



PROJECT PROFILE

Client: Be First Regeneration

Location: Barking and Dagenham

Sectors: Residential, Sports and Leisure

Services: Transport Planning

Project overview: Access strategy to unlock site surrounded by housing, maximising space with context sensitivity

Added value:

- Boost to east London regeneration
- Balanced new community with new local amenity
- Welcoming access with emphasis on safety and security

Woodward Road, Becontree Estate, 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.

The main feature of the scheme is the new street of mews houses. The site was surrounded by houses and back gardens and needed a viable access to unlock the development. Motion supported the developer with an access strategy including an inner road for the scheme. Creation of a one-way, residents-only street through the development was key to avoiding cut-through journeys.

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. Careful consideration was applied to achieve the right approach to parking, maximising the tight space at the same time as maintaining balance and context sensitivity.

Analysis of local car ownership helped to justify the low level of parking provision and satisfy the planning authority. 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.



84 North Street
Guildford
Surrey GU1 4AU
T: 01483 531300

Golden Cross House
8 Duncannon Street
London WC2N 4JF
T: 020 8065 5208

9 Greyfriars Road
Reading
Berkshire RG1 1NU
T: 0118 206 2930

