




SHEPPERTON
STUDIOS

CONTENTS

1.0	Introduction	05
2.0	Site and Surroundings	08
3.0	The Development Proposals	14
4.0	Sound Stages	18
5.0	Production Offices	24
6.0	Workshops	30
7.0	Access	32

Prepared by JH

Checked by BS

Revision .

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared by FaulknerBrowns on behalf of Shepperton Studios Limited ('the Applicant') to support a reserved matters application for fourteen sound stages and associated production facilities at Shepperton Studios. It provides a concise record of the decisions taken during the design development and their rationale.

1.2 The proposed development seeks to expand the existing studio capacity by providing a new sound stage, workshop and production office complex, in response to the demand for quality film and high end TV production facilities.

1.3 The remainder of this Design and Access Statement is structured as follows:

- Section 2.0: Site and Surroundings – a description of the Site and its Surroundings
- Section 3.0: Development Proposals – a description of the proposed development and design rationale
- Section 4.0: Sound Stages – a detailed description of the proposed sound stages
- Section 5.0: Production Offices – a detailed description of the proposed office and workshop buildings
- Section 6.0: Workshops – a detailed description of the proposed workshops
- Section 7.0: Access – a description of the access considerations

SHEPPERTON STUDIOS MASTERPLAN

- 1.1 Outline planning permission was granted for the expansion of the existing studio site in 2019 (LPA ref. 18/01212/OUT), comprising of development on the land to the north west of the existing studio and south of the River Ash.
- 1.2 The outline permission allows for the construction of new stages, workshops, offices, backlot and other ancillary uses.



Fig 1.1: Shepperton Studios illustrative masterplan



Fig 1.2: Parameter Plan PP.4 Development Zones

SHEPPERTON SOUTH

- 1.3 The application site sits within the overall outline permission boundary, and is identified within the approved parameter plan PP.4 Development Zones (Figure 1.2) as comprising of zones B1, A2 - 5 and C6 - 10.
- 1.4 The approved parameters for Zone B1 permit built development and/or car parking, with a maximum height of 15.5m.
- 1.5 The approved parameters for Zones A2 and A3 permit built development and/or car parking, with a maximum height of 15.5m.
- 1.6 The approved parameters for Zone A4 permit backlot use, with a maximum height of 3m.
- 1.7 The approved parameters for Zone A5 permit built development and/or car parking, with a maximum height of 15.5m.
- 1.8 The approved parameters for Zones C6 - 10 permit built development and/or car parking, with a maximum height of 21.5m.

2.0 SITE AND SURROUNDINGS

SHEPPERTON STUDIOS

- 2.1 Shepperton Studios is located approximately 18 miles south west of Central London in the Borough of Spelthorne, Surrey. (Figure 2.1).
- 2.2 Shepperton Studios has an intensively developed core comprising production stages, workshops, offices, stores, post-production facilities, site administration services, amenities and car parking.

SITE LOCATION

- 2.3 The South expansion site is situated to the south of the existing studio, and occupies an area of land between the River Ash, Shepperton Green and Shepperton Road (Figure 2.2).



Fig 2.1: Location of Shepperton Studios

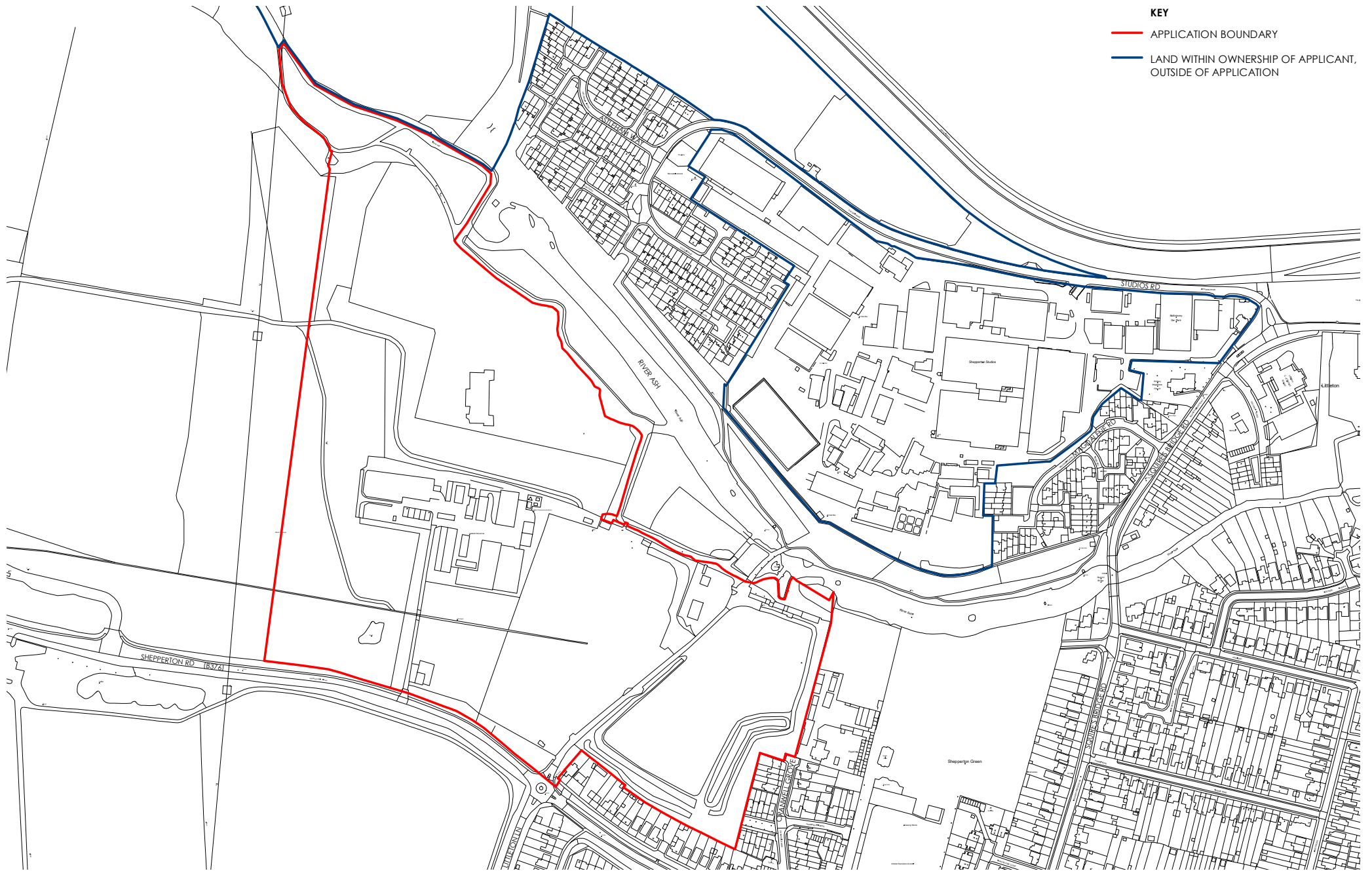


Fig 2.2: Site location

SITE CONTEXT

- 2.4 The proposed site is bound to the north by the River Ash, to the south by Shepperton Road, to the east by residential areas in Shepperton and to the west by open arable fields beyond which is the village of Laleham.
- 2.5 The topography of the site is defined by its position within the floodplain of the River Ash, a tributary of the Thames and as a result is flat and low lying with little level change.
- 2.6 Situated on alluvial deposits, much of the site has been subject to extensive gravel extraction, and more recently restored to medium-scale arable fields bisected by drainage ditches.
- 2.7 The character of the open landscape is influenced by surrounding residential development (the Littleton estates both east and west of the Studios, Shepperton Green which lies further south and the Thames-side village of Laleham lies 750m west of the site), the Queen Mary Reservoir to the north and the large studio buildings of Shepperton Studios and horticultural glasshouses.
- 2.8 The site is currently used as backlots by Shepperton Studios, for the purposes of external set building and filming. A number of existing single-storey agricultural buildings are located centrally within the site, previously in use as a horticultural nursery.
- 2.9 The backlots comprise extensive areas of hardstanding and recently-sown amenity grassland, with scrub, hedges and mature tree lines along the perimeter. A vegetated bund runs along the rear gardens of the residential properties on Laleham Road.



Fig 2.3: View A - Entrance from Shepperton Road



Fig 2.5: View B - Existing backlot buildings



Fig 2.4: View C - Existing internal road



Fig 2.6: View D - South eastern boundary



Fig 2.7: View E - Existing access to River Ash Corridor

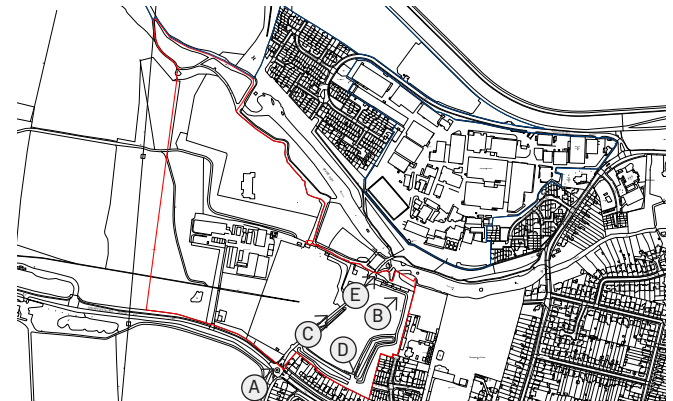


Fig 2.8: Key plan



Fig 2.9: Aerial view from the west

2.10 Within the north east corner, adjacent to the River Ash corridor, there are a small collection of buildings and structures that have historically been used for filming.

2.11 The River Ash bisects the site from the north west site and the existing studios. The river corridor includes mature woodland, open water and the scattered remnants of a designed landscape associated with Littleton House and Park.

2.12 There are no public rights of ways within the site or surrounding area. There are informal footpaths along the northern bank of the River Ash, which are well-used permissive paths.

2.13 Vehicular access to the site is via two existing junctions with Shepperton Road and Laleham Road to the South. An existing light vehicular bridge over the River Ash provides a connection to the existing studios.



Fig 2.10: View F - Existing Laleham Nurseries



Fig 2.12: View G - View north to River Ash Corridor



Fig 2.11: View H - View south towards southern boundary



Fig 2.13: View I - Existing entrance to Laleham Nurseries



Fig 2.14: View J - North eastern boundary with River Ash

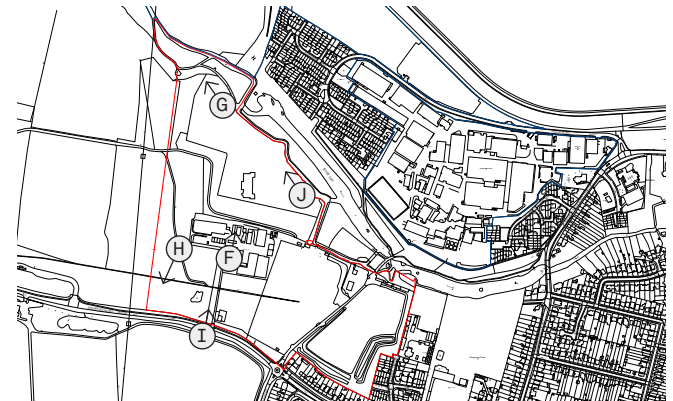


Fig 2.15: Key plan



Fig 2.16: Aerial view from the south east

3.0 THE DEVELOPMENT PROPOSALS

CONCEPT

- 3.1 In order to meet the demands of a major production, a number of different building typologies form the constituent components of a production hub:
- Sound stages, for the filming of productions, within an acoustically attenuated indoor environment, providing optimum control and versatility.
 - Workshops, for the construction and fabrication of sets, costumes, props, scenery and special effects.
 - Production offices, located close to the sound stages, accommodate production teams while based at the studios.
 - Administration and utilities building, accommodating site operations and administrative teams.
- 3.2 The approach taken in the design of these buildings has been to develop a common architectural language that reflects the modular nature of each of the buildings with a shared colour palette. The buildings clearly express their function through the choice of materials and the volumetric enclosure of each element.



Fig 3.1: Proposed site illustrative view from south west



Fig 3.2: Proposed sound stage building - illustrative only



Fig 3.3: Proposed production office building - illustrative only

USE

3.3 The proposed buildings are of three principal types; sound stages, workshops, and combined office and workshop production buildings. This is in addition to a reception building at the main entrance which will be subject to a separate Reserved Matters application, a utilities compound, and a series of ancillary sub stations and toilet blocks. The development also includes allocated surface parking within centralised car parks.

AMOUNT

3.4 The consented net increase in gross external area for the outline application is 112,849 sqm. The North West development has a total gross external area of 16,035 sqm.

3.5 The South development will have a total gross external area of 94,468 sqm. This total consists of the following:

— Sound stages	35,482 sqm
— Workshops	27,433 sqm
— Offices	30,643 sqm
— Utilities buildings	910 sqm

3.6 A number existing buildings on the site will be demolished in order to enable the proposed development. The majority of buildings that are proposed to be demolished are horticultural remnants of the former Laleham Nurseries, with a small collection of buildings associated with backlot external filming.

3.7 The total gross external area of proposed demolitions is 8,316 sqm.

3.8 The proposed net increase in gross external area, for the South development is 86,152 sqm.

SITE LAYOUT

- 3.9 The proposed development consists of fourteen sound stage buildings, four workshops, and three production buildings accommodating workshop and office functions. This is in addition to a reception building at the main entrance (subject to a separate Reserved Matters Application), a utilities compound, and a series of ancillary sub stations and toilet blocks.
- 3.10 The buildings are organised in a rectilinear grid arrangement, responding to the north-south alignment of the landscape buffer, which forms the western boundary of the development. The staggered extent of the development responds to the River Ash Corridor and the approved parameter development zones. To the south and east, the development is set back from the site boundaries, in compliance with the approved parameter development zones.
- 3.11 The massing of the site has been carefully considered to respond to the approved parameters. The larger and taller buildings have been positioned towards the north of the site, with lower buildings clustered towards the south and east of the site.
- 3.12 Areas of hardstanding and external set down space will be provided, in addition to segregation of pedestrian and vehicular routes around the site. Vegetation and soft landscaping will be accommodated within the hardstanding frontages, providing visual screening to the built structures, and a visual amenity.
- 3.13 The proposed site levels slope down slightly towards the north east, with the south western part of the site aligned to existing topographical levels. This is in response to the detailed flood modelling exercise undertaken for the development, and to correspond with the bridge link over the River Ash to the north.

- 3.14 Localised retaining structures and embankments are proposed along the northern boundary of the site, minimising disturbance to the River Ash Corridor.
- 3.15 Access to the development will be via a new roundabout at Shepperton Road, in the location of the current access junction to the former Laleham Nurseries. The existing access from Shepperton Road into the backlots will be maintained and enhanced, however will remain as an informal vehicular access route. Access to the site will be monitored and controlled by security points.
- 3.16 Internally the site will be connected to the North West development by a private road, and bridge over the River Ash. This road will be linked to Studios Road, adjacent to the existing north studio car park, providing a private route between the South development and the existing studios. The use of this road will be managed by vehicular security barriers.
- 3.17 Car parking will be concentrated in a number of surface car parks on site, serving both the visitors and site-based staff. The visitor car park is located adjacent to the main entrance and provides parking and drop off facilities for visitors, couriers and the staging of HGV deliveries. Large staff car parks are located in the south east, south west, and north of the development site, with secure access.
- 3.18 A total of 896 allocated car parking spaces are provided, of which 32 are accessible standard, and 187 will have either electric car charging provision, or futureproofed to accept charging infrastructure at a future date. There will be space to accommodate 264 bicycles across the site, within secure covered storage facilities.

APPROVED PARAMETERS

- 3.19 The proposed development zones identified in the approved parameters determine the areas of the site intended for the location of studio buildings, backlots and car parking.
- 3.20 The principal development zone structure divides the overall development area into plots, defined by the secondary circulation routes devised at the outline application stage. These development zones include an allowance to adjust the way in which the overall development area is set, allowing the amalgamation of adjacent zones.
- 3.21 The relationship between the extent of the development and the site boundary is controlled by the parameter edge to ensure that there is no encroachment on neighbouring properties.
- 3.22 The proposed height parameters define the maximum height of any building within each of the development zones.
- 3.23 The maximum heights as A.O.D. measurements have been calculated by combining the proposed levels from the PP.8 Levels parameter drawing, plus the PP.5 Heights parameter drawing, inclusive of any tolerance figures.
- 3.24 All buildings have been designed to adhere with the height constraints, and as such the building ridgelines and parapets are within the maximum height parameter.



Fig 3.4: Proposed Site Plan

4.0 SOUND STAGES

DESIGN

- 4.1 The stages are designed to accommodate a range of production uses including feature film and television set building, visual effects blue / green screen and CGI motion capture, which is consistent with the sites existing use and the facilities found within the wider Shepperton Studios site.
- 4.2 The proposed buildings consist of either single or multiple large adjoining sound stages, with associated small-scale ancillary and support accommodation.
- 4.3 The form and massing of the sound stages is derived from the requirement to enclose a large, clear span space, within a single volume. This prominent design driver is articulated as a shed-like form, with either a shallow pitched roof running the length of the building, or a series of pitches and valleys.
- 4.4 The different heights of the sound stage buildings comply with the approved parameters that govern the maximum buildings heights, and are related to their individual overall sizes, providing variation to the roof scape.

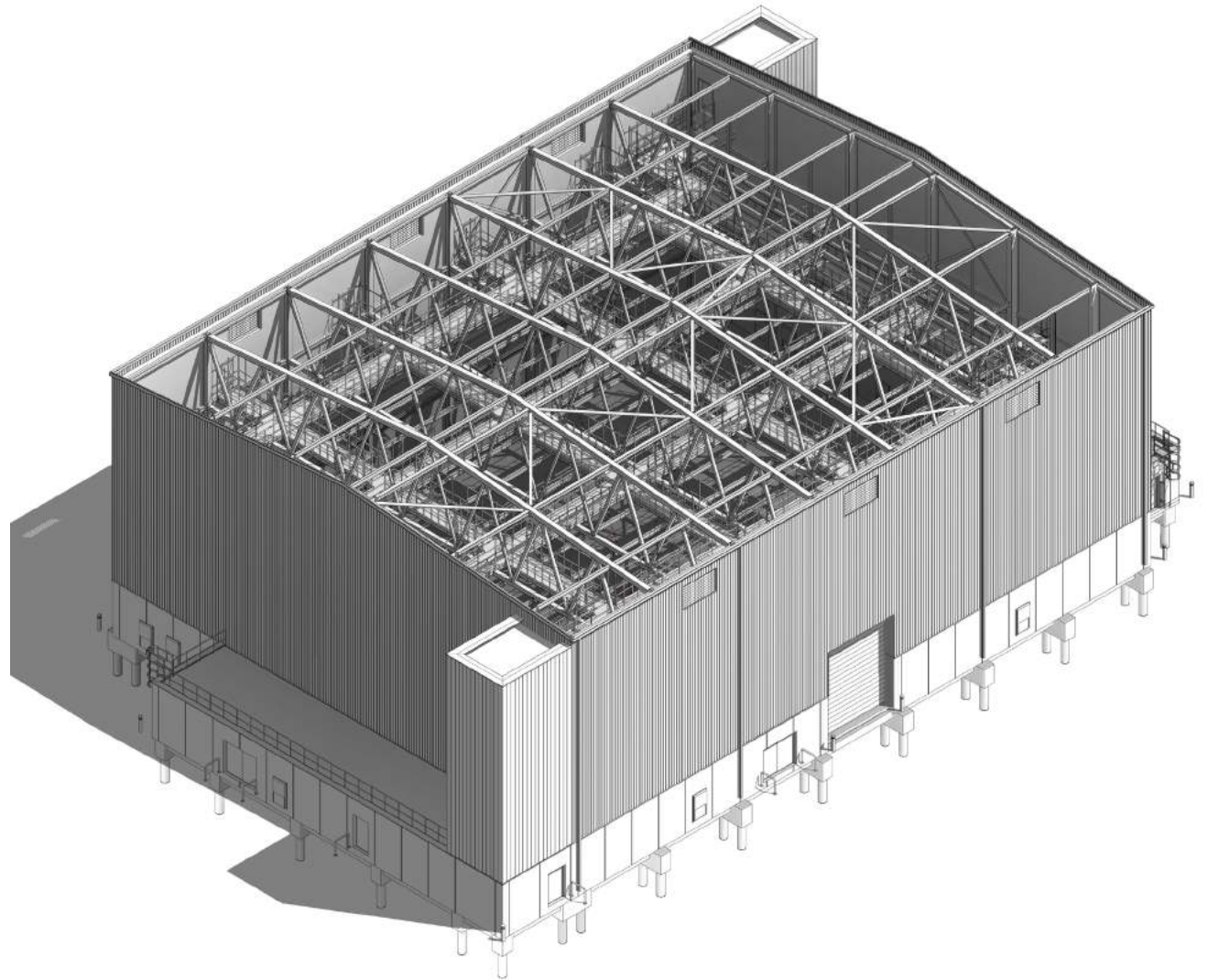


Fig 4.1: Proposed sound stage axonometric view - illustrative only



Fig 4.2: Proposed sound stage building - illustrative only



Fig 4.3: Proposed sound stage building - illustrative only

4.5 Ancillary functions are located around the periphery of the stages and are accommodated within single storey projections. Multiple sets of each room type are provided where possible, to offer operational flexibility and optionality. Welfare blocks containing toilet and changing facilities are provided to all buildings as a shared amenity, with open access externally.

4.6 The stair cores are located in the corners of each stage, or on adjoining party walls to provide vertical circulation and access to the internal high level walkways.

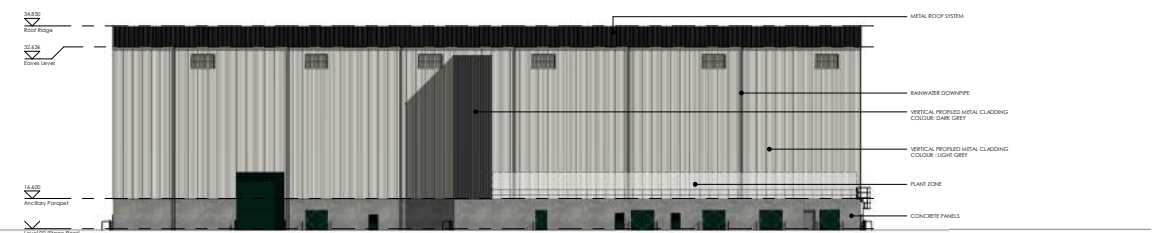
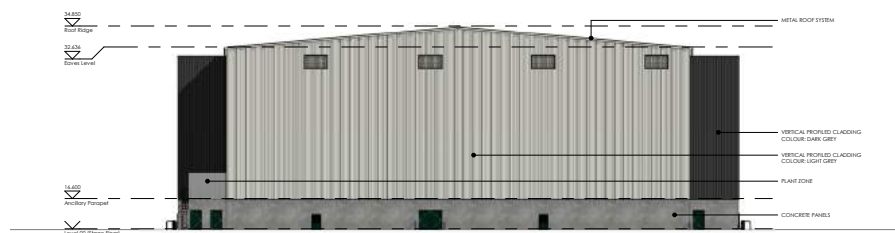
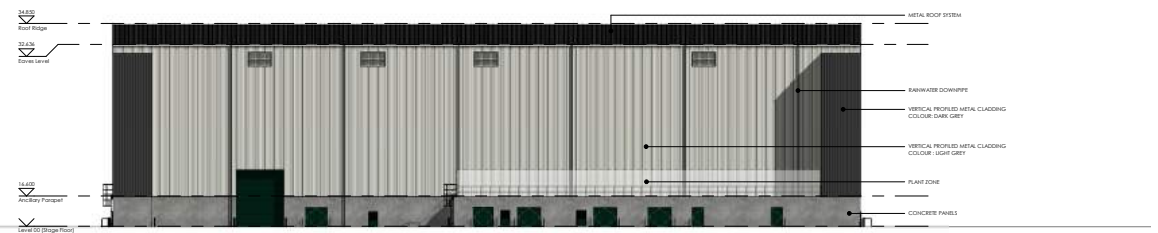
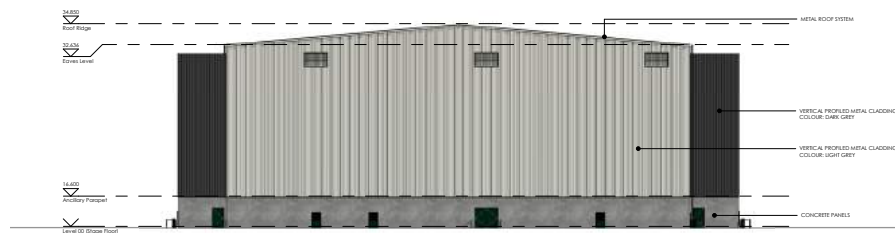
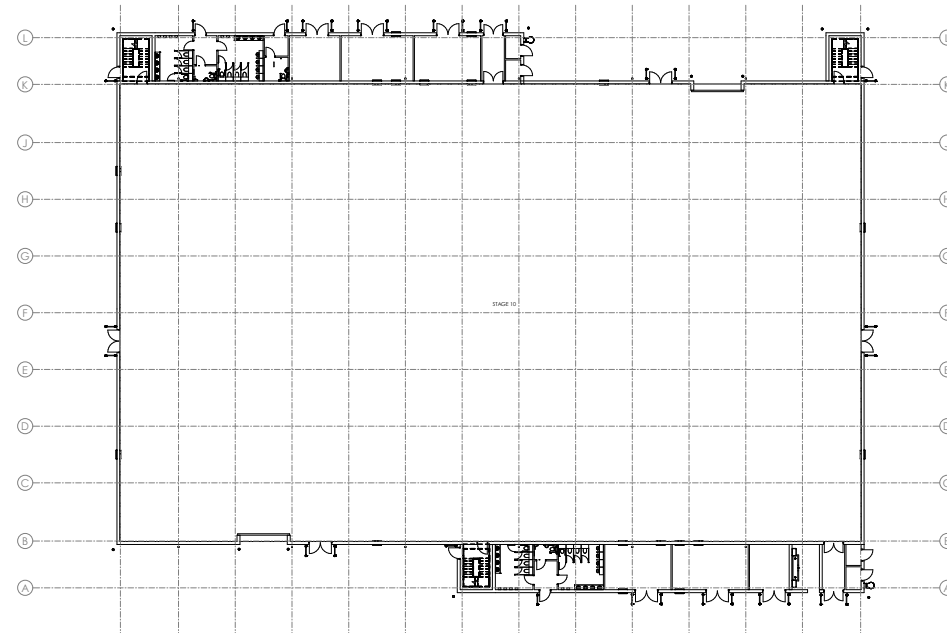


Fig 4.4: Typical sound stage layouts

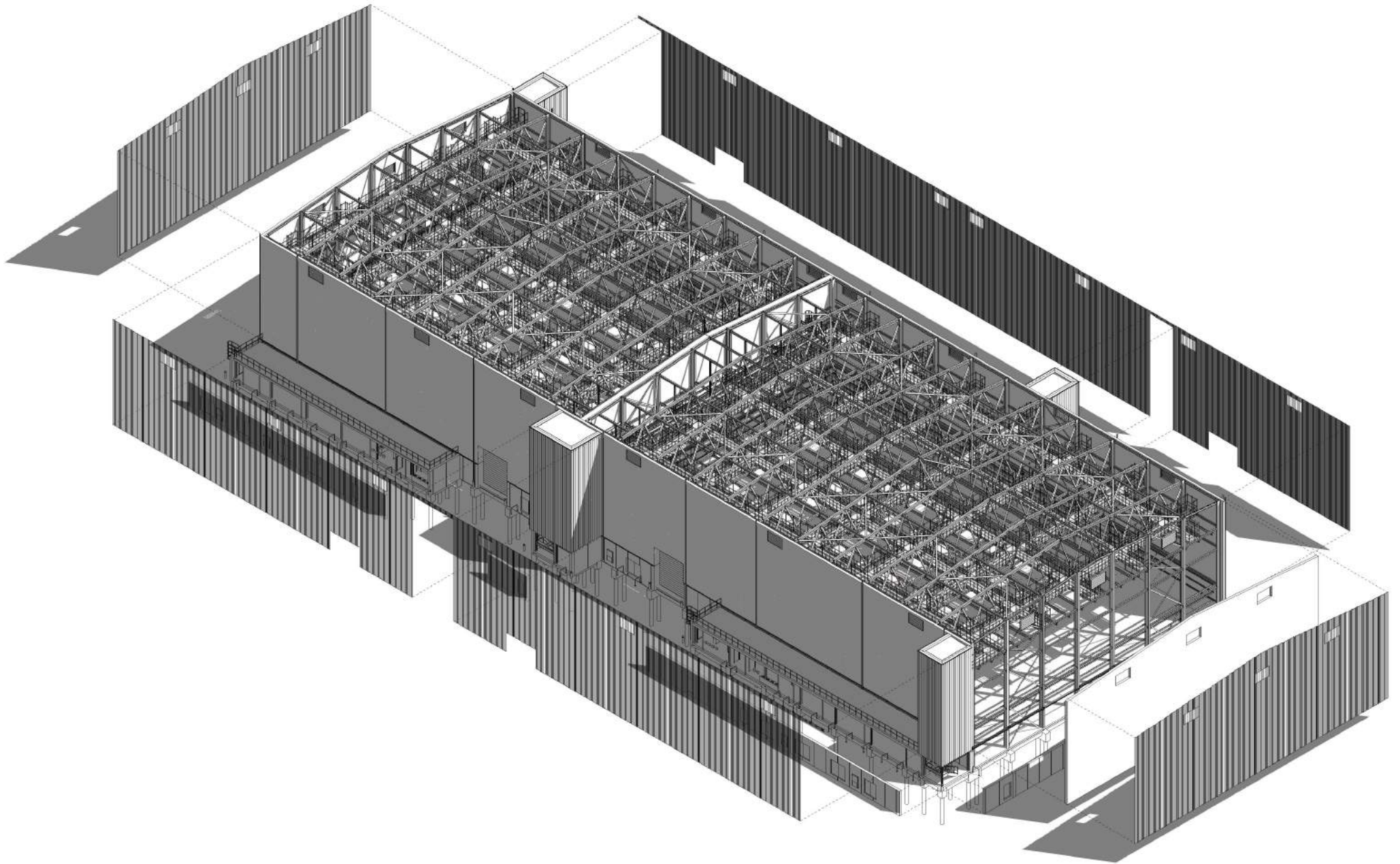


Fig 4.5: Proposed sound stage exploded axonometric view - illustrative only

APPEARANCE

- 4.7 The design for the sound stage buildings has been carefully considered to articulate the form, derived from the functional requirements of the end user. This design approach provides the foundation for a simple building profile, which will allow the stages to sit comfortably within the surrounding open fields, and the wider context of Shepperton Studios. It is the intention that external materials will be agreed via condition, and this Design and Access Statement sets out direction of travel / expected materials. The adjacent materials are suggestions for potential elevational treatments.
- 4.8 The buildings will utilise steel framed construction, with the lower plinth of the building comprising solid robust concrete, or concrete masonry. This base visually separates the form of buildings, reducing the appearance of height, and relates to the smaller scaled ancillary accommodation around the periphery.
- 4.9 The upper part of the buildings will be clad in profiled cladding. The external appearance and the palette of materials will be consistent with that used on stages throughout the Pinewood Group studio portfolio, and of existing buildings at Shepperton Studios.



Fig 4.6: Profiled metal cladding



Fig 4.8: Profiled metal cladding



Fig 4.7: Etched concrete finish

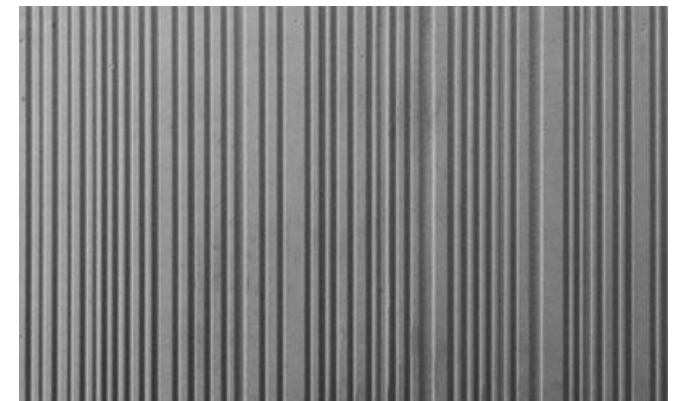


Fig 4.9: Patterned concrete



Fig 4.10: The RA Stage, Pinewood Studios



Fig 4.11: The Roger Moore Stage, Pinewood Studios

4.10 The suggested materials have been selected to meet appropriate levels of performance in relation to acoustic, fire safety, thermal inertia and light penetration. Careful consideration has been given to their robustness, to minimise maintenance requirements and to maximise the potential for fabrication off-site, thereby minimising work and associated disturbance on-site.

4.11 Following feedback received from the public consultation, careful consideration has been given to how elements of the stages, such as mechanical plant, can be visual screened. The stage elevations fronting adjacent boundaries will benefit from enhanced screening to roof plant above ancillary rooms, to minimise the visual impact.

SCALE

4.12 The ridge heights of the proposed buildings comply with the maximum height parameter approved within the outline planning permission.

5.0 PRODUCTION OFFICES

DESIGN

- 5.1 Shepperton's ambition is to provide their production clients with high quality work spaces specific to their activities. The production office buildings have been designed specifically to reflect the working activities of each of the different tenants who will occupy the spaces.
- 5.2 Consequently, the buildings are split between two types of working environment; workshop space on the ground floor, and office accommodation on the upper levels.
- 5.3 The combined office and workshop typology has been designed around having a single building shell that will allow multiple tenancy and functional options to come forward.



Fig 5.1: Proposed production office axonometric view - illustrative only



Fig 5.2: Proposed production office building - illustrative only

WORKSHOP

- 5.4 The workshop element of the building has been designed to accommodate a range of activities. The key drivers in the design relate to the requirement for largely column free space, aiding flexibility and adaptability.

OFFICE

- 5.5 Following design development, a centralised core provided a more efficient and flexible spatial arrangement allowing future flexibility.
- 5.6 The offices are designed to accommodate staff employed by film and high end TV productions, whose principal functions include:
- creative, managerial, financial and administration
 - production art departments, wardrobe, dressing rooms, make-up and hairdressing, rehearsal rooms, meeting rooms, editing suites and technical workshops for camera, sound and other crafts and trades
- 5.7 The three production office buildings accommodate either two or three levels of office space on the upper floors.

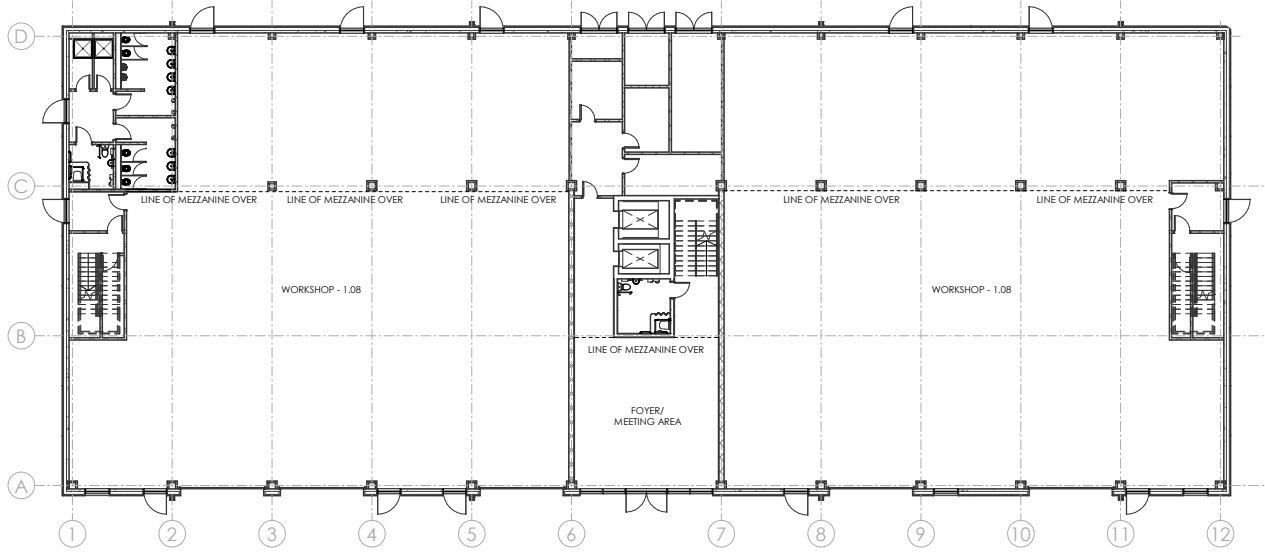


Fig 5.3: Typical workshop layouts

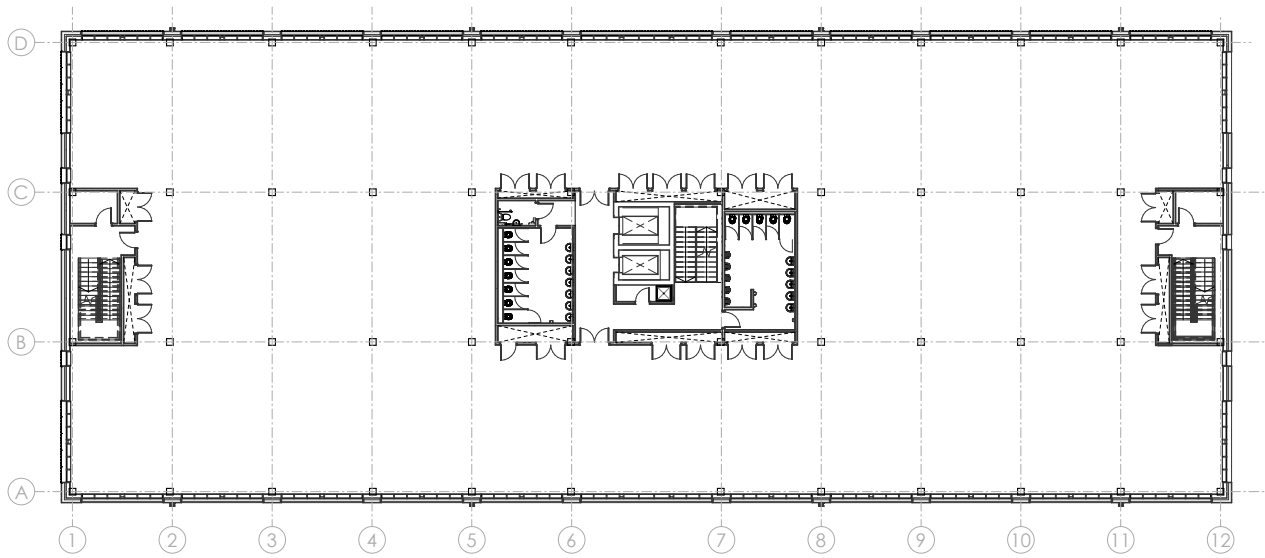


Fig 5.4: Typical office layouts



SCALE

- 5.8 The parapet heights of the proposed buildings comply with the maximum height parameter approved within the outline planning permission.
- 5.9 Plant equipment will be roof mounted, centrally located and screened where possible to minimise the visibility.



Fig 5.5: Proposed production office building - illustrative only

APPEARANCE

- 5.10 The design for the buildings combine the functional requirements dictated by the workshop accommodation, with the aspiration to create a flexible, modern office environment. The proposed building will compliment the deign and aesthetic of the surrounding proposed sound stages.
- 5.11 The building articulates the internal programme by utilising contrasting materials. The workshop function contained within the lower plinth is comprised of solid robust concrete or masonry, which sits in contrast with the upper part of the building, clad in rainscreen cladding and glazed curtain walling.
- 5.12 The external appearance and the palette of materials will be consistent with that used on the more modern buildings throughout the Pinewood Group studio portfolio, and of existing buildings at Shepperton Studios.
- 5.13 The materials have been selected to meet appropriate levels of performance in relation to acoustic, fire safety, thermal inertia and light penetration. Careful consideration has been given to their robustness, to minimise maintenance requirements and to maximise the potential for fabrication off-site, thereby minimising work and associated disturbance on-site.
- 5.14 It is the intention that external materials will be agreed via condition, and this Design and Access Statement sets out direction of travel / expected materials. The adjacent materials are suggestions for potential elevational treatments.



Fig 5.6: The Gainsborough Building, Shepperton Studios

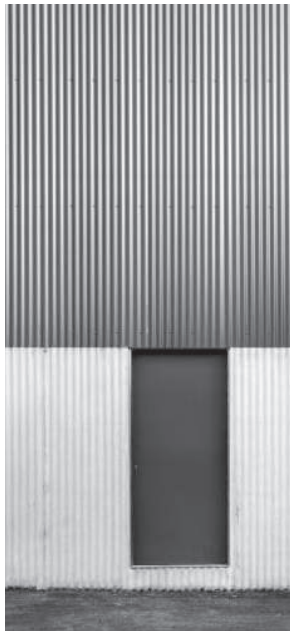


Fig 5.7: Contrasting material



Fig 5.8: Profiled cladding with opening surrounds



Fig 5.9: Precast concrete



Fig 5.10: Brushed steel

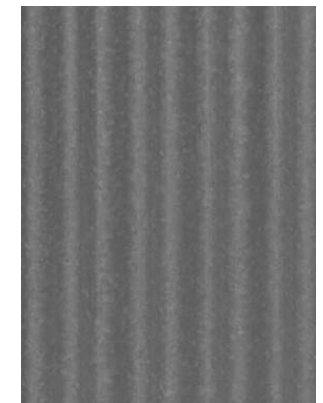


Fig 5.11: Profiled cladding



Fig 5.12: Proposed part elevational treatment - illustrative only

6.0 WORKSHOPS

DESIGN

- 6.1 The workshop buildings have been designed to adopt the principles of standardisation and off-site manufacture. As such the four buildings are all based on a common structural bay design, with either a single or double pitched roof profile.
- 6.2 The buildings are single storey, large span enclosures that accommodate a range of activities including; construction of film and television sets, manufacture and storage of props, costumes, armoury and special effects, and the ability to subdivide spaces for independent units.
- 6.3 The key drivers in the design relate to the requirement for largely column free space, aiding flexibility and adaptability.
- 6.4 The design for the buildings combine the functional requirements dictated by the workshop accommodation, with the efficiency of repetitive structural bays. The intention is for this approach to minimise maintenance requirements and to maximise the potential for fabrication off-site, thereby minimising work and associated disturbance on-site.



Fig 6.1: Proposed workshop building - illustrative only



Fig 6.2: Proposed workshop building - illustrative only

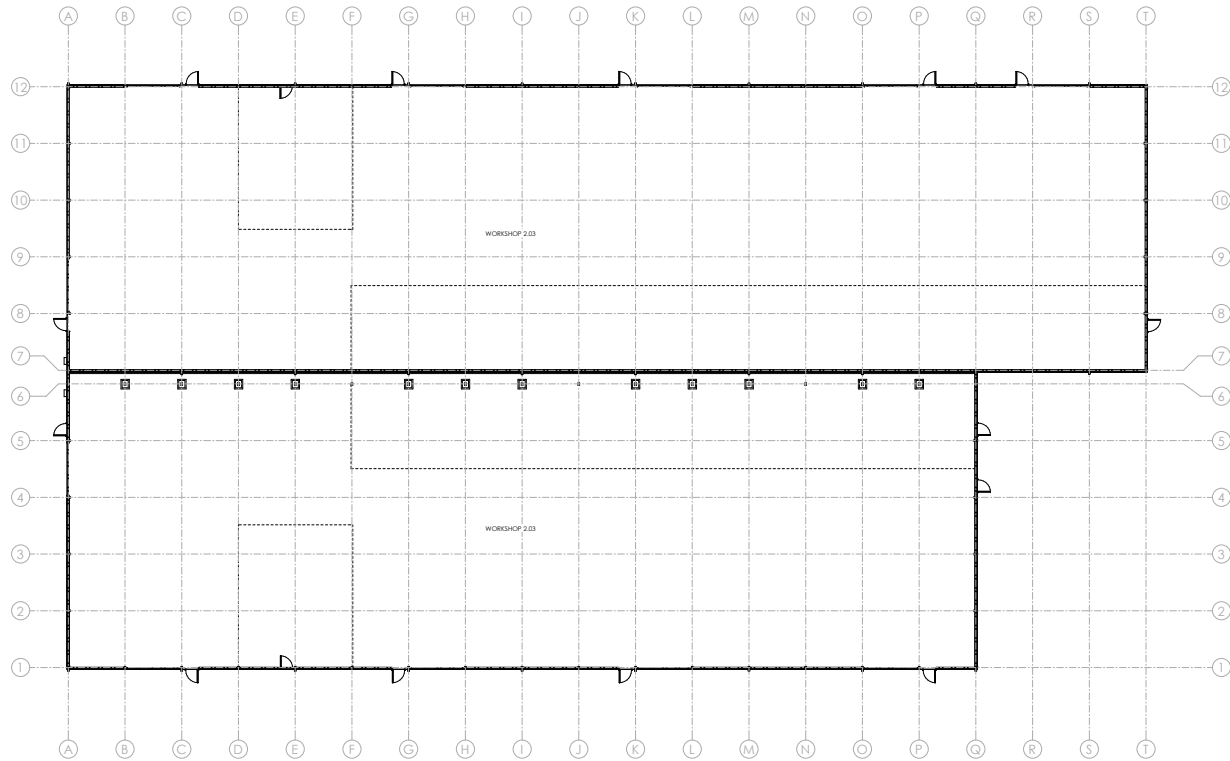


Fig 6.3: Typical workshop layout

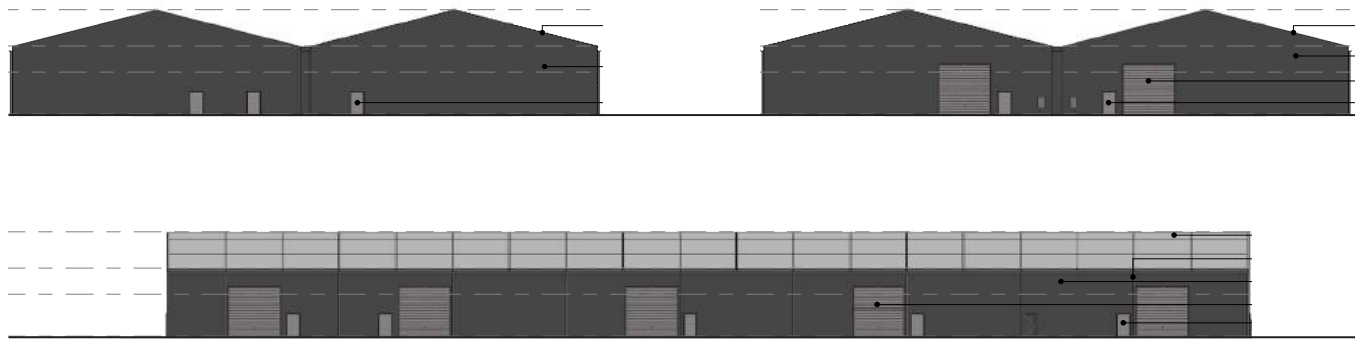


Fig 6.4: Typical workshop elevations

APPEARANCE

- 6.5 The external appearance and the palette of materials will be consistent with that used on the more modern buildings throughout the Pinewood Group studio portfolio, and of existing buildings at Shepperton Studios.
- 6.6 The external walls will consist of composite cladding panels, in a vertical orientation, similar in aesthetic to the surrounding proposed sound stage and office buildings. The roof will be of a lightweight similar composite panel. These materials have been selected to meet appropriate levels of performance in relation to acoustic, fire safety and thermal performance.
- 6.7 It is the intention that external materials will be agreed via condition, and this Design and Access Statement sets out direction of travel / expected materials.

SCALE

- 6.8 The ridge heights of the proposed buildings comply with the maximum height parameter approved within the outline planning permission.

7.0 ACCESS

ACCESS

- 7.1 The design team has given careful consideration to both the inclusivity aspects of access (including access for people with special needs) and the physical modes of transport (pedestrian, cycle and vehicular) - this will achieve the allied objectives of ensuring that there are no obstacles to people who want to use the development, recognising that it is a media production facility within an access-controlled Studios site.
- 7.2 A hard standing apron around the perimeter of the buildings provides access for service and delivery vehicles associated with productions and for any accessible parking requirements. General car parking will be accommodated adjacent to the stages on site, and within the existing and extended parking areas across Shepperton.
- 7.3 This Design and Access statement should be read in conjunction with the accompanying Transport Statement.

BUILDING EFFICIENCY

- 7.4 The proposed buildings will be designed to achieve high standards of environmental sustainability, maximising social accessibility whilst making efficient use of materials, water and energy.

ACCESS AND MAINTENANCE STRATEGY

- 7.5 The buildings have been designed to ensure maintenance of fire protection systems and integrity of fire separation across the site as a whole.
- 7.6 In respect of building maintenance:
- Access to roof areas will be limited. Low maintenance equipment and materials will be specified where practical.
 - Equipment requiring regular maintenance will be located at an easily accessible level.
 - Gutters will be cleaned via a Mechanically Elevated Working Platform (MEWP).
 - Adequate hardstanding around the building perimeters will be ensured for cleaning and maintenance access.
 - Internally, cleaning and maintenance will be carried out via MEWP or from the protected internal gantry.

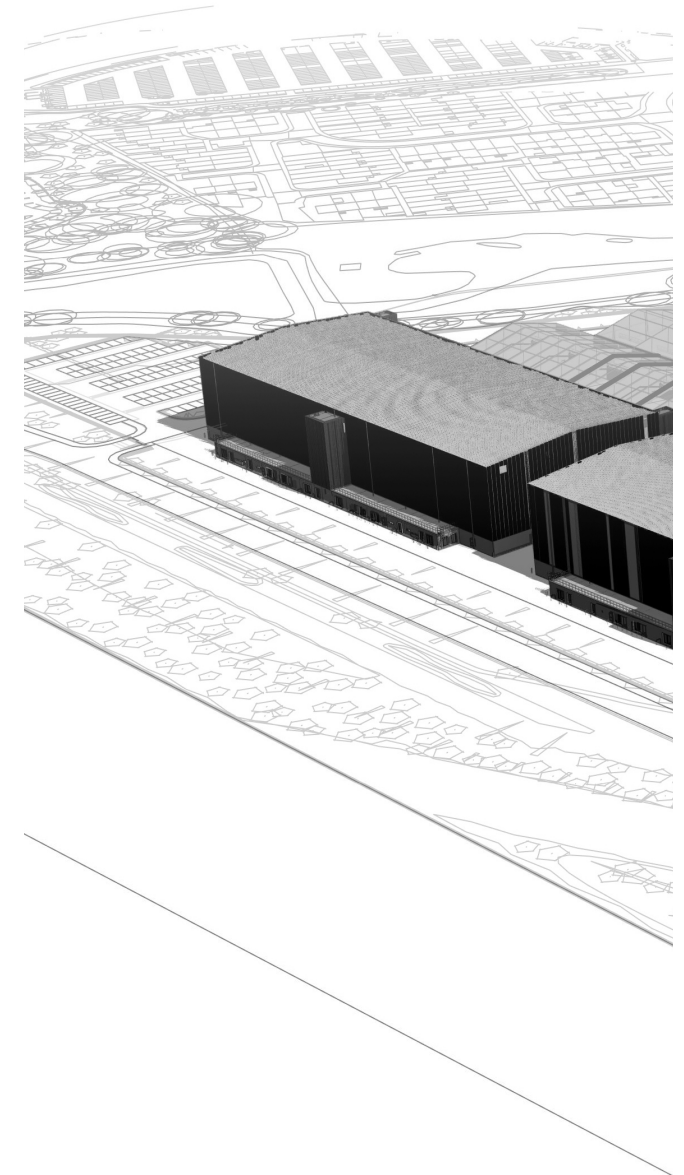


Fig 7.1: Proposed site illustrative view






SHEPPERTON
STUDIOS