

Pinewood South & Alderbourne Farm
PINWOOD STUDIOS SCREEN HUB

DOCUMENT

08

Development Framework & Design and Access Statement

July 2022



PINEWOOD



No Time to Die © 2021 Universal Pictures. All Rights Reserved.

This document was prepared by Turley, FaulknerBrowns, LUC and Rob Lucas Consultancy.

July 2022

Note: The term 'film' is used throughout the document and should be taken to include high-end television (HETV) and other screen-based content production

CONTENTS

01 INTRODUCTION	4
02 SCREEN HUB	8
03 UNDERSTANDING THE SITE	14
04 DEVELOPMENT PRINCIPLES	30
05 DESIGN DEVELOPMENT	36
06 DEVELOPMENT PARAMETERS	48
07 DESIGN GUIDANCE	68
08 USING THE DEVELOPMENT FRAMEWORK/ DESIGN AND ACCESS STATEMENT	86

01

INTRODUCTION



01 INTRODUCTION

1.1 Pinewood South Ltd (PSL) propose to expand the studio facilities at Pinewood Studios, Iver, on land to the south (Pinewood South) and north (Alderbourne Farm) to deliver additional sound stage, workshop, offices and backlot, together with a new nature reserve. The scheme is known as 'Pinewood Studios Screen Hub' (the 'Screen Hub').

1.2 The Screen Hub will comprise new film production space and the education and business growth hubs (known together as Centre Stage) on Pinewood South. Alderbourne Farm will comprise backlot areas for open air filming, together with some supporting buildings, with the predominant majority of the site being set out as the nature reserve.

1.3 The two parts of the site (Pinewood South and Alderbourne Farm) are not physically connected but together form a single development for the purposes of this planning application.

1.4 The description of development in the planning application is:

"Part a: A full planning application for the change of use of land at Alderbourne Farm to a nature reserve, to include new footpaths and trails, biodiversity enhancements, and associated parking and infrastructure.

Part b: An outline application with all matters reserved (except for principal points of access) for: (i) land at Alderbourne Farm for backlots, associated film production buildings (workshops), access road and parking alongside a nature reserve; and (ii) land at Pinewood South for film production buildings (including sound stages, workshops, offices and ancillary uses), backlots and an education and business hub with associated ancillary structures, parking (including multi storey car parks), highways accesses, servicing and green and blue infrastructure."

1.5 The development as a whole comprises:

- A studio scheme of c. 1.4m sq ft (GEA) as a southerly expansion of the existing Pinewood site.
- Centre Stage which comprises an education and training hub and a business growth hub of c. 50,000 sq ft in total.
- A new external backlot site comprising two backlots of 6a and 1.2a with services and workshops/storage at Alderbourne Farm.
- A nature reserve of c. 25.6 ha at Alderbourne Farm.

1.6 Illustrative forms of masterplan are included at Figure 1.1 and 1.2

1.7 The planning application is made in hybrid form and includes a series of development parameters for approval.

1.8 The development is proposed as an alternative to the extant permission on Pinewood South (known as Screen Hub UK), which included studio development and a visitor attraction. Both schemes follow a similar approach in design terms, albeit Screen Hub (the current scheme) offers additional benefits including the nature reserve at Alderbourne Farm.

1.9 The purpose of this document is to provide:

1. a set of development principles for approval to inform the determination and implementation of the scheme
2. the proposed development parameters for approval which will form part of any planning permission and control the implementation of the development, including the subsequent detailed design and approval of reserved matters applications
3. design guidance to help inform the design of the scheme and its subsequent consideration by the local planning authority (as material considerations)
4. an explanation of the design process for the development and a summary of its access provisions.



Figure 1.1: Illustrative forms of masterplan

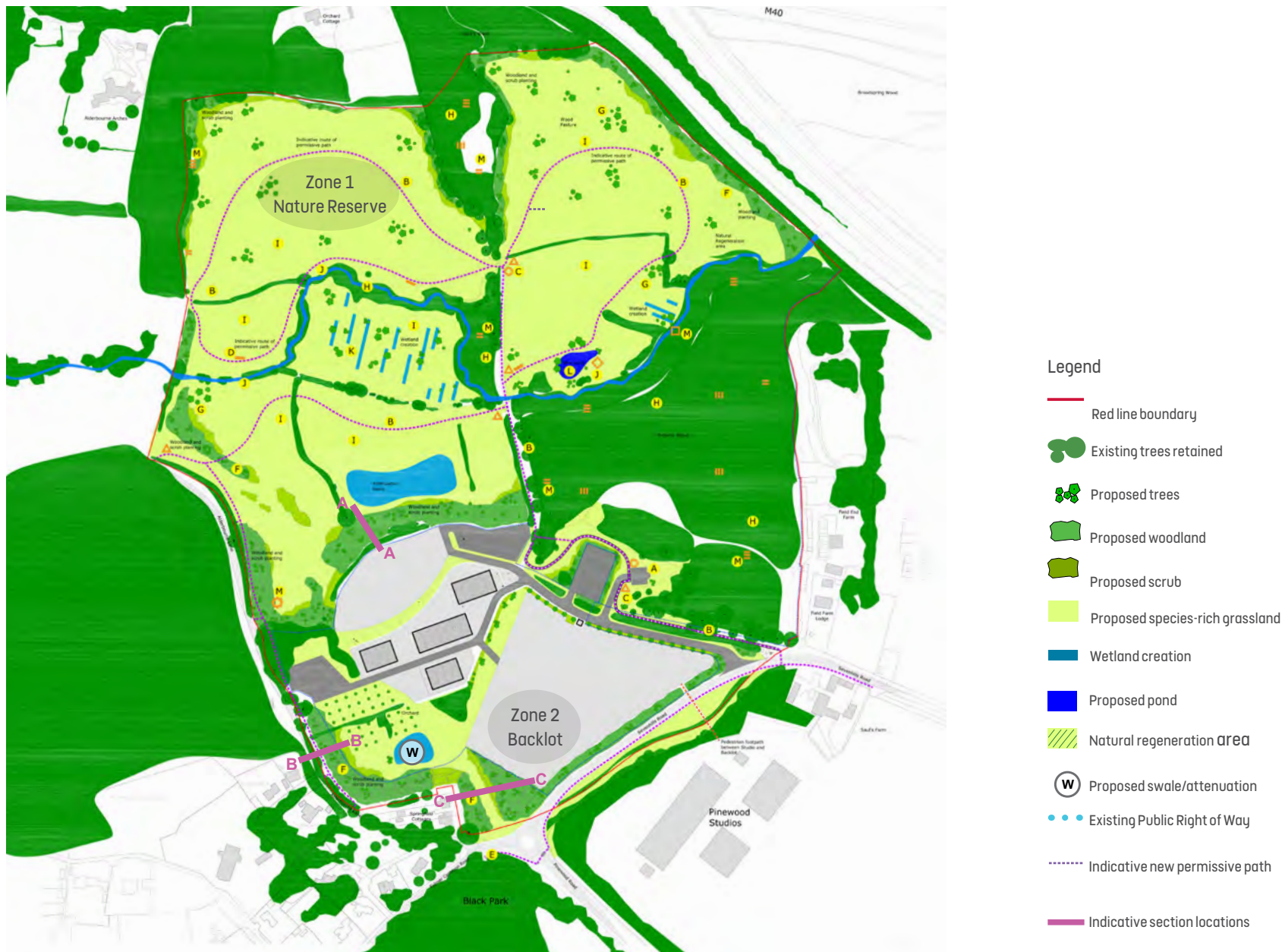


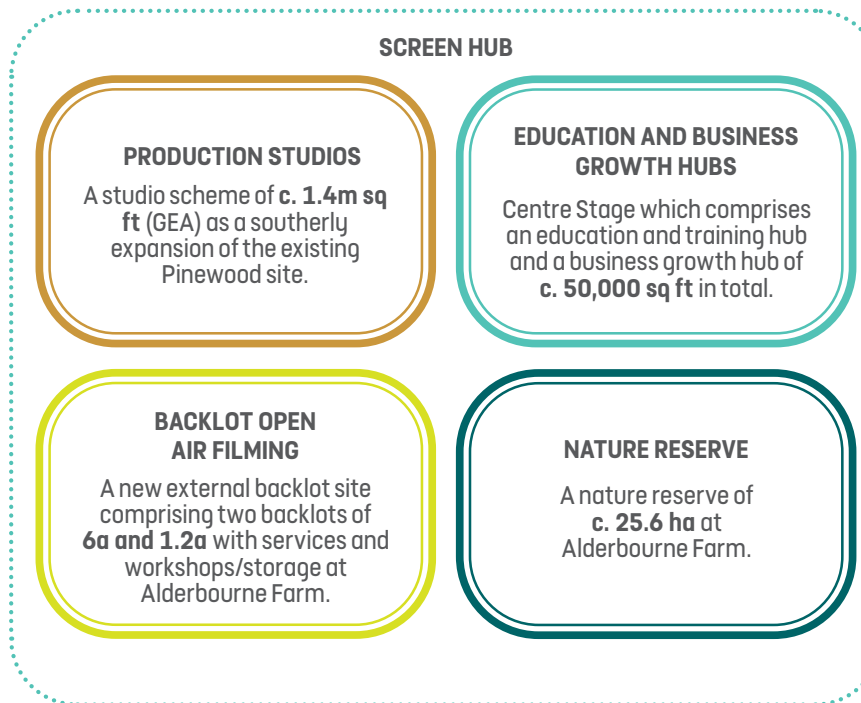
Figure 1.2: Illustrative Alderbourne Farm masterplan

02

SCREEN HUB

02 SCREEN HUB

- 2.1 The proposed Screen Hub application is a cluster of film-related uses based at Pinewood Studios with links to other screen based uses in Buckinghamshire and beyond.
- 2.2 The growth hub is intended to provide links between content producers/providers and the wider business, education/skills and cultural networks in support of growth of the creative and digital sector.
- 2.3 There are four principal elements proposed in the scheme:
- A Production Studios – expansion of the existing iconic studios at Pinewood South
 - B Education and business growth hubs – 'Centre Stage' at Pinewood South
 - C Backlot open air filming – an area for open air filming with support buildings at Alderbourne Farm
 - D Nature Reserve – an extensive area for nature conservation and local informal recreation at Alderbourne Farm



- 2.4 Together they will provide:
- production facilities (sound stages, offices, workshops and backlots)
 - an education and training hub (all ages from school to industry vocational)
 - a business growth hub (start up and incubation and commercial space)
 - a nature reserve with appropriate local support facilities
 - car parking, landscaping and ecological enhancements
 - vehicular and pedestrian accesses from Uxbridge Road, Pinewood Road and Seven Hills Road

A. Film production space

- 2.5 There is a continuing shortfall in production space for film and high-end television in the UK particularly for inward investment production.
- 2.6 The studio development would be of typical form comprising a range of sound stages, workshops, offices and a backlot (for external film sets and shooting) at Pinewood South.
- 2.7 The scale of the facilities in the application are:
- buildings to a maximum of 126,813 sqm / 1,365,000 sqft at Pinewood South and 3,252 sqm / 35,000 sqft at Alderbourne Farm
 - backlots of 2.4ha ha (6 acres) at Pinewood South and / or 2.9 ha (7.2 acres) at Alderbourne Farm
 - parking for 2,254 vehicles including multi-storey car parking at Pinewood South and 188 vehicles at Alderbourne Farm
 - 266 space cycle park
 - servicing to all buildings
 - a controlled day time link to the existing Pinewood Studios
 - new access points from Pinewood Road and the Uxbridge Road for Pinewood South and Seven Hills Road for Alderbourne Farm

B. Centre Stage

- 2.8 The second principal element of the Screen Hub is the education and business growth hubs ('Centre Stage').
- 2.9 The key components of the Centre Stage are proposed to be:
- an education hub
 - a business growth hub
- 2.10 The form of the Centre Stage facility is flexible under the parameters although it could be either as a single, three to four storey building, or delivered as part of other studio accommodation, sited within Pinewood South and sharing a new access on to Pinewood Road with its own dedicated parking.
- 2.11 As an alternative Centre Stage facility could be located elsewhere on the Pinewood Estate, where it provides the same function (to be subject to a separate planning application).
- 2.12 The centre stage development in the application is proposed to include:
- floorspace at a maximum of 50,000 sq ft (4,645 sq m)
 - areas of the building for education and business growth respectively with shared common servicing
 - 226 parking spaces
 - 49 space cycle park

C. Backlot Open Air Filming

2.13 The third element is for a space for open air filming backlot at Alderbourne Farm and Pinewood South.

2.14 This will complement the production studios facilities at Pinewood East, West and South to provide a dedicated facility for open air filming. It will feature:

- two backlot areas
- supporting buildings
- areas of parking and servicing, with access from Seven Hills Road
- green infrastructure to contain the site and respect residential amenity of adjacent dwellings

2.15 Backlot use is also included in the mix of uses at Pinewood South which could be developed in the place of buildings.

D. Nature Reserve

2.16 An extensive area of land to comprise a nature reserve at Alderbourne Farm.

2.17 This will be a new facility to deliver a significant gain in biodiversity whilst ensuring the long term protection of existing areas of ancient woodland. The nature reserve will provide a secondary recreational function with public access, targeted for local residents. There will be a modest parking facility and a network of connections into the existing footpath network.





Star Wars: The Force Awakens © Lucasfilm Ltd. All Rights Reserved.

03

UNDERSTANDING THE SITE



03 UNDERSTANDING THE SITE

Location

- 3.1 Pinewood Studios is located in the village of Iver Heath, Buckinghamshire, lying 6km west of Uxbridge and 8km northeast of Slough, and is located 10km from Heathrow Airport and 32km from Central London.
- 3.2 The Studios are bisected by Pinewood Road with the original part of the studios located to the west of Pinewood Road (Pinewood West) and the expansion PSDF development to the east (Pinewood East).
- 3.3 The scheme is split over two distinct areas; Pinewood South to the immediate south of the existing studios, and Alderbourne Farm to the north.



Figure 3.1: Site location plan

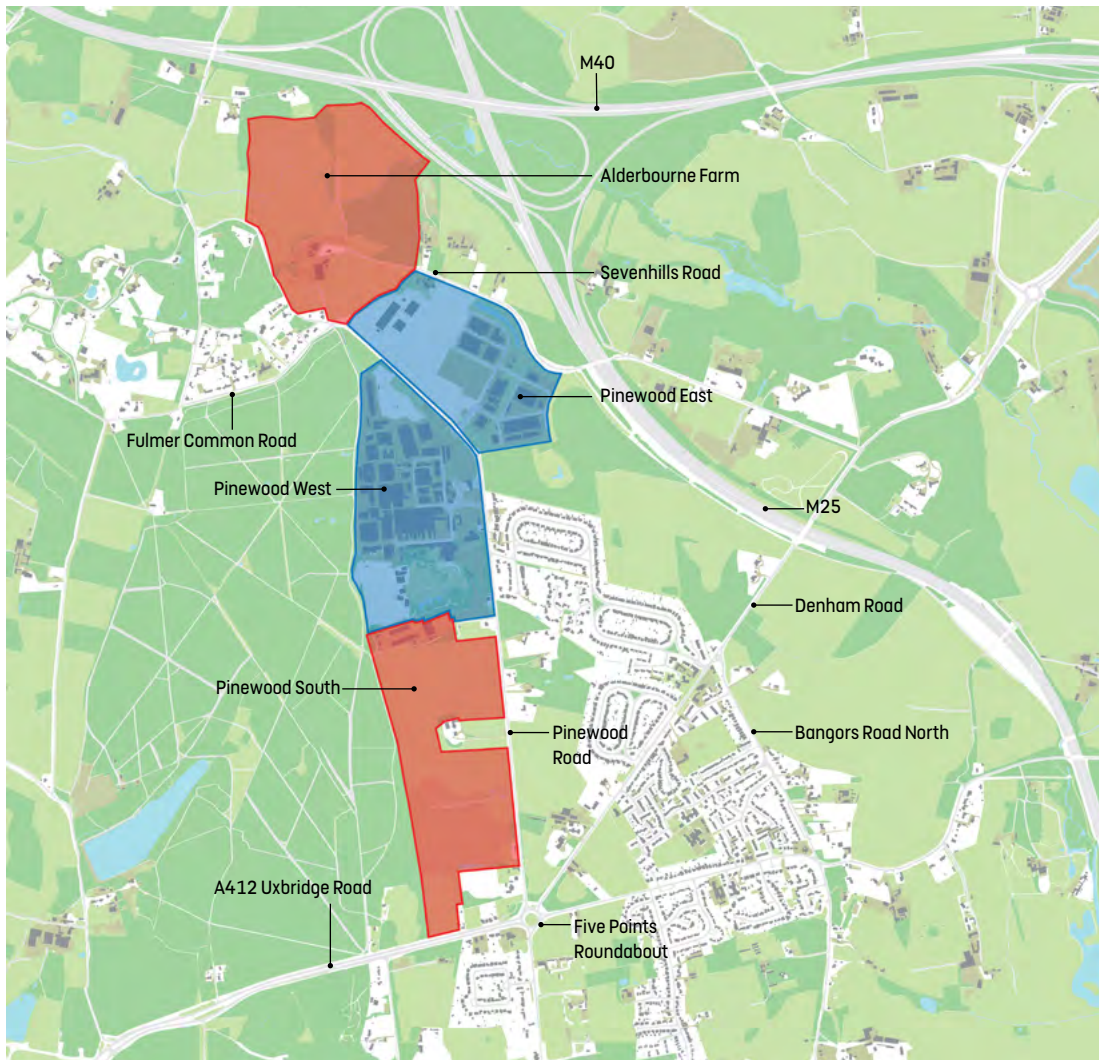


Figure 3.2: Application sites

Pinewood South

- 3.4 The site extends to 32ha (77 acres) and comprises a number of open fields sitting to the south of the existing studios (Pinewood West). The site has been the subject of quarrying and subsequent land fill, and has recently undergone restoration.
- 3.5 The site excludes Park Lodge and Royal Lodge which are residential properties that extend into the central part of the site and are accessed from Pinewood Road.
- 3.6 To the west of the site there is a substantial area of woodland, known as Black Park, which runs along the full length of the site. To the west is Pinewood Road and to the south a group of residential properties and a pony paddock, which are accessed from Pinewood Road and Uxbridge Road.

Alderbourne Farm

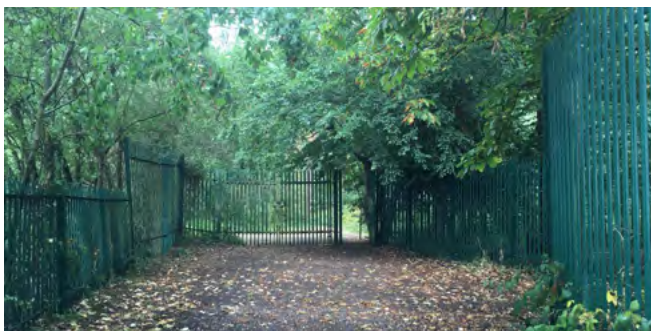
- 3.7 The site is to the north of the existing studios (Pinewood East) and includes areas of farmland, agricultural premises and mature woodland. Extending to 35ha (87 acres), the site is bisected by the Alderbourne River, which flows easterly forming a natural valley.
- 3.8 The site is bounded to the north by a residential property and an area of woodland. To the south and west, the site boundary is predominantly defined by Alderbourne Lane and Sevenhills Road, which intersect at a group of residential properties (Springfield Cottages). To the east is a small group of residential and commercial properties, and the M40 slip road intersection with the M25.

Pinewood South site

- 3.9 The site is bounded to the north by the existing Pinewood Studios. The two sites are separated by palisade fencing, vegetation and existing trees.
- 3.10 The western boundary of the site is aligned with the eastern edge of Black Park Country Park. Black Park covers over 500 acres of woodland, heathland and open space; the park contains family friendly attractions such as GoApe, playgrounds and woodland tracks for cycling and walking.
- 3.11 The site is bounded to the south by the A412 Uxbridge road, and the rear of residential properties. The boundary to the residential properties contains a number of mature Oak trees and a 1.2m high post and wire fence. The A412 is a dual carriageway road providing access to Slough.
- 3.12 The eastern boundary abuts Pinewood road. The boundary is made of a native hedge circa 2.5 metres in height, with a number of mature and semi-mature oak trees lining the road. The existing site access is a concrete haul road providing vehicular access to and from the site.
- 3.13 Within the centre of the site there are two large residential properties that are not part of the application known as Royal Lodge and Park Lodge. The buildings are surrounded by a mixture of 1.2 metre post & wire and 2.0 metre high weld mesh fencing. A number of mature trees line the driveway and surround the properties.



Figure 3.3: Site boundary conditions



1. North edge fencing



2. West edge boundary with Black Park



3. West edge fencing



4. Uxbridge Road



5. Pinewood Road



6. Gate from Pinewood Road

Existing features and topography

- 3.14** The site is currently agricultural grassland, following nearly 20 years in use as a quarry and subsequent land fill for inert waste.
- 3.15** The site is predominantly flat, from north to south the elevational change is minimal at 180mm across 1km. The site very gradually falls from west to east circa 850mm - 500mm across 0.4 km.

Landscape and ecology

- 3.16** The majority of the site is comprised of open areas of improved grassland, an arable field, hardstanding and buildings, and a central highly disturbed area of bare ground and ephemeral/ short perennial habitat. These habitats are of low ecological value; and their history of regular, high levels of disturbance further reduces their potential to support significant populations of protected and notable species.
- 3.17** The habitats bordering the fields and the site boundaries comprised of hedgerows, treelines and Black Park wood are of a higher ecological value and have the potential to support protected and notable species.
- 3.18** The site and more particularly adjacent woodland and hedgerows provide habitat and foraging for bat, badger, breeding birds and a small reptile population. The impact on these species will be mitigated and a significant biodiversity net gain achieved.

Landscape and boundaries

- 3.19** Landscape features and tree cover within the site itself are sparse and primarily concentrated along the site boundaries.
- 3.20** The landscape character of the site is influenced by the surrounding urban development and the proximity and busy nature of the adjacent roads. There are no landscape designations within the site, although the site falls within the Colne Valley Regional Park.
- 3.21** Views of the site are typically in close proximity from its boundaries. Roadside vegetation along Pinewood Road and Uxbridge Road includes hedgerow and some mature trees, which provide screening albeit with gaps allowing for glimpsed views. Views from the Public Right of Way within Black Park Country Park and the northern permissive link path are through the fenced boundary and partially screened by woodland trees and light understorey.
- A - The northern boundary contains a tree belt with mature oaks to the west and some newly planted trees to the east provide visual separation to the existing studio buildings within Pinewood Studios.
 - B - Mature trees also along the property boundaries of adjacent residential properties (Park Lodge/Royal Lodge) in the centre of the site
 - C - A hedgerow with some mature hedgerow trees runs along the eastern boundary with Pinewood Road
 - D - Dense woodland canopy along Black Park boundary
 - E - Internal mature tree belt providing visual buffer to the A412 Uxbridge Road
 - F - Existing hedgerow along the A412 Uxbridge Road



Figure 3.4: Aerial photo of site (elevated view from the west)

Aldbourn Farm site

- 3.22** The site is bounded to the north by Orchard Cottage, a large residential property with associated grounds. The boundary to the property contains a number of mature trees which abuts Hawks Woods to the north east, an area of mature deciduous woodland.
- 3.23** The eastern boundary of the site is aligned in part with the M25 and M40 intersection slip road and planted embankment. Towards the south east, the site abuts Field End Farm and Field End Lodge, a residential property with a grouping of agricultural buildings.
- 3.24** The site is bounded to the south by Sevenhills Road, and the rear of Springfield Cottages, a collection of adjoining residential properties. Sevenhills Road is a single carriageway B road, with an existing consent to re-align and upgrade the carriageway. The existing site access is a crushed stone haul road providing vehicular access to and from the site.
- 3.25** The western boundary abuts Aldbourne Lane. The boundary is made of a native hedge circa 2.5 metres in height, with a number of mature and semi-mature oak trees lining the road.

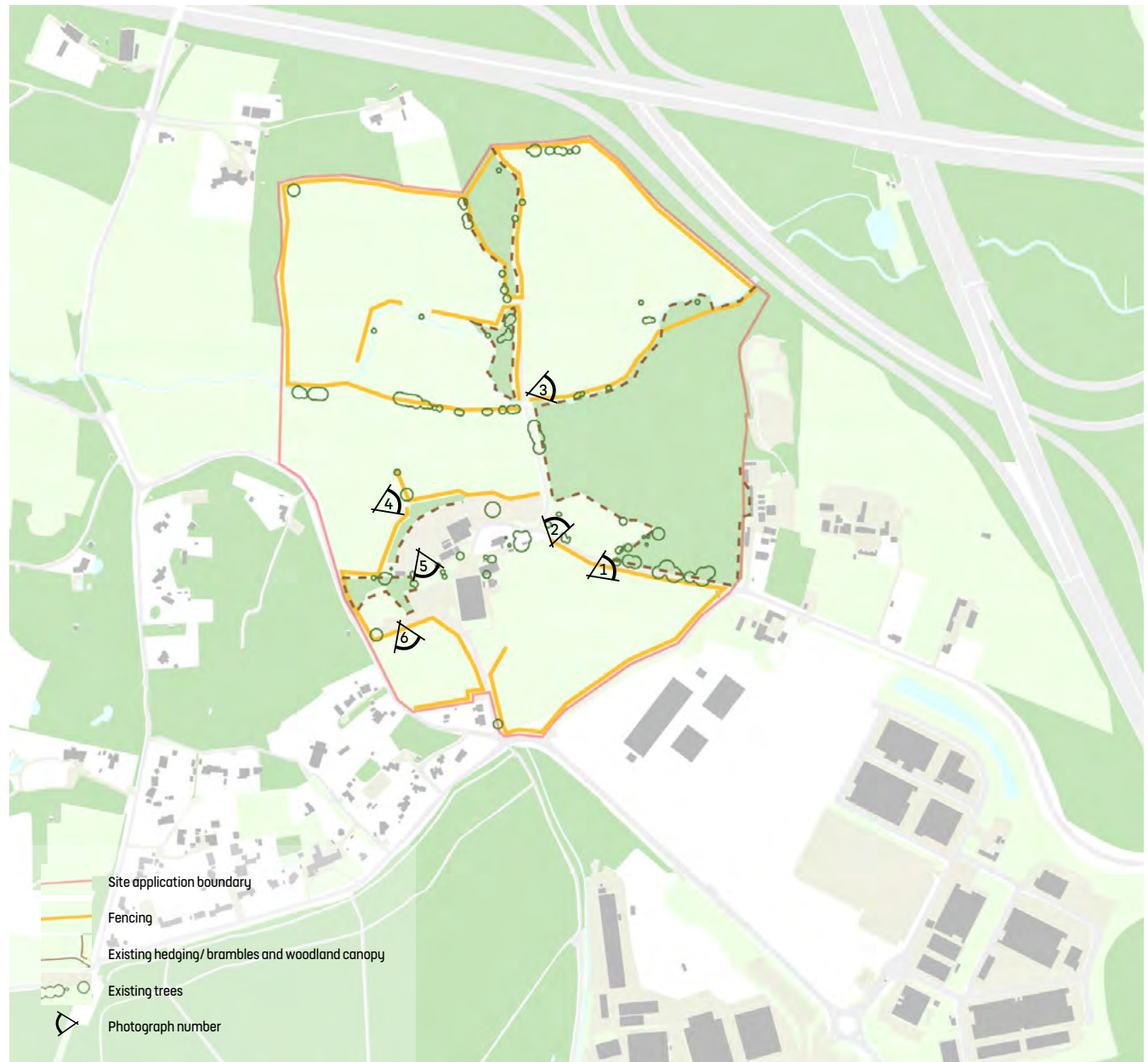


Figure 3.5: Site boundary conditions



1. Access road



2. East edge boundary with ancient woodland



3. Alderbourne River



4. Sloping fields to the east



5. Existing agricultural buildings



6. South edge boundary with Springfield Cottages

Existing features and topography

- 3.26** The site is predominantly agricultural grassland, having previously operated as a farm until 2019, with areas of mature and ancient woodland.
- 3.27** The Alderbourne River bisects the site in a east - west direction, forming a natural valley. The river is a tributary of the River Colne.
- 3.28** The southern area of the site accommodates a number of derelict farm buildings of varying scale and heights.
- 3.29** The site slopes down towards the Alderbourne River to the north, with a series of farm yard areas terracing the valley. The site very significantly falls approximately 30m across 0.4 km.
- 3.30** North of the river, the site slopes upwards. The elevational change is significant at 14m across 0.3 km.

Landscape and ecology

- 3.31 The key landscape features and tree cover within the site itself are primarily concentrated in the northern, central and eastern sections of the site. There are few landscape features of note within the southern section of the site or adjacent to the farm complex.
- 3.32 The rural landscape character of the site is influenced by the proximity and busy nature of the adjacent motorways. There are no landscape designations within it, although the site falls within the Colne Valley Regional Park and is therefore valued as part of this wider landscape.

Landscape and boundaries

- 3.33 Views of the site are typically in close proximity from its boundaries. Roadside vegetation along Seven Hills Road, Alderbourne Lane and Hawkswood Lane which includes hedgerow and some mature trees provide screening albeit with gaps allowing for glimpsed views through.
- A - The north eastern boundary with M25 and M40
 - B - Mature trees also along the property boundary of the adjacent residential property (Field End Lodge)
 - C - A hedgerow with some mature hedgerow trees runs along the southern boundary with Sevenhills Road
 - D - A hedgerow with some mature hedgerow trees forms the property boundary to Springfield Cottages
 - E - Existing hedgerow along Alderbourne Lane



Figure 3.6: Aerial photo of site (elevated view from the north)

Transport and accessibility

Road

3.34 Both sites are well related to the strategic road network, with access via Pinewood Road and Sevenhills Road to the A412 Uxbridge Road. This provides access directly to the M40 and then the M25. The A412 also provides access southwards to Slough and the M4.

Public transport

3.35 The sites are well connected in terms of public transport routes.

3.36 The nearest bus stop is located on Slough Road/Swallow Street in Iver Heath, some 700m west of the site boundary. This stop is served by the Number 3 bus service, routing between Slough and Uxbridge, via Langley, Iver and Iver Heath, with two services per hour.

3.37 Pinewood Studios currently operates shuttle bus services between the studios and nearby stations, which are free for use by studio employees and authorised visitors. The shuttle bus service is part of a wider cross-site initiative by PGL at its Pinewood and Shepperton Studios sites aimed at increasing sustainable transport mode share and improving connections between the respective sites and local public transport links into London and elsewhere.

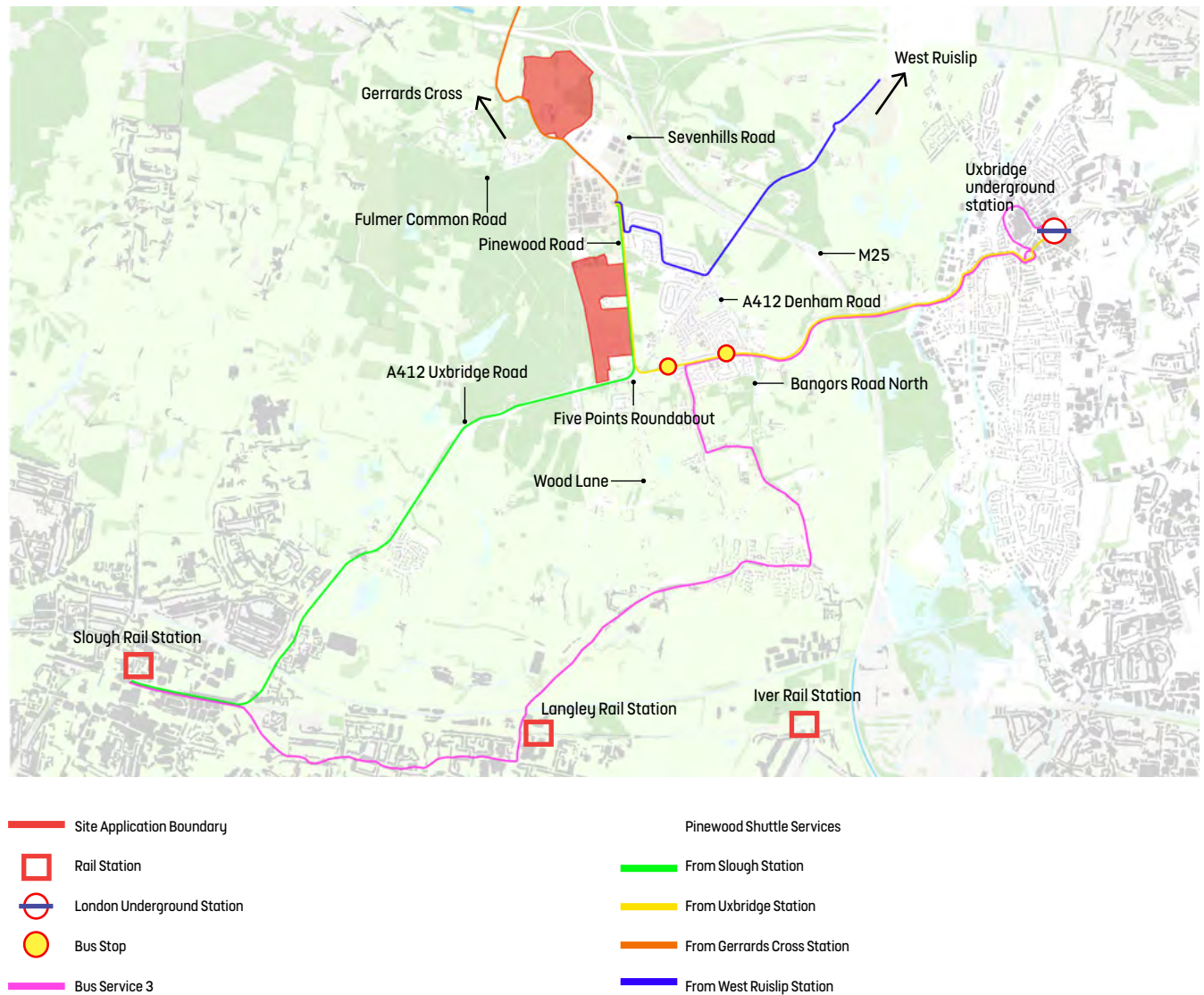


Figure 3.7: Transport and accessibility

Rail

3.38 There are a number of rail stations located close to the sites, and these include:

- Uxbridge underground station (4.8km) providing access to Metropolitan and Piccadilly Line services to central London;
- Slough railway station (6.5km) served by fast and frequent services to London Paddington, Oxford, Reading and further destinations across the south west of England and Wales;
- Langley railway station (4.2km) with services operating between London and Reading;
- Iver railway station (5.5km) with services operating between London Paddington and Reading;
- Denham Golf Club railway station (7.5km) with services to Gerrards Cross and London Marylebone and occasional services to High Wycombe and Banbury;
- Denham railway station (7.1km) with services to Gerrards Cross and London Marylebone and occasional services to High Wycombe and Aylesbury; and
- Gerrards Cross railway station (10.7km via A412) with services between London Marylebone, Aylesbury and High Wycombe.

3.39 The three nearest national rail stations (Langley, Iver and Slough) are well served by fast and frequent railway services to London and Reading. Furthermore, Slough station provides access to interchange with rail services to/from destinations/origins further afield.

3.40 With the completion and opening of Crossrail, the Elizabeth Line will serve Slough, Langley and Iver stations, providing enhanced capacity and services, with regular trains to Reading and Central London. The Elizabeth Line will also serve Heathrow Airport.

Walking and cycle routes

- 3.41 In terms of walking and cycling, the sites are well served.
- 3.42 A 3.5m footway/cycleway has been recently installed along western side of Pinewood Road.
- 3.43 Route 61 of the National Cycle Network (NCN) passes some 1.6km south of the site. Route 61 routes between Maidenhead and Hatfield via Slough, Langley and Iver.
- 3.44 There are Public Rights of Way (PRoW) located near the sites. Black Park Country Park is situated to the west of the Pinewood South site boundary. In addition to numerous paths routing through the woodland, a bridleway (WEX/21/1) routes north-south adjacent to the site boundary.
- 3.45 IVE/4/2 is a footpath that is situated on the eastern side of Pinewood Road and routes to Iver to the east. Footpath IVE/3/1 routes down Pinewood Green, through Iver Heath and along the southern boundary of Pinewood East site, where it meets IVE/2/1, which routes along the eastern site boundary of Pinewood East.
- 3.46 In addition to the PRoWs, there is a network of permissive paths located in the vicinity of the site (in and around Pinewood West and Pinewood East). These are not PRoWs but are fully owned/managed by PGL with public access permitted at certain times of the day (controlled by gated entrances/exits).

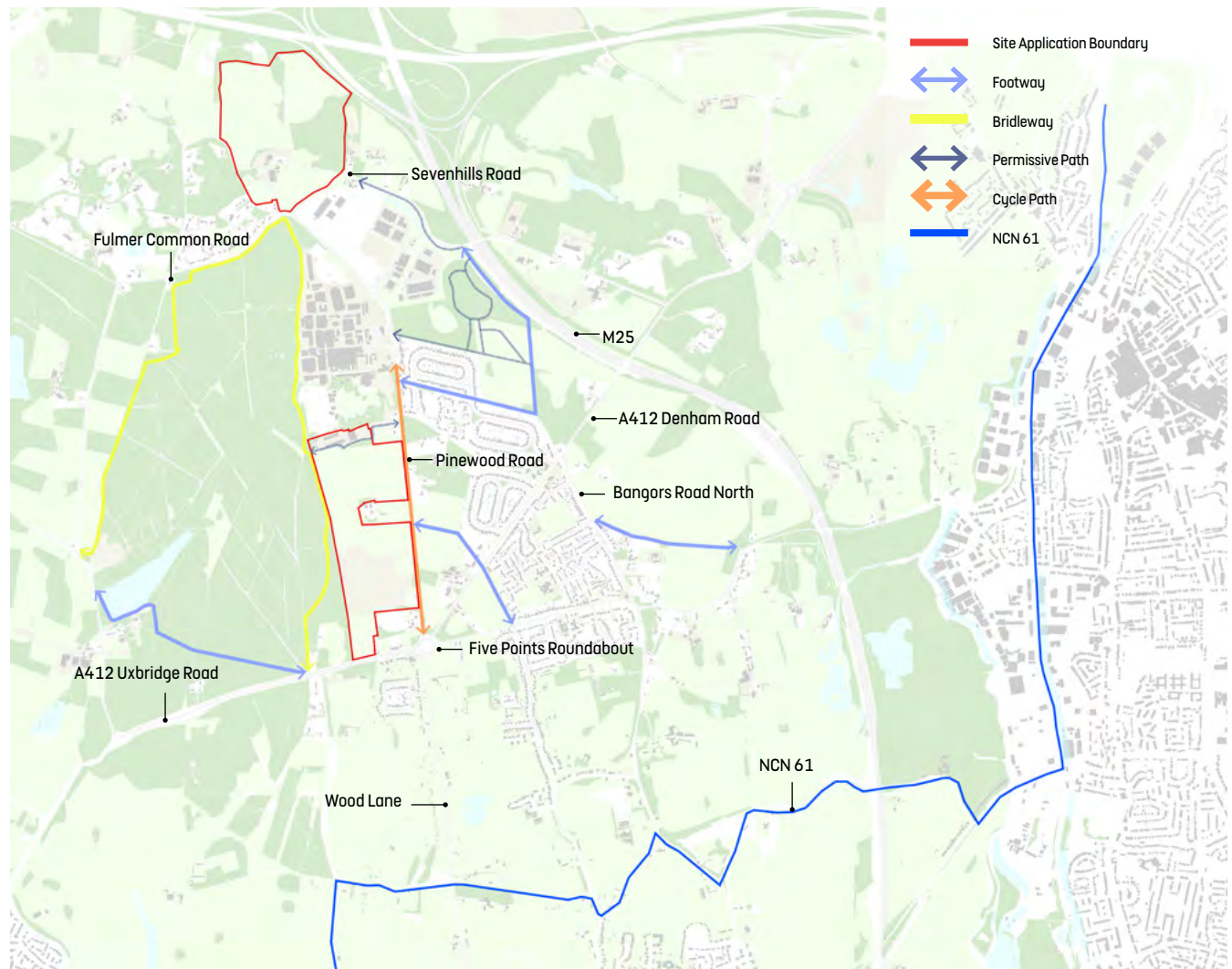


Figure 3.8: Walking and cycle routes



Figure 3.9: Aerial view of Pinewood Studios, with Alderbourne Farm site to the north

04

DEVELOPMENT PRINCIPLES



04 DEVELOPMENT PRINCIPLES

4.1 The scheme will be designed in accordance with a set of development principles. Although not design prescriptive the principles will set a high level framework which are reflected in the parameters and will be a point of reference in developing the detailed design. The design process and final product will be expected to show how the principles have been respected and applied.

4.2 The development principles are:

1. A bespoke development proposition
2. Delivering a substantial beneficial economic impact
3. Comprehensive studio facilities to meet the needs of a demanding industry
4. Integration with and strengthening of the existing Pinewood Studios
5. An enhanced green/blue infrastructure with biodiversity net gain
6. Well connected with sustainable movement/transport
7. A sustainable development – energy, carbon, waste
8. A visually contained development

4.3 An elaboration of the principles is set out as follows:

1. A bespoke development proposition

4.4 As with the SHUK permission, the provision of film studios on Pinewood South is geographically fixed to Pinewood and is not a footloose provision that could take place elsewhere.

4.5 In seeking planning permission for an alternative form of development, the proposition will maintain its uniqueness, responding to the needs of the film industry and ensuring that the scheme is shaped to minimise the impact on the Green Belt.

4.6 These principles also apply to the backlot and nature reserve provision at Alderbourne Farm, where there is potential opportunity to deliver biodiversity gain of a significant scale with a modest open air filming facility to complement the wider studio estate.

4.7 The scheme is premised on the need for a bespoke and special character which justifies its development on Green Belt land in this location.

2. Delivering a substantial beneficial economic impact

4.8 A major benefit of the proposed scheme is the estimated economic benefits that it will bring directly and indirectly which is a core part of the Green Belt very special circumstances justification. The benefits will need to be demonstrated and be capable of reasonable delivery. The scale of benefit will go beyond that associated with SHUK.



Figure 4.1: Existing aerial view

3. Comprehensive studio facilities to meet the needs of a demanding industry

4.9 The demand for additional studio facilities continues to increase, with an acknowledged shortfall in provision within the UK. This demand falls most acutely to locations such as Pinewood, where world class facilities exist and some of the most iconic movies are filmed. The industry demands more from Pinewood and the expansion of facilities would be taken up immediately.

4. Integration with the existing Pinewood Studios

4.10 The proposed expansion will integrate with the whole of Pinewood Studios to provide the best potential for cross fertilisation of all the various uses. The objective will be to physically and functionally integrate the new scheme with the existing Studios, particularly in respect of the backlot open air filming facility at Alderbourne Farm.

5. An enhanced green/blue infrastructure with a biodiversity net gain (BNG)

4.11 Pinewood Studios Screen Hub will deliver a minimum BNG of 10% with a voluntary target of 15% estate wide.

4.12 BNG can be achieved by:

- retention and enhancement of existing features wherever possible
- provision of new natural ecology and habitat by planting, habitual creation, water bodies and good management regimes
- creation of green/blue corridors and linkages within and beyond the site, including to sites such as Black Park, Alderbourne Farm, highway verges and footpaths/bridleways
- delivery of a new nature reserve at Alderbourne Farm that will conserve and enhance existing ancient woodland whilst delivering large scale new habitats
- the Alderbourne nature reserve proposal provides an opportunity to deliver a significant BNG over the whole Pinewood Estate



Figure 4.2: Proposed aerial view of Pinewood Studios

6. A well connected development with sustainable transport strategy

- 4.13 The Pinewood estate has reasonable linkages to main transport interchanges.
- 4.14 To improve the connectivity and sustainable transport performance of the estate, travel plans are operational for the existing Studios and would be extended to the proposed new development.

7. A sustainable development

- 4.15 The sustainability performance of the new development should explore and adopt best appropriate practice with regard to energy generation and use, water conservation, minimising carbon and waste management. A sustainability strategy will be developed as part of the planning control work.

8. A visually contained development

- 4.16 The existing site is naturally visually contained and this character should be reinforced in the design of the scheme. This is to be achieved by massing and siting of buildings and attention to the reinforcement/enhancement of boundary treatments.
- 4.17 The objective should be to filter and soften views but not screen out entirely. Particular attention to be paid to most sensitive visual receptors.
- 4.18 The development should not be hidden but given a suitable setting. A key element will be the strengthening of the site frontages to highways and the creation of clear, expressed entrance features appropriate for the film-related use and in common with the Studios characteristic of feature entrances.
- 4.19 On Alderbourne Farm, impacts will be limited by providing facilities that are of the same floorspace and height as existing building on the site that they will replace.



Figure 4.3: 2011 aerial view of Pinewood Studios temporary set construction



Underwater stage

05

DESIGN DEVELOPMENT



05 DESIGN DEVELOPMENT

Concept

- 5.1 The design has been developed from early concept, through testing and refinement to illustrative masterplans and a set of development parameters associated with each distinct site.
- 5.2 The early concepts focussed on the three principal elements of the scheme:
 - Production space – studio and backlot
 - Business and education hubs
 - Nature reserve
- 5.3 The form and scale of these elements was tested, with a focus on creating a development that functions as an overall entity, interlinked and taking advantage of its co-location.
- 5.4 Advancing this concept within a strong green infrastructure framework was also defined as a fundamental objective – supporting the intent to deliver net biodiversity gain and a campus within the green setting.
- 5.5 The approach to masterplanning Pinewood South acknowledges the design exploration and refinement undertaken as part of the earlier Screen Hub UK scheme.

Masterplan development

- 5.6 The overall masterplan seeks to provide a flexible and adaptable approach to the future development of the sites, based on clearly defined parameters.
- 5.7 The masterplan provides an overall vision for the sites and a strategy for implementation which retains flexibility for detailed design. This excludes the precise siting and architectural design and appearance of the buildings, which will be the subject of future reserved matters applications.



Figure 5.1: Site concept diagram

Development zones

- 5.8 The sites are divided into distinct development zones; these are production studio (including backlot) and nature reserve. Each will have a distinct character and role within the masterplan.

Enhancing ecological and landscape connectivity

- 5.9 Creation of green corridors will help to strengthen and enhance existing on site connectivity through significant provision of new woodland areas, planting and meadows.

Movement and linkages

- 5.10 Movement to and around the sites is critical for successful and safe operation. The proposals seek to:

- Create safe, adequate site access, circulation and car parking for all users
- Providing convenient and effective links between the proposed and existing studio sites
- Within production provide external working spaces for film production vehicles and crew
- Provide a secure site entrance and perimeter

Creating a setting and filtering views

- 5.11 Creating an appropriate setting for the development through green infrastructure is a key driver of the structure of the masterplan. In doing this the proposal seeks to:

- Create green buffers around the site perimeters and setting larger buildings back from adjacent roads and houses
- Site the larger building volumes of the development within the heart of the site
- Provide glimpses into the site to create a sense of drama and arrival

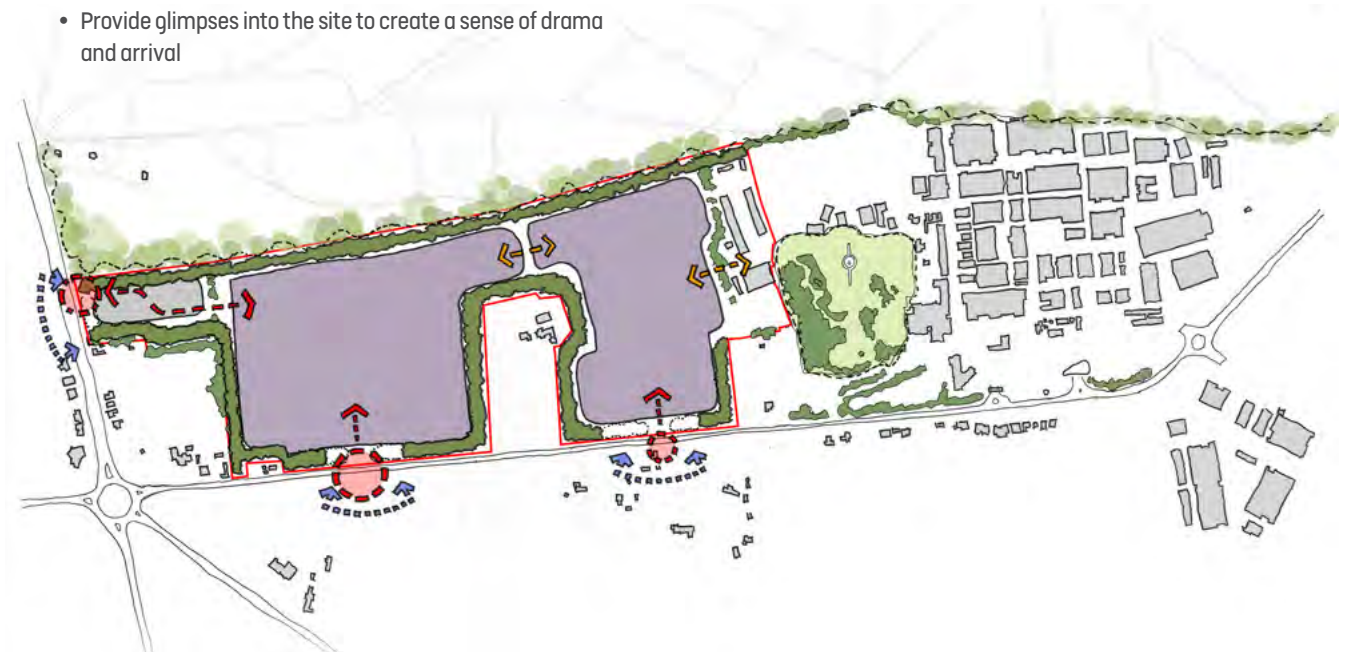


Figure 5.2: Conceptual masterplan Pinewood South

Legend

- 

Nature Reserve
- 

Backlot area
- 

Existing trees retained
- 

Existing Public Right of Way
- 

Indicative new permissive path
- 

Underground pipeline
(approx. location)
- 

Proposed woodland strengthening
- 

Proposed landscape buffer to backlot
- 

Wetland creation
- 

Public car park
- 

Indicative external site access



Figure 5.3: Landscape Strategy Plan

Pinewood South

The site layout

- 5.12 The masterplan layout has been developed through an iterative process of evaluating alternative proposals against feedback from the client and project team consultants.
- 5.13 The development parameters set the scope and define the limits within which the development must be designed. As the parameters have evolved the illustrative masterplan has been amended to show how the development could come forward.

The masterplan

- 5.14 The masterplans illustrate one possible way in which the development parameters could shape and deliver the development. It adopts an approach to development that is an authentic response to its context, both past and present.
- 5.15 The masterplan follows the principle that the structure is formed around the green infrastructure that bounds the perimeter of the site and links through it.
- 5.16 Existing landscape assets such as hedgerows and mature trees are proposed to be maintained and have been integrated within the proposals.
- 5.17 The building masses have been deliberately set back from sensitive receptors, and the treatment of the landscaping is carefully considered to filter views into the site where appropriate. Some views of buildings have been allowed, to respond to the arrival experience and to support legibility around key elements such as Centre Stage.
- 5.18 Routes through the site have been carefully considered to create a search pattern framework that will be easy for visitors to navigate.



Figure 5.4: Illustrative masterplan Pinewood South

Alderbourne Farm

The site layout

5.20 The masterplan layout responds sensitively to the existing site condition, and has been developed and interrogated to carefully balance the studio operational requirements with that of the nature reserve.

5.21 The development parameters, as with the Pinewood South site, set the scope and define the limits within which the development must be designed.

The masterplan

5.22 The masterplans illustrate one possible way in which the development parameters could shape and deliver the development.

5.23 The masterplan seeks to maintain and enhance the existing green infrastructure found within the site through the formation of the nature reserve. The existing landscape assets are proposed to be maintained and are integral to landscape proposals.

5.24 The backlot development zone has been carefully sited to align with the existing site topography, with any building masses set back from the site periphery. Existing and proposed landscaping is considered to screen views into the site.

5.25 The main visitor route to the nature reserve has been carefully considered to create a clear access that can be shared with the studio visitors.



Figure 5.5: Illustrative Landscape Masterplan

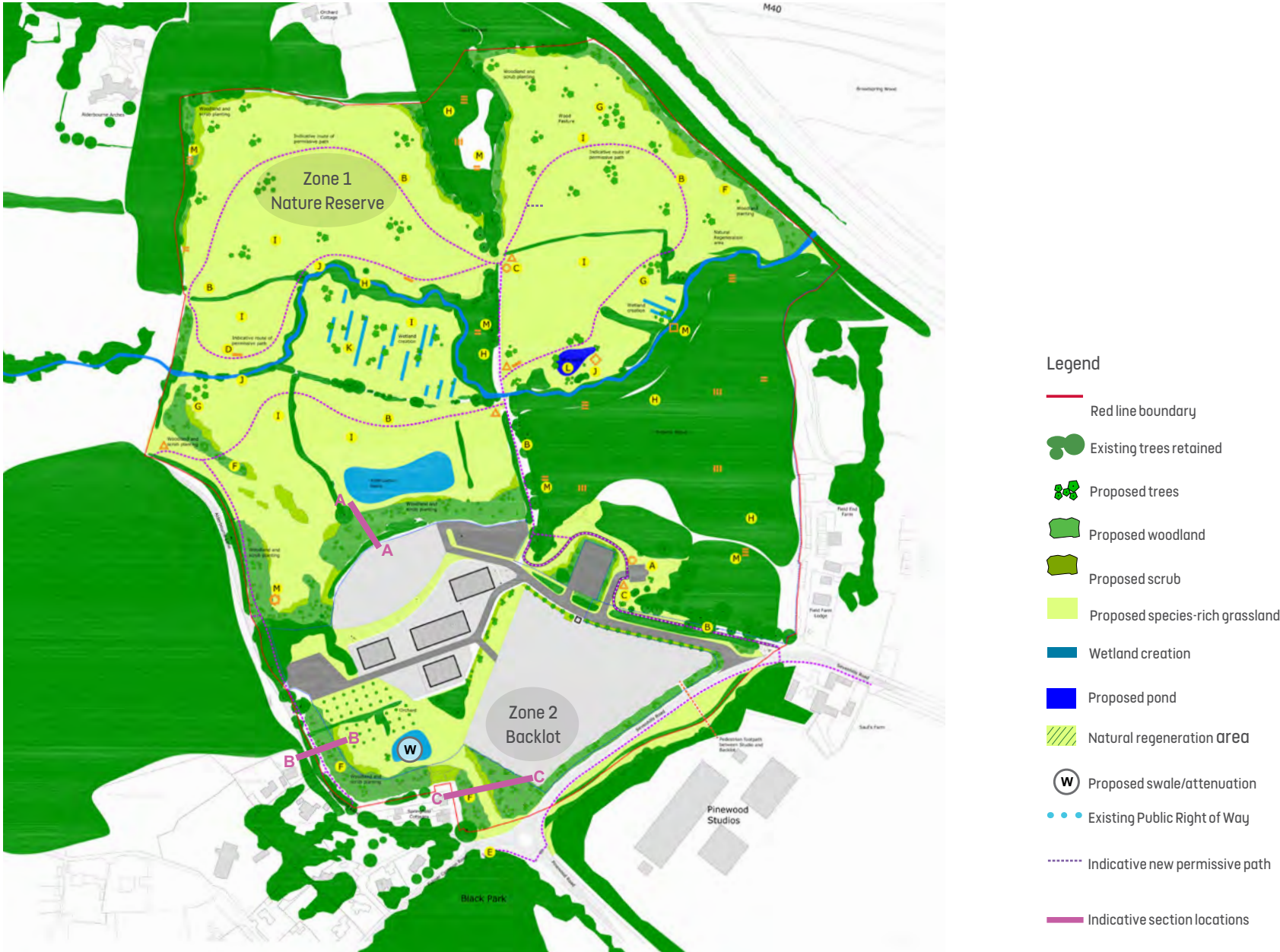


Figure 5.6: Illustrative masterplan Alderbourne Farm

Defining the Development Framework

5.26 The evolution of the development parameters has followed a similar path to the masterplan with the continued review and improvement of its key elements.

5.27 The parameters have sought to fix the key defining aspects of the scheme, whilst retaining flexibility to ensure that key aspects of design can continue to evolve through the consideration of reserved matters. This approach is key to achieving good quality design.

5.28 From the concept, the focus has been on fixing those elements that are crucial to framing the development. These include:

- Defining the key zones of development
- Setting out the green infrastructure framework
- Creating building zones to identify where built form will be located
- Identifying areas for movement and parking, sited to promote openness across the site
- Indicating the location of vehicular access areas and links to the existing studio
- Providing an indication of floor levels and building heights to enable an understanding of the visual impact of the development.

5.29 As the scheme has evolved, the primary shifts in the parameters have been:

- The extent and form of car parking, whilst also using the car parks as a means of maintaining openness across significant proportions of the site
- Defining the appropriate location for Centre Stage (business and education hubs) so it can link directly to the existing studio. The aim is also to allow it to have its own identity and presence, rather than being subsumed into the wider area
- Ensuring that the green infrastructure achieves its objectives in terms of supporting a major net biodiversity gain, filtering views into the site and providing a buffer to Black Park and to adjacent residential dwellings
- Supporting an appropriate definition of the type and scale of buildings that will come forward in the production and Centre Stage elements
- Defining the extent of the nature reserve, and production zone at Alderbourne Farm

5.30 Each of these areas of change have been accommodated in multiple iterations of the parameters.

5.31 The parameter plans are set out and described in Section 6.



Dr Strange © 2016 Mavel Studios. All Rights Reserved.

06

DEVELOPMENT PARAMETERS



06 DEVELOPMENT PARAMETERS

Parameter Plan Objectives

- 6.1 The parameter plans are fundamental to the planning application as they provide the basis upon which it should be determined, how it is assessed and its future detailed design.
- 6.2 The primary objective of the parameter plans is to convey to the decision maker and future designer, what the development will be and how it will be structured. They are not intended to define or restrict future design consideration, but will be sufficient to control those aspects of the scheme that are fixed.
- 6.3 The parameters should be interpreted with flexibility in terms of their precise application. They are not a barrier to changes at the detailed design stage, but equally future reserved matters should treat them on the basis that the provisions should broadly be in accordance with them. This will be secured by conditions and the parameters are submitted for approval on this basis.

Parameter Plans

- 6.4 The parameters for Pinewood South and Alderbourne Farm follow the pattern and purpose below:
 - PP1 and PP2: Site context – To identify the extent of the development and to capture existing and proposed levels. The plans also identify existing trees
 - PP3: Development Zones – To identify the principle areas of the development (production, and where applicable nature reserve) and the indicative location of the education and business growth hubs (Centre Stage)
 - PP4: Land Use – To identify the principal areas of built form and access / movement
 - PP5: Green Infrastructure – To identify the extent of green infrastructure across the site, including major areas of existing vegetation
 - PP6: Access and Movement – To identify the principal points of access, within access zones
 - PP7: Building Heights – To identify maximum heights within the building and movement zones
 - PP8: Development Numbers and Yield – To identify the numerical definition of key scheme aspects such as maximum floorspace (GEA), extent of Green Infrastructure and number of parking spaces
 - PP9: Proposed Demolitions – In the case of Alderbourne Farm, to identify the proposed demolition and maximum heights of existing buildings
- 6.5 Each of the parameter plans include notes, which should be read alongside the plans themselves as they refer to specific aspects that are also being fixed.

Pinewood South Development Parameters

PP1 – Site Context, Current Levels

6.6 The plan shows the existing site layout, including topographical features, trees and existing buildings.

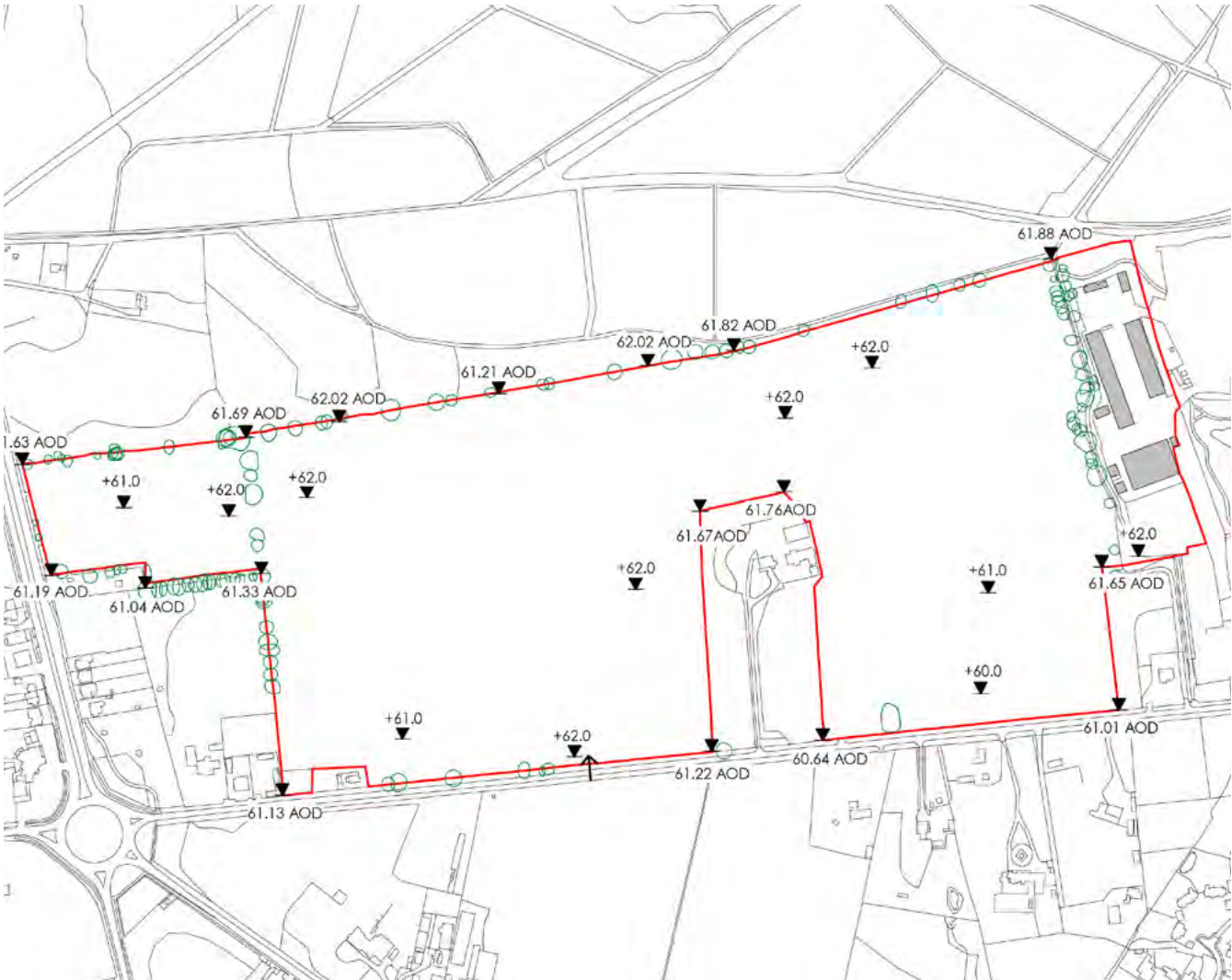


Figure 6.1: PP1 - Site context, current levels

- Application boundary
- Existing trees
- Existing topographic levels

PP2 – Site Context, Proposed Levels

6.7 The plan shows proposed site levels, including topographical features and retained existing trees.

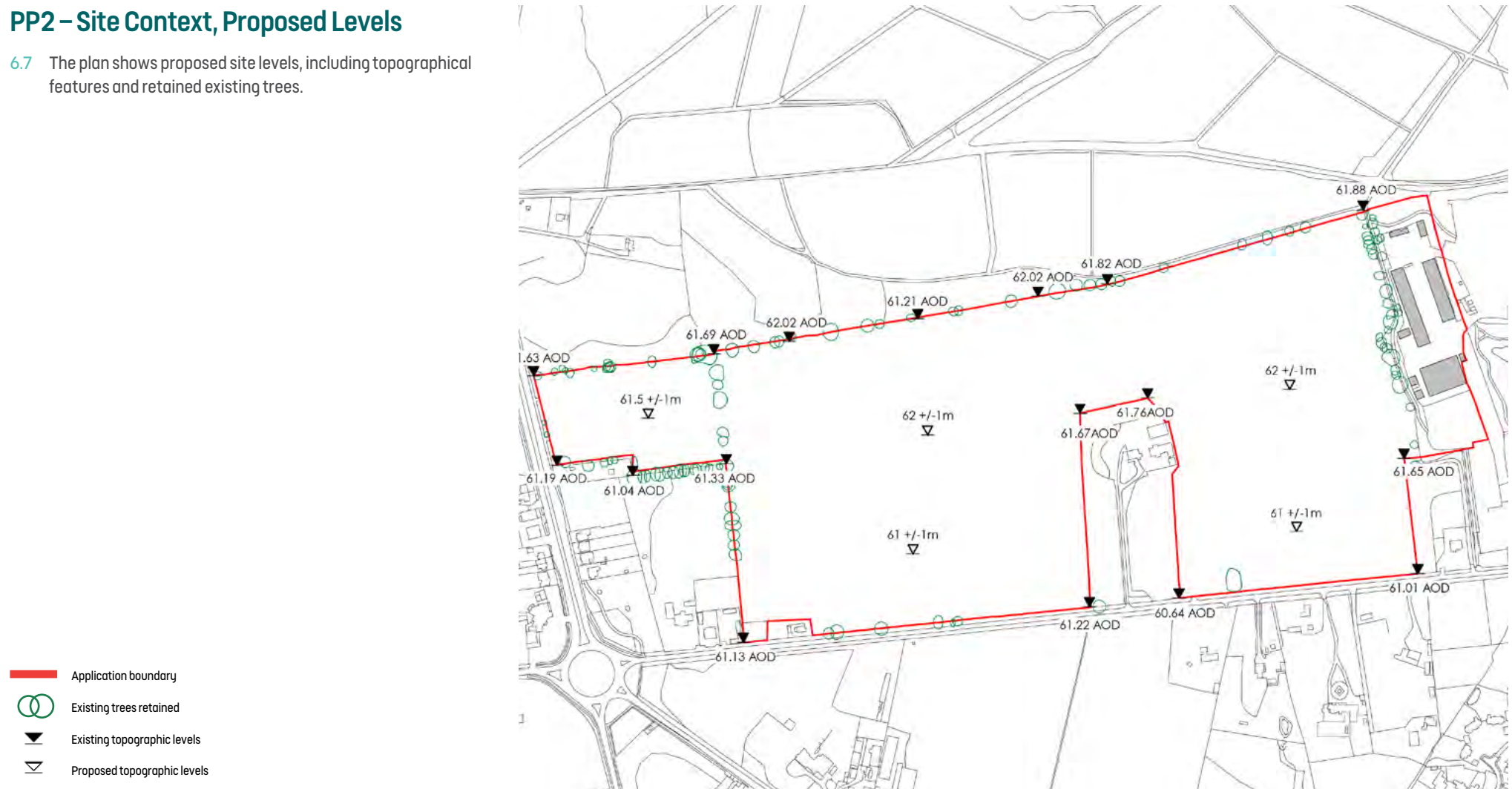


Figure 6.2: PP2 - Site context, proposed levels

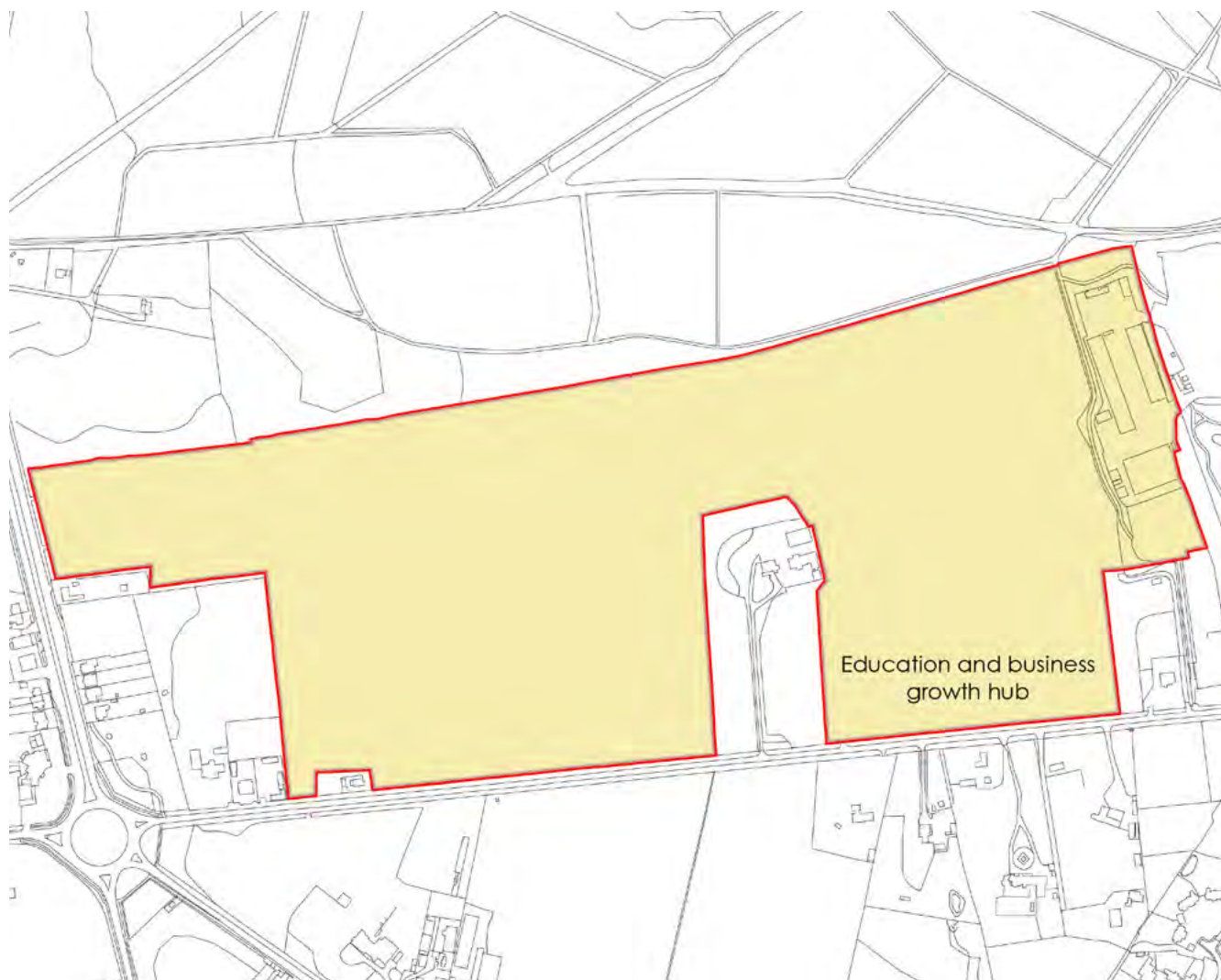
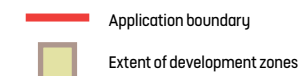


Figure 6.3: PP3 - Development zones

PP3 – Development Zones

- 6.8 Parameter Plan PP3 identifies the development zone including the education and growth hubs.
- 6.9 This zone is indicative of broader purpose, rather than illustrations of the extent of development (which is shown on PP4).



PP4 – Land Uses

- 6.10 The land use parameters identify building zones, green infrastructure and the education and business growth hubs.
- 6.11 The production studio will be a series of buildings of different forms as required by the needs of film production.
- 6.12 The education and business growth hubs will be one or more individual or interconnected buildings (up to 5 main structures) sited adjacent to Pinewood Road.

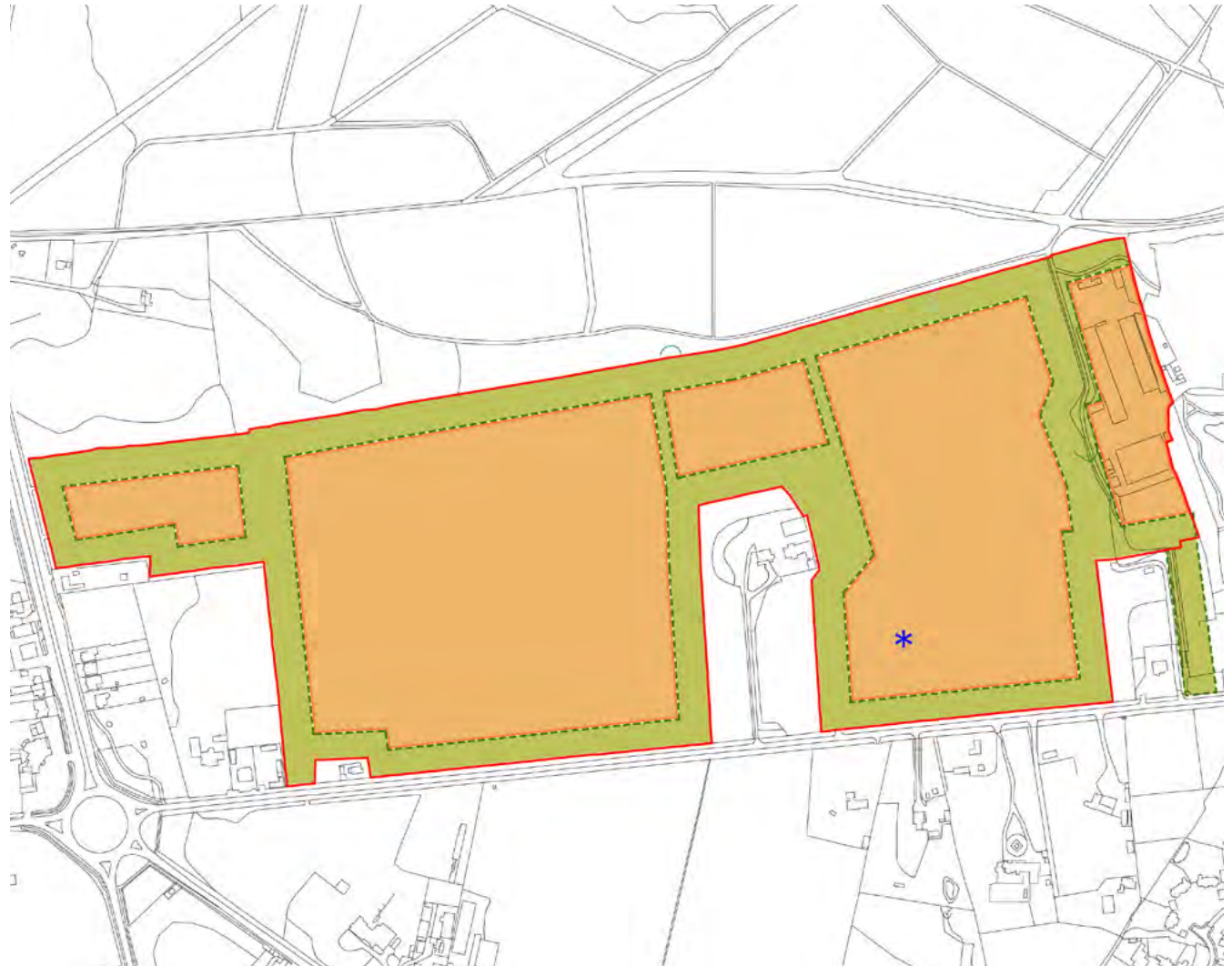


Figure 6.4: PP4 - Land uses

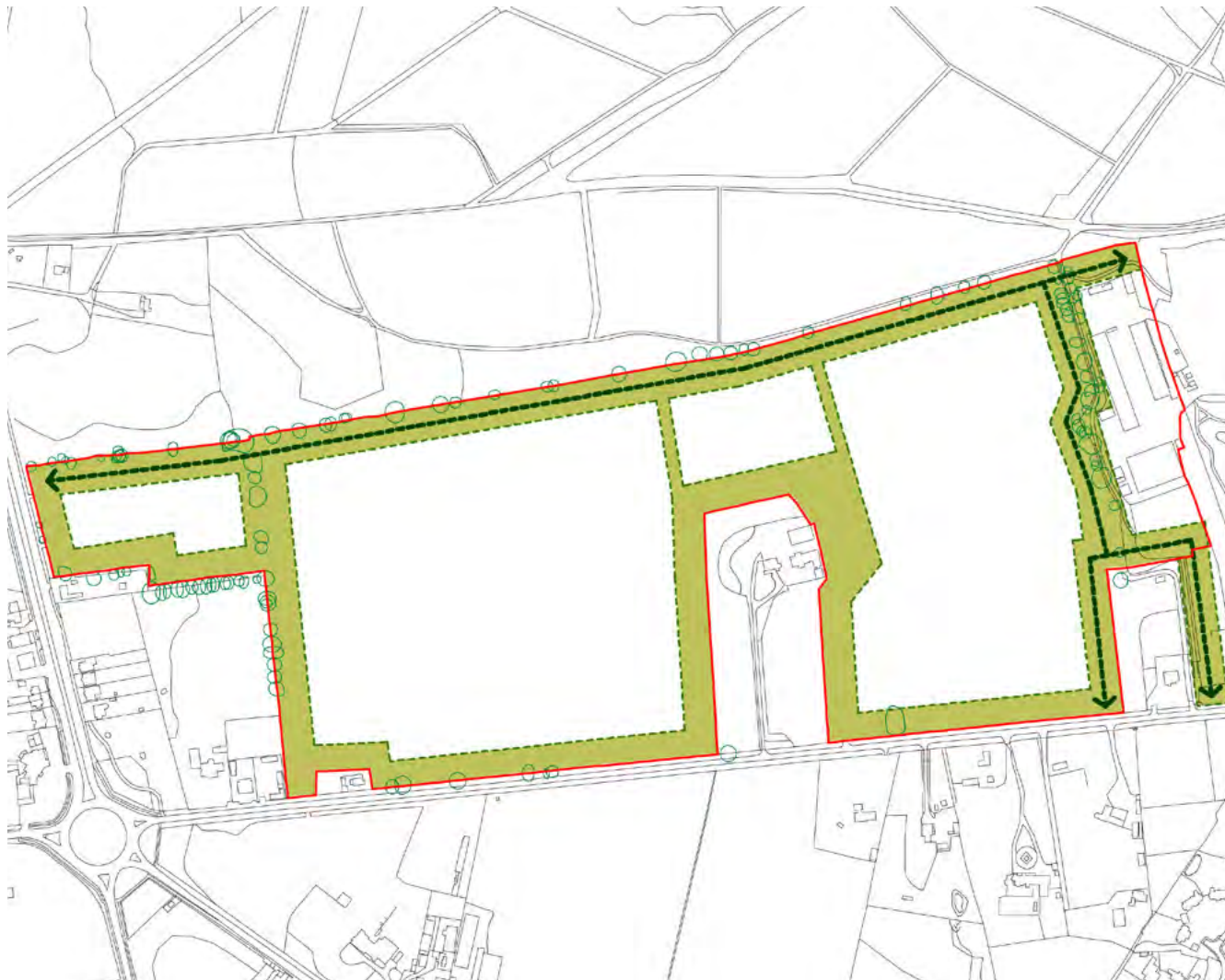
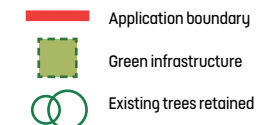


Figure 6.5: PP4 - Green infrastructure

PP5 – Green Infrastructure

- 6.13 The extent of the green infrastructure within the parameters extends to circa 10.3ha, albeit some of this area will accommodate access routes, both as shown on the access and movement parameter (PP6) and for internal access routes.
- 6.14 This represents circa 30% of the total Pinewood South site.
- 6.15 The intent is that a minimum of 9.5 ha of this area will comprise GI that supports the key design principle of achieving a net biodiversity gain.
- 6.16 The GI parameter plan defines the proposed areas of existing landscaping to be retained, as well new areas to be created including boundary treatments, stand offs and a strengthened landscape frontage to Pinewood Road. The existing tree belts in the north and south are retained and safeguarded from development through their identification within GI corridors. Boundary landscaping will be between 10m and 30m in depth (subject to detailed design) and reserved matters approvals.
- 6.17 Full details of the potential landscape and ecological measures are set out within the biohiviesity strategy.



PP6 – Access and Movement

- 6.18 Three primary vehicular and pedestrian access points are proposed to be taken; one from the A412 Uxbridge Road and two from Pinewood Road. The business and education hubs are to be served from Pinewood Road.
- 6.19 The application seeks detailed approval of the proposed means of vehicular access into the application site from the public highway. The proposals include the following:
- Main access - a proposed 'left in / left out' junction off the A412 Uxbridge Road
 - Main accesses – 2 no. all access junctions off Pinewood Road; and
- 6.20 Internal movement arrangements within the application site are reserved for subsequent approval.

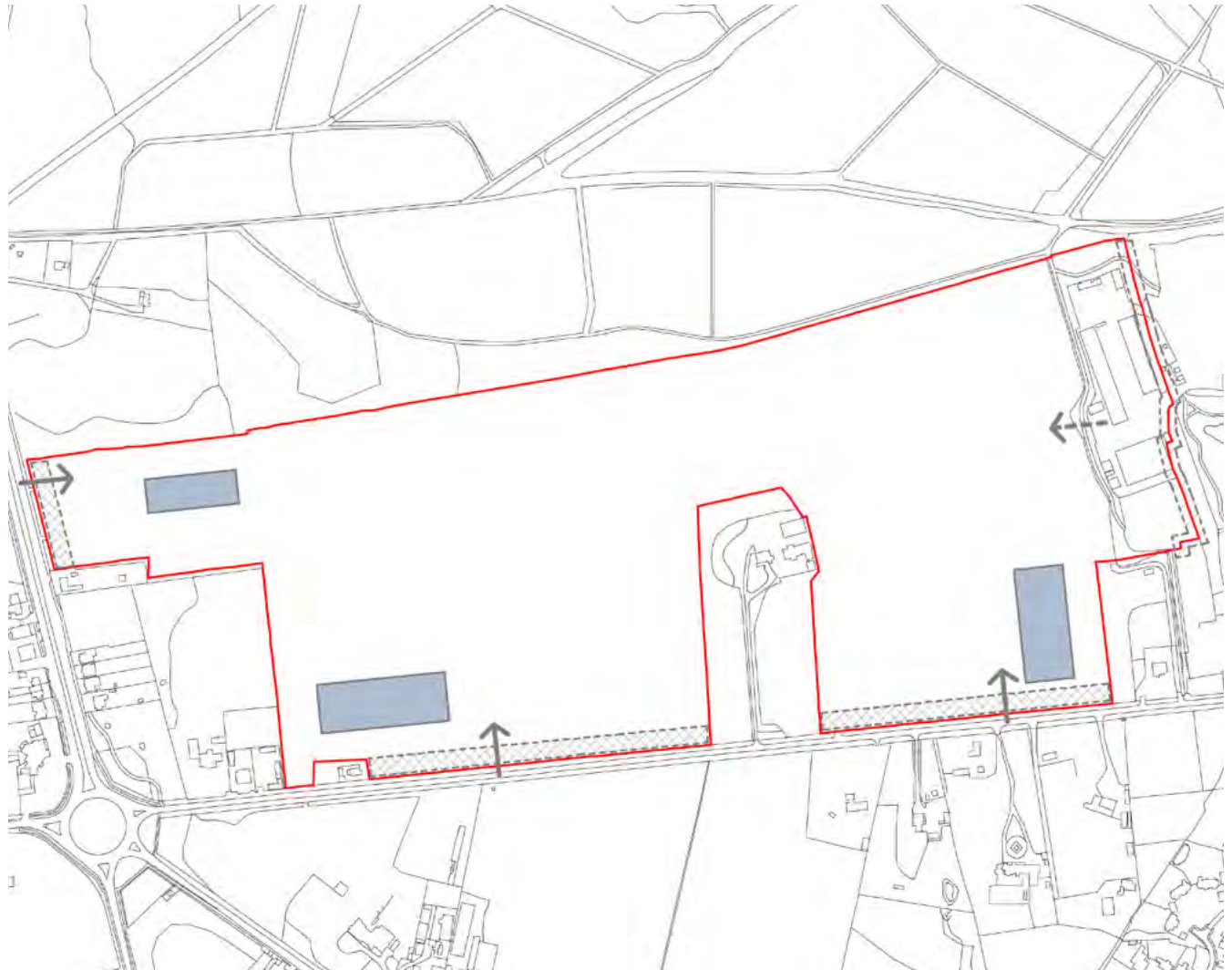


Figure 6.6: PP6 - Access and movement

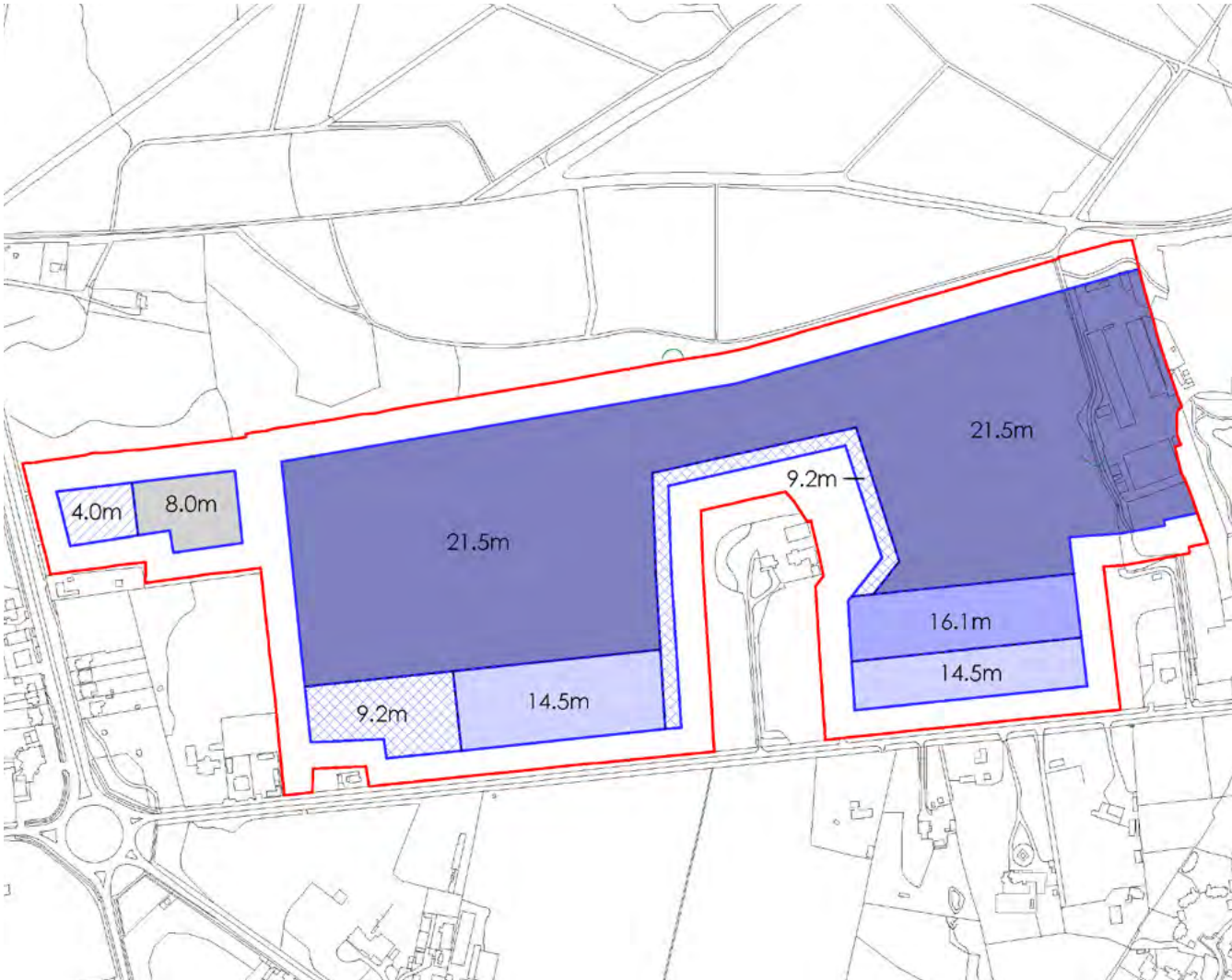
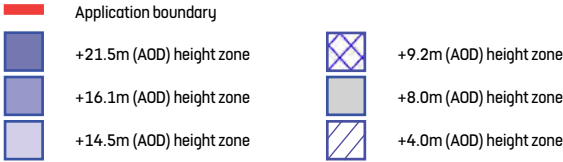


Figure 6.7: PP7- Building heights

PP7 – Building Heights

- 6.21 These plans define the maximum height of built form on each proposed development zone, taking into account both potential orientations of the building zones.
- 6.22 Six height zones are proposed +4.0m, +8.0m, +9.2m, +14.5m, +16.1m and +21.5m. These heights have been derived from the experience of existing buildings both at Shepperton and Pinewood Studios, following discussion with industry experts and production companies to understand existing and potential future building size requirements and with regard to adjoining land uses including residential properties.
- 6.23 The development will include buildings of varying heights, with the maximum height parameter only being directly relevant for the tallest of these structures.



PP8 – Development

6.24 In order to retain flexibility over the lifetime of the outline planning permission, consent is sought for the overall floorspace figures below.

6.25 Proposed floorspace (GEA) – for approval:

Accommodation	m ²	ft ²
Production Studio	126,813	1,365,000
Education and Business Hubs	4,645	50,000
Total	131,458	1,415,000

6.26 A total of 2,480 permanent car parking spaces will be available within the site to support the development.

6.27 PP8 sets out the maximum yields sought (on the basis of GEA). It also captures other relevant key parameters, such as the areas of the building zones and green infrastructure.

Element	Area (Ha)	Area (acres)	Gross External Area	Gross Internal Area ²	Parking	Notes
Site (full)	32.6	80.5	131,458 sqm / 1,415,000 sqft	125,141 sqm / 1,347,000 sqft	Cars - 2,480 Cycle - 300	
Production Studio			126,813 sqm / 1,365,000 sqft	121,239 sqm / 1,305,000 sqft	Cars - 2,254 Cycle - 251	
Backlot	2.4	6.0				
Education and Business Hubs			4,645 sqm / 50,000 sqft	3,902 sqm / 42,000 sqft	Cars - 226 Cycle - 49	
Green Infrastructure	10.7	26.5				Black Park Buffer - up to 30m wide Amenity Buffer - up to 25m wide Net Biodiversity Gain - at least 10%

Notes:

1. All areas are maxima and exclude any existing buildings.
2. Gross Internal Areas included for information.

Figure 6.8: PP8 -Development

Alderbourne Farm Development Parameters

PP1 – Site Context, Current Levels

6.28 The plan shows the existing site layout, including topographical features, trees and existing buildings.

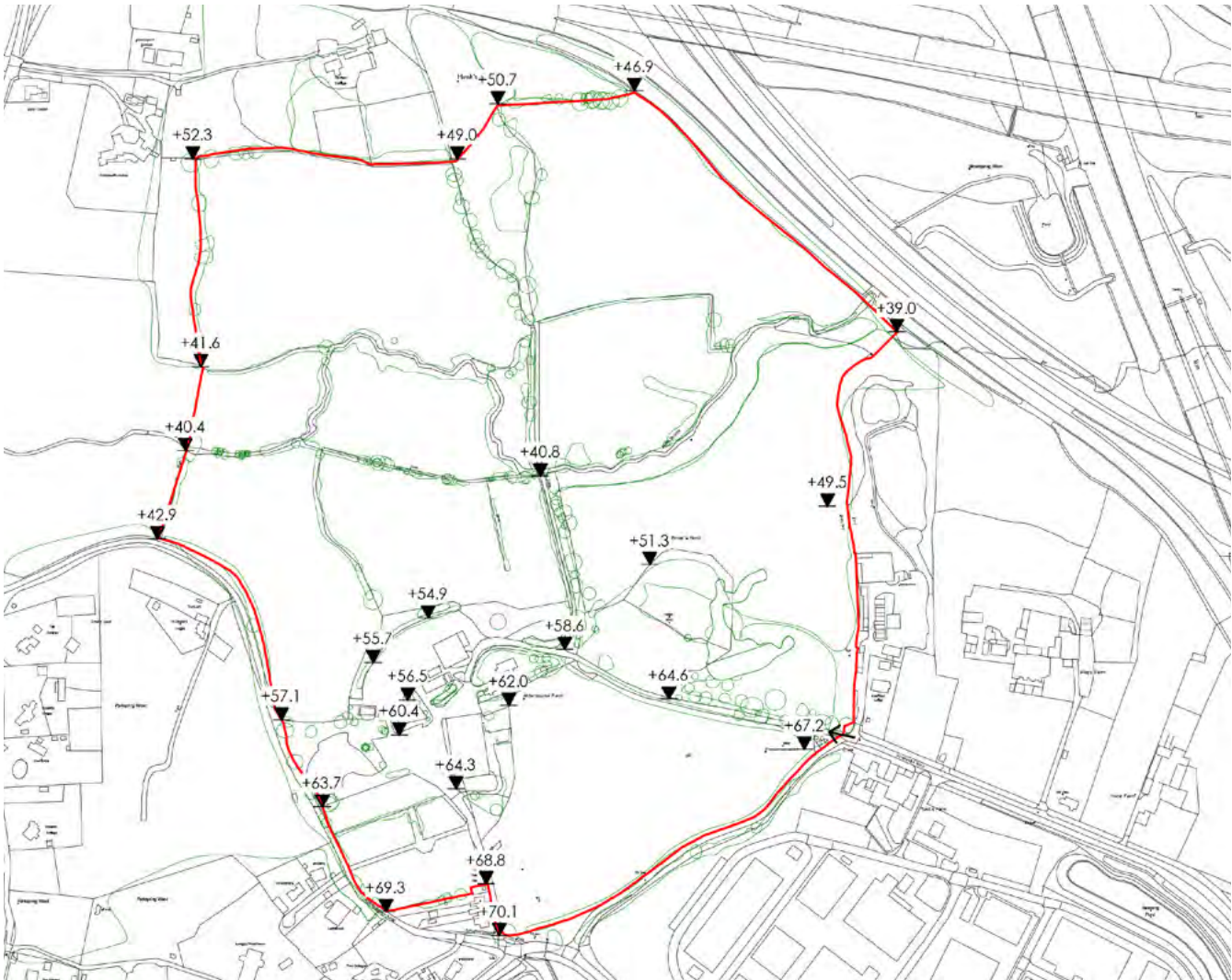


Figure 6.9: PP1 - Site context, current levels

- Application boundary
- Existing trees
- Existing topographic levels

PP2 – Site Context

6.29 The plan shows proposed site levels, including topographical features and retained existing trees.

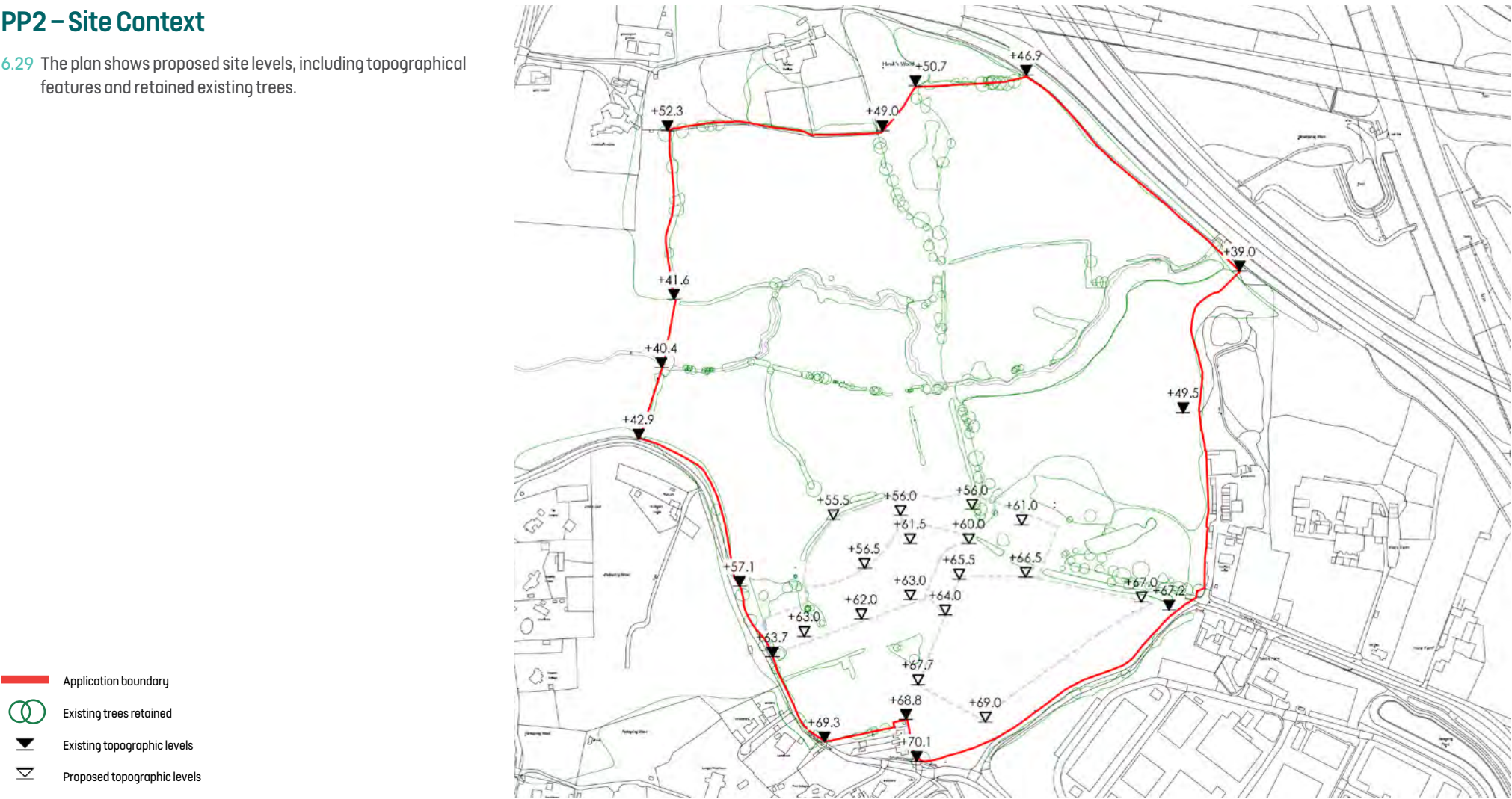


Figure 6.10: PP2 - Site context, proposed levels

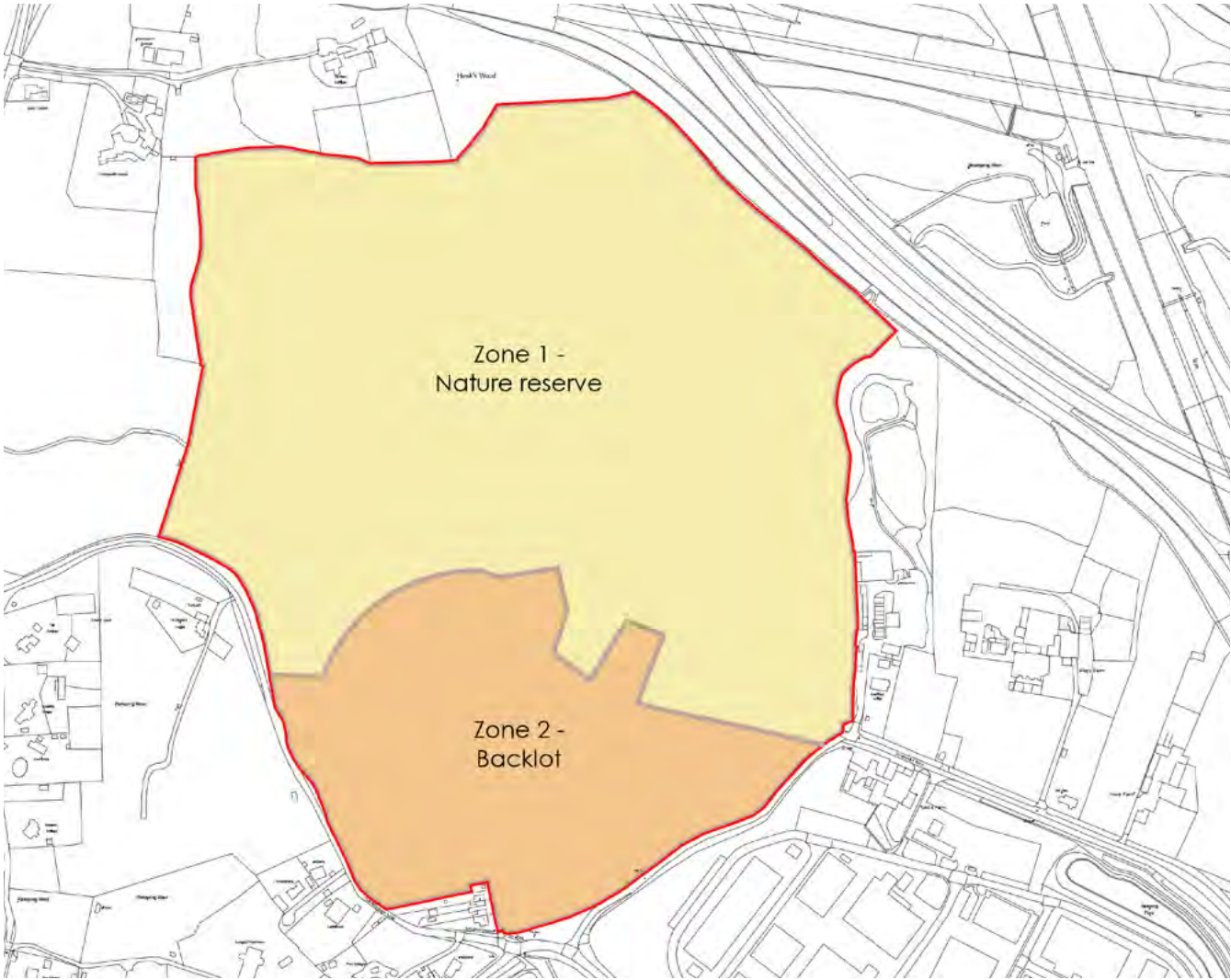
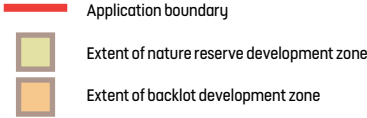


Figure 6.11: PP3 - Development zones

PP3 – Development Zones

- 6.30 Parameter Plan PP3 identifies the development zones including the studio production (backlot) and nature reserve.
- 6.31 This zone is indicative of broader purpose, rather than illustrations of the extent of development (which is shown on PP4).



PP4 – Land Uses

- 6.32 The land use parameters comprise built form (including access, parking and servicing), backlot, parking, green infrastructure and nature reserve / recreation.
- 6.33 The production studio will be a series of buildings of different forms as required by the needs of film production.

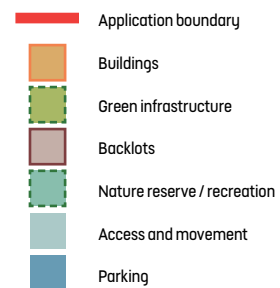


Figure 6.12: PP4 - Land uses

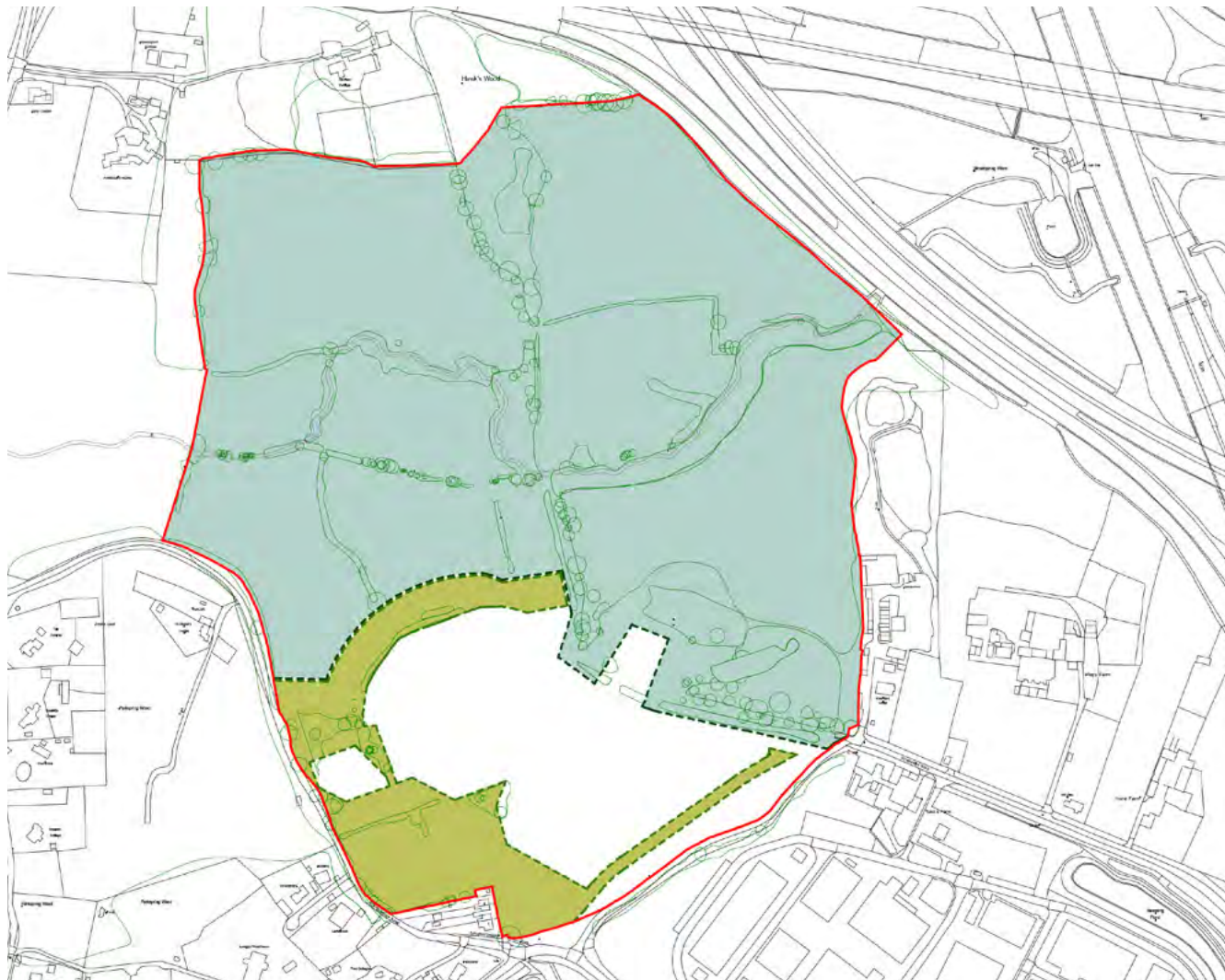
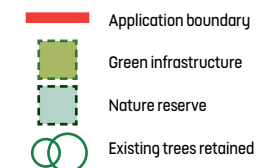


Figure 6.13: PP5 - Green infrastructure

PP5 – Green Infrastructure

- 6.34 The development will support the delivery of a 10% minimum biodiversity net gain through green infrastructure provision. This will include a comprehensive landscape and ecological enhancement scheme for the application site
- 6.35 The green infrastructure will include boundary treatments and stand offs; protection of existing key landscape features / assets; provision of new/enhanced landscape and ecology.
- 6.36 The boundary provision will generally be a minimum of 10m in depth (other than areas adjacent to points of access) subject to detailed design and approval under reserved matters, with appropriate landscaping provision where building zones are close to adjacent residential properties (typically a 25m depth of woodland planting).
- 6.37 Access points will be provided to the site through the green boundary areas. These access points will be located to minimise loss of existing vegetation
- 6.38 Full details of the potential landscape and ecological measures are set out within the Landscape and Ecology Strategy.



PP6 – Access and Movement

- 6.39 A single vehicular and pedestrian access point is proposed to be taken from the re-aligned Sevenhills Road.
- 6.40 The application seeks detailed approval of the proposed means of vehicular access into the application site from the public highway. The proposals include the following:
- 6.41 Internal access arrangements within the application site are reserved for subsequent approval.

- Application boundary
- Principal access
- Re-aligned highway
- ↔ Pedestrian access link to Pinewood East

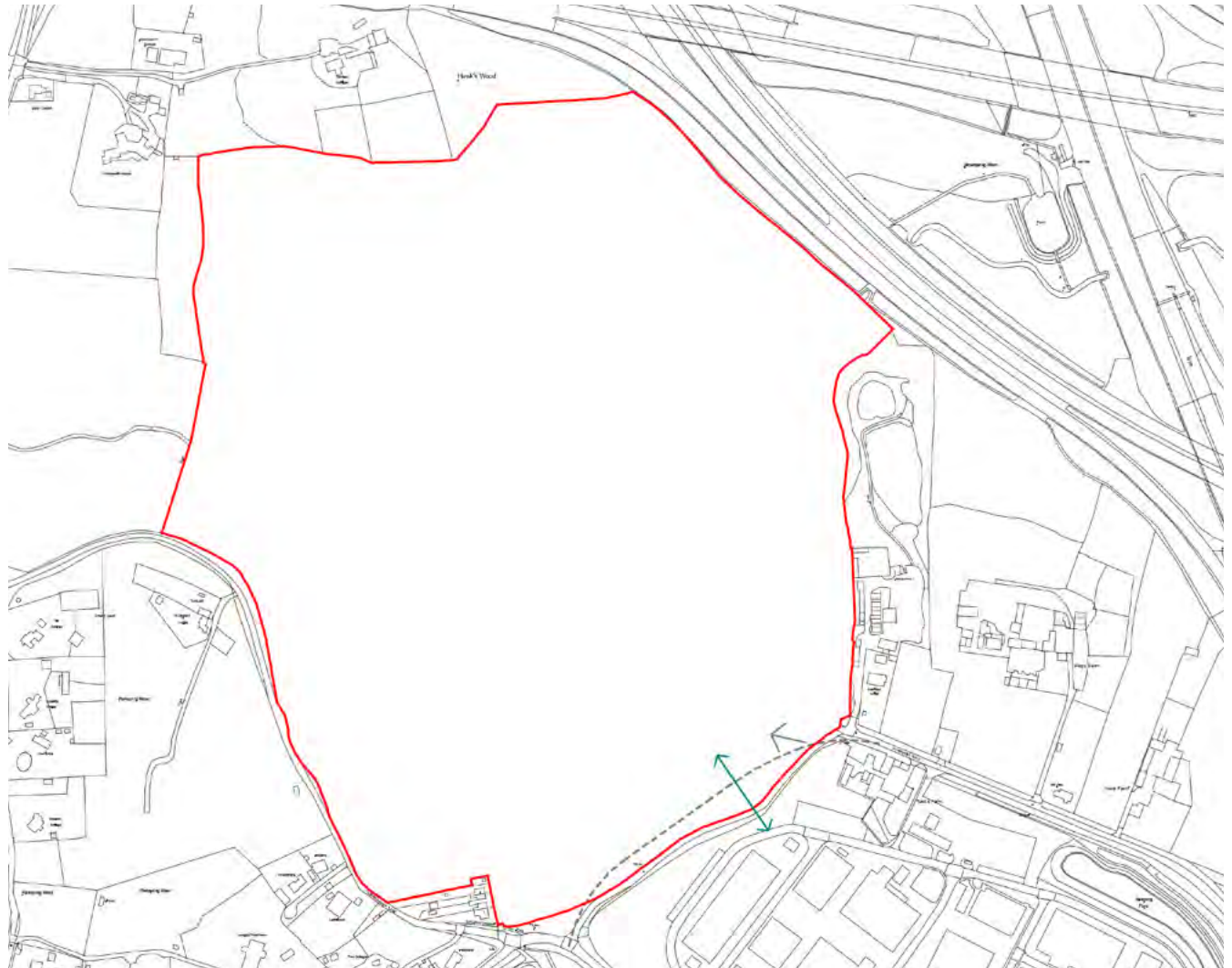


Figure 6.14: PP6 -Access and movement

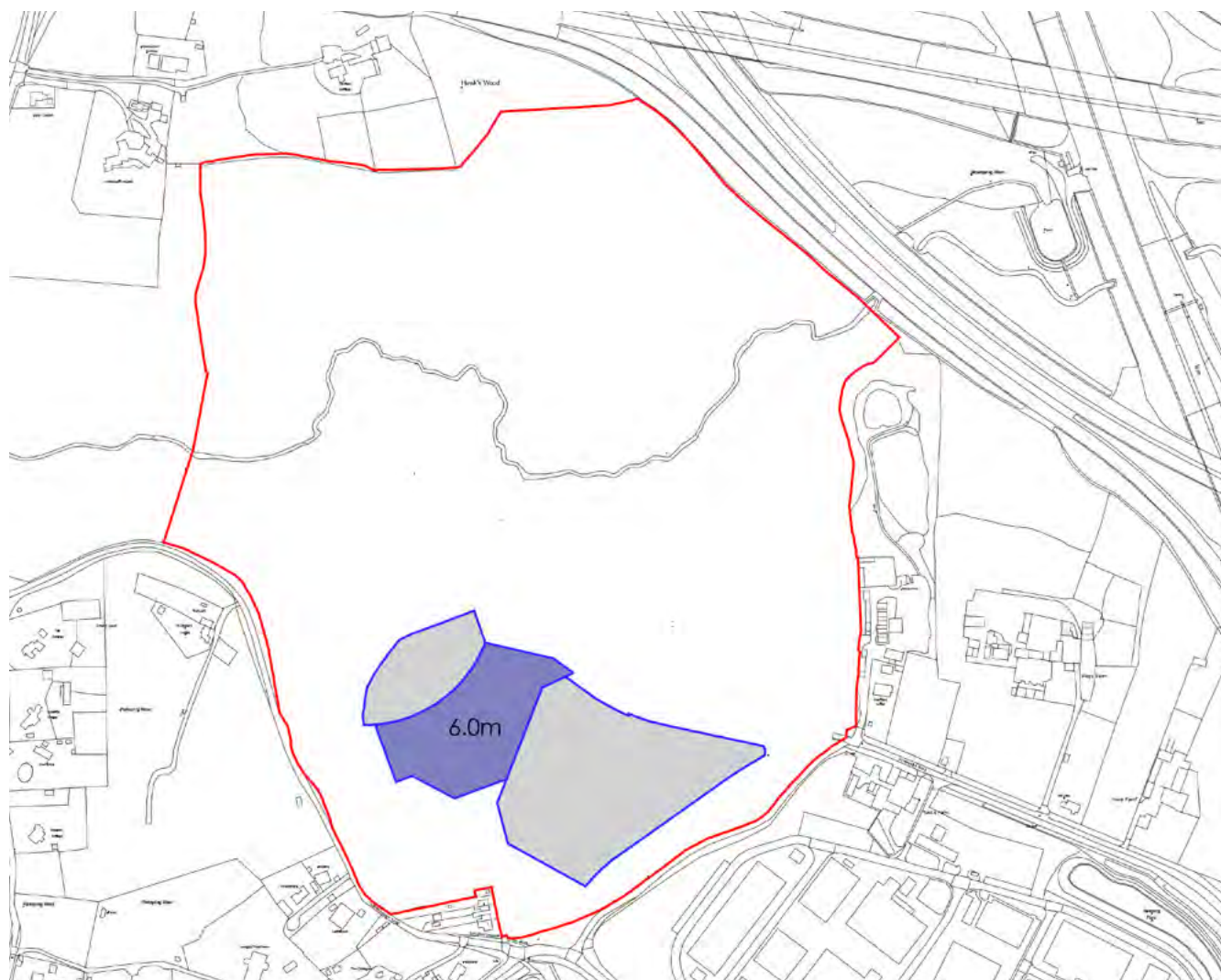


Figure 6.15: PP7- Building heights

PP7 – Building Heights

6.42 These plans define the maximum height of built form on each proposed development zone, taking into account both potential orientations of the building zones.

6.43 A single height zone of +6.0m is proposed, being the height of the highest existing building.

6.44 The development will include buildings of varying heights, with the maximum height parameter only being directly relevant for the tallest of these structures.

- Application boundary
- +6.0m (AOD) height zone
- Variable temporary heights under management plan

PP8 – Development

6.45 In order to retain flexibility over the lifetime of the outline planning permission, consent is sought for the overall floorspace figures below.

6.46 Proposed floorspace (GEA) – for approval:

Accommodation	m ²	ft ²
Production Studio	3,252	35,000
Proposed demolition	3,540	38,100
Net increase total	-288	-3,100

6.47 A total of 200 permanent surface car parking spaces will be available within the site to support the development.

6.48 PP8 sets out the maximum yields sought (on the basis of GEA). It also captures other relevant key parameters, such as the areas of the building zones and green infrastructure.

Element	Area (Ha)	Area (acres)	Gross External Area	Gross Internal Area ²	Parking	Notes
Site (full)	35.4	87.5	- 288 sqm / - 3,100 sqft	- 326 sqm / - 3,500 sqft	Cars - 200 Cycle - TBC	
Nature reserve	25.6	63.3			Cars - 12 Cycle - TBC	
Backlot	2.4	6.0				
Production Studio			3,252 sqm / 35,000 sqft	3,000 sqm / 32,300 sqft	Cars - 188 Cycle - TBC	
Proposed demolition			- 3,540 sqm / - 38,100 sqft	- 3,326 sqm / - 35,800 sqft		
Green Infrastructure	3.5	8.6				Amenity Buffer - up to 15m wide Net Biodiversity Gain - at least 10%

Notes:

1. All areas are maxima and exclude any existing buildings.

2. Gross Internal Areas included for information.

Figure 6.16: PP8 -Development



Figure 6.17: PP9- Proposed demolition

PP9 – Proposed Demolition

- 6.49 This plan identifies existing buildings which may be demolished as part of the development. This includes existing buildings associated with the former agricultural use.
- 6.50 All of the buildings identified for potential demolition are owned by Pinewood Studios.
- 6.51 The maximum height of each building is identified.

Application boundary

Proposed demolitions

07

DESIGN GUIDANCE



07 DESIGN GUIDANCE

- 7.1 The development parameters provide the structure for the future design of the scheme. They are the essential building blocks.
- 7.2 At this outline stage, it is appropriate to provide further guidance and broad design direction. The purpose in doing this is to expand the understanding of the scheme and to illustrate how elements of the development could be taken forward.
- 7.3 The guidance is not designed to be fully comprehensive, or to be interpreted as a formal design code.
- 7.4 The guidance addresses the following areas:
- Illustrative masterplans
 - Green and blue infrastructure
 - Boundary treatments
 - Production
 - Business and education – Centre Stage
 - Nature reserve
 - Car parking and movement
 - Site entrances
 - Residential amenity

Illustrative masterplans

- 7.5 The masterplans are illustrative and serves two main purposes. Firstly to test whether the development parameters can accommodate the levels of development proposed. The second purpose is to illustrate how a scheme can be delivered in a positive way, achieving a high quality of design.

Legend

- Red line boundary
- Existing trees retained
- Proposed primary avenue trees
- Proposed pine/ feature trees
- Proposed car park & scattered trees
- Proposed woodland
- Proposed scrub
- Proposed hedge
- Proposed species-rich grassland
- Proposed swale/ attenuation
- Indicative section locations



Figure 7.1: Illustrative Masterplan - Southern end of the site



Boundary to Black Park strengthened with new woodland, scrub and hedge planting

Surface water drainage incorporated within blue/green infrastructure via swales

Ecological corridors provided to connect to Black Park and provide visual separation between studio production areas

Boundary to Black Park strengthened with new woodland, scrub and hedge planting

Existing backlot

Northern tree belt retained and enhanced with new planting, maintaining and enhancing ecological connectivity

Existing Studios

Production Studio

Production Studio

Boundary to Park and Royal Lodges strengthened with new woodland and scrub planting

Boundary to Park Lodge Farm strengthened with new woodland planting

Pinewood Road boundary strengthened with new woodland planting

Pinewood Road Entrance/Gateway

Pinewood Road boundary strengthened with new woodland planting

Green and blue infrastructure

- 7.6 The proposals for both the Pinewood South and Alderbourne Farm masterplans include a landscape strategy which illustrates some key green infrastructure elements and shows how a site wide approach has been taken.
- 7.7 The proposed landscape strategy will provide a strong and resilient framework for development. It has been informed by separate appraisals on landscape and visual, and on ecology. The strategy will realise the opportunities identified in these appraisals reinforcing, extending and enhancing landscape, screening and ecological assets in an integrated manner.
- 7.8 The key existing landscape features, predominantly located around the perimeter of the site, will be central to this process with their assets used to create significant and lasting green / blue infrastructure. The opportunity exists to retain and extend these assets through the creation of new and enhanced green/ blue infrastructure that surrounds the development and provides screening and landscape/ ecological connectivity in keeping with local landscape character.

- 7.9 There are three key strands that will help deliver the strategy:
- An enhanced woodland framework - the strengthening and management of existing woodland and the potential creation new woodland and scrub planting to create meaningful woodland corridors.
 - The creation of ecological corridors - the strengthening and enhancement of existing corridors and their significant extension through the design of new woodland, planting and meadows supported by ecological features such as log piles.
 - An integrated SuDS provision - the provision of any required attenuation and infiltration facilities, designed to provide associated landscape and ecological benefit. Many of these large swale systems would run parallel with the proposed woodland corridors with each reinforcing the landscape and ecological benefit of the other.

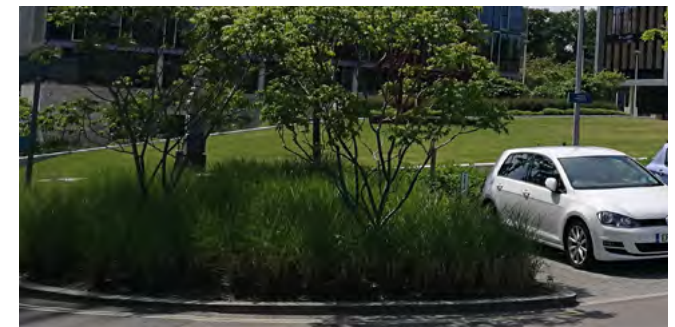


Figure 7.2: Landscaped boundaries and edges

Boundary treatments

7.10 A mosaic of landscape boundary treatments are proposed within the green / blue infrastructure parameter surrounding the car parks and production studio.

7.11 The potential treatments include:

- Woodland and scrub planting
- Wet grassland/ swales
- Species-rich grassland
- New and enhanced existing native hedges
- Existing retained trees & vegetation

7.12 The various boundary treatments have been specifically selected to reference local habitats in and around Black Park and Iver Heath including acidic grassland, heathland vegetation and pine trees within the woodland planting.

7.13 These habitats will provide positive biodiversity net gain, ecological connectivity and screening of the development. Added ecological benefits will be provided by the installation of bird and bat boxes along with invertebrate habitat features.

7.14 Considerable consideration has been given to the potential boundary treatments, including filtering of views and provision of screening where residential properties adjoin the site.

7.15 As a result a strategy has been developed to address these concerns. The key elements of this strategy are:

- Existing boundary trees and hedgerows would be retained where possible
- Existing tree belts/ hedgerows would be reinforced and strengthened with native species to provide additional filtering of views where appropriate
- A minimum 15 metre zone for planting/ screening would be provided adjacent to residential areas
- A minimum 10 metre zone for planting/ screening would be provided along boundaries with highways
- Landform could be incorporated into these screening zones, where appropriate and possible

7.16 The potential new tree belts around the perimeter of the development would connect to existing woodlands, strengthen wildlife corridors and ensure ecological habitat connectivity. The tree belts would be planted with a mixture of locally native trees and shrubs, both evergreen and deciduous, to maximise both their view filtering and biodiversity value.

Production

7.17 The proposed production area of Pinewood South provides up to 1,088,000ft² (101,079m²) of studio space to the south of the existing studio space.

7.18 The proposed production area of Alderbourne Farm provides up to 35,000ft² (3,252m²) of studio space to support the associated backlots.

7.19 The design and format of the production space will respond to the clear commercial and functional requirements of the production use.

Quantum and uses

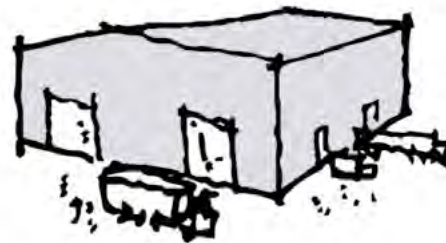
7.20 Production facilities are a mixture of sound stages, workshops, offices, backlot(s) and ancillary uses.

Layout

7.21 The layout of the production facility has been organised around the principles and required agencies that have been established through years of experience in creating major film and television production.

7.22 The illustrative masterplans are based on a series of streets, aprons and unit bases that surround a grid of stages, workshops and offices. These surround and have access to a potential backlot for external filming.

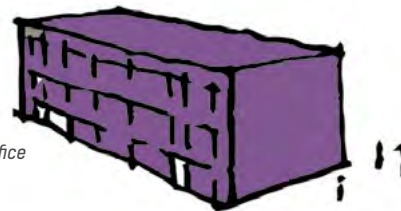
Figure 7.3: Conceptual studio components



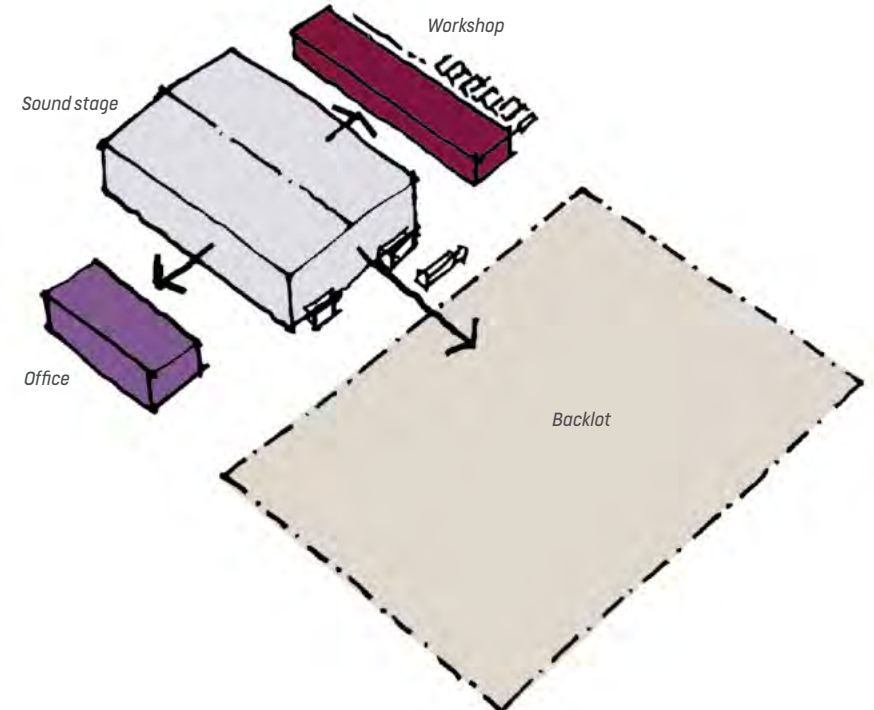
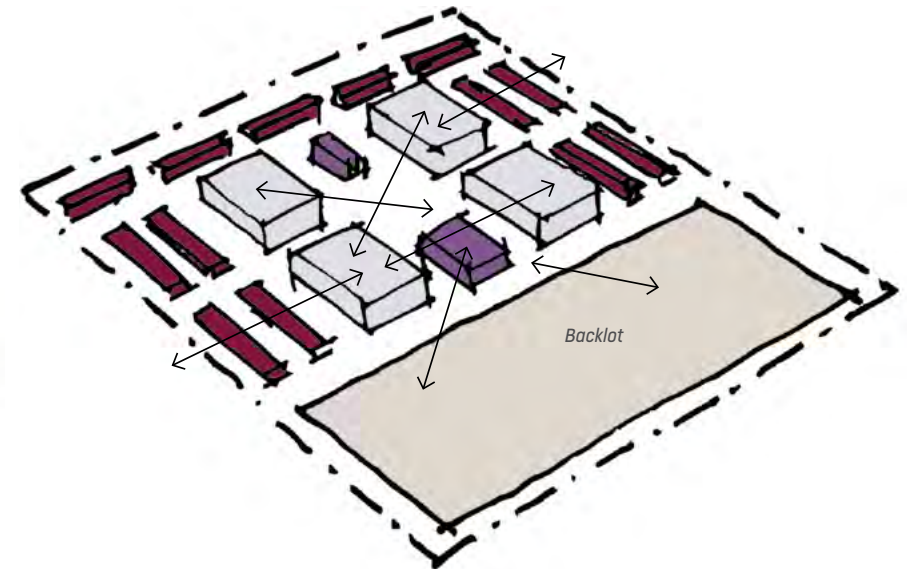
Sound stage



Workshop



Office



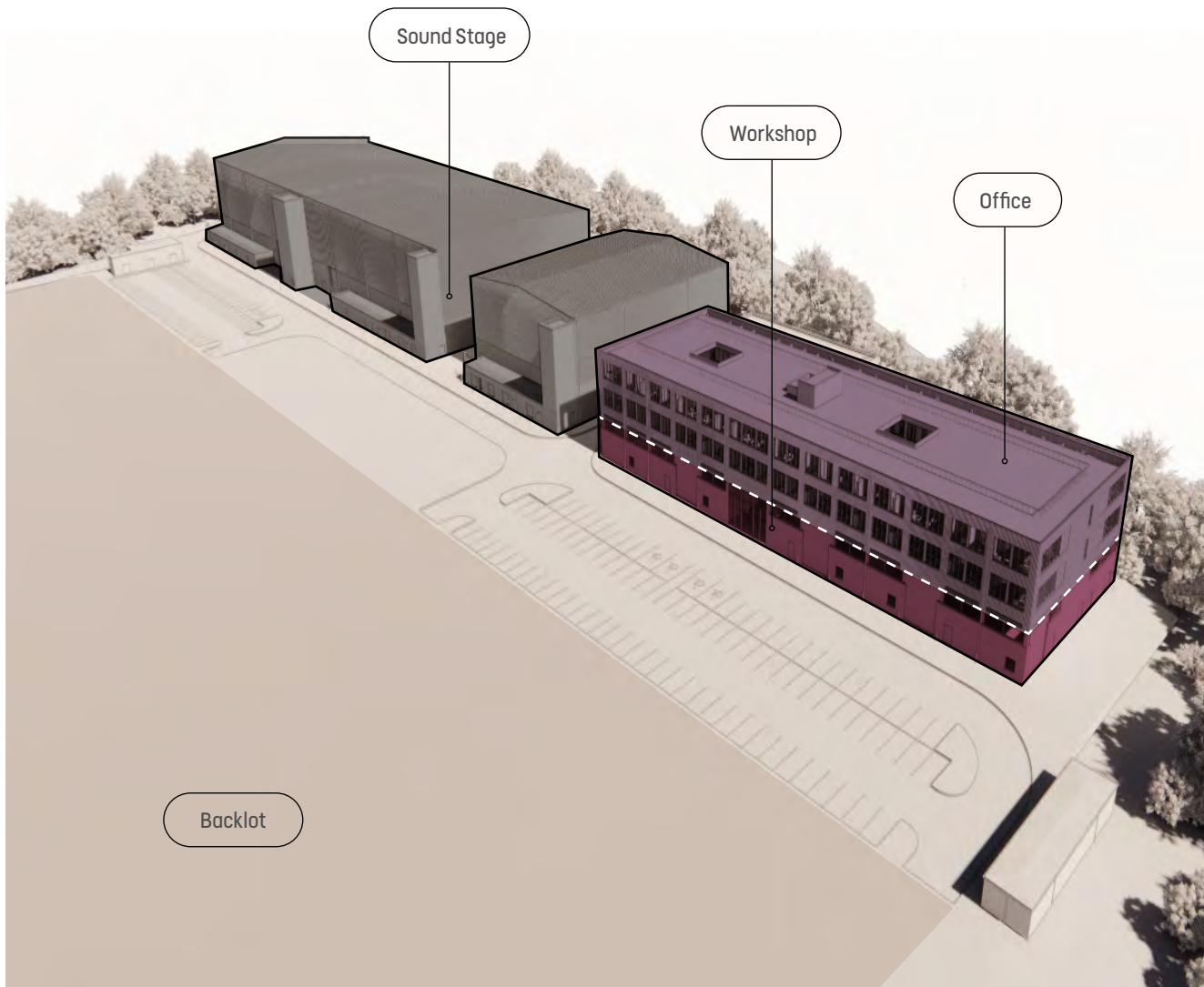


Figure 7.4: Conceptual studio components

Scale

7.23 The development of the production element of the masterplan has been informed by an understanding of current and anticipated future requirements for the types and arrangement of facilities required to support film production.

7.24 Typically production studio buildings range in height from 9.2 metres to 21.5 metres above ground level.

7.25 The four key components of a typical studio for producing feature films are:

- Sound Stages
 - Typical size: 1,500-4,000 sqm
 - Function: a large internal space to film scenes on sets constructed for the production.
- Workshops
 - Typical size: 700-2,000 sqm
 - Function: working facilities for constructing props, sets, costumes and other material needed as part of the production.
- Offices
 - Typical size: footprint 1,000-2,000 sqm
 - Function: flexible working accommodation for the directorial and production team associated with the production while based at the studios.
- Backlot
 - Typical size – 3 to 5 acres
 - Function: flexible open space for constructing and filming on external sets.

Studio complex

7.26 Each major film production uses each type of facilities in combination but to different extents, the typical requirements for studio facilities to support a large scale film production are:

- A number of large sound stages for the construction of sets within an acoustically attenuated indoor environment, to provide optimum control and versatility for the director in filming each scene
- An associated provision of workshops for the construction and fabrication of sets, costumes, props, scenery and special effects
- Production offices located within the production hub and close to the sound stages, to accommodate production teams during the period that the production is based at the studios
- Arrangement of the sound stages with adequate space around the perimeter to accommodate trailers parked perpendicular to the building
- Arrangement of the workshops with adequate space to accommodate large vehicles
- Easy access between the production offices and the sound stage.



Appearance

- 7.27** The variety of building types, uses and scales proposed within the development offer opportunities to create a distinct architectural language through the use of a clearly defined palette of materials.
- 7.28** Whilst the design of the buildings, including their external appearance, will be the subject of future reserved matters applications, the adjacent precedent images show how the relatively large volumes of the sound stages could be articulated as part of a consistent and coherent approach to material selection based on legibility, hierarchy and a shared architectural language.



Figure 7.5: Precedent images

Business and Education Hubs (Centre Stage)

- 7.29** The functional components of the business and education hubs is set out in Section 3.0.
- 7.30** In terms of how this could be delivered in design terms, the parameters provide significant flexibility. They show a location within the production zone (PP3) and identify an indicative position within the parking / movement zone between the production area and Pinewood Road.
- 7.31** The location within this area is not fixed and future consideration of siting will determine where it would be located. To facilitate this, a specific height parameters has been identified within this movement / access zone to accommodate a building(s) for Centre Stage.

Quantum

7.32 The table shows the proposed maximum gross external areas for the proposed office and education buildings.

	GEA m2	GEA ft²
Office and Education	4,645	50,000

7.33 The development parameters note the following:

- The education and business growth hubs will be one or more individual or interconnected buildings (up to 5 main structures) sited within the movement zone adjacent to Pinewood Road;
- The provision could be part of a mixed use studio building; and
- Within the 16.1m height zone, the height parameter relates to the business and education hubs, which will be building(s) of no more than 3 storey and extending to a maximum floorspace of 4,645 sq m (50,000 sq ft).

Scale

- 7.34** The hub building (s) is within a build area with a maximum height parameter of 16.1m.
- 7.35** The hub building(s) will be no more than 3 storeys, 4m floor to floor, and extend to a maximum floorspace of 4,645sqm (50,000 sqft).

Appearance

- 7.36** The desire is to create a space that allows for multiple functions to take place, whilst balancing the desire for a high quality building with the functional requirements of its potential business, education and community users.



Figure 7.6: Indicative appearance

Nature reserve

7.37 The proposed landscape strategy will provide a strong and resilient framework for the proposed nature reserve. It has been informed by separate appraisals on landscape and visual, arboriculture and ecology.

7.38 The key existing landscape features and habitats will be central to this process with their assets used and enhanced to create significant and lasting landscape and ecological benefits. The opportunity exists to retain and extend these assets to enhance both the nature reserve and green/ blue infrastructure that surrounds the backlot development. Providing screening and landscape/ ecological connectivity in keeping with local landscape character.

7.39 The following key aims and objectives are proposed as part of the landscape strategy and align with those listed in the Colne Valley Regional Park Action Plan:

- Protect: restore and strengthen the landscape character, focusing on key habitats providing resilience and long term sustainability
- Manage: existing habitats and features including veteran trees to conserve and enhance biodiversity
- Enhance: creation of new woodland, heathland and acidic grassland and wetland habitats
- Enhance waterscape/watercourses
- Enhance landscape/wildlife value/create public open space
- Better management of small woodlands/ancient woodlands. Opportunities for appropriate recreational access into the woods, improved signage/interpretation and enhanced biodiversity and habitat connectivity.

7.40 The landscape proposals have been specifically selected to reference local habitats found in and around the River Alder Bourne, Black Park and Iver Heath.

7.41 The nature reserve will also provide significant amenity benefits to local residents for informal recreation. Access will be encouraged to the nature reserve via a small visitor car park, permissive paths, wayfinding and interpretation boards.



Figure 7.7: Nature reserve precedents



Figure 7.8: Illustrative Nature Reserve



Figure 7.9: Illustrative Masterplan - Backlot Zone

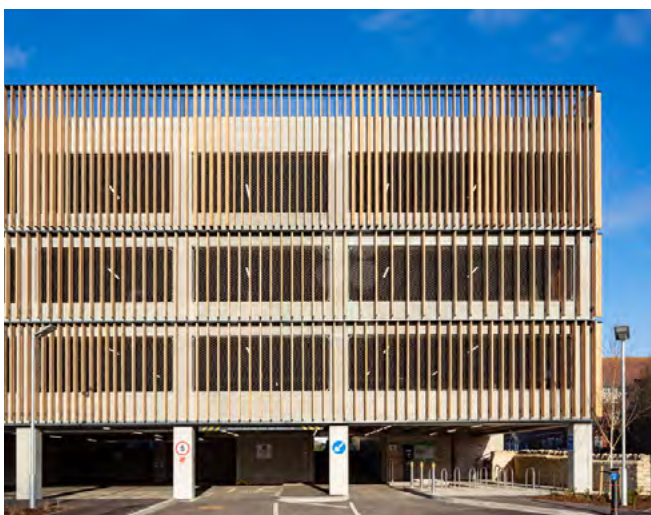


Figure 7.10: Multi-storey car park precedents

Car Parking and Movement

7.42 The Pinewood South movement zones identified on the development parameters are extensive in scale. In function terms they have been defined on the basis of the following principles:

- Responding to the access requirements, with principal junctions with Uxbridge Road and Pinewood Road and secondary access points from Pinewood Road.
- Providing parking with sufficient capacity to accommodate the needs of the various uses within the development, through surface car parking areas and multi-storey car parks
- Using the car park areas as a means of maintaining openness across significant proportions of the site.

7.43 The Alderbourne Farm development accommodates movement zones to a lesser degree, adopting the existing access position off Sevenhills Road. This will be enhanced and enlarged as part of the Sevenhills Road re-alignment works.

7.44 The following section sets out how these objectives could be turned into more detail design, using the masterplans as a point of reference.

Parameter Provisions

7.45 The development parameters note the following elements:

- Defined car and cycle parking requirements
- The approval of the site entrance arrangements is included for approval under the outline planning application with its design detail for subsequent approval under reserved matter submissions and related highways agreements
- Within the development zone (PP4) there will be some structures of a limited scale (predominantly single storey). These will be operational in terms of their use (such as gatehouses, entrance features and security buildings).

Car Park Design

7.46 Car parking facilities will provide the necessary quantum of parking in a well organised and safe layout. Organised efficiently, the expansive areas of car parking will be softened and compartmentalised by hedges, planting and trees.

7.47 This green infrastructure will provide screening of cars from both outside the site and contribute environmental benefits including: promotion of biodiversity, surface water attenuation and capture of vehicular pollutants.

7.48 A number of multi-storey car parks are proposed to Pinewood South, with broad locations identified as a parameter.

Site Entrances

- 7.49 The main entrances into the Pinewood South site will mark the first point of arrival for the production area and for the business and education hubs. At the outline stage, the form and scale of these features or structure is unknown.
- 7.50 Within the parameters for the movement zones, consideration has been given to accommodating features of predominantly single storey scale. This would provide some scope for entrance features – either sculptural or more functional.



Figure 7.11: Indicative entrance features

Residential amenity

Pinewood South

7.51 The site is generally distant from adjacent dwellings, but there are four properties that are closer to the proposed development. All are located on Pinewood Road:

- Park Farm Lodge
- Park Lodge and Royal Lodge
- Fir Cottage

7.52 There are additional residential properties located on Uxbridge Road, but these are more distant and have significant curtilages.

7.53 Residential amenity will be protected by the provision of landscaping areas of a significant scale (20-30m) including woodland planting. These buffers will ensure that there are no overbearing relationships and together with control on the height of buildings immediately adjacent to residential properties, will protect their residential amenity.

Alderbourne Farm

7.54 The site is in relatively close proximity to Springfield Cottages, a collection of residential properties to the south of the site.

7.55 In defining the development parameters, consideration was given to protecting the amenity of these properties, with the following design outcomes:

- A minimum of 25m landscaping buffer was identified around each of the properties, including the full extent of their respective gardens.
- Height parameters were defined to avoid locating the tallest buildings close to the properties.
- Appropriate woodland planting to reinforce existing trees and hedging.
- The careful use of gentle land form will be used to further define boundaries.

7.56 As a consequence of these features, whilst there will be change in the outlook from these properties across the site, the mitigation measures will ensure that there is sufficient space between the dwellings and the development to protect their amenity and create an attractive, landscape led buffer.

08

USING THE DEVELOPMENT FRAMEWORK / DESIGN AND ACCESS STATEMENT



08 USING THE DEVELOPMENT FRAMEWORK / DESIGN AND ACCESS STATEMENT

- 8.1 This document is submitted as part of the Pinewood Studios Screen Hub planning application and is a material planning consideration in its determination.
- 8.2 The whole document is proposed to be linked into a planning permission by way of a condition that would provide for the development to be carried out *"in broad accordance with the content of the Development Framework and Design and Access Statement"*.
- 8.3 The parameters and development principles could be more specifically approved and conditioned again to be in broad accordance, for example:

"The development approved by this planning permission shall be carried out in broad accordance with the submitted parameters and development principles within the submitted and approved Development Framework and Design and Access Statement."

- 8.4 The design guidance is proposed to be advisory and inform the preparation of reserved matters detail over which the planning authority holds rights of approval in the normal manner.
- 8.5 The material identified as 'illustrative' is not submitted for formal approval although it is a reference and guide for the preparation of detailed designs.

Figure 8.1: Artists impression of studio





PINEWOOD SOUTH & ALDERBOURNE FARM

