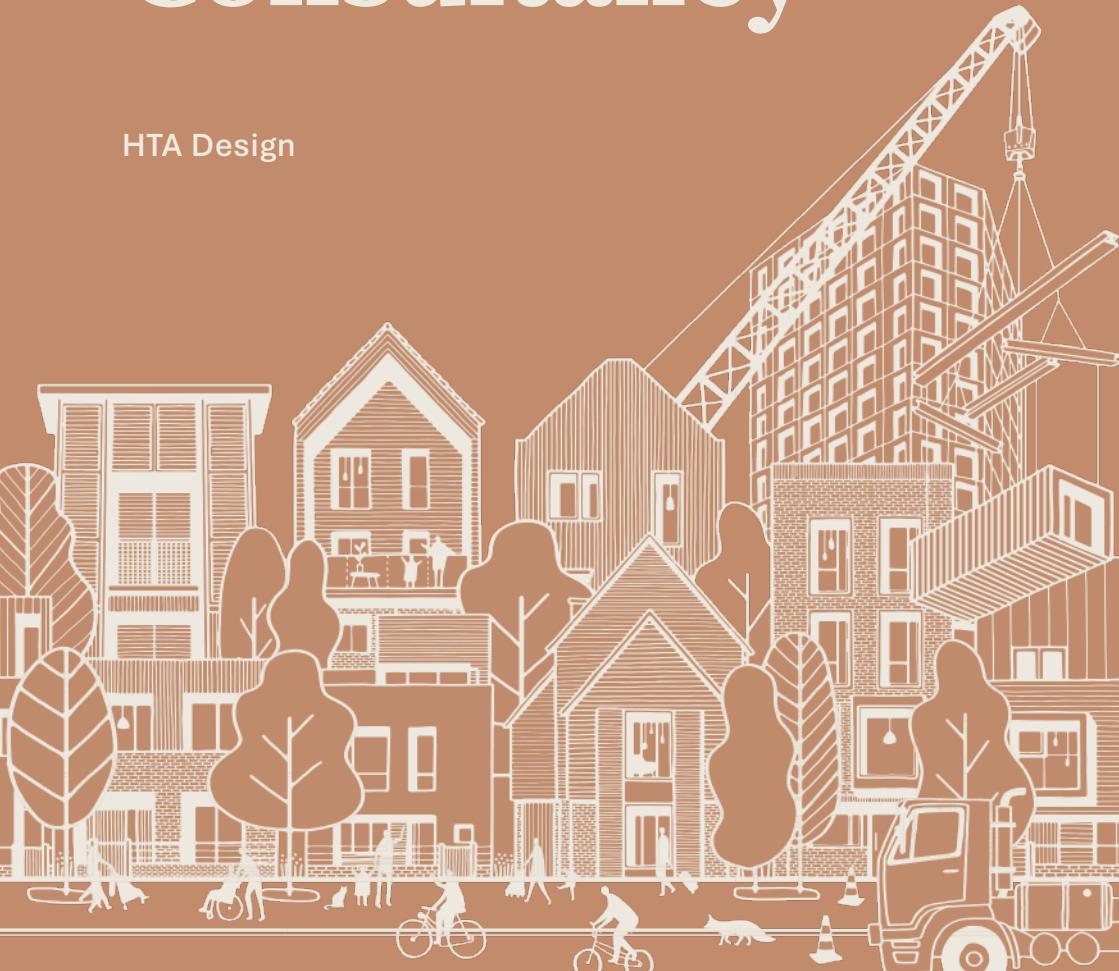




# Planning Consultancy

HTA Design







## About HTA Design

HTA Design is an interdisciplinary practice renowned for designing some of the most influential housing projects and best places to live in the UK and internationally.

With around 250 professionals working across architecture, planning, masterplanning, landscape design, sustainability, interior design, wayfinding, and communications & engagement. HTA has been at the forefront of housing innovation and sustainability for over 50 years.

We work from studios in London, Bristol, Edinburgh, Manchester, Nottingham and a newly established studio in Sydney.

HTA has been recognised as a leading employer, winning AJ100 Practice of the Year in 2025 as well as AJ100 Employer of the Year in 2018, 2022, 2023, and 2024.

As a certified B Corporation, the practice demonstrates long term commitment to maintaining high standards of social and environmental performance, accountability and transparency.

## HTA Planning Consultancy

HTA Planning Consultancy is a diverse, award winning team specialising in housing and mixed use development. The team contributes to policy development, pioneering new and innovative housing models.

Through the creative application of planning strategy and policy tools, we bring the best out of every project. We collaborate closely with clients and design teams to shape development proposals through every stage of the design and planning process. We offer hands-on, tailored planning advice that informs design decisions and manages risk effectively.



**Dr Riëtte Oosthuizen**  
Partner, Planning MRTPI



**Ben Peirson**  
Planning Director MRTPI



**Robert Nicholas**  
Senior Planner MRTPI



**Arjun Singh**  
Senior Planner MRTPI



**Nour Sinno**  
Senior Planner



**Michaela Oberhuber**  
Planner



**We use planning negotiation**  
to add cultural and social  
value to the public realm

## Awards



RTPI London Awards for Planning Excellence 2024

Winner:  
Small Planning Consultancy of the Year  
Best Project of the Year, Dunton Hills Garden Village  
Excellence in Planning for Communities (Large Schemes of 50+ Homes), College Road, Croydon

Planning Awards 2019

Winner:  
Award for Affordable Housing,  
Redbrick Estate, Islington  
Planning Permission of the Year, Ten Degrees, Croydon



Planning Awards 2017

Winner:  
Planning Consultancy of the Year



RTPI London Awards for Planning Excellence 2016

Winner:  
Planning Consultancy of the Year

Planning Awards 2022

Winner:  
Planning Consultancy of the Year



Planning Awards 2020

Winner:  
Award for Fostering a Diverse Planning Team

## The services we offer

### Site promotion and representations to local planning authorities

We excel in promoting sites through persuasive, well evidenced representations and early engagement. We build trust with local authorities and stakeholders, championing innovative proposals that align with policy and unlock housing and placemaking opportunities.

### Planning applications and appeals

Our team leads complex applications and appeals with strategic insight, robust justification, and design led solutions. We've secured consent for challenging developments by clearly communicating their benefits and responding proactively to stakeholder concerns and site constraints.

### Planning briefs and feasibilities

We shape compelling planning briefs and feasibility studies that are grounded in policy and shaped by great design to amplify the potential of varied sites. Our work identifies opportunities early, helping clients make the informed decisions that lead to viable strategies for new developments. We are experienced in understanding portfolio reviews for clients.

### Planning policy and strategy advice

We provide trusted strategic advice grounded in policy knowledge and real world delivery experience. We support local authorities and developers to navigate changing frameworks, shaping resilient strategies that align with long term housing, design and sustainability goals.

### S106 / CIL negotiations

We expertly negotiate Section 106 and CIL agreements that balance viability with public benefit. Through clear strategy and stakeholder dialogue, we've helped secure timely obligations and funding alignment across large scale and portfolio based housing developments.

### Discharge and renegotiation of planning conditions

Our team leads the post consent process with precision, discharging and renegotiating conditions to support successful and expedient delivery of built environment projects. Our well coordinated and phased approach ensures efficient implementation while improving design and build quality and improving outcomes for clients and residents alike.

### Community engagement

Our team delivers meaningful, inclusive engagement that shapes better places. From resident ballots to creative youth outreach, we empower communities to influence design outcomes - building support, enhancing social value, and creating long term ownership of change.

### Design guidance and design coding

We create design led guidance that turns vision into action. From full Design Codes to Supplementary Planning Documents, we establish clear principles and a framework for growth, ensuring beauty, sustainability and local character are embedded across complex, evolving projects. We are experienced in working with local authorities on masterplans that shape policy.

## Sectors



# Residential

Our team have helped to unlock thousands of high quality multi tenure homes across the UK. From modular co-living towers, build to rent, student accommodation, and innovative rooftop extensions to complex infill and large scale estate renewal programmes. We respond creatively to context and opportunity to guide projects from concept to delivery, navigating risk, aligning with policy and engaging with local communities in meaningful ways. With a reputation for strategic thinking and design led collaboration, our breadth of work shows how great planning leads to better places to live.

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# College Road

Croydon

**Client:**

Tide & Outpost

**Local Authority:**

London Borough of Croydon

**Accommodation:**

817 Co-Living + 120 Affordable Homes

College Road demonstrates how volumetric construction can unlock disused brownfield land, achieving density close to important transport infrastructure. The project locates nearly 1,000 homes on a site of just 2,000 sqm in two adjoining towers; a 50-storey co-living tower named 'Enclave: Croydon' and a 35-storey tower providing 120 affordable homes.

Our team led all stages of the development process, from initial site feasibility through post-planning amendments. We provided advice, analysis and interpretation of untested policy and guidance, risk and mitigation, all of which shaped the overall planning strategy to secure a robust and deliverable permission.

**Architect:**

HTA Design

**Status:**

Operational

A key challenge in delivering this project was to engender an understanding of, and secure support for co-living as a housing typology. The scheme was the first co-living proposal to be considered by the GLA and subject to emerging London Plan Policy at the time.

Our team were responsible for successfully gaining buy-in from the LPA and the GLA on the concept of co-living, how this typology works in practice and how it has been successful for other communities internationally.



**Championed co-living**  
Securing LPA and GLA support for co-living as a new residential typology



**Provided policy guidance,**  
supporting modular  
build-to-rent within  
emerging planning models

## Ten Degrees

Croydon

**Client:**

Tide & Greystar

**Local Authority:**

London Borough of Croydon

**Accommodation:**

546 Build to Rent + Affordable Homes  
(109 Discounted Market Rent)

Ten Degrees set new standards in modular construction. This required a pioneering planning approach for dense urban development which achieved buy in for an emerging residential category and innovative approach to construction. The landmark project delivers 564 rental homes in two towers of 38 and 44 storeys, making it one of the world's tallest modular residential buildings. The project is the culmination of a decade long collaboration with Greystar, Tide, and Vision which ensures faster, safer, and more sustainable construction.

A detailed Planning Performance Agreement (PPA) secured on behalf of the applicant enabled close collaboration with the Local Planning Authority (LPA), leading to approval

**Architect:**

HTA Design

**Status:**

Operational

within just 13 weeks - unprecedented for a project of this scale. This was achieved by enabling the Greater London Authority (GLA) and Croydon's Place Review Panel to appreciate the exceptional design quality of the building.

By engaging with LPA and GLA officers early, we were able to champion build to rent as an emerging housing model, emphasising the economic and sustainability benefits of modular construction through open dialogue and written submissions, securing widespread support for this innovative development.

# Savoy Circus

## White City

**Client:**

Tide

**Local Authority:**

L.B. of Hammersmith & Fulham

**Accommodation:**

306 Homes

Savoy Circus delivers a contextual, heritage-led response grounded in the site's history and surroundings. Located within the Old Oak and Wormholt Conservation Area, the plot stood vacant for two decades following the demolition of the 1930s Art Deco Savoy cinema and fronts a prominent junction on the A40 Westway. The scheme was carefully negotiated to address heritage sensitivities, restoring street frontage to the Westway and Old Oak Road, improving legibility at Savoy Circus, and drawing clear architectural inspiration from the former cinema.

**Architect:**

HTA Design

**Status:**

Operational



The part 6, part 7 storey building provides 306 purpose built student accommodation rooms with a ground floor café. HTA Planning Consultancy led negotiations with the Local Planning Authority, secured a positive planning resolution, and agreed the S106, with discussions centred on delivering an appropriate, landmark response within a Conservation Area. The elevational design showcases how modular construction can express a London vernacular through traditional materials.

**Using a conservation area**  
context positively to steer a site solution that repairs the street and local context



**Adding value by developing  
housing estate open space**

© Pollard Thomas Edwards

## Dover Court Islington

**Client:**

Islington Council

**Local Authority:**

London Borough of Islington

**Accommodation:**

70 Homes

HTA Planning Consultancy secured consent for 70 new homes and significant public realm improvements at Dover Court Estate for Islington Council. Working with Pollard Thomas Edwards Architects and Farrer Huxley Associates we developed a clear strategy to enable infill development while enhancing estate wide connectivity.

The 250 home 1960's estate was constructed as a series of buildings loosely organised around open space. The final scheme delivers new affordable housing (70% social rent) and accessible homes, including bespoke accommodation for elderly residents. It also secured approval for landscape, play, and public realm enhancements,

**Architect:**

Pollard Thomas Edwards

**Status:**

Operational

such as improvements to the ball court, revised park boundaries, and better refuse and cycle storage.

Navigating complex planning designations - including Designated Open Space and a Site of Importance for Nature Conservation (SINC) - the team ensured a successful application that balanced new development with the existing character of the estate and the adjoining East Canonbury Conservation Area and the Rail Safeguarding Area.

HTA Design

# Redbrick Estate

## Islington

**Client:**

Islington Council

**Local Authority:**

London Borough of Islington

**Accommodation:**

55 Homes (78% Affordable)

HTA Planning Consultancy secured detailed planning consent for 55 additional homes and a new community centre on the Redbrick Estate by rationalising underused buildings, garages, and poor quality open space. New facilities were provided off site, and the scheme was shaped through careful community engagement.

The estate's location near Old Street supported a 9 storey building to deliver housing, alongside infill developments and estate wide landscape improvements that connected old and new areas.

**Architect:**

Levitt Bernstein

**Status:**

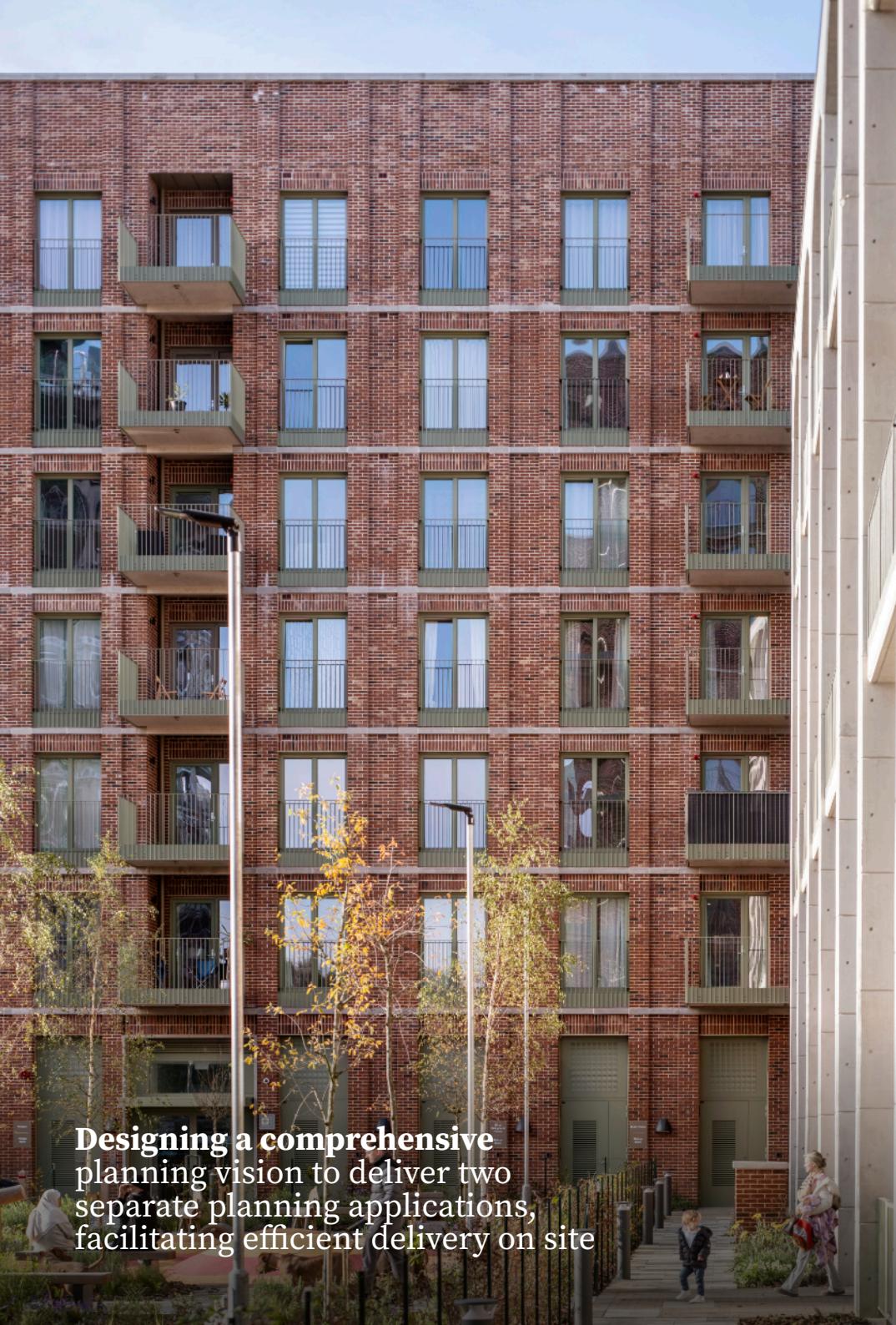
Operational

To address anti-social behaviour by non residents, the design introduced clearer gateways, reinforced estate identity, and improved public lighting. Most open spaces were retained, protected by a SINC designation.

Residents were extensively consulted throughout the scheme's development.

To enable the infill housing, Spectrum (a youth recording studio) and an on site dentist were relocated to an alternative site. HTA Planning managed the simultaneous planning processes and justified the loss of an older health facility by demonstrating sufficient local provision.





**Designing a comprehensive**  
planning vision to deliver two  
separate planning applications,  
facilitating efficient delivery on site

## Kidbrooke Park Road

### Greenwich

**Client:**

Greenwich Builds

**Local Authority:**

Royal Borough of Greenwich

**Accommodation:**

452 Affordable Homes

**Architect:**

HTA Design

**Status:**

Operational

Located within the wider Kidbrooke Masterplan, Kidbrooke Park Road is an exemplary affordable housing led regeneration scheme providing net zero carbon social rented homes and new community facilities. Working closely with Greenwich Builds, our team were tasked with maximising affordable housing delivery against a challenging planning programme, driven by strict funding requirements and the myriad of constraints posed by the contaminated brownfield site.

Not all the site could be brought forward within agreed funding deadlines, our team developed a planning strategy that split the site into two main phases. Both were subject to separate applications but which were presented together in an overarching vision and masterplan, securing the necessary grant funding with the GLA.

Our team had an important role as a mediator between the LPA, GLA and Greenwich Builds, balancing design quality, public benefits, sustainability, and cost effectiveness.

We also encouraged and participated in the co-design process with a diverse group of residents, local groups, schools, and youth groups ensuring public participation and support through the planning process.

# Antony and Roderick House

Southwark

**Client:**

Lambeth & Southwark Housing Association / Apex Airspace

**Local Authority:**

London Borough of Southwark

**Accommodation:**

30 Affordable Homes

HTA and Apex Airspace published joint research in 2016 on the potential for rooftop development in London and the role of airspace delivery in addressing housing needs. This led to a pilot project at Antony and Roderick House in Bermondsey, identified as an opportunity site in our research.

Set within the existing Abbeyfield Estate, but excluded from Southwark Council's wider estate regeneration project, this scheme delivers 30 new affordable homes for Lambeth & Southwark Housing Association. The project provides upgrades to the existing building, without any loss of existing homes. We successfully secured planning consent in 2020 and the new homes have helped address hidden

**Architect:**

HTA Design

**Status:**

Operational

homelessness amongst existing residents of the estate.

Our team provided an in-depth planning and design feasibility study, identifying infill opportunities as well as vertical extension to maximise housing delivery. Whilst initially resisted by planning officers, we successfully made the case for central infill to fully unlock opportunities for existing residents including new shared facilities, improved arrival points and accessibility to homes.

This project ties together research, experience, and resident engagement to showcase the potential for increasing housing delivery through rooftop and infill development.



**Developed a strategic planning brief, unlocking rooftop and infill housing opportunities**



**Utilising a portfolio approach**  
to address strategic policy issues  
and unlock the constraints of infill sites

## Hackney New Homes

### Hackney

#### **Client:**

London Borough of Hackney

#### **Local Authority:**

London Borough of Hackney

#### **Accommodation:**

400 New Homes

#### **Architect:**

Al-Jawad Pike, Archio, Balaam Murphy + Nooma Studio, Citizens Design Bureau, Haworth Tompkins, Sergison Bates

#### **Status:**

Planning Approved

The New Homes Programme comprises 14 separate infill sites and is intended to make better use of under utilised council owned land currently occupied by underused parking, garages and redundant buildings. The portfolio of sites will deliver 400 sustainable new homes, helping support Hackney's commitment to delivering 1,000 new Council homes for social rent by 2026.

Our team has been appointed as lead planning consultant across the programme. We are working closely with the LPA to develop a PPA and Unilateral Undertaking that establishes a portfolio approach to strategic policy issues such as; affordable housing, tenure and unit mix, accessible homes, infrastructure, and planning obligations.

This framework helps to unlock constraints associated with individual sites and provides an overarching structure for the planning process. The team is now collaborating with seven design teams across 14 sites, contributing to scheme proposals and leading each team through pre-application engagement with the LPA and other key stakeholders.

# Naked House

## Enfield

**Client:**

Naked Homes

**Local Authority:**

London Borough of Enfield

**Accommodation:**

22 Homes across 3 sites

Naked House is an innovative GLA supported and funded proposal for a pilot project that will provide first time buyers with the opportunity to buy genuinely affordable homes that can expand with their changing needs. The Naked House programme is supported by the London Borough of Enfield, which has provided a series of brownfield sites at a discounted rate.

Naked House engaged HTA Planning Consultancy in 2020 to review 10 sites for their feasibility to deliver their product.

The homes are designed to be low in cost. They come with few finishes, fittings or partitions which allows residents to create homes that can be tailored to their specific needs. Many of

**Architect:**

OMMX Architects

**Status:**

Under Construction

the homes are capable of being expanded from 1 bedroom homes (1B2P) into family sized houses (3B6P). This allows the homes to be expanded easily from day one, catering to households of different sizes and requirements.

HTA Planning Consultancy and the Naked House initiative have worked closely with the Local Planning Authority through the pre-application process over a period of two years. This has enabled the design of an integrated planning strategy that would facilitate the resident led process of extending the homes from day 1.



**Informed feasibility studies**  
enabling adaptable, low-cost homes  
on constrained plots as part of  
a pilot programme to remove  
barriers to home ownership



**Securing an alternative approach**  
to optimising affordable housing  
delivery that addresses local concerns

## Mayfield

### Lewisham

**Client:**

Lewisham Council

**Local Authority:**

London Borough of Lewisham

**Accommodation:**

64 Affordable Homes + Shared  
Ownership

Lewisham Council identified the redundant Mayfield Hostel site as an opportunity to deliver affordable housing. HTA, working with Metropolitan Workshop, secured planning for a revised scheme that improved on a previously unviable proposal.

The development includes 64 Affordable Rent and Shared Ownership homes in three buildings (3–6 storeys) around a central courtyard. The massing responds to the urban context, retaining mature trees to soften the architecture, enhance biodiversity, and create a sense of enclosure. Generous communal spaces encourage resident interaction and community building.

**Architect:**

Metropolitan Workshop

**Status:**

Planning Approved

Taller elements along Burnt Ash Hill reinforce the existing street line, while the tree lined frontage maintains local character and offers shelter. A thoughtful materials palette ensures the scheme fits harmoniously with its surroundings.

The team successfully removed commercial uses from the site allocation by demonstrating housing need, and led the case for increased height through close engagement with the Local Planning Authority.

## Mixed Use

Our team bring creativity and clarity to mixed use projects, delivering places where homes, workspaces and community uses sit comfortably together. From shared public spaces, to co-living communities to new town centres and estate renewal programmes our approach to planning ensures developments are diverse, flexible and future focused.

Our work is rooted in careful analysis of context, policy, and local need, enabling innovative combinations of uses that support both social and economic life. Through close collaboration with clients, design teams, and local authorities, we navigate complexity with confidence - helping to shape sustainable neighbourhoods that enable people to live rich and varied lives.

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# Hanham Hall

Bristol

**Client:**

Barratt Homes Bristol

**Local Authority:**

South Gloucestershire Council

**Accommodation:**

185 Homes + commercial floorspace

Hanham Hall is a 3.8 hectare site on the edge of Bristol, bordered by established suburban neighbourhoods and open green belt countryside. Central to the site is a Grade II\* Listed 17th century building, formerly a psychiatric hospital, which has been sensitively restored to provide a community café and shared facilities.

HTA led the planning process in close collaboration with South Gloucestershire Council, Homes England, Historic England and a multi-disciplinary design team. The scheme delivers 185 zero carbon homes, including 35% affordable housing, across a variety of innovative typologies, with some designed specifically for older residents.

**Architect:**

HTA Design

**Status:**

Operational

Homes are set within a generous landscape of natural green spaces that support communal activity and sustainable living.

The planning approach was shaped through continuous engagement with stakeholders, local politicians and community groups. HTA Planning Consultancy negotiated a vision for the site well beyond achieving adopted planning policies. Heritage considerations and incorporating the green belt successfully within the development resulted in a well loved new place.



**Negotiated a planning strategy**  
that balanced heritage sensitivities  
with zero-carbon housing delivery



**Providing unparalleled planning**  
support for one of London's largest  
Council-led estate regeneration schemes

## Joyce and Snells

### Enfield

**Client:**

London Borough of Enfield

**Local Authority:**

London Borough of Enfield

**Architect:**

HTA Design

**Accommodation:**

2,028 Homes (50% Affordable)

**Status:**

Planning Approved

The regeneration of the Joyce & Snells Estate will deliver over 2,000 new homes alongside major high street improvements with new commercial space, workspace and a Civic Hub. The new homes will be set within a nature rich landscape of parks, planting, and play spaces, establishing a sustainable, mixed use neighbourhood for existing and future residents.

Our team mapped out a comprehensive planning strategy for securing a deliverable hybrid planning consent that aligned with the Council's vision for the site. This required careful consideration of an evolving policy framework at regional and local level during the brief testing and pre-application process and was adaptive to a shifting position on height, density and housing policies. Our strategy informed the site masterplanning process and

development parameters negotiated through extensive engagement with Enfield Council, the GLA, TfL and the neighbouring Haringey Council. Throughout this process, we adopted an evidence-led approach to demonstrating the public benefits of the proposals, balancing the delivery of new homes with sensitive local policy considerations relating to heritage, townscape, and infrastructure provision.

We led a multidisciplinary technical and EIA team of over 20 consultants in managing the application process and subsequent amendments to address changes to fire safety regulations prior to determination. We also took a lead role in negotiating and drafting a complex s.106 agreement with the Council and GLA and assisted the LPA with the structuring of the hybrid consent, issued in May 2025.

# The Lakes Estate

## Bletchley

**Client:**

Graham Construction

**Local Authority:**

Milton Keynes City Council

**Accommodation:**

589 Homes + commercial and community floorspace

The hybrid planning application for the Lakes Estate comprehensive estate redevelopment includes four associated infill sites and estate wide environmental improvements including improved connections to Bletchley and Milton Keynes.

Our planning team worked with HTA's design team to lead pre-application meetings with the Council, resolving key issues like redevelopment principles and affordable housing mix. Active engagement with the community included an optioneering process and a resident ballot with 84% participation and 93% support for redevelopment. Following the ballot a steering group was formed to give local voices real influence in shaping planning committee decisions.

**Architect:**

HTA Design

**Status:**

Under Construction

After seeing the hybrid planning application through to approval, we assisted the client, their contractor, and the project team in preparing and submitting several Non-Material Amendment (NMA) applications. This included picking up amendments to the approved scheme following detailed design coordination and input from the contractor.

We worked to discharge all relevant planning conditions, allowing a start on site in January 2024, meeting deadlines set out in the project programme.



**Utilising inefficient housing estate open space to deliver new homes**



**Ensured most efficient  
mixed use site strategy to  
maximise residential provision**

## 21 – 23 Parkhouse Street Southwark

### **Client:**

Southwark Council

### **Local Authority:**

London Borough of Southwark

### **Accommodation:**

33 Homes + 990sqm light industrial  
space

### **Architect:**

HTA Design

### **Status:**

Planning Approved

21–23 Parkhouse Street is a redevelopment of a warehouse site within a Preferred Industrial Location. Although earmarked for mixed use development in the Local Plan, the site lacked clear townscape guidance despite being part of the evolving Burgess Industrial Park. To maximise its potential and prime location beside Burgess Park, the HTA Planning team collaborated closely with the Council and design team to propose a taller building. This enabled the inclusion of substantial commercial space alongside additional affordable homes, replacing any lost employment space.

The site is adjacent to heritage assets and within a designated Nature Conservation area and required careful consideration. HTA prepared strong arguments for increased height, emphasising exceptional design quality and effective co-location of uses. We demonstrated alignment with local policy and showed how the scheme would positively contribute to a new creative quarter. Through a strong, consistent relationship with the LPA, we supported the project from feasibility to approval.

# 25 – 33 Parkhouse Street

Southwark

**Client:**

Southern Housing / Joseph Homes

**Local Authority:**

London Borough of Southwark

**Accommodation:**

109 homes + 1351 sqm commercial floorspace

On behalf of Joseph Homes, HTA Planning successfully negotiated a mixed use scheme with high sustainability credentials at 25-33 Parkhouse Street. A former vehicle testing facility, the site was earmarked for mixed use development in Southwark Council's Local Plan. However, the site allocation, which stretched across the whole of Burgess Industrial Park did not include a clear vision of the preferred townscape, requiring the building up of a careful case for a landmark building.

With another site already proposing buildings of some height, we worked closely with the council on maximising the sites potential, enabling the delivery of an 11 storey building, justifying significant local benefits such as a

**Architect:**

HTA Design

**Status:**

Under Construction

pedestrian route through to Burgess Park. We worked closely with adjoining landowners to get the most out of the massing of buildings on the site. Resident and local stakeholder group engagement formed a large component of achieving a successful planning outcome, due to the site's sensitive location adjacent to Burgess Park (a SINC) and local heritage assets.

Following planning permission, the site was sold to Southern Housing who is now developing it as a 100% affordable housing mixed use scheme. We advised the contractor on discharge of planning conditions as part of this process.



**Achieved consent balancing**  
heritage concerns with ambitious  
height and energy efficiency goals



**Shaped planning strategy,**  
balancing tall building policy  
with the local heritage context

© Levitt Bernstein

## Vorley Road

Islington

**Client:**

London Borough of Islington

**Local Authority:**

London Borough of Islington

**Accommodation:**

72 Homes + Library and Health Centre

**Architect:**

Levitt Bernstein

**Status:**

Planning Approved

HTA Planning advised Islington Council on this former bus depot site on a prominent site within the Archway Island. The site formed part of a broader site allocation which proposed mixed use development in a highly accessible location. The remainder of the sites within the site allocation belonged to a private developer and by the time the Vorley Road project commenced, proposals for the remainder of the site were either delivered or well on their way.

With a difficult triangular shape, HTA planning worked closely with Levitt Bernstein on maximising the site's potential for delivering new homes and important local facilities with a street presence. We convinced the Council that a former aspiration for a through route would no longer be an optimal solution, resulting in more developable floorspace.

With resolution to grant planning permission in 2023, proposals had to be withdrawn and revised to accommodate changes in fire regulations.

The site introduces two tall buildings with a vernacular that carefully fits in with the local context. The outcome of this successful project resulted in a highly co-operative relationship with the planning and design officers at Islington Council.

# Upton and Raynham

## Upper Edmonton

**Client:**

London Borough of Enfield

**Local Authority:**

London Borough of Enfield

**Accommodation:**

42 Market Sale + 92 Affordable Homes

Enfield Council's Housing & Regeneration team appointed us to support the transformation of a historically challenging site, providing new affordable and private sale homes while refurbishing existing buildings to enhance the quality of life for residents.

We led engagement with the LPA, securing agreement for the demolition of derelict council housing and sheltered accommodation, facilitating higher-density residential development. This ensured efficient use of brownfield land and supported investment in a landscape-led public realm to enhance open space provision and reduce anti-social behaviour.

**Architect:**

Levitt Bernstein

**Status:**

Planning Approved

The adjacent North Circular Road presented several challenges in creating homes and required flexibility in compliance with local and regional policy standards. We were able to successfully negotiate with officers in overcoming issues associated with noise and air pollution.

Our open and collaborative approach to engagement with the LPA successfully de-risked the planning application process within a tight programme of 10 months from concept stage to securing a deliverable consent for 134 new homes, commercial floorspace and community facilities.



**Securing new homes on a challenging site by making a positive contribution to the local context**

# Public Realm and Placeshaping

Our team collaborates with local authorities, landscape architects and urban designers to shape new and inclusive spaces that support people and nature. From phased planning strategies at Crystal Palace Park to complex citywide projects requiring multiple consents to safeguard UNESCO world heritage sites, we've secured permissions for parks, play spaces and green infrastructure.

We provide strategic leadership to help secure successful planning consent, working closely with stakeholders and guiding design and environmental strategies. Our approach champions adaptable, nature-led design that responds to the climate emergency, supports biodiversity and urban greening, and promotes lasting value for communities.

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**Using planning tools to**  
enable the at pace regeneration  
of a historic park and asset

## Crystal Palace

Bromley

**Client:**

Crystal Palace Park Trust

**Local Authority:**

London Borough of Bromley

**Accommodation:**

N/A

**Landscape Architect:**

HTA Design

**Status:**

Under Construction

Crystal Palace Park, designed by Sir Joseph Paxton in the 1850s, is one of London's most important historic parks. Our planning and landscape teams were appointed by the London Borough of Bromley to lead the first phase of the park's Regeneration Plan. We coordinated a multi-disciplinary team from RIBA Stage 2–7, developing a park wide Landscape Framework and detailed proposals for Phase One.

Working closely with Bromley Council, the Crystal Palace Park Trust and Historic England, we refined the Outline Planning parameters into a clear vision and guiding principles. Rather than fixed designs, the framework proposes open ended strategies that are adaptable over time to climate change, evolving ecosystems, and varied programming.

HTA Planning Consultancy led the planning strategy, phasing submissions to avoid delays and unlock National Lottery Heritage Fund support. Our role included managing Reserved Matters Applications, Listed Building Consent, and phased condition discharges, underpinned by a robust survey programme, especially for ecology.

# Connected Canterbury

## Canterbury

**Client:**

Canterbury City Council

**Local Authority:**

Canterbury City Council

**Accommodation:**

N/A

The Levelling-Up funded 'Connected Canterbury' project will rejuvenate 15 of Canterbury's key parks and open spaces. These include 8 Scheduled Ancient Monuments, a Grade II Registered Garden, a Grade I Listed Norman Castle Keep, 6 Church of England owned sites, and numerous Listed Buildings and Structures, all within a Conservation Area and Area of Archaeological Importance.

Our team was tasked with developing and delivering a complex planning strategy for managing multiple consenting regimes to secure the delivery of works across 15 development sites. This required careful consideration of the necessary planning, listed buildings, scheduled monument and faculty consenting processes and an understanding of the intersecting requirements and associated timescales.

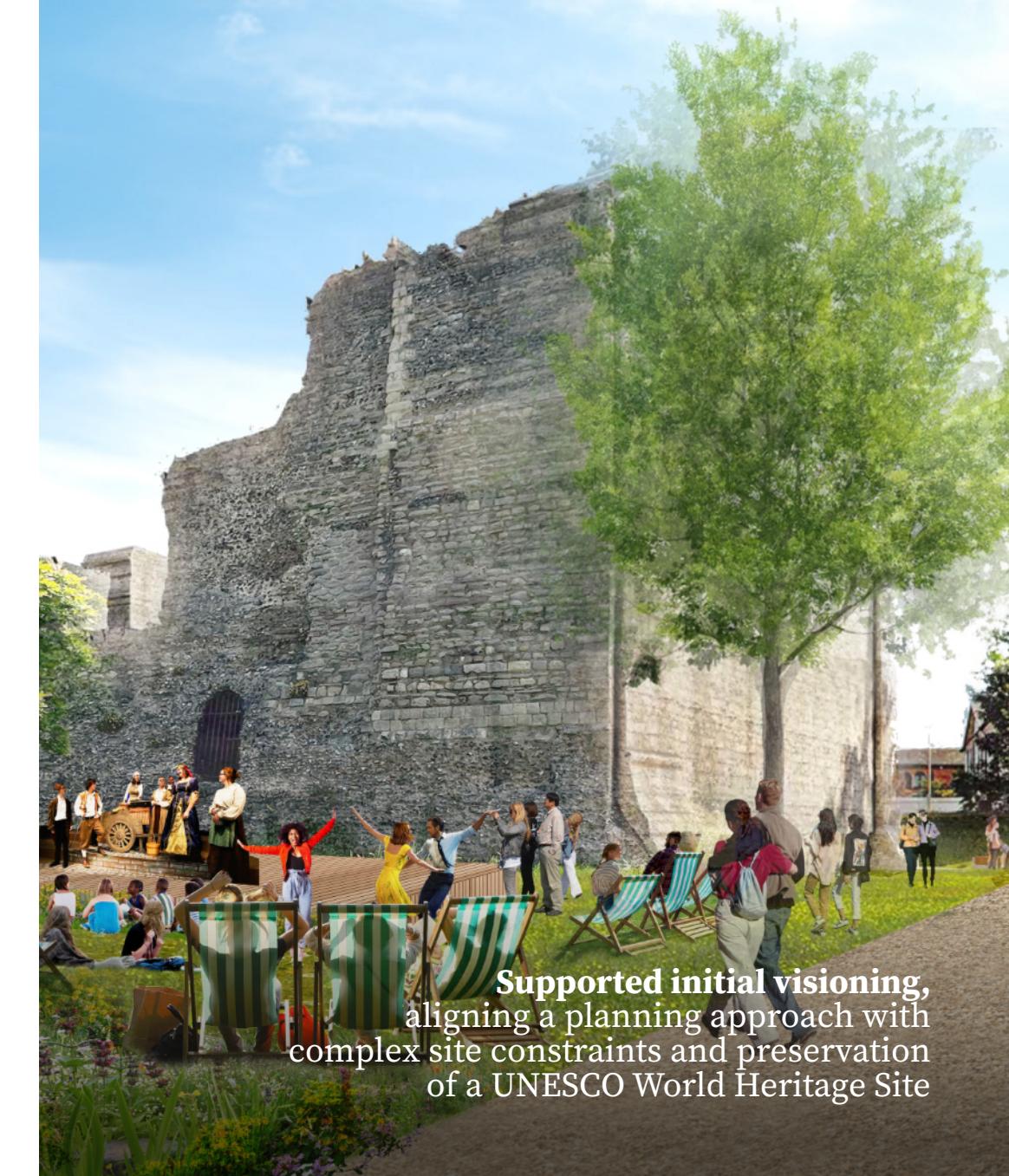
**Architect:**

HTA Landscape + Purcell Architecture

**Status:**

Planning Approved

In collaboration with the Council, HTA's Landscape team, and Purcell, we ensured site specific designs complied with relevant consenting regimes. By establishing a Steering Group with the Local Planning Authority, Historic England, and the Diocese of Canterbury, we created a transparent forum for coordination, mitigating programme risks, resolving conflicting advice, and streamlining applications through a single agreed framework.



**Supported initial visioning,** aligning a planning approach with complex site constraints and preservation of a UNESCO World Heritage Site



**Improving the functionality**  
of public open space with a  
deliverable planning strategy

## Park Central

### Hackney

**Client:**

LLDC

**Local Authority:**

London Borough of Hackney

**Accommodation:**

N/A

**Architect:**

Carvard Haggard

**Status:**

Planning Approved

HTA Planning secured permission for the transformation of Mandeville and Belvedere Space into a green walk, leisure and cycling spine, future event areas, and space for larger temporary events near West Ham Stadium. With a deadline before the London Legacy Development Corporation's planning functions ended in December 2024, we advised on a planning strategy that prioritised delivery of the green spine and prepared three new plots for future leisure uses.

The scheme enhances public realm and landscaping - improving biodiversity, wayfinding, inclusivity, and safety. A biodiverse green ribbon buffers Marshgate Lane, while new lighting, seating, and dwell spaces enrich the user experience. Green infrastructure

increases by 40%, and the Paralympic Orchard is retained and celebrated. The proposals were shaped by extensive consultation, particularly with youth, women, and girls' groups.

We played a key role in negotiating a planning strategy to achieve consent within a tight two-month window. Our phased approach allowed delivery of the first phase without needing BNG donor sites and aligned contractor procurement with available funding.

# Design Codes and Masterplans

Our team shape distinctive and characterful places through cutting edge design coding and masterplanning. Our clear and deliverable visions are backed by robust strategies, including parameter plans, phased delivery frameworks and inclusive design-led codes.

Our work is grounded in rigorous policy analysis, creative community engagement, and collaborative stakeholder consultation. We help local authorities and developers balance density, placemaking, and sustainability, delivering ambitious but grounded outcomes.

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# Chatham Intra

## Chatham

**Client:**

Medway Council

**Local Authority:**

Medway Council

**Accommodation:**

N/A

This Significance-Led Development Framework is a Supplementary Planning Document (SPD) for Chatham Intra, a high street linking Chatham and Rochester along the River Medway. Developed under Historic England's High Street Heritage Action Zone (HSHAZ) programme, it aims to balance heritage protection with sustainable growth.

HTA's Planning team collaborated with our Landscape team, Medway Council, and community stakeholders to ensure the 'Star Hill to Sun Pier' SPD reflects local needs. In April 2023, engagement concluded with a placemaking symposium comprising panel discussions, interactive workshops, and a public exhibition of draft proposals.

**Architect:**

HTA Design

**Status:**

Adopted

Formally adopted in 2024, the SPD will guide development to conserve and enhance the area's heritage while enabling regeneration. It provides direction for developers, designers, and the Council to support biodiversity, sustainability, and connectivity, ensuring future growth respects Intra's historic character while supporting economic and environmental resilience.



**Contributing to sustainable heritage-led regeneration by driving engagement and bringing stakeholders together**



**Design guidance to enable design**  
quality in future delivery phases  
produced through co-design with  
stakeholders and residents

## Dunton Hills SPD

### Location

**Client:**

Brentwood Borough Council

**Local Authority:**

Brentwood Borough Council

**Accommodation:**

4,000 Homes

**Urban Design:**

HTA Design

**Status:**

Adopted

workshops with local schools formed part of a broad participation programme.

The resulting guidance prioritises inclusivity, supporting diverse needs through affordable housing, self-build options, and dedicated sites for Gypsy, Roma, and Traveller communities. Net Zero Carbon strategies include renewable energy, passive cooling, and adaptable buildings. Biodiversity focused open spaces and a green infrastructure strategy will support a resilient and sustainable Garden Village.

In 2017 Dunton Hills was identified as a future Garden Village, set to deliver 4,000 homes over 20 years. Our design guidance, prepared for Brentwood Borough Council, sets principles for sustainability, community well-being, and deliverability.

We led a collaborative plan making process, engaging stakeholders, officers, residents, landowners, and environmental groups. Consultation covered infrastructure, green spaces, housing design, and community character. Events were widely advertised through digital platforms, leaflets, and posters. A Community Forum was used to explore local place based issues, while technical workshops, a dedicated website, and youth engagement - including site visits and creative

# Commercial

Our team provides informed planning strategies and advice that delivers flexible and commercially viable planning permissions across commercial sectors. We have achieved planning for flexible business spaces, life sciences and technology parks, and storage and distribution units across the UK.

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# Oxford Innovation Park

Oxford

**Client:**

Charterhouse Property Group

**Local Authority:**

Oxford City Council

**Accommodation:**

3,500sqm Lab + R&D space

Recognised as one of the UK's fastest growing cities and a global technology hub, Oxford is driving demand for innovation space. We were appointed by Charterhouse Property Group to devise a strategy for redeveloping Littlemore House, delivering new offices and dry labs next to Oxford Science Park for the city's high-tech and bioscience companies.

While the site was initially anticipated to come forward for housing, our analysis of its complex planning history, combined with an understanding of current market needs, enabled us to establish the principle of new development on the sites open space for employment use.

**Architect:**

Spratley & Partners

**Services:**

Planning Approved



**Sensitive refurbishment and expansion**  
to address market need for 'grow on' laboratory  
space in a new biophilic campus



## Wenta Domeworks

### Watford

**Client:**

Wenta

**Local Authority:**

Watford Borough Council

**Accommodation:**

4,296 sqm flexible workspace

**Architect:**

HTA Design

**Status:**

Planning Approved

Wenta is a not for profit enterprise established in Watford in 1983 to respond to the economic challenges of that era and support local people into jobs. Our team were tasked with helping Wenta transform its Watford home through the delivery of a modern, adaptable and sustainable business campus for local businesses and the SME's of the future.

Our team developed and oversaw a complex planning strategy for intensification and diversification of commercial uses on the site through a sequenced construction approach, designed to minimise disruption and ensure continuity for existing businesses and their retention. Our approach also addresses key considerations of modification of site operations, loss of

residential floorspace, and a flexible volumetric modular design approach that is responsive to future business needs. This approach provided a roadmap for engagement with the LPA and local stakeholders and securing buy in to the brief and design strategy.

A detailed application for the phased redevelopment of the site to deliver over 4,000 sqm of commercial floorspace and ancillary facilities was submitted in 2025.

# Research and Thought Leadership

HTA Design and its Planning Consultancy team regularly contribute to research and thought leadership, drawing on over 50 years of placemaking experience to share insights and lessons learned. We engage actively with peers, academic institutions and policy makers to challenge and move forward debate and solutions to the housing crisis and the facilitation of well-designed places that contribute to long term wellbeing.

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# Supurbia

## A study of urban intensification in outer London

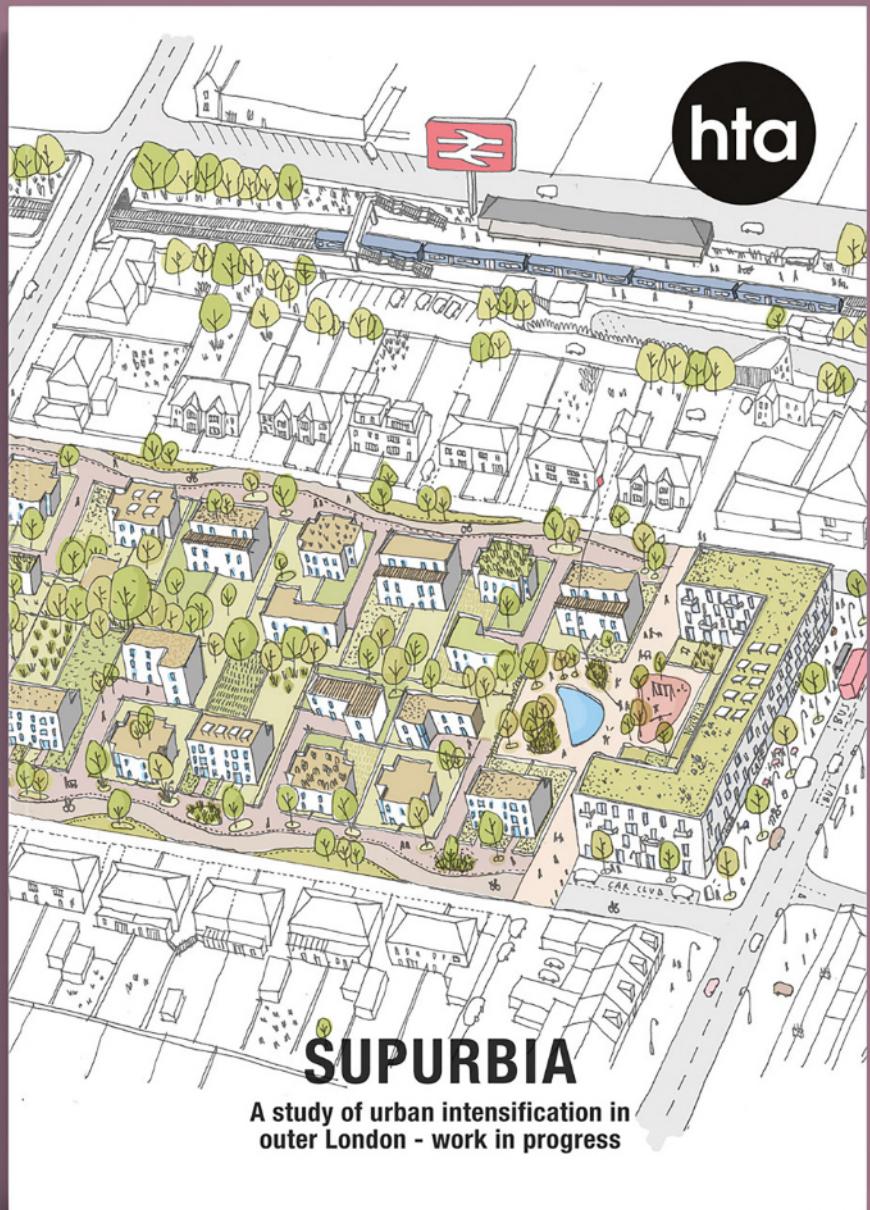
Supurbia is HTA's strategy to accelerate the speed, scale and quality of housing in London's suburbs by building on their existing strengths, such as mature infrastructure, private gardens, and strong neighbourhood identity, while increasing density and amenity value.

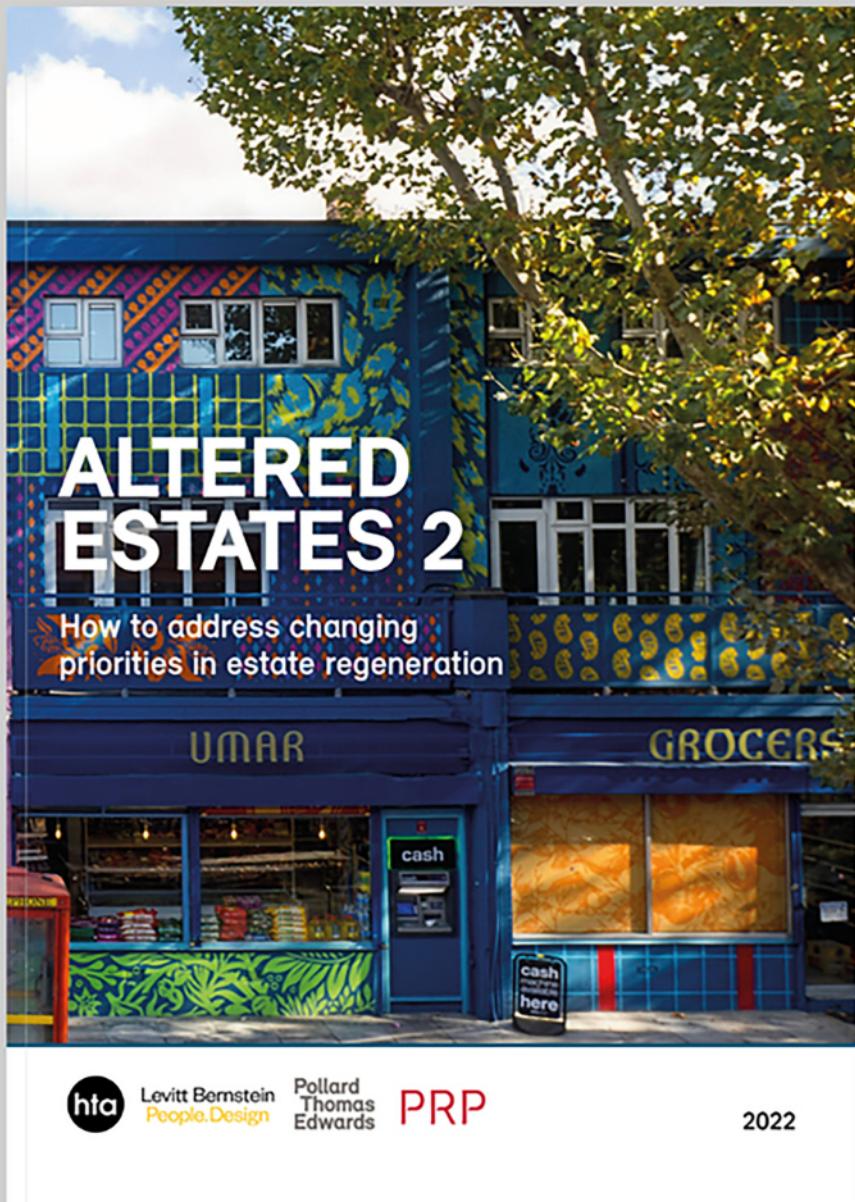
As rising central London housing costs push people further out, Supurbia helps meet demand by unlocking low-density suburban land for intensification. Our two pronged approach begins with local high streets, working with councils to reimagine underused shopping parades as mixed use hubs. These sites offer potential for a variety of housing types including PRS, student housing and affordable homes along public transport corridors.

The second strand targets residential streets behind high roads, where semi-detached homes sit on large plots. Many are underused, with almost 40% of

owner occupied homes having two or more spare bedrooms. Supurbia empowers homeowners to redevelop their land with housing types such as townhouses, flats over garages, mews homes or bungalows.

Through a shared neighbourhood engagement process and pre-approved design codes, high quality, low disruption development can be delivered using offsite manufacturing. This unlocks value for homeowners, supports downsizing, improves housing supply and enhances streetscapes through investment in front plots and greenery.





## Altered Estates II

### How to address changing priorities in estate regeneration

Altered Estates 2 was published at a critical moment for estate regeneration and affordable housing, addressing urgent challenges including net zero, building safety and community engagement. Building on the original 2016 report, it reflects how the landscape has shifted since, especially in light of the Grenfell tragedy, changing planning policy, and the post-pandemic focus on health and wellbeing.

The first Altered Estates report championed placing existing communities in the centre of regeneration, promoting long lasting design and resident involvement. It influenced national policy, including the government's 'Estate Regeneration National Strategy' and the Mayor of London's 'Better Homes for Local People'.

However, since 2016, new priorities have emerged: improving design quality, addressing climate change through low carbon and retrofit first approaches, and planning for long term stewardship.

The report explores how to balance development with sustainability, safety and community empowerment.

Despite its importance, estate regeneration has lacked consistent public investment. Reliance on private sector funding has benefited high-value areas while others have been left behind. Public sector leadership is now vital to support regeneration without relying on overly dense or low-quality solutions.

Altered Estates 2 offers practical recommendations for government, councils, housing providers and communities - reaffirming that regeneration is about more than homes; it's about transforming lives.

# Social Value Toolkit

## For Architecture

The Social Value Toolkit for Architecture has been developed to help architects and design teams easily evaluate and communicate the social impact of their work on people and communities. It offers a clear and practical approach to measuring how well-designed buildings and spaces can improve quality of life, support wellbeing, and strengthen local connections.

As social value becomes a key consideration in both public and private sector procurement, demonstrating positive outcomes is increasingly essential. Quality scores in tenders often include social value criteria, and clients are looking for evidence that their investments deliver meaningful benefits beyond physical structures.

The Toolkit provides a standardised post occupancy evaluation survey and a

methodology for reporting social value in financial terms, enabling practices to demonstrate a return on investment in ways that align with client priorities and broader social goals.

Developed through a collaborative research project led by the University of Reading, the Toolkit brings together academic insight, professional expertise from the RIBA, and leading voices in architectural practice. It is designed to support architects in embedding social value into every stage of the design process.



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