Market Sector

Overseas

Masterplanning

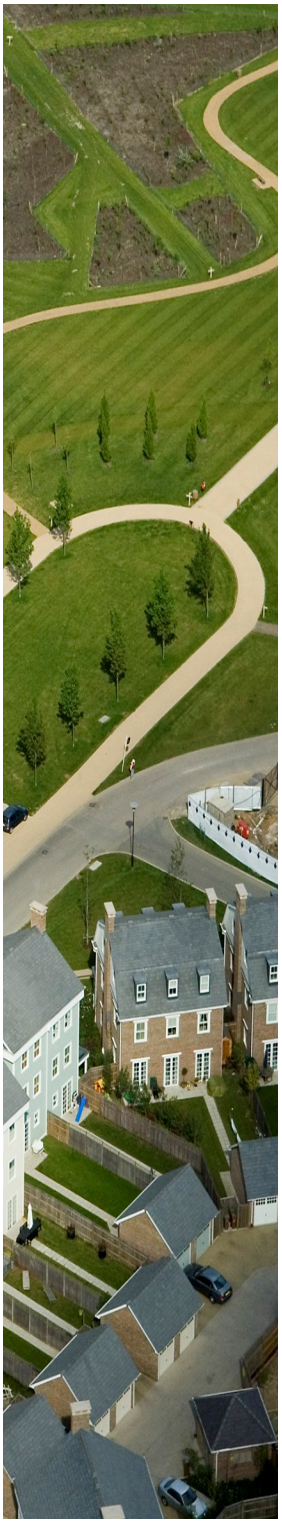
Residential

Offices

Industrial & Warehousing

Regeneration

Town and City Centre



Masterplanning

Introduction

TPP is often involved at the early stages of projects providing advice on the development of masterplans and transport strategies for major development projects. A selection of our recent projects is provided below.

Houghton Regis urban extension (Client: Axa Sun Life)



TPP worked on the Houghton Regis urban extension project and Central Bedfordshire Council (CBC) resolved to grant outline planning permission. The 262-hectare site is located to the north of Houghton Regis and Dunstable and the approved development created a sustainable community of up to 5,150 new homes with 202,500m^2 of additional development including retail, employment, leisure, community and education facilities. The urban extension delivered the A5-M1 Link Road, new M1 J11A and Woodside Link which brought benefits to the wider area including relief of traffic congestion in the nearby town centres.

TPP carried out extensive transport work as part of the team that secured outline planning consent. This 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.

Coventry City Centre South

(Client: Sheerer Property Group)

TPP assisted Sheerer Property Group with the Coventry City Centre South project, designed to bring life back to the city, including beautiful public spaces, areas for community events and a dynamic mix of shops, cafés, restaurants, bars, hotels, leisure options, entertainment and places to live. TPP provided design advice, carrying out traffic modelling and supported the planning application with preparation of the necessary documents and reports.



Transport Planning Practice
70 Cowcross Street
Web: www.tppweb.co.uk
Tel: 020 7608 0008
London EC1M 6EL
Email: email@tppweb.co.uk

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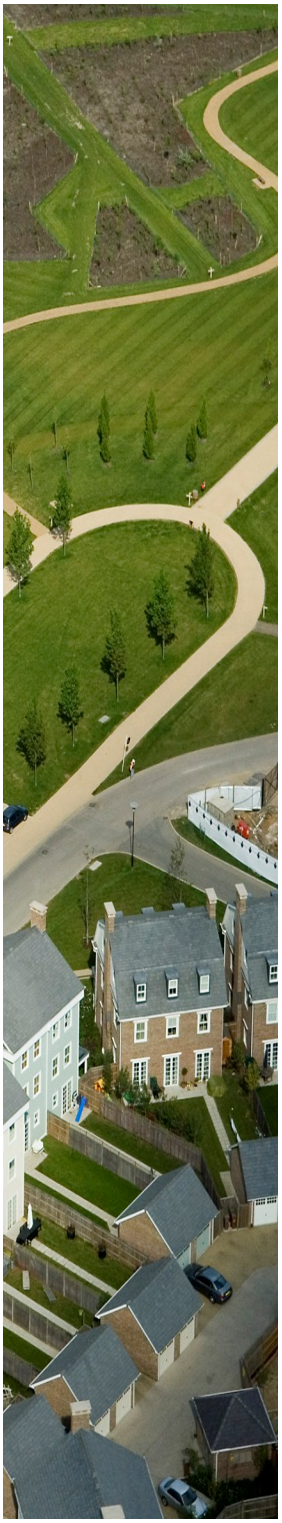
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Sharm El Sheikh, Egypt *(Client: CityStars)*



The resort city comprised around 30,000 residential units and a range of world-class hotels. These were supported by a signature golf course, downtown area, cultural zone, education centres, Crystal Lagoons, retail space, restaurants, nightlife and other facilities. TPP undertook initial transport studies.

Royal Wharf, Silvertown *(Client: Oxley Wharf)*



Royal Wharf was a 17.23 hectare regeneration site on the north side of the River Thames and comprised a comprehensive mixed use development for up to 363,000m^2 of development within 26 development plots. The overall development included up to 3,385 residential apartments and houses; 15,000m^2 of B1 commercial space; 3,250m^2 of A1 retail; 740m^2 of A2; 1,500m^2 of A3 to A5; 9,600m^2 of D1 including a two form primary school; and 3,000m^2 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 was 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.

Soma Bay, Egypt *(Client: CityStars)*

The Soma Bay development comprised a new city with up to 60,000 homes on the Red Sea. The proposals also included local centres, a retail mall, golf courses, a marina, and other leisure facilities. TPP provided advice on all aspects of transport and highway design

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