

**SEGRO PARK  
CLAPHAM NORTH**

November 2023

# Creating a modern, sustainable industrial park



Proposed designs for the industrial park, looking south along Timber Mill Way

## In this newsletter, you will find:

A reminder of our proposals for Timber Mill Way

An update on some of the design changes we've made following the public consultation

Our latest images of the scheme

Information on our next steps and how to get in touch

**Over the summer, we organised a series of public consultation events to share our evolving plans to transform part of the Timber Mill Way Industrial Estate. As a reminder, our proposals include:**



**7,855sqm of floorspace**, capable of supporting a variety of operators, from local businesses to national and international organisations.



**Significant public realm improvements** along Timber Mill Way, with new greenery and landscaping.



**8 high-quality business and industrial spaces**, across 3 buildings.



Around **165 jobs for local people**, as well as apprenticeships and employment opportunities through the construction phase of works.



**A highly sustainable industrial park**, maximising renewable energy sources and reducing on-site carbon emissions.



**A dedicated training and skills programme** to support residents and young people.

**SEGRO**

# Responding to local feedback

We have continued to develop our proposals in discussion with residents, community representatives and officers at Lambeth Council, and have made a number of changes to the designs over the past few months. We have set these out below.

## 1 Lowering building heights



We have looked carefully at our proposed building heights and any impacts on local neighbours. In response to feedback, **we have lowered the height of the parapet, which fronts closest onto Timber Mill Way, from 13 metres to 12.5 metres.**

This is consistent with the heights of other buildings in the local area, including the businesses located along Timber Mill Way.

## 3 Introducing new acoustic fencing



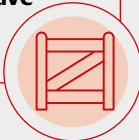
A new 4-metre-tall acoustic fence has been introduced along the site boundary wall at Timber Mill Way, to protect residents' privacy and reduce any potential disruptions caused by vehicles.

Acoustic fences have also been added along the railway line (4 metres in height), to further mitigate any potential train-spill noise.

New, enhanced greenery and planting will be added to the fencing, and these will be maintained by SEGRO.

## 2 Addressing the Gauden Close cut-through

We are exploring the possibility of installing a gate between the site and Gauden Close, to remove the existing cut-through and tackle some anti-social behaviour issues that have arisen from its use. This gate would have a drop-arm barrier that will be maintained by SEGRO. **We would welcome any further feedback you have on its inclusion.**



## 4 Placement of the SEGRO sign

SEGRO

The high-level signage previously facing onto Timber Mill Way has been removed, following feedback from local residents.

## 5 Adding new greenery along Timber Mill Way

As part of the public realm improvements, new greenery and landscaping will be provided, including up to **14 mature trees, 4 of which will be located along Timber Mill Way**, to create a more attractive, welcoming entrance to the site.



## 6 Protecting residents' privacy



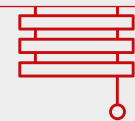
The windows facing onto Timber Mill Way have been redesigned to include new louvres, tint glazing and opaque glass. They will still provide natural light for those working inside our buildings, but limit visibility into neighbouring properties.

We are also exploring the possibility of adding blinds to the windows and have relocated balconies previously proposed along the building fronting onto Timber Mill Way, to further protect our neighbours' privacy.

In the warehouses, translucent panels have been added and will be located at heights that restrict people's ability to overlook into residents' homes. They will also remove the need for artificial lighting, helping to reduce the energy demands on the industrial park.



Proposed designs for the industrial park, looking north along Timber Mill Way



# Working with local communities

We deliver community investment programmes in the areas where we operate to ensure our schemes benefit local people, particularly those in need of extra support. This involves partnering with local groups and interests to identify, fund and deliver different educational, employment and environmental initiatives. Scan the QR code to the right, to learn more about our community outreach.



A social project delivered by SEGRO and Groundwork

## Our next steps and how to have your say

Following our public consultation, we have now submitted a planning application to Lambeth Council. The Council will now undertake its own consultation on the submitted plans and you will be able to provide any feedback directly to them.

If you have any questions about the proposals or want to speak to a member of the project team, we are always happy to help. You can get in touch with us using the details below, and there is lots of information available on our website (use the QR code, which is also below).

We would like to thank everyone who has provided comments and attended our events over the last few months. We'll continue to keep you updated on our plans as they progress.

### Timeline

#### November 2023

Planning application submitted to Lambeth Council

#### Winter 2023/24

Application determined by Lambeth's Planning Committee (expected)

#### Summer 2024

Construction works begin on the estate (expected)

#### Summer 2025

All works are completed (expected)

### Get in touch



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