



Third **Revolution** Projects

Services Brochure
**Residential &
Commercial**
Project Expertise
2025





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INTRODUCTION

YOUR PLANNING, SUSTAINABILITY & DEVELOPMENT PARTNER FOR SUCCESS

Third Revolution are a planning, sustainability, and development consultancy specialising in leading and navigating rapid change in society, technology and the economy. We are your partner for achieving successful consents in residential and commercial developments and have a strong track record of securing innovative and deliverable projects with our solutions-driven approach.

We understand that there is a lot at stake and the planning process is complex, resource intensive, and demands attention to detail. Our role is to stack the odds in your favour by bringing together the right team and specialisms, designing future-proofed and deliverable schemes, and guiding the project to a consent.

Our national portfolio includes:

- Planning applications for residential developments, including housing, student accommodation, co-living, build-to-rent, retirement and care homes.
- Commercial development including coworking and data centres.
- Mixed-use developments, including urban extensions and new settlements.
- Land promotion through the local plan process.
- Renewable energy infrastructure to support delivery of residential and commercial development.
- Strategic sustainability and Future Thinking strategies.

Our clients include

- Homes England
- Hallam Land
- Quale Homes
- St John's College, Cambridge
- Global Group
- East Lothian Council
- CKC Properties
- Kosy Living
- Site Plan UK
- North Yorkshire Council
- Barchester Healthcare
- Northold Group





ABOUT US

Helping big thinkers achieve big visions

The inspiration for Third Revolution comes from a desire to understand technological, economic, social and environmental drivers of change, how they interact with revolutions in the ways people live, work, generate energy and travel, and the implications for place-making, land use and infrastructure. We call this Future-Thinking.

With our team of planning, socioeconomic and sustainability experts, Third Revolution is at the forefront of innovative and future-thinking projects. Our unparalleled expertise and passion gives us the edge when it comes to securing planning consents, deliverable strategies and making our clients' ambitions a reality.



“How we live and work is being transformed by societal trends and technology, which means we need to think differently about all forms of development.”

Robert Shaw, Managing Director



An aerial photograph of a city street featuring a large, circular green park in the center. The park is surrounded by a curved road with parked cars. The surrounding urban area includes various buildings and more parked vehicles. The entire image is covered with a semi-transparent blue filter.

We help forward-thinking
developers, private
individuals land promoters,
and public bodies overcome
challenges and roadblocks
to bring projects, policies,
and infrastructure to life.

WHY WE DO WHAT WE DO

We are in a time of the most exciting and consequential industrial, environmental, and economic revolution in human history. The sheer speed of change is unprecedented.

We are adaptive to the revolutionary change around us and advise clients on development and emerging, future thinking opportunities so they can thrive in a new era.



Third Revolution Projects consistently showcases flexibility and imaginative problem-solving, tailoring their approach to meet our specific needs. Their adept communication, both in presentations and public engagement, reflects a profound understanding of our goals. TRP's contribution has been instrumental in achieving successful outcomes

Kosy Living

Our Commitment to You

In the realm of sustainable development, infrastructure, and policy-making, success isn't just about completing individual projects or policies. It's also about delivering profound transformations to places and integrating different types of infrastructure. Let's work together to make it happen.

MEET THE TEAM

Our team understands the challenges you face in bringing your transformative policies, projects and infrastructure to life. With our team's expertise, knowledge and passion, your strategies and projects will become a reality.



Supporting Your Project



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Sectors and Specialisms

SERVICES

We offer a full range of services to take your project from concept to completion



Planning Application Management

Site appraisals, planning strategy, submissions, post-submission management and expert witness.



Post Determination Management

Discharge of conditions, planning amendments, and planning appeals



Strategic Advice - Major Projects

Major infrastructure delivery and programme management, including DCOs, DNS and s36



Environmental Impact Assessment Coordination

Coordinating ecological surveys, impact analysis, mitigation planning, and compliance reports.



Sustainability and Future Thinking

For promoters, masterplanners and local authorities looking for innovative ways to make development sustainable.



Research and Analysis & Site Promotion

Plan-making and masterplans. Site appraisals, local plan representations and expert witness.



Project Management & Strategic Planning

Coordination of specialist surveys and reports. Planning policy and strategy support.



Stakeholder and Public Consultation

Community engagement, pre-application discussions, Section 106 negotiations, and planning benefits.

PROJECTS

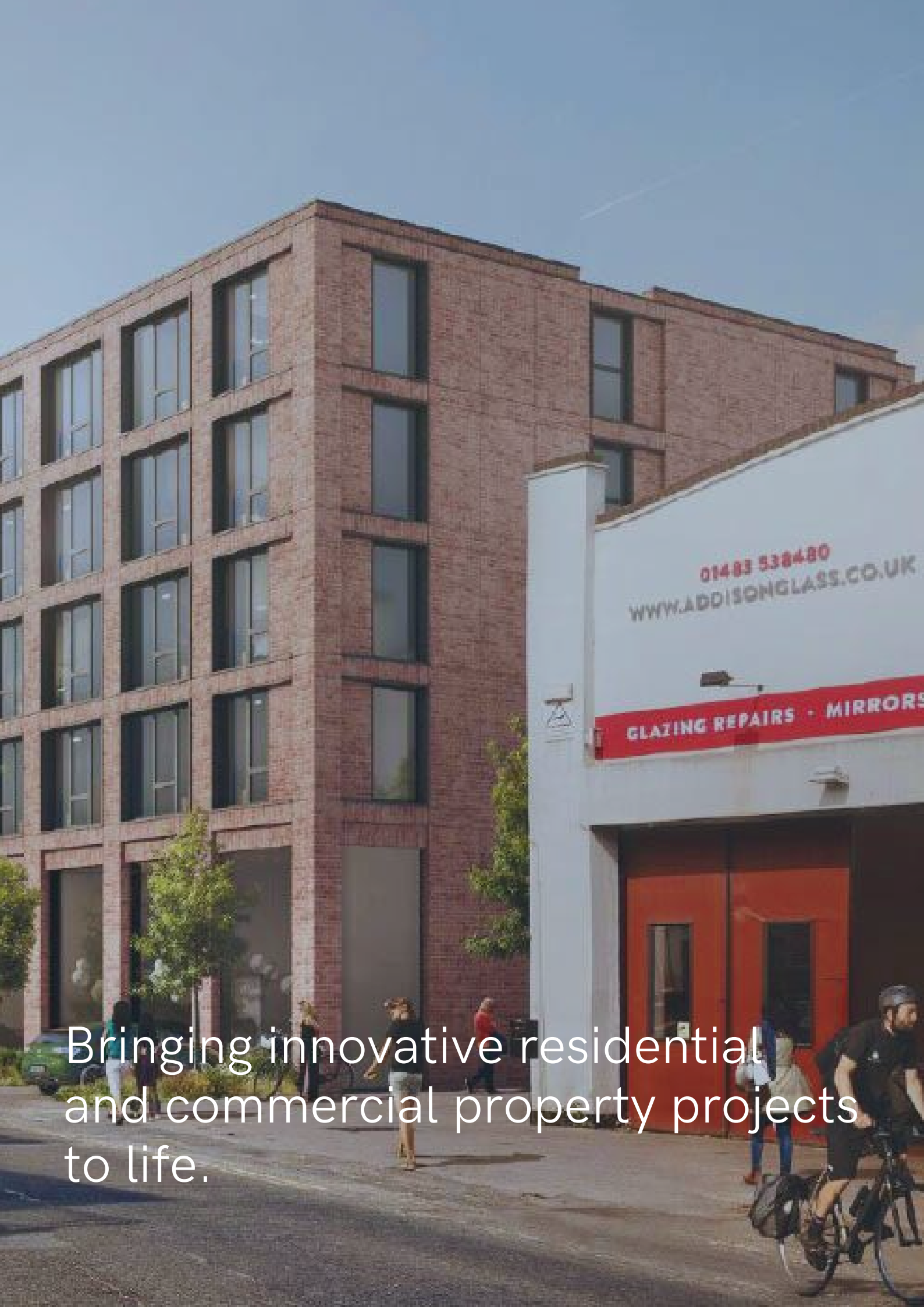
Our Expertise

STRATEGIC PLANNING
& SUSTAINABILITY

RESIDENTIAL
& COMMERCIAL

RENEWABLE ENERGY
& INFRASTRUCTURE





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GLAZING REPAIRS - MIRRORS

Bringing innovative residential
and commercial property projects
to life.

RESIDENTIAL & COMMERCIAL

Transforming Property Development

At Third Revolution, we offer a comprehensive range of services to support the planning and delivery process for residential and commercial property projects.



Expert Planning and Delivery Services for Residential and Commercial Property Projects

From supporting the site selection process to strategy development to planning applications and project management, to viability appraisals, need and economic benefits statements, to planning appeals, we have the expertise to guide you through every step.

Developers & Private Individuals

We use our expertise to help our clients get the most out of a site, to maximise the likelihood of gaining planning consent and if necessary, to lead the appeal process.

Land promoters and strategic land

We help our clients assess development opportunities for their sites, to consider opportunities for Future Thinking and to secure allocations.



Delivering profound transformation to places and infrastructure

Securing innovative and deliverable projects with our solutions-driven approach.

West of Ifield Urban Extension, Future Thinking Strategy

Client

Homes England

Location

Crawley

Services Provided

- Evidence base development
- Sustainability strategy
- Sustainability champion
- Stakeholder engagement

Third Revolution is leading the Future Thinking Sustainability Strategy for a major new settlement West of Ifield, Crawley. The work underpins the site allocation and outline planning application for this 10,000-home development. The scheme will be built over several decades, and it is only by first understanding how society, environment and technologies are changing that it will be able to meet future needs and remain a place that people want to live and invest.

In response, Third Revolution created a Future Thinking Conceptual Framework for the masterplan, infrastructure decisions, and sustainability strategy. It also informs Homes England's delivery and governance decisions. It is the culmination of our experience as town planners, strategists, and sustainability experts.

Our innovative approach starts by using research and trends to demonstrate how major drivers of change are transforming the way people are living, working, shopping, moving, and the infrastructure needed to support this. Working closely with the client and design team, we applied this research to create a place specific framework for themes such as neighbourhood structure, housing types, environmental infrastructure, land uses, and the relationship between the new and existing communities.

Ultimately, the framework will help ensure the place is fit for the future, and is commercially viable, sustainable, and deliverable at pace.









269 Studio Co-Living and Co-Working, Brighton

Client

Kosy Co-Living

Location

Brighton

Services Provided

- Planning
- Pre-application discussions
- Section 106
- Public consultation
- Management of specialist consultants
- Discharge of planning conditions
- Post determination amendments

The project has subsequently been awarded Best UK Mixed Use development in the International Property Awards 2021-22.

The development replaces a tired set of industrial units with high quality modern employment space and much needed residential homes, including affordable homes.

The proposals include a café, cinema and communal space. The space will also incorporate new facilities for the Nam Yang Community Association: a martial arts and wellbeing charity. The well loved local association currently rents poor quality space above one of the car garages and the applicant has worked with them and the neighbouring school to incorporate new facilities at low rent.

Third Revolution has led the planning process, including managing specialist consultants and the design team, consultation with the community, pre-application discussions, submission of the application and negotiation of the Section 106 Agreement.

The permission has now discharged its pre-commencement conditions and is undergoing several minor amendments prior to construction.

New purpose built student development in Guildford

Client

Brundell Property and CKC Properties

Location

Guildford

Services Provided

- Planning
- Pre-application discussions
- Management of specialist consultants
- Planning committee
- Section 106
- Post determination amendments
- Discharge of planning conditions

Third Revolution led the planning process through to a planning consent, originally for Brundell Property, for this purpose-built student development close to the university campus. They then oversaw the discharge of planning conditions and a significant number of planning amendments prior to construction of the scheme by CKC Properties.

Amendments included introducing additional studios and changes to introduce greater flexibility into the scheme.

The scheme is now operational and occupied by students.









60-bed care home in Berkshire

Client

Crowthorne Care Ltd

Location

Wokingham Borough

Services Provided

- Planning
- Development management and coordination of specialist surveys and reports
- Pre-application discussions
- Negotiations with officers
- Community engagement
- Design
- Expert Witness
- Section 106

The Third Revolution team secured planning consent in September 2024 following an appeal hearing in July. Although the proposal was recommended for approval by officers at Wokingham Borough Council, the recommendation was overturned by Councillors at committee.

The site is in an edge of centre location – outside of existing development limits but within an existing residential curtilage. There was a locational conflict with some of the development plan policies.

Economic benefits including a contribution to jobs and employment skills were given significant weight. The Inspector confirmed that the development would be visually attractive and well designed and sympathetic to the prevailing architectural character.

The Inspector agreed with our team's evidence on the extent of the need for the proposal, which will be operated by Barchester Healthcare and provide a high standard of care.

Walnut Tree House, Guildford

Client

Stelling Properties

Location

Guildford

Services Provided

- Planning
- Management of specialist consultants
- Pre-application discussions, including with the Environment Agency
- Public consultation
- Discharge of planning conditions
- Post determination amendments

The new building replaces a tired industrial unit and brings a high quality development to an area that has been undergoing dramatic change over the past few years.

The site is located in an area at risk of flooding and so a key challenge was to overcome initial officer and Environment Agency objections.

Third Revolution led the planning process for the scheme. We advised on planning risk, developed and implemented the planning strategy, managed specialist consultants, oversaw the stakeholder consultation process, developed and submitted the planning application and oversaw the post-submission process.

The team submitted amendments to add an additional floor to the consented scheme and worked closely with client and architect team to ensure this could be dealt with via a s73 application rather than new full application.

The site is now complete and occupied.









Bridle Path Co-Living and Working, Watford

Client

CKC Limited and Kosy Living

Location

Watford

Services Provided

- Pre-application discussions
- Preparation and submission of planning application
- Design review
- Post submission negotiations and discussions

The landmark building is located within the Watford Gateway Strategic Development Area, close to Watford Junction railway station.

The proposals will demolish the existing office building and adjacent vacant storage units at Apex House and 7, 9 & 15 Bridle Path. In their place is proposed a new 8-16 storey building comprising 363 co-living studios and nearly 1,500sqm of employment floorspace.

Third Revolution led extensive pre-application discussions with Watford Borough Council planners and other consultees. The team managed a set of specialist surveyors and helped shape a design which the planning authority welcomed. The application is due to be determined during July 2025.



Transforming Visions into Sustainable Reality

Contact Third Revolution today to learn
how we can help you with your project.



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Third **Revolution** Projects

YOUR PARTNER FOR SUSTAINABLE SUCCESS

Third Revolution Projects is a London based planning and development consultancy.
We bring creativity and big picture thinking to strategic planning for places and infrastructure



RTPI
Chartered Town Planners

