GEMINI
DESIGN SOLUTIONS LTD.

CAPABILITY OVERVIEW · 2026



DIGITAL SURVEYING · 3D MODELLING · ARCHITECTURAL DESIGN

From site capture to 3D reality.

Drone surveys, photogrammetry, laser scanning, 3D modelling, BIM and static digital twins — turning real-world buildings and sites into accurate digital information.

CALL
01274 712041

EMAIL
admin@gemini-design.uk

VISIT
geminidesignsolutions.co.uk

ABOUT GEMINI

Survey, model and design, under one roof.

Gemini was founded to fulfil the need for a full turn-key service providing digital surveying, photogrammetry and scanning alongside a comprehensive range of 3D facilities such as design, modelling, VR and photorealistic rendering, utilising the very latest hardware and software available.

Essential for facilities managers, architects, designers, contractors and anyone requiring accurate data sets and models. Having a fully detailed building model across multiple platforms saves not only time spent on site revisits, but the cost implications that go with it — which also cuts down on environmental impact.

2021 Incorporated	**Shipley** Salt's Wharf, West Yorkshire
6 Specialist services	**6** Workflow stages

THE GEMINI WORKFLOW

One capture. Six stages.

01 CAPTURE

Drone Survey

A full drone survey carried out by qualified pilots with insurance and permissions in place, capturing every detail of a site in high detail.

02 PROCESS

Point Cloud & Photogrammetry

Captured imagery is processed by our 3D design team into point cloud and photogrammetry data — an accurate digital representation of the site.

03 SCAN

Internal Laser Scanning

Interior laser scans add pinpoint measurements and 4K interior imagery, connecting inside spaces to the wider site survey.

04 MODEL

Static Digital Twin

The captured data becomes a digital twin that can be shared across platforms, measured remotely and catalogued for asset management.

05 DESIGN

CAD, BIM & Visualisation

From the dataset we produce accurate CAD and BIM models, architectural design, photorealistic rendering and VR walkthroughs.

06 MANAGE

Asset Tagging & Facilities Management

Fittings within the digital twin are tagged with notes, location and maintenance details — a catalogued, updatable record any team member can use without a site visit.



SITE CAPTURE



POINT CLOUD



3D MODEL

SERVICES

Specialist 3D surveying and design.



Commercial Surveys

Detailed 4K drone surveys of landscape, vegetation, buildings and other assets.

- Aerial survey imagery and footage
- Point cloud and photogrammetry models
- Landscape and site scans



Exterior Photogrammetry

4K drone scans converted into 3D models that can be combined with CAD building models.

- Textured 3D photogrammetry models
- Models combined with CAD designs for in-situ renders
- Secure, shareable access to the model



Surveys & Testing

An all-in-one Retrofit Design service including air tightness testing and EPC reports.

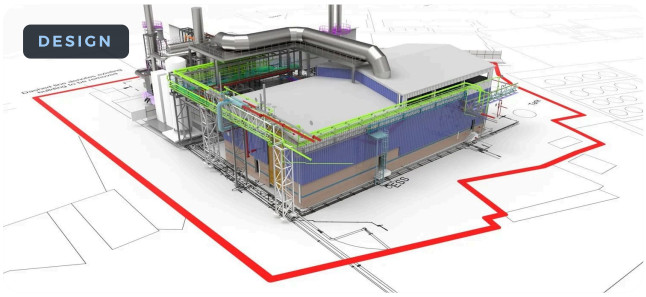
- Air tightness testing
- Stock condition surveys — domestic & commercial
- Cavity borescope inspections



Internal Laser Surveys

4K resolution interior imagery and 3D information models from laser scanning.

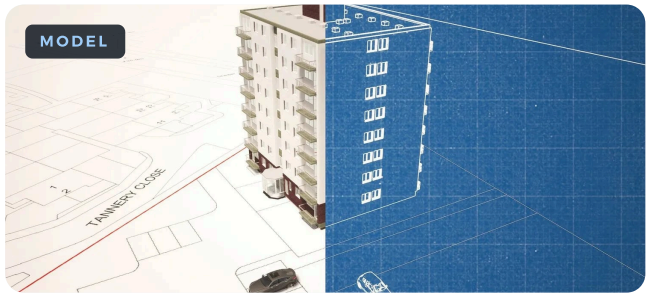
- Point cloud scans of interiors
- 4K interior imagery
- Virtual tours and walkthroughs



BIM

Building Information Modelling that lets every discipline work from the same data.

- BIM models from survey data
- Detailed CAD models from scan dimensions
- Models shared across departments and platforms



Static Digital Twin

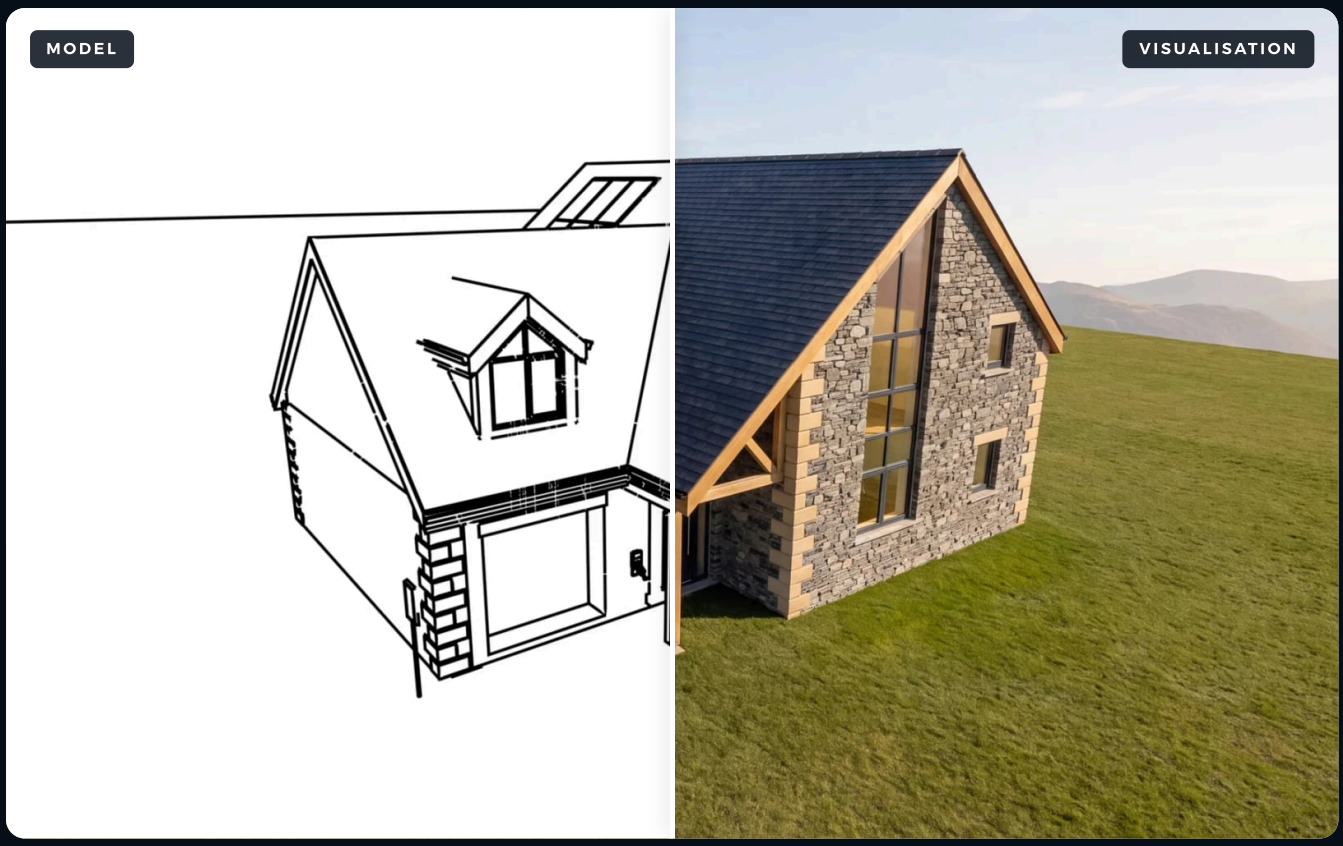
A high-detail digital replica that can be shared across formats and viewed remotely.

- A detailed digital replica of the building and its contents
- Tagged fittings with notes, location and maintenance details
- Measurements taken remotely from the model

VISUALISATION

From project model to finished image.

Meadow Croft, Windermere — the project model and the finished visualisation, from the same camera.

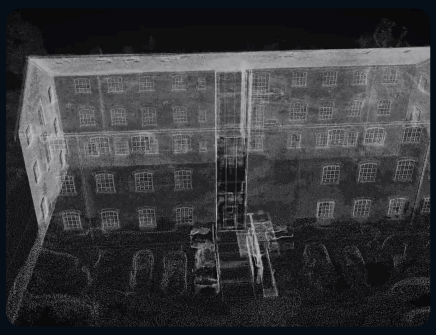


THE WORKFLOW ON FILM

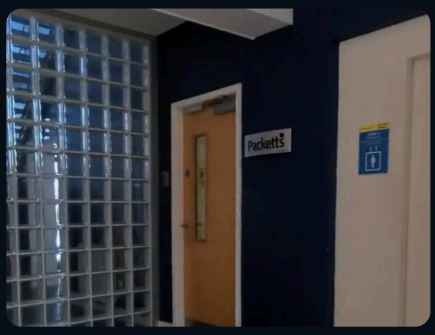
Salt's Wharf, from drone survey to digital twin.



DRONE SURVEY



POINT CLOUD



INTERIOR SCAN

Watch the film

Our own building, taken through the workflow — drone survey, point cloud, digital twin and tagged assets. Scan the code or visit geminidesignsolutions.co.uk.

SELECTED WORK

Projects delivered.



RESIDENTIAL — NEW BUILD

Lakeside Dwelling

Lake Windermere, Lake District

THE RESULT

Helped secure planning consent by showing, from every angle, how the house sits in its Lake District setting.

The initial landscape was scanned and modelled to give a thorough understanding of the environment before designing this home, which sits within, and enhances, its prestigious location.

Drone Survey · Landscape Scan · Photogrammetry · 3D Model · Architectural Visualisation · 3D Virtual Tour



HERITAGE — GRADE II LISTED

Listed Building Renovation

Baildon Hall, West Yorkshire

THE RESULT

A cost-effective overview of the roof and chimneys for the structural assessment — and a virtual tour for prospective members.

Detailed scans both inside and out supported structural work and internal improvements to a Grade II listed manor house, and provided a virtual tour for the members' club that occupies it.

Drone Survey · Photogrammetry Model · Interior Laser Scan · 3D CAD Model · Laser Scan Floorplan · Virtual Tour

SELECTED WORK — CONTINUED

From heritage to heavy industry.



RESIDENTIAL — SOCIAL HOUSING

High Rise Refurbishment

THE RESULT

Digital twins and a shared CAD model of every block, and finish visuals that let residents choose the final colour and finish.

Full site scanning and 3D modelling ensured accurate design and creation of digital twins of all the high rise dwellings included on this project for a local council.

Aerial Photogrammetry · Point Cloud Model · External Measurements · Digital Twin · 3D CAD Model · BIM · Finish Option Visuals



INDUSTRIAL — PLANT UPGRADE

Energy Processing Plant

THE RESULT

New plant planned into a restricted, hazardous site, with every area checked in VR so no components conflicted.

Site-wide scanning and pipework placement scans were required as existing and new-build facilities had to integrate on this complex project.

Drone Survey · Point Cloud Model · Pipework Placement Scans · CAD Modelling · Full Digital Site Model · VR Walkthrough

WHY GEMINI

Design from what's actually there.

01

Accurate existing data

Capture the site as it actually is — buildings, landscape, services and assets — before design decisions get made against assumptions.

02

One integrated workflow

Survey, photogrammetry, scanning, modelling, BIM and design sit under one roof, so data moves through the project without being rebuilt at each stage.

03

Fewer site revisits

Measurements can be taken remotely from the model, saving the time and cost of returning to site — and reducing the environmental impact of travel.

04

Access the inaccessible

Drone survey captures areas that may be unsafe or impractical to inspect, including roofs, chimneys, plant and complex structures.

05

Shared across platforms

Models are shared across formats and disciplines, so every team member can access the same information wherever they are located.

06

Built for real projects

Used by facilities managers, architects, designers, contractors and project managers on live residential, commercial, industrial and heritage work.

WHO WE WORK WITH

Facilities Managers · Architects · Designers · Contractors · Project Managers · Engineers · Housing Associations · Local Authorities · Heritage & Listed Buildings · Real Estate



OUR BASE

Salt's Wharf, Shipley — captured by our own drone survey.

GEMINI
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Have a project in mind?

Tell us what you're working on and we'll help determine the best way to capture, model or design it.

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EMAIL
admin@gemini-design.uk

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Suite 6A Salt's Wharf, Ashley Lane, Shipley BD17 7DB
Monday — Friday, 9.00am — 5.30pm

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