

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

Mixed use



Introduction

Our involvement in mixed use developments ranges from small redevelopment projects up to large urban extensions. The following examples provide details of our involvement in such schemes.

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.

Turnmill, 63 Clerkenwell Road, London

(Client: Derwent Valley Property Developments Limited)

TPP were appointed in April 2007 to provide transport advice in relation to the proposed redevelopment of the Turnmills building in the London Borough of Islington. The proposed redevelopment would result in a 3,780m² increase in floor space when compared to the existing situation.

The scheme includes the provision of four extra floors to be included above ground, together with an additional basement and basement mezzanine level. TPP produced a detailed Transport Assessment and a Framework Travel Plan to accompany the planning application.



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Prospect House, London (Client: Scottish Widows)

The Prospect House development is located close to Waterloo station and covers 7,000m² of floorspace. This scheme includes office, retail and residential elements. Transport issues on this project involved car parking provision, cycle parking arrangements, service access and Section 106 negotiations. As part of our role, we produced a Transport Statement and provided transport related design advice. Planning consent was secured during 2007.

Trumpington Meadows (Client: Grosvenor/USS)

This mixed use development of 1,200 dwellings is located adjacent to a Park & Ride facility on the outskirts of Cambridge. In addition to the residential element, the scheme also includes a neighbourhood centre with shops, community facilities and a primary school, plus a new Country Park. TPP prepared a Transport Assessment and Framework Travel Plan in support of the outline planning application for the scheme masterplan. Our work included the initial design of new access junctions and detailed TRANSYT analysis to assess the likely impact of the scheme on the congested local highway network, including junction 11 of the M11. Following discussions with Cambridgeshire County Council and the Highways Agency, the scheme gained planning consent and construction is now well underway.

Riverlight, Battersea (Client: St James Group)



TPP is advising St James Group on the proposed Riverlight development, formerly Tideway Wharf Industrial Estate. This is likely to 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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1 Westmoreland Road, Bromley

(Client: Telereal Trillium)

TPP were commissioned by Telereal Trillium to advise on this site located on Westmoreland Road in Bromley town centre. We initially represented the client at a Local Plan Hearing where we were successful in reducing the extent of safeguarding land across the site for future highway improvement measures aimed at improving public transport in Bromley town centre. The site was previously B1 offices housing the Department of Health and Social Security (DHSS) and the development proposals comprised a residential tower with 71 1-3 bedroom units, 1,518m² B1 office floorspace with ground level and basement parking. TPP provided a Transport Assessment and Travel Plan as part of a planning application which gained consent in 2013.

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 and 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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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.

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 up to 1,891 basement and surface level car parking; 4,281 cycle parking and 126 motorcycle parking spaces are provided within the site.

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



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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.

