

Hertford Street, London, W1

Base Building Consultancy were instructed to carry out a pre-acquisition building inspection survey of a prominent mixed use building consisting of a ground floor restaurant with office space on the three upper floors.

The client required planning permission to convert the upper floors into residential units. Base Building Consultancy were instructed to carry out a measured survey and detailed scale drawings of the floor plans and elevations were created using CAD to accompany the planning application

“I’d rather let the professionals do the survey”

Max Davidson, Luxcrum

Property
51 Hertford Street
London, W1

Our Role
Building Survey
Measured Survey



Base Building Consultancy’s Pre-Acquisition and building pathology expertise combined to provide the prospective purchaser with appropriate and timely advice. This ensured the potential development property was acquired in the knowledge of the building type and construction.

The report summary was issued with costings shortly after inspection with the full report being issued a week later.

The tailored reporting process used by Base Building Consultancy allows the reader to identify the key issues and recommendations. This process allows informed decisions to be made based on the cost to remediate any issues identified and the party responsible.

The value of the survey extends beyond negotiations during the transaction process; it provides a tool to manage the property and its occupiers more effectively during the building lifecycle.

Base Building Consultancy visited the property and carried out detailed floor measurements, taking notes and photographs.

Scale floors plans of the 1st, 2nd and 3rd floors and elevation drawings of the building were prepared using CAD and electronic pdf floor plans and DWG files were issued to the client.

The client was able to amend the DWG files and create proposed plans and elevation drawings as part of a planning application to be submitted.



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