

Welcome

SEGRO Park Walthamstow

Bringing a best-in-class, sustainable industrial park to Blackhorse Lane.

Welcome to our public exhibition, where you'll be able to find more information about our developing plans to revitalise part of the Blackhorse Lane industrial Estate and create a more modern, sustainable industrial park with new jobs and opportunities for local people.



Aerial view of the proposed designs for the Blackhorse Lane Industrial Estate

Today, you'll be able to:



Learn more about SEGRO and our developing designs



Speak to members of the team and ask questions



Share your feedback

About the project team



Landowner & developer



Planning consultant



Lead architect



Landscape architect



Project manager



Sustainability consultant



Transport consultant



Community consultation specialist

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

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 £80billion to the UK economy, and this is expected to rise to **£109billion 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 need for business space.



Image of SEGRO Park Hayes

SEGRO Park

Walthamstow

Aerial photo with the SEGRO Park Walthamstow site highlighted in red

The estate and wider Blackhorse Lane area have been a hub of industry for many years.

About the site



The estate is located **just off Blackhorse Lane**, close to Lockwood Way.



It is **well-connected**, with Blackhorse Lane Station and several A-roads located nearby.



It has a rich industrial history and is designated as **Strategic Industrial Land (SIL)**, within the Blackhorse Lane SIL Masterplan.



Under this classification, such areas **should be protected** and **maintained for employment uses** and are not considered suitable for other types of development.



We acquired the site in **2021** from **The Delta Group**, who continued to operate from the site until last year.



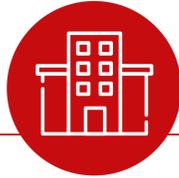
With the site currently vacant, and the spaces no longer best placed to support a modern and vibrant working environment, we have been exploring a **potential redevelopment**. This will help to create new **investment and valuable job opportunities** for the local community and borough.



Our Vision

We want to transform the estate into a best-in-class sustainable industrial park.

Our plans are to:



Modern industrial, business spaces

- Create two new sustainable buildings, designed sensitively with a range of heights up to 15 metres.
- Build up to 9 high-quality spaces, delivering 13,016 sqm of floorspace which is flexible and fit for future needs.
- Support for a range of operators, from local businesses to national and global organisations.



More diverse jobs for local people

- Support the delivery of up to 265 new jobs.
- Create a dedicated skills and training programmes for young people and local residents.
- Provide £44m Gross Value Added (GVA) per annum to London's economy.
- Invest £20m in the borough through construction.



A sustainable, greener park

- Target a minimum BREEAM rating of 'Excellent' – surpassing the recognised industry standard.
- Create a significantly more environmentally-friendly site, with a carbon-neutral scheme which incorporates new green technology and infrastructure to reduce our carbon footprint.
- Deliver public space improvements, including new trees and landscaping across the site.
- Provide ecological upgrades, to enhance local biodiversity and habitats on the site and in the wider area.



Management of the park

- Improve the outlook for residents, with new landscaping and planting along Blackhorse Lane to create a more welcoming and attractive entrance to the site.
- Enhance the site boundaries with new greenery, especially on the eastern part of the site closest to Eden Girls' School.
- Continue to act as a responsible landlord, to ensure all our tenants abide by the highest safety and work practices.



A high-quality, local design:

- Our plans have sought to celebrate the local architecture of Blackhorse Lane and its rich industrial heritage.
- We have developed a strong brick design, taking inspiration from the Grade II listed Wetlands Pumping Station.
- Although the building heights are still being finalised, the taller elements will be focused along Blackhorse Lane. Building heights will fall as they get closer to the river, with the industrial spaces having a maximum height of 13 metres.
- We're also proposing to improve the local streetscape, creating a more attractive entrance to the estate.

The proposed designs for the new industrial estate, looking along Blackhorse Lane



3D model of the proposed designs for the new estate



New jobs and investment for Blackhorse Lane

Our plans will ensure the site continues to be an important industrial hub for our community, investing in the future growth of the area.



Key stats

- Up to 9 high-quality spaces of various sizes.
- 13,016 sqm of new floorspace.
- Support the delivery of up to 265 new jobs.
- £44m (GVA) per annum for London's economy.
- £20m of investment created for the borough through construction.
- £250,000 business rates generated per annum.



Local jobs and opportunities for residents

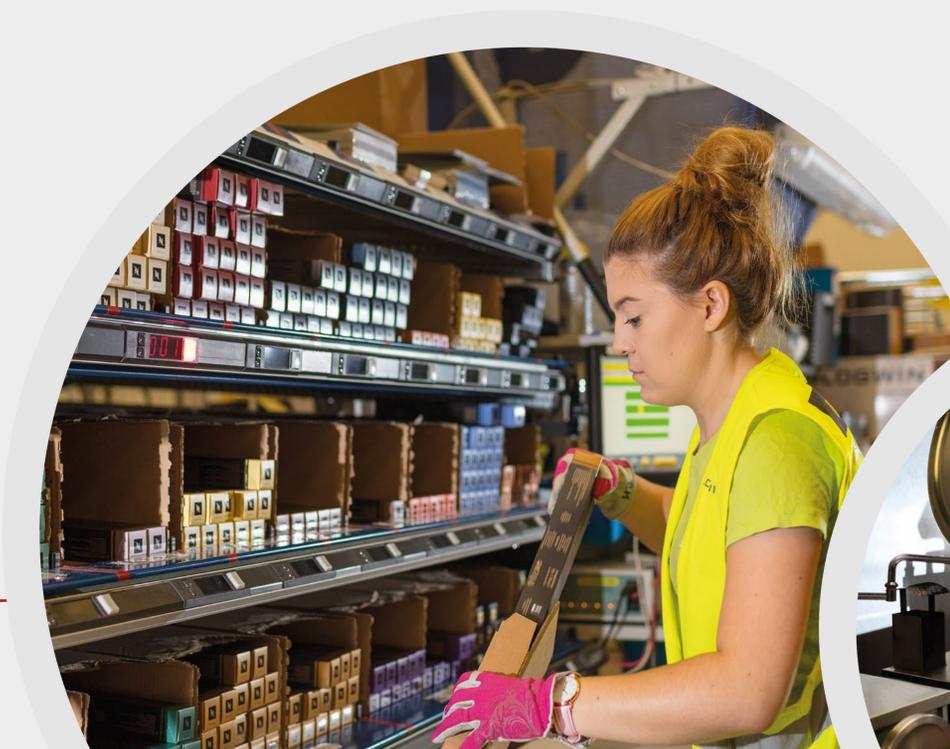
- With more businesses coming to the site, greater opportunities will be available for local people.
- Through our Community Investment Programmes (CIP), we will develop dedicated training and skills programmes for residents.

Some of the potential future operators and uses for the new industrial spaces at Blackhorse Lane



Potential tenants

- Research & development
- E-commerce
- Film & production
- Food & beverage
- Storage & distribution



For the **community**

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

We will look to do the same at Blackhorse Lane and are exploring ideas for:



Training and mentoring for young people



Environment, health and wellbeing initiatives



Community funded projects

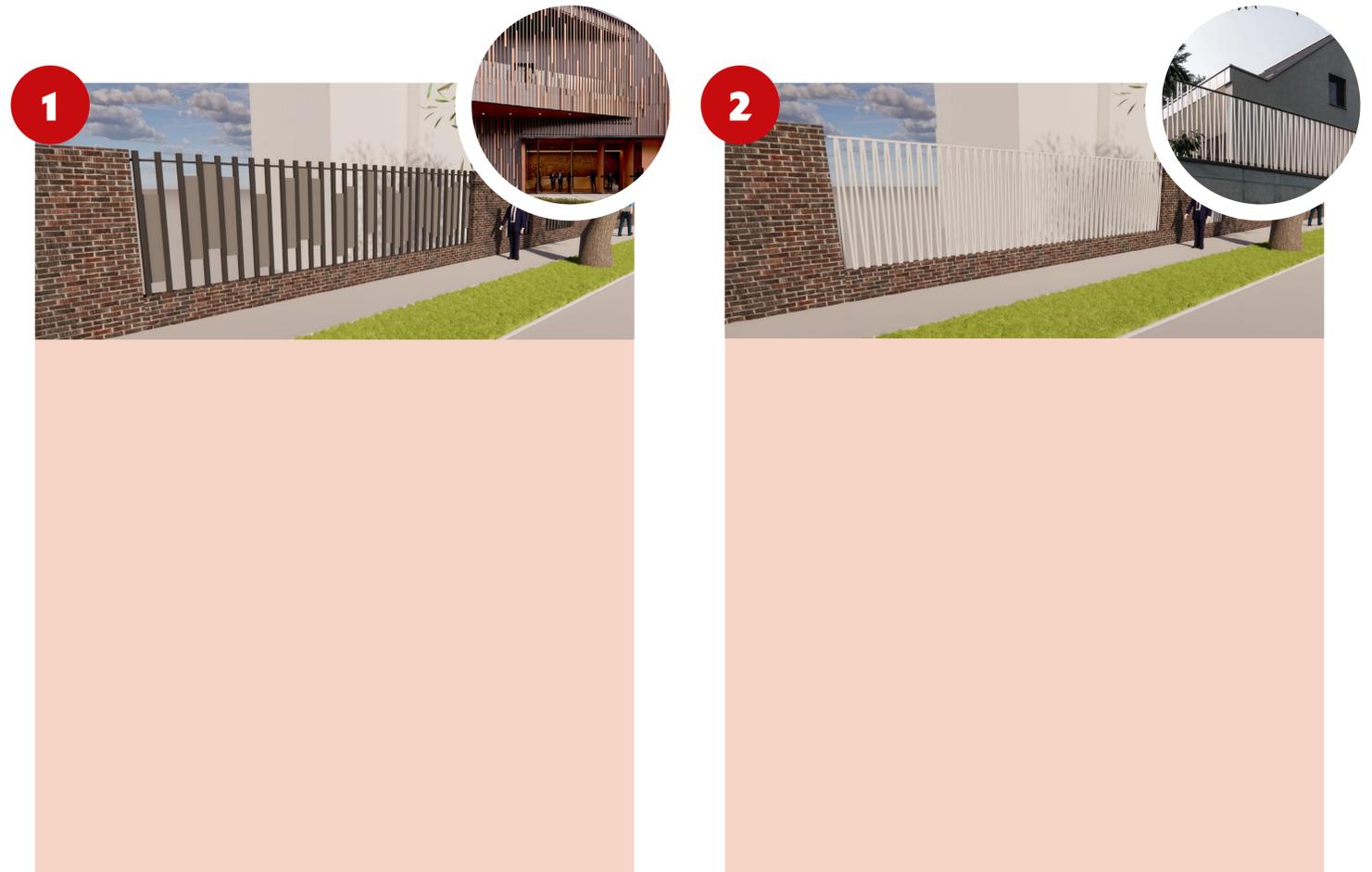


Over the last year, we have already:

- Helped to inspire and coach 5,700 young people about the world of work.
- Engaged with 37 schools on local projects.
- Helped members of the SEGRO team to mentor 35 students.
- Supported 296 people through employability training.
- Helped 103 unemployed people into further training or employment.
- Supported 229 employee volunteering days.
- Delivered 16 environmental projects.
- Created 28 charity partnerships.

Improvements to Blackhorse Lane

We are looking to improve the local streetscape, to create a more visual and attractive entrance to the estate. Let us know which of the designs for the new railings you like **by placing a dot on your preferred choice below.**



“

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.

We will deliver a number of sustainability initiatives on this site, including the following:



Eco-friendly travel

- New cycle and walking routes within the estate, to encourage people to adopt more sustainable modes of transport.
- Cycle parking, with electric bike charging facilities across the park.
- Dedicated service yards for deliveries and collections.
- The majority of the parking spaces will be fitted with electric charging points.
- Provision for cargo bikes and infrastructure for last mile deliveries by cycles.



Improving the local environment

- Significantly improve the public space, especially around Blackhorse Lane to create a more welcoming and attractive entrance to the site.
- Upgrades to the boundaries across the site, especially Lockwood Way and Eden Girls' School.
- Ecological enhancements to improve local biodiversity and habitats.



Delivering positive change across the UK

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



A greener park

- Achieve a minimum BREEAM rating of 'Excellent' – surpassing the recognised industry standard.
- Develop a carbon-neutral scheme, to further reduce our carbon footprint.
- Invest in photovoltaic panels to maximise renewable energy sources.

View of the proposed development from the reservoir



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.



Construction works taking place at SEGRO Park Rainham



Managing local highways

- In line with the current arrangements, access to the site will continue to run through Blackhorse Lane.
- We are speaking with the Council to potentially relocate the zebra crossing outside of the estate to the south of Blackhorse Lane, closer to Eden Girls' School. This is to ensure that residents and students can use it safely.
- Although the new proposals will lead to more vehicles accessing the site, we expect 87% of the journeys to be made by small delivery vehicles and light vans, with 13% undertaken by heavy goods vehicles.
- Over the course of the next few months, we will continue to liaise closely with the Council and TfL to assess the impact of our plans on the local transport network – roads, stations, bus routes – and submit a detailed Transport Assessment which the Council will carefully consider before they make any decision.
- We will also work closely with and review our tenants' management plans, to ensure they abide by the highest safety and work practices, especially when transporting materials to and from the site.



Improving the park

- The service yards will be better enclosed in our masterplan, to minimise any potential disturbances caused to the community by works on-site.
- Upgrades will be made to the boundaries around the site, especially those bordering Eden Girls' School in the east, and Lockwood Way to the west. This will include new greenery, planting and trees.



Building heights

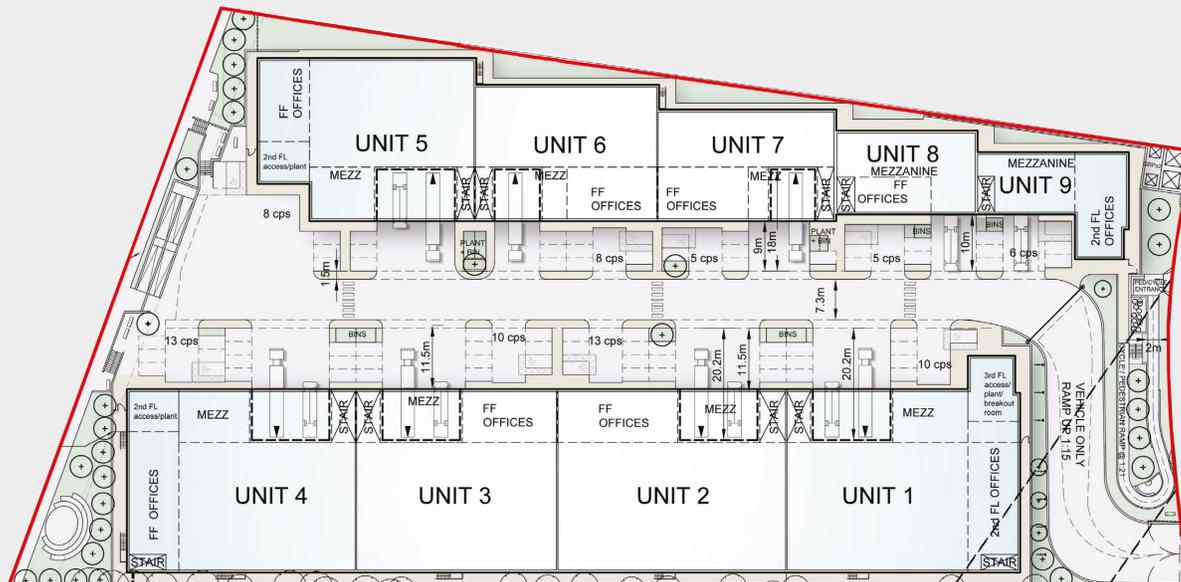
- Although the building heights are still being finalised, the taller elements will be focused along Blackhorse Lane. Building heights will fall as they get closer to the river, with these industrial spaces having a maximum height of 13 meters.



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 advance and regular notice to residents about upcoming operations and activities at the park.



Site plan for the new industrial estate

Proposed designs for the new estate, looking north-west from Blackhorse Lane

Summary of our plans

Our proposals at a glance:



Two sustainable buildings, providing 13,016sqm of new floorspace



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



Support the delivery of up to 265 jobs for local people



A local job and training offer through our Community Investment Programme



Significant public space and ecological improvements, to create a more welcoming and attractive park



Target a minimum BREEAM rating of 'Excellent' – creating a carbon-neutral development

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/parkwalthamstow
- SEGROParkBHL@londoncommunications.co.uk
- 0800 307 7495