



YOUR TEAM FOR DELIVERING SUCCESSFUL TOWNS CENTRES

HIGH ST
WORKS

INFO@HIGHSTWORKS.COM

We transform high streets, neighbourhoods and town centres, driving social change for communities.

High St Works is a multi-disciplinary collective of placemaking experts, founded by pioneers of community-led regeneration, Meanwhile Space and Jan Kattein Architects.

We partner with local authorities, property owners and communities to co-create vibrant, sustainable places that deliver lasting impact. With an award-winning track record, we ensure measurable value at every project stage.



Ebury Edge, Workspace, Cafe + Community Hall
For Westminster City Council. 2021 to Present

Local authorities and property owners face growing pressure to deliver transformative change now.

Our team are here to help:

- We prioritise community voice to achieve sustainable and enduring impact
- We design, implement and operate neighbourhood projects that meet policy and funding objectives
- We balance impact with cost via scalable solutions
- We provide practical, hands-on support to stakeholders to put ideas into action



20 Years of Unlocking UK Place-Based Funding

Our work brings government and local authorities priorities to life by building local capacity through on-the-ground methods.

Examples of funds delivered include:

- Levelling Up Fund (LUF)
- Plan for Neighbourhoods (PfN) > Pride in Place (PiP)
- Future High Streets Fund (FHSF)
- UK Shared Prosperity Fund (UKSPF)



Railway Arch Activation - Loughborough Junction
Lambeth Borough Council. 2014 to Present

We offer end-to-end place services, from engagement and design through to activation, space management and advisory.



Community Engagement

- Tailored on-the-ground delivery
- Events, workshops and conversations
- Community and stakeholder mapping
- Business support and upskilling

Urban Strategy

- Baseline asset mapping and business modelling
- Place plans and urban visions
- Meanwhile use and public realm strategy
- Feasibility study for vacant assets

Design and Capital Works

- Participative design and construction approach
- Low-cost and high impact solutions
- Design and delivery services (RIBA 0-7)
- Project and site works management

On-The-Ground Activation

- Bespoke tenant recruitment; strategy design and implementation
- Plan and lead community events

Space Management

- Lease and licensing management
- Building operations inc. facilities and tenant management services
- Operational advisory for new projects

Social Value and Impact

- Social value and ESG advisory
- Community governance advisory
- Circular economy leadership
- Community capacity building

1. Aberfeldy St

Meanwhile Use : A tool to support a high-street community in transition

CLIENT Aberfeldy LLP
(Poplar Harca and EcoWorld)

YEAR 2020 - Ongoing

AREA Tower Hamlets, London - E14

FUNDED Aberfeldy LLP

SCOPE **Community Engagement**

- Year-round events lead
- Business support

Design and Capital Works

- 'Start Here' programme : design, launch and management
- Shop fit out and branding
- Co-designed mural delivery
- Capital works management

Space Management

- Leasing model advisory
- Rent modelling and forecasting



Context

5 year activation programme supporting residents as their area undergoes re-development. Roles included:

- 'Start Here'; micro-businesses launching in renovated units
- Visual street improvements boosting safety and cohesion
- Events programming building local pride and wellbeing

Facts

- Co-design of facades with residents' donated fabrics
- 5 units activated via 'Start Here' pilot
- 14 existing retailers supported via shop front improvements + business bootcamp
- 2 'pilot' businesses moving to long-term premises
- JKA currently leading on second phase as redevelopment moves forward

2. Art Park

Transforming a town centre car park into a cultural destination

CLIENT London Borough of Harrow

YEAR 2023 to 2031

AREA Harrow, London - HA1

FUNDED Future High Streets Fund (FHSF)

SCOPE **Urban Strategy**

- Feasibility study

Community Engagement

- Local demand analysis
- Stakeholder engagement

Design and Capital Works

- Architectural design lead inc. business modelling (RIBA 0-7)

Space Management

- Tenant recruitment
- Site operator



Context

- Council-owned car park site ; demonstrator for socially and environmentally driven town centre uses
- Our feasibility was used to secure part of Harrow's £7.5m Future High Street Fund to unlock delivery
- Community conversations informed arts and culture focus

Facts

- 14 genuinely demountable, self-contained workspaces with community hall, showcase and gathering space
- Site is operated by Meanwhile Space for 5 year term
- Civic Trust Awards, Pro Tem: Regional Finalist, 2026
- Modularity allows re-location upon site development

3. Harlow, Pride in Place

**Capturing resident
voice to shape 10 year
investment priorities**

CLIENT Harlow District Council

YEAR 2025

AREA Harlow, Essex

FUNDED MHCLG : Pride in Place

SCOPE **Urban Strategy**

- Spatial opportunity mapping
- Community need analysis

Community Engagement

- Engagement and comms strategy
- On-the-ground conversation; pop-ups, surveys, workshops
- Data analysis; informing strategic case for change and investment priorities



Context

- MHCLG have committed £20m to Harlow over next 10 years for community-led regeneration. To unlock funding, Harlow Council needed an evidenced strategic case for change backed by local voice
- Project delivered in partnership with Montague Evans

Facts

- 377 people engaged over 2 months inc. 126 on-the-ground resident conversations, 67 stakeholders and 6 tailored workshops for youth and hard to reach groups
- 6 emerging priorities taken forward to MHCLG
- Community insights cross referenced with spatial analysis and council priorities to create a robust evidence base

4. Ramsgate, Place Plan

**A place-specific strategy
to unlock funding and
revitalise the town centre**

CLIENT	Thanet District Council
YEAR	P1. 2023 to 2024; P2. Ongoing
AREA	Ramsgate, Thanet
FUNDED	Levelling Up Fund (LUF) and Future Towns Fund
SCOPE	Urban Strategy <ul style="list-style-type: none">- Spatial analysis : heritage and narrative development plus transport and vacant assets Community Engagement <ul style="list-style-type: none">- Local business engagement- Stakeholder workshops Design and Capital Works <ul style="list-style-type: none">- Design lead for Future Towns Fund interventions



Context

With PJA Associates, JKA designed a cohesive, place specific vision to upgrade the town centre utilising £19.8m LUF funding. Strategic visioning and spatial opportunity analysis coupled with extensive public engagement to create a robust narrative for change aligning with local need. Integrated approach with movement strategy to unlock game-changing public realm opportunities

Facts

- 15 action areas identified across 5 pillars of enquiry
- Plan integrates key heritage principles and activation ideas for underused space to benefit community
- The Place Plan will help to guide an additional £20m investment through the Future Towns Fund

We recognise that every town is unique and know that meaningful change requires true partnership.



- + **50+ HIGH STREETS + TOWN CENTRES ACTIVATED**
- + **55+ LOCAL AUTHORITY CLIENTS**
- + **OVER £12M FUNDING SECURED FOR PUBLIC SECTOR ORGANISATIONS**
- + **OVER 12,500 PEOPLE ENGAGED IN PLACE-BASED ENGAGEMENT CONVERSATIONS**
- + **OVER 940+ MICRO BUSINESSES SUPPORTED**
- + **243,000 + SQFT SPACE UNLOCKED FOR ACTIVE COMMUNITY USE**
- + **125+ CURRENT MICRO-BUSINESS TENANTS**

Our collective brings together two leading industry experts and their in-house teams.

High St Works offers a further network of built environment specialists, such as heritage experts, cultural strategists and landscape architects, ready to provide additional practical, place-based support as needed.



Dr Jan Kattein

Architect and Director
JKA

www.jankattein.com

Jan is an architect with over 20 years' experience. Renowned for pioneering socially and environmentally regenerative design methods, he has led numerous award-winning projects revitalising town centres and supporting local enterprise through an inclusive, civic-led approach.

Through championing proposals that are rooted in local and long-term impact, he has earned recognition as Social Value Architect of the Year (2023) and Lifetime Commendation for Architecture for the Common Good (2024).



Emily Berwyn

Executive Director
Meanwhile Space

www.meanwhilespace.com

Emily is an urban regeneration specialist and co-founder of Meanwhile Space CIC, an innovative social enterprise unlocking underused assets across the UK. She is the leading pioneer of the meanwhile use concept; transforming vacant space to maximise micro-business and community prosperity.

She is a trustee for both Meanwhile Foundation and Leisure & Learning at Hastings Commons Community Land Trust, where she leads long-term community stewardship work.



GET IN TOUCH TODAY TO DISCUSS YOUR PROJECT
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