

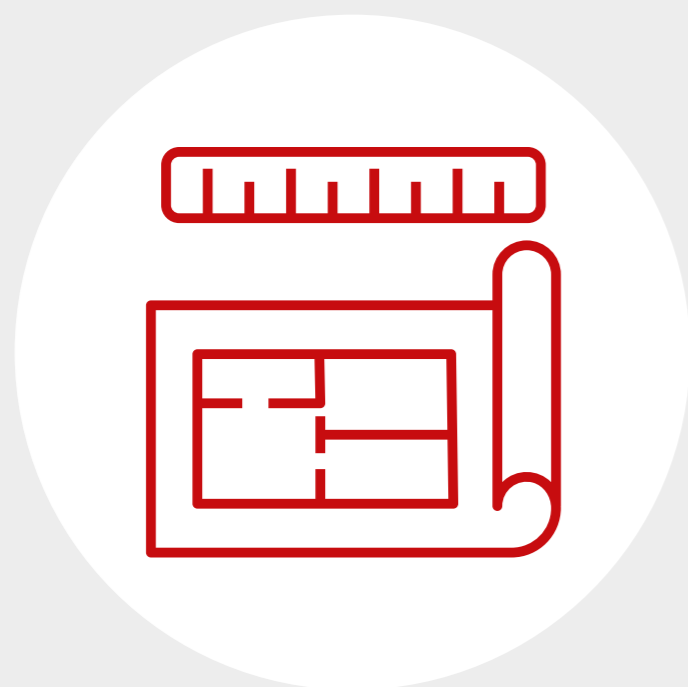
Welcome

Timber Mill Way Industrial Estate

Creating new industrial, business spaces and job opportunities for Clapham

Welcome to our public exhibition, where you'll be able to find more information about our developing plans to transform the Timber Mill Industrial Estate into a modern, greener and more sustainable business park.

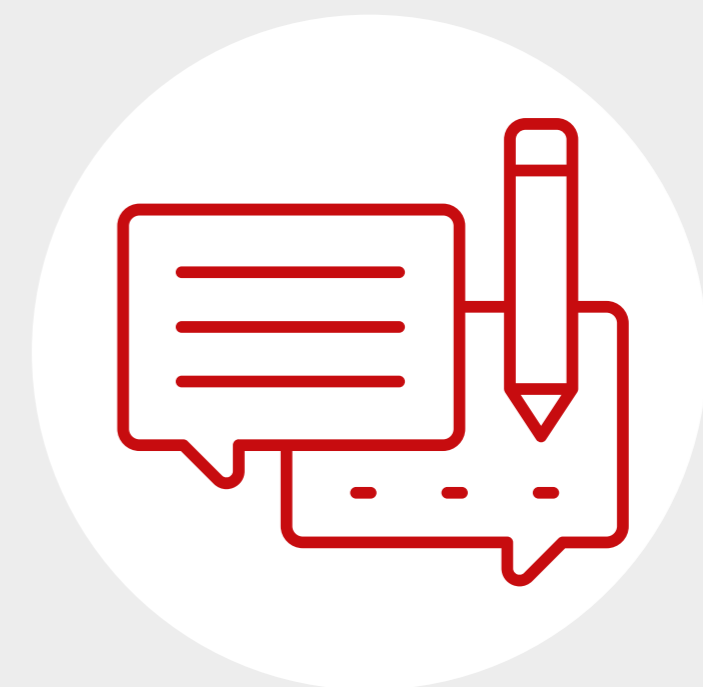
Today, you'll be able to:



Learn more about SEGRO and our developing designs for the site



Speak to members of the team and ask any questions



Share your feedback



Proposed design for the new industrial and business spaces

About the project team

SEGRO

Landowner & developer

CBRE

Planning consultant



Lead architect

TALA
TERRY ANDERSON LANDSCAPE ARCHITECTS

Landscape architect

feasibility

Project manager

mba
CONSULTING ENGINEERS

Sustainability consultant

motion

Transport consultant

LONDON COMMUNICATIONS AGENCY

Community consultation specialist

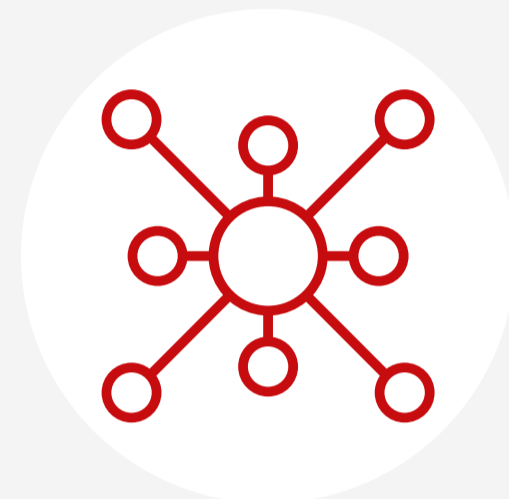
SEGRO

SEGRO, a trusted local and national partner

About us

For over 100 years, SEGRO has been developing and managing warehouses and industrial space to support business growth across the UK and internationally.

We create the spaces that enable **extraordinary things** to happen.



1,400 customers, from global corporations to small innovative companies, including household names such as Royal Mail, Brompton Bikes, Mars, John Lewis and Netflix.



9.6m sqm of space currently under management.
625k sqm of projects currently under construction.
4.2m sqm of projects in the pipeline.



Created **thousands of new jobs** across the UK.



A long term partner for businesses and communities across London, with dedicated **Community Investment Programmes** for each region in which we are active.



Committed to becoming a **net-zero organisation** by 2030.



Set a new standard for sustainable, industrial projects, creating one of the **greenest urban schemes** in London at SEGRO Park Tottenham.



Image of SEGRO Park Tottenham



Image of SEGRO Park Hayes

About our sector

The industrial sector is set to continue to be a key driver for economic growth and productivity in the UK for years to come.



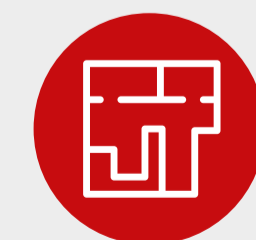
Today, it's worth over **£80 billion** to the UK economy and this is expected to rise to **£109 billion by 2027**.



It is a major employer, supporting at least **3.8 million** people nationally, including over 300,000 in London.



The sector supports a **range of businesses**, from pharmaceutical development to R&D, film production, data storage and much more.



In the last 20 years, London has released **24% of its industrial floorspace** despite a strong remaining demand and need for it in the capital.

The **Timber Mill Way** Industrial Estate

Timber Mill Way has been an industrial hub for generations.

It is identified as an important site locally for economic growth, business and industrial uses.

After acquiring the estate last year, we have been exploring a potential redevelopment of the site which could bring new investment and valuable job opportunities for the local community and borough.

About the site



The estate is located on **Timber Mill Way**, just off Clapham Road.



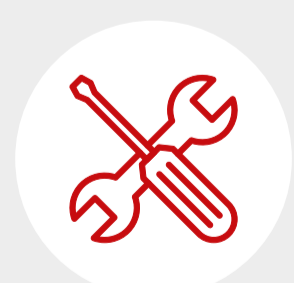
It has fantastic transportation links, with **Clapham High Street, Clapham North and Wandsworth Road stations** located nearby, as well as several A-roads.



It has a long industrial history and has been used by **a range of different businesses** in recent years.



The estate is designated by the **Council as a Key Industrial and Business Area (KIBA)**, which means it is an important site to invest in and should continue to prioritise economic growth and industrial uses. Under this classification, the site is not suitable for new homes or other types of development.



The estate has become run-down in recent years, and is **no longer suitable for modern, sustainable employment** uses.



At times this estate has also proven to be a magnet for anti-social behaviour, and speeding vehicles, **which is something we also really want to help address.**

Aerial view of the site and surrounding area



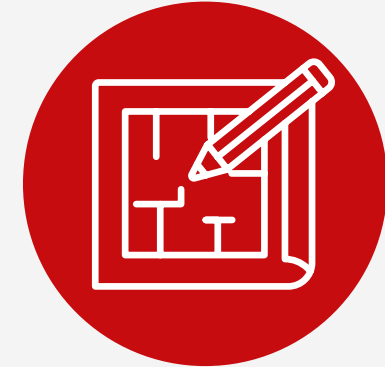
Images of the current industrial estate



Our proposals

We want to transform the estate into a best-in-class sustainable business park with modern, flexible industrial and business spaces.

Our key principles



A high-quality design

- We are exploring a range of building heights, which could rise up to 13 metres.
- Materials will be recycled from the existing buildings where possible.
- Inspired by the local architecture of Timber Mill Way and its rich industrial legacy.



Creating modern industrial, business spaces

- Four sustainable buildings.
- Up to 8 high-quality spaces.
- To support a variety of operators from local businesses, to leading industries in research & development, e-commerce, logistics and much more.



More diverse jobs for local people

- Up to 165 new jobs.
- Dedicated skills and training programmes for local residents.
- A significant boost for the local economy.



A sustainable, greener business park

- Target a minimum BREEAM rating of 'Excellent' – surpassing the recognised industry standard.
- Use new green technology and low-embodied carbon materials to reduce on-site emissions.
- Invest in photovoltaic panels to maximise renewable energy sources.
- Significant public realm improvements, as well as ecological upgrades across the site.



Management of the park

- Create more enclosed service yards to minimise any potential disturbances to residents.
- Improve the outlook for residents, with more modern buildings, landscaping and greenery.
- Act as a responsible landlord, to ensure all of our tenants abide by highest safety and work practices.



Proposed designs for the new estate



3D design of the future buildings

New jobs, industrial and business spaces for Clapham

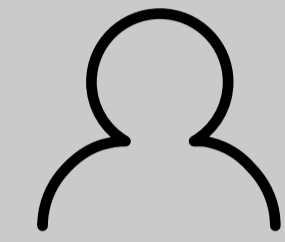
Our plans will ensure the site continues to be an important industrial hub for this community and Lambeth, attracting even more growth and investment to the area.

Key stats

- Up to **8 high-quality spaces**, **6 more** than are currently operating at the site.
- Modern flexible spaces suitable for start-ups, local businesses and national and international operators.
- **7,855sqm** of new floorspace, a potential increase of over **1,800sqm** on the current facilities.
- **Up to 165 jobs**, potentially over 100 more than are currently employed at the site.

Local jobs and opportunities for residents

- With a range of businesses coming to the site, new diverse employment opportunities will be available to local people.
- As part of our Community Investment Programme (CIP), we will develop dedicated training and skills programmes for residents and young people.
- We will invest in community-funded projects to support the long-term growth of the area.



Potential tenants

- Film & production
- E-commerce
- Research & development
- Maker & creative spaces
- Storage & distribution

Proposed new spaces and designs for the estate

Potential future uses for the spaces



For the community

We develop dedicated Community Investment Programmes for all of our major business and industrial sites. Through these, we collaborate with local partners to identify different educational, employment and environmental projects we can support. This ensures our projects are benefiting those who actually live and work closest to us.

We will look to do the same in Clapham, and are exploring ideas for:



New skills, and apprenticeship opportunities



Training and mentoring for young people



Environment, health and wellbeing initiatives



Community funded projects



A social project delivered by SEGRO and Groundwork



An initiative delivered by SEGRO and Action West London



Over the last year, we have already:

- 5,700 young people inspired about the world of work
- 37 schools engaged in local projects
- 35 students mentored directly by the SEGRO team
- 296 people supported through employability training
- 103 unemployed people helped into further training or employment
- 229 employee volunteering days
- 16 environmental projects delivered
- 28 charity partnerships created
- 32 customers and suppliers involved

“

We're delighted to be working in partnership with SEGRO to make a real difference to young people's employment prospects across the country. Together, we will be able to give them the skills they need to be at the forefront of a green economy, by supporting them to access jobs that improve the local environment and protect biodiversity.

Sarah Reece-Mills, Partnerships and Programmes Director, Groundwork UK

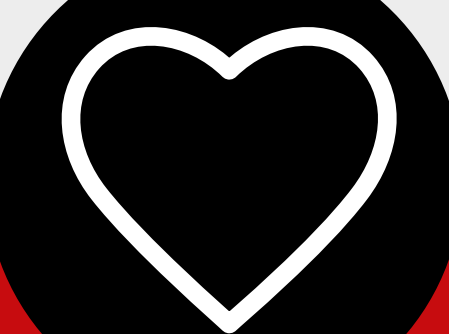
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Shaw Trust is excited to be working in partnership with SEGRO. This kind of opportunity is integral to Shaw Trust's mission of creating clear pathways into good work for the disadvantaged people we work with. Finding ways to create social value for organisations and maximise every pound invested will help to strengthen the local communities which we serve.

Gavin Lawrie, Employer Services Director, Shaw Trust

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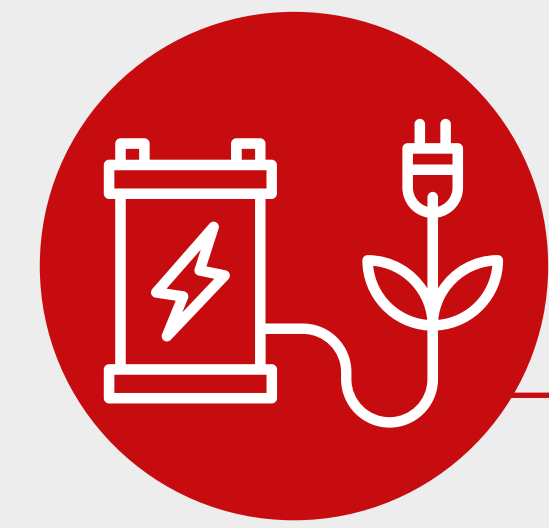
We want to support you!

Let us know if there any local initiatives or projects that we might be able to support!

Putting **sustainability** at the heart of what we do

Our commitment to be a force for environmental and societal good is at the heart of everything we do.

Our sustainability initiatives at the Timber Mill Way Industrial Estate



Eco-friendly travel

- New cycle and walking routes, to encourage future workers and operators to adopt more sustainable modes of transport.
- Cycle parking, with electric bike charging facilities across the park.
- Dedicated service yards for more discreet deliveries and collections.
- 100% of the car parking spaces will be fitted with electric vehicle charging points.
- Provision for cargo bikes and infrastructure for last mile deliveries by bikes.



Greener buildings

- Achieve a minimum BREEAM rating of 'Excellent' – surpassing the recognised industry standard.
- Use low embodied carbon materials, recycling resources from the existing buildings where possible.
- Invest in photovoltaic panels to maximise renewable energy sources.



Improving the local environment

- Significantly improve the public realm, with new greenery and landscaping along Timber Mill Way and across the site.
- Ecological enhancements, including a biodiversity net gain across the site.



Delivering positive change across the UK

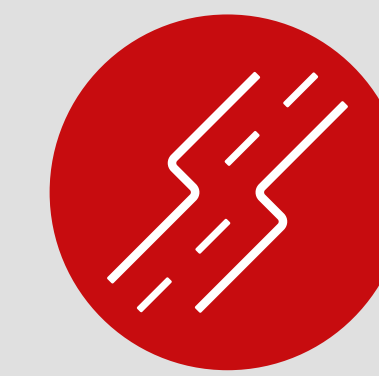
- As a business, we have set a target to become net zero by 2030.
- One of our latest projects, SEGRO Park Tottenham, set a benchmark in sustainability, delivering one of the capital's greenest industrial schemes.

The new buildings will be much more sustainable than the current warehouses



Managing the park

We will work with our community and the Council to ensure we manage the operations at the business park to the highest standards.



Managing local highways

- Access to the site will continue to run through Timber Mill Way, via Gauden Road and Clapham Road. Motorists will be informed beforehand not to use Gauden Close.
- We are working with the Council and Transport for London to develop our travel plan and manage vehicle movements to and from the site.
- We will review each of our tenants' management plans to ensure they adhere to the highest work and safety standards.
- Wayfinding across the estate will be improved, to help motorists, staff and visitors to better reach the site.



Improving the park

- The service yards will be better enclosed in our layout, to **minimise any potential disturbances** caused to the community caused by works on-site.
- **New greenery and public realm** will improve the frontage of Timber Mill Way, to create a visual and welcoming entrance to the park.



Building heights

- We are exploring a range of building heights, which could **rise up to 13 metres**.



Construction



- We have a proven track record of delivery, constructing all of our schemes within a year of gaining approval on the plans. We manage all of our projects, **ensuring they generate investment** and more opportunities for our communities.
- As members of the **Considerate Constructors Scheme (CCS)**, we ensure that all our partners and supply chain providers abide by the highest working standards for all our projects.
- Information on how we will manage construction works will be included in our planning application. We are however looking to:
 - Install monitoring equipment to check noise, dust and vibration levels, so the on-site team can address and resolve any issues quickly.
 - Provide advanced and regular notice to residents about upcoming operations and activities at the park.

Aerial view of the site and local area

Image of construction workers on-site

A summary of our proposals

Our proposals at a glance



Four sustainable buildings, providing 7,855sqm of new floorspace.



Support for local businesses, as well as leading industries from film and production, to e-commerce and distribution.



Up to 165 jobs for local people.



A local job and training offer through our Community Investment Programme.

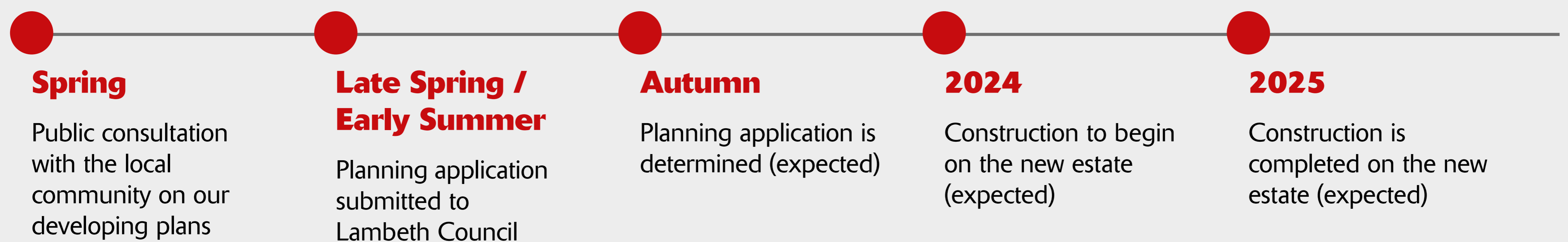


Significant public realm and ecological improvements, to create a more welcoming and attractive business park.



Target a minimum BREEAM rating of 'Excellent' – surpassing the recognised industry standard.

Next steps



Tell us what you think

Let us know your thoughts by filling out one of the feedback surveys or getting in touch:



- segro.com/parkclaphamnorth
- segroparkclapham@londoncommunications.co.uk
- 0800 307 7761