



Project

Golden Lion Community Pub and Hub

Location

Ashton Hayes, Cheshire

Powers involvement

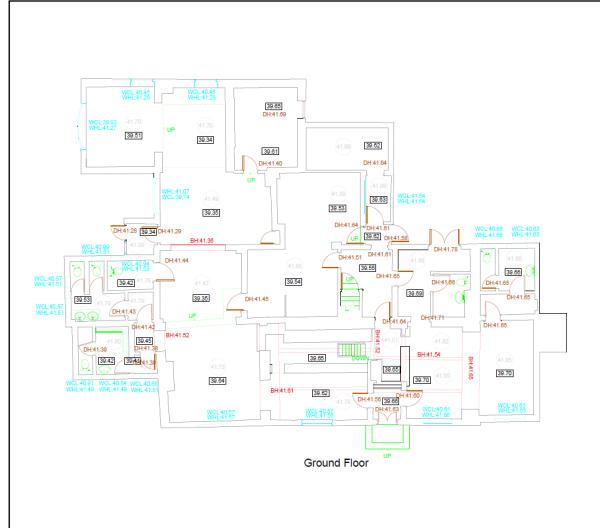
Measured Building Survey,
Topographical Survey,
Underground Utilities Survey

Project completion

October 2024

Powers worked with Ashton Hayes Community Hub Limited (AHCHL) on a regeneration project in Ashton Hayes as a pro bono project. The Golden Lion pub had been standing empty for over 10 years and was secured as a community asset by the group in 2024. The pub was purchased by funds raised through the sale of community shares, which were match-funded by the UK government. The group plan to reopen the pub as a local hub in late Spring/early Summer 2025.

Measured Building, Topographical and Underground Utilities Surveys of Golden Lion pub 'community asset' in Ashton Hayes



ABOUT THE PROJECT

Ashton Hayes is a village in Cheshire. The Golden Lion was a popular pub back in the day but closed its doors over 10 years ago. It had been purchased by an owner who simply wanted to get planning permission and develop the site. AHCHL managed to secure 'community asset' status for the pub, which was purchased as a village amenity. The plan was to renovate and transform the old building into a pub and local hub, which could be used by everyone.

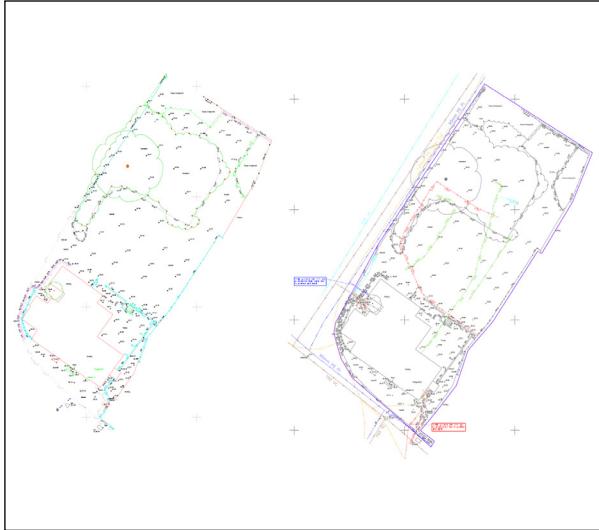
OUR INVOLVEMENT

Powers was involved right at the beginning of the project, when the site was still very dilapidated, and access and hazards were an issue. Powers' director Matt Powers grew up in Ashton Hayes, so the Golden Lion was part of his formative years and he and his family have bought community shares in the pub. Powers initially carried out a full internal and external measured building survey (MBS) using a 3D laser scanner, creating a full set of floor plans and elevation drawings. The team also carried out a topographical survey of the site, on which the outline of the pub and car park

was included. Powers carried out this work pro bono, due to the location of the building and the fact that it was for a not-for-profit community organisation. When the car park to the property had been cleared of trees, overgrown foliage and other debris, Powers also undertook an underground utilities (UU) survey. This determined the location of underground services, including gas, electric, telecoms and any wastewater routes across the property. The AHCH team was looking to create a route from the Golden Lion Pub car park to the Community Shop adjacent to the front of the pub, so that visitors had somewhere to park and a safe route through to the shop. Powers spent three days on site in total, gathering data, and approximately five days processing its findings back in the office. Powers used a Leica Total Station for the topographical survey, a RTC 360 3D laser scanner for the MBS and Marla GPR, GPS and Leica on the UU survey.

THE CHALLENGES

The Golden Lion had fallen into a state of severe disrepair by the time AHCHL purchased it. The condition of the building was a major challenge, in that



it was deteriorating to a dangerous extent. Accessing dilapidated buildings is always a challenge, as you never know what you may find.

The dilapidation was so extensive that the roof needed shoring up, for example, to stop water ingress. There had been a bad leak above the staircase and some of the steps had crumbled, limiting access to the upper floor accommodation area. Ceilings had collapsed and deteriorated, floors were rotten, and windows and timbers were damaged. Before accessing the site, Powers called in one of its partner companies, who could carry out the asbestos survey at cost, which ensured anyone working on site was kept safe from any potential asbestos dust and fibres. Powers survey team also ensured they created a detailed risk assessment and method statement, so that all risks were mitigated, and the site was safe to work in.

It was only after the surveyors had completed their interior survey that volunteers visited the site to carry out a clear-up – removing decayed ceilings, rubbish and rubble from the interior. Outside, the carpark and surrounding plot was very overgrown. After the site had been considerably cleared Powers was able to return to carry out the UU survey.

THE OUTCOME

The combined findings of the three surveys were used as a basis for future planning and design.

Powers' drawings demonstrated the potential the property had and were used as a basis for redevelopment by the project's architect, Tony Southgate from Architecture Works Ltd.

Having a full set of drawings of the existing site ensures any future design would retain its original features, whilst also enabling the modernisation and opening out of the space. Having a floor plan of the building created a template to allow the architect to see where walls could be brought down or try different ideas for the new layout. This could then be agreed upon before any work was carried out which would save time and money from making ill-informed decisions further into the project. The UU survey was useful for seeing which services were present under the proposed new pathway, allowing the architect and contractors to better understand the implications of the site's redevelopment.

“

Powers has been a great contributor to this project and has helped shape its trajectory from the start. Before any work could begin in earnest, its surveys have provided us with the data to renovate and remodel this lovely old building and create somewhere for the community to socialise. It has become a 'golden' opportunity to provide a valuable space to be enjoyed by everyone.

James Lutton
Legat Owen