



**YOUR TRUSTED**

# Surveying and Investigation Partner



# Vision Survey - Giving Clarity to Construction

With nearly twenty years of industry experience, Vision provides accurate surveying data that keeps construction projects safe, compliant, and progressing efficiently. Our mission is simple: provide clarity to construction. Our services ensure that every decision is informed, every excavation is safe, and every plan is backed by precise and comprehensive insight.

## Why Vision?

We act as the **Swiss Army knife** of surveying and site information – bringing together the right expertise through a single point of contact, to deliver a fast and **frictionless** experience from start to finish.





# Our Services

At Vision, we pride ourselves at with providing support at **every step of the way** throughout a project lifecycle. From the very inception of your idea, throughout construction and use, all the way to the demolition, Vision is here to give you the confidence you need to get your project **right first time**. As part of the **Celnor Group**, we can also draw on a **broad range of specialist services** beyond our core capabilities, giving you access to additional expertise through a single point of contact, whenever you need it.

**Geospatial**

**Construction  
Support**



**Site  
Investigation**

**Utilities**

# Geospatial

At Vision, our geospatial team delivers high-accuracy spatial data using advanced technologies such as laser scanning, drone (UAV) surveys, mobile mapping and traditional surveying methods. This combination allows us to produce precise digital models and detailed site information that support confident planning, design and construction decision-making.

We capture, process and present complex above-ground and internal building data with absolute clarity, whether your project involves a single site or a multi-phase infrastructure scheme. Our workflows ensure reliable, design-ready outputs that reduce uncertainty, improve coordination and keep your project progressing smoothly.



# Our Geospatial Capabilities

**Laser Scanning** – High-density point cloud capture for accurate 3D modelling, as-built verification and BIM integration.

**Drone / UAV Surveys** – Rapid, safe, large-area data capture ideal for topographical mapping, progress monitoring and visual inspections.

**Mobile Mapping** – Efficient data collection for complex environments, delivering continuous spatial coverage at speed.

**Traditional Surveying** – Total station and GNSS workflows for precision setting-out, control networks and detailed measurement tasks.

**Topographical & Measured Building Surveys** – Complete internal and external mapping of terrain, structures and infrastructure, tailored to project accuracy and specification needs.

**Monitoring Services** – Reliable structural, deformation and movement monitoring to support safe construction and asset management.



# Utilities

Vision delivers fully integrated utility mapping and underground services investigations designed to keep your project safe, compliant and moving without disruption. Using PAS 128-compliant methodologies, our experienced teams locate, trace and map both known and unknown utilities with precision - reducing strike risk, preventing delays, and protecting critical infrastructure.

Underground services represent one of the highest risks on any site. A single strike can trigger costly downtime, safety incidents, or network outages. Our end-to-end approach gives you clear insight before breaking ground, providing a unified, reliable dataset.

Whether you're undertaking new construction, refurbishment, highway works, or delivering major infrastructure, we provide the accurate, consolidated information needed for confident planning and safe excavation.



# Our Utilities Capabilities

**PAS 128 Utility Surveys** – Reliable mapping of underground assets.

**GPR Mapping & EML Detection** – Non-intrusive location of buried services.

**CCTV Drainage Surveys** – Detailed inspection and connectivity mapping.

**Concrete & Rebar Scanning** – Safe verification before cutting or coring.

**Vacuum Excavation Surveys** – Controlled exposure of assets where required.

**Confined Space Drone Inspections** – Safe access to hard-to-reach environments.



# Site Investigation

Vision delivers technically robust site investigation services that generate high quality subsurface data essential for geotechnical design, contamination assessment and safe construction planning.

Operating routinely within high-risk environments, including airports, highways and energy sites, we integrate utility clearance into the investigation process to significantly reduce the likelihood of service strikes during intrusive works. This ensures controlled, compliant operations in areas where buried infrastructure presents elevated risk.

Our investigations are engineered to the specific demands of each site, combining early-stage desk studies with targeted intrusive techniques and accredited laboratory analysis. Equipped with modern drilling and sampling systems, our teams mobilise efficiently and produce structured, technically reliable reporting that supports engineering decision-making throughout the project lifecycle.



# Our Site Investigation Capabilities

Cable percussion boreholes

Rotary drilling for deeper, more complex geology

Trial pits & window sampling for targeted shallow investigations

Dynamic Cone Penetration Testing (DCPT)

Geotechnical & geo-environmental laboratory testing

Pavement investigation & plate bearing tests

# Construction Support

Vision Survey provides specialist construction support services that keep your project safe, compliant and progressing efficiently from day one. From early groundworks through to complex, multi-contractor builds, our team delivers the insight, control and certainty you need on site.

We provide practical, boots-on-the-ground support including engineering surveys (setting out), as-built verification, excavation management and permit-to-dig coordination, all tailored to the demands of your site and programme.

Whether planning a new development, managing a live construction environment or delivering a nationally significant infrastructure scheme, Vision supports you at every stage of the project lifecycle. We work alongside industry professionals as trusted delivery partners, helping you maintain momentum, manage risk and deliver with confidence.

# Capabilities Matrix

Geospatial	Site investigation	Utilities	Construction Support
Laser Scanning	Cable percussion boreholes	PAS 128	Permit to dig
Drone/UAV	Rotary drilling	GPR Mapping & EML Detection	As-built verification
Mobile Mapping	Trial Pit & Window Sampling	CCTV Drainage	Excavation management
Traditional	Dynamic Cone Penetration (DCP)	Concrete & Rebar Scanning	Setting out surveys
Topographical & Measured Building	Geotechnical & Geo-environmental Laboratory Testing	Vacuum Excavation	Consultancy and construction support
Monitoring Services	Pavement Investigation & Plate Bearing Tests	Confined Space Drone Inspections	Progress tracking





## Case Study: Heathrow Landside Roads

ferrovial Heathrow

### Project Requirements

Vision was commissioned to undertake a comprehensive package of surveys across the landside road network at Heathrow Airport. The work formed part of an ongoing lifecycle assessment programme aimed at evaluating current asset condition and identifying areas requiring maintenance or improvement.

The scope covered a full range of multi-disciplinary survey services, including:

- PAS 128 Utility Surveys
- Ground Penetrating Radar (GPR)
- Topographical Surveys
- Falling Weight Deflectometer (FWD) Testing
- Visual Pavement Condition Surveys
- Pavement Coring
- Dynamic Cone Penetrometer (DCP) Testing



**One company, a wide array of services**



**Efficient sequencing and timely turnaround**



**High quality data for confident decisions**

This integrated approach ensured accurate data capture across all critical aspects of the pavement and subsurface infrastructure, supporting informed decision-making for future asset management and improvement works.

### Challenges Overcome

Working within Heathrow's live landside network required navigating strict traffic management constraints and a limited number of night-time permits. To maintain progress, our team coordinated closely with the TM provider to plan small, precisely controlled road closures, allowing each survey discipline to operate safely and efficiently within short operational windows. This streamlined approach minimised disruption and kept the multi-disciplinary programme on schedule.



# Case Study: Net Zero Teeside Power

## Project Requirements



NZT  
Power

**Balfour Beatty**

Vision provided specialist engineering support to Balfour Beatty as part of the £500m NZT development, delivering high-accuracy setting out services across multiple piling and coring operations.

Throughout this project, our engineers have been responsible for delivering setting out with an array of methodologies, including:

- Large Diameter Piling (LDP)
- Cased CFA Piling
- Guide Walls
- Secant Walls

As the project has evolved, our role has expanded significantly to support critical project timeline milestones, whilst ensuring precise control across a complex, high-risk environment.



**Zero Health & Safety incidents despite high-risk environment**



**Agile response to evolving project needs**



**High quality data for confident decisions**

## Challenges Overcome

Historic asbestos contamination across parts of the site meant that all personnel were required to complete additional inductions, asbestos awareness training, and specialist safety briefings. Our team adapted quickly, ensuring compliance and safety while also maintaining efficient workflow. The project required agility from our team due to an acceleration in timeline and increasing technical demand. Vision Survey has remained highly reactive, delivering fast turnarounds and additional personnel to help minimise delays.



# Our core values



## Dedication

We don't just clock in; we invest our hearts and minds into everything we do. Loyalty, focus, and enthusiasm fuel our commitment to excellence, ensuring that we consistently deliver outstanding results for our clients and stakeholders.



## Resilience

We view obstacles as opportunities for growth. With a positive attitude and patience, we navigate through adversity, bouncing back stronger than before. Our ability to adapt and thrive in any situation is what sets us apart.



## Integrity

Respect, truthfulness and accountability guide our every action. We cultivate a "say-do culture", where our words align with our actions, fostering trust and integrity within our team and with our clients.



## Versatility

We see ourselves as the Swiss Army knife of solutions. We are nimble in approach so we can adapt to our clients' needs, embrace new services, and navigate the ever-changing landscape of our industry.



## Excellence

We adhere to a "right first time" mentality and continuously seek opportunities for improvement. Precision, accuracy, and innovation define our commitment to delivering high-quality solutions that exceed expectations and set new standards of excellence.



## Social value and sustainability

At Vision, our commitment to social value and sustainability runs alongside the technical rigour of our surveying and construction support services.



### Invest in our people

We invest in long-term industry capability through **apprenticeship schemes** and broader development programmes across multiple disciplines, creating structured pathways into surveying, engineering and operational roles. This approach strengthens our workforce while **supporting skills development** within the local communities we serve. Furthermore, as a **Real Living Wage** employer, we're committed to fair pay that reflects the true costs of our modern world.



### Sustainability

Our work inherently **supports environmental protection** and carbon reduction by enabling right-first-time design. Accurate utility and ground data reduces rework, waste, plant use and unnecessary site traffic, thus lowering a project's overall carbon footprint. In house, we are also proud to be a **Supply Chain Sustainability School Silver** member, and have precise targets year on year to support environmental and social sustainability. Long-term, Vision is committed to being **net zero emissions by 2045**.



### Community Value

We hold the Constructionline Social Value certificate, reflecting our structured **commitment to ethical practice, workforce development and community impact**. Beyond formal accreditation, we remain actively engaged in **supporting our local area**, including donating sports uniforms to youth teams and providing Easter eggs for community initiatives.

# Services Offered: Consortium



As part of the Celnor Group, we can also offer the following complementary services through our trusted consortium partners, under one point of contact for your ease

## **Asbestos Services:**

- Surveying, consultancy, inspection, and training

## **Water Hygiene & Legionella Control:**

- Risk assessments, monitoring, and compliance

## **Air Quality & Environmental Monitoring:**

- Testing for air quality, vibration, noise, LEV, and COSHH compliance

## **Fire Safety & Floor Compliance:**

- Fire risk assessments and remediation

## **Working at Height Compliance:**

- Testing and certification for safe access systems

## **Environmental Remediation & Consulting:**

- Soil and contamination management

## **Asset Verification & Validation:**

- Specialist services for water infrastructure

## **Closed Water Systems & HVAC Hygiene:**

- Inspection and compliance for building services

## **Additional Compliance Services:**

- Noise, dust, and vibration monitoring
- Ductwork surveys
- Electrical and mechanical system inspection





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