

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



Town and City Centre



Introduction

TPP have been involved in a number of major town and city centre redevelopment schemes. The following examples provide details of our involvement in such schemes. These include some projects undertaken by our Directors whilst with their former employer.

Greenwich Market *(Client: Greenwich Hospital)*



TPP provided transport advice for two schemes in relation to the regeneration of Greenwich Market. The first, which included a 100 bedroom boutique hotel, were rejected by Greenwich Council's Planning Board but successfully appealed at public inquiry. Following public consultation, a second scheme which involved a number of enhancements to the market area including refurbishment of the existing market roof and new retail floor space was granted permission in May 2014.

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 involved the demolition and total redevelopment of the existing Riverside Centre. The Pride Hill and the Darwin Centres would both receive major refurbishments. The proposals would be anchored by a 8,800m² department store – a feature lacking in Shrewsbury – and included 50 new shops and 10 restaurants. Shropshire council resolved to grant planning consent for the proposals in April 2012.



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Barnstaple Town Centre

(Client: Wilson Bowden Developments)

A retail-led town centre development in Barnstaple which comprised 65,000m² of floor space including a new anchor store, food store, restaurants, cinema and residential units.

TPP has provided advice on the proposals for car parking, access and servicing. This work has included developing and testing strategies for servicing, including swept path analysis using AutoTrack. Detailed junction analysis has been undertaken using TRANSYT and ARCADY to assess the likely impact of the scheme on the local highway network. Discussions have been held with Devon County Council to agree the proposals for access to the car park and content of the Transport Assessment.

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.

Liberty Centre, Romford

(Client: Cosgrave Property Developments UK Ltd)

The Liberty Centre is a popular local shopping centre in Romford Town Centre. TPP provided advice on transport issues for an extension of the centre including modifications to the vehicle servicing arrangements at first floor level above the shops.

Planning consent was obtained and TPP prepared the draft road closure order which has now been confirmed.



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Lion Yard, Cambridge (Client: Aberdeen Asset Management)

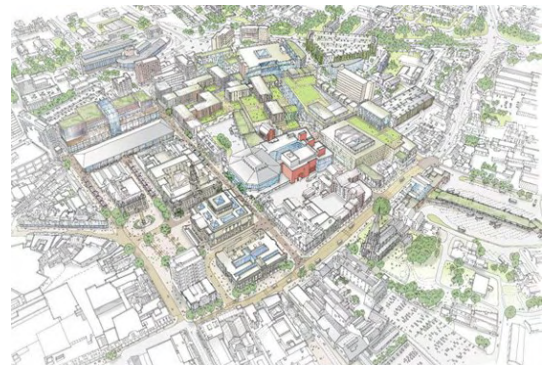


TPP provided transport advice to Aberdeen Asset Management in connection with an extension to its shopping centre in the heart of Cambridge City Centre.

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.

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.



Grand Arcade, Cambridge (Client: Grosvenor/USS)



The Grand Arcade development, which opened in 2007, is in the centre of Cambridge and comprises a new John Lewis store together with 50 other shops and a new 1,000 space car park. TPP prepared and presented evidence at the public inquiry into the Compulsory Purchase Order.



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The Oracle, Reading (Client: Hammerson UK Properties plc)



The Oracle in Reading is a 60,000m² retail and leisure scheme in the town centre. It is located alongside the River Kennet and is anchored by Debenhams and House of Fraser. The scheme, which opened in 1999, was the winner of the 2001 BCSC and ICSC awards. A total of 2,300 car parking spaces are associated with the scheme in two car parks.

The transport advice provided included assessing the implications of the scheme on the surrounding road network, the design of the internal details such as the layout of the multi-storey car parks and the service area.

Festival Place, Basingstoke (Client: Grosvenor)

This scheme, which opened in 2002, consists of 165 retail units, 18 cafés and bars, a nightclub and a multiplex cinema. Transport advice was provided in relation to the new 2,800 space multi-storey car park and bus station. The closure of Timberlake Road (a key element of the town's central gyratory circuit) proved to be particularly challenging. A roadside interview survey was conducted to determine its use, prior to a model being developed to demonstrate how traffic would be re-routed following its closure.

The Festival Place scheme was brought forward in partnership with Basingstoke and Deane Borough Council. TPP are now advising the new owners on further development opportunities.



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Liverpool One, Liverpool *(Client: Grosvenor)*



Liverpool One is a major city centre regeneration scheme in the heart of Liverpool. The scheme, which opened in 2008, was undertaken by Grosvenor in partnership with the City Council. It comprises over 130,000m² of retail floorspace, hotels, leisure and residential development together with a new bus station, provision for a proposed tram system and a 2,000 space underground multi-level car park and two further car parks providing 1,000 spaces.

The scheme involved the closure of Paradise Street, one of the main existing access routes in the retail heart of the city. Our involvement included car park design, relocation of the bus station and providing taxi rank and off-site highway alterations. The multi-level car park was awarded the European Parking Association's "Best new car park in Europe 2009".

