



# **URBAN PLANNING SPECIALIST**

HTA DESIGN LLP

2019



## HTA Design LLP

HTA Design LLP are an award-winning design practice working locally with communities to create thriving places that people can live in, work in, and visit.

With a 50 year history of delivering successful projects, our collaborative approach to residential development and regeneration brings together Architecture, Landscape Design, Urban Design, Planning Consultancy, Sustainability and Communications

We are renowned for our sustained dedication and history of working with housing providers and local communities to deliver great places. Our focus continues to be towards housing-led regeneration projects, making us the UK's largest

housing only design specialist. This unique focus brings with it an in-depth understanding and knowledge of the sector that is discernible in all our projects.

We have always prided ourselves on being a great place to work, with 200 staff across our London, Edinburgh, Manchester and Bristol offices. This was supported by becoming winners of the AJ100 Employer of the Year Award in 2018, as well as being selected as one of Building Magazine's top 50 Good Employers for the third year running.

The practice was originally established in 1969 and in April 2013 HTA Architects Ltd. transferred to HTA Design LLP when a new partnership was formed.



Staff trip to Paris with partners and children

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*Creative  
Collaboration*

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## Planning Consultancy at HTA Design LLP

We are an award-winning planning team who provide bespoke design-led planning advice to deliver high quality places.

Since our inception in 2007, our team has delivered an impressive portfolio of high-profile residential planning consents, securing planning permission for over 6,200 new homes across England.

Hanham Hall, Bristol



# Our Expertise

We are experienced in securing complex, innovative residential-led schemes and mixed use developments.

We are committed to solving planning issues creatively, and working collaboratively with all disciplines in project teams to secure planning consent high-quality homes and places.

Our experience covers an extensive geographic area, with projects across London and the country. We have first-hand experience of how to negotiate a variety of challenges from Green Belt development, to complex urban estate regeneration schemes.

## OUR EXPERIENCE



ESTATE REGENERATION



TALL BUILDINGS



OLDER PERSON'S HOUSING



STUDENT ACCOMMODATION



INNOVATIVE DESIGN



GREENBELT & RURAL DEVELOPMENT



MIXED USE DEVELOPMENT



CREATIVE USES



RESEARCH & THOUGHT LEADERSHIP



URBAN SITES



ROOFTOP DEVELOPMENT

# Our Team

Our team is made up of members of the Royal Town Planning Institute (RTPI) and Royal Institution of Chartered Surveyors (RICS) with experience working across both the public and private sectors.



## Riëtte Oosthuizen

### Partner, Planning, HTA Design LLP

B (Town and Regional Planning) (RSA) |  
M (Town and Regional Planning) (RSA) |  
PhD (Urban and Regional Studies) (UK)

Dr Riëtte Oosthuizen is the Planning Partner at HTA Design LLP and lead consultant of the HTA Planning team.

She joined HTA in September 2007 to set up the planning team. Riëtte has 23 years of experience as urban planning and development consultant gained in South Africa and the UK and is a specialist in housing and regeneration projects on all scales. Riëtte has a strong background in housing, urban planning, social inclusion and community engagement and brings a track record of planning theory and practice to the team.

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riette.oosthuizen@hta.co.uk



## Simon Owen

### Associate, Senior Planner

Member of the Royal Town Planning Institute,  
Member of the Royal Institution of Chartered  
Surveyors

Simon Owen is an Associate in the planning team. Simon is a member of the RTPI as well as the RICS and has significant experience of delivering complex planning permissions for RSL, private and Local Authority clients in Islington, Westminster, Ealing, Enfield, Barnet and Haringey amongst others.

Simon's experience includes development management experience at Taylor Wimpey and he is able to bring practical consultant.

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**Natalya Palit**  
Senior Planner



**Shontelle Williams**  
Senior Planner



**Sarah Ely**  
Senior Planner

We have a commitment to community engagement, excellent track record of working with complex stakeholder groups and expertise in sustainable design.

Our team is firmly embedded within the wider design team with a strong understanding of design. Each member of our team has additional professional expertise which compliment our planning skills and add value to projects.

# How we work

## Our Approach

We take a bespoke approach to every project, suited to its requirements, offering focused timely advice at the various stages of the planning process. We identify planning risks from the outset of a project so that financial and project programme issues can be anticipated in advance.

Our advice is informed by an in-depth understanding of the design process, with a focus on place-making.

## What sets HTA Design's Planning team apart?

Our projects are delivered successfully based on an ethos of creative collaboration with our design teams. Integrating planning advice right from the start ensures that fundamental planning considerations are designed around from day one.

The team supports a range of clients and organisations through the planning process, resolving planning issues at strategic and detailed level as well as producing research on innovative housing solutions to stimulate debate.

## Our Clients

We have established successful relationships with a range of clients – including developers, housing associations, and local authorities as well as external architects. Our success is reflected in the extensive positive feedback we have received from our clients, and the high proportion of longstanding clients who bring repeat business.

## Our Influence

The practice is recognised for driving innovation and improvement in the quality of housing and has won numerous awards for exemplar projects. Our team are also actively engaged in innovative research and we have a respected voice, playing a role in shaping and shifting policy. Planning Partner, Riette Oosthuizen, also frequently speaks on planning matters at industry events, conferences and round tables. She is a member of the London Planning and Development Forum, the RIBA Planning advisory group and the RTPi Policy Practice and Research Committee. In 2018 she was invited by the London Assembly Planning Committee to provide a professional expert view on the Draft London Plan's Housing policies and to assist the committee's evidence gathering on the 2017 Strategic Housing Market Assessment that informs these policies.





## **Sheerwater, Woking**

HTA led the masterplanning team for the regeneration of Sheerwater in Woking.

The masterplanning programme entailed a series of Milestones ranging from comprehensive site analysis to the development of a preferred masterplan option, underpinned by milestones comprehensive and regular consultation with the local community, local stakeholders and statutory bodies through a series of exhibitions and workshops.

# Awards



Our expertise has been recognised nationally, having received a number of awards, including the RTPI Small Consultancy of the Year 2016 and Planning and Placemaking Planning Consultancy of the Year 2017. The value of our work is not only recognised by our longstanding repeat clients, but we also consistently win and are shortlisted for industry awards.

*"HTA shows how small consultancies can win a range of clients and interesting work through a clear commitment to thinking creatively, working collaboratively with other professions and the public on challenging housing issues, and a commitment to developing their team. We were particularly impressed by their involvement in work which provokes debate and fosters good practice, as well as volunteer work using the skills of its planners for the good of the community."*

The **PLANNING AWARDS 2019**  
*Celebrating excellence in planning and placemaking*

**WINNER**

## Planning Awards, 2019

Winner: Planning Permission of the Year, George Street, Croydon (Tide Construction)

Winner: Award for Affordable Housing, Redbrick Estate, Islington (London Borough of Islington)

RTPI AWARDS FOR **PLANNING EXCELLENCE FINALIST 2019**

## Planning Awards, 2017

Winner: Planning Consultancy of the Year

## RTPI South East Awards, 2017

Commendation: Excellence in Planning for Well-being

The **PLANNING AWARDS 2017**  
*Celebrating excellence in planning and placemaking*

**WINNER**

## RTPI Awards, 2016

Winner: Small Planning Consultancy of the Year

Finalist: Excellence in Planning to Deliver Housing: Allen Court Innovative Solutions to Housing Regeneration

Finalist: Excellence in Planning for Community and Well-Being: Leigh Road Specialist Housing for Independent Living for Young Adults with Learning Difficulties

RTPI AWARDS FOR **PLANNING EXCELLENCE WINNER 2016**

## Planning & Placemaking 2016

Finalist: Planning Consultancy of the Year

Finalist: Planning for Housing Growth

THE RTPI AWARDS FOR **PLANNING EXCELLENCE WINNER 2015**

## RTPI Awards, 2015

Winner: Excellence in Planning for the Nature Environment: Hanham Hall, Bristol

Highly Commended: Excellence in Planning to Delivery Housing: Hanham Hall, Bristol (Nationally & SW Region)

# Services

We offer comprehensive planning advice at all stages of the development process, from land acquisition stage, initial feasibility testing to discharge of planning conditions so that construction can start without delay.

Our core services are tailored to the delivery of a wide range of private and affordable housing, major redevelopment and regeneration projects (both new-build and refurbishment) and estate modernisation. In addition we have expertise in a range of specialist housing types including build to rent, student accommodation, older people housing and self and custom build.

The services we offer include:

- Planning applications and negotiations
- Site Appraisals and Feasibilities
- Planning advice in tendering and bidding for sites
- Local Plan Representations (including Site allocations, CIL etc.)
- Researching & Influencing Planning Policy
- Stakeholder and Community Engagement
- Planning Appeals
- Post-planning discharge of conditions, post-planning amendments etc.



Andover Estate, Islington - Credit: Studio Partington Architects

# Estate Regeneration

Estate Regeneration projects can bring multiple valuable benefits, not only improving conditions for existing residents but also contributing significantly to housing delivery. Our team have worked on a range of estate regeneration projects both in London and outside of London. The schemes have ranged in size from circa 200 homes to more than 1000 homes. The schemes we have advised on have adopted a range of estate regeneration approaches, including total demolition and redevelopment, limited infill and partial selective demolition.



## Above

The Lakes Estate, Milton Keynes for Your:MK

## Right

King Square, Islington for LB Islington

## Below

Dover Court Estate, Islington for LB Islington

Credit: PTE Architects



## King Square, Islington

King Square Estate is exemplar in its approach to estate regeneration. Planning advice from HTA Design was instrumental in guiding pre-application discussions with the Council to establish the development parameters for the scheme designed by Pollard Thomas Edwards. The project demonstrates how authorities, residents, designers and planners can work pro-actively to develop brownfield land to provide new affordable homes within Islington, an inner London borough. The scheme also provides estate wide landscape, play and public realm improvements designed by HTA Design.



# Tall Buildings

An emphasis on effective intensification of land has made this building typology increasingly common, which comes with its own unique planning challenges. Our team have secured consent for a number of tall buildings around London and the South-East, including Europe's tallest modular building at George Street in Croydon. We are experienced in advising on how to balance the planning challenges faced by this type of building, and have advised clients where a tall building could be considered appropriate, even where not indicated as such by the Local Authority.

**Right**

Cambridge House, Croydon for Notting Hill Genesis

**Below**

Felda/Apex/Shubette House, Wembley for Tidy Construction

**Opposite page**

George Street, Croydon for Tide Construction



Credit: BPTW Architects



## 101 George Street, Croydon

101 George Street will be two towers, a 38-storey and a 44-storey, scaling 135 metres and providing 546 new homes which have been designed specifically for rent and will be professionally managed onsite offering residents a 24/7 service. The scheme is set to be the tallest modular tower in the world and it will also be delivered in just 24 months, from construction starting, to residents moving in to their new homes.



## Urban Sites

We have worked on a range of tight infill and urban sites, including small sites programmes for a number of local authorities. Our team are adept at negotiating and advising on the intricacies of the planning challenges raised by these types of sites. Our expertise in this area is increasingly valuable for advising clients, given the increased emphasis on the delivery of homes through small sites.

### **Below**

Enfield Small Sites Programme for LB Enfield designed by Peter Barber Architects

### **Opposite page top**

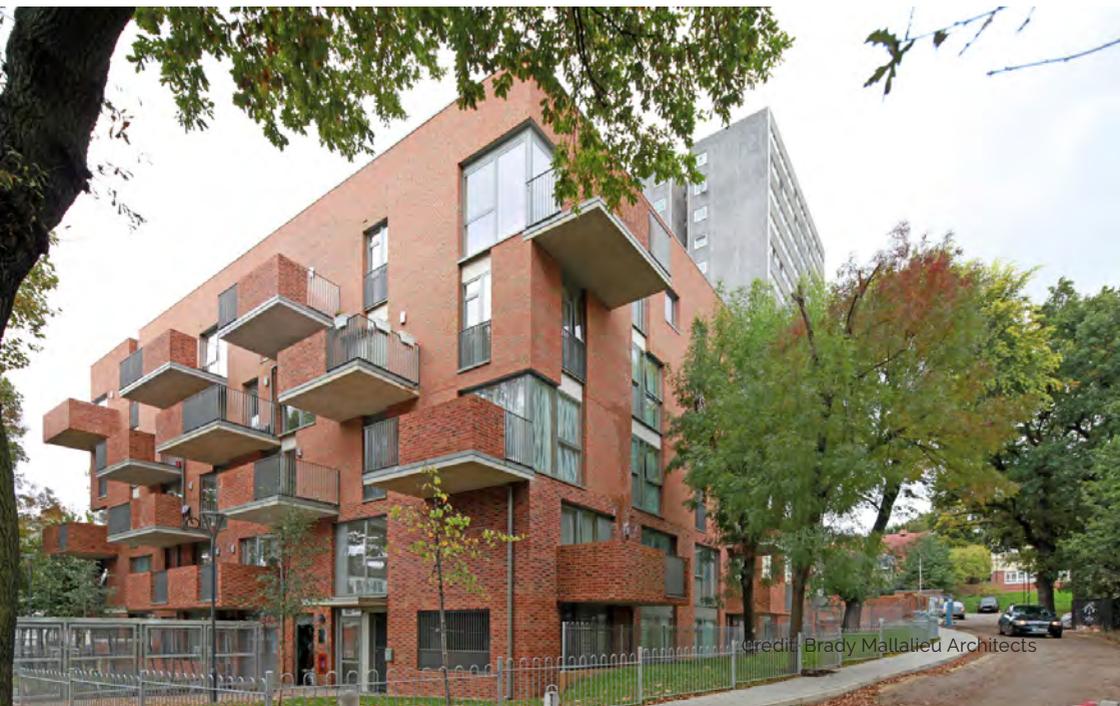
Barnet Small Sites for LB Barnet Homes

### **Opposite page below**

Ivy Hall, Islington



Credit: Peter Barber Architects



# Rooftop Development

Our team are well versed in the planning challenges associated with rooftop development. Our team co-authored one of the early reports estimating the potential capacity of rooftops to deliver housing across London. In addition, our practical experience of providing advice on this type of development can help navigate the challenges associated with this increasingly popular development typology.

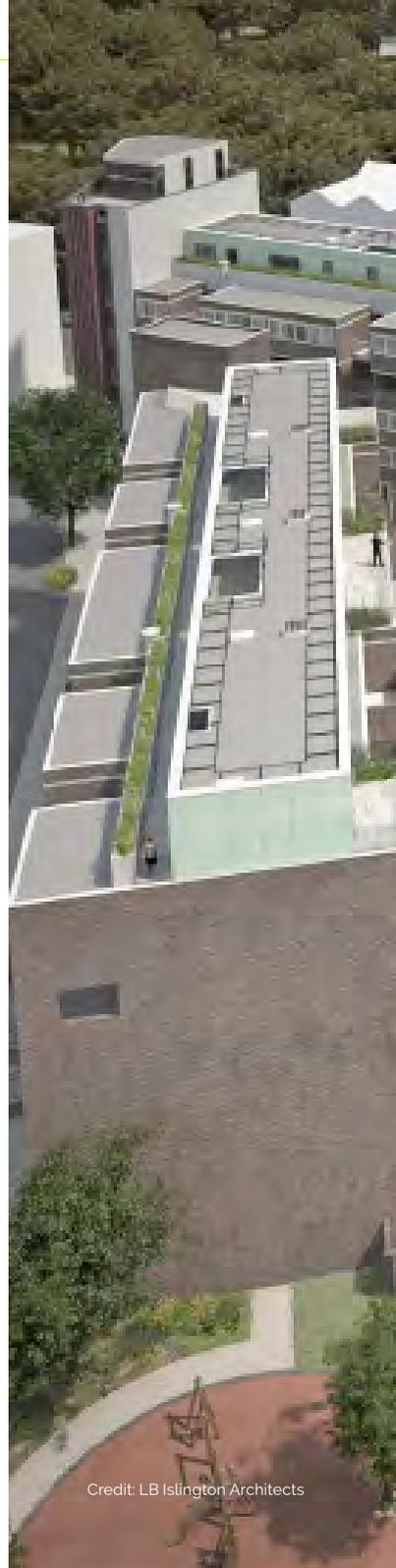


## Above

Antony and Rodderick House for Lambeth and Southwark Housing Group and Apex Airspace

## Opposite page

Triangle Estate, Islington - LB Islington Architects



Credit: LB Islington Architects



## **The Triangle Estate, Islington**

The scheme, designed by LB Islington architects, was praised by Members for its design and the positive benefits it will bring to the Estate. It will provide much needed housing for local residents: 55% of the new homes will be affordable; and a mix of dwellings sizes will be provided which will allow for downsizing. In order to facilitate development, six existing units will be demolished and replaced on the site.

# Green Belt & Rural Development

In addition to urban sites, the team have experience of advising on developments in rural areas and the greenbelt. In particular, we have advised on the timing of promotion of sites in the Green Belt and providing justification for the acceptability of edge of settlement sites.

## Below

Waterworld, Enfield for Hadley Property Group

## Opposite page

Hanham Hall, Bristol for Barrett Homes





## Hanham Hall, Bristol

Hanham Hall is the first site in the government's Carbon Challenge initiative and is scheduled to become one of the first zero carbon communities in England. 185 new homes are proposed in the grounds of the former hospital structured around a series of green spaces with allotments, orchards, hedges, ponds, cycle and walking routes. A restaurant, nursery, community hall, cafe and offices are currently proposed in the Hall.

# Older Person's Housing

Changing demographics and a wider recognition of the importance of accommodation for older people is making this an increasingly notable sector we work in. We have experience of securing consent for a range of different older person's housing types based on different models, including sheltered housing, extra care, and retirement living, including our RTPI SE award winning Sampson Court for Orbit.



**Above Top**  
Newstead House in Enfield for LB Enfield

**Bottom Right**  
Lyon Street, Islington - Islington Architects

**Bottom Left**  
Sampson Court





# Student Accommodation

We have a strong track record in delivering student housing and the debates that are typically entered into with Local Authorities around this form of accommodation. We have a portfolio of student accommodation schemes across London.

## Above

Holloway Road, Islington

## Below

Savoy Circus, Hammersmith & Fulham

## Opposite page

Apex House, Wembley





## **Apex, Wembley**

Apex House in Wembley, London was constructed using the Vision Modular Structures modules. In record time for the student intake of September 2017, the building was begun and completed in a twelve month period. The building creates a variety of room types and shapes suitable for different students including wheelchair units, and a variety of shared social spaces including a café and a ground level courtyard to allow for relaxation, social interaction and group study.

## Creative Uses

To compliment our experience of housing, HTA Planning have built up a portfolio of work supporting creative organisations secure consent for development of artists' studios across London.



### Above

Louise House, Forest Hill for V22

### Right

Silvertown Studios, Silvertown, for V22



# Mixed Use Development

In areas with a shortage of land, redevelopment of industrial and employment land to intensify it is becoming an increasingly common way of delivering housing. We have worked on a number of mixed-use schemes including redevelopment of existing employment sites to provide new mixed-use developments. As part of large scale developments we have also advised on the range and type of mixed uses that could be appropriate and be supported in certain locations.



Credit: Archanthus Architects



**Above Top**

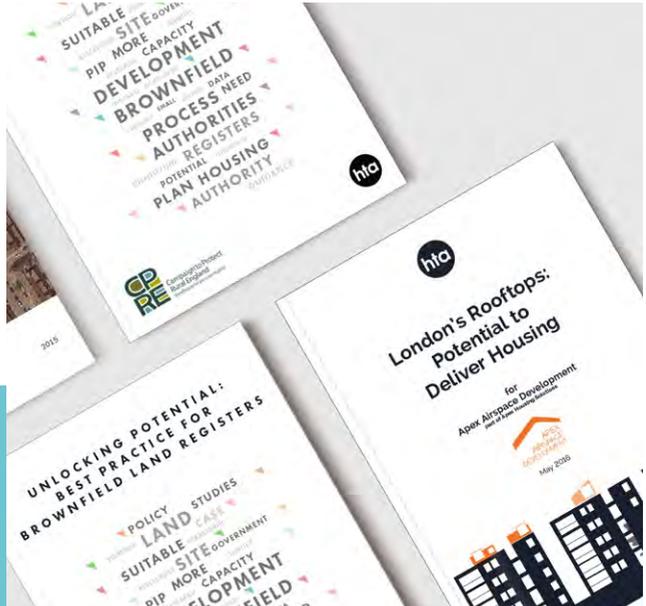
Parkhouse Street, Camberwell for  
LB Southwark

**Right**

Cecil Road, Harrow for Woolbro Homes  
and Jenga Plc

# Research & Thought Leadership

In addition to planning consultancy advice we are actively engaged in research and thought leadership. The practice is recognised for driving innovation and improvement in the quality of housing and has won numerous awards for exemplar research and projects. Our team are also actively engaged in innovative research and we have a respected voice, playing a role in shaping and shifting policy.



**Above Top**  
HTA Planning's research publications

**Opposite page**  
Riette speaking at The Building Centre



# Social Value & Post Occupancy Evaluation

HTA Design LLP have committed to begin carrying out POE on completed projects this year. We are combining this initiative with piloting the Social Value toolkit, led by Flora Samuel at RIBA with a number of representatives from various design practices, think tanks and academic institutions, to further our knowledge and POE ambitions. Questions around social value will be embedded in the evaluation process and the focus will be on the residents' relationship with the building and place rather than solely on how the building performs from a technical perspective.

The methodology involves the collaborative design of the questionnaire with the social value working group, initial informal walkabouts, focus groups and face to face interviews to gather data, and analysis of the results to feedback to HTA and to the social value toolkit, which will be published in the summer of 2019. This will form an evidence base for measuring wellbeing in the built environment.



## **Above Top**

Kender estate, New Cross

## **Below**

Osprey Quay, Weymouth

## **Opposite page (top)**

Resident forum sessions

Queen Elizabeth Children Hospital, Tower Hamlets





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