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New Stratford gateway to create 1,000 jobs

Plans for a £180 million mixed-use redevelopment scheme near the Stratford Centre will breathe new life into the east London district, creating a visual link between old and new Stratford. Buildings next to the centre will be demolished to make way for two residential 42- and 21-storey towers offering 400 new homes, a 299-bed hotel, shops and flexible working space for entrepreneurs.

More than two acres of public space will be created at Stratford Yards, including a new public square to the south of the centre and a 250-metre landscaped route along Great Eastern Road connecting the bus station, the Stratford Centre and the cultural quarter. Transport, delivery and servicing advice was supplied by Motion.

Michael Whitney, Development Surveyor at Frogmore takes up the story. "Motion was invaluable in helping us understand the flow of people and traffic around the scheme, which could have presented challenges with convergence of rail, tube, bus, pedestrian, cycle and superhighway links at its apex." Michael continues, "This, combined with a footfall of 26 million people a year, meant it was vital to have the right team to help us identify the potential for the scheme." *Continued on page 2*

New permitted development rights

- the transport perspective



The recent permitted development rule changes will provide

further opportunities to maximise development potential, but the relaxation does not necessarily mean the process will be quick or straightforward.

Motion Technical Director, David McMurtary, explains how there may still be hurdles to overcome, including highways and parking.

The provision of safe access for pedestrians, motorists, cyclists and servicing vehicles will need to be demonstrated. Car parking will also be key, as it may not be possible to implement additional provision for new dwellings.

Consideration will need to be given to the impact on existing car parking demand, both onsite and on adjacent roads. Additional cycle parking and refuse bin storage will need to be provided.

Construction management may be a concern for residents. Information needs to be made available about the hours of operation, and mitigation measures for any adverse impact of noise, dust, vibration and HGV movement.

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New Stratford gateway

Sensitive integration

The site was granted planning permission under previous ownership. The new plans include significant improvements, addressing the needs of Stratford's diverse community. The revitalised area will create a new gateway to the district and generate employment, housing and leisure opportunities. The wider mix of uses has the potential to provide more than 1,000 jobs.



Working closely with the architect, AHMM, to optimise servicing arrangements and delivery yard efficiency, the Motion team helped overcome technical issues and complex requirements for the car-free development. Motion Regional Director David Lewis adds, "Our proposals had to sensitively integrate with the Newham gyratory scheme, which was being built during the planning application process. Account needed to be taken of a new two-way carriageway and pedestrian and cycle crossings."

Unanimous support for landscape-led design

A 77-home residential development within the South Downs National Park has obtained unanimous support, following close liaison between CALA Homes (Thames), ECE Architecture, Motion's drainage and SuDS team and the Park Authority.

The design of the scheme, at Andlers Ash Road in Liss, was influenced by the surrounding landscape. Motion's Flood Risk Assessment and Drainage Strategy addressed the site's challenging topography. Extensive open space will run diagonally through the development, which will incorporate swales and a dry detention basin.

Motion Technical Director Neil Jaques explains, "Andlers Ash Road had been prone to flooding in the past, with run-off from the greenfield site contributing to the issue. We were able to allay local concerns, by demonstrating how the measures to control the flow of water from the site would improve the situation."



Rob Monie

Right first time

Insight catches up with Technical Director Rob Monie about his passions and motivations, three years into the role at Motion

Why did you decide to work at Motion?

RM I knew Motion by reputation and it felt like the kind of place where I could spend more time delivering the work and make a real difference to projects.

Why do clients choose to work with Motion?

RM We're focused and we want to get things right first time, giving advice and working with them collaboratively. We always look outside the scope of our part of the project to make sure that the solution we suggest is the best for our clients in the long term.

What type of projects do you like best?

RM The variety is what I love about this job. I work on anything from very small minor highway works to huge developments. They all come with their own challenges and satisfactions.

Do you have a particular professional interest?

RM I like being involved with construction on-site and I'm particularly interested in site supervision from a technical point of view. You have to think on your feet, consider knock-on effects to other parts of the project and be creative. It means working under pressure, and I like that!



Old Kent Road regeneration kick-started



Planning consent has been granted for redevelopment of the Southernwood Retail Park in Southwark. The mixed-use scheme will deliver 724 residential units, including 219 affordable homes, and will feature a 48-storey tower. More than 2,500 square metres of shops, cafes and restaurants, a 195-room hotel, a three-screen cinema and public spaces are also proposed. The development will provide much-needed new homes and kick-start the regeneration of the northern section of the Old Kent Road.

Motion helped secure unanimous approval with preparation of the transport assessment which included analysis of on-street parking and close liaison with Transport for London (TfL) to agree car and cycle parking provision. The company's advice covered delivery and servicing, refuse strategy, travel planning and construction traffic management. Design support for vehicle and pedestrian access was also provided.

Careful balance facilitated

According to Emma Prichard-Selby, Founding Director at development manager The Vesta Group Ltd, *"This was a complicated project within a constrained site, requiring a careful balance between the local authorities and TfL. Motion worked extremely hard to facilitate meeting everyone's requirements."*

Technical Director, Phil de Jongh explains, *"One of the key challenges was developing a construction strategy which took account of the emerging Bakerloo Line extension works on Humphrey Road, while minimising the impact of construction traffic in nearby streets."* The team provided detailed input on the future travel patterns for the proposed hotel, and the likely impact on buses before the Bakerloo Line extension becomes operational.

Car-free student scheme secures community arts hub

Future Generation has gained planning permission for a new £80 million student accommodation scheme in Hackney Wick, in the east London borough of Tower Hamlets. The Vogue will deliver 330 bedrooms and is close to several university campuses. Motion provided the scheme with transport and travel planning advice. The company also supported the application with delivery and servicing, and construction management planning.

The car-free development will also assure the future of a popular community arts hub, which has been given a home within the new complex. Stour Space opened in 2009 and has been a local engine of creativity. It will continue to offer free co-workspaces, affordable studio spaces and a unique gallery at its new location.

Andrew Southern, Chairman of purpose-built student accommodation (PBSA) developer Future Generation, comments, *"Stour Space will have a home in the new development for generations and will cement this scheme as the beating heart of what will become a new, young and vibrant community."* He continues, *"Once The Vogue is completed, the area will be given a whole new lease of life, and a more sustainable one too."*

Sustainable travel planning

In accordance with the draft London plan, the accommodation will provide one cycle space for every student. Motion demonstrated that the development would not result in a notable increase in vehicle trips, with students using other, more sustainable, modes of travel.

According to Motion Technical Director David McMurtary, *"There is a wide range of nearby public transport options, including bus and railway stations, and the site benefits from good foot and cycle access to universities and amenities."*

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Reimagining the high street

Motion Regional Director John Russell sets out three key themes for rethinking the town centre by putting people at its heart, with implications for planning, policy development and design.

Making movement of pedestrians and cyclists safe, easy and enjoyable

Changing retail patterns raise significant questions for how places are designed for people to move from, to, and around. Town centres have historically fuelled demand for car parking, and access to the spaces by car. Pedestrian and cycle access, if designed for, has catered for people moving between the car park and the town centre. Do town centres need to be designed to make travel a pleasant, easy and safe experience by foot or cycle? Would the conversion of car parking and highway space to high-quality public realm, in which the pedestrian is king, improve the viability of a reborn town centre? The government's proposed walking and cycling improvements provide an unprecedented opportunity to design and build meaningful schemes.

Adopting a flexible and pragmatic approach to car parking and design standards

This transformation will need a flexible and pragmatic approach to be taken by local authorities. Town centre redevelopment continues to

be dominated by vehicular movement. Instead, local authorities could consider redevelopment on a case-by-case basis

- listening closely to what developers say about the access and car parking they consider is necessary, rather than employing minimum or maximum design standards.

Applying open-mindedness in application of design guidance for residential streets

Attention must also be given to the 'home' end of 'home delivery'. Historically, little commercial traffic might have been expected in residential streets and they have tended to be designed accordingly. The challenge is to think about how to best accommodate commercial traffic without compromising the integrity and quality of streets. In order to balance the competing needs for road space, open-mindedness and flexibility will be key in the application of design guidance by permitting authorities.



Quality development to meet demand for high-standard teaching

A two-storey teaching block and single-storey classroom wing for Salesian School in Chertsey have been granted planning permission. The development will include dedicated teaching space for new T-Level technical courses, practical qualifications oriented towards preparing students for working life.

Demand for places is high at the school, which is in the top 100 performing non-selective, state-funded schools in England. The new building has been designed to better accommodate current and future students, and will match the school's high standards of teaching. Motion provided sustainable drainage advice for the scheme, ensuring that the development will not result in increased flood risk to the site or adjacent areas, and that the local water supply is protected against pollutant runoff.

Dedicated teaching space enhanced by rain gardens

The preferred option for surface-water discharge would usually be via infiltration through means of a soakaway. However, according to Jason Morgans, Associate Director at Motion, "Tests found the ground to have

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insufficient drainage; therefore, infiltration methods could not be used. The surface-water runoff will instead move through a filter drain and then attenuate within a storage tank."

Rain gardens, wooden planters filled with native plants resistant to waterlogging, will be provided around the proposed new building to collect surface water from rainwater pipes, and filter out pollutants. The planters are designed to enhance the capacity of the drainage network by capturing and storing rainfall, allowing it to release slowly into the public surface-water sewer.



Made in Dagenham

More affordable housing will soon be available in the London Borough of Barking and Dagenham, following approval of a planning application to redevelop land on the Becontree Estate. The plans will transform an historic public library into a local amenity, helping to regenerate part of the east London inter-war housing development.

Access strategy

Led by Morris+Company, the scheme will deliver a balanced new community with 56 new homes enjoying a range of open spaces, from private gardens, balconies and terraces to shared communal areas. Associate Polina Pencheva explains, *"This was a landlocked site surrounded by houses and back gardens. The creation of a viable access was key to unlocking the development. Driven by the need for a robust transport analysis and access strategy, Motion's advice was critical to gain support for the inner road leading into the scheme."*

The Woodward Road site is being developed by Be First Regeneration, which aims to provide 50,000 affordable homes and 20,000 new jobs in Barking and Dagenham within two decades. The main feature of the scheme is the new street of mews houses. According to Motion Transport Planner Calum McGoff, *"A one-way, residents-only street through the development will be key to avoiding cut-through journeys."*

Flexible parking

Working closely with the landscape architects, Motion advocated the use of block paving, rather than raised kerbs, with the inclusion of coloured parking zones to create a welcoming, attractive environment with an emphasis on safety and security. Whilst adhering to local planning guidance, the parking was designed with as much flexibility as possible, with imaginative use of a comparatively small space around each bay. Calum continues, *"Careful consideration was applied to achieve the right approach, maximising the tight space at the same time as maintaining balance and context sensitivity."*



Travel plan efficiency for marina eco-homes

Demonstrating sustainable and economical movement of people can help to secure the best possible planning outcome for property developers and future residents of a development. It is increasingly important not only during the planning application process, but also following site completion and beyond into occupation. When Brighton Marina Group needed to demonstrate delivery of Section 106 obligations for a mixed-use scheme, the company approached Motion's travel planning experts for advice and support.

Motion responded to Brighton and Hove City Council's requirement for a Travel Plan Implementation and Monitoring Report for the completed first stage of the 'West Quay' marina development. Comprising seven restaurants and 195 flats, the scheme incorporates sustainable features and aims to reach an EcoHomes standard of 'Excellent'.

Best experience for residents

According to Katie Sullivan, Managing Director Brighton Marina Group Ltd, *"The Motion team was professional and helpful, producing more detail to satisfy the council and managing ongoing monitoring to ensure compliance. The work has also helped to provide the best experience for residents living in the marina."*

A complex, multi-modal travel survey was devised, reflecting the integrated nature of the site within the wider Marina estate, and the numerous site users and accesses. The results informed a review of the target modal splits, and an updated action plan was presented.

Motion Senior Travel Planner, Anna Mahoney, recalls, *"The project included detailed analysis, involving collection of site-specific travel data, covering residents of the occupied flats, staff and retail customers. People who were visiting the facilities, as part of a trip to the marina for other purposes, needed to be clearly identified."*



PHIL BELL

Building resilience in uncertain times

I hope that you, your families and your colleagues remain safe and well. One thing I have learned during the lockdown is that change can take us on strange and unfamiliar journeys. Last year Motion celebrated its 15th birthday. Many of you joined us to mark the occasion. It was a time to reflect on how far we had come as a business but also to think about what type of future we wanted to carve out. This year, our focus has been on supporting clients and industry partners, helping you make sense of a unique and highly challenging environment.

The big reset

Winston Churchill famously said, 'Never let a good crisis go to waste'. But what about a bad crisis? According to a YouGov poll conducted during the early part of the COVID-19 pandemic, only 9 percent of Britons want life to return to normal, cherishing cleaner air, closer interaction with the natural environment and a stronger sense of community. What does this mean for property development? Creating pleasant and safe spaces in which to live, travel, work and play. Reimagining the high street and breathing new life into town centres. Putting people at the heart of design.

Navigating the next normal

Around us, the property development sector is constantly evolving. The shift caused by the COVID pandemic has resulted in further shockwaves and market disruption. As transport planners we have had to be resourceful in how we gather and assess traffic and travel data, when the past is not a reliable indication of the future. Our travel planners are reconceptualising walking and cycling in the light of new socially distanced guidance, in which streetscapes may be reclaimed from vehicular traffic. And our design engineers are reassessing the important role infrastructure needs to play in stimulating the recovery and supporting future communities.

People power

Alongside the enormous pressures on all of us involved in property development, there are reasons for optimism. Even in technical and engineering fields, it is the people that make the difference, and humans are much more resilient than we think. I pay tribute to the

whole Motion team. Without exception, they settled into remote working and helped to maintain 'business as usual' for our clients and industry partners from Day One of lockdown, with all their customary energy, integrity and initiative. In a world where direct contact seems rooted in the past, we've adapted the ways in which we engage with you - participating in virtual committees, online meetings and pub quizzes, and giving evidence in the first ever remote trial in the High Court of Justice.

I would be very keen to hear about your own journey, and current or future property development challenges. Wherever you are with navigating your new or next normal, we are here to help. Through 2020 and beyond.

Trial by Zoom

History was made with support from Motion, as online meeting technology enabled a hearing to proceed in the High Court of Justice during the COVID-19 lockdown. Director and expert witness, Richard Bettridge, prepared flooding evidence in the first remote trial in the Business and Property Court of England and Wales, Technology and Construction Court.

Richard says, "the outcome shows that remote hearings can and do work successfully, benefitting everyone by reducing time and expense. In this case, the online trial helped to avoid a lengthy delay due to the pandemic."

The chosen communications technology platform was tested rigorously prior to the trial, which was concluded after five days.



Ask Motion – If you would value a preliminary discussion about the traffic, travel, infrastructure, drainage or flood-risk issues associated with your development project, why not give us a call on 01483 531300?

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