

# RE-

1



## Re-Format Review

As we round off the year, we'd like to take a moment to reflect on the milestones achieved by Re-Format in 2023. It has been a year of notable successes, and record performances for the practice, of which we are pleased to share our highlights.

Within the South Downs National Park, we have secured a number of successful planning applications.

This has led to further commissions for some very exciting projects, which we can't wait to share with you in 2024.

Our expertise in the later living and retirement sector has taken us to new locations, with projects undertaken in Hertfordshire, Kent, and Essex, and a number of large retirement villages on the drawing board.

We have successfully secured a number of strategic site allocations, amounting to over 1000 units this year.

We extend our sincere gratitude to our clients and collaborators whose trust and support have been instrumental in our achievements. We look forward to 2024, with continued collaboration and shared success.



## Brewery House, Southsea

Image 1

Our residential conversion of an old bottling store for Portsmouth City Council has completed on site. The contemporary metal additions complement the existing building form in a striking manner, creating a building with a clear identity that has breathed new life into the local context.

# MAT

4



## Harts Yard, Farnham

Image 2

We have gained planning permission for an 8 unit residential mews scheme in the centre of Farnham, on behalf of Raw Element. Each unit has its own unique aesthetic character, tied together by a muted yet contemporary material palette across the development.



## Harrier Way, Petersfield

Image 4

We are delighted to have been granted planning permission for a 100 unit retirement village in the South Downs National Park for McCarthy Stone. The scheme is made up of a main block and a number of contemporary bungalows, which are dissected by landscape corridors.

## London Road, Liphook

Image 3

Planning has been granted for three high-quality, sustainable, homes on an unused brownfield site in the town of Liphook, Hampshire. We completed technical work on the project, which will begin on site in January 2024.



# FOR

## Brockenhurst College

Image 5

Following a rapid construction programme, work has completed on site for an Independence Hub for Brockenhurst College in the New Forest. We worked with project managers Peter Marsh Consulting, contractor Ascia, and structural engineers Paul Basham Associates.





We had a large number of projects on site in 2023, many of which are due to complete in the coming months.

A retirement village scheme for McCarthy Stone in Wimborne, Dorset (image 7). The arrangement of the bungalows on site form cluster communities - this is counter-balanced by a larger main apartment block, providing different typologies of living accommodation.

A new headquarters for renowned glasshouse manufacturer Alitex in West Sussex, is almost complete (image 8).

More units continue to be built as part of the 'custom-build' development Re-Format gained planning permission for in St Ives (image 9).

Following the undertaking of technical work, we also have a number of projects that have recently started on site. This includes large retirement living schemes in Wichelstowe (image 10) and Warsash (image 11), both of which were commissioned by McCarthy Stone.



High Stoke, Beauworth

Image 14

We have been recommended for planning approval for a large rural dwelling located in the South Downs National Park sitting on the South Downs Way. The proposals loosely are based upon a farmstead vernacular with the dwelling broken down into a collection of single and two storey pitched roof forms

- a green roof on the flat-roof single storey element ties all of this together. The selection of timber, flint and slate, alongside a carefully thought out landscape strategy, ensures that the proposal will sit harmoniously within the local context.



Mill Lane Farm, Abbots Worthy

Image 6

We have submitted plans for a one-off house in Abbots Worthy. The scheme is based on a farmstead plan and formed by a collection of smaller vernacular forms to create broken massing which nestles discreetly into the surrounding context. Carefully positioned areas of glazing frame views to the nearby River Itchen.

Fairfields, Milton Keynes

Image 12

Proposals for a community centre amongst a new housing development in Milton Keynes. The scheme establishes a connection between the main hall and the public realm, allowing for community events to occupy both areas concurrently.



Wood Road, Hindhead

Image 13

We are pleased to have obtained planning permission for a single storey, two bedroom pavilion located on a site that came with two previous planning appeal refusals before Re-Format became involved. The building form responds directly to existing site constraints, primarily the RPAs of the two established trees.



St Lukes Chapel, Chelsea

Image 15

We are pleased to have been granted planning permission for the residential conversion of St Lukes Chapel in Chelsea. The proposals celebrate the existing structure of the church, with modern interventions allowing for the creation of different rooms required for habitation.





**Buckmore North, Petersfield** *Image 16*

Planning has been approved for a 50,000 sq ft business park on the outskirts of Petersfield, within the South Downs National Park. The location of the site meant that it was important to introduce pockets of landscaping to soften the impact of the angular forms of the business units.

**Study Trips** *Image 24*

Re-Format went on an overnight study trip to Oxford. We saw a number of old and new buildings, including schemes by Arne Jacobsen, Niall McLaughlin and Gort Scott. We also undertook two afternoon study trips - visiting the redevelopment of Battersea Power Station by Wilkinson Ayre and the White Eagle Lodge in Liss, by James Gorst.



**Magdalen Road, Oxford** *Image 25*

Proposals have been submitted for a new prominent corner residential scheme in Oxford. The main massing of the scheme is broken into two parts to reflect the scale and character of the surrounding buildings. These are linked together by a single storey element with a green roof. The building form and material palette is befitting of the eclectic mix of surrounding buildings.



**Warblington Road, Emsworth** *Image 27*

We have submitted proposals for a 15 unit residential scheme overlooking the sea in Emsworth.

The linear nature of the site dictated that a shared surface access route passed between dwellings on either side, while the staggered arrangement of the units allows for both privacy and views out towards the sea.

**Team News**

We welcome new starters Claire Howard, Alan Clarke, and Dom Allan to the Re-Format Team. Also, a big congratulations to Chanida for passing her Part 3 exams to qualify as an Architect. There was also a flurry of babies in the office over the last few months of the year, with Ruth, Marta, Dom, Graham and Alan all becoming parents - keep an eye out for the new starters in the Team News section of the 2050 newsletter!

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

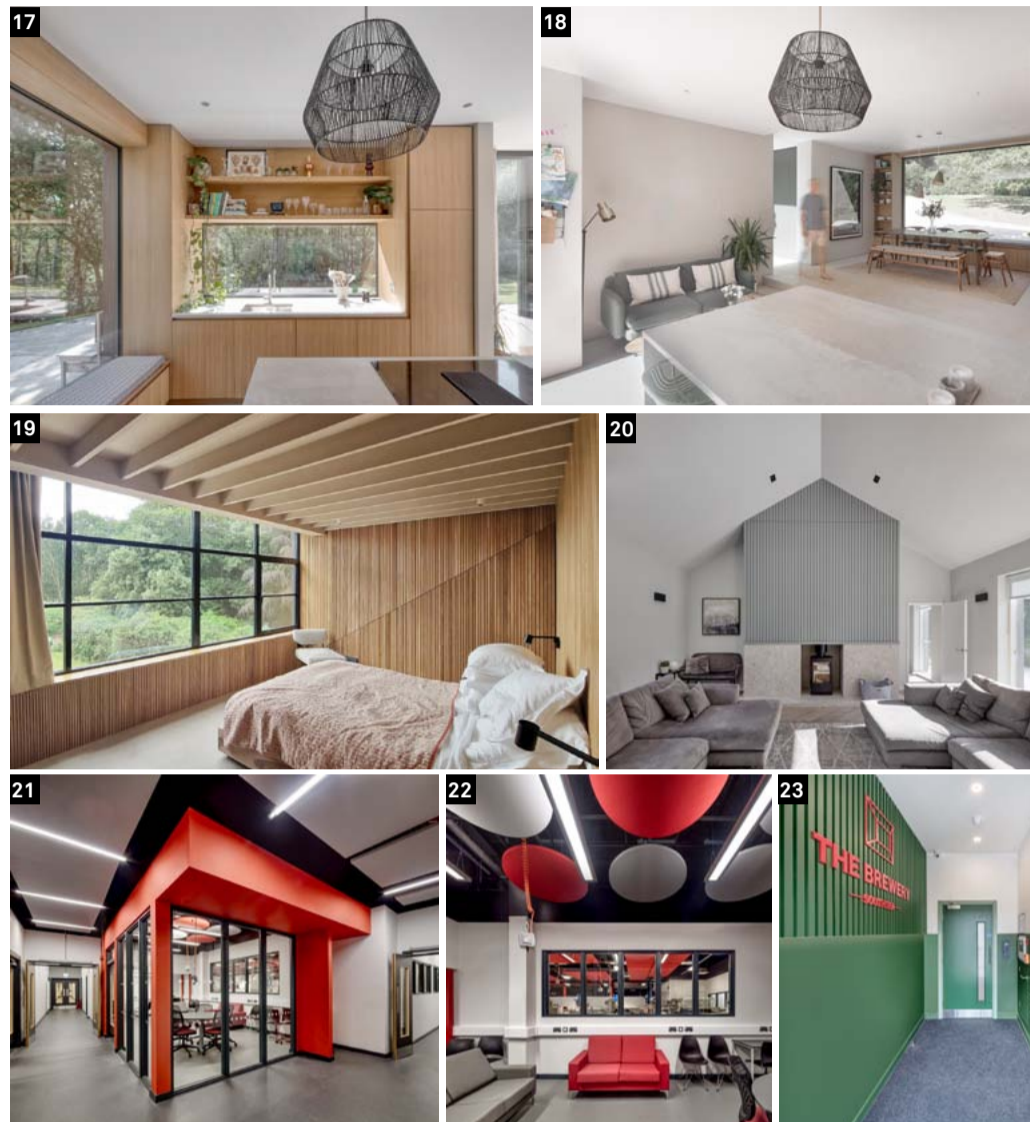
**Interior Design**

We are often commissioned to undertake detailed interior design work on our projects. Our in-house expertise means that we are able to enhance this element of the scheme in a variety of ways, dependent on the project typology and budget requirements.

We produced design packages for a number

of recent one-off houses, including Barnsnap (images 17 & 18), Heathwood House (image 19) and Wayside (image 20).

Design work was also undertaken on the interiors at Havant and South Downs College (images 21 & 22), as well as an interior package for Brewery House (image 23).



**Retirement Living, Faversham** *Image 26*

We have submitted plans for a Retirement Living scheme in Faversham for McCarthy Stone. The 'L' shaped building nestles between the large mature trees which surround the site. Feature brick balconies provide a clearly defined frontage to the building, whilst the set-back top floor ensures the massing is proportionate to the local context.

