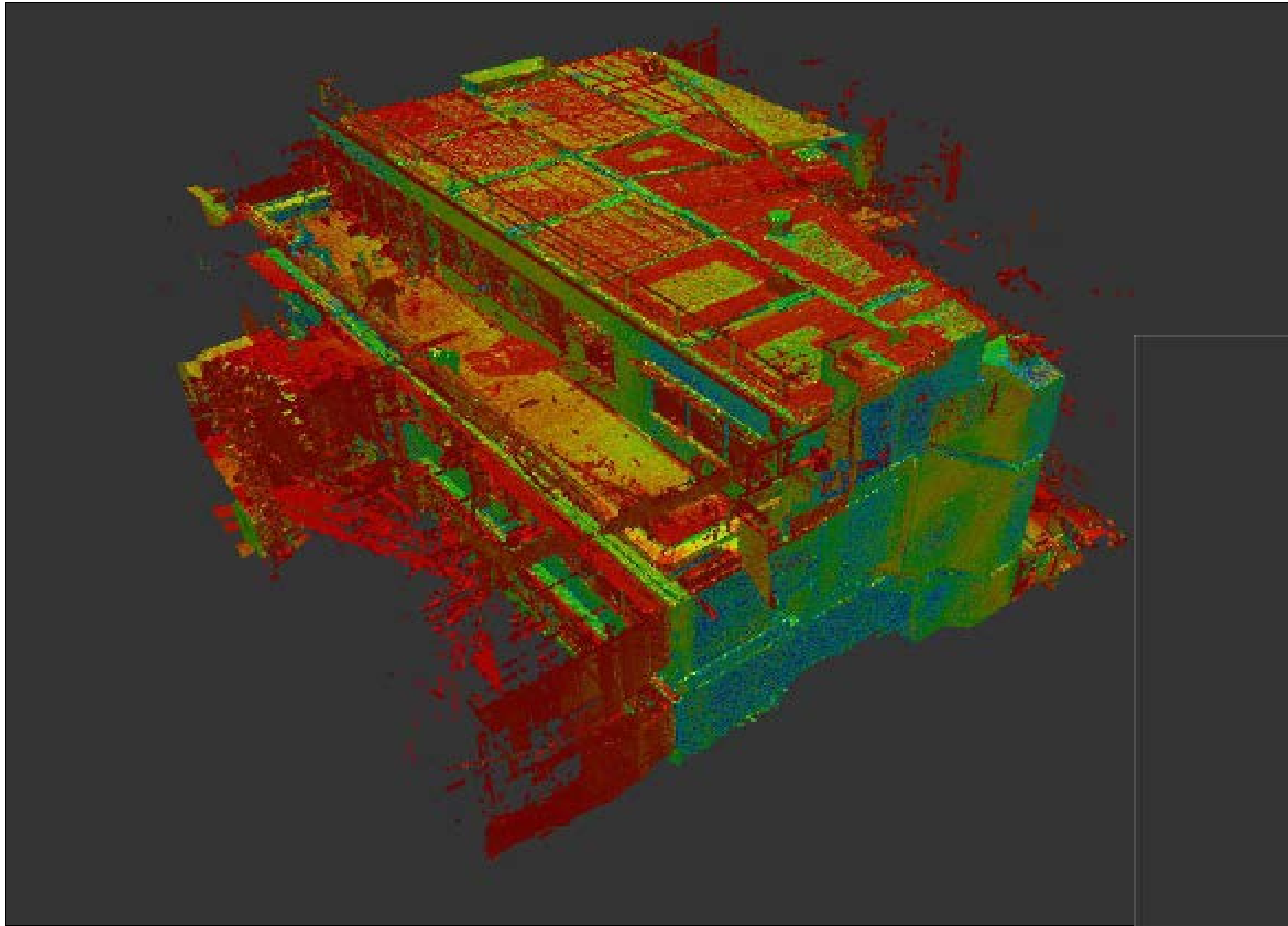


2D Model.

Existing Environment

DELIVERABLES

Point Cloud



rcp File

Existing Environment



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