

CASE STUDY

BUILDING SURVEYING



EXTERNAL CONDITION SURVEY TO HEINEKEN BREWERY

TEAM
Manchester Building
Surveying Department

LOCATION
Tadcaster, North Yorkshire,
LS24 9SA

CLIENT
Mitie / co Heineken UK Ltd

DATES
February 2024

PROJECT SUMMARY

External condition survey to identify areas of immediate, short and long-term fabric repair

SUBHEADER

Graham + Sibbald were appointed by Mitie (on behalf of Heineken UK Ltd), to undertake a condition survey of the external building fabric of the main brewery building, of the famous Grade II listed Brewery in Tadcaster (formerly known as John Smith's Brewery, Tadcaster).

The instruction comprised a full external building condition survey, specifically to review the roof, fenestration and stonework of the brewery and all of its associated buildings (which were also Grade II listed), to identify all immediate, short and long-term items of repair.

The survey was undertaken with the aid of a UAV Drone with over 1200 photos taken for review and further investigation / interrogation. As most of the stonework is over 250 years old and severely exposed to the elements, substantial levels of detail and desktop time were required to ensure all areas had been suitably surveyed and their respective conditions recorded.





SERVICES PROVIDED

Throughout the project Graham + Sibbald were able to provide a number of services to the client;-

- High Level UAV Drone Surveying
- Building Surveying Services
- Defect Analysis / Planned Preventative Maintenance Advice
- Architectural Services to support Statutory Applications

KEY CHALLENGES

Working within a live manufacturing environment presented challenges with cranes operating overhead and regular pedestrian / building user traffic at ground level. This required regular co-ordination with on-site staff and the local pedestrian community to undertake safely.

Additionally, the presence of birds nesting across a number of roof slopes presented further challenges for the drone pilot and our surveying team.

KEY MESSAGE

It is our responsibility as surveyors, specifiers and designers to ensure projects are well managed and all stakeholders are well informed. Communication and organisation are essential to ensure any project or instruction completes on time, under budget and to a satisfactory standard.

WHY G+S

Graham + Sibbald were instructed due to our wealth of experience in condition surveys and listed buildings, with a proven track record of delivering similar examples across the Northwest of England.

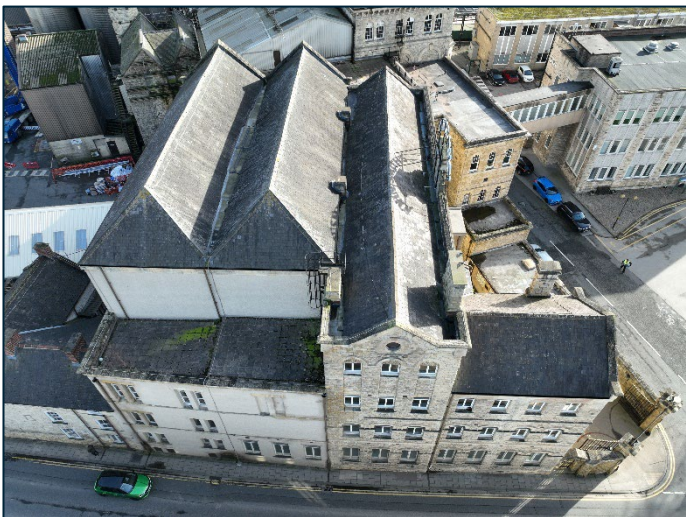
Furthermore, as a result of our dedication to provide a very high service at a very good cost, we work with a broad spectrum of clients, including a number of leading names in the public and private sectors, representing a wide range of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Brokers via their Loss Adjusters, amongst many others.

APPROACH

G+S provided Building Surveying and Architectural Services leveraging our in-house expertise and extensive skill sets, which included, but were not limited to;-

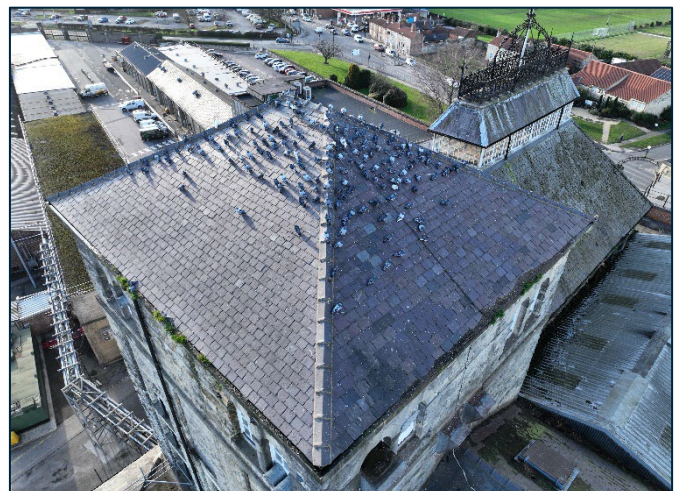
Defect Analysis Reporting, Building Condition Surveys, Drone Services, Planned Preventative Maintenance Advice and Architectural Packages for Heritage Impact Assessments and Statutory Consent Applications.

With the technology and high-quality images available to us, we were able to provide the client with a detailed report which was supplemented by experienced commentary and concise recommendations.

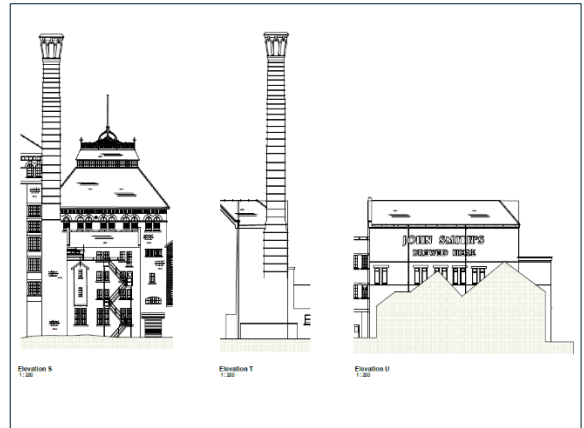


ADDED VALUE

Giving the client the ability to review all the images with GPS recorded drone positions, helped them understand exactly where the photo was taken from, to ensure there was no confusion when identifying the location of the defect or item highlighted for repair.



OUTCOME + RESULTS



Key contacts:



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