



# HTA Design

## Making Great Places





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# About us

HTA Design is an interdisciplinary practice of around 250 talented people, all committed to designing and creating better homes and more sustainable places to live.

We have been at the forefront of innovation in housing design for more than 50 years and are recognised for our experience across every form and tenure of housing. We are global leaders in the design of volumetric modular construction and net zero design. Our work includes some of the largest and most complex housing projects completed over recent years.

From our origins as founders of the Community Architecture Movement, we champion the voices of local residents, to inform the design vision and gain support for development. This people focused approach is at the heart of our practice culture and we are recognised as the leading employers in our industry.

Good quality housing and a nature rich built environment is crucial in shaping people's lives, their wellbeing, and the opportunities available to them. This knowledge drives our commitment to good design. We create socially, environmentally and economically resilient places where people choose to live.

- ⌄ We work from studios in London, Bristol, Edinburgh, Manchester, Nottingham and a newly established studio in Sydney
- ⌄ AJ100 Practice of the Year 2025
- ⌄ AJ100 Employer of the Year 2018, 2022, 2023, 2024
- ⌄ Certified B Corporation



# An interdisciplinary design practice

Our practice combines the range of design disciplines we believe are needed to deliver the very best homes and places: architecture, planning, masterplanning & urban design, landscape design, sustainability and building physics, interior design, wayfinding & place identity, and communications & engagement.



Architecture



Masterplanning & Urban Design



Landscape Design



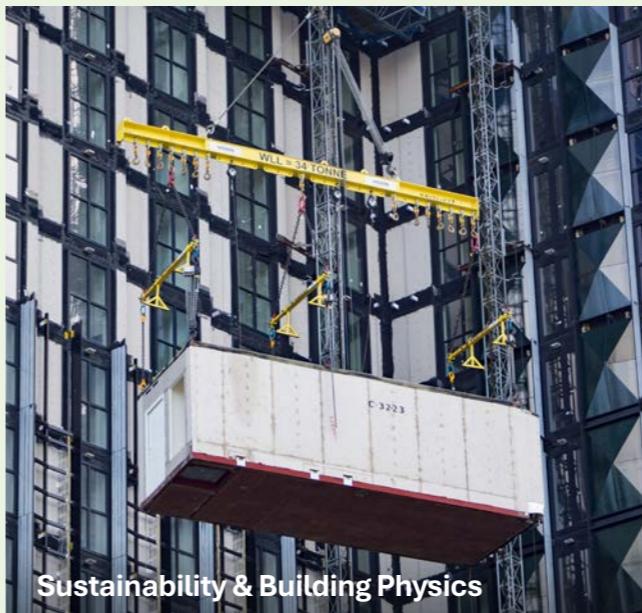
Interior Design



Planning



Communications & Engagement



Sustainability & Building Physics



Wayfinding & Place Identity



# Building better homes & places to live

We design efficient homes in beautiful, considered buildings. We create nature rich places that contribute positively to the health and wellbeing of residents and visitors alike. We balance the commercial drivers needed to form viable projects with the increased value brought by creative thinking and a commitment to design quality.





# Commitment to community engagement

Our long-term commitment to working with local residents, communities and stakeholders has enabled us to deliver lastingly popular places where people choose to live. Meeting the needs of residents is critical to shaping projects in the best way possible, whilst also building local advocacy and support.





# Towards more sustainable futures

We design sustainable homes in high performing buildings and are global leaders in the delivery of Volumetric Modular projects. We combine principles of sustainable design with building physics expertise to achieve the most sustainable outcome.





# Champions of change as a leading employer

We believe that great work comes from great teams of diverse talents. We have built our team through a long standing commitment to equality and inclusion. We are recognised for our commitment to better employment practices winning the AJ100 Employer of the Year award 4 times, and an unprecedented 3 years running from 2022 to 2024.





# Sector Expertise & Project Experience

College Road and Ten Degrees are among the world's tallest volumetric buildings, delivered for Tide and Vision using modern methods of construction.

# Urban Regeneration



We shape sustainable, people focused neighbourhoods that bring together living, working, and social spaces. Our work delivers adaptable places rooted in local character, using evidence led design and collaboration to create frameworks that drive regeneration and long-term social value. By transforming brownfield land and underused sites, we turn forgotten areas into connected, inclusive communities for new and existing residents.

## 3 & 15 West Lane, Wood Wharf

Delivered for Canary Wharf Group, 3 & 15 West Lane opens up a previously closed part of the Wood Wharf neighbourhood, providing 297 aparthotel studios with shared amenities, active frontages and new public realm. Designed to achieve BREEAM Excellent, the buildings draw on the area's industrial past through robust brick and concrete detailing.



## Greenford Quay Ealing

Greenford Quay is the UK's largest modular build to rent development, an ambitious urban regeneration project delivered by HTA for Greystar and Tide.



2,118 | 4,500 homes | modules

17,650 m<sup>2</sup> commercial & retail space

80% reduction in carbon

## Meridian Water Enfield

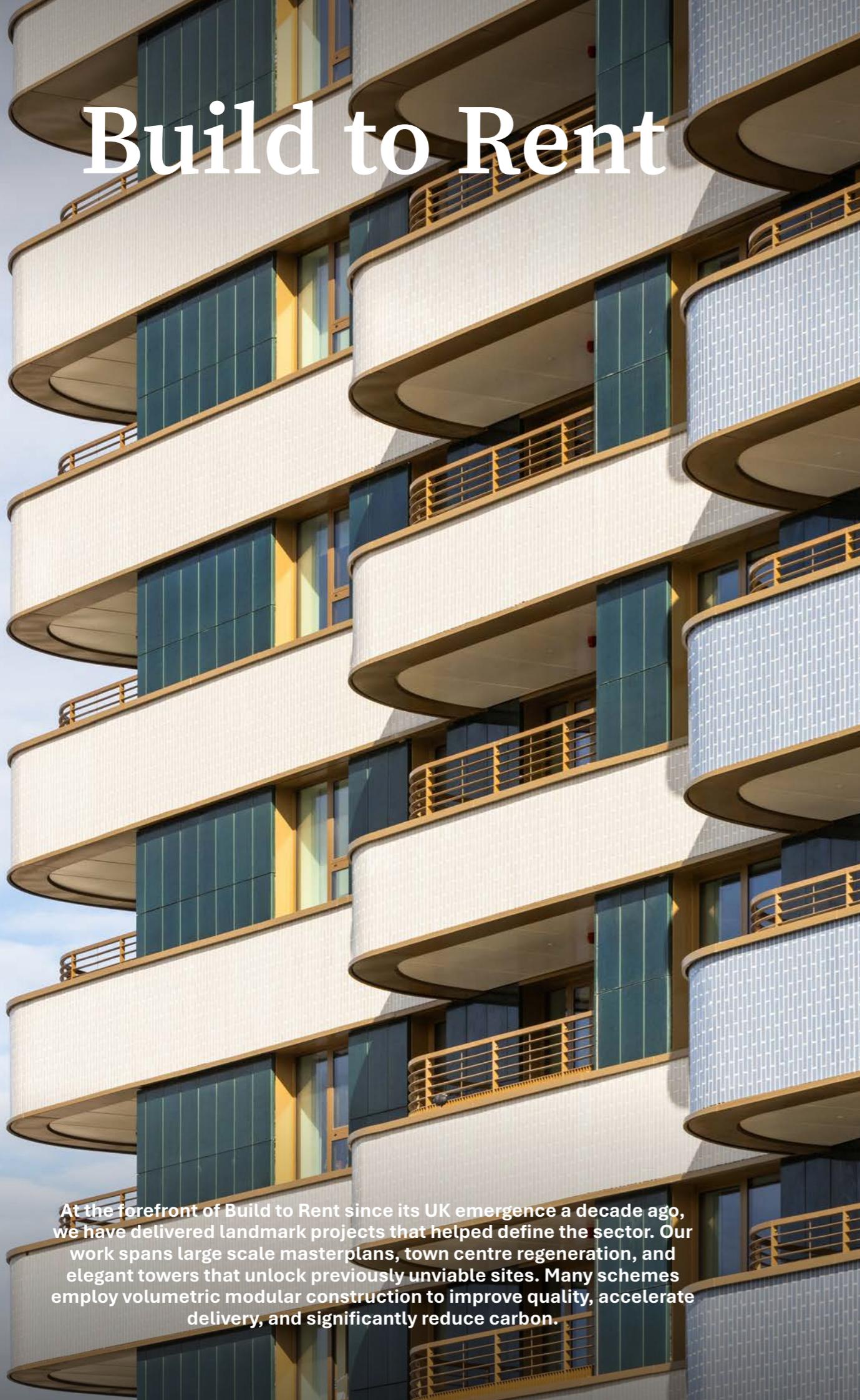
Meridian Water is a major brownfield regeneration programme in North London, set to deliver up to 10,000 homes and 6,000 jobs over 25 years. The masterplan centres on a new rail station and a landscape-led public realm establishing the foundations of an ambitious new neighbourhood.



3 & 15 West Lane contributes to the evolving Wood Wharf neighbourhood, which will provide 600 new homes, 2 million sq ft of office space, 350,000 sq ft retail space, and more than 9 acres of public spaces, squares, and parks, along with a GP surgery and school.



# Build to Rent



At the forefront of Build to Rent since its UK emergence a decade ago, we have delivered landmark projects that helped define the sector. Our work spans large scale masterplans, town centre regeneration, and elegant towers that unlock previously unviable sites. Many schemes employ volumetric modular construction to improve quality, accelerate delivery, and significantly reduce carbon.

## Ten Degrees, Croydon

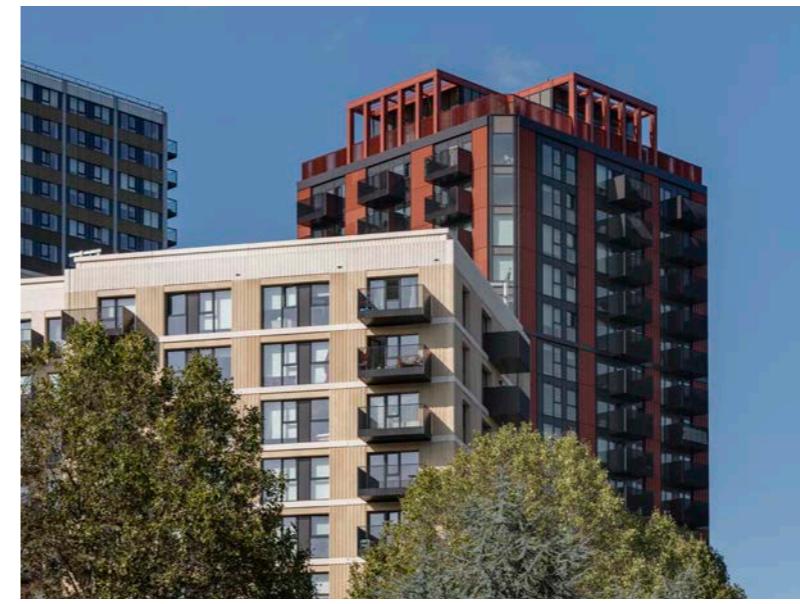
Ten Degrees redefines Croydon's skyline with two modernist towers clad in large format glazed terracotta tiles and built using modular construction. On completion, it was the tallest volumetric modular building in the world.

717 kgCO<sub>2</sub>e/m<sup>2</sup> 546 homes 1400 modules



## The Wiltern, Ealing ↗

The Wiltern delivers 278 build to rent homes, 35% of which are affordable, with a design that draws on the Art Deco geometry and crafted detailing of the neighbouring Grade II listed Hoover Building.



## The Glassworks, Ealing ↗

Inspired by the site's Art Deco past, The Glassworks blends traditional brickwork with gold aluminium cladding to create a contemporary take on London's industrial architecture.

## Elephant Park, Southwark

Elephant Park delivers 222 modular homes within three buildings. The scheme prioritise design quality, environmental performance and urban character, bringing architecture led housing to this major regeneration project.



Ten Degrees offers a rich mix of shared spaces, from lounges and co-working areas to rooftop terraces and wellness rooms.

# Affordable Housing



Successful and sustainable neighbourhoods provide homes of different sizes, types, and tenures, helping to create balanced communities. For over five decades, we have designed many of the UK's best affordable housing schemes. Working with local authorities and development partners, we're delivering a new generation of affordable homes that demonstrate the value of design quality, sustainable construction, and long-term social benefit.

## Woodside Park, Barnet

Transforming disused TfL land, Woodside Park delivers 86 affordable homes for first time buyers in Barnet. Innovative design through the distinctive hit and miss brick façade animates communal spaces, setting a high bar for affordable design on constrained urban sites.

**>35% carbon saving**  
**100% affordable homes**



## Aylesbury Square, Southwark

The scheme delivers 122 new homes, a new library, an early years facility, a cafe and commercial spaces, as well as a new medical centre design by Morris+Company.

Through community engagement, an over 55s stakeholder group helped us shape 23 later living homes, informing layout, access, and communal facilities. The result: dual aspect, open plan homes with full width balconies overlooking the square, offering light, space, and daily connection.



## Braund Mansions, Wandsworth

Braund Mansions delivers 100% affordable homes for the people of Wandsworth. The scheme prioritises returning residents in the estate's transformation marking the first step in a wider neighbourhood renewal.

**136 affordable homes**    **395m<sup>2</sup> commercial space**



## Kidbrooke Park Road, Greenwich

Kidbrooke Park Road is set to become the largest new council housing development in England, delivering 445 net zero family homes.

**68%** reduction in carbon

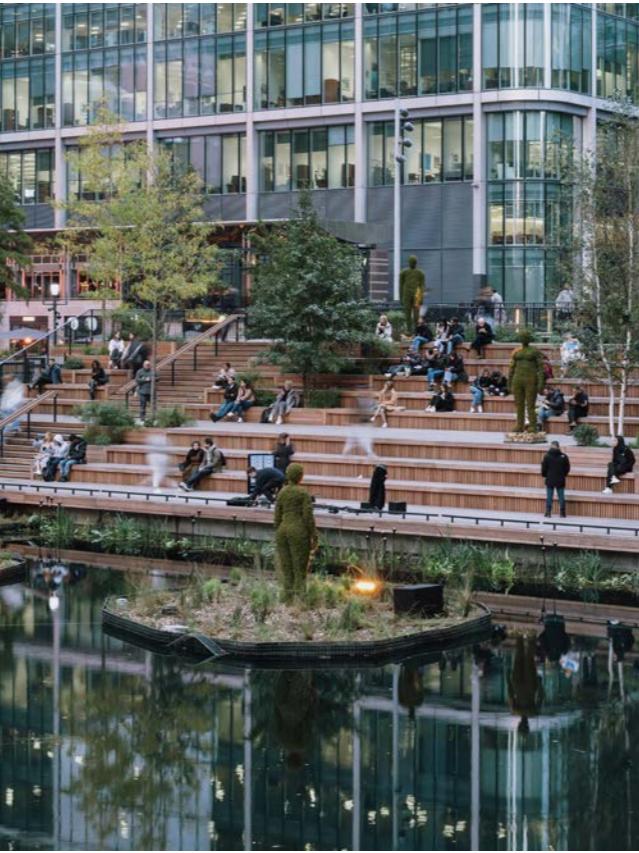


80% dual aspect homes

0.60 Urban Greening Factor



# Urban Greening



## Eden Dock, Canary Wharf →

Once closed to the public, Union Square opens up a new part of Wood Wharf, creating a richly planted, fully accessible landscape within Canary Wharf Group's masterplan. Designed for everyday use, it welcomes a growing community with space to meet, move and connect.



## Eden Dock, Canary Wharf

Eden Dock transforms a disused urban dock into a resilient floating landscape. It brings the public to the water's edge for the first time with wild swimming, floating forests, and inclusive, year-round public access in Canary Wharf.

55%	80	75%
Biodiversity	resilient	renewable
Net Gain	species	energy use



## South Quay Plaza, Isle of Dogs

- ↳ Transforms a dense urban site into a connected landscape of parkland, gardens, and pedestrian routes
- ↳ Introduces over 320 trees and 100+ plant species, selected for biodiversity, resilience, and seasonal interest
- ↳ Provides well designed, accessible outdoor spaces for everyday use by residents and the wider community

500%	3 acres
Biodiversity	new green
Net Gain	space



Eden Dock's standout feature is the Floating Forest: modular planted islands that float just above the water's surface, inspired by biomimicry to mimic wetland ecosystems.

# Estate Renewal

We enhance the liveability of towns and cities by making better use of land - creating attractive, well connected, mixed use neighbourhoods that people are proud to call home. Our masterplans evolve through creative engagement with local communities and stakeholders, shaping a shared vision and guiding development towards places that are viable, sustainable, and built to endure.



## Winstanley Estate, Wandsworth ↗

A landmark regeneration project in South West London, this transformation delivers over 2,550 homes and a new public park, creating a safer, more connected neighbourhood for existing and future residents.

## Aylesbury Estate, Southwark ↘

London's largest housing estate regeneration projects delivering 3,647 mixed tenure homes.

50%  
affordable

4,750m<sup>2</sup>  
community, medical  
& early years space

2,500m<sup>2</sup>  
employment  
space



## Joyce and Snell's Park Estate, Enfield

One of the most ambitious regeneration schemes in Enfield, Joyce and Snell's Park Estates will deliver over 2,000 new homes, of which more than half will be affordable, within a nature rich neighbourhood targeting an 87% reduction in embodied carbon.



Aylesbury Estate masterplan delivers 3,647 homes alongside 7,800sqm of employment, retail, healthcare, and community floor space, including a completed health centre and library. The masterplan vision provides new neighbourhoods of outstanding quality and integrates the estate into Southeast London.



# Co-living



Co-living is an effective model for addressing urban loneliness, combining well designed private studios with a variety of managed communal spaces that encourage interaction and shared experience. Our research into international schemes helped shape the London Mayor's Co-living policy and set a new benchmark for shared living in the UK, including the delivery of the world's tallest volumetric modular building.

## The Rex, Kingston ↘

The Rex retrofits an existing building into 212 co-living apartments, inspired by the area's theatrical and cinematic heritage. The design features sculpted terracotta panels transitioning to a refined brick façade with carefully crafted detailing.

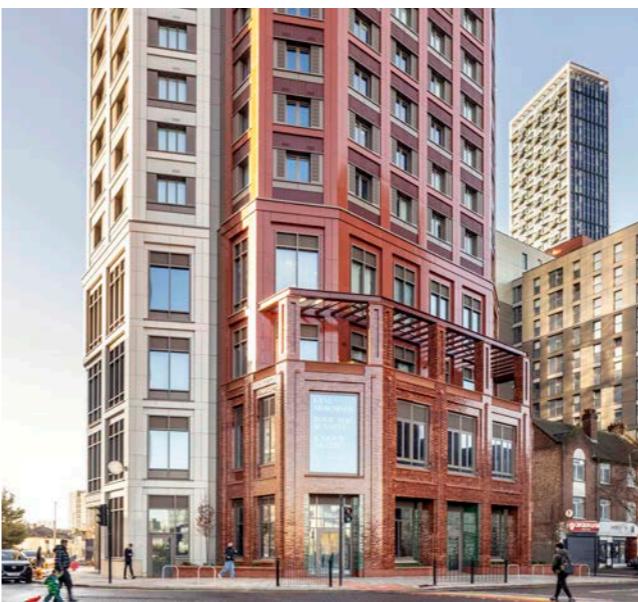
**87.2%** BREEAM Outstanding



## Enclave, North Acton ↘

Standing at 32 storeys, Enclave: Acton is a co-living scheme delivered for Tide and Outpost. The building comprises two volumes, each distinguished by its unique form and cladding expression. Replacing the former Castle Pub, vacant since 2020, the design celebrates its heritage by integrating the re-provisioned pub into the tower's base to activate the street frontage.

**18 month delivery** **462** studio apartments  
**1,500m<sup>2</sup>** of communal space



## College Road, Croydon ↗

London's first GLA backed co-living scheme, College Road delivers just under 1,000 homes through high rise modular construction with a bold architectural presence on Croydon's skyline.

**1725** **28** month **40%** reduced  
modules delivery **CO<sub>2</sub>** emissions



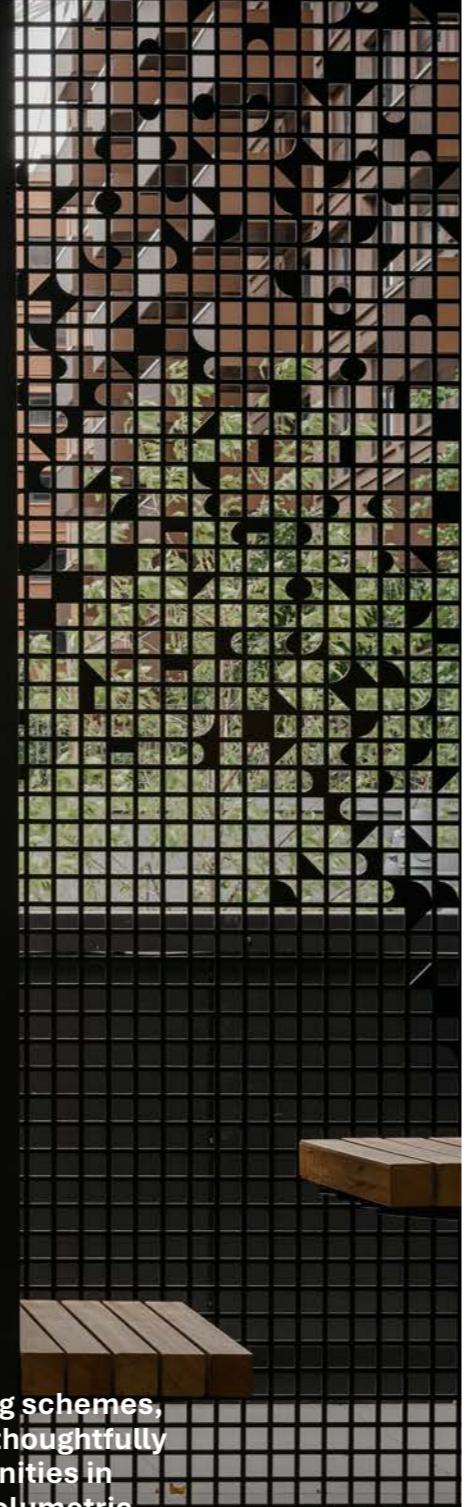
College Road design embraces the optimism of Croydon's mid-century heritage with a faceted white terracotta cladding system that references the Richard Seifert's iconic NLA building, located immediately to the east.



# Student Accommodation



We have delivered some of London's leading student living schemes, providing homes for over 5,000 students. Each combines thoughtfully designed private studios with high quality shared amenities in professionally managed buildings. Many projects use volumetric modular construction to enhance quality, accelerate delivery, and improve sustainability, meeting the ESG goals of institutional investors funding the sector.



## Savoy Circus, White City →

Savoy Circus pairs modular construction with bold material expression - layered brickwork, glazed edges and active frontages define this contemporary student residence.

306

homes

338

modules

18 month

delivery



## Highbury II, Islington

Built next to a busy Underground station, Highbury II used modular construction to deliver 257 student homes with upgraded layouts and refined finishes in just 9 months.



## Apex House Wembley

Pioneered tall volumetric modular construction in the UK, setting a benchmark for efficient, sustainable delivery.

558

homes

## The Valentine ↗ Redbridge

Affordable student living, combining standout design with BREEAM Excellent performance.

679

modules

333

homes

362

modules



College Road delivers high quality interiors with shared lounges, co-working spaces, and wellness facilities, bringing comfort, character, and community across seven floors of amenities.

# Net Zero & Low Carbon



**Addressing the climate and biodiversity crises is central to our mission to create more sustainable places. Drawing on our experience designing low-carbon communities across the UK, we use advanced digital tools to optimise designs, harness passive measures, and reduce embodied carbon and energy use, while protecting and enhancing the natural world.**



## Kidbrooke Park Road North Greenwich

Kidbrooke's first phase delivers 122 net zero, 100% affordable council homes on previously inaccessible brownfield land in just four years. An on site, all electric energy centre is designed to provide low carbon heating through three 205kW air source heat pumps and electric boilers. The centre is thermally efficient, and future proofed for integration with a District Heating Network, ensuring long term adaptability.



## Milton Heights, Oxfordshire

Milton Heights delivers 80 net zero carbon homes using offsite timber construction. Combining energy efficient design with sustainable materials, the scheme will create affordable, high quality housing on a former brownfield site.



## Tillermans, Ealing

Tillermans, the first volumetric building at Greenford Quay, achieved over 40% embodied carbon reduction. The scheme demonstrates rapid, low disruption delivery toward the masterplan net zero ambitions.

## Hanham Hall, Bristol

Hanham Hall was England's first large scale volume housebuilder scheme to meet the 2016 zero carbon standard. Built using Modern Methods of Construction, the scheme includes the renovation of Grade II listed Hanham Hall, repurposed for community use.

**187**  
new  
homes

**35%**  
affordable  
housing

**3.8 ha**  
brownfield  
site



# Placecraft



Our Placecraft team designs family focused neighbourhoods as extensions to towns and cities across the UK. We create masterplans that support nature recovery and housing design rooted in local character. Each project prioritises walkability, reduces car dependence, and enables low carbon, sustainable living, shaping places that feel connected, inclusive, and enduring.



## Mulberry Park, Bath

Mulberry Park delivers 700 new homes in a mix of houses and apartments. The masterplan is set around green streets and a civic square anchored by a school, nursery, café and community hub.

## Officers' Field, Dorset

Located on the former air station site at Osprey Quay, Portland, the development features biomass heating and rainwater harvesting, with innovative split level houses designed to follow the steep coastal landscape.

77 homes 50% reduction in carbon emissions Level 4 Code for Sustainable Homes

## Upton C, Northampton

A national exemplar for sustainable housing, Upton Site C delivers 72 homes, 60% affordable and net zero carbon. Designed to meet Code Level 6, it proves family housing can be both highly sustainable and thoughtfully designed for everyday living.





Utilising a former brownfield site in the Green Belt, Cane Hill delivers 675 new homes within a landscape-led masterplan. Homes are arranged in varied typologies that follow the site's natural contours. The Grade II listed water tower is retained as a local landmark.

# Renovation & Retrofit

The most sustainable buildings are those that already exist. Our 50 year legacy of renovation and retrofit has made a significant contribution to the journey towards zero carbon. We have repurposed buildings others might have replaced, extending their life and creating valued assets that enrich communities and bring new character to existing places.

## Lea View, Hackney ↴

Once designs were presented, 90% of residents who had planned to leave Lea View decided to stay. It's a community-led regeneration that set a national benchmark for participatory, socially engaged design.



## Navarino Mansions, Hackney ↗

Navarino Mansions delivered revived, socially rented homes through a pioneering resident-led process that preserved Edwardian character while sensitively adapting the estate for modern use.

## Queen Elizabeth Children's Hospital, Tower Hamlets

Conversion of a former hospital into 188 new mixed tenure homes. The scheme retains and restores the iconic Hackney Road façade with an addition of new blocks that stitch into the fabric of the area.



## Sutton Estate, Chelsea ↴

The renovation of Sutton Estate transforms four residential blocks within a 100 year old social housing development for Clarion Housing Group. The project remodelled 159 outdated flats into 81 spacious homes, 51 for social rent and 30 at London Affordable Rent. An innovative energy strategy uses ground source heat pumps to deliver affordable, low carbon heating.

**40% Biodiversity Net Gain**

**75% reduction in energy consumption**    **73% reduction in carbon emissions**



# Parks & Play



Parks and play spaces form the social heart of our neighbourhoods, offering places for relaxation, recreation, and everyday connection with nature. We design inclusive and imaginative landscapes that encourage active play and exploration for all ages. Using natural materials, diverse planting, and adaptable layouts, our spaces promote biodiversity and resilience while supporting health, wellbeing, and community life.

## Cator Park, Greenwich

Cator Park transforms existing open space into a biodiverse, inclusive landscape for play, ecology, and community use. Working with the London Wildlife Trust, we restored natural processes for long term, self sustaining biodiversity and reused on site materials to reduce environmental impact.

**3,000m<sup>2</sup>** biophilic playground      **185%** Biodiversity Net Gain



## Claremont Park, Brent Cross

Claremont Park revitalises an established local park with a welcoming green space and 1,000 linear metres of new paths and trails, supporting Brent Cross Town's net zero 2030 vision.

**185%** increase in biodiversity      **300** new trees with meadows and wetlands



## Regent's Park Garden, Westminster

The Garden at The Regent's Park transforms a former plant nursery into a landscape celebrating the life and service of Queen Elizabeth II. The design achieves 100% recycling of materials, reusing crushed concrete, steel, and soil on site. Developed with The Royal Parks, it demonstrates a sustainable and restorative approach to landscape design.

achieved **BREEAM** excellent      **185%** Biodiversity Net Gain      **17%** carbon savings





Cator Park has received an overwhelmingly positive response from local residents. It leaves a legacy for Kidbrooke and the wider Royal Borough of Greenwich, and was recognised as a London public asset with the Mayor's Award for Sustainable and Environmental Planning, plus the Landscape Institute President's Award and Sir David Attenborough Award for Enhancing Biodiversity (2020).

# Workspace



We design ground floor commercial spaces, community hubs, libraries, and commercial offices that embody brand identity, drive productivity, and create lasting impressions. Our interiors balance flexibility with functionality, supporting hybrid work, collaboration, and wellbeing, while public facing spaces are designed to tell a compelling story of place, showcasing vision and value with clarity and impact. Every detail is considered to elevate user experience and deliver measurable commercial performance.

## The Gilbert Central London

The Gilbert is the new European headquarters for Greystar. The interior combines crafted materials and bold architectural gestures, including a sculptural steel and stone staircase, walnut panelling, and bespoke joinery throughout. The result is a refined, contemporary workplace that balances openness and warmth, reflecting Greystar's identity and commitment to design quality.



## 75 Wallis Road Hackney Wick

HTA reimagined and repurposed a Victorian warehouse in Hackney Wick, East London, creating a permanent new home for its 200 London based staff. Built in 1868 as a factory for the world's first synthetic plastic, the refurbishment celebrates the building's heritage, retaining exposed brickwork, timber trusses, and 150 years of embodied carbon.



## Una Marson Library Southwark

The Una Marson Library is a new public facility within the Aylesbury Estate regeneration in Southwark. The interior features a distinctive timber rib ceiling that enhances acoustics and adds warmth throughout. Named by residents after broadcaster and writer Una Marson, the library provides adaptable spaces for reading, study, and events, supporting education, creativity, and community connection within the new neighbourhood.

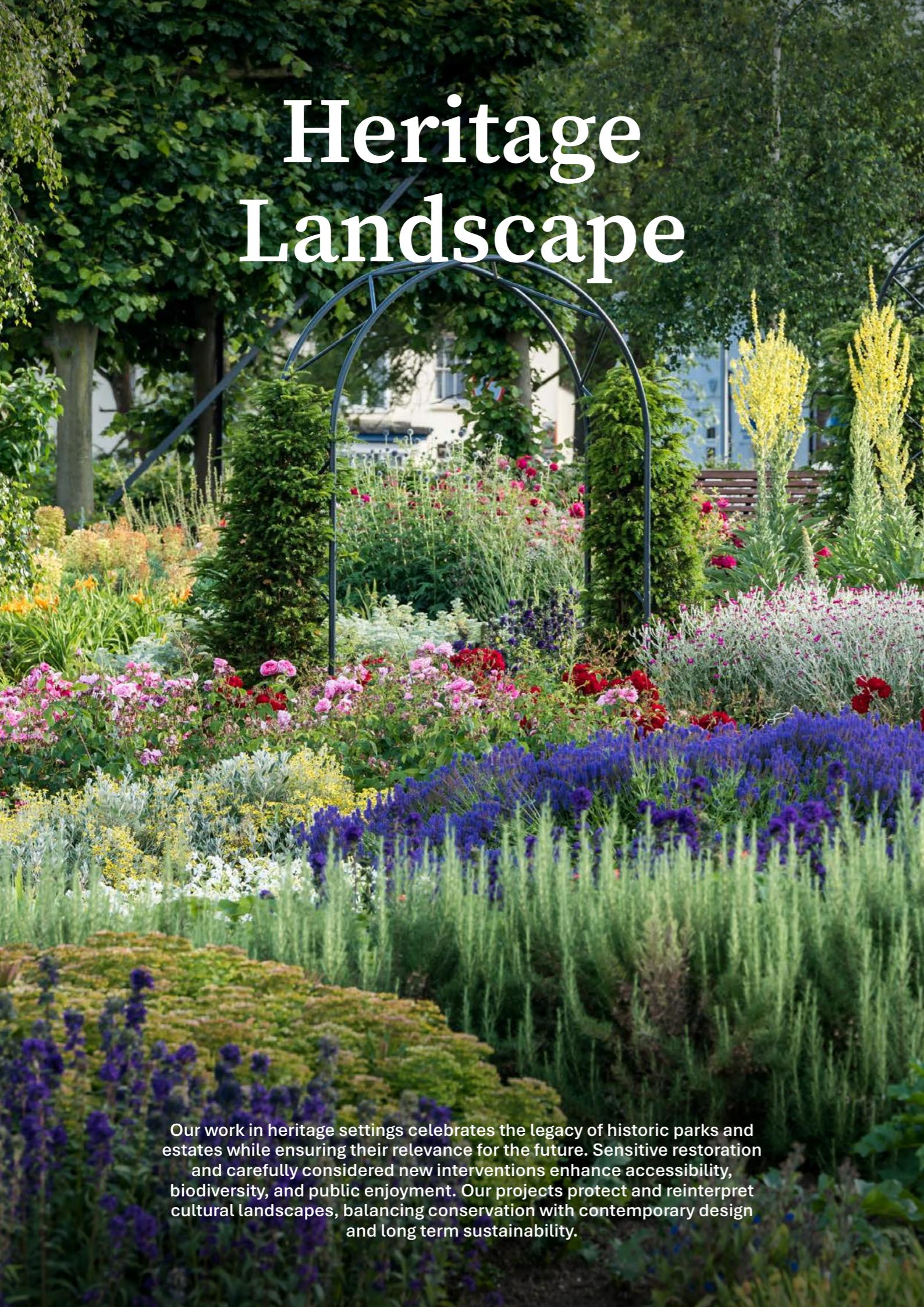


Achieved BREEAM Excellent	2023 NLA Retrofit Award	2024 AJ Retrofit & Reuse Award
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**Enclave: Acton** delivers interiors drawing inspiration from the experimental spirit of the nearby BBC Rehearsal Rooms and the opulence of mid-century design. Residents can host 10+ friends in private dining rooms, play basketball with neighbours, relax in the wellness spa after a busy day in one of the many co-working spaces, or head to the games room to play pool.

# Heritage Landscape



Our work in heritage settings celebrates the legacy of historic parks and estates while ensuring their relevance for the future. Sensitive restoration and carefully considered new interventions enhance accessibility, biodiversity, and public enjoyment. Our projects protect and reinterpret cultural landscapes, balancing conservation with contemporary design and long term sustainability.

## The Paddock, Chatham

- ↳ Transforms a neglected green space into a richly planted public garden
- ↳ 2,000m<sup>2</sup> of resilient, wildlife friendly planting with Noel Kingsbury
- ↳ Reconnects the town centre with its heritage and waterfront
- ↳ Adds accessible paths, a new amphitheatre, and heritage inspired features



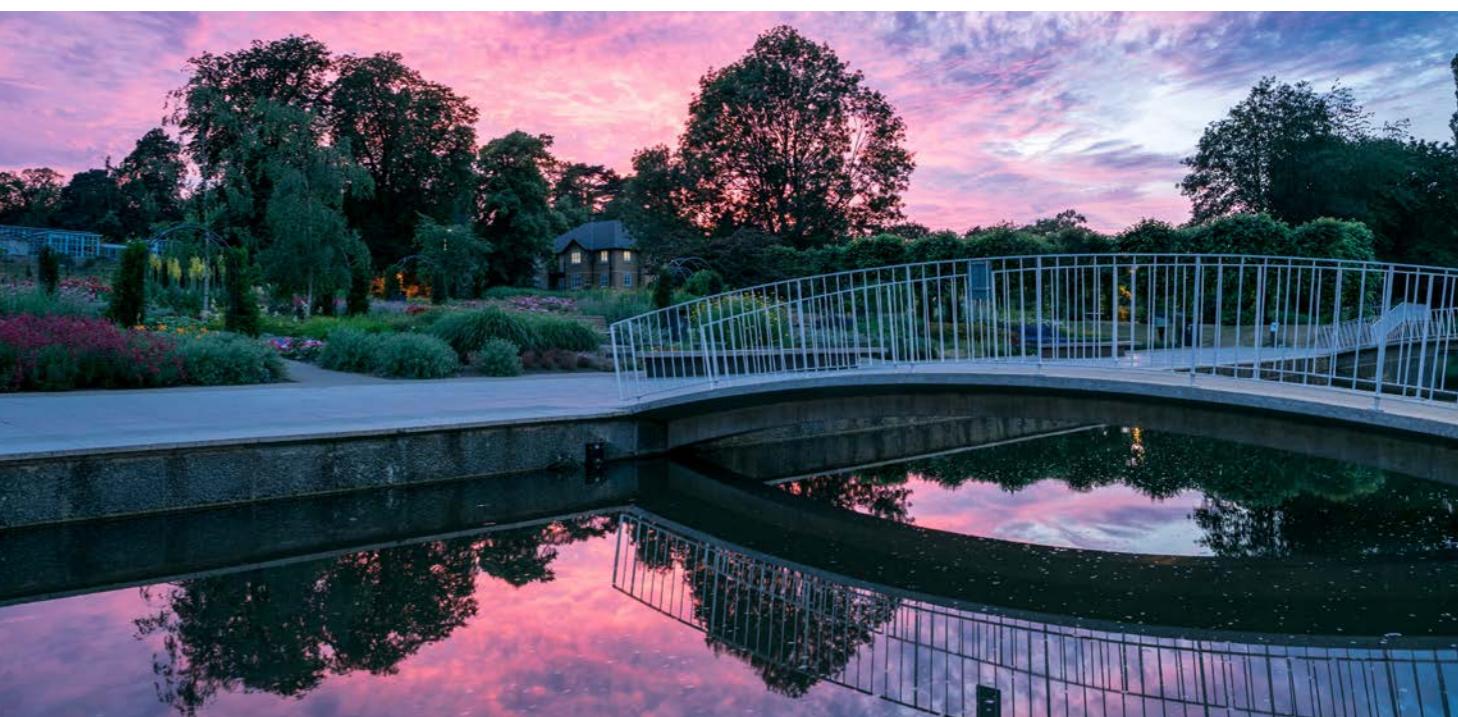
## The Water Gardens, Hertfordshire

The Water Gardens is a restored modernist landscape originally designed by Geoffrey Jellicoe. Sculpted lawns, rich planting, and a restored flower garden with formal beds re-establish the site as a significant 20th century public landscape.



## Next Wave Bexhill, Sussex ↗

Next Wave Bexhill reimagines the seafront around the Grade I listed De La Warr Pavilion as a biodiverse, accessible public realm. A new linear park is supported by coastal planting, garden rooms, and bespoke seating for rest, play, and year round activity.

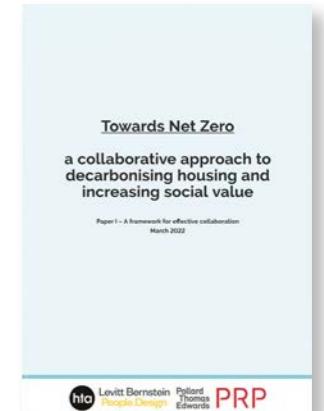
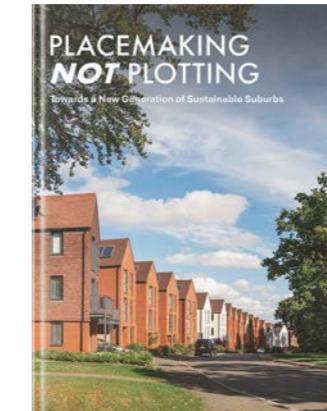
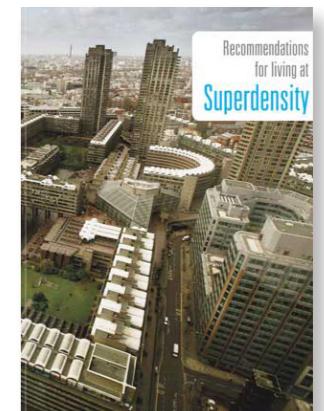
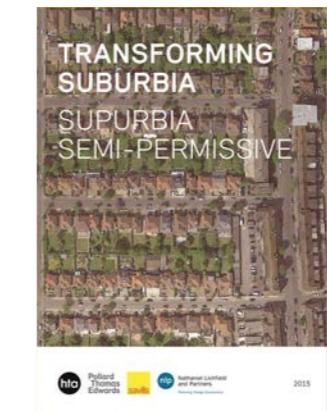
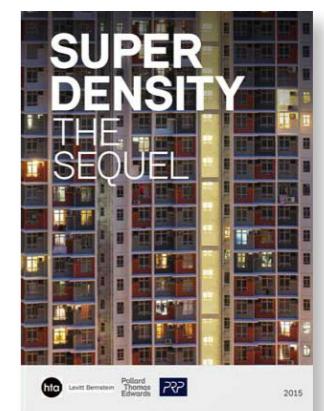
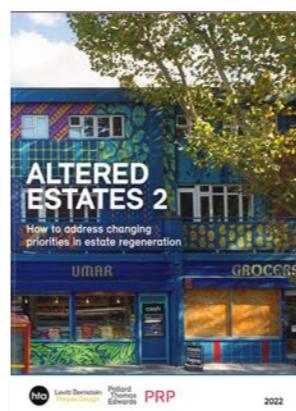
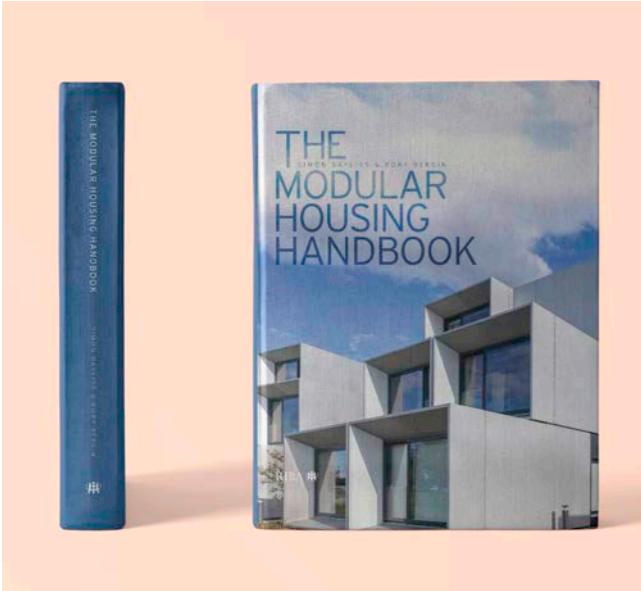


# Research & Innovation

College Road features a colonnade by artist Adam Nathaniel Furman: 16 sculptural columns clad in nearly 14,000 hand crafted tiles. Co-created with HTA, Tide, planners, and Craven Dunnill Jackfield, the tiles use bespoke designs with a 30 tile indigo to white gradient, fired in Shropshire's 150 year old ceramics works.

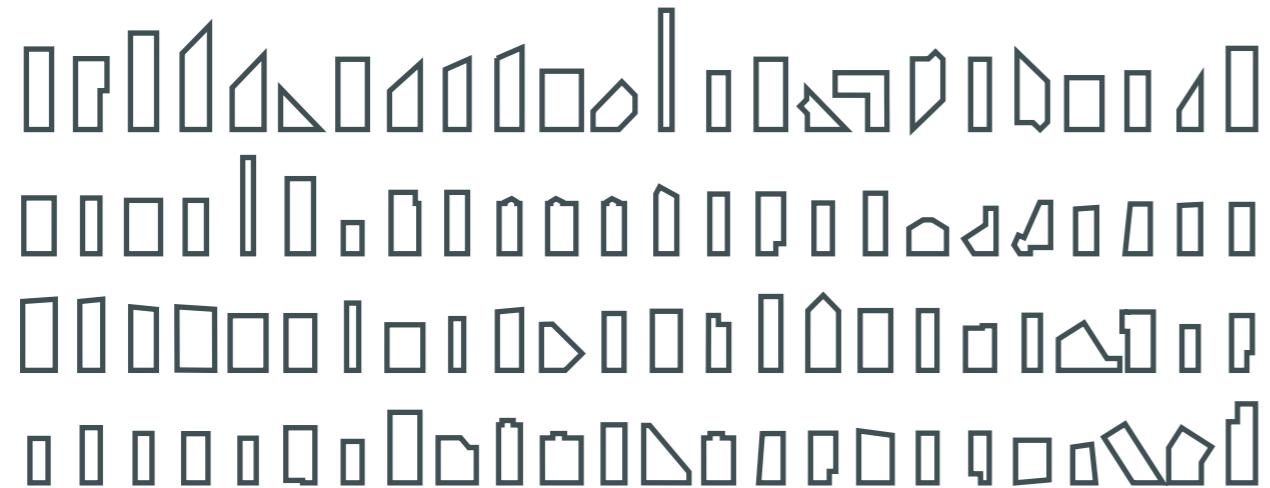
# Writing & Research

We publish as a form of thought leadership. We influence housing policy and promote improved approaches across our industry. This is grounded in decades of experience designing and delivering innovative projects.



# Modular Made

HTA champions modern methods of construction as a means to deliver better performing buildings that are more sustainable, more cost effective, and quicker to construct than traditional buildings.



**15** Completed buildings

**5,000** New homes delivered

**10,000+** Modules installed



SAVOY CIRCUS  
2018

THE VALENTINE  
2020

SHUBETTE HOUSE  
2013

Highbury II  
2018

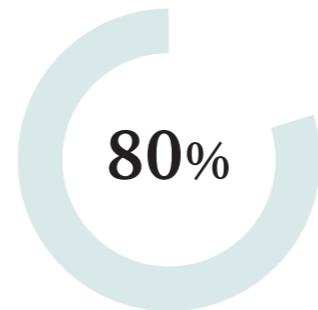
GREENFORD QUAY  
2019

FELDA HOUSE  
2015

APEX HOUSE  
2017

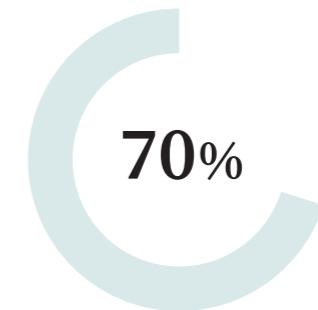
TEN DEGREES  
2020

ENCLAVE  
2023



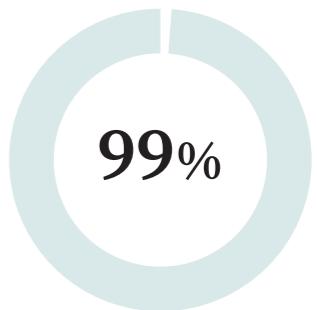
80%

less disruptive to local communities



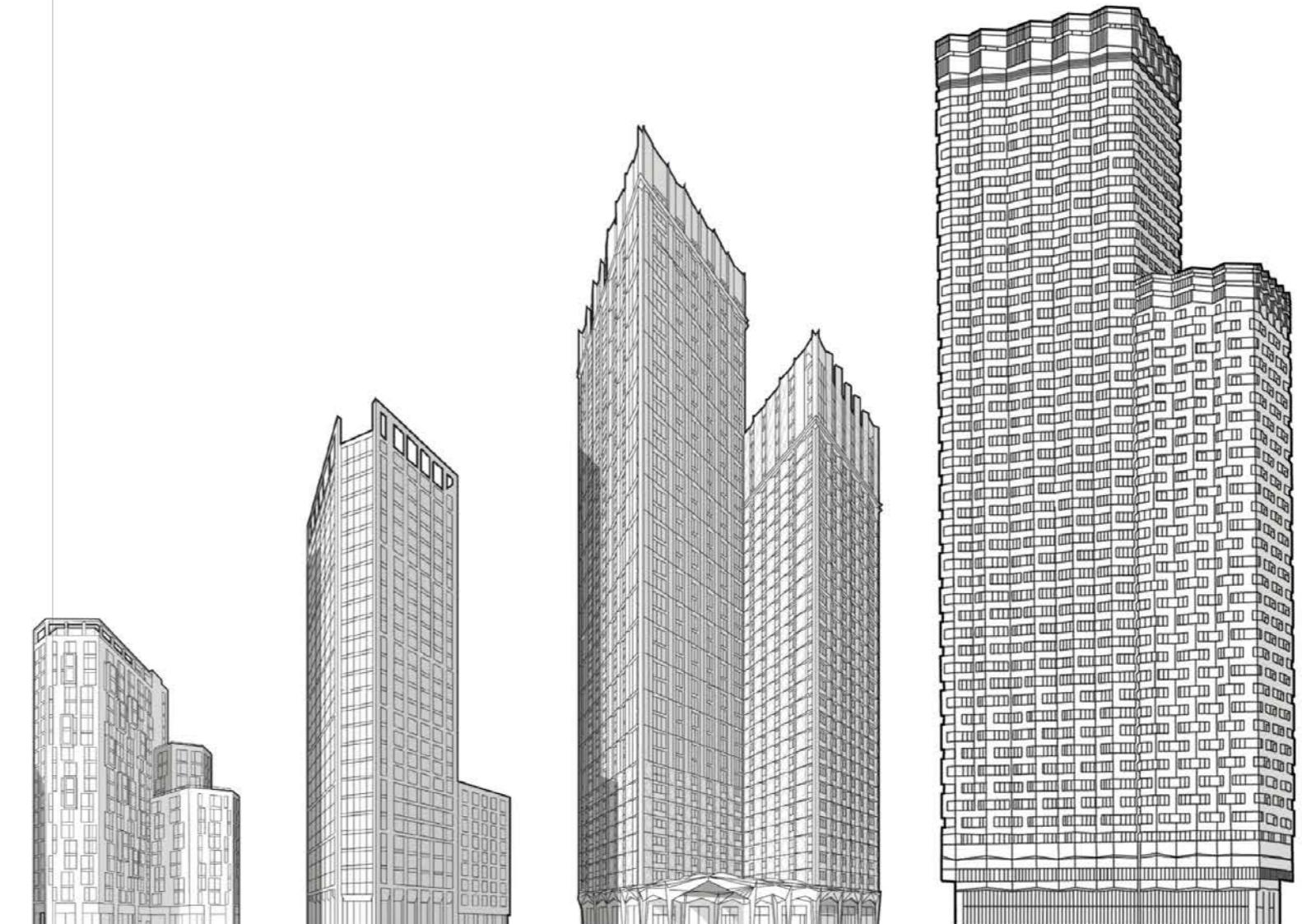
70%

manufactured in controlled factory settings



99%

of the waste is recycled or used for energy recovery



# Measurably More Sustainable

As part of our evidence based post occupancy evaluation, recent studies by Cambridge and Napier Universities show that the Vision Volumetric modular system has the potential to reduce embodied carbon in construction by more than 40%.

Two of the biggest challenges the housing sector faces are the acute shortage of housing and the climate crisis. This research shows that modular construction, which can deliver low carbon homes quickly and at scale, provides an opportunity to meet both challenges together. Building modular

homes is quicker, safer, more reliable, and more environmentally friendly than traditional construction. Crucially, HTA's modular projects with Tide and Vision help to address the housing crisis by delivering quality homes that people want to live in, much faster.

**TIDE** 

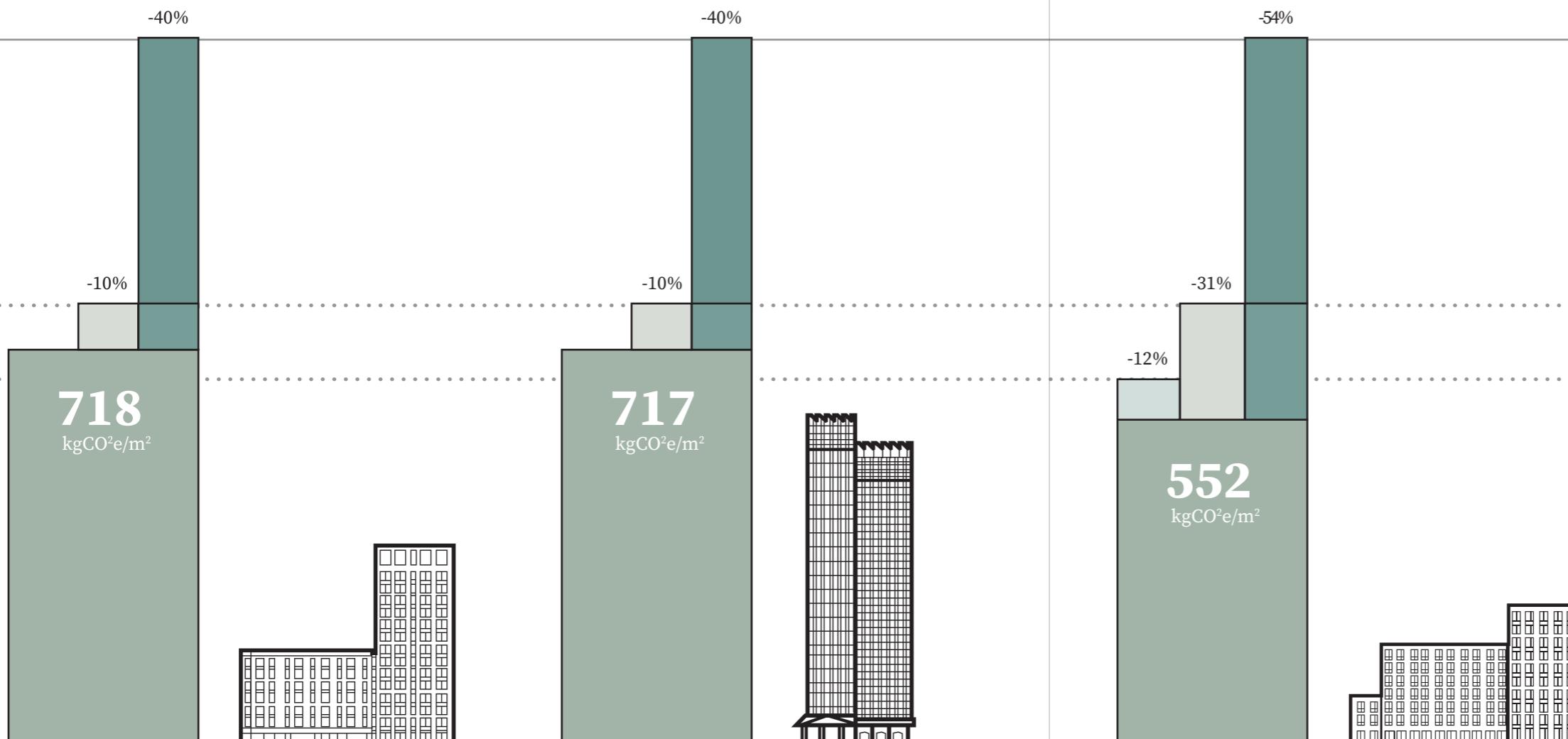
**VISION** 



UNIVERSITY OF  
CAMBRIDGE



Edinburgh Napier  
UNIVERSITY



RIBA 2020  
LETI BAND E

**1200**  
kgCO<sup>2</sup>e/m<sup>2</sup>

RIBA 2025  
LETI BAND C  
RIBA 2030  
LETI BAND B

**800**  
kgCO<sup>2</sup>e/m<sup>2</sup>

**625**  
kgCO<sup>2</sup>e/m<sup>2</sup>

# B Corporation

Becoming a registered B Corp in May 2024 was a significant moment for the practice in formalising our commitment to being an ethical business and reaching ever higher levels of social and environmental responsibility.

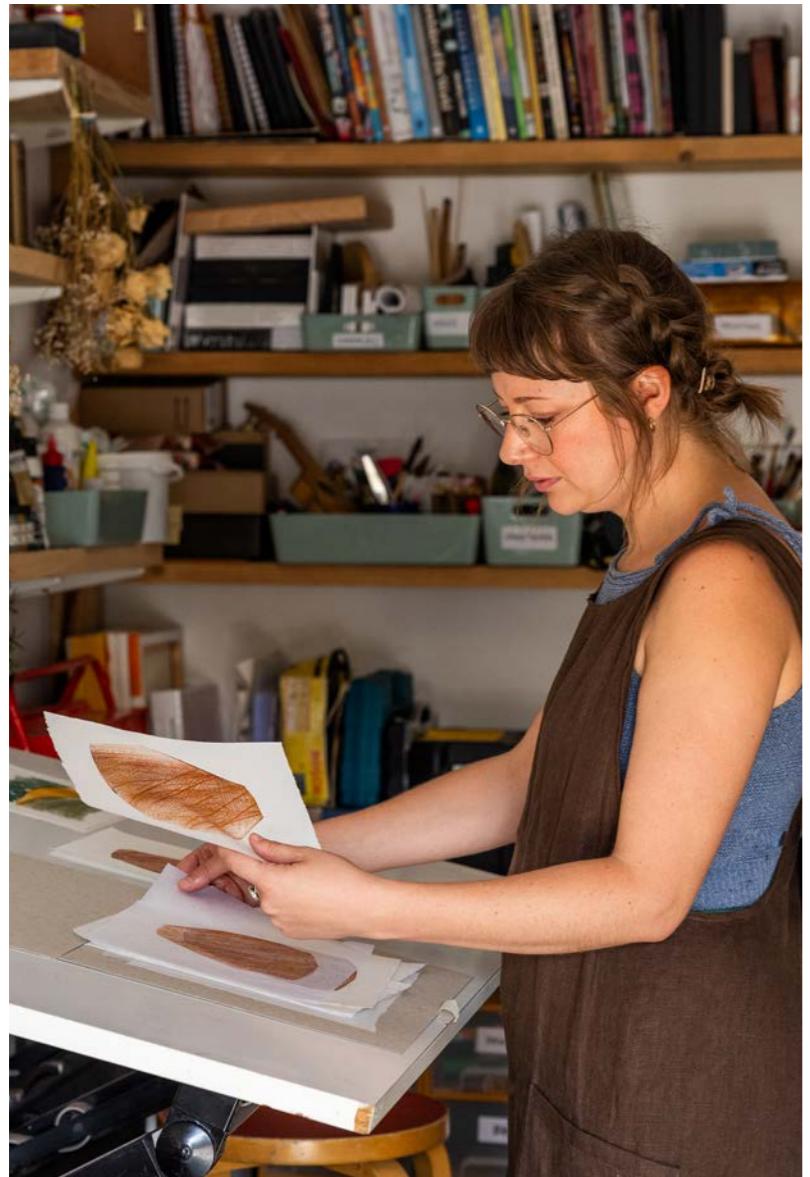
- ↳ 98% of staff surveyed regard HTA as a good employer
- ↳ HTA is an accredited Living Wage Employer, reaffirming our commitment to fair, transparent pay
- ↳ 96% of staff surveyed agree HTA takes Diversity, Equality, and Inclusion (ED&I) seriously
- ↳ 29 nationalities are represented across HTA's teams
- ↳ 93% of staff surveyed agree HTA care about their wellbeing and support is available
- ↳ 2,402 hours of team training, visits and learning sessions in the last year



- Governance
- Workers
- Community
- Environment
- Customers

# Post Occupancy Evaluation

We integrate post occupancy evaluation to ensure continuous improvement and accountability. We develop feedback loops with clients to measure results against resident targets. In 2024, HTA appointed POE Lead Tom Bright to conduct in depth social value research as part of his PhD research, underpinning an industry wide POE template and examining how places like Hanham Hall enhance wellbeing and connection to nature and community.



*“Living here feeds my fascination with nature and seasonability, allowing me to imbue my creative practice, artworks and workshops with this same curiosity and reverence.”*

Holly Foskett-Barnes, resident of Hanham Hall



## Officers' Field, Dorset

At Officers' Field, the green outdoor areas are cherished places where people are brought together to socialise. Residents have formed a strong local community through the use of the public square, this is fantastic for us to evident that our original design intentions of the green village layout are being realised.



## Sutton Estate, Chelsea

We visited Sutton Estate to hear how residents are settling into their refurbished homes. Many told us the apartments feel noticeably more spacious and filled with natural light. Several residents highlighted the new green spaces and improved landscape, with the Residents' Garden proving especially popular as a place to meet neighbours, reconnect with friends, and build community.



## Aylesbury Square, Southwark

We went back to Aylesbury Square to talk with residents about the new civic square and library, including many who relocated together from the nearby Gayhurst estate. Through an over 55s stakeholder group, residents helped shape the design, guiding choices on layout, access, and shared amenities.

Across the interviews, residents reflected on how co-design, continuity and small-scale architecture had supported not just the move, but a renewed sense of independence and community. “I thought I’d cry leaving Gayhurst,” said Donna, “but the moment I walked in here, it felt right.”

# Our Clients

We collaborate with a diverse range of client organisations that share our dedication to delivering great places of lasting quality, with a strong focus on environmental sustainability.



# Our Studios



## London

75 Wallis Road  
London  
E9 5LN



## Manchester

Clayton House  
59 Piccadilly  
Manchester M1 2AQ



## Edinburgh

Bridgeside House  
99 McDonald Road  
Edinburgh EH7 4NS



## Bristol

WCA House  
Redcliffe Way  
Bristol BS1 6NL



## Nottingham

Works Social  
16 Commerce Square  
Nottingham NG1 1HS



## Sydney

Level 24  
1 O'Connell Street  
Sydney, NSW 2000



Braund Mansions, an integral part of the Winstanley and York Road Regeneration, provides 126 affordable homes. Divided into three distinct buildings, the design blends the grand character of a park mansion with the lively urban feel of York Road, reflecting the mansion block style intended for the park area.

# Contacts



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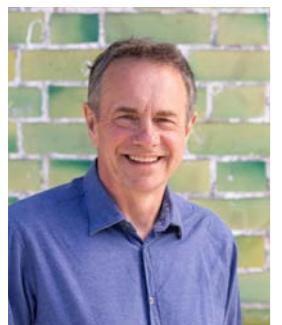
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