



# KNIGHT & LEE BUILDING, PORTSMOUTH



## OVERVIEW

### CLIENT

THAT Group

### SECTORS

Retail  
Leisure  
Commercial

### LOCATION

Southsea, Portsmouth

### PLANNING AUTHORITY

Portsmouth City Council

### HIGHWAY AUTHORITY

Portsmouth City Council

### PROJECT TEAM

Terence O'Rourke  
EPR Architects Ltd  
Gleeds management Services Ltd

### PROJECT MANAGER

Simon Moody

### PROJECT DIRECTOR

James Darrall

## PROJECT

TPA was instructed by THAT Group to support a full planning application for a retail transformation at the former Knight & Lee building in Southsea, Portsmouth. The proposed redevelopment houses retail uses, a cinema, 43 bed hotel, co-working office space, a gym and rooftop bar. The redevelopment is car-free, with no parking provided on site. The site has significant local importance and will prove a cultural and creative anchor for the area.

## APPROACH

We provided the technical documentation to support the planning application, namely a Transport Statement and Travel Plan. Key to this was demonstrating that a car free development in this location would not result in a significant effect on the local highway network and local parking demand.

An open dialogue with highway officers was maintained from the outset. This allowed TPA to focus on the main transport matters at hand and undertake the necessary parking surveys to demonstrate the effect of the proposals on local demand. Emphasis was also placed on the site's highly accessible location and sustainable approach to travel.

## OUTCOME

Early and continued dialogue with highway officers meant that no highways objection were made with no further highway information or post-application responses required.

The application received planning approval on 17th July 2020.

## RELATED PROJECTS

Clifton Down Road, Bristol

