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Introduction

Our involvement in residential developments ranges from small redevelopment projects up to large schemes in excess of 1,000 dwellings. The following examples provide details of our involvement in a small selection of residential developments.

Houghton Regis urban extension (Client: Axa Sun Life)



TPP has been working on the Houghton Regis urban extension project since 2006 and Central Bedfordshire Council (CBC) resolved to grant outline planning permission in September 2013. The 262-hectare site is located to the north of Houghton Regis and Dunstable and the approved development will create a sustainable

community of up to 5,150 new homes with 202,500m² of additional development including retail, employment, leisure, community and education facilities. The urban extension will also help to deliver the A5-M1 Link Road, new M1 J11A and Woodside Link which will bring benefits to the wider area which include relief of traffic congestion in the nearby town centres.

TPP has carried out extensive transport work as part of the team that secured outline planning consent. This has included assisting with the Illustrative Masterplan to create walkable neighbourhoods, producing the Transport Assessment, transport work for the Environmental Statement, liaising with the local councils and the Highways Agency, undertaking walking and cycling audits and producing a bus strategy for the development.

The Hamptons, Worcester Park

(Client: St James Group)

The Hamptons is an award-winning residential development in Worcester Park, south west London with approximately 645 homes.

TPP's role included the preparation of a comprehensive Travel Plan for the development with a number of innovative measures to meet the objectives of reducing vehicle trips and encouraging sustainable travel. The Travel Plan was highly commended by both TfL and Sutton Council.

TPP also prepared a Transport Assessment for the proposed final phase that required the use of VISSIM (a micro-simulation software program) to model the local highway network.



Residential



5 & 6 Stanhope Gate, Westminster

(Client: Four Leaf Ltd)



Fronting onto both Stanhope Gate and Curzon Street, the 5 and 6 Stanhope Gate development comprises a residential development of the site to provide 12 luxury apartments along with a basement health club and swimming pool. Parking is accessed via a car lift from Curzon Street. Assessment of the on street vehicle activities were undertaken to evaluate current use of taxi rank and on-street servicing operations to address the impacts of the new scheme access.

Queen Mary's Place, Roehampton

(Client: St James Group)

This development scheme involved the restoration of the Grade 1 listed Roehampton House and the redevelopment of the adjoining former hospital site to provide a mix of approximately 450 apartments and houses.

Our involvement included negotiating with highway officers at TfL and Wandsworth Council to agree a package of measures aimed at encouraging sustainable travel.



6-9 Buckingham Gate, London

(Client: Brockton Capital)



TPP has provided advice on the transport aspects of the proposed redevelopment of this site opposite Buckingham Palace. The scheme involved reinstatement of the listed buildings from office to residential use, with a total of nine units provided by the development. TPP produced a Transport Assessment to accompany the successful planning application and also advised on mechanical parking systems.

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Littlebourne Road, Canterbury (Client: Telereal Trillium)

Appointed by Telereal Trillium, TPP prepared the Transport Assessment for this 93 unit residential development on the edge of Canterbury on the site of a former British Telecom depot. TPP advised on all transport aspects of the scheme including the design of an improved access junction to the site on Littlebourne Road. Planning consent was secured in 2013 following which the site was sold to a house builder.

2 Millharbour, E14, Docklands

(Client: Docklands Centre Ltd)



TPP provided transport planning advice for the residential led, mixed use development of the 2 Millharbour site in the heart of London Docklands. The development proposals include 990 residential apartments; 1,230m² of A1 to A5 commercial space at ground level; 130m² of community space; and 1,190m² of private health club. Basement parking for 210 car parking

spaces in a valet managed basement using car stackers along with a 1,196 two tier cycle parking spaces at basement level and a further 50 surface level cycle spaces for visitors. Servicing management includes the use of ground level shared surface and basement access; combined with a managed waste operation to enhance the ground level active frontages that are available.

Walthamstow Stadium, Waltham Forest

(Client: London & Quadrant)

TPP advised London & Quadrant Housing Trust on the proposed redevelopment of the former Walthamstow Stadium site to provide a residential-led mixed use scheme consisting of 301 residential units, a leisure centre and a nursery.

The scheme retains the iconic listed tote building at the front of the site and also the original dog kennels.



TPP's involvement has included developing the transport strategy for the site, assessing the impact of the scheme particularly in respect of the highway network and negotiations with transport officers at both TfL and the LB Waltham Forest. TPP have also participated in several public consultation events for the proposals in response to the high level of local interest in the plans for the site.



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Providence Tower, E14 (Client: Ballymore Group)



Providence Tower is the final building of four within the New Providence Wharf Estate. The Estate is located on the northern bank of the River Thames at Blackwall, easily accessible to Canary Wharf. Providence Tower comprises 484 residential apartments; 320m² of commercial floorspace; 950m² of private health and fitness club; and a concierge office. Parking for 197 cars has been provided through a valet managed Klaus triple car stacking system within the double height basement, with 542 bicycles accommodated through two tier bike racks within an infill basement mezzanine between the car stackers.

This basement level also provides accommodation for 19 motorcycles. A valet transfer area is provided at ground level for up to 8 cars with access to the basement via a ramp designed to accommodate all sizes of private cars. TPP provided transport planning advice and assisted in discharging transport related planning conditions and legal obligations.

77-83 Upper Richmond Road, Putney

(Client: St James Group)

TPP worked with St James Group to gain planning consent for redevelopment of 77 – 83 Upper Richmond Road in Putney. The proposed mixed-use development includes over 100 apartments, a Waitrose store, and restaurant and offices floorspace built around a new public piazza. The scheme was the subject of extensive consultation with various stakeholders and, by front-loading the planning process, the application was presented to the Council's planning committee within 11-weeks of the submission date at which a positive outcome was achieved.

TPP was involved with the preparation of the Transport Assessment and Travel Plan, attendance of public exhibitions, and reaching early agreement with TfL and Wandsworth regarding the on-street servicing strategy for the development. TPP are currently providing ongoing advice to St James in connection with various issues which include the S278 agreements and construction traffic management issues.



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Chobham Farm, Stratford (Client: East Thames Group)



The Chobham Farm site in Stratford is located alongside Leyton Road, to the east of East Village (formerly the 2012 Olympic Athletes' Village) and Westfield Stratford City. The proposals include around 1,000 new homes, many with three or more bedrooms for families.

There will also be affordable homes for young families, key workers and older people as well as private and public open space. Parking will be provided for approximately 400 cars.

TPP provided layout advice and prepared the Transport Assessment and Travel Plan for the planning application which was submitted in September 2012 and subsequently approved. TPP also provided preliminary Construction Transport Management Plans.

Alperton, Brent (Client: The Neptune Group)

Planning permission was granted in February 2010 for proposals to redevelop the former B&Q site in Alperton, Brent. The proposals provide 441 residential units and commercial / community space at ground floor level. TPP produced a Transport Assessment and provided design input to the scheme. In order to justify the level of car parking proposed, TPP prepared a Travel Plan which consisted of measures to encourage sustainable travel.



Riverlight, Battersea (Client: St James Group)



TPP provided transport advice to St James Group on the proposed Riverlight development, formerly Tideway Wharf Industrial Estate. This will be one of the first schemes to come forward within the Vauxhall Nine Elms Battersea Opportunity Area. The proposals are for a large residential-led mixed-use scheme fronting the River Thames and Nine Elms Lane.

TPP's role has included engaging with TfL to agree a strategy for vehicular access and addressing transport issues.



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Beeches Road, Chelmsford (Client: LindenHomes)

This site was formerly Government offices and TPP were part of the team that secured outline planning consent for a residential scheme on behalf of Telereal Trillium in 2013. The site has since been sold to Linden Homes and TPP have prepared a new Transport Statement in support of a reserved matters application for a scheme comprising 46 new homes set around a central green. TPP advised on all transport aspects of the scheme including the provision of a new link road to the adjacent Chelmsford Adult Community College.

1 Palace Street, Victoria (Clients: DGRE & Northacre)



TPP regularly provide transport planning input and design advice on high-end luxury residential developments within Central London, especially in respect to access, servicing and car parking.

A recent example is the No 1 Palace Street scheme for 78 residential apartments and involves refurbishment, alteration, partial demolition and redevelopment of office buildings at 1-3 Buckingham Gate and 1 Palace Street, including excavation to form three basement levels accessed via two car lifts. The scheme also includes a restaurant at ground floor. TPP produced the Transport Assessment in support of the planning application and assisted in the design of the access, car parking layout, positioning of car lifts and servicing arrangements. The scheme gained consent in July 2013, following which the site was sold. TPP are now advising the new owner on a revised scheme.

56 Curzon Street (Client: Brockton Capital)

TPP were appointed by Brockton Capital on this luxury residential development in Mayfair. On a prominent corner of Curzon Street and Bolton Street, the scheme comprises 31 residential apartments with a restaurant at ground floor, a spa and basement car parking accessed via car lifts. TPP advised on all transport aspects of the scheme including improvements to the public realm in the immediate vicinity of the site and the stopping up of a small section of the public highway. The scheme was granted planning consent in October 2013.



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Land South of Castlevue Road, Slough

(Client: Bellway Homes)



TPP was appointed by Bellway Homes to provide advice on the transport implications of proposals to redevelop land south of Castlevue Road in Slough. The proposals consist of the development of 300 dwellings. Access to the site requires a new roundabout and access road able to accommodate both the residential development and a future secondary school to be located adjacent to the site.

TPP's involvement has included developing the transport strategy for the site, access junction design, assessing the impact of the scheme particularly in respect of the highway network and negotiations with transport officers at Slough Borough Council. TPP have also participated in public consultation events for the proposals in response to the level of local interest in the plans for the site.

Quay House, E14 *(Client: Investin Quay House Ltd)*

TPP were appointed transport consultants for the redevelopment of Quay House within the Isle of Dogs on the southern side of the South Dock footbridge. The scheme comprises a 68 storey tower including 498 residential apartments; 315m² of A1 to A3 retail space at ground level; and ancillary residential amenity space including a gymnasium and indoor playgrounds.

Car parking is provided through a fully automated shelf parking system for 42 cars and 597 cycle parking spaces at an upper level for residents and staff.



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Trumpington Meadows, Cambridge

(Client: Grosvenor/USS)

This development of 1,200 dwellings on the outskirts of Cambridge is located adjacent to a Park & Ride facility. Our work included detailed TRANSYT analysis to assess the likely impact of the scheme on the congested highway network. Traffic measures were agreed with the highway authorities to mitigate the impact of the proposals. Following discussions with Cambridgeshire County Council and the Highways Agency, the scheme gained planning consent and construction is now well underway.

Newcombe House & Kensington Church

(Client: Brockton Capital & Development Securities)



TPP were commissioned by Brockton Capital and Development Securities to advise on the transport aspects of a mixed use scheme in Notting Hill Gate. The scheme will include retail at ground floor with a mix of office and residential above. The proposals include a new landmark tower on the corner of Notting Hill Gate and

Kensington Church Street. Parking is provided at basement level accessed via car lifts. TPP are advising on all transport aspects of the scheme including commenting upon proposed RBK&C improvements to the public realm in the immediate vicinity of the site.

Royal Wharf, Silvertown

(Client: Oxley Wharf)

Royal Wharf is a 17.23 hectare regeneration site on the north side of the River Thames and comprises a comprehensive mixed use development for up to 363,000m² of development within 26 development plots. The overall development includes up to 3,385 residential apartments and houses; 15,000m² of B1 commercial space; 3,250m² of A1 retail; 740m² of A2; 1,500m² of A3 to A5; 9,600m² of D1 including a two form primary school; and 3,000m² of D2 community space. An overall provision of 1,891 basement and surface level car parking; 4,281 cycle parking and 126 motorcycle parking spaces are provided within the site.



TPP provided transport planning advice for the scheme in relation to access, servicing, planning conditions/obligations discharge for the detailed submission of the development plots.

