



PROJECT PROFILE

Client: Mackenzie
(South West) Homes

Location: High Street, Southall,
London Borough of Ealing

Sectors: Mixed Use

Services: Transport Planning,
Infrastructure Design

Project overview: Providing
transport advice and Section
278 detailed design of small-
scale highway works

Added value:

- Extensive regeneration
- Accessible, car-free development
- On-site loading facilities avoided

Southall High Street, Ealing

Plans were approved for a mixed-use development in the heart of Southall. Construction is underway of 133 homes at 49 and 57-59 High Street, with 517 square metres of ground floor, flexible use commercial space. Motion provided transport advice and assisted with Section 278 detailed design of small-scale highway works for housing developer Mackenzie (South West) Homes.

A key challenge was to persuade the highway authority that all servicing and deliveries could be undertaken on-street. Motion demonstrated that the servicing arrangements would not affect the operation of the High Street or adjacent bus stops. An agreement was reached with the London Borough of Ealing that delivery vehicles could unload on Southall High Street and the developer therefore avoided the need to provide on-site loading facilities.

The land at 49 High Street was previously occupied by a public house and is at the heart of an area undergoing extensive regeneration. The new development will be car-free, with the exception of two parking spaces for Blue Badge holders.

The site is in a highly accessible town centre location which benefits from good pedestrian and cycle access, and is well-served by public transport links. Southall railway station is within five minutes' walk and will be on the Crossrail route, which will enhance the public transport infrastructure and accessibility of the development.



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