

# Welcome

## New workspaces and job opportunities in Stratford

Welcome to our public exhibition on GLP's plans to transform the former Kessler's building in the northern part of the International Business Park, Stratford

Today, you will be able to:



Learn about our vision for the Phase 1 site



Meet and speak to members of the project team



Share your feedback

### Project team



Site owner & developer



Lead architect



Project manager



Planning consultant



Transport consultant



Ecology and sustainability consultant



Community consultation consultant

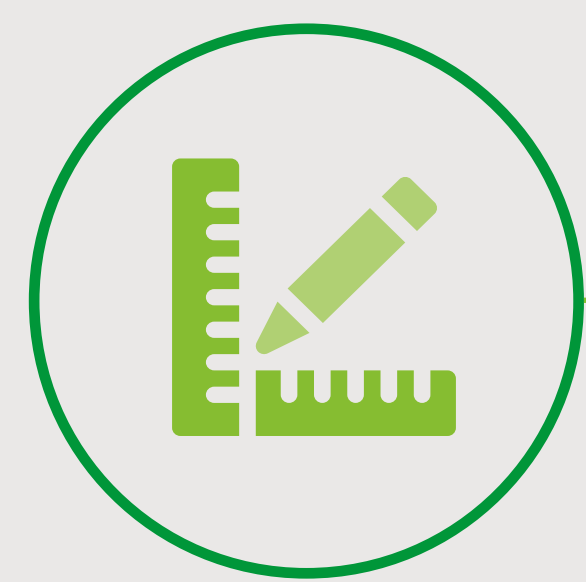


# Who we are – GLP in the UK

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



GLP is a trusted local and national partner in the UK, developing and managing logistics real estate for **over 35 years**



We have created a number of **high-quality logistics, industrial and commercial projects** in the UK

-  Assets under management: **13.5M sq. ft**
-  Current projects coming forward each year: **3M sq. ft**
-  Projects currently under construction: **1.6M sq. ft**



We have delivered **more diverse jobs for local people** across the country, supporting SMEs to national and global organisations



We are an industry leader in promoting **more sustainable projects** to support the climate recovery



**We have secured partnerships** with small businesses, charities and community organisations

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

It is an integral part of our daily lives, defining how goods and services are transported and made available when we need them.

Like many industries, the sector is facing an era of unprecedented change to meet the evolving needs of customer expectations in a more digitised society.



The sector is worth over **£80 billion to the UK** economy, and is expected to rise to £109 billion by 2027



It is one of the fastest growing sectors in the country, with a projected **29% increase** in productivity and investment between 2025 to 2039



It is a major employer, supporting at least **3.8 million people** nationally



Logistics projects previously delivered by GLP



As part of all our projects, we seek to create and inspire positive change, attracting better investment and opening more opportunities for local communities. You can find out more about our work at our website.

To support the creation of truly inclusive communities, further investment and protection is required of industrial spaces. For too long we have been losing significant industrial brownfield land, which the London Plan (2021) has said should be retained and intensified for employment uses.



# The International Business Park, Stratford

The International Business Park is an important industrial site contributing towards Stratford's reputation as a major business and commercial hub

Aerial view of the current site and Stratford area



The International Business Park is located just off **Stratford High Street, within walking distance of Westfield Stratford City**



The site has been used **as industrial land for over 160 years**



The site is designated as a **Locally Significant Industrial Site (LSIS)**, which means it should be protected and retained for employment uses



The site, which is located on brownfield land, has been allocated as a **strategic growth area** by the London Legacy Development Corporation (LLDC)



For over twenty years, the site **has been home to a range of businesses**, including logistics and commercial operators, retailers, as well as a printing press



The buildings currently on site were bespoke, are dated and **do not meet current standards for sustainability or occupier needs**



GLP **completed the purchase** of the International Business Park in March 2022 and has been reviewing options to modernise the site ever since



We are now bringing forward plans to redevelop the **formerly occupied Kesslers building on the northern part of the site (Phase 1)**



**1 Formerly Kesslers International (partly occupied)**

- Previous use: Warehouse and office space
- Floorspace: 126,537 sq. ft
- An associated car park with 163 spaces

**2 Travis Perkins**

- Current Use: Retail and office space
- Floorspace: 34,283 sq. ft

**3 Formerly St Clements Press (currently empty)**

- Previous use: Warehouse and printing press
- Floorspace: 37,132 sq. ft

**4 Mercedes-Benz Retail Group UK**

- Current use: Garage and warehouse
- Floorspace: 24,025 sq. ft (accommodating up to 40 car-parking spaces)



# Our Vision for Phase 1

We see the potential to optimise the true potential of the Phase 1 site (former Kesslers building) with new modern, flexible workspaces and job opportunities



## New, improved workspaces

- Three modern, **sustainable** buildings
- Approximately **157,000 sq. ft** of floorspace
- **Support for a range of businesses** from SMEs to national and global organisations



## More diverse jobs for local people

- Up to **388 new jobs**, significantly more than is available currently on site
- More **diverse opportunities**, traineeships and apprenticeships for local residents and young people
- **New jobs will also be created** through the construction phase of works



## Getting it right

We appreciate that a project of this nature may present some challenges and we want to work with our closest neighbours to manage these as best as possible. You can find further information on some of the measures we're exploring on board 7.



CGI aerial view of the new Phase 1 development



Public realm and landscape improvements proposed as part of the Phase 1 development



## More sustainable, greener buildings

- Aspirations to achieve a **BREEAM certification of Excellent** – exceeding the recognised industry standard
- A commitment to **reduce carbon emissions** on site by at least 35% and promote the use of renewable energy sources
- **Invest in new technologies** and infrastructure to support more sustainable travel, including electric vehicles and cargo bikes



## Supporting our community

- **Improvements to the public realm and landscaping** of the site
- A travel restriction to **protect local roads** especially, Kerrison Road, Wise Road and Abbey Lane
- **Enhance local connections** to and from the site



# New jobs and workspaces

Enhance the site's reputation as an important industrial, commercial location, supporting the local economy of Stratford



## A boost to the local economy

- Our ambition is to bring a variety of potential tenants to the site, from **local SMEs to national and global organisations**
- With three new, modern buildings capable of accommodating up to six operators, we **will optimise the full potential of the site, making better use of the space to create more jobs and workspaces for local people**
- **There will be a potential increase of over 30,000 sq. ft of new logistics and industrial space** on the site



## New jobs for Newham

- Since the opening of Westfield Stratford City (2011), there has been a **411% increase in the number of jobs in the local area, in leading industries including logistics, data and commercial**
- Salaries in these industries are higher than the national average (£38,131):

**£4,600**

more per year for manufacturing jobs

**£4,900**

more per year for logistics, industrial and commercial jobs

CGI of the new workspaces for Phase 1



## Key stats at a glance

The scheme could provide:

- ✓ Almost **157,000 sq. ft** of new flexible industrial and logistics space
- ✓ Up to **388 jobs**, as well new opportunities during the construction phase of works, alongside traineeships, apprenticeships and work experience for local people
- ✓ Almost **£30 million** of GVA generated annually
- ✓ Almost **£470,000** yearly in business rates
- ✓ Over **£1 million** of employee spend in the local area per year
- ✓ **£16.6 million** in wages per year

Commercial and industrial spaces previously delivered by GLP





# A modern, sustainable business park

We can deliver new levels of environmental sustainability in industrial buildings



## Greener buildings

Our proposals will:

- Create a greener, cleaner development, with low embodied carbon materials and energy efficient buildings
- Develop new operational methods such as solar panelled roofs and rain harvesting, to promote the use of more renewable energy
- Target a BREEAM rating of Excellent – surpassing the recognised industry standard



## Eco-friendly travel

Logistics can provide an environmentally friendly way to take cars off roads and cut down on large vehicle movements across the city.

Our proposals will:

- Significantly reduce the number of on-site car parking spaces, promoting the use of **more sustainable modes of transportation**
- Strive to **reduce vehicle movements** across the site to minimise any potential disturbances to the local community
- **Invest in new technologies** and infrastructure to support more sustainable travel through electric vehicles and cargo bikes



One shopping delivery van removes 20 journeys from local road networks.

| Sustainability initiatives                        | Current site | Proposals  |
|---|--------------|------------|
| 35% reduction in on-site carbon dioxide emissions | ✗            | ✓          |
| BREEAM Excellent rating                           | ✗            | ✓          |
| Space for cargo bikes                             | ✗            | ✓          |
| Electric vehicle charging spaces                  | ✗            | ✓          |
| Car parking spaces                                | 163          | 16 (-147)  |
| Vehicle movements (12-hour period)                | 416          | 220 (-196) |



# Getting it right

We know that a scheme of this nature will present some challenges. We're currently exploring a range of measures and options we can introduce to make your lives easier



## Construction

We will ensure all construction works are undertaken to abide by the highest safety standards, causing as minimal disruption as possible to residents.



## Residential boundary treatments

With all of our projects, we work with communities to put in place the right designs and management plans to ensure any impacts are reduced as far as possible. We are exploring a variety of options on how we can manage this here, including the potential installation of acoustic barriers along the site boundaries at Kerrison Road and Wise Road. Our plans are still emerging and we are committed to finding a solution that works for everyone.



## New buildings, keeping the same heights

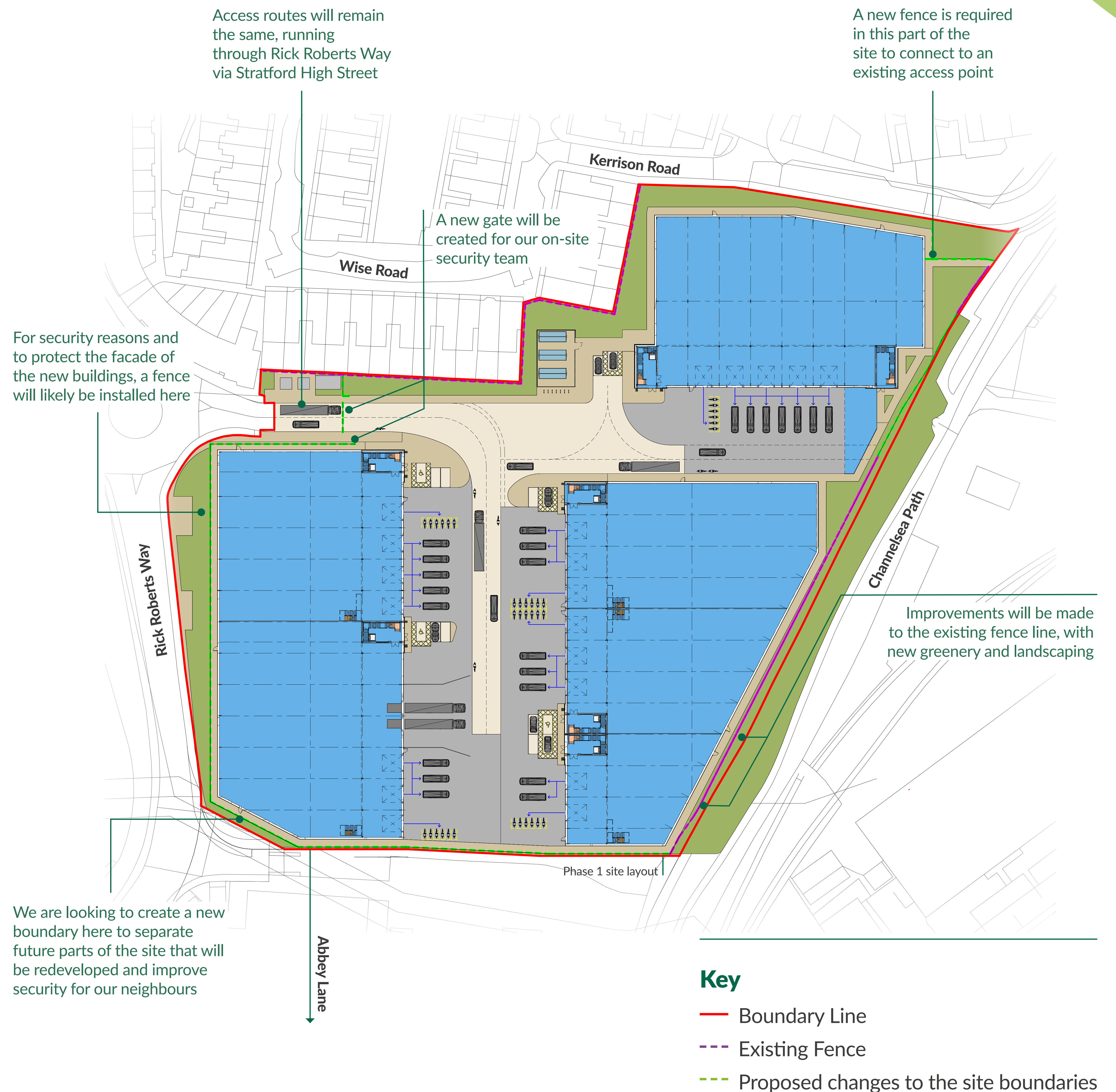
The buildings will be consistent with the existing warehouses, ranging between 11 - 14 metres.



## Managing local roads and vehicles

While the number of larger vehicles (including HGVs) travelling to and from the site will increase, we expect that future occupiers will likely use small vans and cargo bikes.

Traffic marshals will also be on hand to manage vehicle movements on the site, to ensure they are conducted in a safe and secure way.







# Next steps

Thank you for attending our exhibition

## Our Proposals at a glance



Three modern, sustainable buildings, providing **157,000sq. ft** of logistic and commercial workspaces



Support for a range of businesses from SMEs to national and global organisations



Aspirations to **achieve a BREEAM** certification of Excellent – surpassing the recognised industry standard



**Reduce carbon emissions by at least 35%** and promote the use of renewable energy



**Up to 388 jobs for local people**, as well as new opportunities during the construction phase of works



**Enhance local connections** and improve the public realm and landscaping in the area

## Timeline for Phase 1

- Spring**  
GLP purchased site
- November 2022**  
Public consultation with the local community
- Early 2023**  
Planning application submitted
- Mid-2023**  
Planning application determined by the LLDC
- Late 2023 / Early 2024 (Subject to the approval of the planning application)**  
Construction begins on Phase 1

## Phase 2

We are currently considering plans to transform the southern part of the site, occupied by the Mercedes garage and other buildings.

We're at a very early stage and you can stay in touch as the plans progress by signing up for updates via the contact details below.

**A separate planning application will be brought forward for this development.**



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