



PROJECT PROFILE

Client: Mackenzie Homes

Location: London

Sectors: Residential

Services: Transport Planning,
Travel Planning

Project overview: Transport and travel planning advice helped to overcome the challenges of a busy, sensitive site in London and provide safe and efficient access for deliveries and servicing in a constrained ground floor space.

Added value:

- Pedestrian link with convenient access to local amenities and town centre
- Opportunities for active travel
- Public realm upgrades for future residents to enjoy

3 Viveash Close, Hillingdon

As cities expand, providing adequate provision for delivery and servicing activity for new developments can help to minimise disruption and the environmental impact, such as increased congestion and noise pollution. Planning consent has been granted for the redevelopment of an industrial site to erect a part 10-storey and part 11-storey mixed-use building. The development will be car free apart from seven disabled parking spaces and a new loading area created for deliveries and servicing, including refuse collection.

The development at 3 Viveash Close will provide 127 flats and double-height residents lounge, with public realm improvements and landscaping works. Motion supported property development company, Mackenzie Homes Limited, with transport and travel planning advice and construction traffic management. The proposals are critically important to unlocking the full potential of the wider masterplan for the area and will provide a pedestrian link to the former Nestlé factory site in the east to the new Crossrail station and Hayes town centre.

Motion worked closely with the architect to ensure that accessible parking spaces for disabled residents, a large cycle parking allocation and deliveries and servicing could all be accommodated in a constrained ground floor space.

An Active Travel Zone assessment on the walking and cycling infrastructure in the vicinity of the site and the scheme will contribute to public realm improvements along Viveash Close.



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