

Further Developments

“Is there any evidence that, if we are able to demonstrate that good development is going to take place, people will be more supportive?” This question was posed at the July inquiry into the operation of the National Planning Policy Framework. The experience here at Re-Format is a resounding yes!

Many of the projects featured in this edition of our newsletter are progressing as a direct result of a well-researched and distinctive design. Amongst these we highlight two examples.

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Quarry Road, Winchester, delivers 3 striking five storey dwellings terraced into the hillside and supported unanimously by an enlightened planning committee. The Tipner Gateway site in Portsmouth was won by our clients, Radian Group, in a competitive bid to the HCA where the design was cited as a key factor in the award.

With the insatiable demand for more housing there is an undoubted need to step back and consider the environment from a designer’s eye in order to deliver a future of hope rather than apprehension.

As RIBA planning chair Ruth Reed states, “It [appreciation of good design] has to be something that changes within the culture of the general population”.

On the evidence of this newsletter, Re-Format is well placed to deliver on these design challenges.

Gateway to Portsmouth

Image 1

Re-Format, with developer Radian Group, has won a design competition by the Homes and Communities Agency to develop the first phase of the long awaited Tipner Regeneration Area; the gateway site to Portsmouth on the south coast.

The driver was to create the threshold into the new quarter. Two marker buildings front the main access routes, with a connected central triangular plaza lined by a series of elegant townhouses.



Taking Care

Image 2

Re-Format has submitted for reserved matters planning approval a 60 bed care home and 16 affordable homes on a former mill site in Farnham for care and affordable housing operators. The elegant series of colonnaded pavilions forms a contemporary backdrop to this unique millpond setting.

Finishing School

Image 3

Recent building works at Downsbrook Primary School in Worthing have completed in time for the new school year. This is one of several current school expansion projects with West Sussex County Council. A dramatic dark grey brick was chosen with a recessed coursing detail to create a strong new look for the school.



Village Farmstead

Image 4

Re-Format, with developer Hazeley Developments and planning consultant Savills, has submitted for planning approval a rural housing scheme in the village of Selborne in Hampshire. The scheme of 4 large dwellings provides a contemporary ‘farmstead’ collection of houses grouped around a courtyard.

Great Dane

Image 5

This year Re-Format’s annual study trip was to Copenhagen, the capital city of Denmark. Guided by Anna, a practising local architect, we experienced the high quality of design that the Danes bring to every aspect of the urban environment. Of particular interest were the new residential development areas where there are a number of uniquely novel contemporary housing schemes.

Peak Condition

Image 7

Re-Format team member Ewan recently climbed the three highest peaks in the United Kingdom within 24 hours. His team raised over £2,000 for Julia’s House, the only children’s hospice charity in Dorset dedicated to helping life-limited children and their families.

News Flash

Commissioned for 3 primary school expansion schemes for Hampshire County Council

Commissions from McCarthy and Stone in Salisbury, Cirencester and Alresford for 100 units of contemporary later living

Completion of our exciting fully off site manufactured school with Balfour Beatty in the London Borough of Hillingdon

Commissioned by Portsmouth City Council for a 108 unit landmark residential scheme

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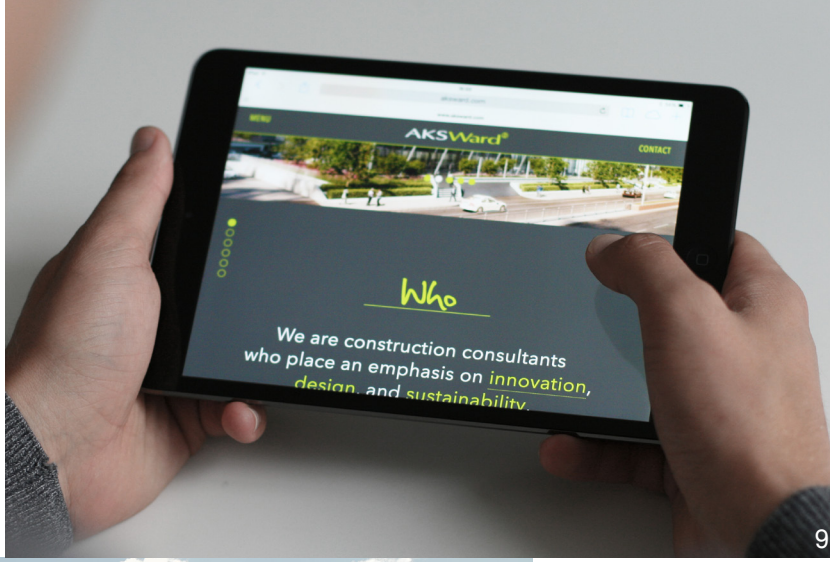


Very Popular!

Image 9

Re-Format's scheme (won through competition) proposes the construction of 63 new dwellings, comprising of 54 apartments and 9 family houses. These will be built to meet the Code for Sustainable Homes Level 5 and will result in low utility bills for the occupiers. The layout creates a series of new pedestrian routes that reintegrate the site into its local context and provide a generous landscaped public open space. At the recent public consultation event the scheme received unanimous approval from the attendees.

The Arthur Pope House project is a fundamental component of the Somerstown & North Southsea Area Action Plan. The vision for the plan is the creation of a sustainable urban community. It will improve quality of life, foster local pride and act as a springboard for social and economic regeneration.



Cover Image – St Polycarp's School. Printed on 100% Recycled Paper.

Engineering a New Website

Image 8

Re-Format recently re-designed the website for structural and civil engineers, AKS Ward. With four offices and a range of services, the aim is to demonstrate the breadth and scale of the work AKS Ward does and to communicate their core services from the outset, in a clear and digestible manner.

Another key feature of the site is the case studies; these take a more detailed look at projects from the inside out, telling the full story rather than just showing images of the finished building.



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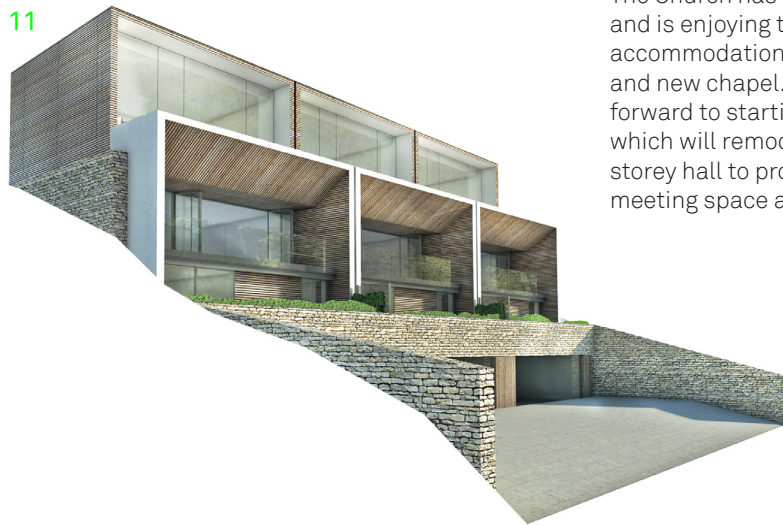


Church is Marching On

Image 10

The dramatic regeneration of Guildford Baptist Church in the heart of the conservation area on the banks of the river Wey is well under way. An additional floor has been added to the 1970s building and the recladding of the original brick and concrete structure is transforming the appearance and life of the church.

The Church has moved back in and is enjoying the extra office accommodation, meeting rooms and new chapel. We are looking forward to starting the next phase which will remodel the existing 2 storey hall to provide much needed meeting space and a dining area.



Bold Cut in the Quarry

Image 11

Three contemporary 260sqm townhouses in Quarry Road, Winchester, with Hazeley Developments, have received unanimous planning approval. The bold scheme carves 10m of hillside away to nestle the dwellings into the slope of St Giles Hill, creating an elegant series of tiered frames which capture stunning views beyond the city. The complex retaining requirements have been simplified to a 300mm contiguous piling system with ground anchors to limit large structural elements within the floorplans and provide an efficient solution to a challenging site.

Surrey Hills Living

Image 12

Re-Format, with developer Raw Element and planning consultant Bell Cornwell, has submitted for planning approval a 10,000 sq ft replacement dwelling, together with pool house and office complex. The scheme sits in a beautiful hillside position above Farnham in a dynamic landscape created by landscape designer Ann-Marie Powell.

The design has been developed as a continuous timber edifice which links the main house, pool house and garaging. This is enclosed by a dramatic singular rendered frame which captures the long distance views over the Surrey hillside.

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www.re-format.co.uk

Phone: 01420 82131
Email: mail@re-format.co.uk
Twitter: @re_format

For all initial enquiries please ask for our Studio Manager, Janice Hayes

Graphic Design

Visual Identity
Print Design
Digital Design

Re-Format LLP

Format House
17-19 High Street
Alton
Hampshire
GU34 1AW

