



**BROWNFIELD
SOLUTIONS**

Brownfield Solutions

Geo-Environmental & Geotechnical Consultants

Experts in ground investigation and geo-environmental solutions.



SCAN QR



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We Are Brownfield Solutions

Brownfield Solutions is a specialist, collaborative geo-environmental and geotechnical consultancy providing expert ground investigation, risk assessment and remediation services.

Since 2005, our expert team has worked with clients across a wide range of sectors including property development, infrastructure, construction and energy, investigating ground conditions, managing land contamination risks and meeting regulatory requirements.

Our services cover the full project lifecycle – from initial desk-based studies through to remediation and verification – ensuring that sites are safe, sustainable and ready for development, including:

- Phase I Geo-Environmental desk studies
- Phase II Geo-Environmental intrusive ground investigations
- Geotechnical risk assessments
- Contaminated land risk assessments
- Waste classification
- Remediation strategies and verification



Our Vision

To be a widely-renowned and highly-respected engineering consultancy, offering a bespoke and comprehensive service to clients across multiple sectors. To be recognised for the high quality of our people and products and as an essential part of our clients' design team.

Our core values

Safety

Our No. 1 priority. We work safely in all situations and locations, uphold robust H&S policies and procedures to ensure hazards during our works are managed and minimised.

Quality

We do everything to the best of our ability in a responsive manner, and are proud of the work we do. Our long-standing team pay attention to detail, are professional and consistent, and provide our clients and each other with the utmost standard in service.

Sustainability

We are committed to working sustainably, both in our day-to-day operations and in the solutions we deliver to clients.

Continuous improvement

We encourage and mentor staff to be collaborative, continue learning, reach their goals and chartership aspirations, and to continuously improve our wider services.

Diversification

We seek opportunities to broaden our services, client base, and sectors – delivering added value through trusted partnerships, and expanding our offering with additional services.

Respect

Treating people with respect and valuing people's opinions is important to us. In this way we can learn, be considerate, and feel safe to challenge each other for better projects.



In 2023, Brownfield Solutions became a member of the Celnor Group – a leading international people-focused network in the Testing, Inspection, Certification and Compliance (TICC) sector.

Celnor brings together more than 40 specialist technical and environmental businesses across the UK, USA and Europe, operating in four core divisions: Built Environment, Safety & Compliance, Risk Management, and Analytical Sciences. As part of this collaborative network, Brownfield Solutions has become part of a deep pool of expertise, technical resources and shared innovation.

Our Value Engineered Services

Brownfield Solutions provide a comprehensive range of geo-environmental and geotechnical services, specialist contaminated land and remediation consultancy for complex commercial and residential developments across the UK.

Our collaborative work supports high-value projects throughout the development lifecycle, from early acquisition advice and initial assessment, through to construction and verification.

Our role is to provide the technical and design clarity that enables clients and their schemes to move forward with confidence, whilst providing value engineered solutions that are protective of site users and the environment.

Our four core service areas are:

Ground investigation

Expert intrusive investigation services delivering critical subsurface insights.

- Phase I & Phase II Geo-Environmental Assessment
- Soil, rock and groundwater sampling
- In-situ & laboratory testing
- Monitoring & instrumentation
- Factual & interpretive reporting

Geo-environmental & geotechnical consultancy

Specialist consultancy to navigate contamination, risk, and compliance.

- Phase I Desk Studies
- Contaminated land risk assessments
- Ground gas & vapour risk analysis
- Waste classification
- Coal mining risk assessments
- Preliminary geotechnical design
- Regulatory liaison

Remediation & validation

Proven strategies to manage and verify the remediation of contaminated land.

- Remediation strategy development
- Implementation oversight during remediation
- Ground gas and vapour protection systems design and verification
- Earthworks support

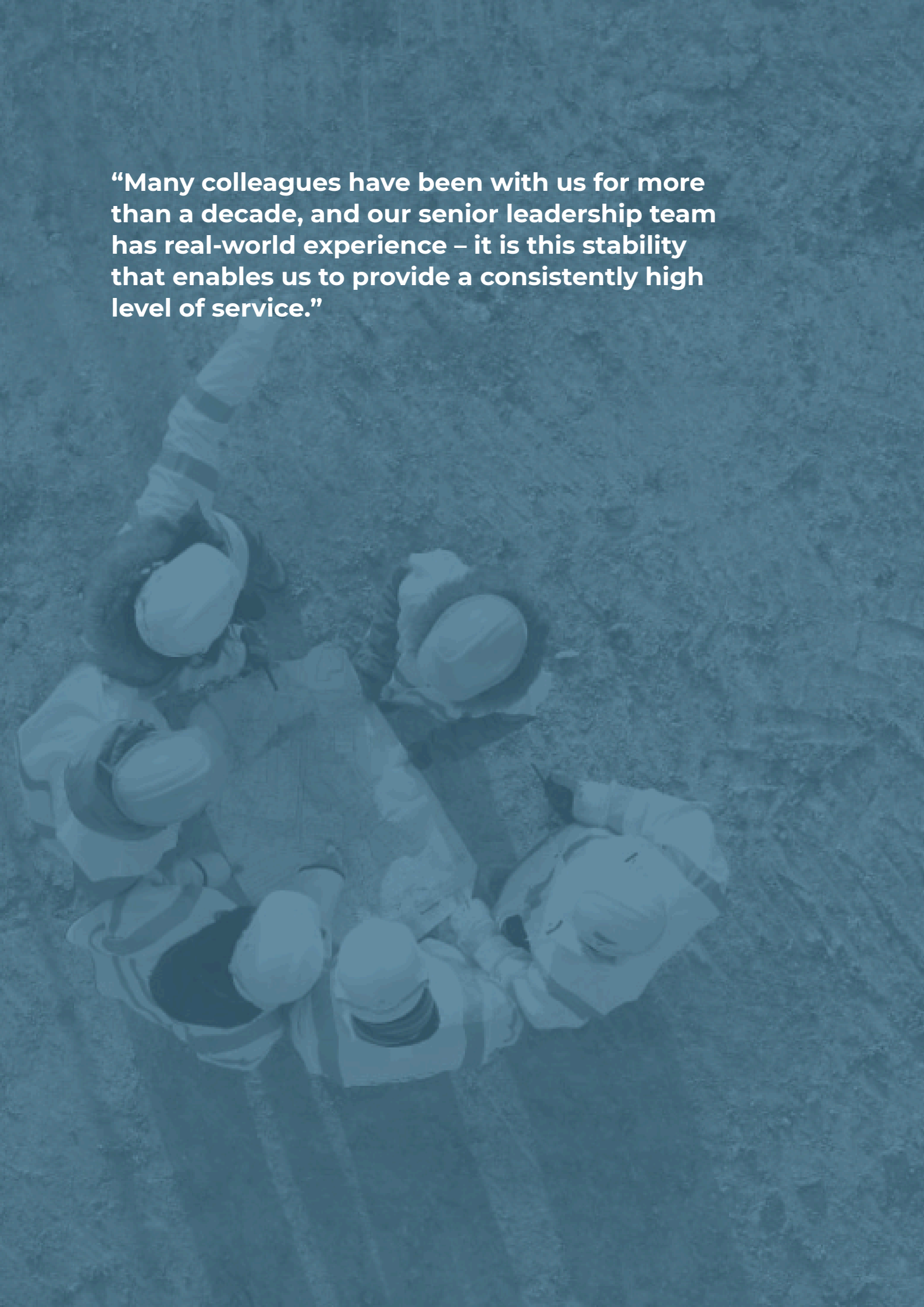
On-site testing services

Rapid in-situ testing to support the construction phase.

- CBR testing
- Plate load testing
- Soil classification testing
- LWD testing
- Settlement monitoring



“Many colleagues have been with us for more than a decade, and our senior leadership team has real-world experience – it is this stability that enables us to provide a consistently high level of service.”



The Sectors We Work In

Our geo team has delivered projects across a wide range of sectors for the past two decades. Whatever your development type and scope, we understand the regulatory landscape, the commercial pressures, and the technical complexity you face.

Property development

Residential, commercial, mixed-use and retrofit schemes, brownfield regeneration and strategic land on greenfield or grey belt sites.

Infrastructure & transport

Road, bridge and utility projects requiring geotechnical certainty.

Contracting & construction phase

Factual data supply to multi-national consultancies and earthworks validation support.

Energy & renewables

Wind and solar farms, battery storage, and energy-from-waste facilities.

Industrial & manufacturing

Factories, warehouses, distribution centres, and heavy industry.

Public sector & planning

Local authorities, housing associations, and planning consultants.

Our people-focused team understand the complexities and intricacies of compliance, planning and design. We collaborate closely with wider design teams to ensure solutions are technically robust and commercially realistic.



This perspective allows us to provide detailed long-term solutions that support design ambition, engineering options, and commercial viability.

Services for Developers

You are managing risk, programme, and return on investment simultaneously. Every unexpected delay costs money and risks the project timeline. We exist to give developers the ground intelligence you need, with a fast, clearly communicated and commercially orientated approach.

Supporting the full development journey

We fully support our clients through planning, pre-construction and on-site delivery phases – attending meetings, responding to regulator queries and providing the verification sign-off that discharge planning conditions.

What we can do for you

- **Pre-acquisition due diligence:** Phase I geo-environmental assessments to identify contamination liability and ground risk before you exchange.
- **Feasibility support:** Indicative remediation cost estimates and programme inputs to inform your appraisal and funding models.
- **Planning condition discharge:** Intrusive investigations, risk assessments, and validation reports written to satisfy regulatory requirements.
- **Remediation strategy & oversight:** Support through the remediation process, from strategy development through to verified completion.
- **Materials management:** On-site waste classification and materials management planning to reduce disposal costs and programme risk.
- **Responsive quotations:** Free, no-obligation fee proposals turned around quickly.



The bottom line:

We help developers move faster, with fewer surprises, on challenging sites.

“Ground risk is the single biggest source of uncertainty in construction”



Services for Architects & Cost Consultants

Solid design and controlled costs start with knowing what you are designing on. Cost plans are only as reliable as the ground data that underpins them. We give architects and cost consultants the confidence to design and provide cost predications with precision, before assumptions can hinder a multimillion-pound project.

Reducing cost risk

For cost consultants, the biggest sources of budget overrun on brownfield and mixed-use schemes are contamination and abnormal ground conditions that were not adequately characterised at the time of cost planning.

We can provide early-stage ground investigation data and indicative remediation estimates that allows quantification of risk, and help avoid the uncomfortable conversations when significant issues emerge later at the construction stage.

What we can do for you

- **Geotechnical design parameters:** Foundation recommendations including bearing capacity and settlement analysis to inform detailed design.
- **Drainage & SUDS feasibility:** Infiltration testing and assessment to support sustainable drainage design and planning submissions.
- **Abnormal cost inputs:** Early indicative remediation and earthworks cost data for inclusion in cost plans at feasibility stages.
- **Collaborative working:** We attend design team meetings and respond promptly, adapting our scope to create a valued engineered solution.



The bottom line:

We translate the ground into design-ready data, so your designs and cost plans are built on solid foundations.

Services for Civil & Structural Engineers

You need geotechnical data you can actually rely on: complete, technically rigorous, and presented in a format that feeds directly into your designs.

Investigation scoped to your engineering questions

We actively engage with engineering design teams to understand proposed structures, loading regimes, and design philosophy – then design our investigations in collaboration to achieve the best value.

Ground data that informs efficient design

Without reliable geotechnical data, design teams are working with assumptions that can unravel at tender stage or, worse, during construction. We translate complex subsurface data into clear, design-ready outputs for shallow or deep foundation design, insights in groundwater behaviour and confirmation of ground gas risk mitigation requirements that feed directly into your RIBA stage deliverables.

On-site throughout construction

Our involvement does not end at the ground investigation stage. We provide on-site testing and monitoring services throughout the construction phase: from compaction testing and plate load tests during earthworks and sub-base construction, to groundwater and settlement monitoring during and after enabling works.

What we can do for you

- **Geotechnical ground investigation:** Various exploratory techniques and in-situ testing scoped to your structural and civil engineering design requirements.
- **Laboratory testing:** Classification, strength, compressibility and permeability testing.
- **Geotechnical interpretive reports:** Preliminary foundation, floor slab, drainage, highways and construction phases design recommendations.
- **Slope assessments:** Geotechnical inputs and interpretive commentary to support slopes stability design.
- **Earthworks design and validation:** On-site monitoring and testing to validate engineered fill placement.
- **Long-term monitoring:** Settlement analysis to track ground behaviour over time.

The bottom line:

A collaborative approach to obtaining ground data for your designs – scoped around your requirements, delivered on programme.

Why choose Brownfield Solutions?

Our People

Our team is what sets us apart. From proactive experts in the field, consultants who partner with designers, to in-house support teams who provide the best customer service, you'll get to know us as an extension of your own team.

Many of our colleagues have been with us for more than a decade, and our senior leadership team has real-world experience – it is this stability that enables us to provide a consistently high level of service.

Collaborative approach

Our team's expertise extends to developing and implementing remediation plans, overseeing earthworks, verifying ground gas protection measures, and supporting sustainable drainage solutions, ensuring that projects progress safely, efficiently and cost-effectively.

Technical excellence

Our team of experienced staff supported by chartered consultants offer a collaborative approach to finding technically rigorous and defensible commercially focused solutions.

Responsiveness

We understand development programmes are time-critical. We work closely with our clients' design teams, and are committed to proactive communication and prompt turnaround times.

Nationwide coverage

With offices in Cheshire, the Midlands, and Hampshire, we provide total coverage across the UK.

Full project lifecycle

From Phase I desk study to post-remediation validation, we provide seamless continuity of service across every project stage.

Value engineered approach

We deliver clear, actionable solutions that support planning applications, feasibility assessments and construction strategies.

Proven track record

A trusted development partner to architects, developers, contractors, and infrastructure providers since 2005.

Our objective is to identify genuine issues, assess them accurately and provide proportionate remediation strategies that satisfy regulators while protecting project viability.

By working closely and collaboratively with developers, architects and engineers, we ensure our advice integrates seamlessly with the broader design and delivery process.



Viadux, Manchester

Project overview

The overall Viadux development in Manchester comprises the construction of a 39-storey residential tower, a 76-storey residential tower, connecting podium structure, and conversion of the 1870's Grade II listed masonry viaduct. The towers and podium were to be constructed over the existing viaduct.

Our approach

A programme of intrusive ground investigation was undertaken to refine the geological and geotechnical understanding of the site. Borehole data was reviewed to confirm consistency in rock strength parameters and soil-rock interfaces, enabling the development of a robust ground model to inform geotechnical design.

Targeted investigations were also completed around the Victorian viaduct piers to assess the nature and condition of historic-made ground arisings. Initial probing confirmed the presence of very loose, highly porous material, presenting a risk to structural stability and requiring further intervention.

In parallel, geo-environmental risk assessments were progressed across multiple phases of the development, adopting a pragmatic, whole-site approach that recognised differing land uses and phasing constraints while maintaining a clear focus on risk control and material re-use.

The solution

A piled raft foundation solution was recommended for the development. A drill-and-grout stabilisation strategy was designed and implemented around each viaduct pier in order to further stiffen soils below the raft. The works were fully verified by BSL.

Bespoke Remediation Strategies were developed for each phase of the site, tailored to the identified risks and proposed end uses. These strategies prioritised the retention and re-use of materials on site wherever feasible, reducing disposal volumes and supporting sustainable development objectives.

Outcome

BSL's intrusive investigations enabled the design of a bespoke foundation solution for the development, which involved a piled raft coupled with compaction grouting of the loose Victorian-made ground surrounding the viaduct piers.'

The phased geo-environmental assessments and remediation strategies ensured the site was safe and suitable for its intended uses, while maximising material re-use and protecting land value. The approach provided the client and wider project team with confidence that geotechnical and environmental risks were being managed proportionately, robustly, and in line with best practice.

Commercial Warehouses, Luton

Project overview

Brownfields Solutions was appointed to provide comprehensive geoenvironmental and geotechnical support for the redevelopment of a technically complex brownfield site.

The site was a former ball bearing factory, operational from 1911 until the mid-2000s, with a long industrial history and known contamination issues including hydrocarbons, volatile compounds, asbestos, PFAS, and PCBs. A key challenge for the project was achieving regulator confidence and securing planning permission without over-engineering the remediation solution, while ensuring costs were kept within the Client's budget and programme constraints.

Our approach

A phased, risk-based approach tailored to the site's historical use and redevelopment objectives was implemented in line with the Land Contamination Risk Management (LCRM) framework. Hydrocarbon vapour sampling and DQRA was undertaken to determine if VOC membranes were required.

Close collaboration with the Client, regulators, and the wider project team was central to our approach. By maintaining open communication with the Environment Agency, Local Planning Authority, demolition contractor, and build contractor, BSL ensured that technical decisions aligned with regulatory expectations and the construction programme.

The solution

A suitable foundation solution was determined which comprised pad foundations and ground bearing floor slabs with watching brief for solution features in the chalk.

A bespoke remediation strategy was designed and implemented to provide betterment with respect to of controlled waters. This included source removal (underground fuel tanks etc) subsequent validation and monitoring of groundwater concentrations, including PFAS, which was found to be at low level and a result of both off site and localised on site sources.

DQRA was used to minimise the number of units which required VOC membranes.

A Materials Management Plan (MMP) was implemented which maximised re-use of recycled materials on-site within the current legislative framework.

Outcome

Ongoing pragmatic remediation, and verification of a complex brownfield site directly underlain by a principal chalk aquifer, to facilitate development and discharge of relevant planning conditions.

Value engineering including use of hydrocarbon vapour monitoring and DQRA to minimise the number of units requiring VOC resistant membranes saving on significant costs

Why choose Brownfield Solutions?

- Proven track record in transforming sites into high-value assets.
- People-focused and value engineered solutions.
- Expertise in regulatory navigation and stakeholder engagement.
- Commitment to sustainability and future-proof solutions.
- Dedicated project managers focused on efficiency and results.

When ground risk is understood early, projects move forward with greater certainty.



"Brownfield Solutions has been an invaluable partner to our business since 2021. Their team provides expert Phase I Geo-Environmental Assessment desktop studies, reviews Phase II Geo-Environmental Assessment site investigation reports and carries out additional intrusive investigations where needed. They deliver practical remediation strategies and ensure on-site supervision and verification are carried out to the highest standard".

– Anwyl Homes





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