

Market Sector

Residential

Retail

Food Stores

Offices

Hotel

Sports & Leisure

Places of Worship

Industrial &
Warehousing

Education

Student
Accommodation

Masterplanning

Regeneration

Town and City Centre

Mixed Use

Overseas

Public Inquiry
Experience

Retail



Introduction

TPP has been involved in a range of town and city centre projects as well as out of town retail schemes, retail parks and mixed use developments with retail floor space. A summary of a small number of our retail projects is shown below:

New Riverside, Shrewsbury

(Client: UK Commercial Property Trust)



Working with Shearer Property Group, TPP provided transport advice on the proposals to redevelop and improve three existing shopping centres in Shrewsbury Town Centre. The proposals involve the demolition and total redevelopment of the existing Riverside Centre. The Pride Hill and the Darwin Centres will both receive major refurbishments.

The proposals will be anchored by a 9,000m² department store – a feature currently lacking in Shrewsbury – and will include 50 new shops and 10 restaurants. Shropshire council resolved to grant planning consent for the proposals in April 2012.

Swindon Designer Outlet *(Client: McArthurGlen)*

The Swindon Designer Outlet occupies the renovated Grade II listed buildings of the former Great Western Railway Works in Swindon town centre. TPP was appointed by Henderson Global Investors and McArthurGlen to provide transport advice in relation to extension proposals which included converting the historic Long Shop building and part of the main service area to provide additional retail space.

TPP's work involved redesigning the service areas, reviewing access for service and fire vehicle and relocation of pedestrian crossing facilities. One of the more unusual areas of work involved planning for the delivery and removal of steam engines on specially adapted vehicles across a new public realm area. The planning application has been approved.



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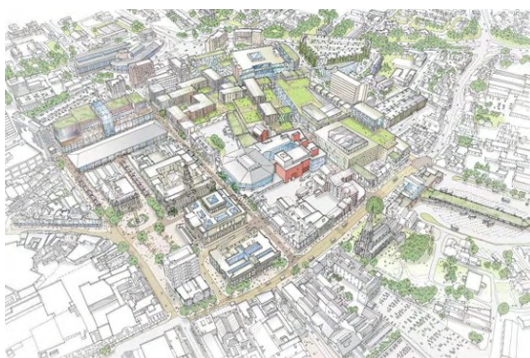
Retail



Town Centre North, Crawley *(Client: Grosvenor)*

This project sought to extend the existing retail circuit through the redevelopment of the northern part of Crawley Town Centre. The scheme was due to be delivered in partnership with the Borough Council and English Partnerships and included the provision of a new Town Hall. The core proposals amounted to 155,000m² of development, including a new anchor store, high street retail, restaurants and bars, a hotel, 16,500m² of office accommodation and up to 800 new residential units. TPP advised on all transport aspects of the proposals.

Tithebarn, Preston *(Client: Grosvenor/Lend Lease)*



This 140,000m² retail-led mixed-use development would have regenerated the eastern half of Preston City Centre. The scheme included a major new anchor store, a variety store, 80 retail units, 2,700 new and replacement car parking spaces, leisure facilities, a hotel, offices and approximately 450 residential units. TPP advised on all transport aspects of the proposals, including the

redesign of the regional bus station, and presented evidence at the public inquiry.

Elmsleigh Centre, Staines *(Client: Clerical Medical)*

Clerical Medical, via its asset manager Munroe K, secured planning consent from Spelthorne Borough Council for Phase Three of the Elmsleigh Shopping Centre in Staines. TPP prepared a Transport Assessment and Travel Plan in support of the application. As well as an extension to the shopping centre, the proposals provided a new bus station for Staines.



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Chilwell Retail Park, Nottingham

(Client: Henderson Global Investors)

TPP has been advising on transport issues associated with the proposed refurbishment of Chilwell Retail Park. This has included the provision of design advice on the car park and access layout. In addition, a Transport Assessment was prepared for a proposed extension to incorporate a new unit and additional floor space.

TPP has also helped to significantly reduce the standard transport S106 contribution by providing evidence of the limited impact that the scheme would have on the transport network.

Lion Yard, Cambridge

(Client: Aberdeen Asset Management)



TPP provided transport advice to Aberdeen Asset Management in connection with an extension to its shopping centre in the heart of Cambridge City Centre. The work included carrying out a staff travel survey, preparing a Transport Assessment and drafting a sustainable Travel to Work Plan which was agreed with the County Council.

The Octagon Centre, Burton-on-Trent

(Client: Goodman Property Investors)

The Octagon Centre in Burton is a shopping facility offering some 13,000m² of comparison retail floorspace. The parking facility is shared with an Asda foodstore. The Centre was the subject of a planning application to add an additional 4,200m² of retail floorspace to the existing building with minimal impact over its existing footprint.

TPP produced a scheme to improve the usability of the existing car park by modifications to circulation and layout whilst retaining as many of the parking spaces as the extension scheme would allow. The revised layout also incorporated tidal entry barriers to make better use of the existing access point. The work on this project also included assessment of the service provision and reconfiguration of the service areas to accommodate the building amendments and extensions.



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Retail Parks



Danum Retail Park (Client: Blackrock Ltd)



Danum Retail Park is located in Doncaster and comprises a number of individual units. The client wished to modernise its asset by combining the separate retail blocks to form a single building. Our role included reviewing the car parking and servicing for the planning application to reflect the new site layout. TPP also prepared a Transport Assessment and Travel Plan and assisted with S106 negotiations.

Cambridge Retail Park

(Client: The Cambridge Retail Park (GP) Ltd)



Cambridge Retail Park is located on Newmarket Road close to Cambridge City Centre. The retail park has been developed over a number of phases and provides a range of stores including Homebase, Argos, Boots and Currys. TPP produced a Transport Assessment, analysed access to the site and assisted with the S106 agreement. This included the provision of a new bus service, changes to the car park layout, improvements to the service area and a new bus gate featuring a rising bollard.

