

# New jobs and workspaces for Stratford



We are transforming the former Kesslers building (Phase 1) at the International Business Park

## In this newsletter, you will find:



An update on GLP's plans to transform the former Kesslers building (Phase 1)



Answers to some of your questions about the project



How to get in touch with the team and the next steps

## About us

GLP has a track record of success, delivering some of the most ambitious and complex logistics and commercial projects in the world.







To find out more about our organisation and work scan this QR code or visit [eu.glp.com](http://eu.glp.com)

# The International Business Park, Stratford

## The Opportunity

We see the potential to optimise the Phase 1 site (former Kesslers building) with modern, flexible workspaces.

-  The site has been used as industrial land for over 160 years
-  It has been designated as a **Locally Significant Industrial Site (LSIS)**
-  It is located on **brownfield land** and has been allocated as a **strategic growth area** by the London Legacy Development Corporation (LLDC)
-  The current building no longer **meets the modern standards for sustainability or occupier needs**
-  **We completed the purchase of the site in March 2022**, and have been reviewing options to transform it ever since



The current building is outdated and no longer suitable for purpose



Scan here to find out more about our vision



### More sustainable, greener buildings

- A target to achieve a **BREEAM certification of 'Excellent'** – surpassing the recognised industry standard
- A commitment to reduce on-site carbon emissions by at **least 35%**, **recycle materials** from the existing building
- Investment in new technologies and infrastructure, **to promote renewable energy sources**
- **Significantly reduce vehicle movements** in and around the site



### Supporting our community

- **Improvements to the public realm and landscaping** of the local area
- **Enhancements to local connections** to and from the site



Proposed new workspaces for Phase 1



### More diverse jobs for local people

- **Up to 388 new jobs**, significantly more than is currently available at the site
- **More diverse opportunities for residents and young people**, including traineeships and apprenticeships



### New, improved workspaces

- **Three modern, sustainable buildings**
- **Over 14,000sqm of new floorspace**, supporting a range of businesses from SMEs to national and international operators

# Your questions answered

In November 2022, we held a series of public events to share our early plans for Phase 1 with the local community.

Here, we've provided answers to some of the questions we've received from residents about the plans.



**Q. What changes will you be making to the site boundary line on Wise Road and Kerrison Road and how will this affect my home?**

**A.** We have been exploring a variety of options to reduce the visual and noise impact to our neighbours. We are therefore proposing to install acoustic fences along the boundary line. **Further information can be found on the next page.**

**Q. How will vehicles access the site?**

**A.** Access to the site will continue to be from Stratford High Street and the existing roundabout on Rick Roberts Way. Future operators and employees will be advised not to use local roads such as Kerrison Road and Wise Road.

**Q. How tall will the new buildings be?**

**A.** The heights for the warehouses will be as follows:  
**Building 1 - 11 metres**  
**Building 2 - 13 metres**  
**Building 3 - 13 metres**

**Q. What will happen to the car park on the site?**

**A.** We will be removing the car park, and reducing the total number of spaces from **163 to 14 (-149)**.

We will also be improving walkways, providing more cycle spaces (**116**) and electric vehicle charging points, to encourage future operators and staff to travel to work more sustainability.

**Q. Will you be removing any trees?**

**A.** We are aiming to retain as many trees as possible, including the important trees along Rick Roberts Way. Some trees and overgrown vegetation will need to be removed, but we are focusing on keeping as much of the existing vegetation along the boundaries as possible and identifying areas where this can be enhanced with new planting.

**Q. What are the current hours of operations and will these change?**

**A.** Operations take place 24-hours a day currently at the site. This will likely continue, and we will be submitting a night-time economy management plan, detailing how we will control all activities to reduce disturbances to our neighbours.

**Q. Do you have any plans to redevelop other parts of the site?**

**A.** Yes, although these are at a very early stage and our current focus is the redevelopment of the Phase 1 site.

**Q. In comparison to its current use, how many vehicles do you expect will travel to and from the site?**

**A.** Our latest studies have indicated that the proposals could reduce daily vehicle movements on-site by up to 50%.

**Q. Will you be making any changes to local roads as part of the plans for Phase 1?**

**A.** There are no plans to make changes to the local roads, other than to improve the safety and convenience of crossing points for residents.


# What's Changed




The proposed design for the new acoustic fence




## Boundary Treatments

 A 5.5 metre acoustic fence will be installed along the boundary wall to Wise Road. The top 2 metres will be clear.




## Channelsea Path

 All of the existing vegetation on the boundary line will be maintained.



## Wise Road & Kerrison Road

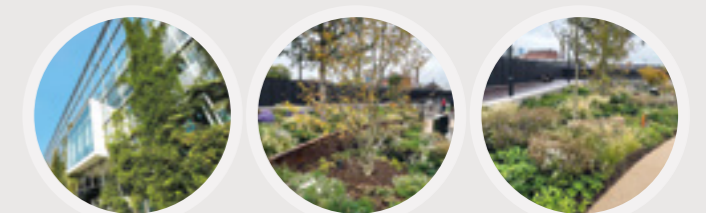
 The existing boundary walls in these areas will be retained. We are looking to maintain as much of the good quality planting as possible, and add further greenery to provide further screening.

## Public Realm

-  We are looking to create more public realm across the site.
-  We are looking to retain all of the trees along Rick Roberts Way.
-  Our plans now show a wider, proposed footpath and cycleway to connect Rick Roberts Way to the Channelsea Path in the future.

## Access routes

-  Will continue to run through Rick Roberts Way via Stratford High Street.
-  We will provide more splitter islands along Rick Roberts Way, to make crossings safer for residents.



Examples of the new greenery and planting we are proposing to provide on the site



# Our Proposals at a glance:



Three sustainable buildings, providing over 14,000sqm of logistics and commercial workspace



Support for a variety of businesses from local SMEs to national and global operators



A target **BREEAM certification of 'Excellent'** – surpassing the recognised industry standard



A reduction in carbon emissions of at least **35%**, and the promotion of renewable energy sources



Up to **388 jobs for local people**, as well new opportunities through apprenticeships, traineeships and the construction phase of works



Enhanced **local connections and public realm** across the site and wider area

## Timeline

- Spring / Summer 2023**  
Phase 1 planning application is submitted to the London Legacy Development Corporation (LLDC)
- Autumn 2023**  
Planning application is determined (expected)
- 2024**  
**(Subject to the approval of the application)**  
Construction works begin on Phase 1



## Get in touch

If you have any questions or comments please get in touch.



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