



UK Head Office

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Architectural & Property Services



Introduction

One of the nation's leading surveying and engineering companies, our dedicated, professional workforce delivers real, measurable value to property projects throughout the UK, helping clients understand their sites and the information generated from them.

In offering such a wide range of services we can reduce delays, cut overheads and eliminate potential breakdowns in communication. As a property professional you no longer have to visit a number of companies to get the information you need. Instead, all of those services are available from one knowledgeable, reliable and highly reputable source. The result is a far smoother, more economical and more positive working relationship than is experienced with many other firms.



Measured Building Surveys

XRAIL's architectural survey teams work throughout the UK delivering precision measured building surveys to developers, architects and engineering clients alike.

Using the latest measured building survey software and modern, touch-screen field computers, measurements are taken, stored and verified in real time using 3D laser scanning instruments and Bluetooth-enabled laser measures. Surveys can be provided in a variety of 2D, 3D and BIM formats to suit the client's requirements.

The result? More efficient survey teams, higher quality plans or models, increased productivity and, ultimately, lower prices.

Topographic Surveys

Highly regarded with rapid response times and decades of in-house experience, XRAIL is one of the UK's leading land surveying firms. Regularly commissioned to undertake high-accuracy projects for all manner of clients, from architects and developers to rail contractors and utility providers, our highly trained, well-equipped teams deliver precision surveys, tailored to suit the needs of the project.

Thanks to our regularly updated fleet of Trimble instruments, our teams quickly and accurately produce terrain models with 2D and 3D plans provided in any format a designer may require. Unlike many of our competitors our clear, easily interpreted drawings include all references to any geotechnical or utility mapping work undertaken.

Building Elevation Surveys

Using either total station or laser-scanning instruments, detailed building elevations can be produced quickly and to a high degree of accuracy. The data gathered can then be supplemented by cutting-edge photogrammetry software to provide a virtual 3D model or 'walk-through' of your structure.



3D Modelling & Laser Scanning

At the forefront of 3D modelling in the UK, XRAIL's professional laser scanning teams produce three-dimensional building and structure elevations that deliver previously unimaginable levels of information and precision.

Both external and internal models can be produced with millions of referenced points being surveyed leading to a quite incredible level of detail. The data gathered can be enhanced with cutting-edge photogrammetry software in order to provide a virtual 3D model or 'walk-through' of a structure.

From embankment monitoring and volume calculations to 3D walk-through models and visual impact assessments, our laser scanning services are delivered efficiently, on time and on budget with deliverables (2D, 3D or BIM) being tailored to meet the needs of each individual client.

Condition Surveys

Frequently required prior to demolition, construction, property purchase or maintenance, condition surveys provide an up-to-date report on the condition of a structure. From simple photographic surveys, dilapidation surveys and condition schedules to full structural surveys, our engineers provide reports that protect your interests and those of your client.

Boundary Surveys

Whether you need to establish a previously undefined boundary or resolve a contentious boundary dispute, XRAIL's boundary surveyors carry out both fieldwork and desktop studies to help resolve issues between neighbours and determine the legal ownership of an area of land.

Geotechnical & Risk Management

XRAIL provides a comprehensive geotechnical investigation service to a client base stretching across the property, construction, civils and rail sectors. From house building and major civils schemes to multi-million pound rail renewals, our team will actively manage your GI project from consultation, desktop study and investigative phases to analysis, reporting and recommendations.

Working hand in hand with our geotechnical department, we deliver a turnkey risk management service covering initial identification and analysis through to the introduction of remediation measures. We work closely with regulatory and planning authorities, representing your interests in order to deliver a safe, profitable and legal outcome to your project.



Utility Mapping

Imagine how useful it would be to know exactly what lies beneath your feet before starting excavations, to know for sure where expensive fibre-optics cut across your site or how deep utilities lie... In a project context, missing, inaccurate or outdated utility information can lead to delays, conflicts and interruptions in service. In a human context, however, inadequate information can lead to serious injury or even death.

This type of survey may also reveal elements that were not shown on construction drawings or statutory undertakers records. Simply showing their presence will allow you to plan your works accordingly, saving time, money and improving safety in the process.

Ecology Surveys

Whatever the ecological demands of your site, XRAIL's ecologists work with you and the relevant authorities to provide a comprehensive survey, management and advisory service. Our services include...

- Tree surveys, constraint plans, implication assessments and protection plans
- General ecological appraisals (suitable for small, simple sites)
- JNCC Phase 1 habitat surveys
- Protected species surveys
- Ecology chapters for environmental statements
- Natural England Licence applications
- Ecologist input for BREEAM and CSH

Right of Light Surveys

Far from being a hindrance, 'rights of light' surveys can frequently help to maximise development potential, allowing the architect and client to calculate the optimum development size and extract the very best possible return from their site.

Our rights of light specialists work hand in hand with developers and architects to deliver a commercially and legally acceptable solution to existing or potential rights of light disputes.



Get in Touch

For more information on our range of services or the best approach for your project why not call our office on **+44 (0) 3450 600 700**. A member of our team will be happy to help.



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