

Bargate Shopping Centre, Southampton



Mixed-use regeneration of a key part of Southampton town centre

CLIENT

Tellon Capital

LPA

Southampton City Council

STATUS

Under construction

SERVICES

Planning

Our role

- Acting on behalf of Tellon Capital, we have helped to secure full planning permission for the regeneration of a key part of the town centre in Southampton. The development proposals include the demolition of the Bargate Shopping Centre and associated multi-storey car park to deliver 287 new residential units, a 240 bedroom hotel and 7,186 sq m of flexible retail, office and restaurant uses.
- The development will transform Southampton's town centre through new and vibrant uses, whilst also creating a new public realm which will enhance the surrounding historic features, including the Scheduled Bargate Monument and old town walls.
- The development, by Tellon, follows an earlier application approved in 2017 which secured permission for 152 residential flats, 185 student accommodation units and flexible commercial floorspace. Due to changing market requirements, the permission required amending significantly, including the uses, mix, design and additional height.

Results

- Southampton's town centre will be transformed through new and vibrant uses capable of increasing footfall and retail spend in the centre, delivering high quality residential apartments of a range of sizes, a hotel, as well as a significant quantum of flexible retail and commercial spaces at ground floor level.
- New high quality public realm designed to transform and enhance the surrounding heritage assets both on and off site. The proposal's design approach has been carefully developed to provide a high quality architectural response to the site's location partly within a conservation area and within close proximity to the Bargate.