

Guardians of precision: the role of surveyors in reality capture workflows



For more than a hundred years, surveyors have been at the core of our innovation. With a deep understanding of the challenges they face and the environments they operate in, we continuously develop solutions that make their lives easier through improved efficiency and accuracy. Advanced tools like total stations seamlessly integrate imaging, GNSS, and robotic capabilities, while intuitive field apps and sophisticated office software streamline workflows, ensuring surveyors can deliver results faster and with greater confidence.

As surveying demands grew more complex, navigating tighter deadlines and budgets, laser scanning began to play an increasingly important role in complementing traditional tools. These technologies have evolved significantly. Early laser scanners were bulky and niche, but today's models are compact and capable of capturing millions of points per second. For a professional surveyor, this means completing more projects on time and to specification with a high degree of accuracy. Over time, the scanners and software have become much easier to use, allowing professionals with no surveying background (like architects and construction managers) to adopt scanning solutions in their own projects.

The surveyor's toolkit of specialised skills

While this opens opportunities for collaboration between professions, it also presents a risk. Non-surveyors may overlook the critical importance of understanding ground truth, meaning the physical reality that the data must accurately represent. Lacking expertise in data quality assurance and essential field procedures, they end up with models that are highly accurate visually but technically flawed. This can lead to costly and unsafe design errors.

Ground truthing is vital, as it involves verifying digital data against physical site measurements. When done accurately, it is the blueprint that ensures a successful project. Furthermore, the volume of equipment and digital tools on offer, all built for different purposes and not always of survey-grade quality, means professionals without a surveying background risk undertaking scanning tasks without the right equipment or expert guidance.

Surveyors play an indispensable role in bridging the gap between digital models and the physical world. Their expertise ensures that reality capture processes are anchored in precise, reliable data – an essential foundation for making high-stakes decisions with confidence.

Surveyors also bring depth of knowledge of industry standards and best practices to any project. Professional survey practice is governed by standards such as RICS 'Measured Surveys of Land, Buildings and Utilities' (2022), TSA Client Guides, and Historic England's 'Geospatial Survey Specifications for Cultural Heritage' (2024). These ensure accuracy, accountability, and long-term value of survey data.



While accessible geospatial tools empower non-surveyors to complete simple reality capture tasks quickly and effectively, all users should understand the unique expertise and insights professional surveyors bring to a project. Recognising how surveyors enhance project outcomes can prevent potential issues and ensure the highest standards of data accuracy.

Looking at four types of projects with different levels of complexity can help understand where and why a surveyor's expertise and skills are key.

1. Trade fit-out measurements

These straightforward projects involve capturing basic dimensions when installing fixtures, furniture, or equipment. In these cases, where the demands and stakes are lower, non-surveyors, such as contractors or designers, can often use accessible tools like handheld laser scanners or compact devices, such as the Leica BLK360. The focus here is on speed and simplicity, with minimal need for advanced surveying techniques.

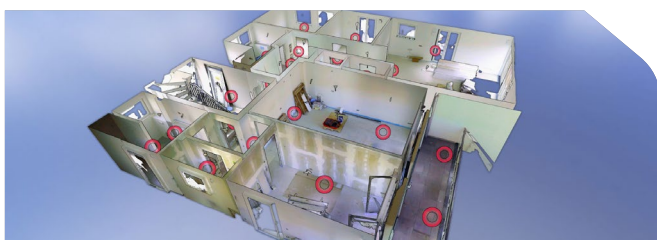
While surveyors may not always be required for these projects, their involvement can still add value by ensuring that measurements are precise and aligned with broader site conditions, as well as making sure they adhere to industry standards.



2. Basic layout and area measurement

The next level includes projects that require more detailed site documentation, such as floor plans, area calculations, or simple renovations. This might involve creating 2D or 3D models for design or planning purposes. While non-surveyors can handle some of these tasks using user-friendly software and scanning tools like the BLK360 or the Leica RTC360, the risk of inaccuracies increases when workflows lack the proper quality control provided by a professional surveyor.

For projects at this level, there can be an initial misunderstanding around the complexity of the task and the level of survey-grade accuracy required. What was first thought to be a single area measurement can become multiple. Having a surveyor's expert guidance from the start helps avoid misunderstandings like this and validate any data captured, ensuring that the information is reliable and aligned with project requirements.



3. Commercial site renovations

At this level, the complexity increases significantly. Office building refurbishments, retail store redesigns, or industrial site upgrades often require precise spatial data for planning and execution. These projects typically involve multiple stakeholders, from architects to engineers and construction managers, making collaboration essential. Here, surveyors are essential and play a vital role in ensuring geospatial accuracy and data alignment with real-world conditions through proper reference frames. Surveying expertise prevents costly errors, such as misaligned designs or structural issues that could arise from relying on flawed data.



4. High-accuracy engineering and heritage documentation

The most complex projects fall into this category, including infrastructure development (e.g., bridges, tunnels, railways), heritage preservation, and large-scale engineering ventures. These projects demand the highest levels of precision and often involve unique challenges, such as accounting for the curvature of the earth, monitoring structural shifts, or preserving intricate historical details. Surveyors are indispensable here, as they bring specialised knowledge and experience with expert tools to capture data with unparalleled accuracy. From managing control points to ensuring that digital models reflect the physical reality of the site, their expertise is critical to the success of these high-stakes projects.





The surveyor at the centre of the geospatial workflow

Reality capture tools have become more accessible than ever, but understanding how digital models connect to physical reality still requires a professional surveyor. From ground truthing to quality assurance and data validation, surveyors ensure expert precision and help prevent the costly errors and safety risks that can derail a project.

In a growing community of non-surveying professionals who also use geospatial technology, a surveyor's role has expanded into that of an educator and guide, providing essential knowledge of industry standards and best practices. Initiatives like The Survey School, Level 3 and 6 Geospatial Apprenticeships, and Get Kids Into Survey highlight the commitment of the profession to education and succession.

For over a century, the unique skills of a surveyor and the challenges they face have driven our innovation at Hexagon. We remain dedicated to building the technology that provides surveyors with high-precision tools to make the most of their skills and expertise. At the same time, we welcome the growing accessibility of geospatial technology, which allows more people to benefit from its capabilities. We are committed to fostering a greater understanding of the value of geospatial solutions while continuing to support the indispensable role of professional surveyors in delivering accurate and reliable results.

In a growing ecosystem of users benefiting from geospatial data, professional surveyors remain essential. Their unique expertise elevates the value of geospatial tools, ensuring data accuracy and reliability that drive successful outcomes for all.



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