



Welcome to our public exhibition on the future of Uplands Business Park

BlackRock Real Assets and NEAT Developments are seeking to work with you to reimagine Uplands Business Park. This public exhibition is an opportunity for you to review our initial proposals and let us know your feedback. We would like to understand the views of those who live and work in the area as we progress the plans. Members of the project team are on hand to answer any questions you may have.

BlackRock

Site Owner

NEAT
DEVELOPMENTS LTD.

Development
Partner

Turley

Planning
Consultant

Allies and Morrison

Architect

**Bradley-Hole Schoenaich
Landscape**

Landscape Architects

CONCILIO

Communications

What is Uplands Business Park?



Brewery



Coffee Roasters

Uplands Business Park is located within the Blackhorse Lane Strategic Industrial Location (SIL), in the London Borough of Waltham Forest.

The surrounding area is largely residential and supported by small local centres on Blackhorse Lane and in Highams Hill. To the south, close to Blackhorse Road Station, is the Blackhorse Lane Housing Zone where there are a number of new residential-led developments and to the west is Walthamstow Wetlands.

BlackRock (Real Assets) ownership extends to over 5 hectares and houses an increasingly diverse mix of businesses across 35 units. The buildings vary in height up to 3 storeys and cover approximately half of the site. The external areas provide hardstanding, access roads, storage yards and vehicle parking with limited provision for pedestrians and cyclists.

The estate currently supports tenants covering a range of light industrial, commercial and creative uses including coffee roasters, a microbrewery, a vegan food producer, an education facility, creative workspace and artists' studios.



Educational facilities

The History of Blackhorse Lane



Uplands Business Park and the wider area has a rich industrial history.

Whilst some of the more traditional industries remain, the area is increasingly home to a diverse mix of businesses including artisan food and beverage manufacturers, creative industries and non-industrial uses such as education providers.

There is also a growing presence of co-working space and customer facing activities drawing people in to the area.

In recognition of the diverse and exciting mix of businesses the area is seeking to be designated a Creative Enterprise Zone by the Mayor of London.

The Blackhorse Lane Masterplan Process

Industry First

The site is located within the Blackhorse Lane Strategic Industrial Location (SIL). Strategic Industrial Locations are London's main reservoirs of industrial capacity and play an important role in London's economy. Given the loss of industrial land across London in recent years, the London Plan seeks to retain industrial capacity and encourage intensification and investment.

A strategic location for growth and transformational change

These ambitions are reflected in Waltham Forest Council's emerging Local Plan, which seeks to retain and grow the existing industrial capacity through industrial-led redevelopment alongside strengthening the neighbourhood centre at Blackhorse Lane. The council has designated this area as a strategic location for growth and transformational change and has ambitious growth targets to deliver:

- 1,600 new jobs (across the wider central Waltham Forest area); and
- a minimum of 1,800 homes.

Blackhorse Lane SIL Masterplan

Waltham Forest Council, in collaboration with the Greater London Authority (GLA), is preparing a masterplan for the Blackhorse Lane SIL to guide sustainable change and future development. This has involved engagement with landowners, businesses and the wider community.

The key aims of the Masterplan are to:

- Create a framework and establish controls to help the council protect industrial uses if development happens;
- Set a framework to overcome delivery challenges relating to different landownerships;
- Provide a shared vision and principles for the area;
- Set out a strategy for retaining existing businesses and providing modern fit for purpose industrial floorspace;
- Set out a strategy for integrating new compatible uses including residential, community and other forms of workspace;
- Provide a spatial framework (coordinated plan) across the whole SIL.



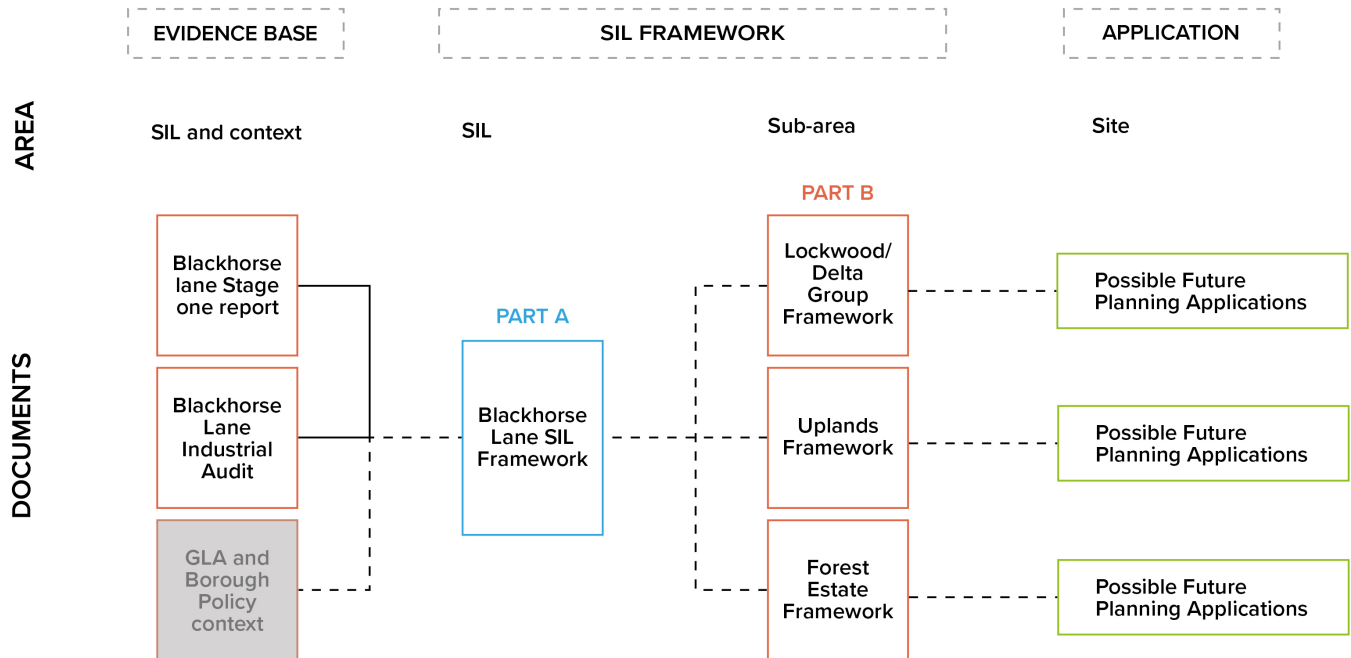
Framework for the Blackhorse Lane SIL evolution

The proposed framework sets out the following key spatial priorities for Blackhorse Lane SIL:

- Create a new waterside route;
- Provide a series of new public spaces and yards;
- Create new and improved east-west routes;
- Provide joined up street network;
- Intensify industrial activity to the north and east where there is better road connectivity;
- Retain businesses and introduce new uses to the south and west closest to Blackhorse Road station.

The Blackhorse Lane Masterplan Process

A summary of the council's Masterplan Process



What is a Strategic Industrial Location (SIL)?

A Strategic Industrial Location (SIL) is defined by the Greater London Authority (GLA) as ‘the capital’s main reservoir of land for industrial, logistics and related uses’ which ‘support the functioning of London’s economy.’

What is a Creative Enterprise Zone?

The GLA’s Creative Enterprise Zone designations include ‘areas of London where artists and creative businesses can find permanent affordable space to work; are supported to start-up and grow; and where local people are helped to learn creative sector skills and find new jobs.’

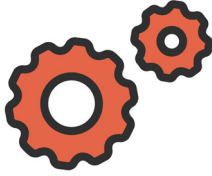
What is Blackhorse Lane Masterplan?

The Masterplan is a process that Waltham Forest Council is undertaking in collaboration with the GLA to protect and support the Blackhorse Lane SIL to ensure it is optimised. It will act as a framework and guidance on future development plans for the area.

What is a Strategic Location?

Waltham Forest Council has identified areas where substantial growth is expected to occur on larger sites or clusters of smaller sites to deliver the significant growth in housing, employment and infrastructure provision. In these locations the council may consider Taller (14 – 17 storeys) and Tall buildings (18+ storeys) to deliver transformational change.

Key Principles



Make.

Locally led, industrial first approach to retain, support and grow business.

- Retain, support and grow the area's industrial business ecosystem.
- Keep high-quality industrial space at the heart of the proposals by providing a mix of innovative, modern and flexible industrial spaces.
- Create new employment opportunities for the area by enhancing and creating more space for retail and the evening economy (including restaurants and bars).



Live.

Create a new mixed-use neighbourhood to integrate new uses and create high-quality public spaces.

- Introduce new homes (including affordable housing) to support the growing customer facing business activity, create an evening economy, and generate vibrancy in the area.
- Create a destination for people to visit with improved food, drink and retail options.
- Create lasting partnerships between neighbours, businesses and local educational providers.



Seed.

Promote sustainability, biodiversity and introduce new green spaces.

- Significantly increase the area's bio-diversity by introducing new plants, trees and vegetation.
- Promote sustainable methods of transport through new pedestrian and cycle routes and provision of electric vehicle charging points.
- Establish inviting public spaces for sitting, meeting and playing.



Connect.

Establish better connectivity for Uplands Business Park through new routes and improved infrastructure.

- Create new connections between Uplands Business Park, Walthamstow Wetlands, transport links and local residential neighbourhoods.
- Celebrate Europe's largest urban Wetlands with access through new, safe pedestrian and cycle networks and public spaces.
- Enhance broadband connectivity for high-speed internet access.

Benefits

The redevelopment of Uplands Business Park presents a number of unique opportunities for Waltham Forest and the wider community.



Retain existing businesses and the industrial character of the area



New jobs and employment spaces



Create new spaces for the community to visit with improved public realm



Create a new mixed-use neighbourhood with places to live, shop, learn and visit



Connect the Wetlands



Create a healthier environment with improved sustainability initiatives

Proposed layout and building typologies

Putting Industry at the Heart of a Mixed Use Neighbourhood

The Blackhorse Lane area is characterised by three key north-south lines as outlined in the map below:

- 1 Blackhorse Lane to the east
- 2 Thames Spine Tunnel a high pressure water main with 22m exclusion zone that runs diagonally underneath
- 3 Walthamstow Wetlands to the west

Our initial proposals, guided by the emerging Blackhorse Lane Spatial Framework, look to build on these three lines to:

- Repair Blackhorse Lane to create improved access, wider footways with street trees and new buildings with active frontages
- Use the Thames Spine Tunnel Exclusion Zone to create a series of linked industrial yards and public spaces
- Deliver our part of a new waterside route for pedestrians and cyclists to enjoy

In addition new east-west routes are proposed to create improved connections to the wider Blackhorse Lane neighbourhood.



New Industrial-led Mixed Use Neighbourhood



Proposed layout of Uplands Business Park

The initial proposals have been guided by the emerging spatial framework for Blackhorse Lane, which looks to intensify industrial uses to the north and east where there is better road connectivity and integrate new uses to the south and west, which is closest to Blackhorse Road station.

A first conceptual layout for the site shows how a mix of innovative modern and flexible industrial uses will integrate with new uses, focusing industrial space to the north and east, whilst bringing in new uses to the south and west.

The proposals offer a range of benefits and opportunities including:

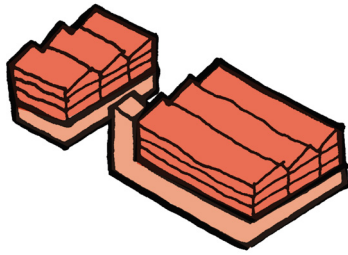
- An increase in modern industrial floorspace
- Up to 1,800 new homes including affordable housing
- 1,000+ new high quality jobs
- A series of new public spaces open to all, ranging from green spaces and playgrounds to consumer facing industrial yards

Industry First – Locally Led

To rehouse existing businesses, create new employment opportunities and integrate new uses we are proposing a mix of building typologies across the site. These are listed below along with precedent images from similar schemes.

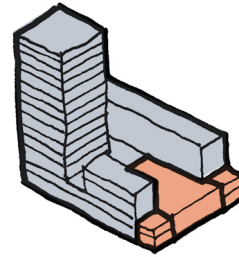
Stacked industrial

Stacked industrial buildings will provide more conventional industrial floorspace across a range of floors.



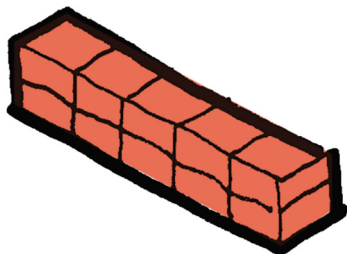
Podium industrial

Industrial podiums can accommodate high-quality ground floor industrial floorspace integrated with new uses above.



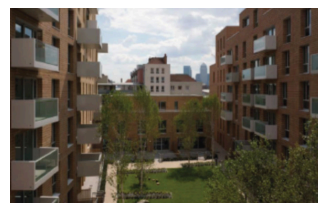
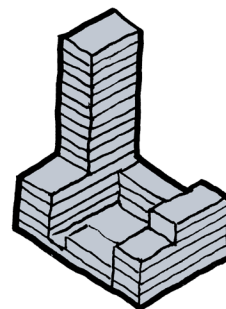
Small-scale workshops

Small scale workshops will help to provide spaces for small businesses with active street frontages or within larger industrial buildings.



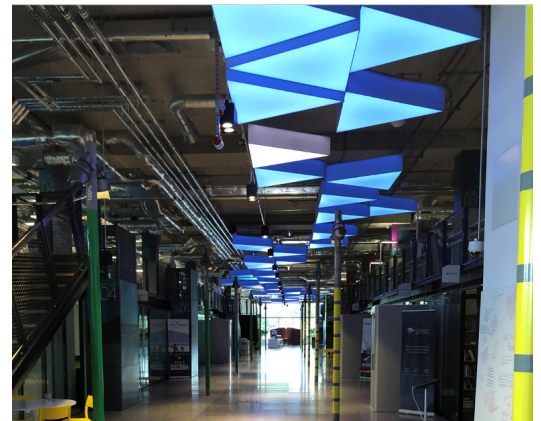
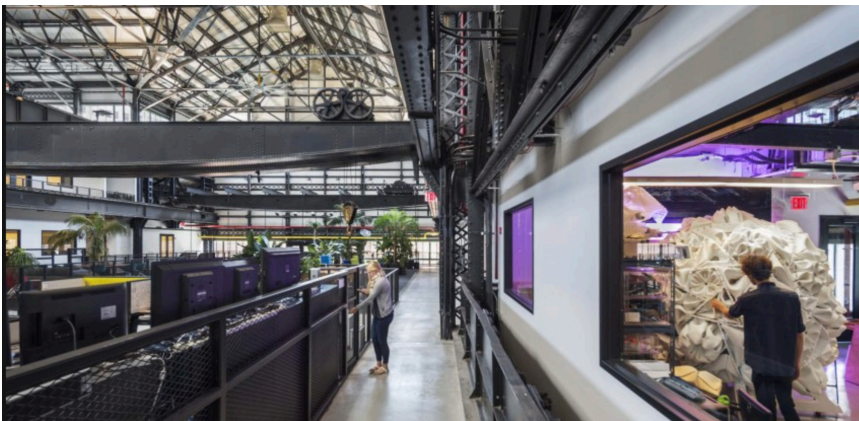
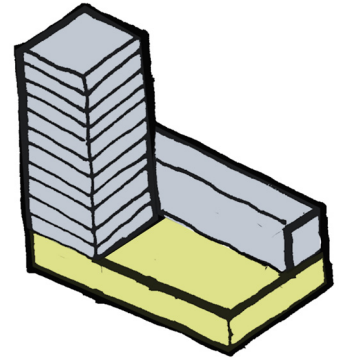
Courtyard blocks

Residential blocks providing commercial, leisure and community uses at ground floor.



Innovation Platform

An innovative platform building combines a range of industrial uses with business development and additional support services. These services will be accessible to the existing business community and encourage new business start-ups.



Some Examples of Uses at the Platform are:



Future Food

From maker spaces, development labs to research consultancies and production companies. The Platform building is a media driven, digitally connected ecosystem

Connected Communities

An urban meeting place, defined by people, focused on innovation and learning, fundamentally grounded in community. A vibrant business, technology and creative incubator

Diverse & inclusive spaces



Uplands Yard.
Inviting. Inclusive.
Neighbourly



Goldsmith Yard.
Functional. Generous.
Flexible



Wetlands Waterside.
Connected. Green.
Playable.

Wetlands Yard.
Lively. Diverse.
Creative.



Your Involvement

Thank you for taking the time to visit us today.

Let us know your thoughts by:

- Visiting our consultation website and filling in our online survey at: futureofuplands.com
- Filling in a copy of the survey today
- Using the contact details on the right to email or call with your comments

Contact details for your comments

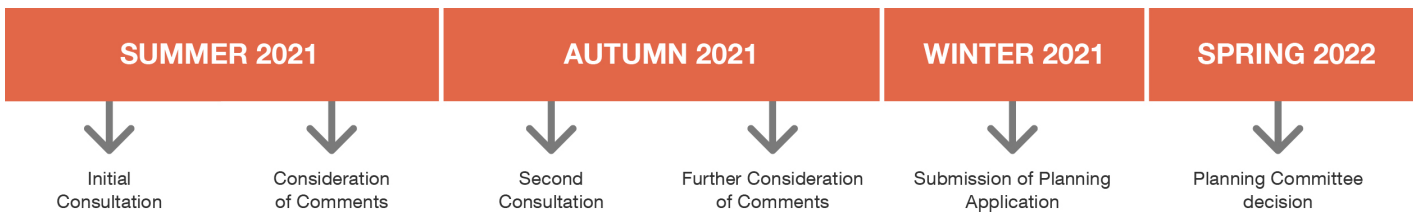
Roisin Murphy

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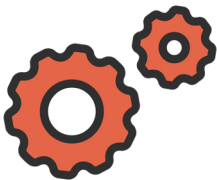
The project team will continue to develop the proposals using feedback received from this exhibition and broader consultation with stakeholders and Waltham Forest Council.

We will come back with further developed plans prior to an application being submitted.

Project Timeline



We intend to redevelop Uplands Business Park and create spaces to:



Make.

Locally led, industrial first approach.



Live.

Create a new mixed-use neighbourhood to integrate new uses and create high-quality public spaces.realm.



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