

PSA

Chartered Surveyors & Architects
Property & Planning Consultants
Registered Valuers

RIBA 

 RICS

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

Founder and Managing Director
Chartered Surveyor
MRICS, AICArb.
RICS Registered Valuer

Peter began his career in 1980 and founded PJSA Ltd in 1994. He is a Chartered Surveyor and RICS Registered Valuer, Planning Consultant and past Buckinghamshire County Councillor. He provides the highest quality professional service that makes a difference to peoples' lives; this is the ethos that runs throughout PJSA Ltd. Peter acts as an Independent or Joint Expert in various property matters including valuations, boundaries, land tenure and property related disputes whilst regularly training graduates for their RICS professional qualifications.



Josh Mears-Smith

Director
RIBA Chartered Architect
BSc (Hons) MArch PgDip

Josh completed his studies in 2012, having finished first in the year for his design at master's level and a merit in his Post-graduate Diploma at The Welsh School of Architecture. He relishes projects that require thinking outside of the box and those that also protect the environment while creating a better place for people to live and work. Josh has been involved in the design of many building projects from residential homes to £30 million large scale leisure developments.



Charlotte Cates

Commercial & Residential
Property Manager

Charlotte joined PJSA in 2020 to lead the property management team, including sales and lettings, having managed property portfolios since 2014. Part of Charlotte's role is to keep up with regulations and legislation to protect PJSA's clients and tenants in a constantly changing environment. She also manages the maintenance of the property portfolio and is tenacious in securing the right outcome for her tenants.

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.



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.

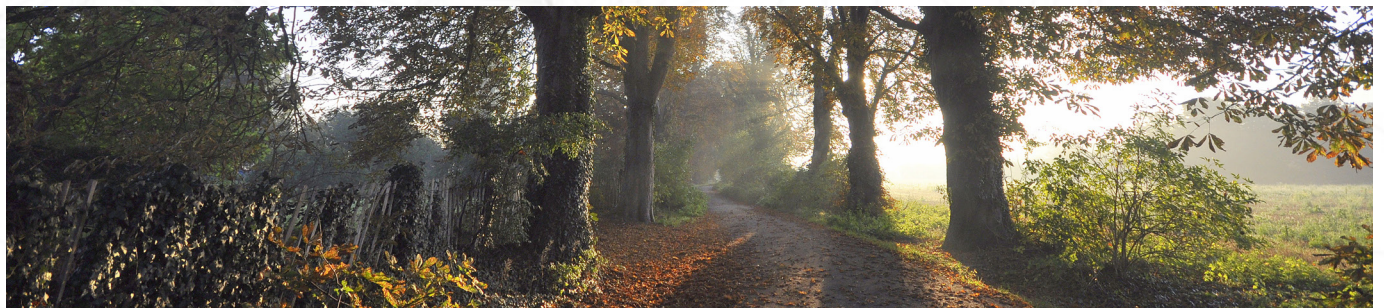
Compensation

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

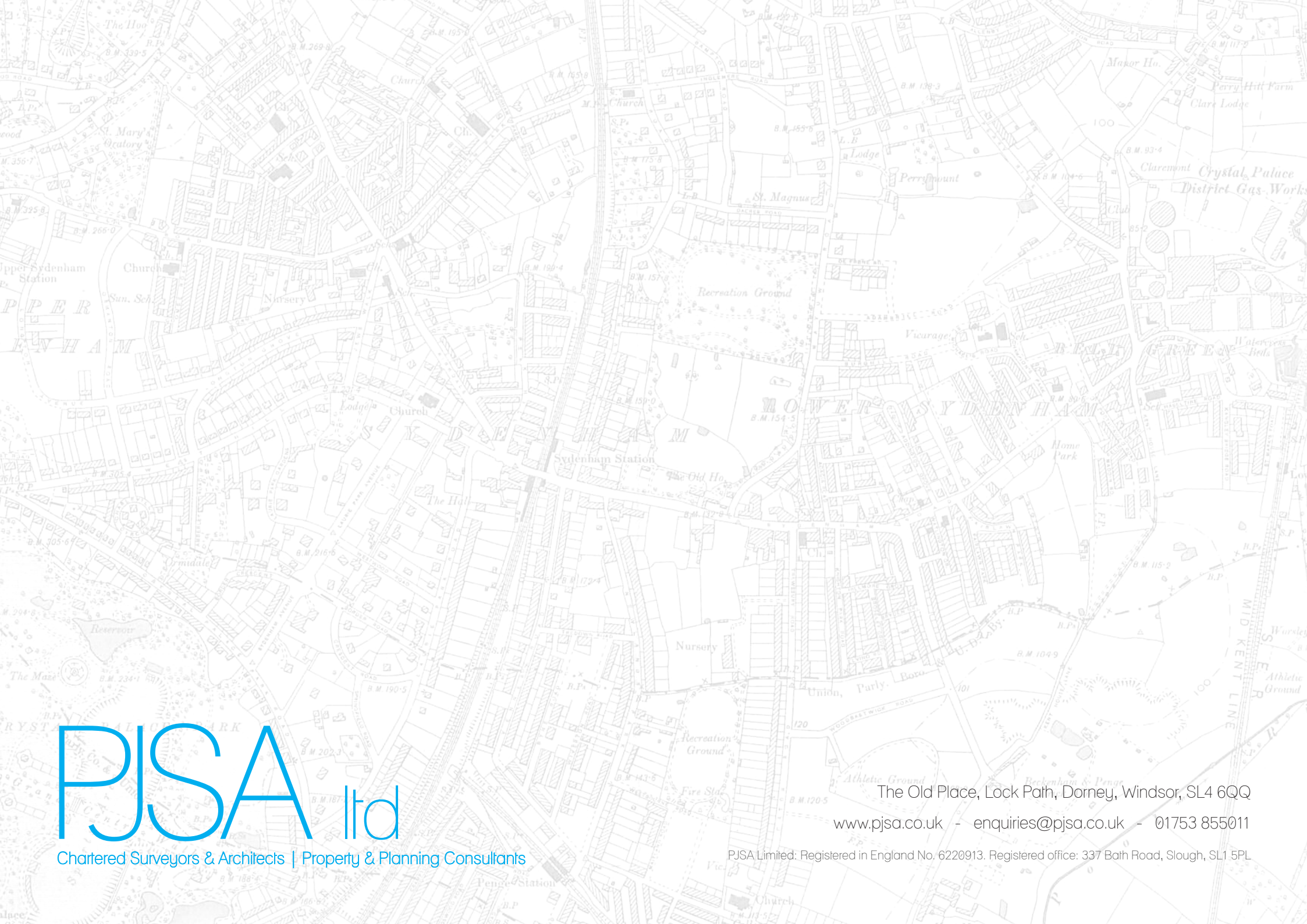
Examples of the types of properties we can help you with are:

- > 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.





PJSA Ltd

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