



### One Horton Heath, Eastleigh

Image 1

Re-Format has been appointed to the consultant team for One Horton Heath, one of the UK's largest publicly funded development, delivering up to 2,500 homes with a local centre, school, green infrastructure, and new transport links. We are leading the concept for The Folds, a 650-home neighbourhood focused on high design quality, walkability, and environmental sustainability, structured around tree-lined streets, greenways, and integrated foot and cycle routes.



## Re-Format Review

As we reflect on the past year, 2025 stands out as a period of real progress across the practice. Our masterplanning role at One Horton Heath marked a major milestone, contributing to one of the country's largest and most ambitious publicly funded developments, including a commission for the new primary school.

Our work across residential, later living and community sectors continues to grow, with planning successes across the UK. From rural settings to complex urban sites in central London, our portfolio is expanding, including notable work in wellness and hospitality, such as a new low-carbon wellness hotel shaped by landscape and heritage.

The year also brought recognition, receiving a Supplier of the Year award for McCarthy Stone and the Wispers Estate shortlisted for the National Housing Design Awards.

Above all, we remain grateful to our clients, partners and collaborators for their continued trust and support.

### Strutton Ground, Westminster

Image 2

Works are near to completion at our residential project in Westminster for Unique Property Group. A narrow corner plot with many complexities will provide five high end apartments over a ground floor commercial space. All apartments meet the London Plan Guidance and accessibility requirements.



### Bolney, Mid Sussex

Image 3

Planning permission was granted for 200 new dwellings including a mix of private and affordable housing and a new purpose-designed community building. The scheme, designed on behalf of Wates Developments, includes over 9 ha of public open space, encompassing community allotments and outdoor recreational spaces.

### North Downs 50 Challenge

Image 4

This year team Re-Format took on a 50km circular walking route from Guildford to Dorking. The challenge was completed in 30 degrees heat, with some of the team crossing the finish line in 10 hours! We are very proud to have raised over £1500 for Mind, Dementia UK and Shooting Star Childrens Hospices.







### Long Lane, Midhurst

Images 6-8

Long Lane is a proposed wellness-led luxury hotel and private members' retreat at Dunford House near Midhurst in the South Downs National Park, focused on the careful restoration and adaptive reuse of the existing historic house, coach house, stables and associated estate buildings.

We have worked closely with Szczepaniak Teh to design a scheme that will transform the former conference and events venue into a nature and wellness focused destination hotel and members' club. Wellness facilities including a longevity lab, contrast therapy, gym and yoga studios and a natural swimming pool set within the landscape.

The wider estate will be enhanced through sensitive landscape interventions such as wildflower meadows, orchards, woodland management, and a farm-to-fork kitchen garden with on site greenhouse. The proposals place strong emphasis on heritage-led regeneration, low-carbon design, dark-sky protection, biodiversity net gain, and low-impact access, while creating year-round local employment and supporting sustainable rural tourism in the SDNP.

### Framework Awards

Image 13

We are extremely proud of our longstanding partnership with McCarthy Stone, and this year we were delighted to be named Supplier of the Year. Alex and Hannah were also pleased to accept the Land & Planning Award at the McCarthy Stone Foundation Gala which was a great success raising £235,500.



### Later Living

Images 9-12

Our work within the retirement and later living residential sector continues, four key projects from this year include -

Witham, Essex (image 9); here we worked with a wider design team to develop a masterplan that comprised a retirement apartment building, care home and retirement bungalows.

Wichelstowe, Swindon (image 10); works complete here on the retirement living block

that overlooks the local canal waterway. Wheathampstead, St Albans (image 11); we achieved planning consent on this scheme which also combined apartments with bungalows. Godalming, Surrey (image 12); planning consent was achieved for this development located in the town centre and Godalming Conservation Area.



### New Blendworth Centre, Horndean

Image 14

Proposals for a new building at The New Blendworth Centre have received planning consent. The new modern facilities will provide much needed spaces to meet their needs to provide a day centre for adults with learning difficulties and disabilities.



### Princedale Road, Notting Hill

Images 15

Design works progress towards planning submission for a converted public house. The existing dilapidated pub will become a new hub for a restaurant space, event space and management office in the new third storey formed by the mansard roof. A new townhouse is also proposed adjacent to the restaurant in the urban gap.

### Townhouse Development, Liphook

Image 16

Three new family homes are now complete in Liphook. Set back from the street and screened from public view, the design preserves the site's suburban character with detached buildings that create openness and visual connections to the rear.

Twin ridges and split gables reduce roof mass, while varied materials - masonry plinths, timber cladding and feature details - add depth and individuality. As a result each plot is individual however they form one cohesive, dynamic streetscape.







South Downs Ecolodges

Image 17

A proposal to transform a previous industrial chalk quarry site into a low-impact, landscape-led eco-retreat within the National Park, featuring 29 sensitively designed eco-lodges, a visitor and wellness hub, cafe and natural swimming pool. The project centres on regenerative design, with net-zero operation, water-neutral systems, biodiversity restoration, and low-carbon local materials.



18

Study Trip to Porto

Image 18

Re-Format enjoyed a three day visit to Porto this year. We enjoyed experiencing the local history and culture, and appreciated some architectural masterpieces. Our tour included Avenida dos Aliados, Praça de Lisboa, Dom Luis Bridge, Time Out Market at Sao Bento Station, Bolhao Market, Casa da Musica, Bairro da Bouca and the Faculty of Architecture.



19



20



21



22

Residential Round-Up

Images 19-23

Our residential portfolio continues to grow with a number of new projects alongside those progressing on site:

- Planning consent for the reuse and remodel of 4 redundant barn structures adjacent to Upton Grey Cemetery into a generous family home. (image 19).
- Planning consent for an extension to a family home in Radlett, Hertfordshire (image 20). Proposals seek to provide a greater connection between the living spaces and the landscape.
- Construction is well underway at our site in the centre of Petersfield (image 21). The development includes 33 apartments, including affordable homes, within a mixed use urban infill site.
- Planning consent for 19 dwellings near Sheet in Petersfield, including 2 self build homes, located in proximity to the River Rother (image 22).
- Conservation works continue alongside the installation of modern interventions at our project in Kensington. St Luke's Chapel will be transformed into a modern home for the future (image 23).



23

Site Progress in SDNP

Image 24/25

Construction is progressing well at our large rural dwelling located on the South Downs Way. Foundations are complete and ground floor walls are taking shape. With the magnificent views all around you can see that this will be a wonderful place to live.

The dwelling is broken down into a collection of single and two storey pitched roof forms, linked by a single storey 'planted' flat roof element. The materials palette consists of natural slate roof tiles, vertical open jointed charred timber cladding over un-coursed field flint ground floor walls. Planting will be enhanced across the site to create a more biodiverse landscape, including an area for sheep grazing.



24



25

Clayton Court, Hillbrow

Image 26

We submitted plans for the sensitive redevelopment of Clayton Court, located within the South Downs National Park.

The scheme will deliver 18 new homes through conversion and refurbishment of historic buildings, alongside carefully considered landscape improvements. The scheme ensures a sustainable and sensitive future for this historic estate.

A landscape led approach underpins the development, with historic features reinstated, while biodiversity is improved.

Team News

We are pleased to welcome to the team Josh Kabat-Rigelsford as Architect and Stuart Meadows as Senior Architect.

Congratulations to Alan Clarke on passing his Part 3 and becoming a qualified Architect!

Architecture  
Masterplanning  
Project & Construction Management  
3D Visualisation



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