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### Lavant Street, Petersfield

Image 1

We are very pleased to have submitted plans to the South Downs National Park Authority for a mixed urban infill scheme for 33 apartments alongside a new co-working hub for our clients 6a Vision Homes. We have worked closely with stakeholders and the South Downs National Park planning team to develop a careful and sensitive response to this important arrival point into the National Park.



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## Re-Format Review

As we look back on the past year, we are thrilled to announce that 2022 was one of the most successful in Re-Format's history. Alongside our signature residential and educational projects, we successfully expanded our commercial, strategic land, and hospitality sectors, as well as solidifying our position as industry leaders in the realm of later living and retirement and care.

Our projects took us to various parts of the United Kingdom, including Cornwall, The Highlands, and Dover, but we are especially proud of our ongoing contributions to the South Downs National Park. This year, we were honoured to be a part of creating the illustrations for the SDNPA Design Guidance planning document.

After 30 years of service as a founding partner, Neil Armitage retired at the end of the year, although he will continue to lend his expertise as a part-time consultant. We also welcomed six new team members to our ranks. None of our achievements would have been possible without the support and trust of our valued clients and partners. We extend our sincerest gratitude to all of you.

### Aldgate Tower, City of London

Image 2

We have won planning permission for a 20-storey residential tower in White Church Lane, Aldgate on behalf of Unique Property Group. The proposal addresses the various technical challenges presented by the highly constrained site, to create a new landmark at this gateway location into the Square Mile.



### Welford Road, Nottingham

Image 3

We are delighted to have been granted permission for this riverside apartment scheme along the River Trent in Nottingham. The project, which is sensitive to both the risk of flooding and the proximity of neighbouring properties, will be a modern and tasteful addition to the area near Trent Bridge Cricket Ground.



### Boltro Road, Haywards Heath

Image 4

Planning has been submitted on behalf of our clients McCarthy Stone for 50 later living apartments containing communal lounge facilities, and hotel-style guest suite. The designs seek to moderate the width of the plot by creating vertical interplay with the use of strong feature balconies, which breaks the massing along the streetscene.



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### Gosport Waterfront

Image 6

In collaboration with Gosport Borough Council, we have devised a redevelopment plan for the Bus Interchange, envisioning a dynamic mixed-use development at this strategically located waterfront site.

The site, which boasts spectacular views of Gunwharf Quays in Portsmouth, has been designed to serve as a prominent new landmark for Gosport, marking the terminus of the high street and forming a public plaza that fronts Falklands Gardens. The new retail frontage, which lines the route to the Ferry and waterfront Millennium Walk, is a key aspect of the design.

The proposal features a striking 20-storey pair of towers with a glazed vertical beacon, intended to create a striking visual presence when viewed from across Portsmouth Harbour. The development comprises 200 apartments, a hotel, retail and food and beverage outlets, commercial space, rooftop gardens, and a sky deck. Additionally, the scheme aims to enhance the existing plaza and bus interchange facilities.

### Wichelstowe, Swindon

Image 11

Re-Format created a masterplan for the new Wichelstowe District Centre on the south western outskirts of Swindon for Anchor Care and McCarthy Stone. 120 units are proposed across two schemes set between a new landscape canal side setting creating a fantastic new addition to this new district in Wiltshire.



## Commercial development

Images 9-12

As we continue to expand our commercial portfolio, we have been working on proposals for various logistics, manufacturing, light industrial, automotive, and office use clients.

We have recently submitted plans for a 50,000 sq ft business park for Gentian at Buckmore North (image 7), and an expansion of Venture Park for PPE clothing provider Swift 360 near Alton (image 8).

Construction began earlier in the year on our design for a new headquarters for renowned glasshouse manufacturer Alitex in West Sussex (image 9), due for completion in 2023.

We have also developed several automotive-related schemes, including a classic car village concept (image 10), as well as a high-end spray facility for McLaren, and a restoration facility and car showroom for Jaguar XK specialist. Twyford Moors.



### Guildford Baptist Church

Image 12

We are delighted that our Guildford Baptist Church project has been recognised in the 2022 Civic Trust Awards, congratulations to the whole team! The Civic Trust Awards, established in 1959, celebrate excellent architecture, planning and design across the UK.



### Hospitality in heritage settings

Images 13/14

In 2022, we submitted plans for two hospitality projects that involve the revitalisation of listed buildings. The first, located in Ventnor on the Isle of Wight (image 13), is a hotel and

16 guest lodges, while the second, situated in the vicinity of Midhurst in West Sussex, is a 35 bed wellness retreat and wedding / conference venue (image 14).

### Townhouse development, Liphook

Image 15

We have submitted planning for three high-quality, sustainable, homes on an unused brownfield site in the town of Liphook, Hampshire. Our design is sensitive to the local context, whilst also being contemporary and distinct. To add visual interest to the street scene,

rather than repeating the same elevation, we built a triptych composition with a diversity of appearances that is read as an ensemble. The material palette of larch timber boarding and brickwork creates an understated appearance in the street scene.





## Brockenhurst College

Image 16

Work is to commence on our new Independence Hub for Brockenhurst College in the New Forest. The building will incorporate a special educational needs and disabilities (SEND) facility and rehouse its existing foundation studies department. We are working with project managers Peter Marsh Consulting, contractor Ascia, and structural engineers Paul Basham Associates.

## Study Trip to Lisbon

Image 17

Re-Format enjoyed their time in Lisbon on this year's study trip. A really beautiful city with so much to see! We visited the Santa Justa Lift, Calouste Gulbenkian Museum, EDP Headquarters, Castelo de S Jorge, Jose Saramago Museum, and the MAAT Museum. We offset our carbon footprint with a donation to The Woodland Trust.



## Wispers, Stedham

Image 23/ 24

We are delighted to embark on a transformative project of the country mansion, Wispers, designed by the renowned Victorian architect Richard Norman Shaw. Working with Banor Capital, the development will create a picturesque rural retreat comprising 33 homes. The listed mansion will be reimaged as apartments, while the surrounding parkland and grounds will be revitalised and landscaped to accommodate a mix of new builds and restored historic structures. We have meticulously crafted four distinct character areas, drawing inspiration from traditional farmsteads, horticultural and kitchen gardens, and whimsical ornamental woodland gardens. This is a rare opportunity to restore an important Vernacular Revival Estate in an idyllic rural setting.



## Retirement Village

Image 25

We submitted plans for a 106-unit retirement village in the South Downs for McCarthy Stone. The development, which emphasises a connection to the surrounding landscape, will feature a mix of apartments and bungalows designed to foster a sense of community among residents. We believe that this project has the potential to set a new standard for retirement communities of its kind.

## Team News

We are pleased to announce the following promotions: Alex Street becomes Partner. Graham Lake joins as Head of Creative. Ian Ellis, Magda Dunne, and Hannah Edwards become Associates. Ruth Warwick-Brown, Dale Muscroft and David Williams become senior architects. We also welcome new starters Anna-Maria Domaretska, Paul Gorzelak, Rosanna Pain, Matt Pattenden, Sophia Spicer, and Vlad Tudor.

**Architecture  
Masterplanning  
Project & Construction Management  
3D Visualisation**

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## Residential Round-Up

Images 18-22

Our private residential portfolio goes from strength to strength with a number of new projects:

- Planning consent for Whytton House, replacing a small dwelling with a 7,000 sq ft new dwelling (image 18).
- Planning consented for Heathwood House, a dramatic 9,000 sq ft renovation and extension project in West Sussex, now on site due for completion in spring 2023 (image 19).
- Planning consent for Viola Hill, a 8,500 sq ft replacement dwelling which utilises IFC, below the Ashford Hangers in the South Downs is nearing completion (image 20).
- Completion of Barnsnap, a low energy house near Horsham, with our clients now happily installed (image 21).
- Completion of Farm Cottage, which creates a dramatic central double height living space (image 22).



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# RE- FO R- MAT

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