

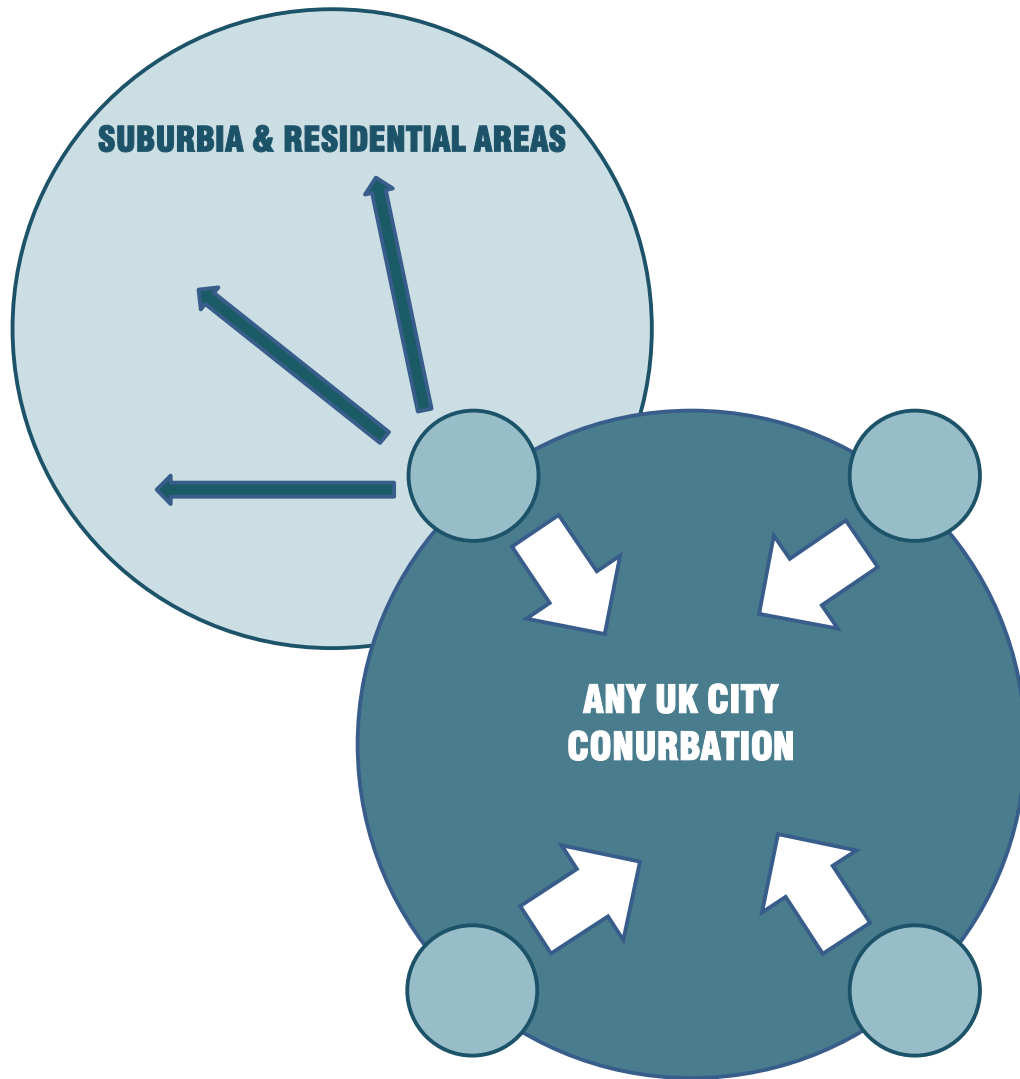


**SIMON RISPIN  
SMR ARCHITECTS**

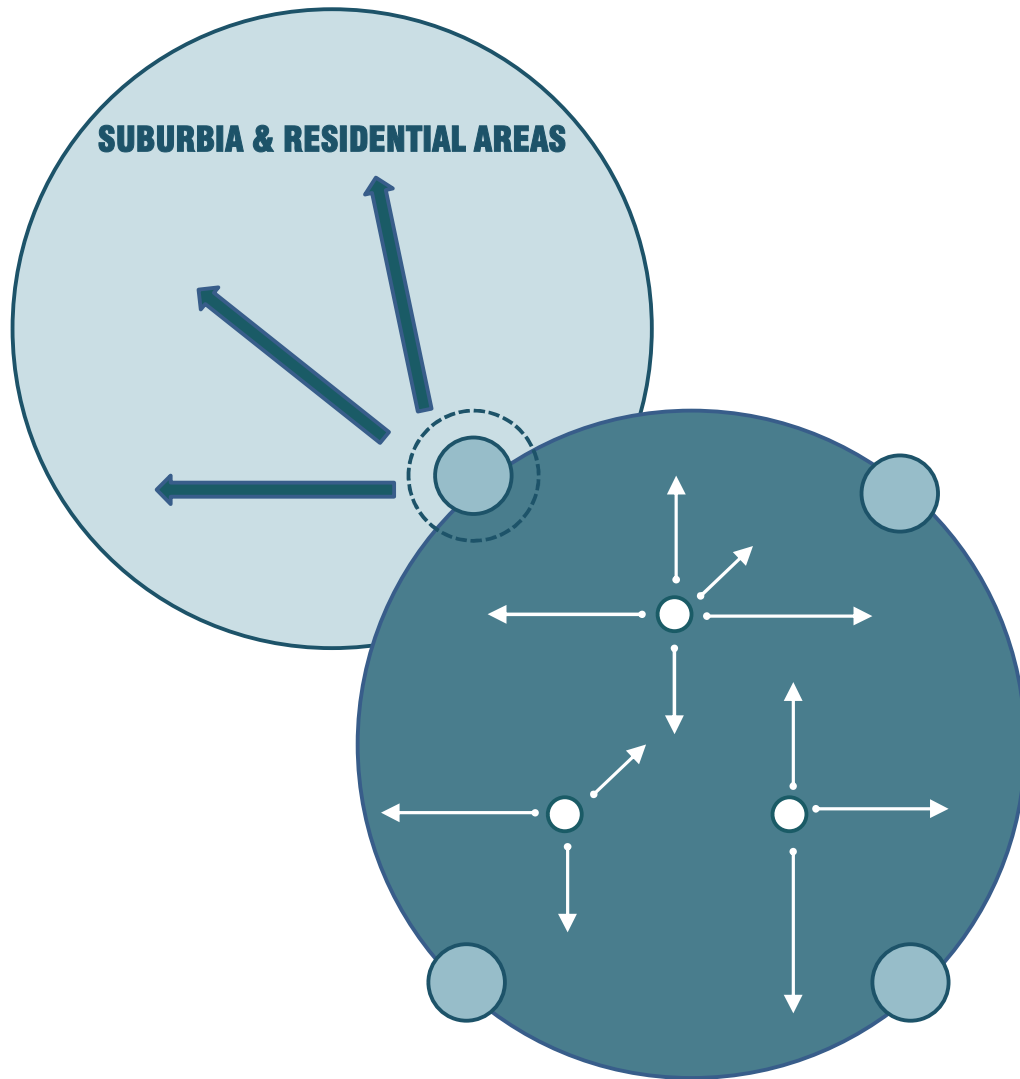
**How can we further urbanise  
Last Mile Logistics?**

### A little about Me & SMR Architects ...

- 50 strong, formed in 2014, with our roots extending back to 1991.
- Working in a collaborative and responsive way.
- Strongly innovative
- Carbon Neutral with Carbon Zero 2030 target
  
- 20 years in architecture, past ten in logistics
- Key account lead for international e-tailer clients, 3PLs and logistics developers
  
- European template lead for last mile hub for key online retailer.
- Approximately 2,000 feasibility studies over the past five years.
- Over 20 UK last mile facilities
- Over 10M sqft linked warehousing

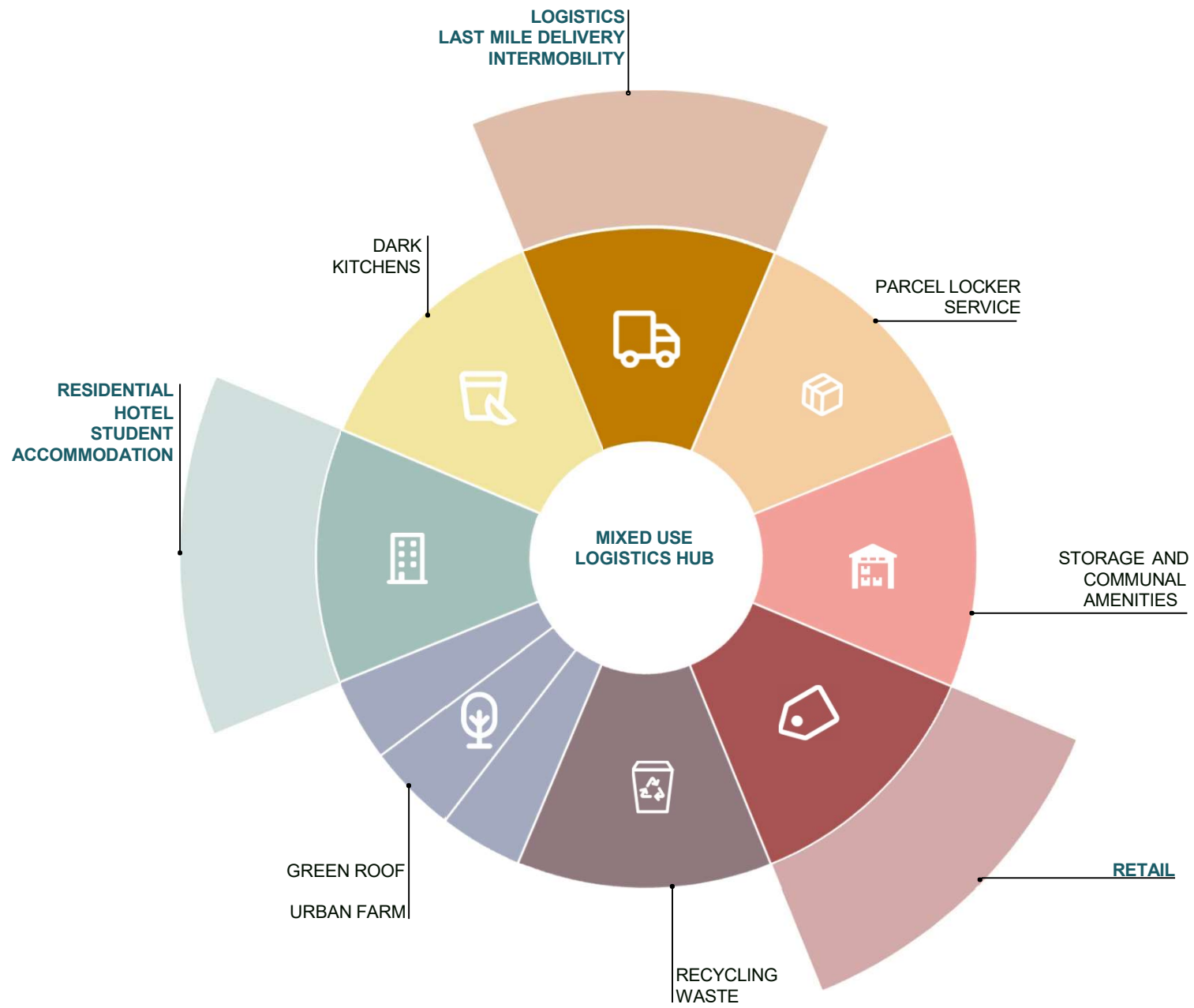


- Industrial units but on edge of residential areas.
- Lots of vehicle movements into city centres.
- Greater road use and congestion.
  
- 'Industrial' / institutional design.
- Multi functional warehouse & often leased.
- Not always built for purpose.



- Smaller delivery stations
- Supplemented by micro mobility hubs
- Less vehicle movements
- Wider range of modes of transport
- Fighting for space, what is available?
- Conflicting with city centre uses.

- Create more mixed-use spaces
- Deliver better architecture – people understand logistics needs to be on our doorsteps
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- Look at under utilised space and how we can better re-purpose it.
- Think smarter about combined activities – can similar activities share similar space:
  - Dark kitchens and food deliveries
  - On-demand grocery services
  - Mirco mobility parcel deliver
- More commercially viable method of getting last mile into the city centres as combined units provide a different rent model.







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**Thank you.**