

Client name
Bruntwood

Sector
Commercial

Deliverables

- Control grid
- Measured building survey, including floor plans, external elevations and floor-by-floor elevations
- Topographical survey
- Underground utilities detection survey to PAS 128 specification

£1.2 million redevelopment of Landmark House, Cheadle was undertaken to provide commercial office accommodation to meet the changing needs of the business landscape, including serviced office and leased space. Landmark House in Cheadle Hulme provides 60,000 sq ft of 'out of town' office accommodation over five floors (ground floor and four floors). With excellent transport links and easy access to the village of Cheadle, the office provides flexible business facilities and on site parking.
Bruntwood has owned Landmark House for over 20 years, and the building required refurbishment and modernisation. Before work started, Bruntwood wanted to understand more about the building and its land, to enable it to identify the best way forward with the project.

Measured Building, Topographical and Underground Utilities Detection surveys provide basis for £1.2 million Cheadle office redevelopment

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CLIENT REQUIREMENT

Powers was commissioned by Bruntwood to carry out a measured building survey, including floor plans, external elevations and floor-by-floor elevations, topographical survey and an underground utilities detection survey. Landmark House was fully occupied while the surveys were taking place, so Powers' surveyors had to be mindful of Bruntwood's tenants throughout the project.

Previously, Bruntwood had limited information on the building specification and floor plans of Landmark House, and the client required base information to plan out the redevelopment of the site in detail.

The external elevations of the measured building survey helped Bruntwood design its proposed extension, while the internal floor-by-floor elevations provided accurate detail of things like ceiling height. This, for example, enabled the decision on removing the suspended ceiling to allow a more modern and visually appealing exposed ceiling to be made.

Having the same surveying company, using the same control grid and control points, carry out all the surveys meant that the different elements all related accurately to each other, ultimately providing a clearer, more



defined picture of the entire site. While neither the topographical survey nor the underground utilities detection survey identified any surprises, both surveys provided valuable information on the external plot, enabling the landscape scheme to be developed with confidence and fully aligning the building within the context of the site.

OUTCOME

Based on the accurate data provided by Powers, a comprehensive redevelopment programme has been completed (March to November 2025). This has included an extension to the existing building, internal improvements to key areas such as reception, shower, gym and bike store. Office refurbishments including lobbies and lifts and a comprehensive landscaping scheme meant that the property now offered the level of office space that Bruntwood's clients had come to expect from them.

> Landmark House has been a Bruntwood property for over 20 years and it needed updating and aligning with current client requirements. In recent years, there has been a distinct shift in the office market and our clients are requiring smaller, but higher quality office spaces.
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> Power's surveys provided us with the opportunity to understand our office space and what we could do to improve it for our customers. The high-quality scheme, which completed last year, has transformed the building and sets a standard. For example, from the information on the floor plans we were able to see how we could take the two building wings – which, have historically each been used as single let spaces – and reconfigure the space to provide suite splits and smaller offices. It was invaluable having all this information about our property at our fingertips
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> Emmie Woods,
> Development Manager at Bruntwood