

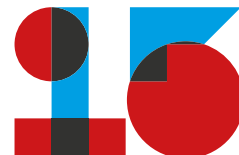




# Celebrating 15 years of inventive design, quality build and local production

At TJM every project we undertake, whether a place to work in, learn in or relax in reflects the extraordinary people it was created for.

Over the last 15 years we have become a leading industry partner, building unique spaces and innovative places across the country for everyone to enjoy both now and in the future.



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# About TJM Projects

With a reputation built on integrity and professionalism, TJM has offered specialist interiors and construction services for over 15 years.

Our inventive design, quality build and local production means we are able to work alongside clients, as well as other construction partners, on projects at every stage of their completion.

TJM is a 'family' of skilled designers, crafts-people, project managers and quantity surveyors, who all contribute in the delivery of our projects. It is these people, their skills, knowledge and dedication that defines what we do and how we do it.

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# TJM Interiors

At TJM we want all our clients to get the spaces they want. This is why our interior fit-out service has developed into an integral part of our core offer.

In the last 15 years there has been a blurring of boundaries between home, work and hospitality and how people use and view them.

That's why our clients turn to us to confidently provide the unique look and incredible atmosphere they are looking to create every time.

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# TJM Construction

TJM Construction was established as a natural business progression, bringing all trade disciplines together in-house.

Our construction division provides a complete range of full refurbishment services as well as skilled building trade professionals. Together we will oversee every aspect of your project, ensuring the highest standards are maintained and your projects come in on time and on budget.





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# TJM Manufacturing

Complimenting, as well as supporting, our interiors and construction services, our skilled manufacturing team create bespoke furniture and joinery for our clients.

Using the latest technologies and sustainable production methods, every piece is designed, developed and distributed from our dedicated workspace in Manchester.

At TJM we are also fully committed to our environmental responsibilities too, by producing to order we actively reduce our ecological impact, and the materials we use are always responsibly sourced.

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# Places to work

— Commercial



COMMERCIAL

Code Computerlove



## Project Profile

**Location:** Manchester

**Timescale:** 8 weeks

**Budget:** £350k

- Mechanical, electrical and data works
- Bespoke furniture
- Silicone jointed partitions
- Folding/movable walls

Working with leading digital product studio, Code Computerlove, we transformed their Grade 2 listed Northern Quarter location into a company headquarters that perfectly reflects the switched-on, fast moving industry they work in.









COMMERCIAL

Avison Young



## Project Profile

**Location:** Manchester

**Timescale:** 12 weeks

**Budget:** £400k

- Structural extensions
- Bespoke joinery installations
- Restricted site
- Specialist works including external fire glazing and curtain walling

We completely refurbished leading commercial real estate consultant Avison Young's first floor central Manchester office into a contemporary new workspace.





COMMERCIAL

401 Faraday –  
Birchwood Park



## Project Profile

**Location:** Warrington

**Budget:** £4m+

- Challenging rolling programme in an 80k sq. ft. part occupied building
- Glazed patio area with rustic oak planters and canopy
- All external groundworks including new car parks
- Reception, patio and office furniture manufactured in-house

We successfully refurbished and refitted the prestigious centrepiece office at Birchwood Park, including reception, kitchens, wet facilities, patio and car park.





COMMERCIAL

602 Your Housing



## Project Profile

**Location:** Warrington

**Timescale:** 16 weeks

**Budget:** £1.8m

- Full mechanical and electrical package
- Large external break-out area
- In-house manufactured furniture and features fitted throughout

When one of the UK's largest housing providers wanted their new and inspiring head office fitted-out, they turned to TJM to make their contemporary design a reality.



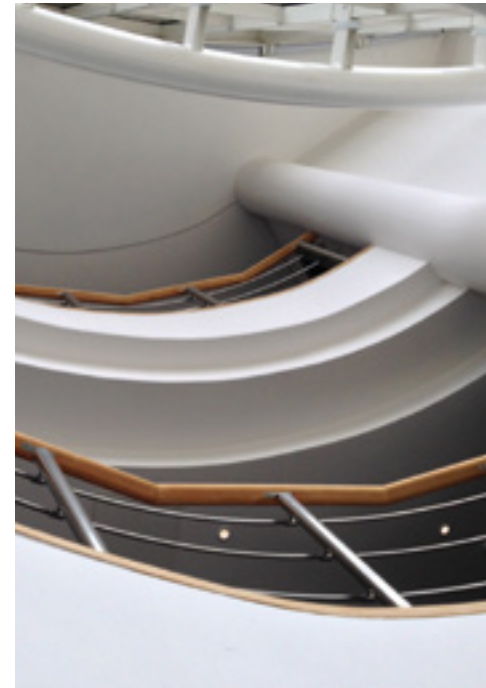






COMMERCIAL

Syngenta



## Project Profile

**Location:** Manchester

**Budget:** £3m

- Full strip out and installation
- All new mechanical and electrical systems
- Bespoke joinery
- Reception desk and breakout areas manufactured in-house

Syngenta Global is one of the world's leading agriculture companies and it was TJM they commissioned to fully refurbish their global operations centre in Didsbury.





COMMERCIAL

# EFG UK Headquarters



## Project Profile

**Location:** Warrington

- Exceptionally high standard of finish
- Curved and textured surfaces throughout
- Very tight schedule to minimise disruption
- Bespoke meeting space featuring in-house manufactured seating
- Ingenious through-wall display spaces

We worked with EFG (European Furniture Group) to give their existing office space a striking and original refurbishment in a short timeframe.





COMMERCIAL

# The Message Enterprise Centre



## Project Profile

**Location:** Manchester

**Budget:** £1.2m

- Asbestos removal
- Steel work and new roof
- Groundworks and bricklaying
- Fully screeded floor
- Mechanical and electrical works including air conditioning
- Bespoke joinery and furniture

We completely redeveloped and reimagined a former commercial building and transformed it into the headquarters of one of the North West's leading youth charities.





COMMERCIAL

YKK



## Project Profile

**Location:** Runcorn

**Budget:** £160k

- Strip out of old retail space
- Full new electrical services
- Bespoke joinery installations manufactured in-house

We fully refurbished an old retail space into an office and showroom, to provide a contemporary UK headquarters for the world's largest zip manufacturer.





COMMERCIAL

# Bents Garden & Home



## Project Profile

**Location:** Warrington

**Timescale:** 8 weeks

**Budget:** £500k+

- Complete transformation of an empty space
- New walls, floors and ceilings
- Bespoke manufactured joinery
- Electrical and air conditioning works

We refurbished previously unused space at the popular family-run garden centre to create a unique office interior for their valued employees.





COMMERCIAL

Shoosmiths Solicitors



## Project Profile

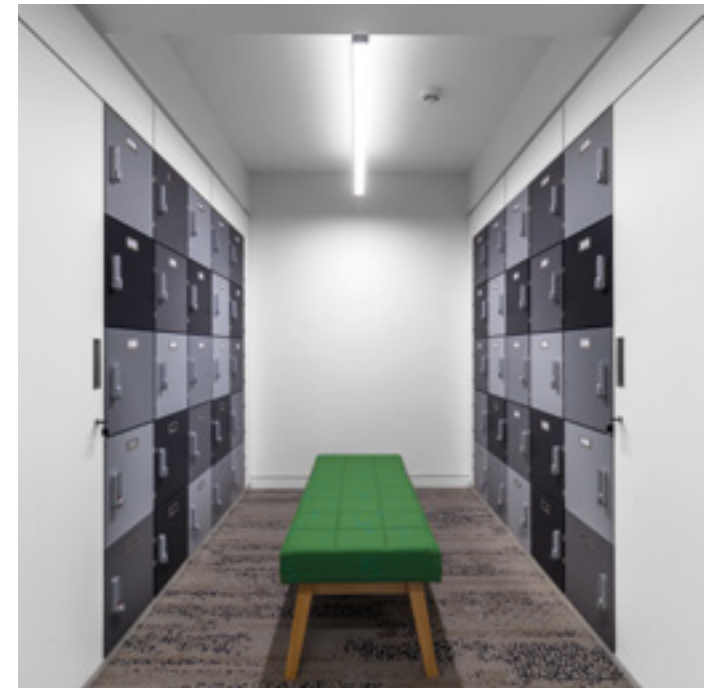
**Location:** Leeds

**Budget:** £1.1m

- Cat B internal fit-out to the 9th and 10th floors
- Full mechanical and electrical works
- Wide range of designer features and fittings
- Bespoke joinery installations

Shoosmiths Solicitors required a full office refurbishment on an exceptionally tight schedule, allowing a seamless transition from temporary offices into their contemporary new home.









COMMERCIAL

# Engine Rooms – Birchwood Park



## Project Profile

**Location:** Warrington

**Budget:** £980k

- Full mechanical and electrical works
- Wide range of designer features and fittings
- Bespoke joinery installations
- Bespoke kitchen design and installation

TJM radically redesigned and refurbished the all-day meet, eat and work space at Birchwood Park, creating a unique place to achieve that all important work-life balance.









COMMERCIAL

Manchester City Council



## Project Profile

**Location:** Manchester

**Budget:** £500k

- Full Cat B internal refurbishment
- Full mechanical and electrical works
- New partitions and ceilings
- Bespoke manufactured joinery and furniture

We completely refurbished a contemporary new workspace for Manchester City Council right in the heart of the city, creating a tailor-made space that is both stylish and practical.







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# Places to relax

— Leisure



LEISURE

Tampopo



## Project Profile

**Location:** Manchester

- Full refurbishment installation
- Manufactured joinery including a zinc bar
- Full mechanical and electrical installation

We fully refurbished Tampopo's popular Corn Exchange venue to give it the authentic Pan-Asian look and feel their customers love.









LEISURE

# Castle Street Townhouse



## Project Profile

**Location:** Liverpool

**Budget:** £180k

- Stripped back to original shell
- Full plumbing and electrical installations
- Original designer features manufactured in-house

We sympathetically reworked the interior of the former Bank of England building on the iconic Castle Street to create a spectacular bar, café and restaurant.





LEISURE

# Robinsons Brewery



## Project Profile

**Location:** North West England and North Wales

- Award winning interior designs
- Designer wallpaper, tiles and features sourced from Europe
- Complete bars manufactured in-house
- Working with Robinsons Cellar Services to ensure a perfect fit every time
- Hotel rooms refurbished with designer features
- Weekend and night working to ensure deadlines are met
- Sympathetic replacement of listed features
- Working with landlords on partial refurbishments to ensure zero downturn in trade

TJM are privileged to be one of Robinsons preferred refurbishment specialists. The interiors of their pubs, inns and hotels have won numerous awards and we work alongside their in-house teams to ensure they are completed to the highest standard.







# CRAFT BEERS—

ANCHOR STEAM BEER  
ANCHOR PORTER  
BIG WAVE  
BUDWEISER BUTAAR  
KEY WEST VINTAGE CIDER  
ORE BEANS 30 WHEAT ALE  
OLD TOM

UNICORN

SEASONAL  
ALE  
WINTER

dry  
blonde  
GOLDEN ALE

1892

FINE CASKED ALE  
3.3%

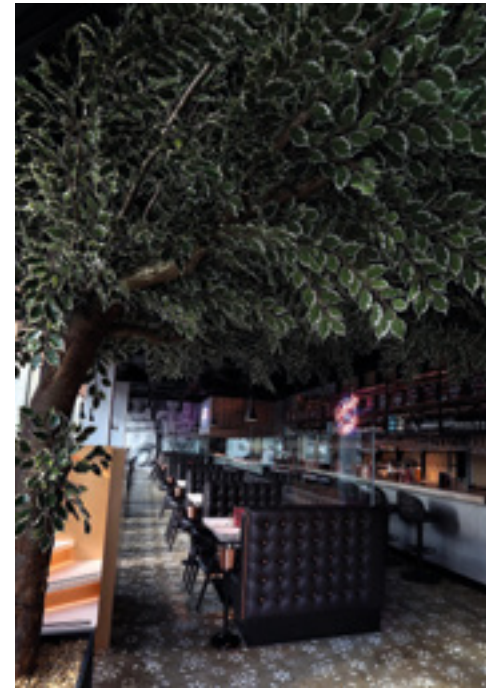
ROBINSONS

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LEISURE

# The Laundrette



## Project Profile

**Location:** Newcastle

**Timescale:** 14 weeks

**Budget:** £1.1m

- Installation of new structural mezzanine floor
- Bespoke manufactured joinery installations throughout
- Fully designed and installed mechanical and electrical package

Set in the heart of the city centre, TJM transformed the ground floor of a new student accommodation building into the latest must visit destination for the renowned bar and restaurant chain.





LEISURE

Rox



## Project Profile

**Location:** Liverpool

**Timescale:** 3 weeks

- Under 3 week turnaround to minimise trade downtime
- Night working to ensure completion date met
- Bespoke manufactured joinery installations
- TJM designed M+E package

Working alongside hospitality interior design practice, DV8 Designs, we transformed the city centre location of contemporary cocktail bar Rox in less than three weeks.





LEISURE

# Sanctuary Tap



## Project Profile

**Location:** Liverpool

**Budget:** £120k

- Premises stripped back to brick
- Night and weekend working
- Architecturally designed bespoke joinery features
- New façade and pavement cellar drop installed

Named after Liverpool's famous sanctuary stone located just outside the door, TJM, along with DV8 Designs, crafted a real old school pub look to compliment the real ales and beers on offer.





LEISURE

# Duxbury Park



## Project Profile

**Location:** Chorley  
**Timescale:** 18 weeks  
**Budget:** £1.2m

- Challenging design – diverting underground culverts
- All external groundworks
- New dance floor and bar areas

When this popular pay and play golf course in the heart of Lancashire needed a new look for its shop and clubhouse they turned to TJM.







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# Places to shop

— Retail



RETAIL

TUI



## Project Profile

**Location:** UK wide  
**Timescale:** Ongoing  
**Budget:** £3m pa

- Contract in place until 2020
- One of Thomson Travel Groups exclusive national fit-out contractors
- Working 7 days per week and 24 hours per day
- Annual framework turnover in excess of £3 million

As sole UK furniture manufacturer for Thomson Travel Group, we are currently completing a rolling programme of store refurbishments across the UK and Ireland.







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# Places to learn

— Education



## Project Profile

**Location:** Manchester

**Timescale:** Ongoing

**Budget:** £5m

- Working every summer since 2007
- Working through term time with minimal disruption
- Internal and external works including glass and aluminium installations
- Full home economics block fit out with laboratory grade furniture

## EDUCATION

# Cheadle Hulme High School

TJM are a constant feature in Cheadle Hulme High School, with an enviable reputation they demand learning and socialising facilities to match.

## Project Profile

**Location:** Liverpool

**Budget:** £450k

- Contract completed throughout winter with minimal disruption
- New land drains and access routes completed
- Matching new brickwork to old by sourcing bricks nationwide
- Completed on time and on budget despite challenging conditions



TJM were originally tasked to provide a 3-storey external disabled lift shaft and associated works. Our client was so happy with the outcome that the project expanded to include roofing and drainage works.

EDUCATION

St Margaret's  
Academy



## Project Profile

**Location:** Manchester

**Budget:** £500k

- Returning the internal layout to bare walls
- Complete refit with modern design and oak veneered doors
- Challenging site with access restrictions and working sports facility next door
- Re-engineering the external structure to accommodate the modern cladding

## EDUCATION

# Flixton Grammar School for Girls

TJM completed the modern exterior and interior refurbishment of a two-storey classroom block during term time ensuring all education facilities remained open and accessible.

## Project Profile

**Location:** Chorley

**Budget:** £500k

- New build project
- Challenging weather conditions
- Innovative design



TJM were awarded the contract to build and fit-out the performing arts college new front extension, providing the perfect welcome to its 1,200 pupils, staff and visitors.

EDUCATION

# St Michael's Academy

# Want to work together?

Get in touch. We'd love to hear from you.

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## Build + Create

