Market Sector

Overseas

Masterplanning

Residential

Offices

Industrial & Warehousing

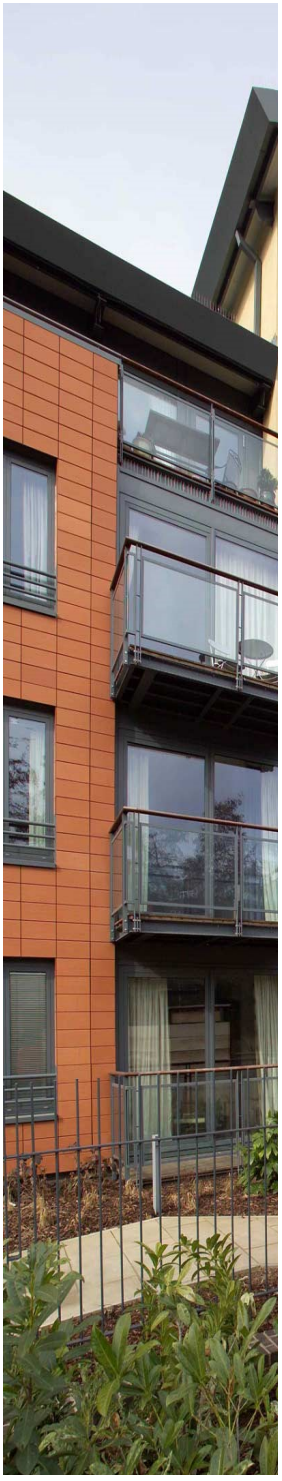
Regeneration

Town and City Centre

Residential

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.



Land at North-*West Harpenden*

(Client: Legal & General)

The Legal & General proposals for up to 550 homes on land at North-West Harpenden was approved by St Albans District Council. TPP liaised extensively with Hertfordshire Highways over a number of months to agree appropriate access proposals for all modes and sustainable transport improvements such as new pedestrian crossings, improved access to buses and an off-carriageway cycle route to enhance cycle access into the town. The development provides up to 550 new dwelling including circa 130 integrated retirement homes, early years setting, public open space, allotments and publicly accessible recreation place.





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 comprised 484 residential apartments; 320m^2 of commercial floorspace; 950m^2 of private health and fitness club; and a concierge office. Parking spaces for 197 cars were 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 provided accommodation for 19 motorcycles. A valet transfer area was 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.

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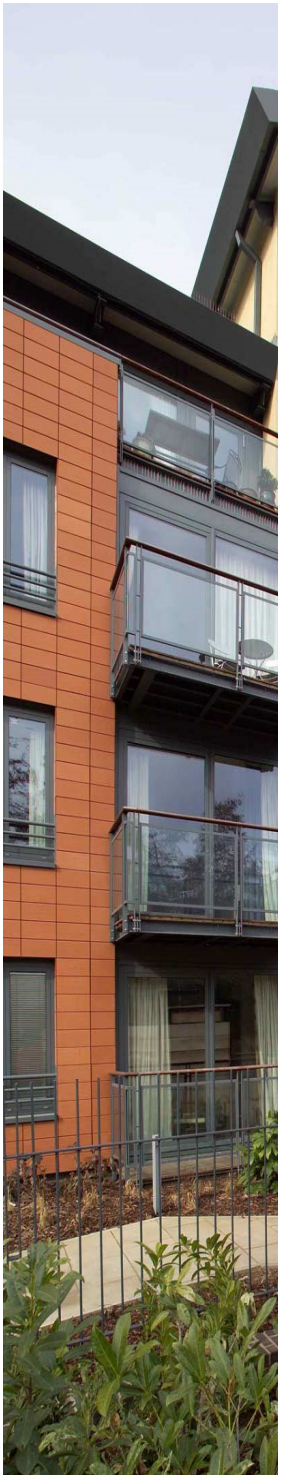
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5 & 6 Stanhope Gate, Westminster

(*Client: Four Leaf Ltd*)



Fronting onto both Stanhope Gate and Curzon Street, the 5 and 6 Stanhope Gate development comprised a residential development of the site to provide 12 luxury apartments along with a basement health club and swimming pool. Access to the parking is 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.



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.

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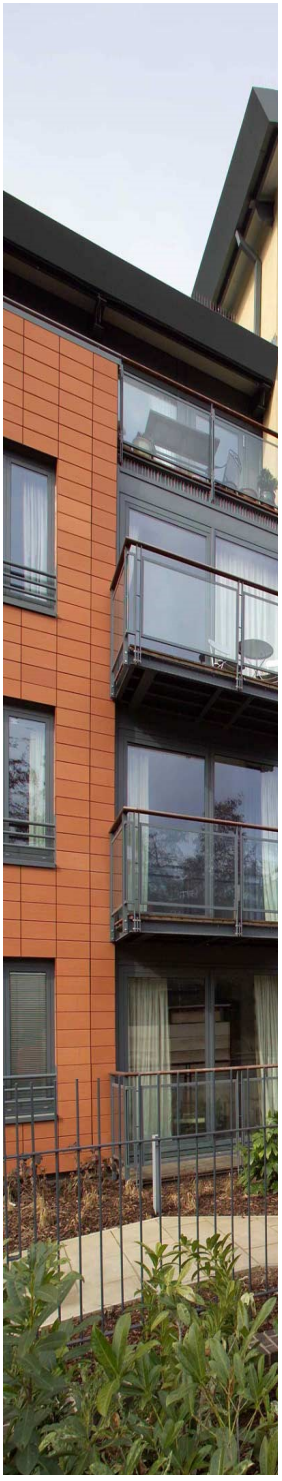
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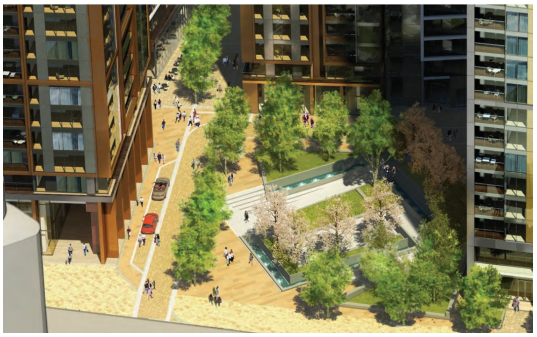
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2 Millharbour, E14, Docklands

(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 included 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. The basement parking included 210 valet-managed car parking spaces using car stackers, along with 1,196 two-tier cycle parking spaces at basement level and an additional 50 surface-level cycle spaces for visitors. Servicing management included the use of ground level shared surface and basement access; combined with a managed waste operation to enhance the ground level active frontages that were 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 retained the iconic listed tote building at the front of the site and also the original dog kennels.

TPP's involvement included developing the transport strategy for the site, assessing the impact of the scheme, particularly on the highway network, and negotiating with transport officers at both TfL and LB Waltham Forest. TPP 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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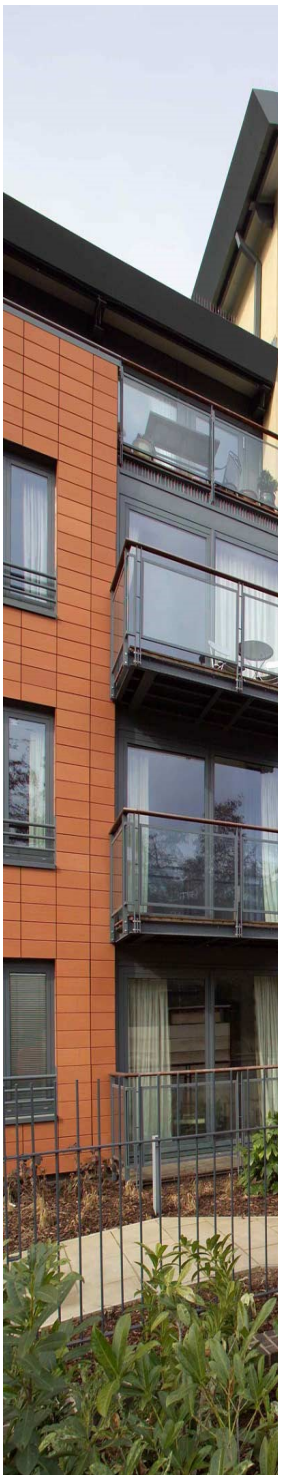
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817 – 823 Forest Road, Waltham Forest

This was a residential-led redevelopment at 817 – 823 Forest Road, Waltham Forest. This development provided apartments and flexible commercial space.



Stratford Waterfront

TPP advised on a 700 unit residential development at Stratford Waterfront in the heart of the Olympic Park and next to the new cultural and innovation quarter at East Bank. Detailed consent was granted by London Legacy Development Corporation (LLDC) for four residential led building of up to 27 storeys.



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 mixed-use development included 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 and the on-street servicing strategy for the development. TPP provided ongoing advice to St James in connection with various issues which included the S278 agreements and construction traffic management issues.

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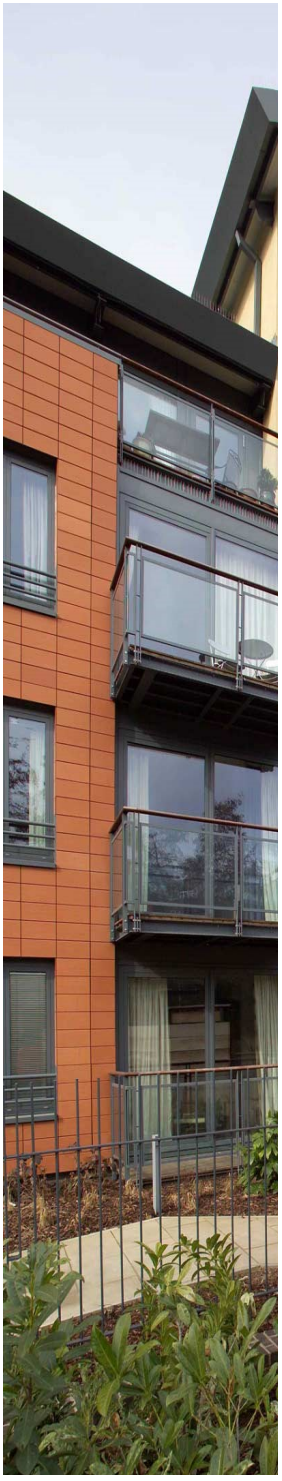
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Chobham Farm, Stratford (Client: East Thames Group)



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 included around 1,000 new homes, many with three or more bedrooms. Affordable homes for young families, key workers and older people as well as private and public open space, were provided. Parking was provided for approximately 400 cars.

TPP provided layout advice and prepared the Transport Assessment and Travel Plan for the planning application which was submitted and subsequently approved.

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 involved 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 included 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.

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 was one of the first schemes to come forward within the Vauxhall Nine Elms Battersea Opportunity Area. The proposals were for a large residential-led mixed-use scheme fronting the River Thames and Nine Elms Lane.

TPP's engaged with TfL to agree a strategy for vehicular access and address transport issues.

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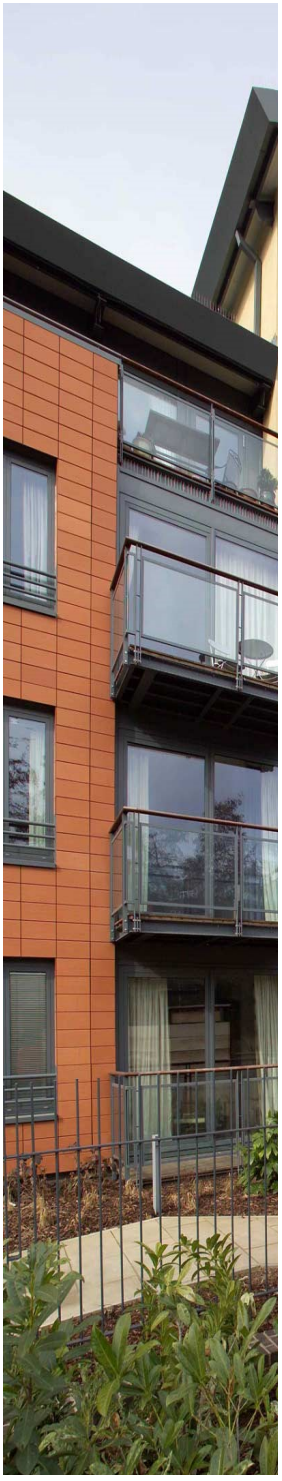
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Land South of Castleview Road, Slough

(Client: Bellway Homes)



TPP was appointed by Bellway Homes to provide advice on the transport implications of proposals to redevelop land south of Castleview Road in Slough. The proposals consisted of the development of 300 dwellings. Access to the site required 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 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 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 comprised a 68 storey tower including 498 residential apartments; 315m^2 of A1 to A3 retail space at ground level; and ancillary residential amenity space including a gymnasium and indoor playgrounds.

Car parking was 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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