



The Wick Lane site today, with on-going demolition works taking place

**Welcome to the pre-planning public exhibition for SEGRO Park Hackney Wick, which is proposed to be a new urban industrial scheme in the heart of Hackney Wick, at 616 Wick Lane.**

SEGro is committed to proactive and effective engagement with local communities to help shape our vision, reflecting the needs and aspirations of residents and businesses in the area.

That is why at today's public exhibition you can find information on all aspects of our exciting plan for the regeneration of this site on Wick Lane.

Members of the project team are available to answer questions and discuss the proposals further, and we would appreciate it if you left your feedback either by completing one of the forms provided here or by visiting the website at [www.segro.com/parkhackneywick](http://www.segro.com/parkhackneywick).

If you have any further questions or comments, please feel free to contact the project team at: [segroparkhackneywick@segro.com](mailto:segroparkhackneywick@segro.com)



## About SEGRO

**SEGRO is a leading developer, owner, and manager of modern warehouses and industrial properties across the UK and Europe who take pride in creating exceptional and responsible spaces.**

With over 100 years' experience in unlocking the potential of sites across the country, we understand how to deliver facilities that deliver lasting benefits to local communities.

SEGRO quick facts:

- SEGRO was established in 1920
- Our portfolio includes 9.6 million sq m of space
- We operate in 8 countries including the UK, France, Germany, Italy, Spain and Holland (plus a few more)
- We have over 1,400 customers

Our customers include some of the most successful and exciting businesses, including Netflix, Brompton Bikes, M&S, Camden Town Brewery and Royal Mail.

### As a business, SEGRO's key priorities include:



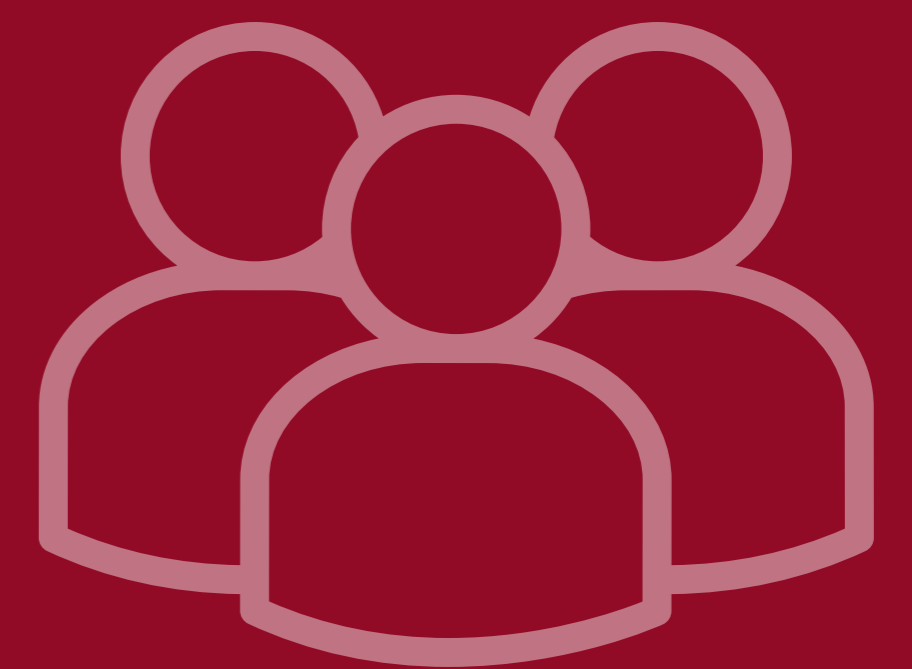
**Championing Low Carbon Growth**



**Investing in our local communities and environments**



**Nurturing talent**



### Communities

We work with local partners and charities to deliver initiatives to benefit residents: from training and support to help residents secure work, to inspiring school children explore the world of work through career sessions and workshops, and from helping local businesses maximise the supply chain opportunities that our schemes bring to enhancing the environment to support biodiversity and wellbeing in local neighbourhoods.



## The team

**SEGRO has assembled a best in class team to deliver this exciting project including:**



### **MSA – Architects**

Formed in 1998, Michael Sparks Associates is committed to producing buildings of quality and to maintaining the highest professional standards. The design team combines creative talent with extensive experience of commercial development work, and their expertise includes industrial, commercial, retail and mixed-use and Masterplanning developments. They have a particular focus on Sustainability and BREEAM, and their 'Outstanding' rating has been achieved on many projects.



### **CBRE – Planning consultants**

CBRE is the worlds largest commercial real estate services firm. CBRE are the Planning Consultants for the project and have a vast experience of advising on the Industrial sector across London and the South East



### **MOTION – Transport consultants**

Motion has a strong reputation in transport and infrastructure planning, and they work for a range of private clients, landowners and local councils themselves. Their specialist team have extensive experience of engineering viable highways and infrastructure solutions for new developments.





Redline boundary of our site, and boundary photographs



## About the site

**SEGro Park Hackney Wick is at the heart of a vibrant neighbourhood, which in the 10 years since the London Olympics has seen an exciting mix of new residential development, creative spaces, and businesses call it home.**

Whilst the Olympics brought much needed investment and regeneration to the area, it also displaced a range of businesses. Many of these businesses provided services, produced goods or enabled goods to be moved to homes and local businesses. In a growing city, the demand for these goods and services have only increased, and so the need for modern industrial space is rising.

The site has a long history of being used for industrial purposes, although in recent years the site has been vacant and had been left in a poor state of condition until SEGro took ownership of it last year.

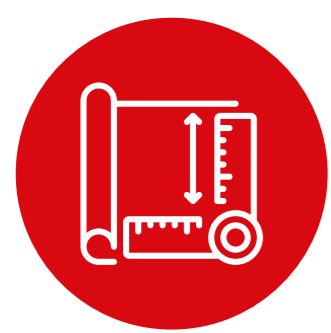
We believe that a new, sustainable urban warehouse development on Wick Lane will continue the site's industrial heritage in a contemporary way, responding to modern business needs, the environment and the evolving character of Hackney Wick.



## Our vision

Based on the opportunities presented by the site and the evolving needs of the local area, SEGRO's emerging vision is focused on the benefits of urban warehousing.

### Our proposals include:



**Two new urban units totalling 49,500 sqft**



**Improved landscaping, including urban greenery**



**Flexible spaces suitable for a wide range of businesses**



**A highly sustainable, low carbon development utilising green technology to minimise its impact locally**



**On-site amenity space, including break-out areas and wellness space for employees**



**An opportunity to provide an enhanced bus stop next to the site, making using active travel easier and more comfortable**

Computer generated image of our proposal, looking south



## Proposed site plan

The scheme design has been configured to respond to the local context and to appeal to businesses who want to provide a high quality working environment for their staff and operate their workspace in a sustainable way.

The site plan below shows the layout of our current proposals including the two site entrances - one directly onto Wick Lane and one onto the nearby Crown Close.

### Key design features

- Contextual saw-tooth roof design
- Green boundaries and roofs
- Flexible warehouse space
- High specification office space
- Outside amenity areas for staff
- Secure yards areas
- Energy efficiency design features
- Sustainable transport infrastructure



Site plan for SEGRO Park Hackney Wick



## Creating a suitable design

The architectural approach and materials **SEGRO** and the project team propose seek to celebrate the area's industrial heritage and reflect the ongoing evolution of the area.

We want to ensure that our plans appeal to a wide range of sectors now and in the future, which is why the proposed buildings are designed to offer flexible spaces that can be fitted out in a variety of ways to suit different business needs and activities.

We will be delivering new and improved green landscaping to create an improved outlook for our nearest neighbours, as well as a balcony and roof terrace to provide those working at the new facility with break out areas and wellness spaces. SEGRO has sustainability at the heart of everything we do, and we will be encouraging staff working at SEGRO Park Hackney Wick to cycle, walk, or use public transport, as well as providing electric vehicle charging points.



## A track record of sustainable development in London

**Sustainability is at the heart of everything SEGRO does, and we work hard to ensure we are a considerate and responsible neighbour.**

From Hayes in the west to Barking in the east, many of our estates are close to residential neighbours. Indeed, in the case of our site in Hayes, it is coming forward as part of a successful partnership with Barratt Homes. This shows that SEGRO can successfully deliver industrial space alongside new homes.

Our plans for Hackney Wick follow in the footsteps of our recently completed scheme in Tottenham, which is also located in a mixed-use neighbourhood and features solar roof panels, green walls and bug-friendly 'insect hotels'.

SEGRO always seeks to challenge and exceed the industry standard, and at Hackney Wick we aim to set a new benchmark for sustainable new-build urban industrial space in London.

BUSINESS | PROPERTY

### Segro to develop London's greenest industrial estate in Tottenham

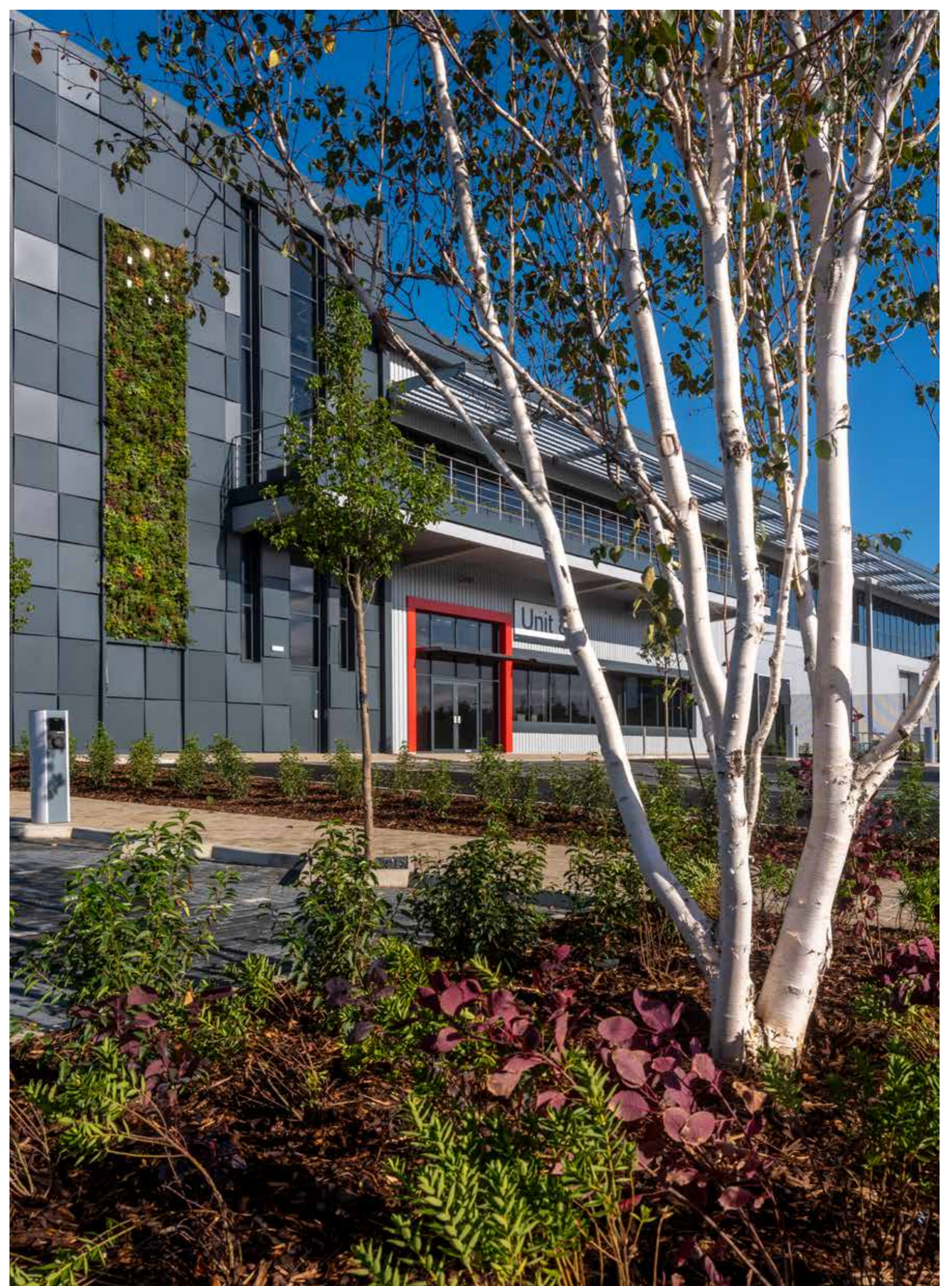
VIEW COMMENTS



Evening Standard article on SEGRO Park Tottenham



SEGRO Park Hayes has been designed alongside hundreds of new and existing homes



A view of our new and highly sustainable urban warehouse in Tottenham







View of our scheme along Wick Lane

## Next steps

**Thank you for visiting today's public exhibition on the proposals for SEGRO Park Hackney Wick.**

We appreciate your time and would encourage you to share your feedback with us. You can do this by speaking to a member of the project team here today or through our feedback forms. You can also visit our consultation website and use the online feedback form.

If you'd like to keep up to date on the latest developments on our Hackney Wick plans, you can sign up for our mailing list for updates at [segroparkhackneywick@segro.com](mailto:segroparkhackneywick@segro.com)

## Our Timeline



### November & December 2022

Pre-planning public consultation

### January 2023

Target submission date to the London Legacy Development Corporation (LLDC)

### Spring 2023

Anticipated determination of the application

### Summer 2023 to Spring 2024

Start & finish of our construction works

