

PLANNING REGENERATION + INFRASTRUCTURE

Delivering transformational, sustainable and viable
developments, assets and places

100+
EXPERIENCED
SPECIALISTS
COVERING
THE ENTIRE
REGENERATION
LIFECYCLE.

Acting out of our London and regional offices, our multidisciplinary team can help identify, appraise, unlock and maximise the development potential and investment, environmental and social value of complex urban and rural sites and buildings.

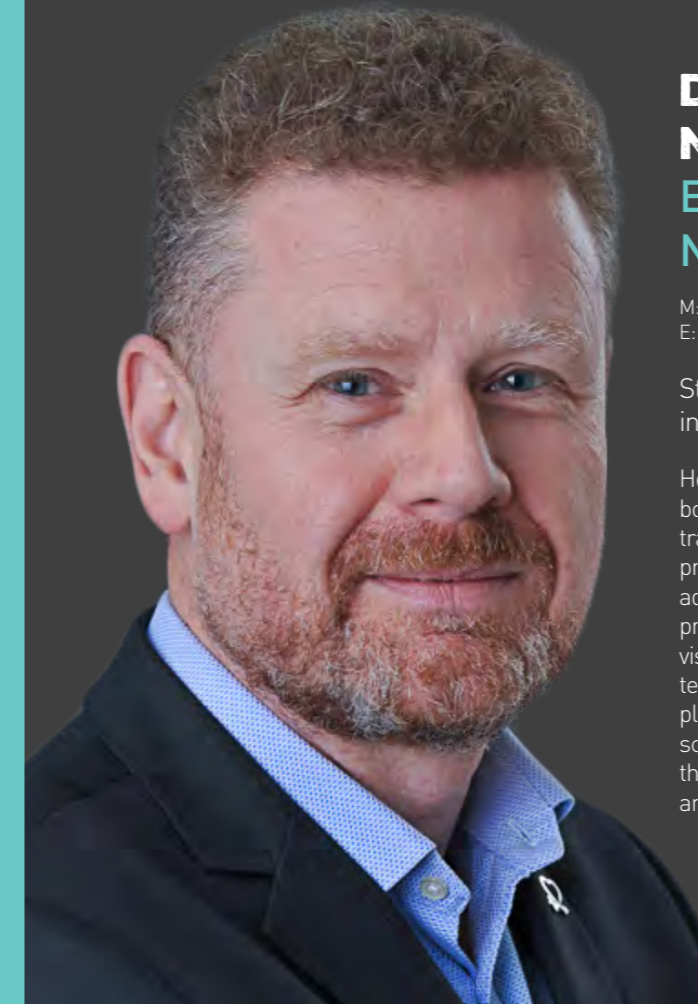
Delivering transformational and commercially viable regeneration and infrastructure projects on complex sites that meet place-making, Net Zero, and social value objectives, is not easy. It requires expert advice and market intelligence at all stages of the planning, design, development and regeneration life cycle.

Our professional team comprises over 100 specialist town planners and surveyors, development consultants, urban designers & masterplanners, town centre regeneration experts, economists, compulsory purchase order (CPO) / land assembly advisers, transport & infrastructure specialists, and dedicated public sector consultants.

THERE'S MORE TO LSH

DRIVEN BY PASSION

LEADERSHIP WITH VISION



DR. STEVE NORRIS
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Steve joined Lambert Smith Hampton in 2019.

He has over 30 years' experience of advising both the public and private sectors on transformational town centre regeneration projects. Throughout his career, he has advised numerous local authorities on the preparation of evidence-based strategic visions and investment plans; viability testing and options appraisals; and the planning and delivery of major mixed use schemes. Steve is also an expert adviser to the government's High Street Task Force, and a board member of Revo.

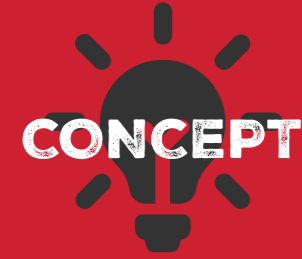


RICHARD O'CONNELL
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Richard joined Lambert Smith Hampton in 2007.

He has in excess of 25 years of experience of working for, or on behalf of public sector bodies; including providing disposal and wider strategic estate and portfolio review advice. He is the senior client relationship lead on a number of our key public sector contracts and frameworks; and was the account director for LSH's largest public sector contract for a number of years. Richard is also Head of our Chelmsford office.



CONCEPT

VISION & STRATEGY
RESEARCH
MARKET ANALYSIS
APPRAISAL, VIABILITY & FEASIBILITY



SITE ASSEMBLY

ACQUISITION
BY AGREEMENT
CPO SERVICES



DESIGN

MASTER PLANNING
DESIGN BRIEFS & GUIDES
DESIGN & ACCESS STATEMENTS



APPROVAL

STAKEHOLDER ENGAGEMENT
PLANNING APPLICATIONS &
APPEALS
NEGOTIATION OF PLANNING
OBLIGATIONS



DISPOSAL

MARKETING & PR
MORTGAGE ADVICE
LETTINGS & SALES
INVESTMENT & DEVELOPMENT
SALES
ONLINE AUCTIONS
HOUSING ASSOCIATION
SALES EXPERTISE



OPERATION

LANDLORD & TENANT
PROPERTY & ASSET MANAGEMENT
FINANCIAL SERVICES
EMERGENCY / SOCIAL RELOCATION



DELIVERY

DIRECT DEVELOPMENT SERVICES
JOINT VENTURE SOLUTIONS
PUBLIC PROCUREMENT EXPERTISE
DUE DILIGENCE SERVICES



FUNDING

VALUATION
DEVELOPMENT FINANCE
FORWARD PURCHASE
INVESTMENT PURCHASE

GOOD COMPANY
A NETWORK OF LEADING BRANDS



PLANNING CONSULTANCY

The UK's planning system can be the largest single obstacle to development and regeneration. We know how to overcome it.

Our team has a proven track record of helping projects to effortlessly navigate the system, helping you avoid delays and additional costs.

HOW WE CAN HELP

We are highly experienced in each aspect of the planning strategy and process to deliver practicable and viable schemes. We recognise the need to provide our clients with clear, up to date, discerning advice, in addition to effective development solutions and strategies that minimise exposure to costs and risk. The prevailing planning policy can be complex, built from years of additional layers of government policy.

Our planning teams bring together decades of knowledge and experience, with the ability to bring in experts from LSH's wider business. Our teams across the UK are known for providing many well-known developers, investors, landowners, house-builders, registered providers, and the public sector with the advice needed at each stage of the project lifecycle. Clients also range from the NHS to Homes England, the BBC, HS2 and charities and charitable trusts including the English National Opera and the Institute of Cancer Research.

Large or small, urban or rural, we know how to plan, negotiate and ensure you can deliver your project.



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ST ANN'S HOSPITAL REDEVELOPMENT, LONDON BOROUGH OF HARINGEY

Instructed by Catalyst Housing Group and Hill Residential Limited to prepare and submit a hybrid planning application for the redevelopment of the former St Ann's Hospital in the London Borough of Haringey. The proposal is for the provision of up to 995 dwellings homes and up to 5,000sqm commercial floorspace - delivering 60% affordable housing across the site.



TWICKENHAM GATEWAY

Securing planning permission for a station gateway redevelopment, which included new residential homes, a mix of town centre uses, a riverside walkway, and a new station/associated infrastructure. Zero affordable housing was agreed with the Council. The development has now completed and sold to an investor.



UPPER GOUGH STREET, BIRMINGHAM

Advising on a scheme to re-develop a brownfield site in Birmingham City Centre's Westside. The proposals were for two office buildings, together with public realm enhancements. Planning consent was granted for the development in September 2021 with Committee members praising the unique and innovative design.



MODERN SURF, GREATER MANCHESTER

Working with McKinney Group, we helped secure planning permission for the region's first inland surfing facility. The vacant brownfield site has been dormant for several years but will be regenerated to create a modern, exciting leisure-facility in the heart of Trafford City. The scheme is underway and due to be completed in 2024, creating 100 new full-time roles when operational.



WAKEFIELD GREEN BELTS & LOCAL PLAN PROMOTION

Working with clients on land parcels identified in the Green Belt to present a robust case to the council to support future development. All three land parcels were promoted through the Wakefield District Local Plan 2036 and have successfully been identified to be released. The sites will create 700 new homes and 14ha of employment land. We are now working with house builders to bring planning applications forwards.

DEVELOPMENT CONSULTANCY

We have an impressive track record working with developers, landowners, local authorities and central government on large scale regeneration projects across the country.

HOW WE CAN HELP

Our overriding objective is to deliver services which will secure the optimum commercial, economic, environmental and social value from our sites, properties and assets. Clients' key objectives drive our delivery of best value whether they are operational, occupational, or transactional.

We provide clear recommendations, working closely with market-facing experts active in all key property sectors. More complex projects involve formulating delivery solutions which may comprise joint venture, development partnership or conditional land sale. Our property solutions address public sector procurement, understanding of risk, and an appreciation of community benefits including Social Value outcomes

We can advise on all key stages from project feasibility through to development management. An essential part of our service is being able to draw on public and private sector experience taken from locally based advisors operating across the UK.



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MERIDIAN WATER, ENFIELD COUNCIL

Supported the Council on the redevelopment and regeneration of the 180-acre Meridian Water site over three years to help deliver c.10,000 new homes, c.6,000 new jobs and significant new infrastructure. Our advice has included financial modelling, testing delivery and funding options, and land assembly.



PYDAR STREET, TRURO

Providing commercial advice, estate management strategy, soft market testing, viability analysis and specialist funding advice to Treveth Holdings (Cornwall County Council) on this £170m mixed-use regeneration project on a highly complex 4ha site. The scheme will provide residential, leisure, offices, retail, University academic & innovation space plus student accommodation.



STRATEGIC ASSET MANAGEMENT, NOTTINGHAM CITY COUNCIL

The Council had an oversupply of office accommodation for its operational needs. We undertook an analysis of their operational space before presenting options including the disposal/subletting of surplus accommodation to rationalise the estate, resulting in operational efficiencies and cost savings for the council.



GARRATT PLACE/ WANDSWORTH EXCHANGE, WANDSWORTH BOROUGH COUNCIL

Disposal of a strategic site in Wandsworth town centre. We negotiated a Landowner Agreement and profit share between the Council and South Thames College. We managed a residential-led mixed use scheme through to planning consent being granted for a scheme comprising 201 residential units with ground floor commercial / community uses



BROAD STREET MALL, READING

Reading Borough Council instructed us to help deliver an agreement to implement a 600-unit residential development in the air space above a shopping centre, addressing the landlord and tenant issues arising.

LAND ASSEMBLY & COMPULSORY PURCHASE

The use of compulsory purchase orders (CPOs) is highly complex, involving delicate negotiations and precise legal knowledge. We have the technical understanding and expertise to provide detailed advice for scheme promoters and property owners and occupiers.

HOW WE CAN HELP

Delivering complex, large-scale infrastructure and town centre regeneration projects have placed land assembly and the management of CPOs into the spotlight. All implications must be understood thoroughly. While delays can be costly, if not managed efficiently, they derail public faith in a scheme, unsettle funding partners and throw projected time-frames into disarray.

Our solutions-focused team of land assembly and compulsory purchase experts have a wealth of experience advising the UK's largest acquiring authorities, as well as a range of affected property owners and occupiers. Our ability to provide legally-sound advice and financial projections is matched by our empathetic approach to land owners, making us a trusted advisor in this specialist discipline.

Whether working with HS2, Thames Tideway Tunnel or various Local Authorities, we use our technical expertise to negotiate a responsible, fair and successful outcome.



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HIGH SPEED 2 (HS2)

We are commissioned on the second phase of the HS2 project, delivering advice in respect of acquisition across multiple phases. Our role also includes negotiating with affected parties and their agents, on behalf of HS2, and advising on property cost estimates. Our advice extends to include Planning and Building Consultancy.



THAMES WATER UTILITIES LTD/BAZALGETTE TUNNEL LTD

Provided advice in scheme development and throughout the Development Consent Order (DCO) process for a major central London sewerage tunnel. As part of our advice, we have also given evidence at DCO hearings, advised on property cost estimates, and negotiated agreements/compensation settlements with affected parties on behalf of our client.



WALSALL MBC, M6J10

Two CPO's granted for in respect of joint scheme by Walsall MBC and Homes England. We provided advice before and after the award of CPO powers. Our role included engaging with affected parties and objectors, appearing at Public Inquiry and providing property cost estimates.



CANNING TOWN REGENERATION

Advising Newham Council in relation to its proposal for the regeneration of Canning Town. The Council required a PCE and Land Assembly Strategy for a 7-hectare site. Our team was able to secure approval to proceed to the next stage of acquiring properties pre-CPO. Set out to de-risk the CPO and land acquisition strategy where there was uncertainty about the nature of an occupier's interests.



MANCHESTER METROLINK

We handled handling over 1,000 Part 1 Claims for Transport for Greater Manchester on the Manchester Metrolink Extension Scheme, developing a methodology to ensure consistency of evidence and settlements over a wide area, together with a comprehensive reporting regime.

TOWN CENTRE & ECONOMIC REGENERATION

Our cities, towns, shopping centres and high streets are facing unprecedented challenges to their vitality and prosperity. We are working at all stages of the regeneration lifecycle to help build resilience, and deliver their recovery, transformation and renaissance.

HOW WE CAN HELP

Our multi-disciplinary team of planners, development consultants, regeneration experts, urban designers, economists, land assembly/CPO and real estate advisers are working in partnership with the public/private sectors, key stakeholders and communities to help address the complex commercial, economic, social and physical challenges facing many of the UK's centres.

We have a strong track record of delivering successful evidence-based place-making, regeneration and repurposing strategies for towns and shopping centres to help inform critical planning, development and investment decisions. We are also preparing robust business cases to secure funds to help unlock transformational regeneration and infrastructure projects. For example we have recently secured over £300m of Government-backed Capital Funds for our clients from the Future High Street, Town Deal, Welcome Back and Levelling Up Funds. Some of the centres that have benefited from new funding include Tilbury, Corby, Buxton, Stafford, Derby, Doncaster, Grays, Sutton-in-Ashfield, Walsall, Rayleigh and Rochford.

Our team of expert advisers can help you navigate your way through the complex property and regeneration lifecycles - from initial strategic visions and viability testing; to masterplanning, land assembly and planning; through to the procurement of development partners, advice on different funding and delivery options; and asset/estate management and strategies.



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VISIONS, STRATEGIES AND INVESTMENT FRAMEWORKS

Our evidence-based visions and strategies are informing critical planning, development and investment decisions relating to towns, high streets and shopping centres. All our strategies balance place-making and sustainability objectives, with economic and commercial reality. They are underpinned by wide-ranging engagement, market testing, development and economic appraisals.



RETAIL ASSETS: ACQUISITIONS & REPURPOSING

We are leading advisers on the planning, acquisition, repositioning and redevelopment of retail assets and shopping centres. Recent examples include St Nicholas Shopping Centre in Sutton for the London Borough of Sutton and The Springs Shopping Centre: Buxton for High Peak Borough Council.



FUNDING SUPPORT

We have prepared successful bids for a diverse range of funding opportunities (including the Future High Street Fund, Town Deal Fund, Levelling Up Fund, Welcome Back Fund, etc); unlocking over £300m of investment to help deliver critical regeneration, place-making and infrastructure projects in UK centres, including for Tilbury, Grays, Corby and Stafford.



BUSINESS CASES

We are advising local authorities on the preparation of Green Book business cases for key transformational projects. We are involved in every step of the process: from identifying and scoping the strategic need for a project, to options testing, and advising on the preferred 'value for money' option. We have recently prepared successful Business Cases to help deliver housing and Towns Deal Funds for Bristol City, Thurrock and Charnwood Council(s).



RESEARCH

We are leading the debate on the complex issues and challenges facing our towns, high streets and shopping centres, and the opportunities for their future recovery and transformation. Some of our high-profile reports include the annual 'state of the nation' research with Revo and other partners (including ATCM, UK Hospitality, CIPFA, and the BPF) on how we can deliver the renaissance of our town centres; the annual 'Vitality Index' of 100 locations across the UK; and our 'Shopping Centre Futures' report.

ECONOMICS & PLANNING POLICY

More than ever, the UK is under pressure to deliver social and economic growth to meet needs in the right places. We can help build the strong evidence base and policy framework that drives this through the planning system.

HOW WE CAN HELP

To successfully plan for and deliver new housing, employment, social infrastructure and economic growth, it requires an understanding of the bigger picture. We achieve this through our expert analysis of data and focused reports utilising GIS and spatial analysis, including:

- Socio-Economic Assessments;
- Housing needs analysis and demographic intelligence;
- Employment Land Supply assessments; and,
- Economic forecasting and jobs growth.

For both our public and private sector clients, releasing development often means untangling a web of complex needs that continue to evolve. Our expert advice is frequently relied upon by clients at Local Plan Examinations and Public Inquiries.

Our team can analyse and advise on the most complex challenges relating to large-scale development and regeneration. We have a strong track record of delivering robust evidence, balancing commercial viability with social benefits and public sector priorities to create a landscape that is fit for the future. Our clients range from public sector bodies across England and Wales including Local Planning Authorities and the NHS, housebuilders, developers and landowners.



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CHERWELL ECONOMIC NEEDS ASSESSMENT, CHERWELL DISTRICT COUNCIL

We have prepared evidence base reports which will be key parts of the Council's evidence base to inform their Local Plan Review. We have prepared an Employment Needs Assessment (ENA) which identifies future job growth and employment land requirements and an Employment Land Review (ELR) reviewing new sites which could meet this need. This work involved, commercial market review and extensive stakeholder consultation to develop bespoke modelling solutions. This provided the Council with a detailed assessment of future employment floorspace requirements, possible sites and robust policy advice



BIOPARK, WELWYN GARDEN CITY

Expert witness at a public inquiry in Welwyn Garden City. Our goal was to present detailed evidence for the appellant on the Housing Mix and 5- Year Housing Land Supply issues. Our evidence identified that there was strong demand for smaller properties, supporting the client's scheme. From our advice, our client was successful in the appeal for 289 residential units.



CHICHESTER DISTRICT COUNCIL

We have worked closely with the Council for many years, undertaking an annual review of the Council's housing land supply and advising them on their 5 Year Housing Land Supply position, and preparing evidence on lead in times, build out rates and windfall analysis. We have also advised the Council on the preparation of Local Plan policies, advising them on policy wording, strategy and allocations. Through this work we have acted as an expert witness for the Council on many public inquiries and informal hearings, typically on 5 Year Housing Land Supply and housing need related matters.



ECONOMIC BENEFIT ASSESSMENT OF CO-LIVING AND CO-WORK SPACE, BRIGHTON

The proposed redevelopment of a dilapidated 1950s Headquarter office block to provide co-work and co-living space, to secure consent through the appeal process. We collated detailed primary research and secondary data to satisfy Local Plan policies regarding the loss of existing employment land to another use. We identified the baseline position of the existing development and the current state of the local and regional economy. Our assessment work identified how the proposal will support the growth of high growth sectors in Brighton and the number of jobs that would be created, GVA and increased local expenditure. Our assessment identified a total of 207 new jobs through the construction and operational phases of the development, or a GVA of £57 million, plus an increase of £2 million from increased expenditure in the local economy.

PUBLIC SECTOR ASSET MANAGEMENT

Public sector organisations are facing a perfect storm of reduced budgets and a greater need for their services. What they need is a trusted partner to take responsibility for property management.

HOW WE CAN HELP

Many of our public sector clients hold large, varied property portfolios, which in an ever financially constrained environment are increasingly a key part of income generation. Whether a local authority, blue light service, health or education provider or central government department we help clients to maximise the utilisation of their assets and reshape/repurpose their portfolio.

We enable our clients to focus on delivering essential services to the community, whilst we concentrate on maximising income, mitigating risk and delivering on social value initiatives. We are trusted advisors to many of the UK's leading public sector organisations, advising on acquisitions and disposals, asset management and strategic portfolio review.

Our experts slot in wherever our clients need them, offering a full cradle-to-grave service with the scale and breadth to manage even the largest portfolios working in partnership to drive asset performance and maximise financial returns.



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ESTATE MANAGEMENT SERVICES, ESSEX COUNTY COUNCIL

We have provided Estates Services to Essex County Council since 1994 with our most recent contracting commencing in 2011. We provide property services for approximately 1,400 key assets comprising 750 schools, office accommodation and a wide range of operational buildings including Libraries, Children's Centres and Social Care buildings.



QUEEN ELIZABETH SIXTH FORM COLLEGE, DARLINGTON

Building Surveyor, Lead Designer and Contract Administrator duties for one of the leading Sixth Form Colleges in the country. Projects totalled £3M in value and included the design and management of a new teaching block and major internal alteration and refurbishment to LRC and student social space. The commission included bidding for ESFA grants to fund the projects.



WAVERLEY BOROUGH COUNCIL

Undertaking an Office Accommodation Strategy coupled with an Options Evaluation to enable the Council to maximise the return from its property assets and ensure its accommodation is suitable for future needs. We presented several options to the Council focussed on adding value.



LOOKING AFTER LONDON

Our London Public Sector team act for 80% of London Boroughs, providing a range of property services including Auctions, Estate Management, Valuations, Rating, Building Consultancy, Planning and Development, as well as advising on joint venture structures and financial modelling. occupier's interests.



SURREY COUNTY COUNCIL

Awarded a sole supplier contract to support the Council to right size and reshape its 2,000 property portfolio, through acquisition and disposal, operational asset management and a variety of strategic projects, many of which will require close working with other public sector partners and providers. The contract will run for up to 5 years and will both implement the 2019 Asset and Place Strategy and put in place an annual State of the Estate review process to enable senior decision makers to respond to changing operational, financial and political priorities

PUBLIC SECTOR VALUATION

We have unrivalled regional knowledge to help public sector organisations maximise value from their property assets. Our team assist in revaluing complex portfolios for annual accounts purposes whilst complying with regulatory obligations.

HOW WE CAN HELP

Our team of experienced RICS Registered Valuers has the market-facing knowledge that public sector bodies need, combined with an understanding of the specific requirements of RICS and CIPFA guidelines. We have a proven track record of supporting our clients in resolving asset valuation queries from external auditors.

Organisations including Essex County Council, the London Borough of Camden and the BBC know they can rely on our teams for efficient, professional and accurate valuations and related advice. We can deliver what they cannot. Everything we do is carried out in accordance with relevant regulations and best practice, giving piece of mind that valuations stand up to scrutiny. We have decades of experience as the trusted advisor, with the wider LSH team at our disposal to bring in specific sector knowledge.



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LAUDERDALE HOUSE, HIGHGATE HILL

The London Borough of Camden was proposing to grant a 25 year lease to Lauderdale House Society Limited at a nominal rent with a surplus rent top up. We were instructed to prepare a valuation on behalf Lauderdale House Society Limited. Our valuation allowed LB Camden to grant the lease and the Trust to secure around £800,000 of Heritage Lottery Funding.



CANARY WHARF COLLEGE SITE, LONDON

Providing valuation advice to LocatED on the proposed purchase of a site situated half a mile south of the Canary Wharf Business District to demonstrate that they were not overpaying for a site which was to be transferred from a developer as part of a S106 Agreement. Our valuation allowed LocatED and the DfE to reach agreement with the London Borough of Tower Hamlets.



VALUATION S123 DISPOSAL, LONDON BOROUGH OF NEWHAM

Our client had a requirement to dispose of 20 residential development sites to Populo Living and was required to demonstrate Best Consideration in line with Section 123 of the Local Government Act 1972. We were instructed to assess whether there was any undervalue. Our team prepared Red Book Valuations on a residual basis. The transfer of properties was approved.



ASSET VALUATIONS FOR CAPITAL ACCOUNTING, ESSEX COUNTY FIRE & RESCUE SERVICE

Assisting the Fire & Rescue Service in meeting their regulatory requirements and accurately reporting the value of their property assets in their annual accounts. We inspected and valued, using a combination of the DRC and Comparable methods, a portfolio of 78 properties. Properties mainly comprised of fire stations/staff houses but included other uses such as a HQ office centre.



ASSET VALUATIONS FOR CAPITAL ACCOUNTING, STAFFORD BOROUGH COUNCIL

Based on a combination of inspections and desktop reviews, we produced valuations on their property portfolio for annual accounts purposes. The portfolio comprised a mixture of investment, operational and surplus properties covering various property types and involved employment of the Comparable and DRC methods of valuation as appropriate.

TRANSPORT & INFRASTRUCTURE

Our roads, rail and air space are the backbone of the country's economy. Benefitting from ingrained knowledge of the UK's transport and infrastructure network, we can help you get to where you want to be through a fully integrated property solution.

HOW WE CAN HELP

The UK transport sector has its own unique regulatory, operational, funding, and safety issues; alongside client specific commercial, customer, and performance objectives.

We have a dedicated team focussing solely on property issues in this sector, combined with years of sector specific expertise and insight, unrivalled local market knowledge and long-standing stakeholder relationships.

Our services and strategic approach can complement your in-house property, finance and customer service teams to drive forward performance and optimise space across your portfolio.

We work closely with our regeneration, planning, urban design, development, rating, sustainability and building surveying teams to provide a one-stop-shop for all of your property needs.



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NORTHAMPTON RAILWAY STATION REDEVELOPMENT

Creating a marketing strategy for four new retail units at the £20m redevelopment of Northampton station. We secured pre-lets to Starbucks, WHSmith, Coffee Republic and Enterprise Rent a Car 6-months before the scheme reached practical completion. These lettings contributed towards a total rent of £180,000 per annum for our client.



TRANSPORT HUB, SOUTHEND AIRPORT

Acting on behalf of Southend Borough Council, and with the spotlight on the UK's transport infrastructure ahead of the 2012 Olympics, we delivered consultancy expertise around the creation of a new and improved transport hub. We advised the council on land assembly issues with the redevelopment, rent negotiations for both the existing and proposed airport lease, and lease surrenders on a number of land plots.



NEW WAKEFIELD WESTGATE STATION GATEWAY

The previous station was identified as being not fit for purpose. As part of a wider £9m regeneration scheme, promoted by Wakefield Council, the station was to be redeveloped. On behalf of LNER, our team dealt with all the retail/catering lettings to facilitate relocation and provide high quality customer retail offer in new station.



NEWQUAY STATION, GREAT WESTERN QUARTER

We are providing advice to London & Continental Railways (LCR) to inform a visioning document for up to 400 new homes, coupled with a new high-quality station square to create a new arrivals space to the town. Inputs have included commercial and residential mix and typologies, absorption rates and developer/delivery partner appetite, to achieve the most viable scheme.



LNER ESTATE MANAGEMENT

We have been providing full estate management, agency and commercialisation services across all stations for LNER since 2009. Our core client team have been instrumental in developing ideas so each station reaches its full potential where development opportunities are recognised and commercialisation, engagement and retail strategies are maximised.

URBAN DESIGN & MASTERPLANNING

How things work and look matters. Our Urban Design Team knit together commercial urban design advice and skills to deliver valuable and beautiful places and built environments that promote social and environmental value as well as enduring commerciality.

HOW WE CAN HELP

It takes knowledge and experience to design high-quality, attracting, yet commercially viable built environments that last. Knitting together 'the art of the possible' with the 'craft of the practical' takes a measured approach, backed up by transparent research and an open mind.

Our in-house team of urban designers are masterplanning specialists. We work side-by-side with the wider LSH team, bringing in specific knowledge of development, planning and regeneration to create a holistic picture of a scheme's potential.

Our mission is to help clients see the opportunities within existing cities, towns and neighbourhoods, as well as the potential of regeneration areas, urban extensions, and new residential settlements in all contexts.



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ALLEN'S CENTRE, WALSALL

Leading on the masterplanning element, providing design advice to the council from initial pre-planning application stage through to Outline Planning Permission. The site is currently a dis-used brownfield site, which will be brought back into the neighbourhood after being allocated within the Local Plan for 54 dwellings and approved in 2023 for 59 dwellings.



BOCKING, BRAINTREE

Instructed by Redrow Homes to lead on the masterplanning element, providing design advice from initial pre-planning application stage through to Reserved Matters submission. Outline Planning Permission was approved for 265 homes, which included a Site Wide Design Guide to provide holistic design guidance. Reserved Matters Application unanimously approved in 2023.



TILBURY STATION GATEWAY, THURROCK

Instructed by Thurrock Council to lead on the Station Gateway Masterplan project, which formed one of the major projects within the Town Deal Fund submission, which was led on by the LSH PR+I team. £23 million was awarded, with the key to the project being to create a sense of arrival into Tilbury for all, with better connectivity to the wider town centre and port.



CORBY STATION LINKS, CORBY

Led on the Station Links project, which formed one of the major projects within the Town Deal Fund submission, also led on by the LSH PR+I team. £20 million was awarded, with the key to the project being to create leisure links between the train station and the town centre, which was connected with other institutions such as the college. We pedestrianised the route to aid movement within Corby.



PRESSWORKS, BIRMINGHAM

Instructed by Prosperity Developments to provide Masterplanning and Massing advice on a city centre regeneration scheme, within the wider Smithfield Regeneration area of Birmingham. The scheme will provide 711 apartments, with wider amenity uses. Our team assisted in submitting an Outline Planning Application, unlocking the development potential of the site.

ESG, SOCIAL VALUE & SUSTAINABILITY

Our mission is to foster collective leadership in the built environment to help solve the social and environmental challenges of our time through our actions, services, and supply chain.

We do this by providing strategic advice to enable investors, owners and occupiers to fully maximise their ESG opportunities, and minimise risks in their real estate, by creating solutions at an asset and portfolio level. Our in-house ESG & Sustainability team has developed a unique six-pillar programme that integrates our broad expertise in Property Management, Planning Regeneration + Infrastructure and Building Consultancy.

We recognise that each client is at a different stage in their journey to reaching net zero, and has a unique set of ambitions and priorities. We work together with our clients to understand what these ambitions and priorities are, and we support them by developing a suitable ESG strategy, with a net-zero carbon pathway to achieve their goals.

We also have a national network of advisors, partnerships, and memberships, that enable us to assist our clients all the way to third party certifications, monitor real-life energy and well-being performance, and report against ESG frameworks.



NET ZERO



RESOURCE USE



SOCIAL VALUE



BIODIVERSITY



WELLBEING



CERTIFICATION



PUBLIC SERVICE
ANNOUNCEMENT

We advise over 350 public sector bodies. Reducing costs and driving value for our clients. All part of the service.

THERE'S MORE TO LSH

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LET'S WORK TOGETHER

To find out more about any aspect of our Planning, Regeneration + Infrastructure (PR+I) services visit lsh.co.uk or email marketing@lsh.co.uk

THERE'S MORE TO LSH



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