

## Logistically Speaking...

The tumultuous last few years have changed the face of British property forever. Working from home and hybrid models in particular have become the norm, and all retailers need to diversify their options in order to survive.

The rapid increase in online home deliveries driven by the pandemic will add £19.6 billion to the UK economy by 2025, according to new research from Metapack in partnership with Retail Economics. As reported by Charged Retail Tech News.

A global consumer outlook study, by NielsenIQ, has reported that out of home entertainment was also viewed as less of a priority for 37% of consumers and 21% of

people said they would pay more for home delivery.

And it's this seismic shift in consumer behaviour that has led to a phenomenal increase in the value of land for those seeking warehouse/shed facilities with costs in the region of £1 million per acre, rising substantially inside the M25.

With the impact of online retailers such as Amazon and the change in consumer shopping habits, we anticipated the rise in demand for large storage units several years ago, so began working with clients to adapt existing retail and commercial schemes into warehouse facilities. We are now being asked to consider much larger long term strategic sites, for example we are currently working on a potential logistics unit of 5 million sqft on a site over 900 acres, the size of the third smallest country in the world.

As experts in this area, we understand exactly what is required to re-purpose an existing site into commercial gold, often with very complex conditions. It's not just about

creating space – we create the masterplan for logistics parks that include a range of compatible uses on the site.

In addition, we have to consider environmental constraints, charging facilities for cars and HGV's, solar power, wind generation and bio-diversity issues.

As large areas are snapped up, we will need to seek innovative solutions to provide storage space and so are exploring the feasibility of large underground logistic sites with residential schemes at ground level and above, as well as re-purposing semi-redundant retail parks into logistic hubs.

The future of property will continue to change, and we pride ourselves on being at the forefront of innovation and technique.

*If you'd like to know more speak to one of our logistics experts James Richmond, Paul Mitchell and Ian Perrell.*

## ALDI REGIONAL DISTRIBUTION CENTRE

Continuing our long-term relationship with ALDI Stores, revised plans have been submitted to Bedford Borough Council for a new Regional Distribution Centre (RDC) as part of the Wixams northern expansion area. With a circa 1M sqft footprint, this state of the art RDC at 28m tall will support a significant number of new ALDI food store openings in the coming years. The new RDC puts automation central to the design process, responding to the changing logistics needs of ALDI Stores and supporting their long term expansion plans.





Gascoigne Wood

## BIG SHEDS

Plans for a 2 million sqft industrial and logistics site at Gascoigne Wood, North Yorkshire have been submitted for approval on behalf of long-term client, Haworth Group.

Gascoigne Wood is a 185-acre former colliery site in Sherburn-in-Elmet, North Yorkshire. The site benefits from an existing rail connection through the Sherburn Rail Freight Terminal, and also lies in close proximity to the A1(M) and the M62. In 2021, Network Rail began using part of the site as a logistics hub to support the Trans Pennine Route Upgrade Project.

Planning permission has been granted for the construction of three buildings measuring a total of 92,849 sqft on the Advanced Manufacturing Park in South Yorkshire. The buildings will include office space covering 10% of the floor area, and will be designed for sub-division into units as small as 5,000 sqft Work on site will begin this summer.

The Store Room has submitted THP designed proposals to convert a Poundstretcher in Darlington into a new self-storage facility. The unit will be fully refurbished to include the creation of a mezzanine floor and ancillary office.



AMP Rotherham



The Store Room

## HUMBER INTERNATIONAL ENTERPRISE PARK, PORT OF HULL GAINS PLANNING

Our relationship with Associated British Ports continues to grow as the design for Humber International Enterprise Park, a 4.25M sqft expansion, has been granted outline planning consent by East Riding of Yorkshire Council.

The industrial, manufacturing and logistics development spans 453 acres between Paull and Hedon, with almost half included in the Freeport zone offering tax incentives for inward investors.

It is hoped up to 6,500 jobs could be created by companies moving in.



Port of Hull

## DARLINGTON

Planning has been submitted on behalf of Wyngrove Ltd for a new industrial unit development in Darlington for storage and distribution uses with associated office floor space.

Comprising of three industrial buildings totalling up to 400,000 sqft. The scheme will also incorporate associated structured buildings including a gatehouse.

This scheme follows on from the 1 million sqft Amazon unit completed in 2021.



Darlington

## GKN AEROSPACE OPENS

The new £32m GKN Aerospace hub will act as a world class innovative technology centre for the next generation of fuel efficient aircraft, working alongside the UK research community and supply chain to strengthen aerospace technology and support the UK industrial strategy.

Having opened in 2021, the 10,000 square metre facility, designed for client ISEC, will host over 300 highly skilled engineers from all over the globe and whilst working alongside universities in a collaborative space for research and development, it will also focus on GKN Aerospace's technology partnership in the Airbus' "Wing of Tomorrow" technology programme together with new additive manufacturing programmes.



GKN Aerospace



Hucknall

## HUCKNALL COMPLETES

The 195,000 sqft distribution warehouse in Hucknall has completed on site. The unit which has office space over three storeys is now home to educational resource provider, RM Resources.

Operationally the building also provides space for a 30,000 sqft future mezzanine / racking. The project, built by contractor GMI Construction Ltd for urban regenerator Muse Developments Ltd.

Our masterplan for the 67-acre Harrier Park scheme just off the M1, brings forward a high-quality, accessible manufacturing and logistics hub, alongside a wide mix of homes and extensive public green space.

## BASILDON

Work started in March at Basildon, to create a new industrial unit, foodstore, self storage unit and retail stores on behalf of Rex Land (Basildon) Ltd.

The 55,000 sqft industrial unit will include 5,000 sqft offices on the first floor with a service area to the rear. Work is expected to be complete in March 2023.

The retail development will feature 5 units at circa 105,000 sqft, which will house stores including a foodstore, Lok N Store, Greggs and Tile Mountain.



Basildon



## WORK CONTINUES AT A-SAFE HQ, ELLAND

Following on from extensive remodelling and extensions to their existing operations and including new HQ offices, A-Safe/Threesmi+h are constructing a 110,000 sqft, 21m high bay warehouse on adjacent land.

The £20m project started on site with Royd's Building Contractors in September 2021 and is expected to complete in September 2022.

A-Safe provide the distinctive yellow safety barriers for the logistics sector and are benefiting from the burgeoning market and more phases of construction are projected over the next few years.

## GATEWAY 36 (PHASE 2)



Rockingham

Work has started on Phase 2 of the Gateway 36 industrial and logistics development, on behalf of client, Harworth Group.

The 51-acre scheme, within easy access of J36 of the M1 in South Yorkshire, will feature 3 buildings totalling 111,000 sqft.

Phase 2 follows the successful Phase 1 development, which comprises a mix of industrial and logistics buildings together with a number of roadside uses and a Greene King pub.

Caddick Construction Ltd are the contractor and work will complete later this year.



A-SAFE

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## BAKEWELL

Litton Property Group's home site at Riverside Business Park, Bakewell is the largest single employment site in the Peak District with planning approval for approx. 130,000 sqft of high-quality employment space, plus 72-bed hotel to be delivered as part of a £25M phased regeneration project.

Despite the challenges faced during the Covid-19 pandemic, a new 11,000 sqft hybrid unit was completed in Summer 2021, including pre-lets to Criterium Cycles, ISL Networks and RR Motorcycles. The next phase of construction is now underway, comprising 27,750 sqft of employment space reserved for local occupiers in the food sector.

The building will be developed in two phases: Phase 1 provides two units of 15,000 sqft and 5,000 sqft, allowing for the relocation of an existing occupier into the new space. The project is due for completion in October 2022. The remainder of the unit will be completed following relocation of the existing occupier & subsequent demolition of the former unit.

The redevelopment of the Riverside site will continue in Summer 2022 with the Jaipur Building, providing a 13,500 sqft warehouse unit together with a 11,000 sqft 2 storey river-facing office unit to accommodate the growing needs of the existing occupier Thornbridge Brewery. More phases at Riverside are to follow, together with multiple projects in the pipeline across the UK.



Cross Green Approach

## STOURTON, LEEDS

Planning has just been submitted on one of the largest commercial industrial regeneration projects in Leeds. The multi-million-pound 170,000 sqft industrial property in Stourton has been designed on behalf of Leeds-based land and property regeneration company, K A Property Ltd.

Based off Queen Street, on brownfield land that was once the former One Subsea factory and offices, the new development will offer high-quality warehouse and distribution space with on site office accommodation.

Also in Stourton we are about to submit planning for approx. 200,000 sqft of speculative industrial units on Cross Green Approach for Hewlett Group Ltd.

## THE FUTURE OF LOGISTICS - GO UP OR GO DOWN!



Future of Logistics

We are working with several key investment clients on developing London logistics solutions, both in town and on the M25 periphery.

The key with such high value sites is working in accordance with the new London Plan and maximising a site's potential; with this mindset we have developed solutions for inner city 'last mile' logistics schemes, rejuvenating old basement car parks and redundant servicing facilities to create unique offerings within zones 1-2.

Equally, we are linking these inner-city sites with larger multi-storey facilities servicing them within the m25 belt, these facilities are operating on a multi tenancy solution with vehicles accessing different levels through both ramp and lift arrangements depending on the square footage.

We are currently progressing 7 schemes earmarked for planning submission in 2022/2023, watch this space!



Howdens Goole

## HOWDENS GOOLE

A planning application has been submitted for a bespoke distribution unit for Howdens Joinery at Junction 36 M62 Goole, by developer Sterling Capitol. The construction of the 500,000 sqft unit is expected to start on site in late summer.

## SBD APPAREL

Work on site is progressing well and meeting programme on a 100,000 sqft SBD Apparel factory at the Advanced Manufacturing Park in Waverley, for client Harworth Group and is due to be complete July 2022. This development will include 3 storey offices, and is under construction by contractor, Lindum York.



## WELCOME TO THE TEAM

A big welcome to Cameron Wilkie in our London office. An architect with excellent experience, Cameron is working with the London Plan and is diving head first into our London Last Mile logistics project.

Harvey Johnson has joined us in the Wakefield office as an IT Apprentice with Danni Considine joining the Reading office in an administrative role.

In Vector, Nicholas Baron and Owen Atkinson-Jones have joined the team as Assistant Landscape Architects based in our Manchester and Wakefield offices respectively.

HPM have also welcomed Russell Kelly who has joined us as a Principal Designer based in the Manchester office.



Cameron



Harvey



Danni



Nicholas



Owen