Welcome to this public exhibition of development proposals for an innovative new logistics and distribution facility in Peruvian Wharf. The facility will be known as ‘G-Park London Docklands’.

This scheme is being brought forward by Gazeley – an international and leading developer, owner and asset manager in prime logistics real estate. Founded in 1987, Gazeley are the longest established developer of prime logistics real estate in Western Europe.

Our proposed development at Peruvian Wharf will bring back to life around eight-acres of derelict land, within a Strategic Industrial Location, by developing a dedicated logistics facility like no other and creating hundreds of new jobs to boost the local economy.

This exhibition is an opportunity to:

- Learn more about our emerging proposals for the site.
- Meet the project team and ask them any questions.
- Share your thoughts about our approach.

Please speak to a member of the team if you need any more information. You can also view these materials on our website at www.GParkDocklands.com.
2 A PROFESSIONAL AND EXPERIENCED TEAM

The Developer - Gazeley
In December 2017, Gazeley became wholly owned by GLP, a leading global provider of logistics solutions. Both Gazeley and GLP are fully committed to sustainable development and sharing our research and solutions with our customers and competitors. We face a common challenge in our collective mission to reduce and eventually reverse the impact of our activities on the environment.

The Architect – Chetwoods
Chetwoods believe that architecture is a vital platform for progress. It influences the way we live, work, interact and collaborate. It affects our health, outlook and attitudes. Its benefits can be profound. They use a mix of rigorous thinking and radical creativity to explore and push the boundaries of architecture.

Transport Experts - Cole Easdon
Cole Easdon is one of the UK’s leading civil engineering consultancies and has an enviable reputation for quality, reliability, customer service and value. They provide a comprehensive range of Transport Planning, Water Management, Civil Engineering & Environment services. Their nationwide service covers all aspects of the feasibility, detailed design and implementation of major developments and infrastructure.

Noise Experts – Cole Jarman
Cole Jarman has established a reputation for excellence amongst its wide private and public sector client base. Their advice is developed by fully qualified consultants and is based on rigorous technical analysis, backed up with sophisticated computational and modelling tools. Their quality control procedures ensure their product is delivered to the most exacting standards in a clear, concise and well-presented form.

DP9
DP9 is established as one of the leading expert consultancies in planning, development and regeneration in the UK, and has experience dealing with a variety of different planning applications within the London Borough of Newham and London more generally.

In addition, experts in the fields of ecology, air pollution, contamination, hydrology and archaeology will all contribute to delivering a development that is sustainable and pioneering.
The site is located on North Woolwich Road, Silvertown, within the London Borough of Newham, and has been vacant for approximately 20 years. The site is located within a Strategic Industrial Location and lies between the Tate and Lyle Operational Facility to the east and the Allnex Resins Operational Facility to the west. Britannia Village lies to the north on the opposite side of the North Woolwich Road.

The site was previously owned by Cain International and Galliard in early 2016 when it was proposed that the land would be developed for housing. However, the site is designated as a Strategic Industrial Location (SIL) and, according to the London Plan, is therefore protected for industrial/employment and related uses to service and support London’s economy, such as logistics (other uses on the site are not considered acceptable).

Our location presents the opportunity to deliver an innovative ‘last-mile’ logistics facility in a key location in the docklands. Our proposals are design-led and aim to consider and respect surrounding land uses such as neighbouring homes.
4 WHAT IS ‘LAST-MILE’ LOGISTICS?

‘Last-mile logistics’ refers to the final phase of a supply chain, when goods are delivered from a centralised hub to their final destination (such as people’s homes and businesses).

G-Park London Docklands’ seeks to streamline the ‘last-mile’ logistics sector. Its bespoke design and close proximity to central London will ensure people receive their goods quicker and easier than ever before.

Environmental improvements
The size and pooled nature of the operation will ensure delivery vehicles are at maximum capacity, reducing the number of wasteful journeys by vehicles that are half empty.

Improved service for customers
The size and location of G-Park London Docklands will enable customers to receive their goods faster and more efficiently than ever before.

Reduced costs for consumers
Last-mile logistics can make up 30 per cent of overall delivery costs. By streamlining that element of the journey, there is scope for cutting costs.

Increased brand-loyalty for companies
A more efficient delivery means a better service and companies using G-Park London Docklands would benefit from improved customer satisfaction.
5 THE PROPOSALS

We are proposing to deliver the UK’s first three-storey distribution facility. This will serve as a ‘last-mile’ logistics hub, capable of servicing and meeting London’s consumer demand for everyday products. The facility is flexible to either accommodate a single or multiple occupiers.

The creation of G-Park London Docklands is in line with the Greater London Authority’s commitment to land being made available for ‘last-mile’ distribution close to central London.

The scheme has the potential to provide hundreds of new jobs in a variety of roles, which will be accessible to local people.

The proposals include up to 45,000sqm of distribution floor space over three levels, containing:

- Associated offices.
- Multi-storey staff car parking.
- Cycle parking.
- Amenity space for staff.
- Improvements to public space to the front.
- Other associated works.

Employment for local people

It is estimated that over 800 new jobs will be created across a wide range of disciplines including warehouse staff; drivers; administrative staff; managerial staff and other jobs (e.g. IT; HR; finance etc.). Additional jobs will also be created during the construction phase of the development.

A local employment coordinator will be employed within the facility and will work closely with Newham Council to ensure that local people are given priority access to new jobs.

Early phase

Preparation work at ground level may begin before the end of this year. We are due to submit a planning application for these early stage works this month (for more information see board 11).
We strongly believe that this proposal will deliver a number of tangible benefits to, not only the local community, but London and the surrounding areas.

Our plans offer:

- An innovative design for a three-storey ‘last-mile’ logistics warehouse – the first of its kind in the UK - representing the future of logistics.
- A pioneering ramping system, allowing delivery vehicles to safely manoeuvre between storeys.
- Opportunity to redevelop a vacant and redundant site and improve the surrounding street scene.
- Features that encourage active lifestyles and attractive places to work.
- Business rates for the Borough to support local services.
- Contributing to the wider regeneration of the London Docklands.
- Potential for over 800 operational and construction-phase jobs within the local area.
7 ACCESS AND TRANSPORT

Safe and convenient access

We will provide a new junction and access road to ensure safe and convenient passage to and from the site for staff and operational vehicles.

It is proposed the main vehicular access for the site will be taken off North Woolwich Road (NWR) (A1020) via a dedicated new junction. A further access road for cars is proposed at the north-east corner of the site. This road will continue to provide access to the protected Wharf to the rear of the site.

An innovative ramping system will enable vehicles to move safely between levels. New public realm will be created under the DLR, including safe and secure crossing points for pedestrians.

On-site multi-storey staff car parking of up to 259 spaces is to be provided to prevent any off-site parking.

The proposed orientation of the building and its servicing yard has been carefully considered, to ensure that any potentially noisy/disruptive activity is located discretely and sensitively, away from nearby residential neighbourhoods.

Assessing and minimising the impact

Transport experts Cole Easdon Consultants have been appointed to carry out baseline traffic surveys along NWR and Silvertown Way to provide data for the local area. A bespoke survey of a similarly located, existing logistics facility in London has also been surveyed to provide trip-rate data. This data will inform the preparation of the Transport Assessment for the scheme.

Mitigation will be provided in the form of an employee Travel Plan, designed to encourage staff to use public transport, walk and cycle. Comprehensive cycle parking, in accordance with the London Plan, will be provided to maximise cycling opportunities. Traffic impacts on the adjacent highway network will be reviewed and appropriate mitigation discussed with TfL and LBN. Improvements to the pedestrian environment in the vicinity of the site will also be provided as part of the scheme.

We will also include a realigned wharf access road, safer access for pedestrians and vehicles and a layout that ensures quicker, safer and quieter movement of vehicles on site.
Gazeley is committed to being a good neighbour and we work hard to minimise noise impact at all of our sites. We have appointed expert acoustic consultants Cole Jarman to undertake detailed surveys of the G-Park London Docklands site and the layout has been sensitively designed to address noise matters.

The method of assessment has been approved by the London Borough of Newham’s Environmental Team and we are continuing to work closely with the council to determine appropriate noise limits and establish effective noise mitigation strategies. If the assessment determines that any elements of the scheme will be above agreed noise limits then mitigation measures will be proposed. These could include:

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<td>1</td>
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<td>Acoustic barriers for open areas</td>
<td>Enclosed sides, for example at service yards or access routes at lower levels</td>
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<td>Absorptive lining to reduce reverberant levels within the more enclosed lower levels</td>
<td>Additional measures such as acoustic screens, enclosures or duct silencers</td>
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Construction of the development is also proposed to take place during daytime hours only in order to minimise disruption and inconvenience for neighbours.
G-Park London Docklands will include a range of sustainability features, such as the provision of electric charging points for vehicles, wellness initiatives to improve the working environment for staff and the aspiration of a BREEAM Excellent rating.

- Roof mounted solar panels.
- Triple-skinned (insulated) roof lights.
- Roof lights and/or wall lights to optimise natural light.
- Rainwater harvesting for use in toilet flushing and other non-drinking applications.
- LED Warehouse and office lighting.
- Suspended ceiling tiles utilising recycled content – also assists with sound insulation.

- Organic water-based paint.
- Carpets with 80% recyclable yarns.
- Low flush volume WCs.
- Low water use spray taps.
- Responsibly sourced timber.
- Solar thermal pre-heating of hot water.

We will also implement a number of features to reduce the carbon footprint of the building. These include:

Air Quality
Steps are being taken to ensure that air quality impacts within the proposed development are minimised as much as possible.

An air quality impact assessment will be carried out to determine the potential impacts the proposed development could have on air quality, during both the construction and operational phases.

The assessment will be undertaken in line with relevant guidance and policy, and will include a construction dust risk assessment and an assessment of impacts from road traffic emissions during operation.

Where significant impacts are predicted, advice on mitigation measures to avoid or limit such impacts will be provided, as far as possible. In addition, the proposed development’s transport and building emissions will be compared against published benchmarks to determine if the development is air quality neutral.
10 PUBLIC REALM AND LANDSCAPING

The proposed development has private and public amenity space which will comprise both hard and soft landscaped areas. The landscape design will contain regionally sourced plants and landscaping will be of suitable design taking into consideration the site’s proximity to London City airport.

The proposed public realm will include redevelopment of the ‘arrival space’ into the site, including potential new crossing points to ensure visitors can access the site safely.

A variety of amenities for staff are also being explored, notably in relation to utilising the roof level as a staff area. We are exploring a number of features designed to encourage an active and healthy lifestyle amongst staff using the site.

Example images showing the type of landscaping envisaged for the development
11 NEXT STEPS

Thank you for attending our public exhibition.

In advance of the wider planning application being submitted, we are due to submit a standalone planning application for a series of enabling works on the site. This application proposes a series of remediation and archaeological works to ensure that the site is prepared in advance of the main application being approved, allowing for a quick and efficient construction process. Work on this stage of the process could take place this summer.

We are keen to hear your views on these proposals to help inform our plans. You can leave your comments by:

- Filling in a comments card at the exhibition
- Emailing us at GParkDocklands@londoncommunications.co.uk
- Contacting our Freephone information line on 0800 307 7090

You can also keep up to date with the scheme via our website: www.GParkDocklands.com.

Autumn 2018
Submit planning application to London Borough of Newham

Spring / Summer 2019
Start development (subject to planning)

Winter 2019
Complete development