

SEGRO PARK KENTISH TOWN

3-6 Spring Place,
London, NW5 3BA

STATEMENT OF COMMUNITY INVOLVEMENT

December 2020



CONTENTS

| | | | |
|---|--|----|-------------------------------------|
| 5 | Introduction | 10 | Appendices |
| 6 | The Proposals and Consultation Approach | | 1 COMMUNITY CONSULTATION NEWSLETTER |
| | | | 2 PRESENTATION |
| 7 | Consultation with Political Stakeholders | | 3 Q&A DOCUMENT |
| | | | 4 UP TO DATE Q&A DOCUMENT |
| 8 | Consultation with Local Stakeholders | | |
| 9 | Conclusion | | |



Computer generated image of SEGRO Park Kentish Town

Introduction

This Statement of Community Involvement (SCI) has been prepared by SEGRO plc in support of the planning application for the proposed change of use from Class B2 to flexible Class B1c, Class B2 and Class B8, with minor alterations including new loading doors and a replacement roof, of 3-6 Spring Place (the Site). This report is a summary of the community consultation that has taken place during the pre-application stage, which has included the following activities:

- Circulation of a community newsletter introducing the scheme proposals to local ward councillors (Cllr Georgia Gould, Cllr Meric Apak, Cllr Jenny Headlam-Wells), Cllr Danny Beales, Cabinet Member for Investing in Communities, Culture and an Inclusive Economy, Cllr Adam Harrison, Cabinet Member for a Sustainable Camden, Kentish Town Neighbourhood Forum (KTNF), Inkerman Area Residents Association (IARA) and the Camden Climate Change Alliance (CCCA). All recipients were offered the opportunity to meet.
- Separate presentations to representatives of the KTNF and the IARA.
- Development and distribution of a Q&A document in advance of the KTNF's members meeting.
- Joint meeting with representatives the the KTNF and IARA to discuss community issues and explore potential solutions.
- Updated Q&A document prepared for all stakeholder parties.

Contact details of two SEGRO employees were included on all consultation e-material.

SEGRO has undertaken a consultation programme which has sought to meet the best practice and prevailing guidance on pre-submission consultation, as set out in the 2019 National Planning Policy Framework (NPPF), the 2014 National Planning Practice Guidance (NPPG) and the London Borough of Camden's Statement of Community Involvement.

The project team remains committed to ongoing engagement with the local community, and will continue to maintain dialogue with elected members, third-party stakeholders and members of the local community, as appropriate.

The Proposals and Consultation Approach

Site Context and Application Proposals

The site is situated within the administrative boundary of LB Camden and is located on the south west side of Spring Place, to the south of Kentish Town Business Park and to the north of Talacre Gardens.

The Site is bound to the north by an active railway line, beyond which there are residential flats up to seven storeys in height at number 7 Spring Place, with the Veolia Depot to the east. Autograph Sound Ltd (Visual Audio Equipment Hire) neighbours the Site to the south who appear to extend around the corner of Spring Place onto Holmes Road. Bordering the site to the west is an active railway line with office accommodation and residential dwellings fronting onto Grafton Road.

The site currently comprises an industrial building within Use Class B2 with a façade extending up to two storeys in height along Spring Place. The site was last used as a vehicle maintenance depot for Addison Lee. Following the business’ relocation to a larger facility in Hayes, this site has been vacant since January 2017, and although new tenants and options were explored for alternative uses, it remains vacant. The property has been vacant and unutilised for nearly 4 years and the existing site needs various refurbishment works and significant investment to ensure the employment space is marketable and operable.

The proposed development of 3-6 Spring Place seeks the:

“Change of use from industrial (Class B2) to flexible industrial (Class B2) / storage or distribution (Class B8) / light industrial (Class E), refurbishment of existing building and associated works.”

Consultation Approach

SEGRO discussed the consultation approach and was encouraged to share and discuss proposals with neighbouring occupiers as well as actively engage in consultation with Kentish Town Neighbourhood Forum and the wider community. This included hard to reach groups and groups with protected characteristics, as part of the design process prior to any planning application being submitted (Policy CC1 of the KTNP).

Consultation with Political Stakeholders

Community Engagement

SEGRO reached out to ward members, cabinet members with responsibility for the economy and the environment as well as the Camden Climate Change Alliance. However, local residents were a primary focus of the pre-application consultation exercise and SEGRO has engaged (and will continue to do so) with the Kentish Town Neighbourhood Forum and Inkerman Area Residents Association, which is summarised below:

| | | |
|--|---|---|
| <p>16 October 2020</p> <p>Online meeting and presentation with Roger Winfield, Chair, KTNF and Niall Monaghan, committee member, to introduce SEGRO and share our proposals for 3-6 Spring Place.</p> | <p>27 November 2020</p> <p>Online meeting and presentation with Inkerman Area Residents Association, hosted by Debby Hyam, Director, IARA Ltd.</p> | <p>14 December 2020</p> <p>Online meeting with members of KTNF including, Roger Winfield, Niall Monaghan and Judith Leeb. Judith is also a member of the IARA.</p> |
|--|---|---|

During the pre-application consultation, the feedback received from the Kentish Town Neighbourhood Forum and the Inkerman Area Residents Association on SEGRO’s engagement approach was positive. SEGRO continues to work with these two organisations throughout the planning process to address issues that have been raised by community members.



Computer generated image of SEGRO Park Kentish Town

Consultation with Local Stakeholders

Community Consultation Newsletter

An A4, thirteen-page community newsletter (see Appendix 1 for extract) was circulated to the Kentish Town Neighbourhood Forum (KTNF) and Inkerman Area Residents Association (IARA) for circulation to their members. The newsletter was also sent to local ward members, key cabinet members and the Camden Climate Change Alliance. The newsletter included information on the following:

- SEGRO
- The Site
- The refurbishment proposals
- The design approach
- The energy and sustainability measures
- Likely occupier and sector interests, with a focus on ‘last mile delivery’
- Employment opportunities
- Contact details of SEGRO contacts leading the project

All recipients were encouraged to contact the project team should they have any queries or comments on the proposals.

Recipients that have not made contact have been sent a minimum of one reminder. However, SEGRO will continue to engage with all stakeholders through the planning process.

Presentation

SEGRO also produced a presentation (see Appendix 2 for extract) that outlined further details on the refurbishment of 3-6 Spring Place, as well as a focus on the strong interest the scheme is likely to attract from ‘last mile’ operators. This included case studies and evidence from similar operations across London, which helped provide details on likely transport movements.

Up to date Q&A document

In partnership with the KTNF, SEGRO drafted a Q&A document which was shared with members ahead of their committee meeting on 5 November 2020. An extract can be found at Appendix 3. An updated version of this document (see Appendix 4 for extract) is currently being produced and will be circulated to key stakeholders w/c 21 December and more widely in the new year.

Resident Feedback

SEGRO is very grateful for the constructive feedback it has received from residents and will continue to work with them to respond to the issues they have raised, which include:

- Hours of operation, including servicing or delivery vehicles
- Routing of operational vehicles
- Size and number of operational vehicles
- Ensuring any future occupier(s) is compliant with the conditions set out in the planning consent

Conclusion

This Statement of Community Involvement has been produced in support of a detailed planning application for the:

“Change of use from industrial (Class B2) to flexible industrial (Class B2) / storage or distribution (Class B8) / light industrial (Class E), refurbishment of existing building and associated works.”

Pre-application consultation, as required by the NPPF, NPPG and local guidance, has been undertaken with key community groups, which have included the Kentish Town Neighbourhood Forum and The Inkerman Area Residents Association. SEGRO will continue to work with these two organisations through the planning process, and will aim to connect local ward councillors and other key stakeholders that will benefit from learning more about the scheme.

SEGRO is a long-term investor that celebrates its centenary this year. Over the last 100 years, SEGRO has created strong links with the local communities in which it operates, from helping local people access the job opportunities created through new developments, to funding charitable causes and community groups in the area. SEGRO wants to create an open and transparent relationship with the residents close to the Site, and has been keen to engage the local community to share the development proposal, as SEGRO believe it will generate economic benefits and job opportunities for local people.

The project team remains committed to working closely with the community and local stakeholders, and will continue to ensure that those who have displayed an interest in the scheme remain informed as the proposals are submitted as an application.



Computer-generated image of SEGRO Park Kentish Town



Computer generated image

INTRODUCTION

SEGro is delighted to share its plans to refurbish a dilapidated 22,000 sq ft industrial unit at 3-6 Spring Place, Camden, to bring it back into economic use. The property has been vacant for over three and a half years since the previous tenant, Addison Lee, closed their vehicle maintenance depot in 2016.

SEGro is proposing to invest up to £1 million in a refurbishment programme that will transform the vacant unit into a high-quality modern industrial space that will appeal to a range of industrial employment uses.

SEGro is seeking the Council's approval to widen the permitted use of the unit from B2 to include B1(C) (now B1 and B8). Adopting a more flexible use class approach will increase the appeal of the unit to a wide range of businesses that operate in the light industrial and last mile delivery sectors.



SPRING STUDIOS
KENTISH TOWN
VIGOR DEPOT
AUTOGRAPH SOUND STUDIOS

As London's leading owner and developer of modern warehouses and light industrial property, SEGRO currently manages over 1.2 million sq m (13.5 million sq ft) of space which is home to 450 customers including:



SEGro is committed to working with the LONDON BOROUGH OF CAMDEN TO LEVERAGE ITS EXISTING CUSTOMER BASE AND SECURE LONG-TERM INVESTMENT FROM AN OCCUPIER THAT WILL SUPPORT JOB CREATION AND THE ECONOMIC GROWTH IN THE BOROUGH.

www.segro.com/customers

SEGro PARK KENTISH TOWN - SUPPORTING ECONOMIC GROWTH IN CAMDEN 3

THE NEED FOR A RESILIENT SUPPLY CHAIN

Many of SEGRO's customers and the sectors in which they operate require goods to be delivered to customers in London, such as online consumer products to residents, high-value engineered components to manufacturing businesses, food and beverage to retailers or camera and lighting equipment to theatre sets. These customers are part of a comprehensive supply chain, which is experiencing a structural change and unprecedented increase in growth, fuelled by the demand for e-commerce and online retail platforms.


As London's population grows and demand for goods and industrial services increases, it is critical that London boroughs provide industrial sites to accommodate 'last mile' delivery facilities. These are not to be confused with logistics facilities found in Greater London that need to accommodate HGVs.

Given the proposed proximity of these sites to the consumer, many occupiers are able to operate highly efficient and sustainable modes of delivery through electric vans or cargo bikes. Developing a network of smaller, last-mile delivery facilities situated close to communities enables the following advantages:

- Shorter delivery routes
- Reduction in CO₂ emissions
- Less road congestion
- Ability to fulfil deliveries with an all-electric / sustainable fleet
- More flexible / efficient operation to cope with the demand for next day / hour delivery slots


The significant disruption caused by the Coronavirus pandemic has demonstrated the importance of a resilient and localised supply chain. Whilst the NHS and the Social Care sector rightly took the placards for helping the country through the Covid-19 crisis, the delivery of essential goods and services remains critical to supporting and safeguarding many residents and businesses in Camden.

Based on customer demand, SEGRO has identified the site's potential for a highly sustainable last mile delivery facility as well as its attractiveness as a location for modern industrial sectors such as food & beverage, engineering, TV & Film and more general industrial sectors.




SHORTER DELIVERY ROUTES AND A REDUCTION IN CO₂ EMISSIONS

CUSTOMER DEMAND




"Reducing and neutralising our carbon footprint; providing smarter and more efficient urban delivery solutions and driving innovation are at the heart of DPD's DrivingChange programme."

Dwain McDonald, CEO, DPD
(source: Air Quality News)



"As a result of Covid-19, we have seen years of growth in the online grocery market condensed into a matter of months; and we won't be going back."


Time Steiner, Ocado
14 July 2020



"Bringing logistics closer to the heart of the city makes it easier for transportation companies to electrify fleets, as the infrastructure is superior and vehicles can cover the necessary distances."

Trevor Hoyle, Senior VP of Ground Operations, FedEx
(source: Euronews)

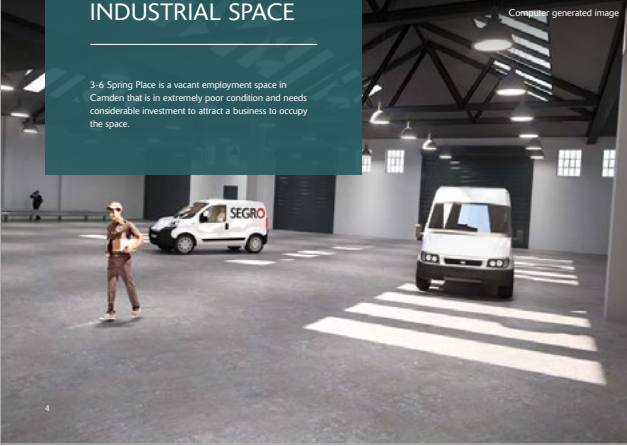
SEGro PARK KENTISH TOWN - SUPPORTING ECONOMIC GROWTH IN CAMDEN 11



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CREATING A MODERN, VIBRANT AND SUSTAINABLE INDUSTRIAL SPACE

3-6 Spring Place is a vacant employment space in Camden that is in extremely poor condition and needs considerable investment to attract a business to occupy the space.



Computer generated image post refurbishment

SEGro WILL UNDERTAKE A COMPREHENSIVE REDESIGN AND REFURBISHMENT

SEGro will undertake a comprehensive internal and external redesign and refurbishment of the unit which will include:

- Replacement roof including lightwells to flood the space with natural light
- Repair / decorate the existing external and internal brickwork
- Relieve / decorate the floor slab
- Replace all windows, doors, and loading doors
- New Cat A office space and creation of entrance lobby
- Repair leaks relating to railway arches by way of tanking
- New LED lighting to office and warehouse
- New WCs and showers to encourage cycling and walking

To encourage and enable future occupiers to adopt sustainable modes of transport the unit will also provide electric vehicle charging points. Without this level of investment, the industrial unit will continue to remain vacant and not contribute to the local economy or create any jobs for the local community.

SEGro PARK KENTISH TOWN - SUPPORTING ECONOMIC GROWTH IN CAMDEN 5


SUPPORTING JOBS IN CAMDEN

SEGro's proposed change of use will deliver jobs and long-term investment to help support the wider planned regeneration of Kentish Town and will help meet the growing expectations of both existing and planned communities (such as the regeneration of the West Kentish Town Estate).

SEGro will undertake a dedicated skills and training programme to benefit the local community and will also assess the opportunity to source work packages from local SMEs as part of the refurbishment programme.

WORKING ALONGSIDE OUR NEIGHBOURS

As a long-term investor, SEGRO prides itself on creating and maintaining strong and transparent relationships with local stakeholders including residents. For nearly 100 years, we have been working with local communities to bring forward new development schemes, providing training and job opportunities and investing in local good causes and charities. We intend to do the same with the London Borough of Camden.



The proposals will protect the amenity of nearby residents and will be compatible with the mixed-use vision for the Kentish Town Planning Framework Area.

- Significant reduction in vehicle trips compared to the previous use
- No harmful impacts from noise or vibration
- Air Quality Neutral
- Long-term ownership and management by SEGRO

SEGro PARK KENTISH TOWN - SUPPORTING ECONOMIC GROWTH IN CAMDEN 13

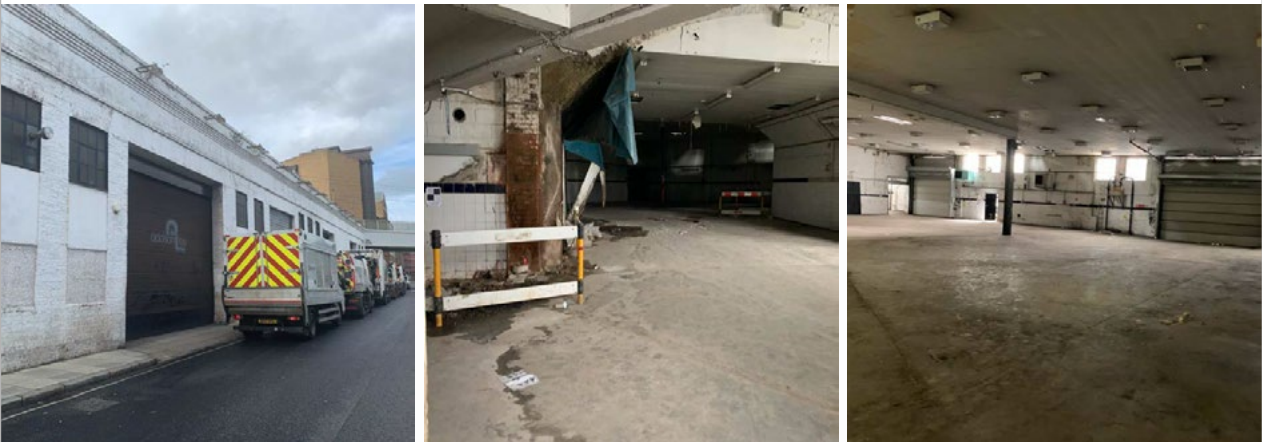
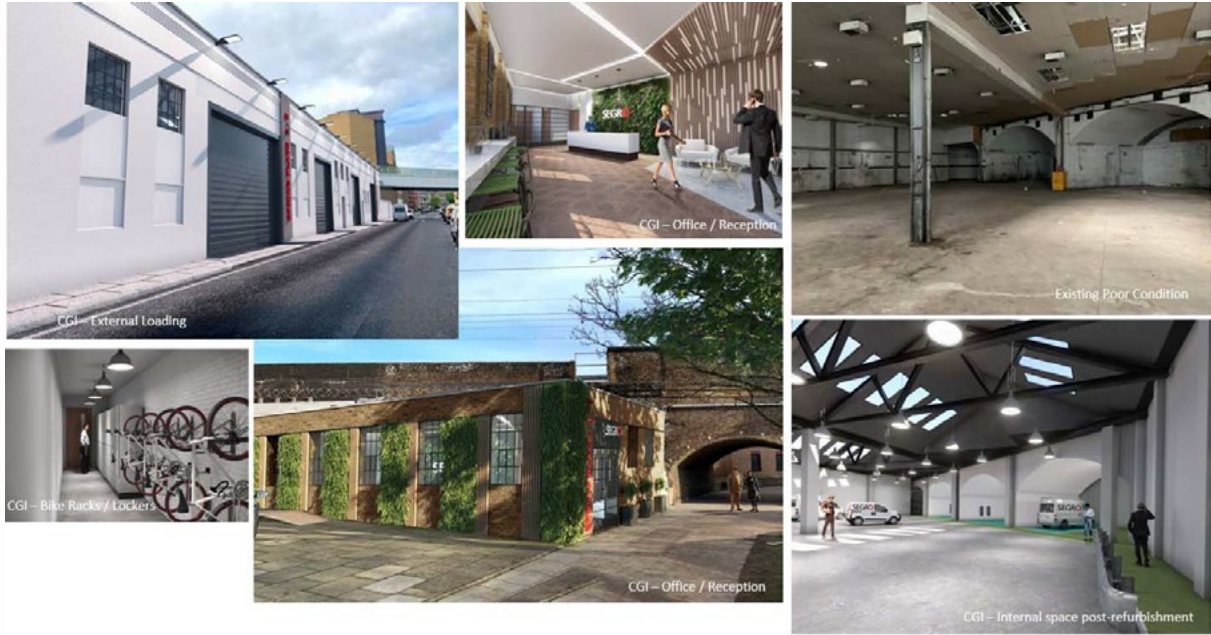


3-6 SPRING PLACE, KENTISH TOWN

INKERMAN AREA RESIDENTS ASSOCIATION

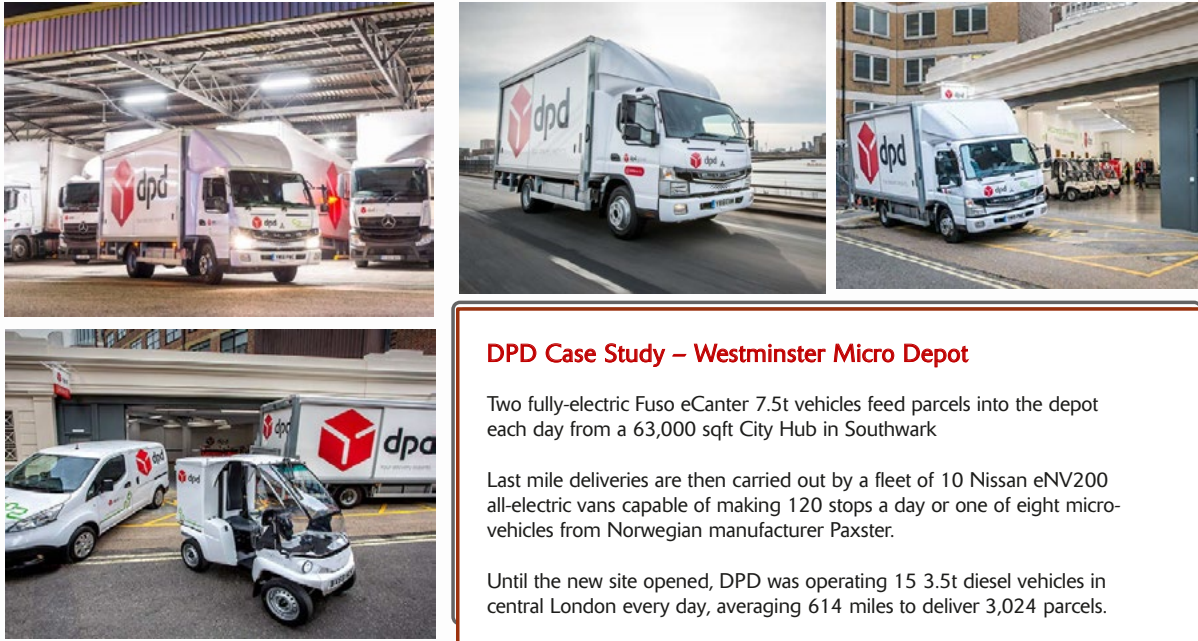
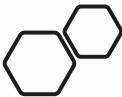
27 NOVEMBER 2020

3-6 Spring Place: Our proposals



3-6 Spring Place:
Existing Site

- Poor quality dilapidated space
- Former Addison Lee vehicle service and repair centre
- Vacant since January 2017 – Nearly four years
- Existing B2 consent



DPD Case Study – Westminster Micro Depot

Two fully-electric Fuso eCanter 7.5t vehicles feed parcels into the depot each day from a 63,000 sqft City Hub in Southwark

Last mile deliveries are then carried out by a fleet of 10 Nissan eNV200 all-electric vans capable of making 120 stops a day or one of eight micro-vehicles from Norwegian manufacturer Paxster.

Until the new site opened, DPD was operating 15 3.5t diesel vehicles in central London every day, averaging 614 miles to deliver 3,024 parcels.



3-6 Spring Place, Kentish Town

Who are SEGRO and what is their involvement at 3-6 Spring Place?

SEGRO is London's leading owner and developer of modern warehouses and light industrial property. It currently manages 1.2 million sq. m of space which is home to 450 customers including: Royal Mail; John Lewis & Partners; Brompton Bike, Camden Town Brewery and many more occupiers that provide vital goods and services to residents and businesses across the capital.

SEGRO is the new owner of 3-6 Spring Place, having acquired the site from Brockton Capital in August 2020, and plans to undertake a comprehensive refurbishment of the dilapidated 22,000 sq. ft industrial unit to lease the property to a local or London based business. The property has been vacant for nearly four years since the previous tenant, Addison Lee, closed their vehicle maintenance depot in 2017.

SEGRO is proposing to invest up to £1 million to transform this site into a high-quality, modern industrial facility that could attract businesses from a wide range of sectors. The scheme will also incorporate many sustainability measures to mitigate its impact on the local environment.

What is the history of the site / What happened to the previous redevelopment proposals?

The site was last used for industrial purposes, as a vehicle maintenance depot for Addison Lee. Following Addison Lee's relocation to a larger facility in Hayes, this site has been vacant since January 2017, and although new tenants and options were explored by the previous landlord for alternative uses, it remains vacant. A planning application (application reference 2016/5181/P) was approved by London Borough of Camden Council in 2018 for the redevelopment of the site to provide offices, a café and flexible event space. However, this scheme was never implemented as there was limited market demand and it was not considered viable.

SEGRO has an excellent track record of refurbishing vacant industrial units and letting them quickly to businesses, creating valuable job opportunities for the community.

What are SEGRO's proposals for 3-6 Spring Place?

The proposals seek to undertake a comprehensive internal and external redesign and refurbishment of the property, which is currently in a poor state of repair, having been vacant for several years. This will include significant sustainability enhancements, improving efficiency and use of renewable energy.

SEGRO is seeking to provide a high-quality employment space, with flexibility to be used for a range of small-scale industrial or city logistic purposes. We are seeking the Council's approval to widen the permitted use of the unit from General Industrial to include Light Industrial and Storage or Distribution. Adopting a more flexible use class approach which will increase the appeal of the unit to a wide range of businesses that operate in the light industrial and small-scale logistics sectors.

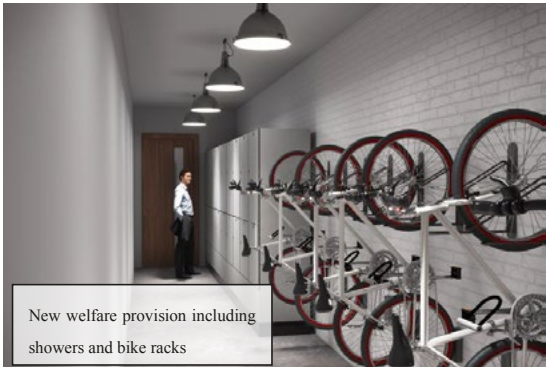
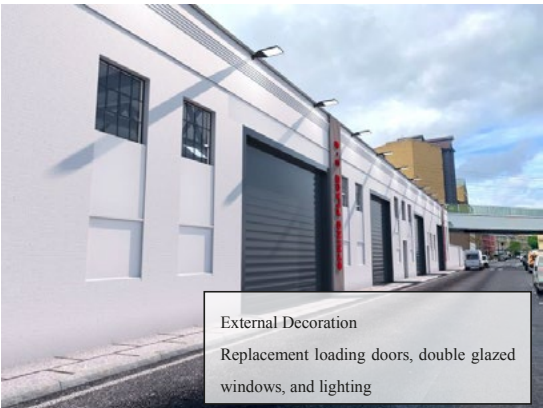
Existing dilapidated condition:



Registered Office 1 Burlington New Place, London, W1S 2HR Registered Number 09652898 England and Wales



Proposed refurbishment:



Do SEGRO have comparable sites elsewhere?

SEGRO is London's largest owner and developer of industrial space and whilst the company has an active development pipeline to deliver new modern warehouse space, it also has a comprehensive refurbishment programme. Over the next three years, 2,250,000 sq. ft of industrial space across the capital will be modernized to provide high quality space for local businesses. The unit sizes range from 500 sq. ft to 100,000 sq. ft.

3-6 Spring Place represents SEGRO's first investment in Camden.

How many units does SEGRO propose for the site?

The proposals seek to undertake a comprehensive internal and external redesign and refurbishment of the property which comprises a single unit totalling c. 22,000 sq. ft.

Is there likely to be a demand for this space and what kind of occupiers is the space likely to attract?

The investment that SEGRO will put into the scheme aims to attract a reputable business to occupy the space. Without a high level of investment into the development, the industrial unit will continue to remain vacant and not contribute to the local economy or create additional jobs for the local community.



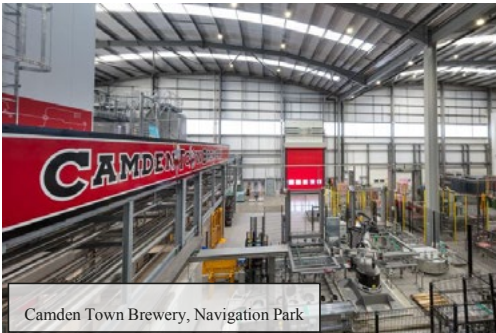
The industrial sector by its very nature provides flexible space that can be adapted to meet the requirements of a wide range of business needs. With a flexible industrial use class SEGRO are confident that we will secure strong interest in the unit from the following sectors:

- Film and TV Equipment Hire
- Production / Studio Space
- Food and Beverage Production
- High-tech Engineering
- Last Mile Delivery/City Logistics
- Building and Construction

Many of SEGRO's customers and the sectors in which they operate require goods to be delivered to customers in London, such as online consumer products to residents, high-value engineered components to manufacturing businesses, food and beverage to retailers or camera and lighting equipment to theatre sets.

As London's population grows and demand for goods and industrial services increases, it is critical that London boroughs provide industrial sites to accommodate 'last mile' delivery facilities. These are not to be confused with logistics facilities found in Greater London and beyond that need to accommodate significant numbers of larger artic lorries.

SEGRO provides the space supporting over 25,000 jobs in London, from a range wide range of business sectors, including some examples below:



How many permanent workers could occupy the site?

The unit is being refurbished on a speculative basis and therefore the number of created will not be known until we have an occupier on board. In our experience and dependent on the occupier, this site could deliver anything from 10 – 40 direct jobs. SEGRO will work with its customer (once known) to promote training and job opportunities to the local community.

Are the proposals suitable for this area?

Yes. The Council's Kentish Town Planning Framework promotes employment-led development in this area, requiring new development to provide efficient and sustainable industrial/ warehouse floorspace. In particular, it promotes 'last mile' storage and logistics/ distribution uses to support the Core Activity Zone. SEGRO is seeking to provide a facility at Spring Place that could accommodate a wide range of businesses operating in these sectors.

Given the proposed proximity of these sites to residents and businesses, many occupiers can operate highly efficient and sustainable modes of delivery through electric vans or cargo bikes. Developing a network of smaller, last-mile delivery facilities situated close to communities enables the following advantages:

- Shorter delivery routes
- Reduction in CO2 emissions
- Less road congestion
- Ability to fulfil deliveries with an all-electric / sustainable fleet
- More flexible / efficient operation to cope with the demand for next day / hour delivery slots

The significant disruption caused by the Coronavirus pandemic has demonstrated the importance of a resilient and localised supply chain. The delivery of essential goods and services remains critical to supporting and safeguarding many residents and businesses in Camden through the pandemic and as part of the borough's economic recovery.

SEGRO has recent experience of developing employment uses in close proximity to residential dwellings, such as SEGRO Park Hayes and SEGRO Park Tottenham, and will work closely with the community to address any concerns. The small-scale nature of the Spring Place site means that it will not be serviced by high numbers of large HGVs, and as such concerns around traffic, noise and disturbance will be easier to address.

The forthcoming planning application will be supported by a full range of technical documents to assess the impact of the proposals and will be subject to detailed scrutiny by the Council and other consultees.

What are the anticipated hours of use?

SEGRO is proposing a 24-hour use as this is necessary to meet the needs of businesses that may wish to occupy the unit. The proposals will be supported by detailed assessment of the relevant technical matters to ensure local residents are not adversely impacted by any noise or activity associated with the use.

What will be the impact on local residents?

The proposals have been designed to protect the amenity of nearby residents and will be compatible with the mixed-use vision for the Kentish Town Planning Framework Area. This will be achieved by:

- Significant reduction in vehicle trips compared to the previous use
- No harmful impacts from noise or vibration
- Air Quality Neutral
- Long-term management by SEGRO

What is the anticipated routing of vehicles to and from the site? How many anticipated vehicle movements are expected from this site?

In the vicinity of the site, the surrounding roads are considered suitable to carry future traffic associated with small industrial units, given that the past uses at the site have typically been served by a range of vehicles. Based on comparisons with similar sites, the amount of vehicles serving the site is expected to significantly reduce compared to the previous use by Addison Lee, particularly in terms of the number of cars that previously

APPENDIX 4

Up to date Q&A Document

PART 1

Overview

This Q&A document has been prepared to provide further details regarding SEGRO's proposed development at 3-6 Spring Place, following initial discussions with local stakeholders.



Computer Generated Image

Who is SEGRO and what is their involvement at 3-6 Spring Place?

SEGRO is London's leading owner and developer of modern warehouses and light industrial property. It currently manages 1.2 million sq m of space which is home to 450 customers including: Royal Mail, John Lewis & Partners, Brompton Bikes, DPD, Rolls Royce, Camden Town Brewery, and many more occupiers that provide vital goods and services to residents and businesses across the capital.

SEGRO is the new owner of 3-6 Spring Place, having acquired the site from Brockton Capital in August 2020, and plans to undertake a comprehensive refurbishment of the dilapidated 22,000 sq ft industrial unit on a speculative basis. The property has been vacant for nearly four years since the previous tenant, Addison Lee, closed their vehicle maintenance depot in 2017.

SEGRO is proposing to invest up to £2m to transform the unit into a high-quality, modern industrial facility that will appeal to businesses operating in a broad range of sectors. The proposals incorporate a host of sustainability enhancements to retrofit the building to become London Borough of Camden's most energy-efficient industrial unit.

3

What is the history of the site / What happened to the previous redevelopment proposals?

The unit was last used for industrial purposes, as a vehicle maintenance depot for Addison Lee. Following Addison Lee's relocation to a larger facility in Hayes, this site has been vacant since January 2017, and although new tenants and options were explored by the previous landlord for alternative uses, it remains vacant.

A planning application (application reference 2016/S181/P) was approved by the London Borough of Camden Council in 2018 for the redevelopment of the site to provide offices, a café and flexible event space. However, this scheme was never implemented as there was limited market demand and it was not considered financially viable.

What are SEGRO's proposals for 3-6 Spring Place?

The proposals seek to undertake a comprehensive internal / external redesign and refurbishment of the property, which is currently in a poor state of repair, and cannot be marketed effectively to attract a suitable new occupier. The refurbishment will include significant sustainability enhancements, improving efficiency and use of renewable energy.

SEGRO will provide a high-quality employment space, and is seeking to attract investment from a reputable business to lease the property following refurbishment. We are seeking the Council's approval to widen the permitted use of the unit from General Industrial to include Light Industrial and Storage or Distribution. Adopting a more flexible use class approach will increase the appeal of the unit to a wide range of businesses that would be appropriate occupiers for this type of property.

Existing dilapidated condition:



Proposed refurbishment:



Computer Generated Image

SEGRO PARK KENTISH TOWN – YOUR QUESTIONS ANSWERED

5

Do SEGRO own comparable sites elsewhere?

SEGRO is London's largest owner and developer of industrial space, and whilst the company has an active development pipeline to deliver new modern warehouse space, it also has a comprehensive refurbishment programme. Over the next three years, 2,250,000 sq ft of industrial space across the capital will be modernised to provide high-quality spaces for local businesses. The unit sizes range from 500 sq ft to 100,000 sq ft.

3-6 Spring Place represents SEGRO's first investment in Camden, which we are committed to making a success.

How many units does SEGRO propose for the site?

The proposals seek to undertake a comprehensive refurbishment of the property which comprises a single unit totalling c. 22,000 sq ft.

Is there likely to be demand for this space and what kind of occupiers is the space likely to attract?

The investment that SEGRO will put into the scheme aims to attract a high-quality business to occupy the space.

The industrial sector by its very nature provides flexible space that can be adapted

to meet the requirements of a wide range of business needs. With a flexible industrial use class we are confident that we will secure strong interest in the unit from the following sectors:

- Film and TV Equipment Hire
- Production / Studio Space
- Food and Beverage Production
- High-tech Engineering
- Last Mile Delivery
- Building and Construction

SEGRO provides space which supports over 25,000 jobs in London, from a range wide range of business sectors, including some examples on the following page.

How many jobs will be created by the scheme?

The unit is being refurbished on a speculative basis and, therefore, the number of jobs created will not be known until we have an occupier on board. In our experience and dependent on the occupier, this site could deliver anything from 10 – 40 direct jobs. SEGRO will work with its customer (once known) to promote training and job opportunities to the local community.



CLEAN Laundry Services, Slough Trading Estate



Camden Town Brewery, Navigation Park, Enfield



Brompton Bikes, Greenford Park, Greenford

Are the proposals suitable for this area?

Yes, the Council's Kentish Town Planning Framework promotes employment-led development in this area, promoting modern new commercial space that supports existing business clusters in the area and requiring new development to provide efficient and sustainable industrial / warehouse floorspace. In particular, it promotes light industrial last mile storage, distribution, and 'just in time' uses to support the Central Activity Zone. SEGRO is seeking to provide a facility at Spring Place that could accommodate a wide range of modern businesses operating

in these sectors. The property is an existing employment site, which has been part of the local community for almost 100 years.

What are the anticipated hours of use?

SEGRO is proposing 24-hour use, as this is necessary to meet the needs of businesses that may wish to occupy the unit. As there is no external service yard associated with the property, the principal operation will take place internally within the fabric of the building, and as such there will be no impact on local residents.

Will there be any noise impact?

The assessment work undertaken by the team's consultants confirm that noise and vibration associated with the proposals will not have a harmful impact on nearby residents.

Will SEGRO retain future ownership of the site?

As a long-term investor, SEGRO will own and manage this property. The management of the property is undertaken by an in-house team and these contacts will be shared with the Kentish Town Neighbourhood Forum and local resident groups.

SEGRO is keen to build a relationship with local residents and businesses, the London Borough of Camden and key stakeholders in the local area. As part of its investment, SEGRO will also open up its Centenary Fund to support local charities that enable unemployed or vulnerable people back into work.

How will the scheme benefit the local community?

SEGRO's refurbishment of this site represents a significant long-term investment in the area. The site will provide a new, modern and highly sustainable employment space in the borough that will benefit Camden residents and businesses.

The proposals will:

- Create employment opportunities for local people and long-term investment to support the wider planned regeneration of Kentish Town
- Contribute business rates to support local services, as well as supply chain opportunities for local SMEs
- Facilitate (subject to the occupier) the more efficient and sustainable delivery of goods to local residents and connect local businesses with customers
- Bring the vacant site back into use, creating a modern, vibrant and sustainable space
- Encourage and enable the occupier to adopt EV vehicles
- Showcase some of the latest sustainability measures that can be utilised by other developers with similar refurbishment projects

How will the scheme be sustainable?

SEGRO is targeting a 'Carbon Neutral' development and is seeking to achieve a BREEAM 'Excellent' rating. The proposals will meet the highest standards of sustainable construction and include the provision of photovoltaic roof panels, generating a potential of 40,000KWh renewable electricity per annum, which is the equivalent of

10 homes a year. The retrofitting of old buildings to ensure they are energy efficient is a key objective of the Camden Climate Change Action Plan 2025; further to the recommendation of the Camden's Citizens Assembly in July 2019.

SEGRO is investing in the necessary infrastructure to enable and encourage the site to be served by electric vehicles, this is another objective of the Camden Climate Action Plan 2025.

The scheme will also include the provision of both internal and external living walls, which will provide biodiversity enhancements at the site. The site does not currently support any vegetative habitats, therefore the addition of living walls, specifically on the external elevations, will contribute to improving the air quality.

Which other community groups will be consulted prior to the application?

SEGRO and the project team have been seeking to actively engage with a range of groups, including the Kentish Town Neighbourhood Forum, Inkerman Areas Residents Association, local businesses, local ward councillors as well as the Camden Climate Change Alliance.

What is the likely timescale for planning, refurbishment and operation?

Once the planning application is submitted (target mid December 2020) and validated by the London Borough of Camden Council, the statutory determination period is 13 weeks. This will give statutory consultees and the local community an opportunity to formally comment on the proposals.

If planning permission is secured, this would allow SEGRO to begin works on the building. SEGRO is unable to predict when the refurbishment works will begin, but residents would be notified once the date is known. SEGRO anticipates a refurbishment period of c. 14 weeks following instruction of the building works.

SEGRO has an excellent track record of refurbishing vacant industrial units and letting them quickly to businesses, creating valuable job opportunities for the community.

SEGRO PARK KENTISH TOWN – YOUR QUESTIONS ANSWERED

9

