



Repurpose Renovate Retrofit

HTA Design



Restoration of a Grade II listed terrace at Baker Street, London, W1

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Cover: Sutton Estate renovation creates green social spaces between the blocks

Repurpose, Renovate, Retrofit

Renovating, refurbishing and repurposing buildings to extend their useful, sustainable life has been a key part of HTA's work for over 50 years. We take a holistic approach, considering the building's purpose, its context and environmental impact. Our renovation principles go beyond energy and climate performance to encompass resident wellbeing, safety and long-term adaptability.

We bring together our architecture, planning, heritage and sustainability expertise with input from our engagement, landscape and interior design teams. Engaging with residents and communities has always been fundamental to the success of our approach. We embed sustainability strategies from the outset and use detailed surveys and appraisals to assess retention potential and guide renovation strategies.

With the UK facing a shortage of homes, it is vital that existing buildings are made safe and fit for the future. While renovation may not always deliver additional homes, it can create warm, healthy and energy efficient ones. And through repurposing, obsolete buildings can be transformed into well designed, sustainable homes.

Our completed work spans a wide range of building types, including homes from the 19th and 20th centuries. We have successfully repurposed warehouses, former hospitals and other building types, often involving significant internal reconfiguration while restoring original facades. Listed and heritage assets have been sensitively upgraded to ensure their continued relevance.

The following projects illustrate the variety of ways in which we apply our renovation principles across diverse contexts. Each one responds uniquely to the building's character, the community it serves, and the constraints of its setting. While no two projects are the same, all share a consistent ethos - to retain what works, to transform what doesn't, and to unlock long-term value through thoughtful design.

From minor upgrades to complete reconfigurations, our work demonstrates how older buildings can be adapted to meet modern standards of sustainability, accessibility and comfort. Together, these case studies reflect our commitment to giving buildings and communities a more resilient future.



Clapham Park renovation adds new balconies and makes french windows overlooking landscaped shared garden.

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



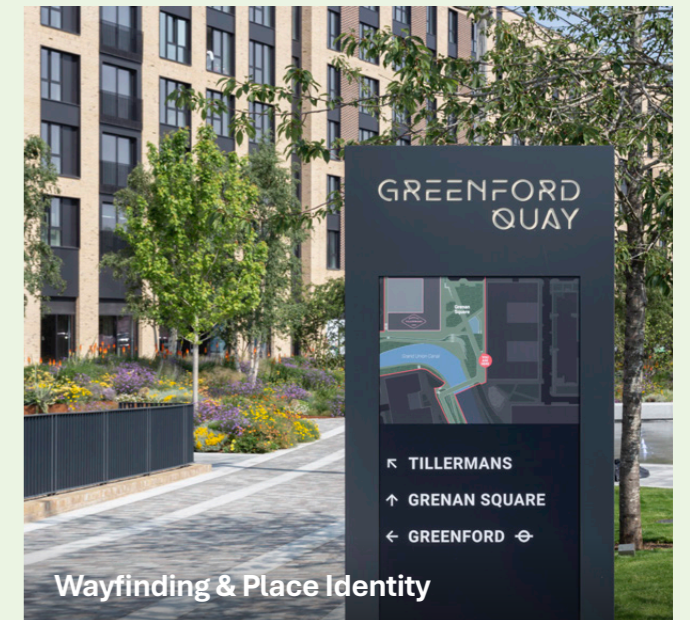
Planning



Communications & Engagement



Sustainability & Building Physics



Wayfinding & Place Identity

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.



Selected Works



Original main entrance to deep retrofitted flats for older people at Chelsea Court

Retrofit for a more resilient future

The Sutton Estate is a landmark holistic refurbishment project delivering 81 upgraded homes within four residential blocks. Originally built in 1913 and modernised in the 1980s, the estate had fallen short of modern expectations for decent homes. HTA's approach focused on remodelling and upgrading the buildings for long-term affordable living, with a sustainability-first retrofit strategy and extensive resident engagement.

Sutton Estate, Chelsea

The project set out to deliver long-term, affordable homes through a deep retrofit approach that respected the estate's heritage while significantly improving comfort, energy efficiency and accessibility. Central to this was engaging residents throughout the process to ensure the refurbished homes reflected their needs, aspirations and lived experience.

The Sutton Estate's original flats were extremely compact, with poor thermal performance. The high-density layout restricted usable space both inside and out. During refurbishment, extensive deterioration and the discovery of magnesite flooring added complexity, requiring removal and structural upgrades. These issues demanded a comprehensive retrofit strategy and a sensitive design response that could overcome both spatial and technical constraints.



Sustainability & Environmental Strategy:

- Fabric-first upgrades using breathable wood-fibre insulation and improved airtightness
- MVHR systems added for efficient ventilation and heat recovery
- 38% reduction in carbon emissions and 57% improvement in energy-saving performance through insulation and ventilation
- Installation of ground source heat pumps to eliminate reliance on gas
- Blue-green infrastructure introduced, including rain gardens and sustainable drainage

The project has delivered 81 modern, inclusive and energy-efficient homes. Improved layouts, ventilation and access - including lifts and balconies - have transformed living conditions. A 75% reduction in energy use and 51% cut in carbon emissions support long-term affordability. Refreshed landscapes, new planting and sustainable drainage have enhanced wellbeing, biodiversity and estate identity. Residents report greater comfort, pride and connection to place.

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

Accreditations & Awards:

- Case study project in APPG report 'Creating Intergenerational communities' (2026)
- ICE London (East of England & South East England): Best Project, Asset Resilience (2025)
- UK Green Business Awards: Green Heat Project of the Year (2025)
- Greater London Energy Efficiency Awards Regional Large-Scale Project of the Year (2025)
- Property Week ESG Edge Awards: Residential Retrofit Project of the Year (2024)
- Building with Nature Award (2022)





Holistic deep retrofit and landscape transformation for 100 year old Sutton Estate

Remaking the Mansion Block

Late Victorian and Edwardian tenement or mansion flat blocks constructed before 1914 form the earliest type of purpose-built social housing. These are solid brick construction, often with bay windows, decorative red brickwork, slate or tiled roofs, and chimneys. Flats and studios are accessed from a communal stair. Spaces between blocks are narrow, with minimal landscape, and there are usually no private balconies.

Navarino Mansions, Hackney

HTA Design were commissioned to refurbish a much loved series of Edwardian blocks in the heart of Hackney, through close consultation with the residents. In the first phase, flats and a common room were designed for older residents. In later phases, lower flats were combined to create family maisonettes with front doors opening directly to the street and private back gardens.



Chelsea Court, Chelsea ↗

Chelsea Court is an Edwardian apartment building on Chelsea Embankment, overlooking the River Thames. The building has been reconfigured to improve flat layouts, creating new one bedroom flats instead of studios, wheelchair accessible flats, and new communal spaces.

Newquay House Lambeth

This transformative refurbishment of a Grade II listed 1932 walk-up block in Kennington was led by HTA for the Duchy of Cornwall and L&Q.

Residents experienced significant improvements in health and wellbeing. Fuel bills were cut, and crime was reduced. The sense of community was strengthened, with some families now spanning three generations within the block. The project created homes for life - rooted in place, dignity and shared investment.





Prince of Wales (now King Charles III) with his Duchy of Cornwall tenants and architects in the courtyard of Newquay House

Period Refurbishment & Renewal



Terraced housing forms the significant streetscapes of our cities. In Central London, Georgian and Victorian brick or stucco rendered four and five storey terraces with a basement have high ceilings on the ground and first floors and tall windows, sometimes full height for the lower floors to maximise natural light. Internal layouts vary, but most have large rooms front and back, with a staircase against one party wall. They are very adaptable and have been converted to flats, many non-residential uses as well as individual houses with remodelled plans.

Nevern Square, Chelsea ↘

The three late Victorian houses at the corner of Nevern Square had been converted into small bedsits for over 55s in the 1980s. By 2017, these homes required significant modernisation. Working within the constraints of the original 1880s building fabric, we reconfigured the flats to maximise views over Nevern Square and create dual aspect homes throughout. Internally insulated with breathable wood fibre insulation, the flats are serviced by air-source heatpumps and MVHR.



Manchester Street, Westminster

HTA was appointed to restore two 18th century Grade II listed townhouses. The approach was to retain and enhance the best features of the buildings, while improving sanitary provision. The quality of restoration earned a Craftsmanship award from the Civic Trust.



Vernon House, Camden ↗

HTA refurbished this terrace of seven Grade II listed 1840s town houses into 64 self contained studio flats for nurses and three family houses within the existing structure. The studios made the most of the tall ceilings on the lower two floors, creating split level self-contained accommodation.

Blandford Street, Westminster ↘

These four Grade II Georgian listed buildings have been restored, converted and extended to provide three reinstated townhouses and four new flats above two shop units at the corner of Baker Street. English Heritage were consulted to ensure the buildings retained their period character.



Repair, Reimagine, Reuse

There is more flexibility in adapting existing buildings for non-residential uses. While they may not be suitable as places to live, they can more readily be adapted for a wider variety of uses. Change should follow the principles of minimal structural disruption, and sensitive interventions and additions. It is possible to work with listed historic structures adapting, adding and innovating to create new uses for buildings which are no longer suited to their original functions.

Hanham Hall, Bristol

The repurposing of the Grade II* listed 17th-century Hanham Hall transformed a disused office building into a suite of businesses and community amenities, forming part of the new zero-carbon neighbourhood at Hanham Hall. A balanced mix of functions - including a crèche, office space and a community café - was designed to ensure the building could be actively and sustainably reused.



✍ Bexhill Colonnade, East Sussex

At over 700 metres long and six metres wide, Bexhill's seafront promenade was the focus of a major regeneration project. The scheme centred on the Grade I listed De La Warr Pavilion and the Grade II listed Colonnade, reimagining the public realm as an active, welcoming place for residents and visitors.



75 Wallis Road, Hackney ↗

Wallis Road is HTA's new London home — four linked 19th-century industrial buildings. HTA's retrofit has transformed the once-derelict buildings into an all-electric, low-carbon studio that celebrates their industrial character while providing a bright, collaborative and future-proofed workplace.

The Gilbert, Islington

Refurbishment and fit-out of two floors of The Gilbert, Finsbury Square, to create GreyStar's new European headquarters.



Wallis Road provides HTA with a distinctive, flexible and sustainable London studio. Our refurbishment received an AJ Retrofit Award in 2024 (Adaptive Reuse into Office) award and a Retrofit NLA Award in 2023.

Repurposing Great Estates



In the interwar period and immediate post-world war II years London County Council developed social housing at scale, following the 1919 Addison Act. Influenced by housing developed in the 1920's European capitals, they were usually built to a standard plan - five-storey solid red brick 'walk up' flats, usually with distinctive steeply pitched tiled roofs. Open communal stairs led to balcony access to upper floor flats. Distinguished by brick detailing, signage, metalwork and, heated by coal fires, there are also notable chimneys. Some have private balconies. External landscape was limited, but some, such as Lea View House, offered tennis courts and a bowling green.



Clapham Park, Lambeth ↗

The Heritage Quarter at Clapham Park has given hundreds of nearly 100 year old flats a new lease of life. Built in the late 1920s to the LCC standard model, these walk-up flats feature neo-Georgian brickwork, tall sash windows, dormers and chimneys - all carefully retained and restored through a sensitive, phased renovation programme.



Lea View House, Hackney

A landmark early project for HTA Design, Lea View House transformed a deteriorating Hackney estate where 90% of residents initially wanted to leave - into a place where 90% chose to stay. The transformation was so complete that residents said they could once again call Lea View House 'Heaven in Hackney' - echoing its original nickname from 1934.



Lea View became a benchmark for how inclusive design can restore dignity, comfort, and belonging in social housing.

Extension & Densification

Creating additional homes by adding to existing buildings is possible where the building is in good condition and expected to be used for many years to come. HTA assessment of the potential for roof top extensions on existing buildings in London indicated there was opportunity for thousands of additional flats to be added. Considerations such as disruption to residents, existing structure and fabric performance, progressive collapse, servicing, and access to be appraised. Flat roof buildings are potentially easier to extend, but the presence of roof level plant and servicing can be a limitation. Infilling between blocks can yield more homes more efficiently and cost effectively.

Anthony & Roderick, Southwark

Anthony and Roderick House is in a prime Bermondsey location and presented an opportunity to add more homes by extending vertically on the roof and between the blocks. Aware of the positive benefits that additional homes can bring, the new blocks have been designed in collaboration with existing residents. New amenities, including a lift, improvements to access and entrances, cycle storage, provision for recycling and enhanced external landscape have been added to the benefit of all residents.



Fitzroy Road, Primrose Hill

Driven by HTA founder Bernard Hunt, the “Fitzroofs” scheme demonstrates how neighbours can collaborate to build upward, creating additional homes while maintaining an attractive streetscape.

Sandringham Mansions, Westminster

The refurbishment of 157 flats in altered Victorian model dwellings in London’s West End. Upgrades included improved access, layouts, and space standards. Double-glazed windows were installed, walls were internally insulated, and acoustic and ventilation improvements were added. Family maisonettes were introduced on one street. Lifts were added, and a new garden and community room created in the courtyard and on the roof.



Heritage Parks Restoration

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.

Crystal Palace Park, Bromley

Crystal Palace Park is one of London's largest and most historically significant parks, originally designed by Joseph Paxton in the 1850s. Our proposals will protect and reinstate Paxton's original vision while conserving the park's key heritage assets. The project will restore the Grade II* listed park through sensitive upgrades to historic features within the Tidal Lakes and Italian Terrace areas.



The Water Gardens, Hertfordshire ↗

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.

Connected Canterbury, Canterbury

Through the narrative of 'Story Gardens', the Levelling-Up funded Connected Canterbury project will transform 13 of Canterbury's key parks and open spaces into places which reveal and celebrate all aspects of the city's long reaching heritage. The project sensitively brings historical assets up to date with modern demands while preserving the unique characteristics of each.



Town Centre Gardens, Stevenage ↗

The Town Centre Gardens were designed as an integral part of the post war masterplan for Stevenage, the UK's first New Town. Constructed between 1959 and 1961, they were the work of Gordon Patterson, the landscape architect appointed to help realise the town's ambition for green and accessible civic spaces. The landscape design builds on this legacy, respecting the original design intent while enhancing biodiversity, restoring key features and reimagining the gardens as a contemporary public asset for the next generation.



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.

Adaptive Retrofit & Circular Economy

What type of building can be readily adapted to new residential uses, especially social housing and affordable homes? There is no one-size-fits all and each building needs to be appraised for its potential and suitability – office, warehouse, factory, hospital, police station...the original uses and construction are as varied as the housing they might become. The constraints and opportunities lead to imaginative and innovative solutions, to create new energy efficient and easily maintained homes. Key considerations are keeping changes to structure to a minimum, and allowing a natural conversion, respecting and restoring the historic or listed features while introducing new distinctly different additions.

German Hospital, Hackney

The Grade II Listed hospital was built in 1845 to serve London's German-speaking community. HTA remodelled and repurposed the listed buildings from 1994 to create homes for rent and shared ownership for families, general needs, and the rough sleepers initiative.



St Anns Police Station, Haringey ↗

The former police station is a locally listed late 19th century building, within the St Ann's conservation area. The site was acquired for repurposing as affordable and private sale homes. The redevelopment created a total of 28 homes, including the refurbished station and new-build flats and houses.

↳ Designed to achieve BREEAM Domestic Refurbishment "Excellent"

Thames Tunnel Mills, Southwark

Built as a flour mill in 1850, Thames Tunnel Mills had fallen into disuse by the early 1960s. The scheme became the first, and remains the only, social housing development fronting the River Thames in central London.





The former Queen Elizabeth Children's Hospital sits within Tower Hamlets and had been derelict for 15 years before planning permission was secured. The urban design has created distinctive blocks which stitch into the existing fabric by responding to the mass and scale of neighbouring residential buildings.

Repurposing Commercial Structures



Commercial buildings constructed in the latter decades of the 20th century have the potential for reuse and repurposing as residential accommodation. We have retained the main structure and sometimes part of the external envelope to create new homes.

Quadrant House, Sutton

The Quadrant comprises predominantly vacant or underused office accommodation across 7 and 20 storey, 1970s buildings. The building configuration is informed by the retention of the existing structure, which will minimise the embodied carbon significantly through c.10-20% demolition.



Queens House, Twickenham [↗](#)

The vision for Queens House was to rejuvenate a tired and underused office block, delivering a major refurbishment that improved the building's appearance and created a mix of one and two bedroom affordable flats, and the addition of four new maisonettes for families.

The Rex, Kingston

Designed to prioritise community, wellbeing and sustainability, the scheme delivers 212 co-living apartments alongside an extensive range of shared amenities including co-working spaces, a gym, cinema, communal dining areas and social lounges, supporting connection and everyday comfort. The part 5, 7, and 9 storey design preserves two commercial units at ground floor while introducing greenery and creating opportunities for social interaction.

UK's first co-living building to achieve **BREEAM Outstanding** (87.2%)



Tower Block Renovation



From the 1950's, high rise blocks became a feature of the post-war townscape, to meet the scale and pace of housing need following bomb-damage and slum-clearances. The Corbusian ideal of clean blocks set in landscape was pursued, doing away with streets and generating thousands of new homes at high density. Flat plans were spacious-Parker Morris standards with plenty of natural light and uninterrupted views. Balconies were often provided for flats, even those above 20 stories. Poor quality materials, lift access, district heating, system building, thermal and structural issues meant high maintenance and the poor reputation of high rise.

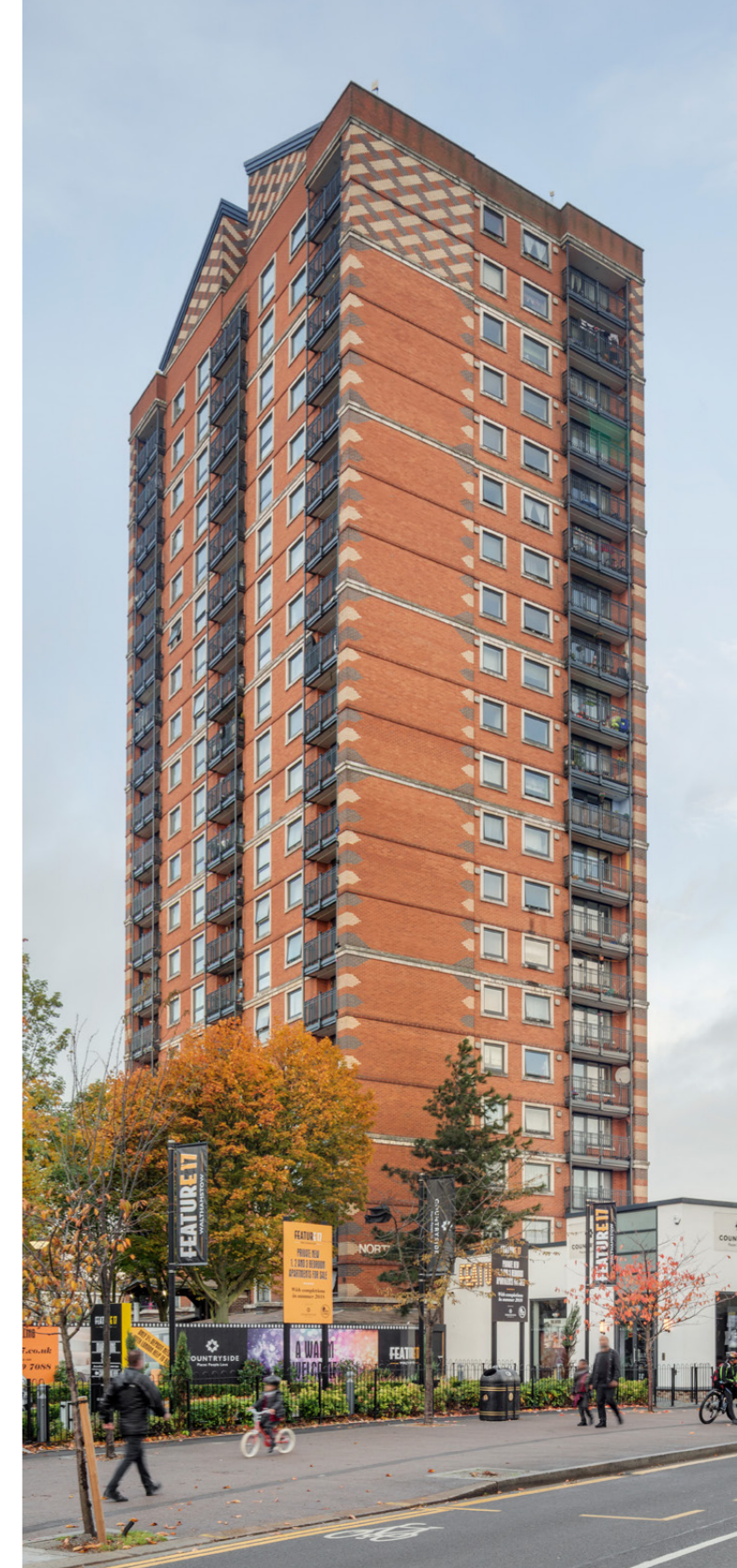
Winterton House, Wapping ↘

Winterton House at Watney Market Estate in Wapping, had become uninhabitable due to asbestos and general deterioration. The steel structure and core were retained, and the external envelope replaced with low maintenance insulated load-bearing brickwork, dramatically reducing running costs.



Woolwich Towers, Woolwich

HTA refurbished 6 Bison blocks for the Royal Borough of Greenwich. At Cardwell Towers, a package of environmental improvements, security measures, overcladding and new services - including energy-efficient central heating - has created popular, comfortable homes which are significantly cheaper to run. The flats also gained additional living space as the pigeon-infested balconies were enclosed to give residents popular private indoor 'winter gardens'.



Northwood Tower, Waltham Forest ↗

Northwood Tower presented the challenge of strengthening and re-cladding an existing system-built tower whilst keeping all of its residents in-situ. Structural strengthening work was carried out with buffer zones of two unoccupied floors between work areas and residential dwellings to reduce the impact of noise. In doing this, the thermal performance of the external fabric was improved, and cladding was replaced with brick finishing.

Research & Innovation



Publications

HTA undertakes publication as a form of thought leadership, influencing housing policy and promoting improved approaches across our industry. This is grounded in decades of experience designing and delivering innovative projects.

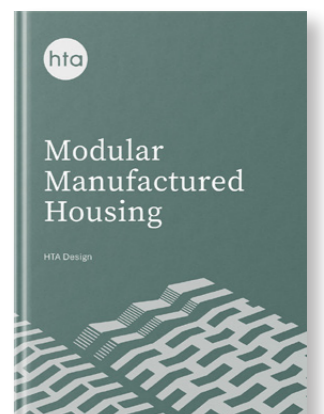
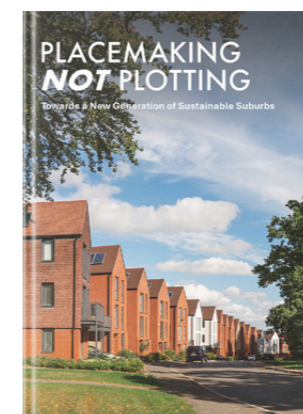
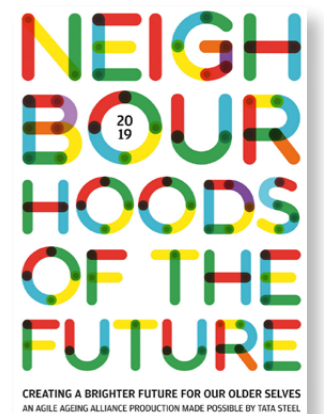
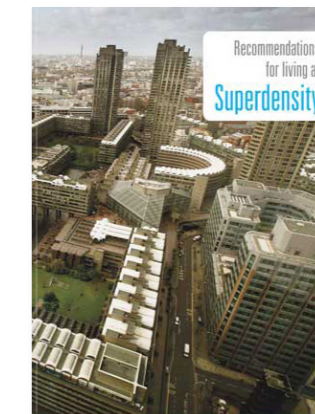
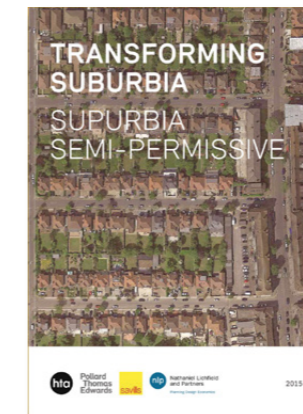
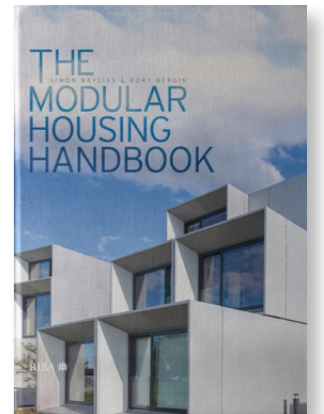
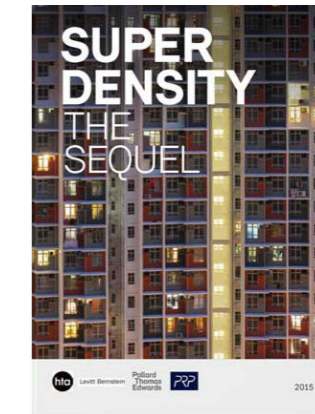
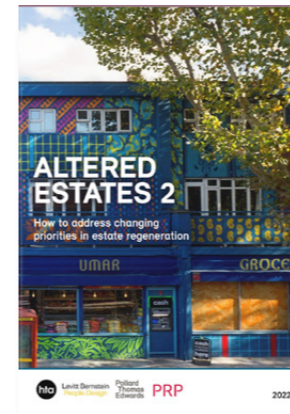
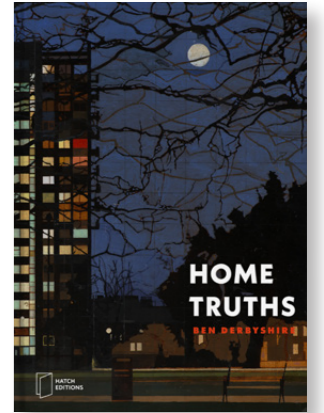
RIBA publishing released HTA Partner and Renovation Lead, Caroline Dove's 'Radical Housing' book as an essential design guide for architects and others interested in innovative housing typologies.

This book considers some of the alternative opportunities for creating more homes and sociable, cohesive communities. Abundantly illustrated with case studies and plans from projects across the UK and abroad, this book aims to inform and inspire the delivery of alternative approaches to affordable and flexible housing, and is an essential text for architecture practitioners, students, and community groups.

It outlines the social, health and economic benefits deriving from the design of homes for all generations, and from a community-led perspective.

Caroline has a lifelong enthusiasm for designing places to live with the communities who will live there, giving them more choice and ownership of the design and long-term stewardship of their homes.

Designing places for all generations to live sustainably, encouraging social interaction and the development of strong communities is a collective endeavour, and has inspired a wide range of successful places which are explored in this book.

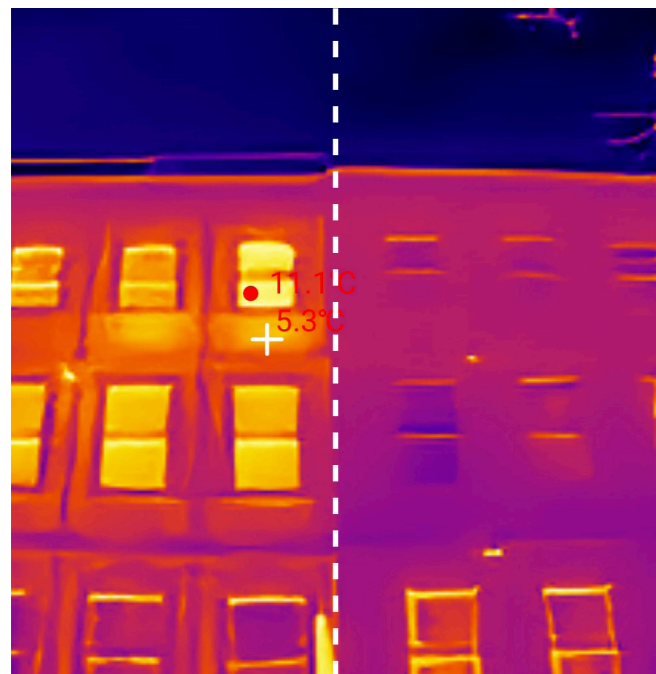


Measurably More Sustainable

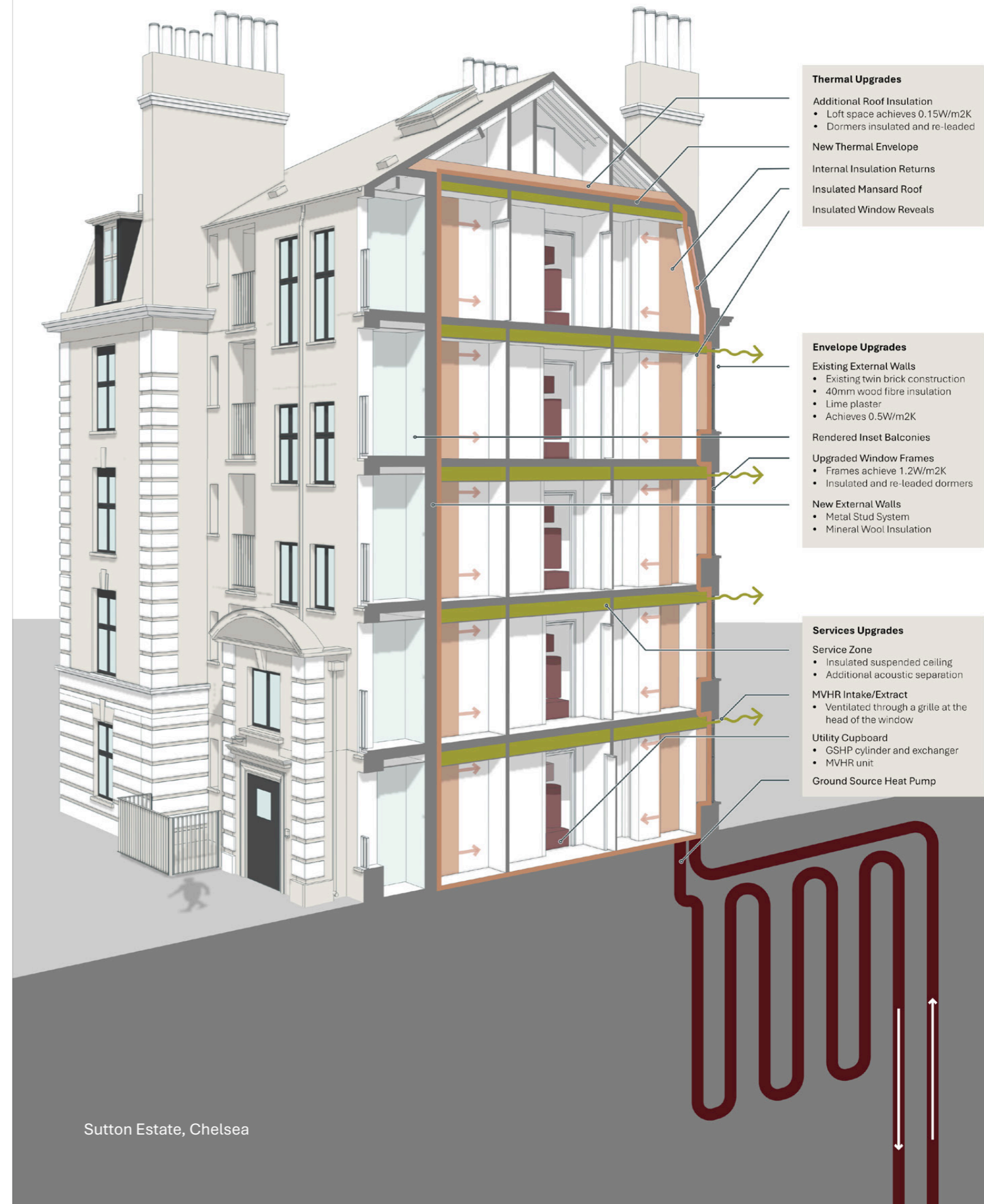
Committed to creating more sustainable outcomes across everything we do, we ensure better-performing buildings through strategic advice, detailed analysis, and formal assessments. Our environmental specialists support projects from inception to completion, championing post-occupancy evaluation to measure performance and ensure long-term benefits.

Energy efficiency at Nevern Square, Thermal imaging (below) shows:

- A consistent temperature difference is observed across the retrofitted homes (right-hand side of the dotted line).
- Localised patches of heat loss are observed below windows, where radiators are assumed to be located in the neighbouring mid-terrace property (left-hand side of the dotted line).
- Curtains are drawn for windows coloured purple/red



The sustainability approach at Sutton Estate (right) is predicted to deliver a 75% reduction in energy consumption, a 73% cut in carbon emissions and a 57% reduction in heat loss across the estate. These achievements reflect a strategy focused on refurbishing the existing Edwardian buildings to secure their long-term future.



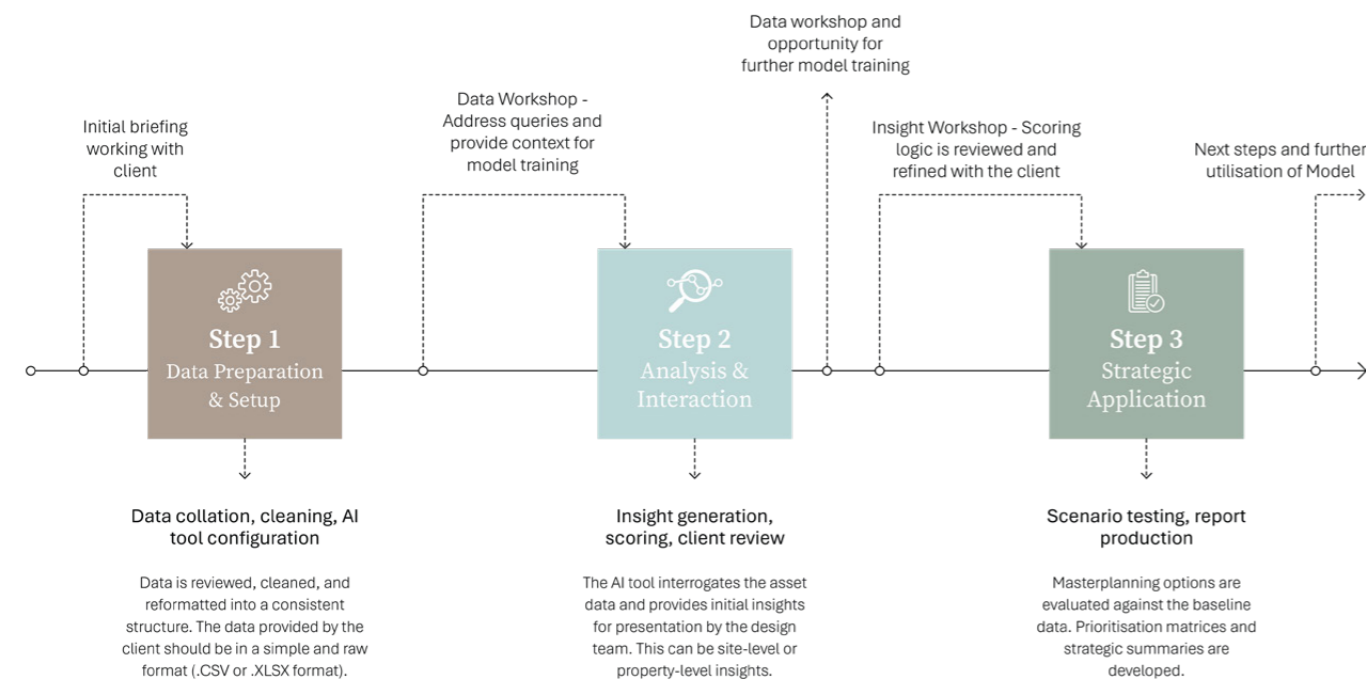
Sutton Estate, Chelsea

Regional Asset Review

Regional Asset Review is a powerful, AI-driven service that helps housing providers make smarter, faster decisions. By analysing portfolio performance, potential, and risk, it supports evidence-based strategies for investment, decanting, or redevelopment - guided by tailored frameworks like People, Performance, and Place.

This service enables you to automate and accelerate the analysis of extensive housing datasets, transforming complex information into structured, data-driven insights that support effective strategic planning. It evaluates asset performance using an agreed scoring framework,

ensuring consistency and transparency in decision-making. Additionally, it provides a scalable and replicable tool that can be adapted seamlessly across multiple estates or boroughs, helping you standardise analysis and drive long-term value across your portfolio.



Type 1: 1950s Terraced House Proposed - Grade 1 Retrofit

Example retrofit process to a 1950s terrace house with an EPC rating of D or below, and which is currently occupied. First, a Grade 1 retrofit is applied as part of the regular property maintenance.

	Assumed Existing Typical Condition for dwelling with D or below EPC rating*
Services & Lighting	No low energy lighting.
Windows & Doors	Double glazing, installed pre 2005. Estimated U-value 2.5-3W/m ² K.
Roof & Chimney	150mm mineral wool insulation between joists. Estimated U-value 0.33W/m ² K.
Floors	Solid floor - no insulation.
Walls	Combination of cavity wall with cavity insulation and solid, uninsulated walls.
Ventilation	Intermittent extract fans in bathroom/kitchen.
Accessibility	Dwelling does not meet NDSS or Part M standards.
Energy & Heat Generation	Main heating: Boilers and radiators, mains gas. Main heating control: Programmer, room thermostat and TRVs. Hot water: From main system. Secondary heating: Room heaters.

*The above information is based on a typical 1950s terraced house achieving a D or below EPC rating. Conditions are based on desktop study of EPC ratings of a range of properties meeting this description within MTRN's ownership, as well as knowledge on what was typical for the era. Further surveys of as built information required for individual properties.



1 Repair current building fabric

Undertake any outstanding repairs required under planned maintenance.

2 Services & Lighting

Install low energy bulbs to all fixed lighting in dwelling.

10 Accessibility

Adapt approach route and principal entrance to comply with Approved Document M.

9 Energy

Install PV panels on the roof of property. Heat pumps to be considered as part of Grade 2 retrofit works due to lack of water cylinder present in home.

8 Heat Technology

No water cylinder present in home therefore no upgrades as part of Grade 1 - installation to be considered as part of grade 2 retrofit works.

*The below information is based on a typical 1950s terraced house. Size, layout and construction are assumed based on what was typical for the era, alongside desktop research study. Further surveys of as built information required for individual properties.

3 Windows & Doors

Replace double glazed windows at end of lifespan (20-35 years) with triple glazing as part of planned maintenance. Replace external doors at end of lifespan with thermally broken, insulated door sets.

4 Roof & Chimney

Further insulate roof with insulation boards above joists. Upgrade loft hatch to increase air tightness and insulation. Ensure loft is well ventilated following these works. Install removable wool chimney draught excluder.

5 Floor

Improve floor air-tightness by sealing gaps / joints around pipework / service penetrations, under skirting boards and in between floorboards.

6 Walls

Cavity wall insulation already present - external/internal wall insulation to be considered as part of Grade 2/3 retrofit.

7 Ventilation

Install a Decentralised Mechanical Extract Ventilation (dMEV) system.

Stages to be considered holistically to ensure air tightness/ventilation are considered throughout.

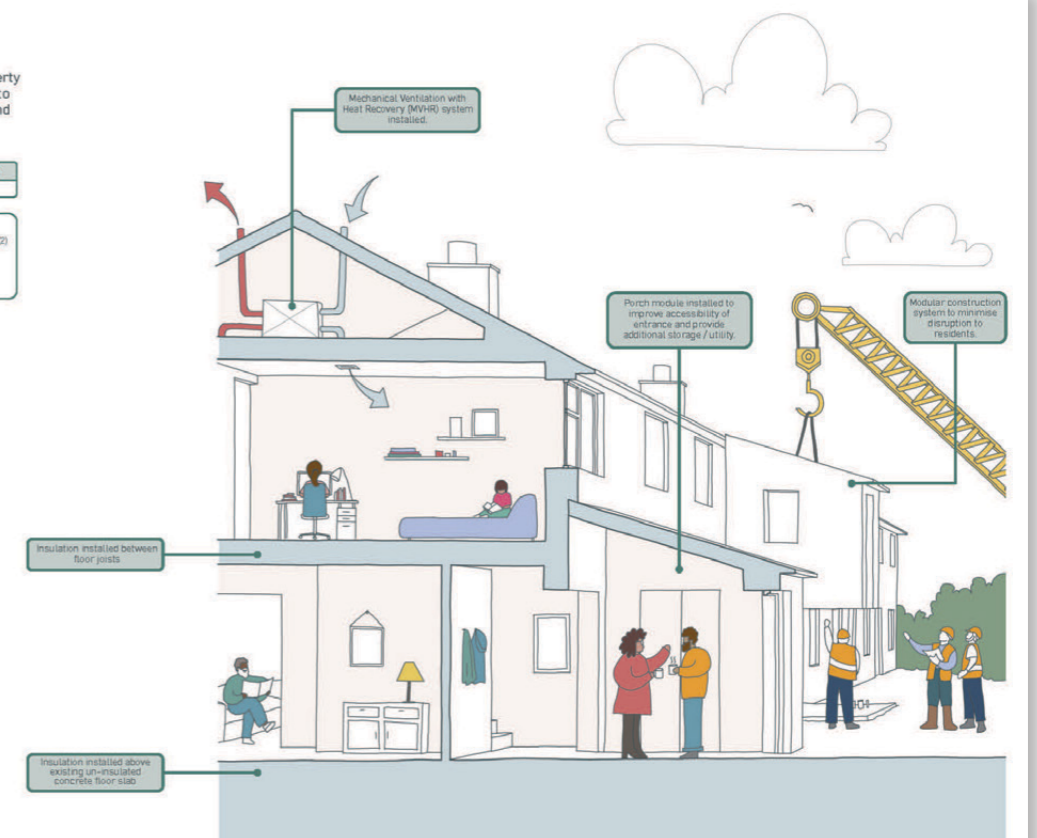
Type 1: 1950s Terraced House Proposed - Grade 3 Retrofit

Grade 3 retrofit can be applied when the property is void and involves more significant changes to the internal layouts to improve accessibility and space standards, as well as the flexibility of homes to suit the future needs of residents.

Existing GIA	Proposed Area Increase	NDSS Min. GIA
~76-86sqm*	+10.5sqm	93sqm

Key Improvements:

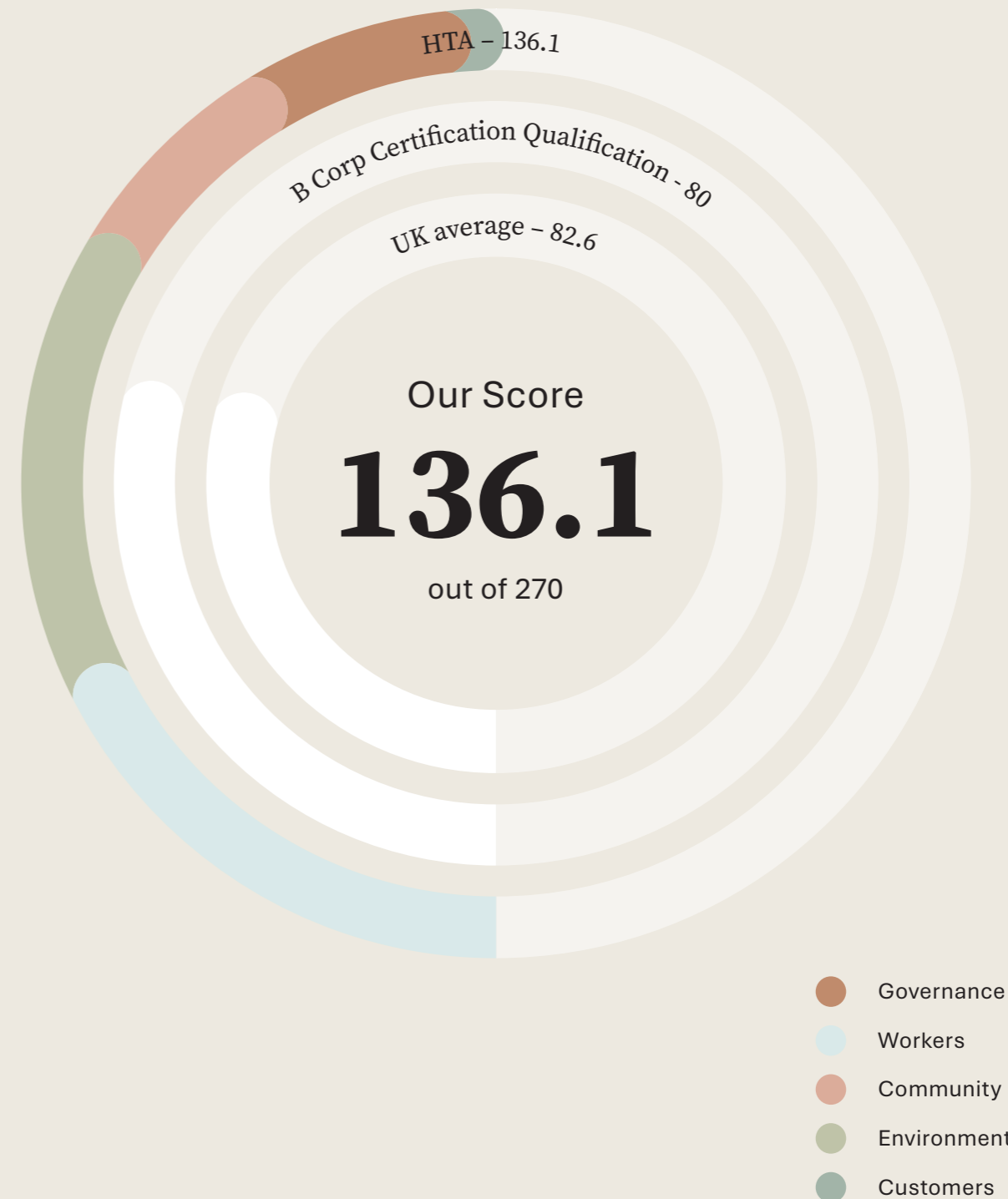
- Ground floor accessible WC/shower room - compliant with M4(2)
- Increased storage to comply with NDSS requirements
- Addition of porch to create M4(2) compliant entrance
- Addition of porch to provide utility space to store additional servicing equipment including heat pump, water cylinder etc.



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
- ▾ 96% of staff surveyed agree HTA takes Diversity, Equality, and Inclusion (ED&I) seriously
- ▾ 93% of staff surveyed agree HTA care about their wellbeing and support is available
- ▾ HTA is an accredited Living Wage Employer, reaffirming our commitment to fair, transparent pay
- ▾ 29 nationalities are represented across HTA's teams
- ▾ 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.



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.



Winterton House, Wapping

Monumental masonry walls, the tallest unreinforced brickwork in the world, give a new lease of life to Winterton House and popular homes over the last 20 years for the residents.

HTA Design supported the residents' campaign to secure funds to repair and make some drastic alterations to the estate in 1992.



Thames Tunnel Mills, Southwark

The only social housing scheme on the Thames, HTA innovatively refurbished this listed 19th century mill making it one of the earliest warehouse residential conversions to take place in the Docklands. As part of our 50th year, we went back to talk to some of the residents who live there.

"This building is beautiful and well-designed. I am proud to live here; everybody should be."

Ricardo Mandarin, Resident



Newquay House, Lambeth

The sense of community after the Newquay House renovation was strengthened, with some families now spanning three generations within the block.

"You have opened up a new life to us with your kindness and consideration, knitted together a community that was straying apart, shown us there was hope in a decaying area and worked and fought very hard, long hours – for which we are all very grateful... Not only are you our architects, you have become our friends."

Letter from tenants of Newquay House to HTA's Ben Derbyshire and Caroline Dove

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



Vernon House, Camden

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