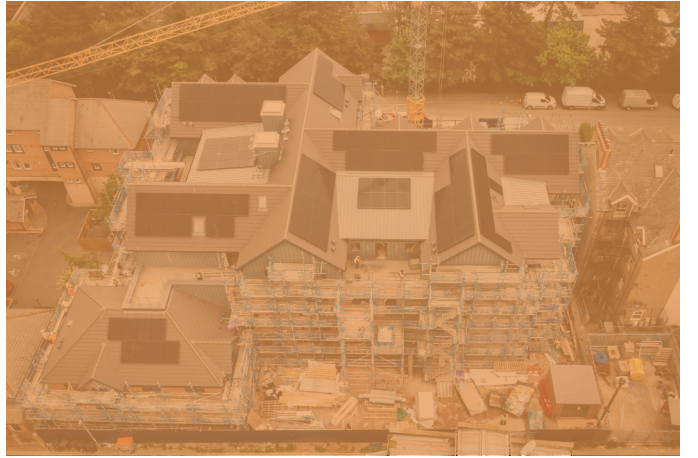
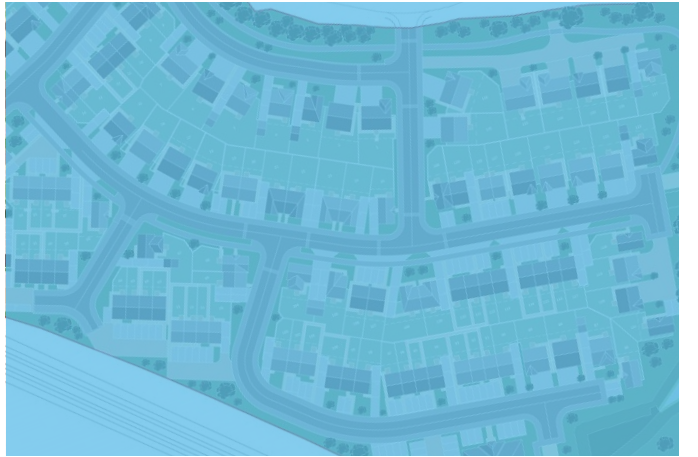




Annual Report

2025/26

AG | **A** **AINSLEY
GOMMON
ARCHITECTS**



Overview

Established as a leading Chartered Practice of Architects, Urban Designers & Technologists, Ainsley Common operates from offices in **North Wales** and **Merseyside**, delivering thoughtful design across housing, education, healthcare, and regeneration. As an **Employee Ownership Trust**, our practice is driven by shared purpose, quality, and environmental responsibility.

Over the past 12 months, our team has continued to deliver high-quality residential, heritage, and community projects across England and Wales. This report highlights our work over the year, from project milestones to team developments and our social value achievements.

Shrewsbury Away Day (below)

Our annual away take took place in Shrewsbury where we enjoyed a walking tour of the town's rich architectural heritage and historic urban landscape. We began at Shrewsbury Flaxmill Maltings, widely recognised as the world's first iron-framed multi-storey building, before continuing through the town to discover a variety of architectural styles spanning almost a thousand years of history.

Practice Commitments

Across all projects and practice operations, we continue to:

- Support and empower our staff through our **Employee Ownership Trust**.
- Expand team expertise through targeted **Continuing Professional Development**.
- Lower carbon impact under our **Environmental Policy & Carbon Reduction Plan**.
- Deliver consistent excellence aligned with our **Quality Policy**.
- Optimise digital collaboration through advanced **BIM workflows**.
- Champion positive community impact and lasting **Social Value**.



Key Projects

Over the last 12 months, we have continued to work on a wide range of exciting projects. From award-winning extra-care housing and sensitive heritage restorations to low-carbon residential developments across England and Wales, our work reflects a ongoing commitment to design quality, technical rigor, and community-focused placemaking.

Okell Drive, Halewood (below)

This project is located on Okell Drive, Halewood, within an established residential area surrounded by existing homes. The development delivers 9 high-quality new dwellings, replacing a former building that has now been demolished. This provided an excellent opportunity to make more efficient use of the site and deliver much-needed family housing in the area by utilising this brownfield site.



Llys Awelon Extra Care (above)

Named a Regional Winner at the 2025 LABC Building Excellence Awards and went on to be Highly Commended at the Grand Finals.

New Housing at Adlington, Chorley (left)

Produced the Stage 4 technical package for Lovell, optimising 137 energy-efficient residences including 39 affordable homes within a tree-lined masterplan.

The Grange, West Kirby (right)

Located on Grange Hill, this contemporary 12-apartment development blends traditional gable forms with modern design. The scheme features set-back private balconies, direct lift access, and green roofed amenities seamlessly integrated within a landscape of mature trees. Works currently on site with completion due in late 2027.

Gladstone Library (below)

Essential roof repair and conservation works at Gladstone's Library were completed in September 2026, delivering specialist repairs to safeguard the building's historic fabric and protect its collections for the future.



Rivertown Church (left)

Work commenced on site at Rivertown United Reformed Church in Shotton in July 2026. This redevelopment scheme sensitively restores the historic structure while introducing a contemporary, level-access glazed entrance to create a welcoming street-level presence. The project significantly enhances thermal performance and reconfigures interior spaces to deliver an accessible, energy-efficient, and multi-purpose hub for both worship and local community activities.

Bay View Road (right)

Construction continues on site at Bay View Road for Wales & West Housing Association. Designed using sustainable timber-frame construction, this five-storey development will deliver 54 high-quality, energy-efficient affordable apartments in the heart of Colwyn Bay. Incorporating renewable energy through extensive rooftop solar PV arrays, the scheme breathes new life into a key town-centre location while offering excellent links to local transport and amenities.





42-50 Nevill Street Restoration (above)

Supported by the Southport Townscape Heritage Project, we provided conservation guidance and technical design to restore 42-50 Nevill Street in Southport's Promenade Conservation Area. The project sensitively restores the building's 1930s Art Deco envelope, reinstating ground-floor commercial and restaurant units while refurbishing the upper floors to deliver modern self-contained apartments.



Affordable Housing (left, below)

We are delighted to see major progress across our affordable residential portfolio delivered alongside Williams Homes. Following the Summer 2026 handover of 14 homes in Llanrwst and 14 in Nefyn, these low-energy, timber-frame schemes combine sustainable natural materials with green building systems. Two further developments are close behind, with 8 homes in Aberdaron and 15 in Trefor nearing completion.



Penllwyngwyn Road (left)

Delivered for FCHA in March 2026, this bespoke wheelchair-accessible bungalow provides inclusive, modern supported living.

The Vicarage, Lower Whitley (right)

Bespoke new-build dwelling, carefully designed to blend seamlessly with the historic site setting of The Vicarage in Lower Whitley.



Tŷ Nos (below)

This scheme in Wrexham was awarded Best Small Social Housing at the LABC Wales Building Excellence Awards 2026.

Tŷ Nos provides 19 one-bedroom, energy efficient apartments offering temporary accommodation and support for local people experiencing homelessness. We're proud to have been part of this important project and to see the scheme recognised for the quality of its design and delivery.



Ysgol Treforthyr (left):

We're delighted that our work on the new-build Ysgol Treforthyr Primary School has been recognised by the Liverpool Architectural Society and shortlisted for an award.



St Bridget's Church (above):

We're pleased to have successfully secured planning consent for an extension to the Grade II Listed St Bridget's Church in West Kirby.

The proposed extension to the North Porch will provide a new DDA-compliant accessible toilet and baby changing facilities, helping to improve the accessibility and usability of this important community building while respecting its historic character.

Achievements

October 2025

Llys Awelon won "Best Large Social Housing Development" in the LABC Wales Building Excellence Awards 2025.

January 2026

Llys Awelon was Highly Commended in the "Best Large Social Housing Development" category at the LABC National Grand Finals 2025.

September 2026

Tŷ Nos was awarded "Best Small Social Housing" at the LABC Wales Building Excellence Awards 2026.

September 2026

Ysgol Treforthyr Primary School was recognised by the Liverpool Architectural Society and shortlisted for an award in the Education Project category.



People

January 2026 (above)

Natalie Male (Merseyside) and Elliott Deevy (North Wales) have both been promoted to Associates.

January 2026 (right)

Oliwia Zydorczyk joins the practice for Part 1 Placement Experience.



Events

June 2026

Our annual away day took place in Shrewsbury.

June 2026

AGA attended the annual Housing 2026 Conference in Manchester.

Social Value

As an **Employee Ownership Trust**, delivering meaningful social value is central to our ethos. We are committed to creating **sustainable communities**, supporting local supply chains, championing **Welsh language** inclusion, and investing in emerging architectural talent. Alongside our design work, our team across both offices regularly supports a range of **local charities and community initiatives**.



Above: In May, our very own **Natalie Male** participated in a Charity Fundraising Day raising vital funds for **Woodlands Hospice**. The day was a huge success and collaboratively, the participants **raised over £7,000**.

Left: Our Birkenhead office also supported the **Merseyside Shoebox Full of Love Christmas Appeal** last year.

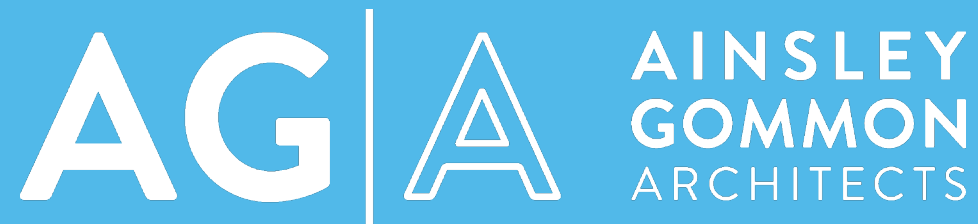


Supported Charities



In October we '**Wore It Pink**' across both offices to raise money for the charity **Breast Cancer Now**.





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