A detailed historical map of the Mowbray, Sydenham, and Beckenham area in London. The map shows a dense network of streets, numerous buildings, and several churches. Key landmarks include Sydenham Station, Recreation Grounds, and Athletic Grounds. The map is oriented with North at the top. The title 'MOWBRA SYDENHAM' is prominently displayed in the center. Various labels for streets, buildings, and parks are visible throughout the map.

# PISA

Chartered Surveyors & Architects | Property & Planning Consultants

RIBA 



# WHAT WE DO

With over 40 years experience and an impressive client base in the South-East of England, PJSA offers a reliable, extensive and imaginative professional service.

Being a small firm we can give our clients the personal attention that they should expect. We pride ourselves on our creative thinking and that a large proportion of our work comes from long standing clients and personal recommendation.

We have a well established team of professional consultants who provide specialist services as required.

Our offices are located in Dorney, close to Windsor and Eton.

# PJSA

Chartered Surveyors & Architects  
Property & Planning Consultants



## Chartered Surveyors

Our expertise covers a wide range of property advice including land ownership and management, future planning, boundary issues, Expert Witness and representation.

## Planning Consultants

We deal with a range of planning issues, from simple applications to Public Inquiry Appeals, Enforcement Notices and Certificates of Lawfulness. We advise on strategic planning and housing potential.

## Chartered Architects

We guide you through the design process according to your needs. We produce technical building regulation drawings and carry out project management during construction to ensure a high quality of finish.

## Registered Valuers

PJSA are RICS Registered Valuers providing valuation advice and reports for tax and probate purposes. We are also Expert Witness valuers.

## Rural Advisors

We have extensive knowledge on rural affairs, ranging from agricultural, equestrian, green belt and land use together with rural property management.

## Sales & Lettings Agents

Our expert guidance in sales and lettings combined with a range of marketing techniques means we have an excellent track record for selling property.

## Managing Agents

We specialise in the management of commercial, rural and residential properties. We are skilled negotiators and experts in maximising our clients' assets.



# THE TEAM



Peter Smith

MRICS, ACI Arb,  
RICS Registered Valuer  
Managing Director

Peter has 30 years' experience as a property professional and he often chairs professional seminars. He has been active with RICS committees and panels and acts as an Independent or Joint Expert in various property matters including valuations, boundaries, land tenure and planning. He trains graduates for their RICS professional qualifications.



Oliver Thompson

BA (Hons) PgDip Surv  
Director

Oliver has a BA in Geography from Portsmouth University and went on to gain a PgDip in Surveying with the College of Estate Management. With over 10 years of experience he provides advice on many matters, including rural and commercial planning, estate management, land development and rural diversification.



Josh Mears-Smith

BSc (Hons) MArch PgDip  
RIBA Chartered Architect  
Director

Josh studied Architecture at the renowned Welsh School of Architecture where he produced an award winning design for his Master's Thesis. His 6 years of experience ranges from one-off residential homes to £30 million large scale leisure developments. He has experience in the design of high quality rural architecture.



Harriet Eyre

BSc (Hons) MSc MRICS  
Chartered Surveyor

Harriet is a qualified Chartered Surveyor taking on key roles within PJSA's professional team. She joined PJSA in September 2015 and advises clients on a wide range of professional matters including, sales and lettings, valuations, rural and planning matters. She is currently working towards qualifying to be an Agricultural Valuer.



Emrys Williams

BSc (Hons) MSc MRICS  
Chartered Surveyor

Emrys is a Chartered Surveyor and takes on essential roles within PJSA's professional team. He joined the firm in June 2015 and has a passion for rural planning with expertise in planning appeals and advises clients on the sale and letting of land and property.



John Greenshields

BSc (Hons)  
Graduate Surveyor

John has a Bachelor of Science degree in Rural Enterprise and Land Management from Harper Adams University. He assists Peter on a wide range of casework. He is currently working towards becoming a Chartered Surveyor



Jan Wright

Office Administrator

Jan is responsible for making sure everything in the office runs smoothly and efficiently including general office management and accounts.



Jen Kirkpatrick

Sales and Lettings  
Office Assistant

Jenny is our first port of call for sales and lettings and assists Oliver including, advertising, marketing and general administration.

# WE ARE PLANNING CONSULTANTS

We maintain the highest standards in accordance with the Royal Institution of Chartered Surveyors and we keep up to date with changes in legislation and property matters. This ensures our advice is reliable, professional and valuable to our clients.



## Our Planning Expertise

PJSA have over 30 years expertise in planning. We specialise in Green Belt and rural development, and have a good rapport with many Local Planning Authorities. We advise on how to resolve problems using various methods, often requiring creative thinking. This requires extensive knowledge of the planning regulations and of how the planning system works as a whole.

We deal with matters such as agricultural or equestrian developments, change of use of land, new housing or extensions, permitted development and building conversions.

- > Initial Consultation
- > Planning Research
- > Pre-application Consultations
- > Full Planning Applications
- > Certificate Applications
- > Committee Representation

## Appeals and Enforcement Notices

We have extensive experience in representing clients for Appeals against refusals and when Enforcement Notices have been served.

- > Written representations
- > Informal Hearings
- > Full Public Inquiries

## Planning Reports

PJSA produces or commissions many different reports often necessary for the planning process. These include:

- > Topographical & GPS Site Surveys
- > Flood Risk Assessment
- > Detailed Planning Policy Statements
- > Highways
- > Structural & Building Reports
- > Contamination Reports
- > Ecological Reports

## Long Term Planning

We regularly promote land in the Green Belt for development. This requires long term strategy including developer option agreements, submission and consultations with the planning authorities. We have a strong understanding of how longer term planning works and the most appropriate routes for success.





# WE ARE ARCHITECTS



Our Chartered Architect has experience in a wide range of sectors including residential, commercial, leisure and rural. We believe high quality design is essential for any project to increase value, reduce running costs and create beautiful, comfortable buildings to live and work in.

RIBA 

## Design Briefs

We help our clients understand and prioritise their aspirations for a project. PJSA can undertake initial costings, surveys and reports at this stage to have an idea of potential obstacles and budgeting issues to mitigate future problems.

## Costing & Feasibility Studies

With a defined scope, we assess the information and conclude how feasible a project is. Varying issues may prevent progress, such as flooding, costs, planning permissions and site restraints. PJSA can analyse these obstacles and advise on the best course of action.

## Planning

PJSA produce Design and Access Statements to an exceptionally high standard to ensure schemes are positively received by the local planning authority. We benefit from the collaboration of Chartered Architects and Chartered Surveyors which combines both design and planning knowledge.

## Building Regulations

We know the requirements to achieve building regulations approval and produce the technical drawings necessary for construction projects. Structural advice is required at this stage and can be given by a team of consultants well known to PJSA.

## Construction

We conduct regular site inspections to ensure construction progresses efficiently and to a high standard. PJSA can manage the construction contract and work with the contractor regarding legal matters. During this phase we will be on hand to deal with any necessary design issues that arise on site.

## Computer Renders & 3D Modelling

PJSA can digitally model your scheme allowing you to easily understand your design and aid the decision making process.

From this model we can produce photo-realistic renders to help you visualise your proposal, allowing for easier exploration of the materiality of your project. These images are also extremely helpful when proving a scheme's high quality finish to the planning authority .





# WE ARE SURVEYORS & VALUERS



PJSA are registered valuers with the Royal Institute of Chartered Surveyors and we are recognised by Government bodies, Local Authorities, the Courts and Inland Revenue for the purposes of valuations of property.



## Registered Valuers

Peter Smith is a RICS Registered Valuer, with 30 years experience and no claims against him. He is also an Expert Witness and often acts as a Single Joint Expert in legal cases. Being one of the very few Registered Valuers who is also a planning expert, he is able to provide the full spectrum of expertise for more complicated valuations and Expert Witness work.

## Valuation Reports

Examples of valuations PJSA carry out:

- > Probate & Inheritance Tax
- > Capital Gains Tax
- > Joint Ownership
- > Expert Witness
- > Lands Tribunal
- > Rental
- > Matrimonial
- > Reports for Accounts purposes

## Rural Advisors

All of our Surveyors have rural backgrounds and training so understand the countryside and farming. Because of the wide ranging expertise required in rural surveying, this knowledge allows work in the urban environment to make up a large portion of our work.

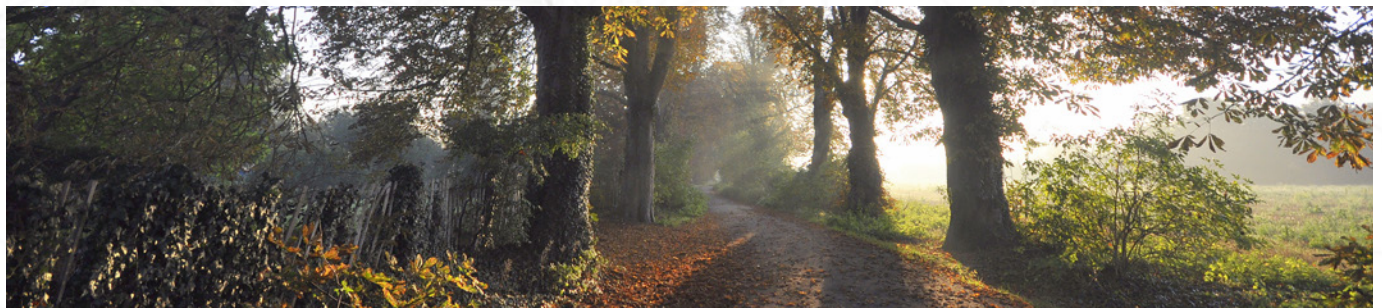
## Compensation

We offer expert property advice and representation to Landowners and occupiers who are affected by public utilities such as water, oil and gas pipelines, cables, sewage, roads and motorways.

## Property Reports

Examples include:

- > Boundaries
- > Ownership
- > Access
- > Covenants
- > Land Use & Quality
- > Structural & Condition Surveys
- > Dilapidations





# WE ARE SALES, LETTINGS AND MANAGING AGENTS

We specialise in properties with a multitude of uses requiring professional planning and tenure expertise. We have expert knowledge of the market and how to maximise the value and potential of your property.

## Property Management

We have experience in commercial, industrial, residential and rural property management. Our main area of influence is West London and the Home Counties. We also have specialism in Film and TV facilities.

## Leases

For the last 20 years we have negotiated heads of terms and drafted, amended and completed commercial leases for our clients. We also provide residential and farm business tenancies and a variety of licences and agreements.

## Agency - Sales and Letting

PJSA prides itself on being able to take on those properties that other agents find difficult. We have an extensive database of a broad range of potential buyers and tenants. We offer a number of methods to sell your property:

- > Private Negotiation
- > Private Treaty
- > Informal Tender
- > Formal Tender
- > Auction

## Properties

Examples of the types of properties we can help you with are:

- > Commercial Yards
- > Agricultural - Land and Buildings
- > Equestrian
- > Development sites
- > Residential Investment Portfolios

## Marketing

PJSA has a regularly maintained and busy website where we display our clients' properties. We advertise through Rightmove and specialist property publications and use drone technology to create aerial photos and videos to maximise impact. PJSA can also produce 3D rendered images to show development proposals to their greatest effect.





Chartered Surveyors & Architects | Property & Planning Consultants

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