



MJBTECH.CO.UK

About Us



As a family run business, we offer a unique personal service to all our existing & new clients. We have over 25 years' experience in the construction industry and our experience incorporates a vast and diverse range of projects both Nationally and Internationally in sectors such as Emergency Services, Retail & Commercial, Health, Education, Industrial, Leisure, Airports, Rail & Residential.



We have a proven track record to maintain through planning, listed building consent & building regulations approval.

MJB Technical Services is a specialist Structural / Architectural Design studio, located in Chesterfield, Derbyshire but servicing nationwide. We offer services in Planning, Structural, Architectural & 3D surveys.



Our clients range from international Design Consultancies, Structural Consulting Engineers, Chartered Surveyors, Developers / Investors, Homeowners.

The Staff



Michael is the founder and Managing Director of MJB Technical Services. He has over 25 years' experience in the Construction industry and has held managerial positions within market leading international consultancies. His drive for pursuing this career comes from his Architect great Grandfather, W G R Sprague, whose love of heritage buildings, saw him design many Theatres in London with unsupported balconies. Michael's knowledge and experience lies over many sectors and ranges across a broad spectrum of projects both locally and internationally. Outside of work, Michael enjoys walking, being outdoors & is a keen golfer having played for county at junior level.

James has been in the Construction industry for 4 years. Starting out as an apprentice, he has worked his way up to a Managing Level. This means he now handles his own projects, undertakes site surveys, communicates with external bodies such as Engineers, Councils, Case Officers & Clients. James is quick to learn & has a real passion for assessing the practicalities of software such as Revit & AutoCad and finding the most efficient methods of working. His knowledge that he has gained over the last 4 years has enabled him to work his way through a simplistic job to one of a complex size. During his spare time, James enjoys a 'good' game of golf & playing video games.



Barbara joined the company in January 2021 & is responsible for all the administration / finance side of the of the business. Having always worked in Administration, Barbara prides herself on being organised & ensuring a smooth running of the office. In her spare time, Barbara enjoys decorating, crafting & walking.

Planning

With over 25 years' experience & working nationwide, MJB Tech provides expert advice on a full range of planning application processes. We advise Landowners, Developers, Investors, Public & Private Sector Bodies. We cover a range of sectors from Residential, Commercial & Agricultural.

What we do:

- Offer a free initial consultation on-site to discuss the project
- Identify the best possible application route to achieve your development objectives
- Assess the details required to accompany the planning application
- Balancing the requirements to gain the best success route
- Make use of our inhouse site survey team to undertake a full digital site survey, using our latest photogrammetry survey equipment
- Develop a full design package to accompany the relevant planning application
- Work alongside specialist contractors such as Ecologists, Arboriculturists, Drainage Engineers, Acoustic Consultants, Heritage Consultants, etc.
- Engage with Parish Councils, Local Residents including Community Consultations
- Negotiate & advise on section 106 (S106) agreements & community infrastructure levy (CIL)
- Advise on planning conditions
- Work closely with Planning & Conservation departments



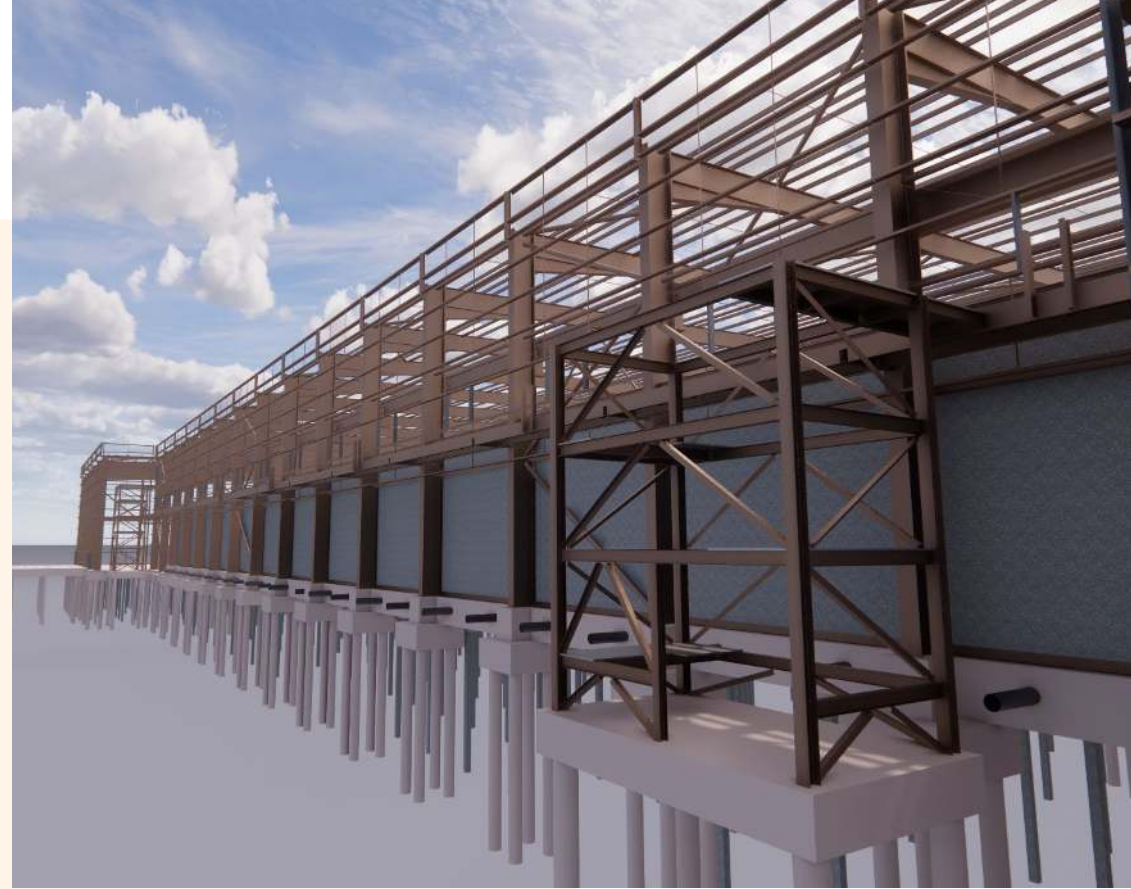
Types of applications:

- Pre - Application advice
- Householder planning consent
- Full planning consent
- Outline planning consent
- Reserved matters
- Listed building consent
- Advertisement consent
- Lawful development certificate
- Prior approval for permitted development including class Q barn conversion
- Removal / variations of conditions
- Approval (discharge of conditions)
- Non-material amendments of an existing planning application

Structural Services:

MJB Technical Services has worked in the Structural Steel and Design industry for several years working with both large and small engineering clients to draw up structural designs in both 2D and 3D. If your drawing requirements are minimal making it difficult to employ competent permanent or temporary staff, we are here to fill that gap. With over 25 years' experience our skills sets range in the following areas:

- Airports
- Health Care
- Industrial Buildings
- Railways
- Bridges
- Prisons
- Residential (of various sizes)



Our expertise extends to 3D design within AUTODESK Revit, drawing up projects to work alongside architectural models, as well as 2D AUTOCAD.

Our detailing services consist of:

- Full structural steel detailing service for steelwork fabrication. Method of detailing is dependant on the size and type of project but can range from basic 2D AutoCAD drawings to 3D models
- Full structural reinforced concrete detailing to latest codes using 2D AutoCAD with Excel bar bending schedules or CADs RC detailer with integrated bar bending schedules
- Timber, steel, concrete framed building layouts and details using 2D AutoCAD or 3D Revit models.
- Site supervision and checking services during all phases of construction
- Advice and checking services
- General 2D AutoCAD structural drawing service
- General 3D Revit structural modelling service

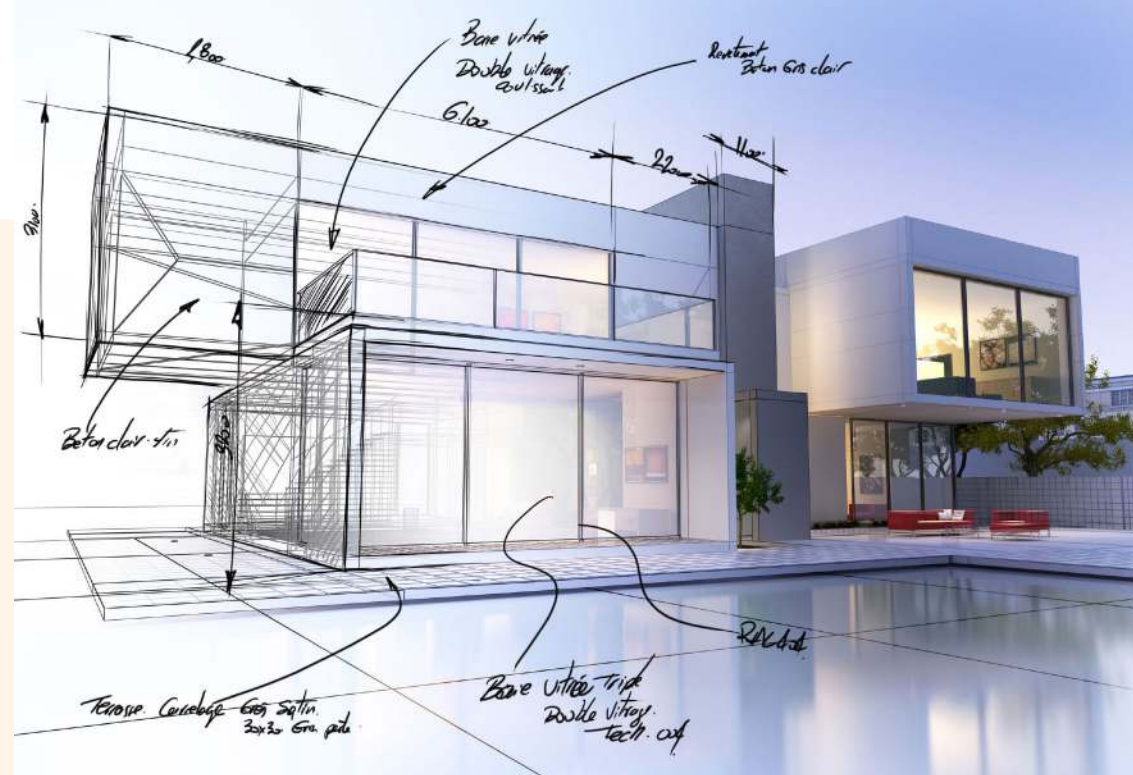
Architectural Services

MJB Tech Architectural Designers approach all projects, starting with initial concept design through to full detail design. We liaise with our inhouse Planning Consultants & Building specialists to achieve compliance with all local & national planning & building regulations guidance and approved documents.

All design work includes sketches, digital 3D modelling & high-quality scaled drawings.

What we do:

- New build development design using traditional, modern & contemporary styles
 - Residential
 - Commercial & Agricultural
 - Conservation areas, including areas of outstanding beauty
 - Listed building curtilage
- Building conversions (change of use)
 - Residential conversions of Agricultural buildings under permitted development rights (Class Q)
 - Listed buildings
 - Building in a conservation area
 - Commercial property
 - Public houses
 - Retail
- Existing buildings
 - Extensions
 - Renovations
 - Loft conversions
- Project management
 - Estimate & negotiate costs
 - Formulate budget
 - Create schedule & work timetables
 - Manage project
 - Liaise with client or stakeholders
 - Work with building, construction & regulatory specialists



Building Regulations

MJB Tech offers a fully inclusive building regulation service that usually commences following planning approval except for listed buildings which would run alongside.

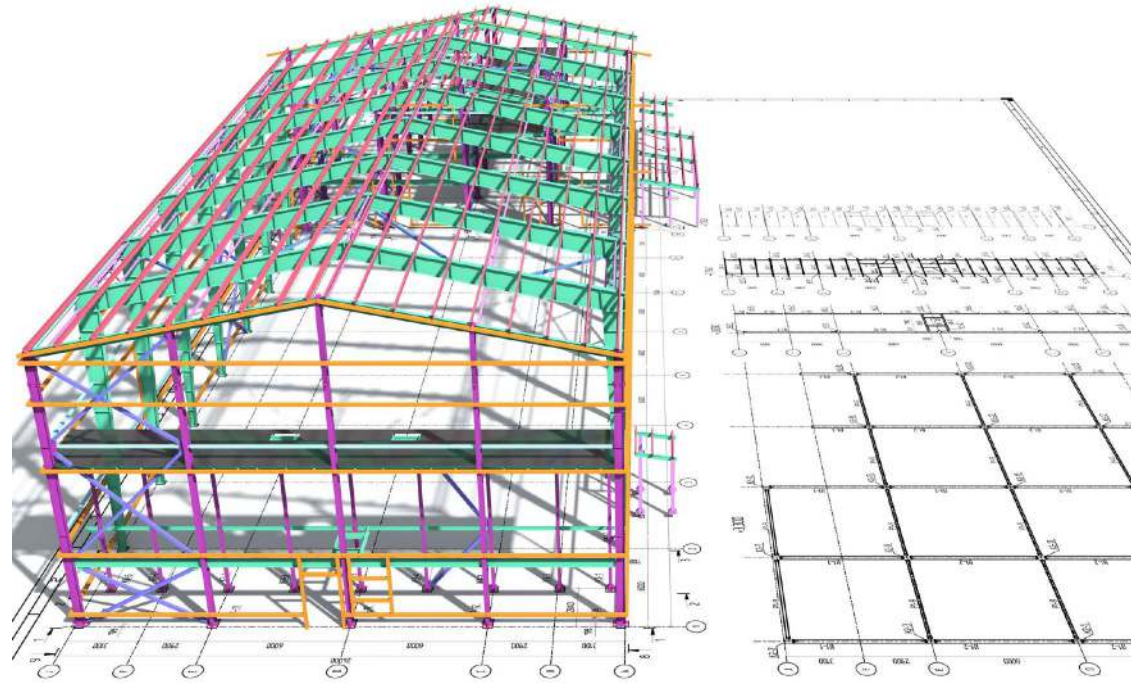
The building regulations package will be compiled with professional input from additional relevant prior approved professionals. All designs, products and procedures will be executed and detailed to building regulations approved documents listed below:

- Structure: Approved document A
- Fire Safety: Approved document B
- Site preparation and resistance to contaminants & moisture: Approved document C
- Toxic substances: Approved document D
- Resistance to sound: Approved document E
- Ventilation: Approved document F
- Sanitation, hot water safety and water efficiency: Approved document G
- Drainage and waste disposal: Approved document H
- Combustion appliances and fuel storage systems: Approved document J
- Protection from falling, collision and impact: Approved document K
- Conservation of fuel and power: Approved document L
- Access to and use of buildings: Approved document M
- Electrical safety: Approved document P
- Security in dwellings: Approved document Q
- High speed electronic communications networks: Approved document R
- Material and workmanship: Approved document 7

The package will be submitted to Building Control for approval and will be used by the contractor during construction.

By choosing this service you will not only receive accurate quotations by eliminating additional extras during construction, but also speed up the construction process and the final building regulations completion certificate.

We work closely with Building Control & other professionals through the entire process both streamlining & maintaining our 100% approval rate.



Photogrammetry Services:

Our 3D data platform is the most powerful, accurate and quickest way to document a building or property. We use a high-quality camera with professional photo resolution that is accurate within 1%.

Applications:

- **Real Estate** - Whether you are an Estate Agent, a Broker or a Property Manager, our 3D virtual tours can increase commission, reach a wider audience & close on properties faster
- **3D Photography** - Set yourself apart from the competition. Our capture platform lets you create 3D digital twins of any physical space, helping you capture new clients & grow your business
- **Retail** - Capturing immersive 3D models of in store layouts & displays, enables retailers to quickly & easily plan, implement and manage brands, floor layouts & merchandising across locations
- **Travel & Hospitality** - From vacation & hotels to event spaces, you can elevate the promotion of your business with 3D tours that increase bookings, drive higher occupancy rates & increase engagement rates
- **Homeowners** - Homeowners can create an immersive digital twin of their home to aid them with the design of improvement projects, document their possession for insurance & preserve memories
- **Insurance & Restoration** - Whether you are an insurance provider, a claims adjuster, a building company, a property owner, we can ensure the most accurate, transparent, & fair documentation & valuations possible, closing claims much faster
- **Facilities Management** - Our 3D data platform is the most efficient & effective method to survey your existing buildings & report on the building layout & conditions to manage maintenance & develop remodelling plans



- **Architecture, Engineering & Construction** - Whether you work in architecture, engineering or construction, you will be able streamline documentation, 3D asbuilts & collaborate with ease. With our 3D platform you can also reduce costs & help save the most precious commodity, time.

What we offer:

- A full building scan using our 3D photogrammetry camera
- Access to 3D digital twin walkthrough for predetermined time frame
- A full point cloud data file that can be used in most 2D & 3D CAD packages
- Extracted floor plans, sections & elevations that are accurate to within 1%

Advantages to the end client:

- Up to a 50% time & cost saving on traditional measured surveys & existing drawing package
- Increased accuracy on distance & angles
- Reduced number of site visits by utilising & sharing the 3D photogrammetry model with subcontractors



Project 1 - The Old Mill, Ross-on-wye, Herefordshire

This is a Grade 2 listed, 4 storey Mill property. The brief was to undertake a planning & listed building application for alterations & change of use. Prior to us being successful in securing the project, the property had undergone various failed applications in the past. The building was in a derelict condition with very minimal internal structure remaining and multiple openings in historic window and door locations.

Following a full structural survey, we devised a layout that best suited the existing building along with the existing openings. We introduced a generous hallway at ground floor with a single staircore at the rear of the building to all 4 floors. Each floor consisted of 2 No. apartments with most being 2 bedroom and finished off the fourth floor with 2 penthouse apartments that both benefited from open balconies. The external gardens were landscaped, and the bin & cycle storage were housed in a historic outbuilding. Materials used in the project were locally sourced stone and roof slate to match the existing with all windows and doors being of high-grade solid oak.

The approval of the design was granted and following on from this, we continued working alongside the client to produce a building control package to satisfy building regulations and construction. Following construction, the Old Mill was shortlisted and a finalist for the Best Social Housing LABC Building Excellence awards.



Project 2 - Bent Farm, Matlock, Derbyshire

This property is an existing farmhouse rebuild. We were instructed by our client to undertake a full structural package for the design of a replacement farmhouse. Planning permission had previously been granted for this. In addition to the detached double storey stone farmhouse and swimming pool annexe, the main house was to benefit from a full habitable basement. The existing farmhouse was in a neglected condition and needed to be demolished to make way for the newbuild farmhouse. In order to undertake the structural works, we created an Architectural model that was used as a foundation for the structural model. This allowed us to fully coordinate the Architectural and Structural models by interlinking them which provided full clash detection. We co-ordinated the entire project through Autodesk Revit.



Following the 3D modelling stage, we undertook a full detail design of the proposed building that accommodated the following and catered for Building control approval and construction purposes.

- Full basement and substructure GA, details and reinforced concrete detailing including bar bending schedules.
- Full steelwork superstructure GA, details and full fabrication drawings
- Ground and first floor composite slab GA and details
- Full masonry GA and details

During construction all elements of the build went smoothly with little wasted time or materials. The coordination and full detail package for this build was key in this outcome. The client has moved into the property & is enjoying all aspects of the new build.



Project 3 - The George, Somersham, Cambridgeshire

Our client purchased this vacant Public House and due to the tax burden, it was likely the property would have remained empty for a significant time. Before beginning the project, we had researched all aspects of the property and learnt that there were multiple pubs in the vicinity, therefore staying as a public house and the work needed to restore and upgrade would result in higher costs than the pub would actually make in income. This was just not feasible. The building was in a poor condition, had been vacant for over 2 years and had been vandalised after numerous break ins.

Our proposal would see a change of use from a drinking establishment to residential, which also incorporated the restoration of all the original features to the internal and external of the building. This also included 4, 1 bed residential flats, with a cycle and bin storage area. The application was approved, and the building work completed to a high standard. Two of the 4 flats have now been sold.



Project 4 - Working mans club – Sheffield

Our client, the main design and build contractor approached us to initially undertake a 3D Photogrammetry Survey of the existing building. This was to supply a virtual twin for the purposes of design and interior fitout including supply of existing drawing package to base there design on.

We attended site at a convenient time so as not to interrupt or disturb ongoing site works. We surveyed the property using our Matterport Pro 2 Camera and came out with a full detailed 3D scan. Once uploaded and processed we extracted all necessary point cloud model and data files. Using the point cloud files we were able to extract floor plans, sections and elevations in all CAD formats.

The benefits of this survey were as follows.

- Up to 50% time and cost saving on existing drawing package
- Up to 99% accuracy.
- Full 3D walkthrough of entire building to eliminate future site visits.
- Ability to tag and mark feature / points of interest throughout the building.

Following the survey and production of existing drawings the contractor was able to pass this onto the interior designer to undertake the fitout design.



Project 5 - 4 Bed residential extension with re-developed garden in Sheffield



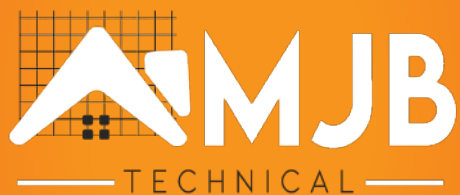
Our client approached us to undertake a design to their 4 bedroomed house, that not only gave the family additional bedroom and living accommodation but also much needed usable external amenity space.

The 4 bedroom house was of a modern design with limited space for their growing family. The garden was restricted as there was a steep slope feeding down to a stream running along the rear.

Following an extensive survey of the house and land, we devised a layout that best suited the existing building along with the external gardens. We proposed a first floor extension over the single storey garage to the side enlarging the bedroom sizes and providing an additional study room, and a single storey extension to the rear to add much needed open plan kitchen and living space to the ground floor. With the gardens we had to get creative and design a retaining wall that increased the usable space and added steps down to a lower garden at the stream edge. We also proposed decking that would cantilever out over the retaining wall to the side. Approvals for this project involved planning permission, Environment agency approval and building control approval.

Following all approvals the project is now under construction and we will follow up with completed photos.





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