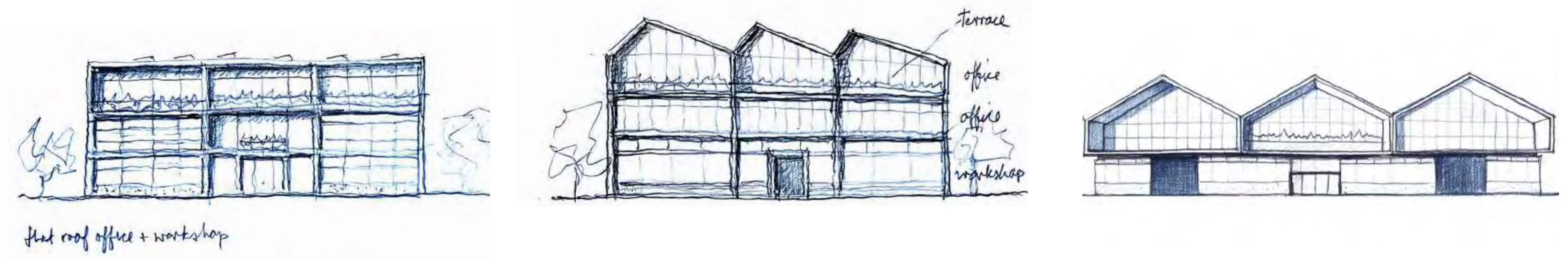




Marlow Film Studios: Stage Four of Community Engagement

Welcome to Stage Four of Marlow Film Studios' community engagement. This is the final exhibition ahead of the submission of the planning application in May 2022. So far, there have been three stages of consultation and the feedback received through this extensive process has informed the design development and project plans.



Initial concept sketches of Marlow Film Studios workshops by the late Chris Wilkinson, co-founder of WilkinsonEyre.

Marlow Film Studios' Ambitions:

Marlow Film Studios is designed to be one of the world's most important sites for making film and television. The local economy is already one of the top beneficiaries of worldwide investment in this sector, as billions round the globe connect and consume content.

There are very few places in Europe and the UK capable of addressing specialist future needs but this studio will be one. The sector's exceptional multi-generational workforce who live and operate nearby singularly anchor the industry and its potential expansion.

This is reinforced by reinterpreting what a film studio can be: a place with architectural excellence that fosters genuine creativity and productivity by focusing on the needs of people who will work here.

Whilst being carefully planned to sit well in the wider landscape, Marlow Film Studios will be a beacon of positive influence for the local economy and also contribute significantly to the area's culture and workforce. Its education, training and cultural facilities will make it a hub for skills, technology and creativity for the local and wider area. It will be a hub for skills, technology, and creativity, this will be a rare national asset for the sector and the local area together.

Marlow Film Studios will provide vital public infrastructures of benefit to local people: two new essential public bus services, investment in better cycle connections and footpaths, space for quiet recreation, an increase in wildlife, and a greatly reduced carbon footprint.

Marlow Film Studios Will:



Create a film studio that will not 'go dark' – hosting two film productions simultaneously and flexing from film to HETV, avoiding the peaks and troughs of smaller studios that do not give continuous local economic benefit.



Offer a flexible built environment in a form that anticipates this industry's future needs, enable growth and enhance productivity.



Set a new benchmark for those working in film, offering a high quality place to work and learn, attracting the very best talent globally.



Showcase top quality British architecture, and, along with the provision of public infrastructure, resolve and mitigate the impacts of development on the environment and surrounding communities.



Establish a best-in-class sustainable development that enables low carbon sustainable film production and fosters biodiversity.



Enable private land to be used for recreational access, and become an integral part of cultural activities in the community.



From top to bottom. Prior + Partners sketches of the Welcome Point, Plot 4, and an interior streetscape.

The Project Team

Dido Property Ltd (DPL) have assembled an exceptional team, all of whom are leaders in their respective fields, to develop the plans for the studios.

The team consists of award-winning architects, masterplanners, landscape architects, designers, engineers, transport planners, ecologists, engagement consultants, and lighting specialists.

WilkinsonEyre

PRIOR + PTNRS

AECOM

GILLESPIES

TLW

Waterman

Arrow Planning

Volterra

Soundings



The Film Industry: The Economic Case for Development

Marlow Film Studios aims to build on a sector and heritage of creative industries in order to bring international recognition and attract global investment and prosperity to the area. Buckinghamshire has provided the location for many well-known TV and film features, including James Bond, Star Wars and Indiana Jones. The proposal aims to deliver a film studio that enables Buckinghamshire to retain its status as the UK's choice destination for high-end film and TV production.

The Global Film Industry

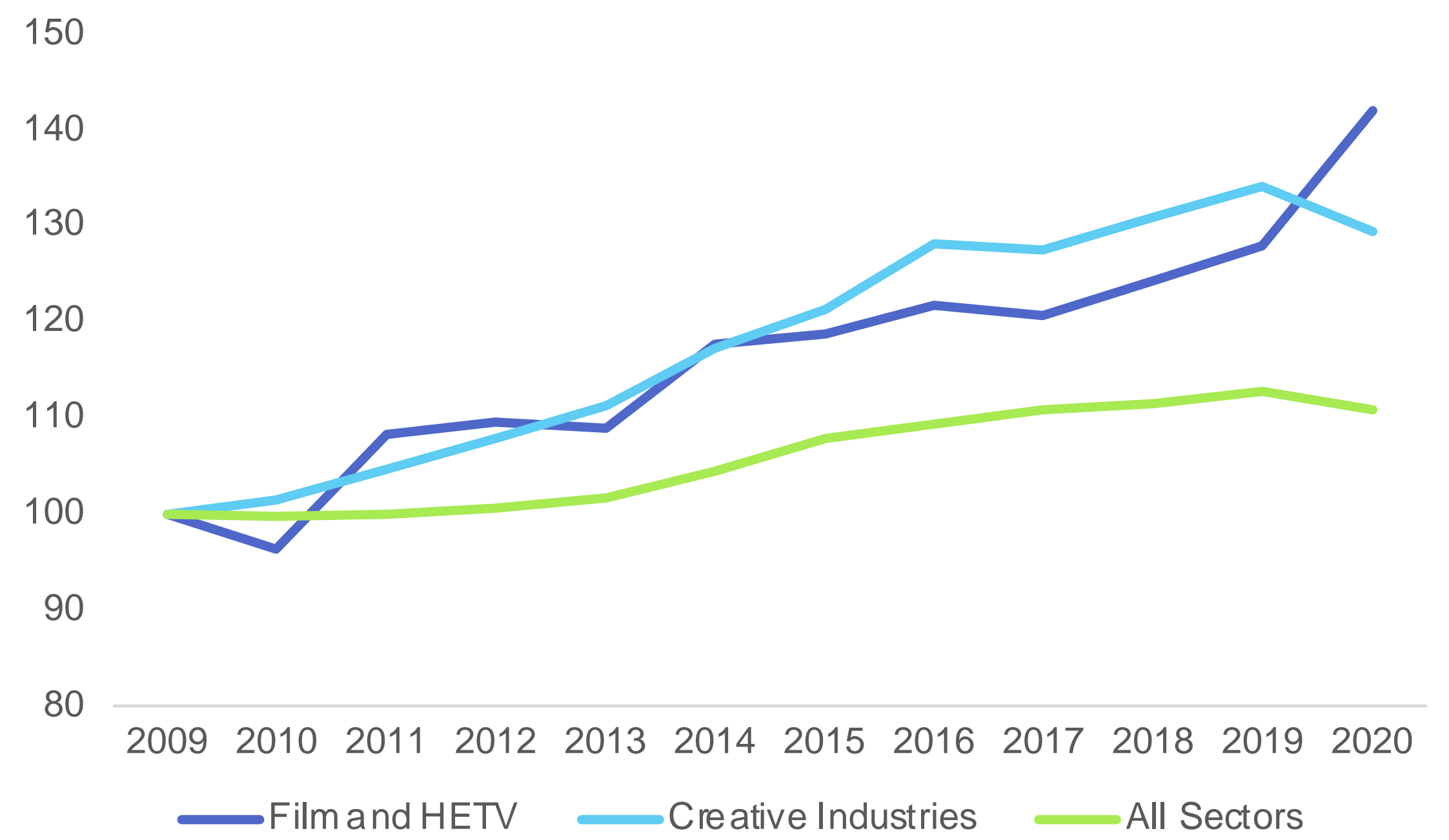
The global film and HETV industry supports significant economic activity. The value of global production spend on feature film and television in 2019 was \$177bn, higher than any previous year. The majority (76%) of this spend was on television films and drama series.

Global entertainment and media (E&M) revenues grew by 22% between 2016 and 2021 and are projected to grow a further 18% to 2025. This means by 2025 the value of global E&M revenues will equate to more than two-thirds of the value of the UK economy.

Growth in UK Film and HETV

The number of films produced in the UK increased tenfold between 1999 and 2021. Since 1981, employment in the sector has grown between two and three times the average rate of employment growth across the country. Since 2009, the sector has grown by 42%, almost four times that of general employment growth (11%).

HETV has seen an increase in spend in the UK of 29% each year between 2013 and 2021. This was twenty times the annual rate of GDP growth in the UK over the last two decades. Inward investment and co-production spend on HETV grew by 41% year on year between 2017 and 2021.



The above graph depicts the indexed employment growth in UK film and HETV

The UK is the global film making capital of the world



Of high budget films made in the UK were top grossing films of the year, compared to 18% in California and 12% in Atlanta.



Growth in inward investment in HETV between 2013 and 2019.



The number of films produced in the UK increased tenfold between 1999 and 2020.

£4bn

Investment in film and HETV is a government priority, with a target to double revenues by 2025. The creative and digital sector in Buckinghamshire is specifically identified within the Local Economic Partnerships' ambition for growth.

Economic Footprint of the Sector



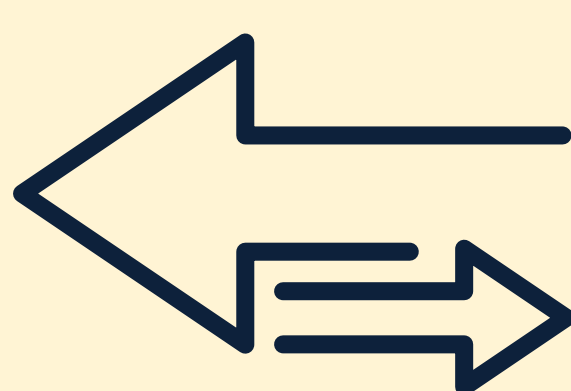
173,000

Jobs supported in the UK film and HETV sector in 2019. 70% of employees within the sector are under 45.



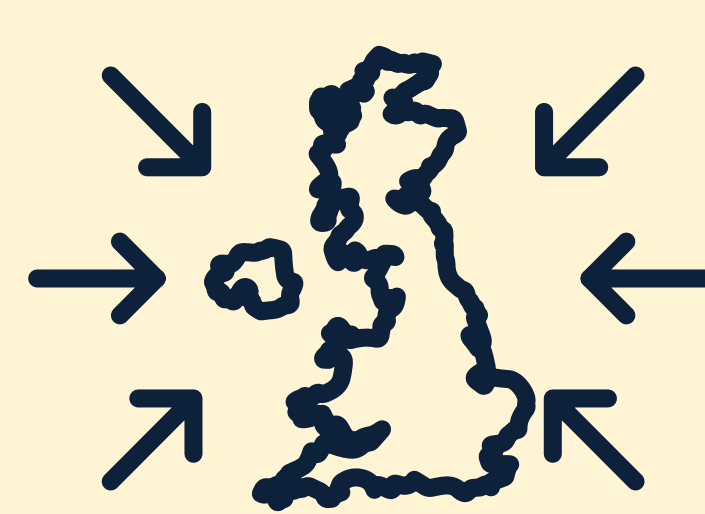
£19.5bn

In economic activity supported by the sector in 2019.



£4.3bn

Annual trade surplus in the film and HETV sub-sector, higher than other service sectors such as advertising and market research (£3.5bn), contributing over a quarter of the whole creative industries' trade surplus.



84%

Of spending in the sector was foreign direct investment in 2021.

National and Local Need

As a result of the growth in demand, film and TV studios in the UK have struggled to meet demand for production space in recent years. There is acknowledged to be a severe shortage of studio space in the industry and only 31% of UK studio stage space is in purpose-built film studios suited to major film and TV drama productions. This is a shortage that Marlow Film Studios aims to address.



The lack of studio space in the UK has significant economic implications and each year between 2016-2018 the UK lost an estimated 5-10 major films, equivalent to almost £1bn of economic activity each year.

The Film and HETV is a National Priority

The demand for British creative content is growing. The film and HETV industry has "enormous potential" to make the most of this growing demand. A "substantial increase in studio capacity and investment in skills" is required in order to capitalise and increase revenues in the sector.

Creative Industries Sector Deal. Department for Business, Energy & Industrial Strategy and Department for Digital, Culture, Media & Sport. Published March 2018



Why Marlow?

This section explains why Marlow, and this site, is the ideal location for this project. Analysis by Volterra, the economic consultants, demonstrates that Marlow sits within what is called the West London Cluster.

What are Clusters?

Clusters are ecosystems of interconnected firms, individuals and institutions within a particular field. They drive economic growth in the modern economy. The economic benefits of clusters are widely acknowledged and accepted. Supporting clusters and their associated benefits of productivity, innovation and new business growth has become an important policy objective in the UK.

Marlow and the West London Cluster

The global major film and HETV sector is a good example of a field that is dominated by international clusters and hubs, with several well-known examples, including Hollywood, Vancouver and Budapest. It is unanimously accepted by respected industry bodies that the West London Cluster is the only place in the UK that competes on this global scale and can attract the highest budget productions. The rest of the UK does not provide the ecosystem of skills, infrastructure, capabilities, reputation and facilities for major films. West London is the dominant location for high-end producers and the growing market for HETV.

The West London Cluster

The Buckinghamshire Local Skills Report says:

"Buckinghamshire's screen sector sits within a wider West of London Screen Cluster, which includes studios at Leavesden, Elstree, Shepperton, Long Cross, Bovingdon, Didcot and, within the next few years, Reading and potentially Marlow."

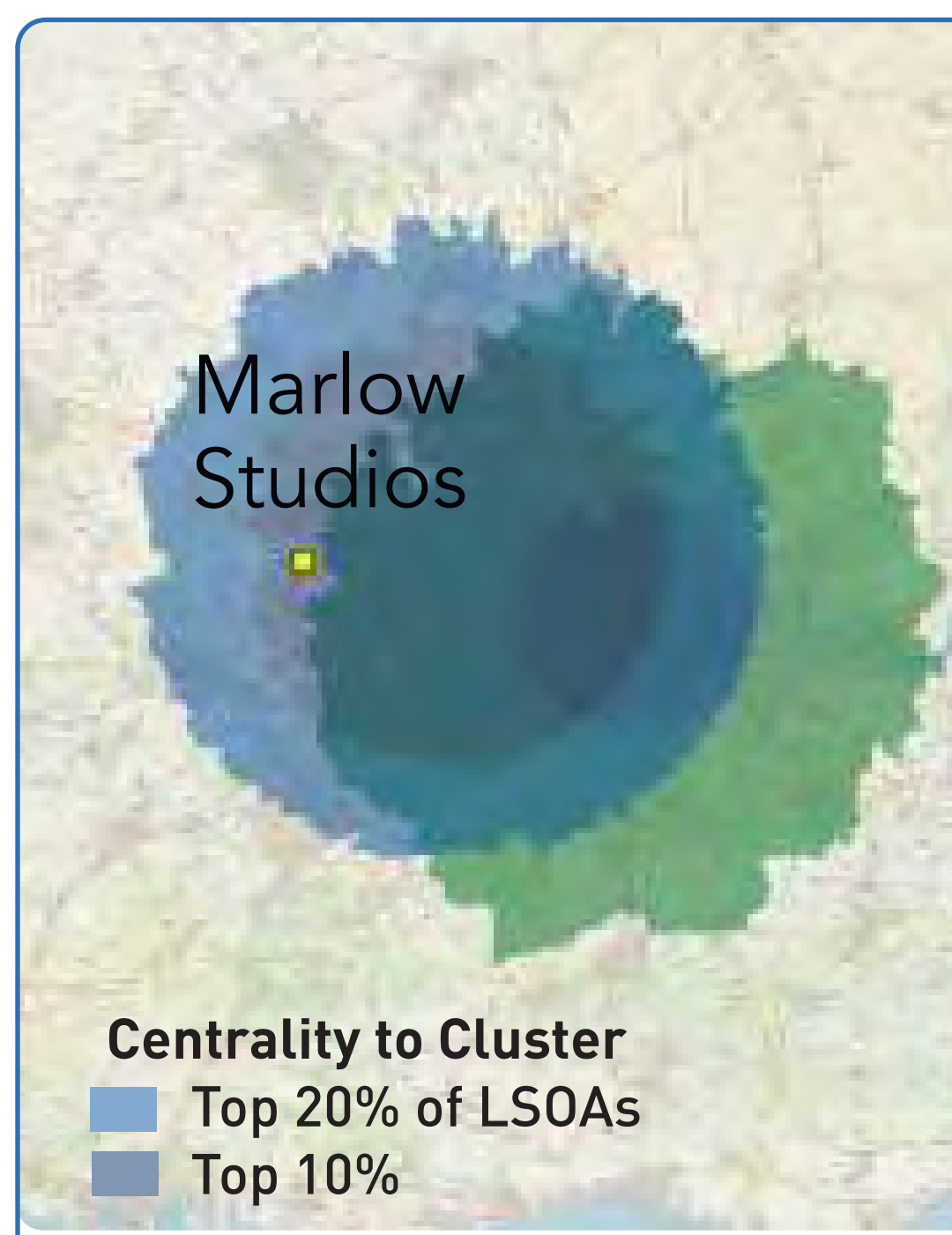
Nearly four fifths (79%) of the country's turnover in film and HETV and 70% of companies are concentrated in London and the South East.

Between 2015 and 2020, London produced over double the amount of blockbusters compared to the second largest film cluster, Atlanta.



Access to Skilled Labour

Access to a skilled crew is vital for producing major films and HETV. Marlow sits just outside the top 20% scoring areas in England in terms of access to crew. This is because of the employment density in London.



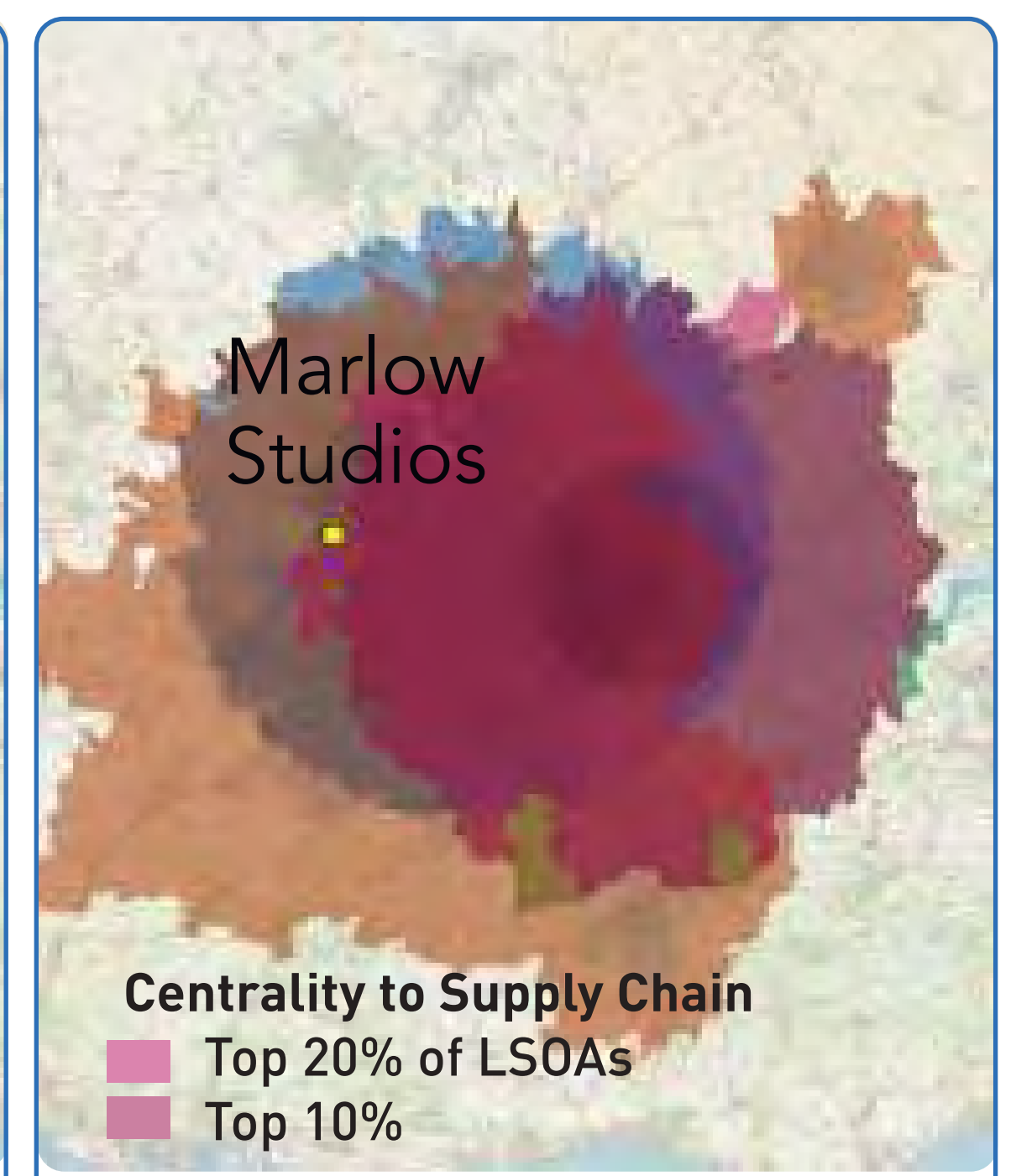
Centrality to Cluster

Proximity to the other actors in the cluster is important in terms of learning, facilitating social capital, and driving growth and innovation. The site is located very close to the centre of the existing cluster.



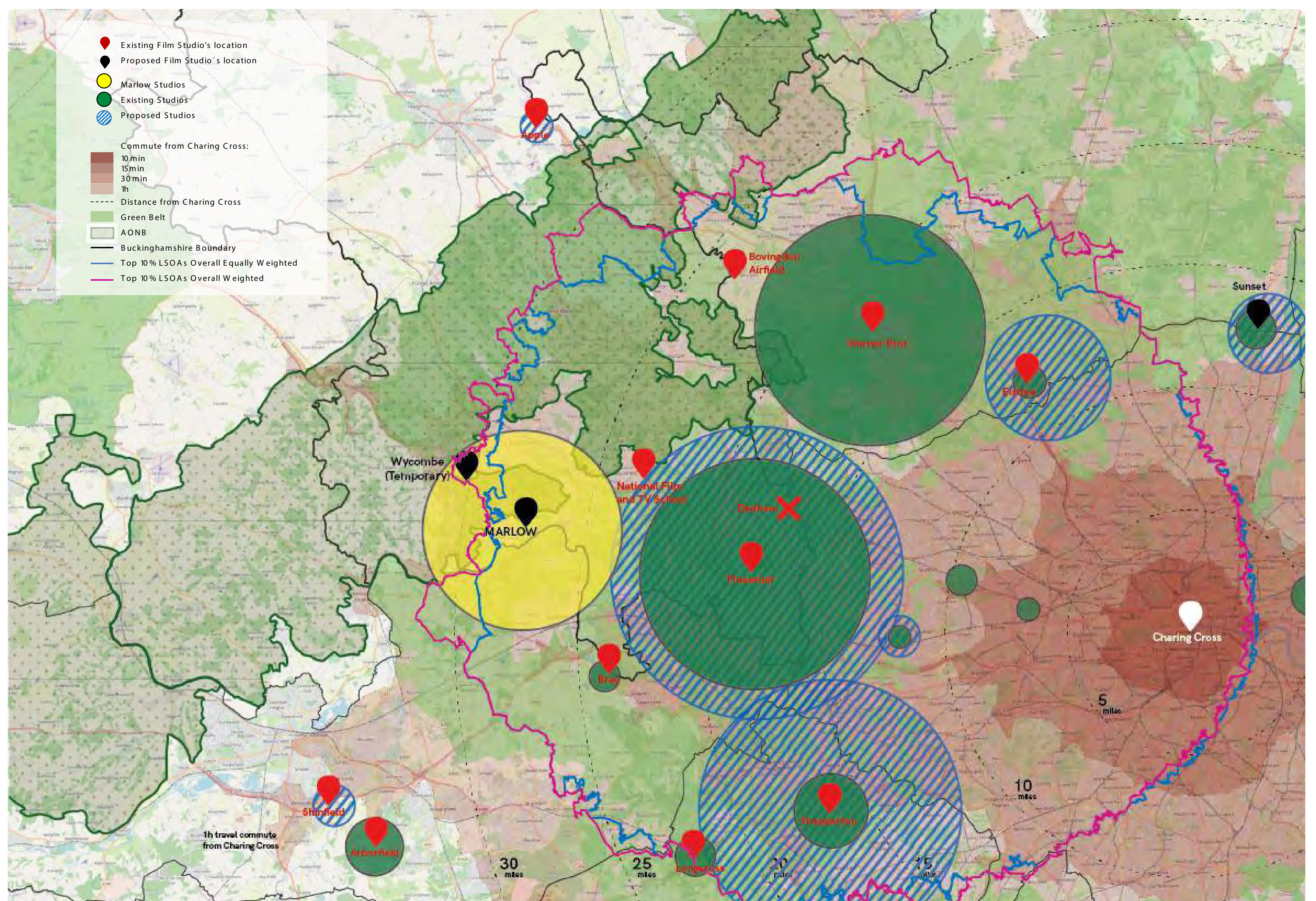
Access to Major Airports

Being close to an airport provides access to domestic and international locations. The proximity of Marlow to London Heathrow Airport is crucial in attracting global talent.

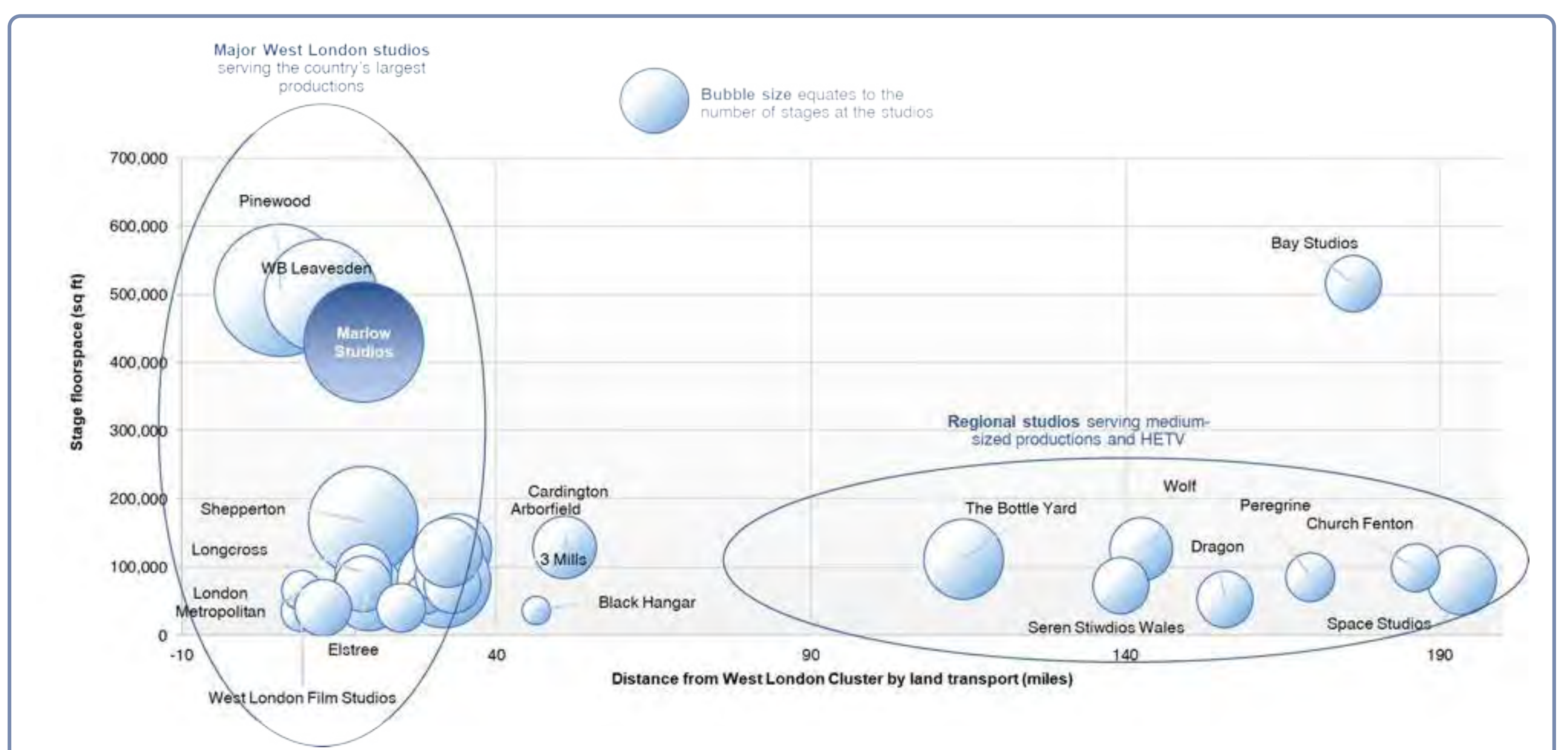


Centrality to Supply Chain

Access to suppliers is important. The analysis defines the core supply chain and provides a measure of access to the supply chain across the UK. Marlow scores among the top 20% of areas in terms of access to suppliers.



The map above shows that Marlow falls within the top 10% of small areas in England on the combined score. The three other biggest studios, Pinewood, Shepperton and WB Leavesden, are well within this top 10% area.



This graph shows the distance of existing studios from the centre of the West London Cluster. The size of each bubble shows the number of stages available at each studio. This map shows that the largest studios across the country are located within a short distance away from the centre of the UK of the West London cluster, whilst smaller, regional studios don't provide the same level of space.



The Marlow Film Studios Site

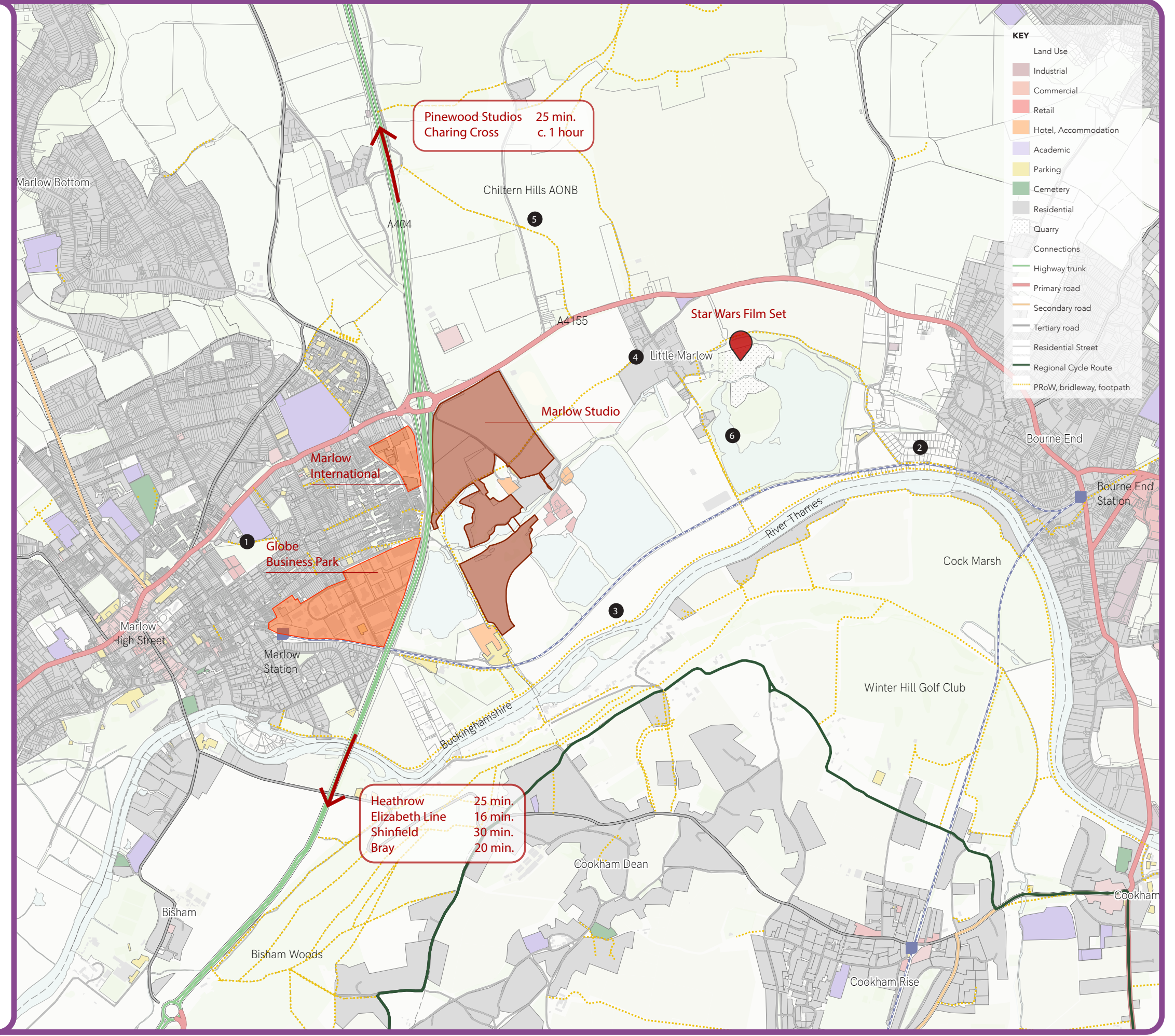
Project Site

The 89 acre site comprises an area of primarily open grassland within a former gravel workings site.

The site is bounded by the A4155 Marlow Road to the north, the A404 Marlow Bypass to the west and Westhorpe Farm Lane to the east. The southern parcel of land extends towards the railway line near the Crown Plaza hotel, with the River Thames just beyond.

The village of Little Marlow lies about half a mile to the east, with Bourne End further east. Marlow lies on the other side of the A404, with the High Street just over a mile away.

The site's proximity to the M4 and M40 provides good access to London, the South of England and international destinations via Heathrow Airport.



The Site & Its Neighbours

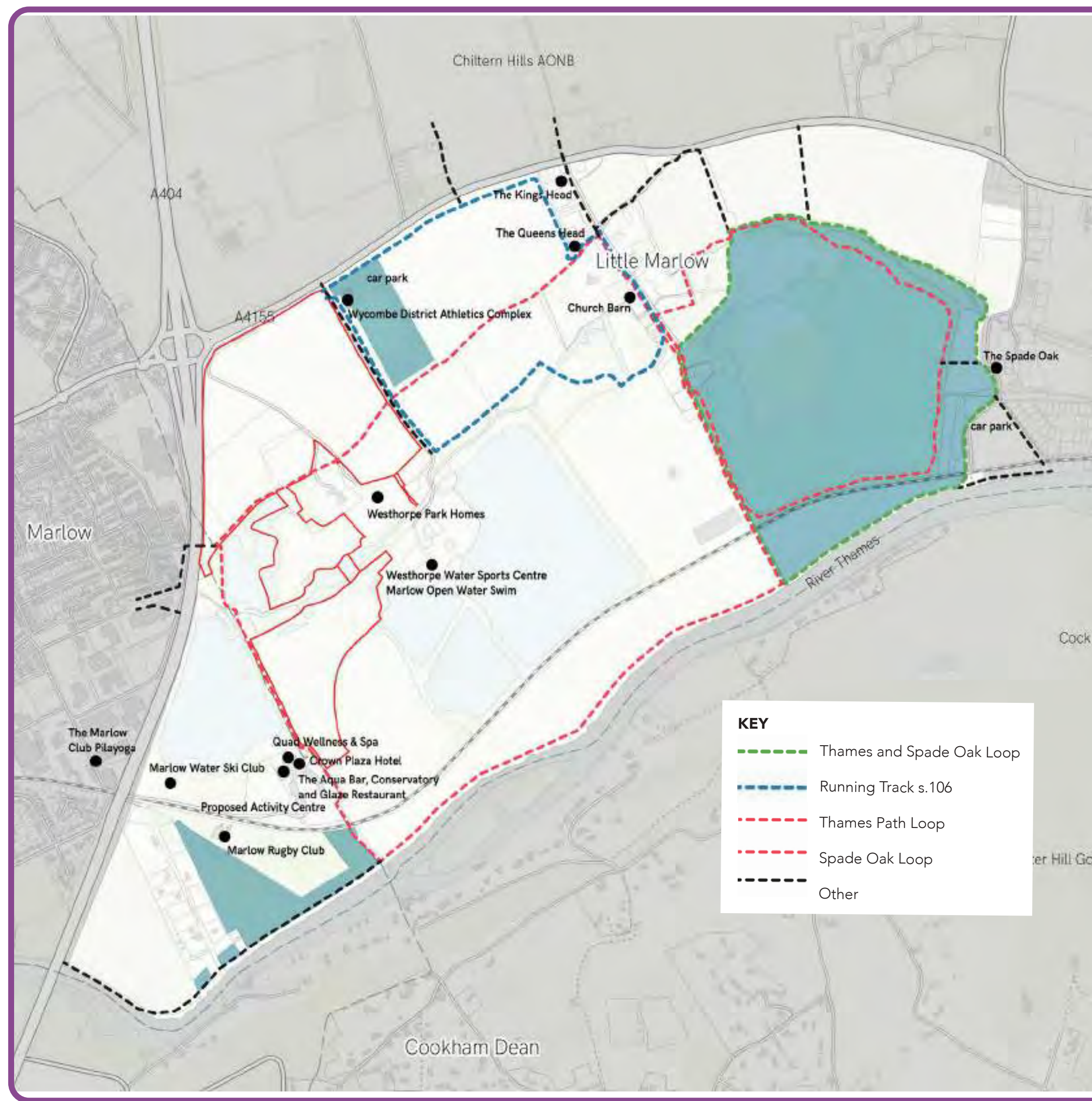
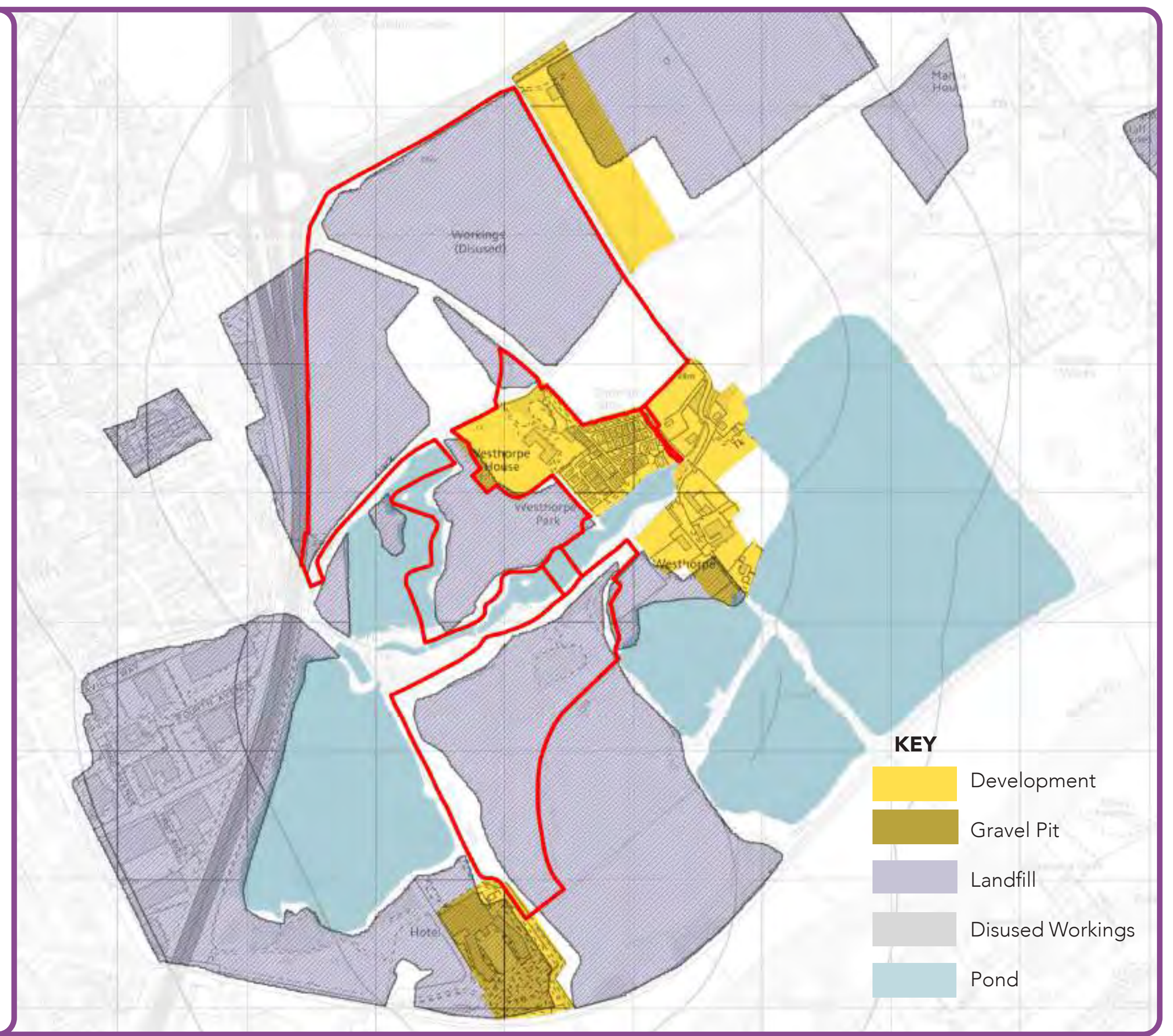
The site comprises a number of parcels of land which are referred to as Plots 1-5. Two main routes split the plots: the Public Right of Way running from east to west, and Westhorpe House Lane that provides access to Westhorpe House and Westhorpe Park Homes from the A4155.

Westhorpe House, Westhorpe Park Homes, and Westhorpe Farm Lane are the nearest homes to the site. Westhorpe House is a grade II listed building currently being developed to offer 33 apartments. Westhorpe Park Homes is a residential park homes estate of 56 homes.

The Site History

Westhorpe House was built in about 1700 on the site of Losemere Manor. A later addition was a new Victorian parkland scheme to the north. Changes then came due to the second world war, as the setting was used in part to house prisoners of war.

Post-war impacts led to a wholesale change through extensive gravel quarrying and landfill. The subsequent restoration did not return the land to its previous high quality, changing the setting permanently. The A404 bypass opened in the early 1970s and had profound consequences for the surrounding fields.



Little Marlow Lakes Country Park

Aspirations to establish a Country Park have been proposed for some time. The current local authority plan envisages outdoor recreation here under policy RUR4.

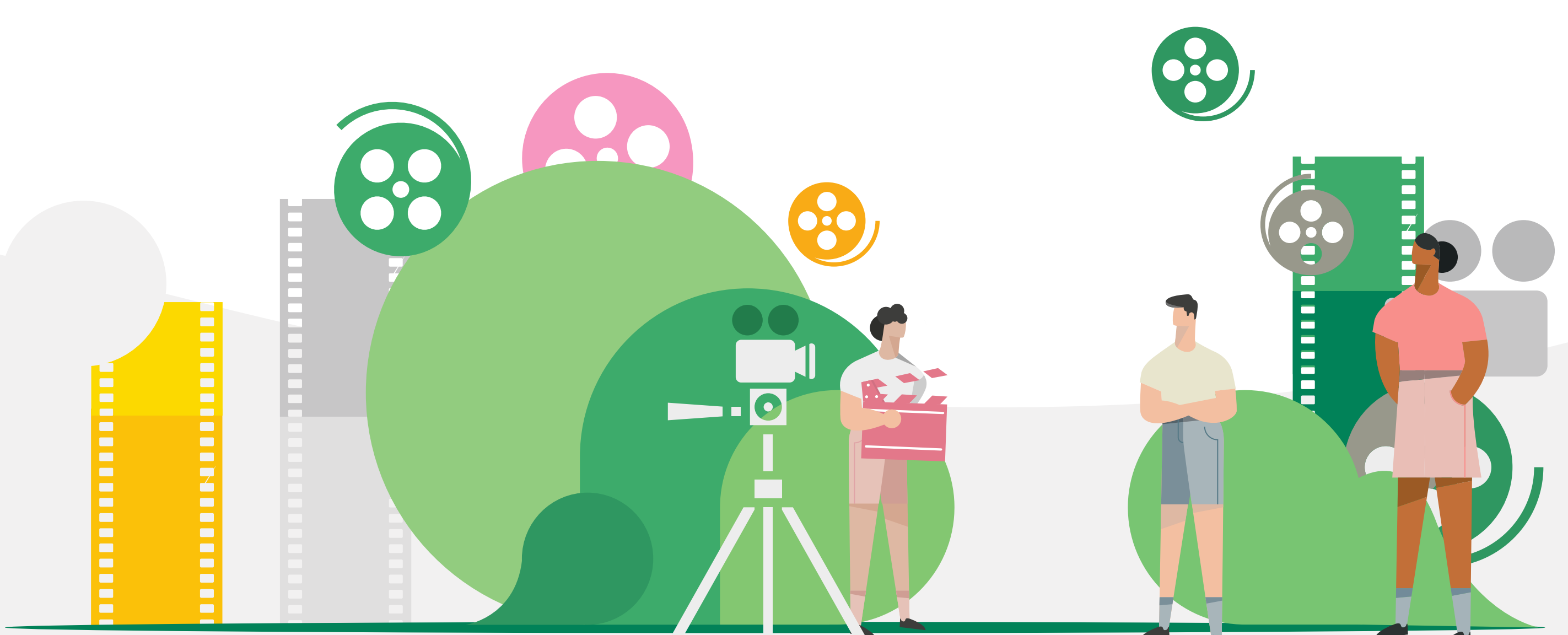
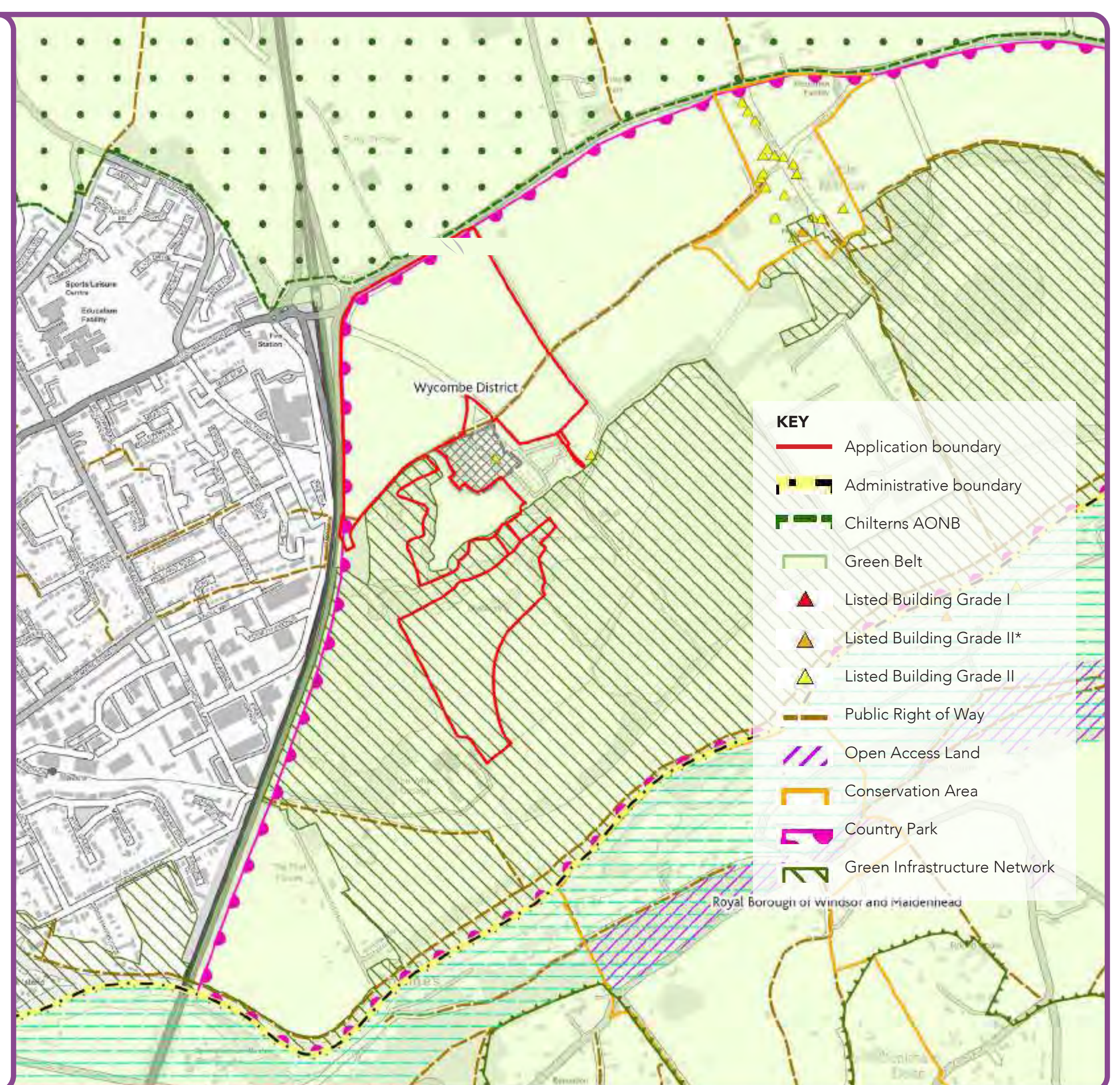
As more than 75% of the land involved continues to be privately held, various obstacles to those plans persist. Without a clear, costed and funded vision it is unlikely the many landowners involved would agree to any proposals.

Marlow Film Studios will be the first private landowner to specifically deliver and operate land for purposes of public outdoor recreation and enabling key aspects of the Little Marlow Lakes aspiration. The public will be encouraged to visit the 9 lakeside acres surrounding the Culture and Skills Academy and will have regular opportunities to use the building for public purposes. This will provide a significant new public amenity for the wider community.

Local Designations

The site sits within the Green Belt. Development in the Green Belt has to pass the high test of 'very special circumstances' in order to get planning permission. This means that the potential harm to the Green Belt must be clearly outweighed by other considerations.

The Chilterns Area of Outstanding Natural Beauty lies to the north of the Little Marlow Road. The visual impact of the development from viewing points to the north is therefore a very important consideration.



The Architectural Design of Marlow Film Studios

The architectural aspiration of Marlow Film Studios is to create an inspiring place to work, setting a new benchmark of quality for the design of film studios. The architectural approach has been guided by two main principles:

- Views and the appearance of the studios both close up and from distance: site levels have been carefully considered to allow buildings to step down, helping to 'layer' them. Extensive use of green roofs across all the soundstages, and design of building facades and articulated roofs aim to break down the mass.
- Quality of the building design: the architectural excellence of Marlow Film Studios, along with the landscape design, aims to bring a positive sense of identity and character. In addition, rigorous technical attention to detail means that the buildings are energy efficient, reducing their carbon footprint, including rooftop solar arrays.

On this board, the various buildings that make up the studios are explained and their unique architectural designs are presented. The image to the right indicates the building locations and quantum across the site, and the colours correspond to the colours of the headers of each section.



3D of site showing building uses.



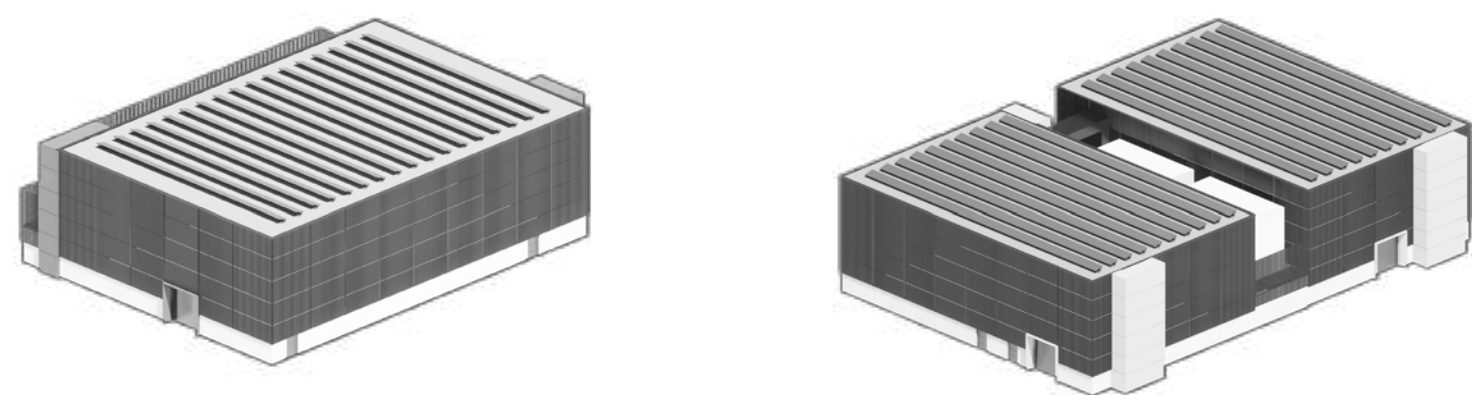
Verified view of Marlow Film Studios from the Chilterns Area of Outstanding Natural Beauty.

Core Studio Spaces

Sound Stages



A visualisation of a typical soundstage, the roof of which is 'biosolar' with a green roof and PV panels.



3D drawings of the four soundstage typologies.

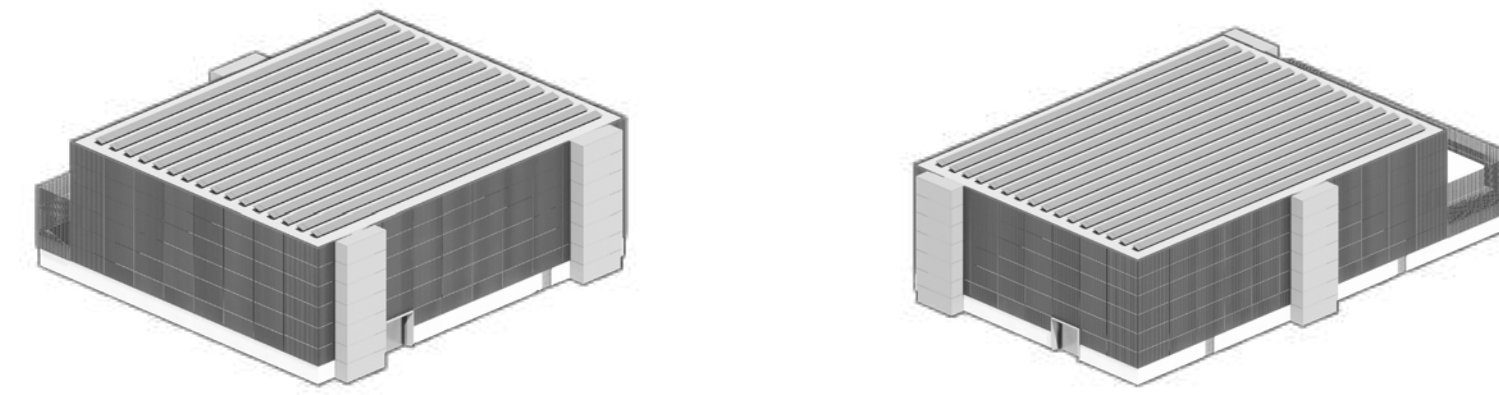
Sound stages are large soundproofed buildings used for shooting films. The scheme will provide a wide range of sound stages: 18 buildings with floorplates varying from 15,000-45,000 sqft. The heights range from 18-21m.

They are soundproofed structures with a large internal spaces with clear span to provide high flexibility to host complex sets and accommodate the cast, crew, props, equipment and support services required.

The use of different cladding types and materials, break up the sound stages and reduce their visual impact especially from distant views.



Vertical wall planting will be used on the soundstages for to benefit view mitigation and ecology.



Consideration has been given to reducing the impact of the sound stages at the perimeter of the development. In these areas, green walls are used with climbing plants growing up a specialist cable system attached to the building or overspilling from the planted roofs.

These green walls will be home to a number of invertebrates and provide green links from the green roofs to the vegetative buffers below, benefiting the biodiversity on site.

Workshops & Offices



Above, two visualisations of different workshops.

Social and Cultural Buildings

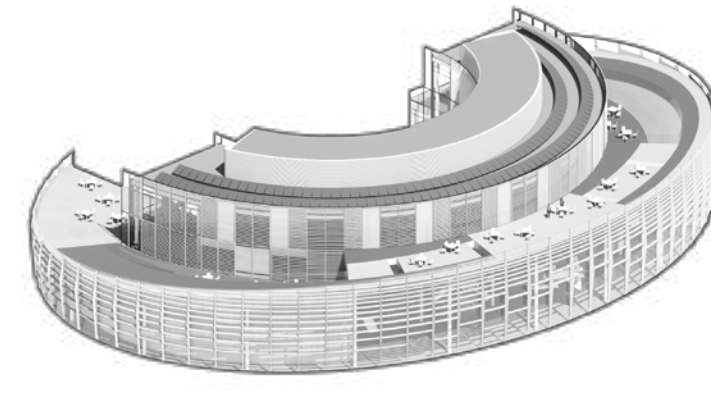
Studio Hub

The Studio Hub is the primary point of focus for the studios. It will be the central service hub of the studio.

The hub will be a welcoming place that includes key hospitality spaces for the studios and will welcome visitors, studio staff and guests.

The building will host screening rooms, exhibition spaces, cafés, restaurants and the studios' HQ office.

It is located on the Public Right of Way and its design takes advantage of this location creating a memorable and unique building.

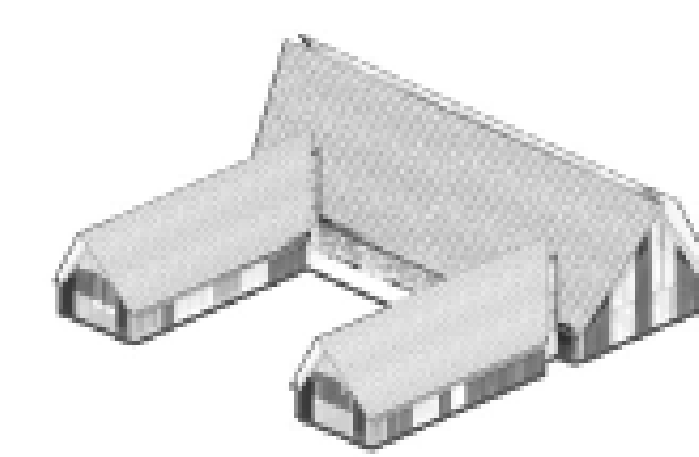


3D drawing of Studio Hub..



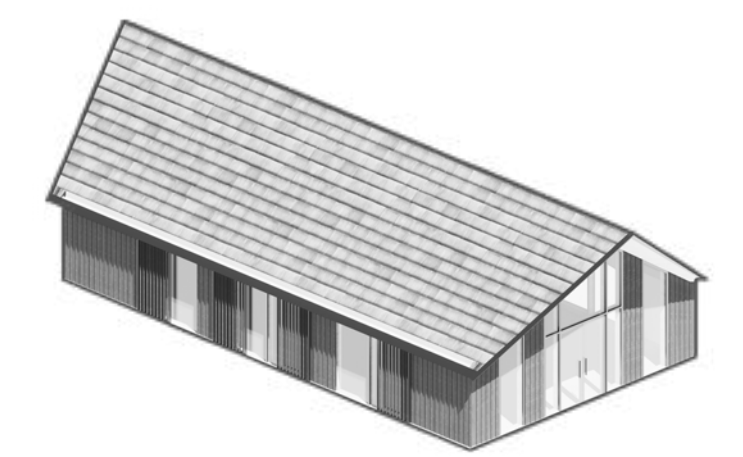
Visualisation of the Studio Hub looking north from Westhorpe Drive over the Public Right of Way.

Culture and Skills Academy



From top to bottom: visualisation of the Culture and Skills Academy and 3D drawing.

Community Building



From top to bottom: visualisation of the Community Building and 3D drawing.

The Culture and Skills Academy is a standalone, building located to the north of Plot 4. The building's appearance, with its large-pitched roof and use of timber, is inspired by the agricultural barns in the area.

The main building is flanked by two 'wings' that form an enclosed courtyard space for the building's various functions to open out onto.

Towards the south of the main site, close to Westhorpe Park, is the Community Building. It is proposed to provide a space for use by the local community and closest residents. The simple structure is in keeping with the rest of the development.

The building has a simple pitch roof and is a multi-functional space, similar to a traditional 'village hall', with a kitchen, toilets and storage.

Services and Amenities

Pavilions



From top to bottom: visualisation of ancillary pavilion and visualisation of the amenity pavilion.

Across the site, there are amenity and ancillary pavilions. The amenity pavilions are elegant, single storey, flat roofed buildings that house cafés and provide activity and animation to the streetscape.

A series of simple pavilion buildings house the mechanical and electrical equipment that service the site. They primarily consist of a simple striped design with a flat gravelled roof.

Carparks



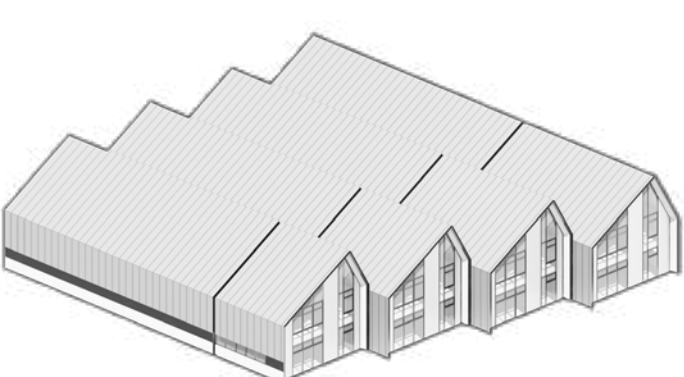
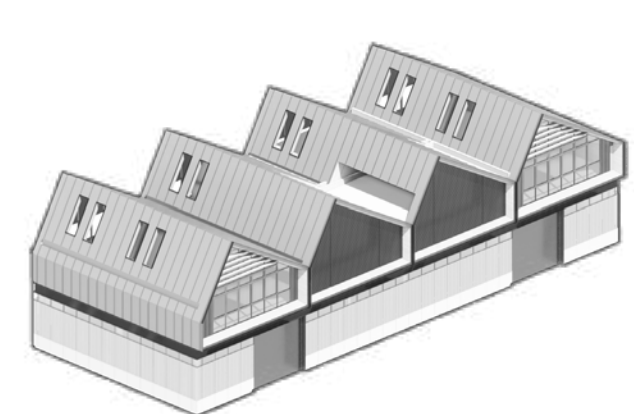
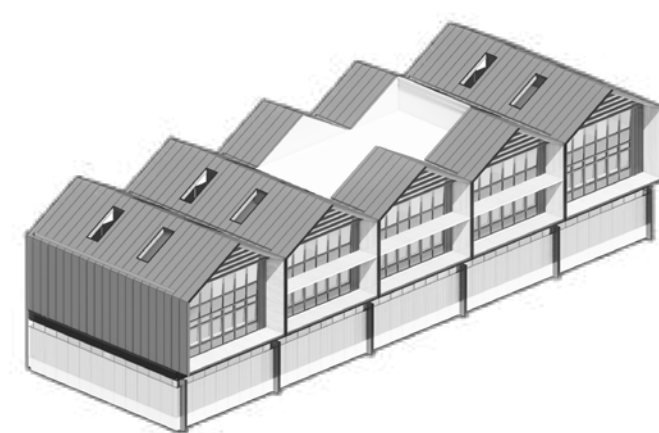
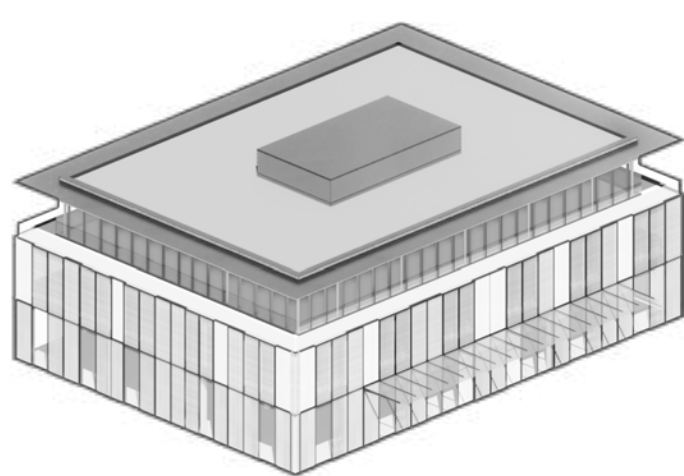
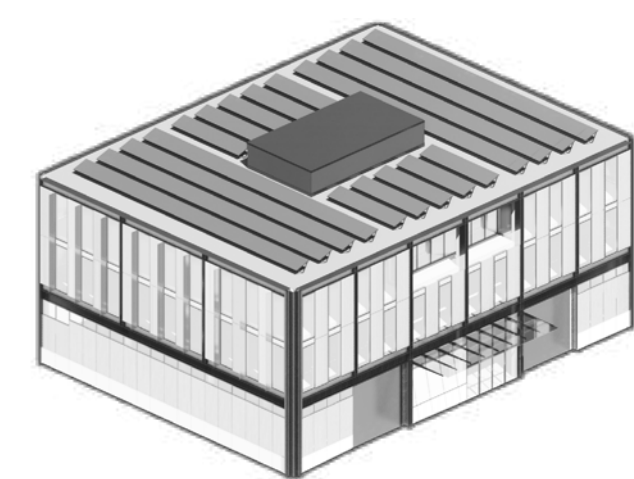
From top to bottom: visualisation of the southern car park and visualisations of northern car park.

There are two multi-storey car parks, the larger near the entrance, and the second to the south near the Public Right of Way. The vast majority of vehicles will be parked here, only specialist vehicles will move more generally within the site as needed.

Both are naturally ventilated through their façades and they share a similar architectural treatment.



Visualisations of different workshop and office typologies.



3D drawings of different workshop and office typologies.

Film studio workshops are structures with adequate working height that allow for maximum flexibility for specialist film crafts. Their floorplates range from 2,500 to 10,000 sqft, depending on their use. There are six unique workshop typologies.

They host a wide range of bespoke activities and their internal design is naturally flexible to accommodate this variety of activity.

In terms of design, the pitched roof form is proposed as a counterpoint to the large box shaped sound stages.

These roofs help to mitigate the scale of the larger buildings and give the studios a distinctive characters.

The pitched roof form also creates the opportunity for light to enter the loft-type spaces at the upper levels. Where workshops and offices are stacked, roof terraces will be created as amenity and breakout space for those using the buildings.

Studio Streetscapes

Marlow Film Studios will create a liveable working environment where people want to work. The street design is essential to providing a friendly environment that contributes to the health and wellbeing of its users. The streetscapes promote walking and foster safe spaces to move, socialise and work.

The landscape has been designed to support the needs of the studio whilst creating an attractive, accessible, and inspiring place. The streets are also critical to contributing to the sustainability agenda with blue and green infrastructure and planting integrated throughout.



Visualisation of a one-way internal streetscape pedestrian, cycle, and vehicle access.



This is a view from inside the Studio of a backlot surrounded by soundstages. The streets are in use by lorries and other vehicles and there is planting along the kerbs.

Operational Street Space

The street network within the studios is required to accommodate the flow of essential vehicular movements to production zones and allow space for delivery, unloading and other servicing requirements.

The studios' internal network will accommodate the required vehicles, from the maximum legal articulated HGVs, waste and emergency vehicles, pooled cars through to non-motorised forms of transport.

Care has been taken with their design to ensure they remain safe, accessible, and attractive environments favouring pedestrians, active mobility and cyclists first.

Many of the streets are one-way, which increases the amount of space available for pedestrians, and also, importantly, for tree planting, swales and rain gardens

Window Into the Studio

At the Public Right of Way to the south and at the Welcome Point near the entrance, there are amenity offers including cafes and spaces that will welcome the public. Marlow Film Studios' cultural and educational programmes. Some buildings in these locations have been deliberately designed to be open and transparent giving opportunities to showcase film projects, film props, art, and installations. The aim is to

create windows into the studio for people to enjoy.

Careful attention has also been paid to studio security. In many areas the buildings are themselves the secure line, so that there is no need for high mesh fences around the whole perimeter of the site. Lower park railing fences are used to indicate the edge of the public realm.



A close-up view of the WilkinsonEyre model of the Welcome Point.



A visualisation of the Studio Hub with the Public Right of Way running along side. There is wild-meadow planting and the glass facade of the Studio Hub encourages people to look into the studio and interact with it.

Shared Routes

There are a number of areas throughout the site that are shared by studio staff and the public. Two prime examples of these shared routes include the Public Right of Way (PRoW) that runs from Marlow to Little Marlow and along the drive that provides access to Westhorpe House and Westhorpe Park Homes.

The user experience of these routes has been considered in the design. The landscape along the drive has been designed to take advantage of the off-set building line with a series

of gardens and swales providing a more open, attractive experience to users.

Public facing buildings have been located along or near to the Public Right of Way. This cluster includes, a cafe, the Community Building, the Culture and Skills Academy (and nearby recreational area), and the Studio Hub. The Studio Hub's internal exhibition space is visible and provides interest and excitement.

View Mitigation Strategy

Heights & Massing



The height and massing strategy is key to the overall design of the studios. The highest buildings are within the centre of the site, with lower buildings closer to the boundary. This enables the heights, and development as a whole, to 'step down' towards the edges to minimise the landscape visual impact, especially along the Public Right of Way, A4155, and for close neighbours.

The maximum building height is that of the larger sound stages and the northern car park. These buildings range from 18m to 21m. The rest of the buildings are approximately 16m high to the ridge line.

Design & Materials



The location of smaller scale buildings has resulted in 'terraces' of pitched roof buildings edging the boundaries of the site. They provide a visual rhythm that acts as a counterpoint to the large soundstages. This helps to soften the view and mitigate massing, both close-up and from far away.

Darker colours have been selected because these allow the buildings to recede into the landscape when the studio is viewed from the adjacent Area of Outstanding Natural Beauty and Winter Hill.

Lighting



The lighting strategy for the proposed development aims to enhance the appearance of the buildings whilst recognising the existing lighting levels and sensitivity to the local context. The lighting strategy takes into account sustainability, ecology, light pollution, safety, aesthetics, and ongoing maintenance. Key aims of the lighting approach are to:

- Compliment the architectural design;
- Avoid light pollution;
- Create a sustainable solution that is easily maintained;
- Ensure a safe and friendly atmosphere for staff and those using the publicly accessible routes.

Greening & Buffers



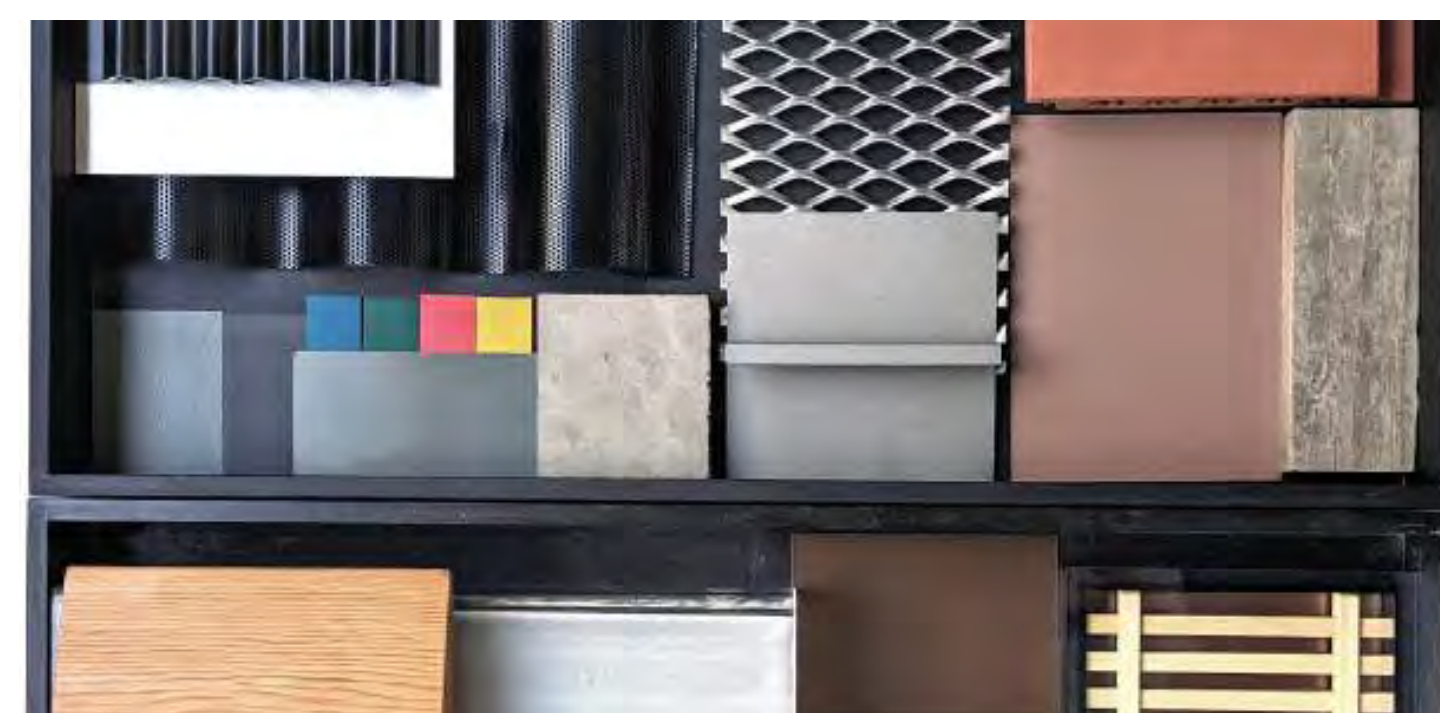
The prioritisation of greening and development of vegetative buffers is integral to the landscape design for the site.

Green roofs to all the sound stages, green walls on key buildings, and extensive green buffers are used throughout the site to ensure that the studios sit well in the landscape and the impact on views from the Area of Outstanding Natural Beauty is reduced.

More information on buffers, and landscaping more generally, is provided on the landscape boards.



This model of the Welcome Point shows the pitched and saw tooth roofs of the workshops against the large soundstages as well as planting in the open square.



The design material palette was selected to reflect the countryside surroundings that the studio sits within.



A view of the soundstages at night with minimal lighting used.



Vertical wall planting is used on soundstages and facades in key view locations. Not only does it help the buildings merge to their surroundings but they also benefit biodiversity and ecology on site.



A view from Marlow Road looking West towards Westhorpe Junction. Here the pitched roofs, existing (and retained) poplar trees and hedges and vegetation help to screen the studio even when in very close proximity to it.

Creating a World-Class Studio in Marlow

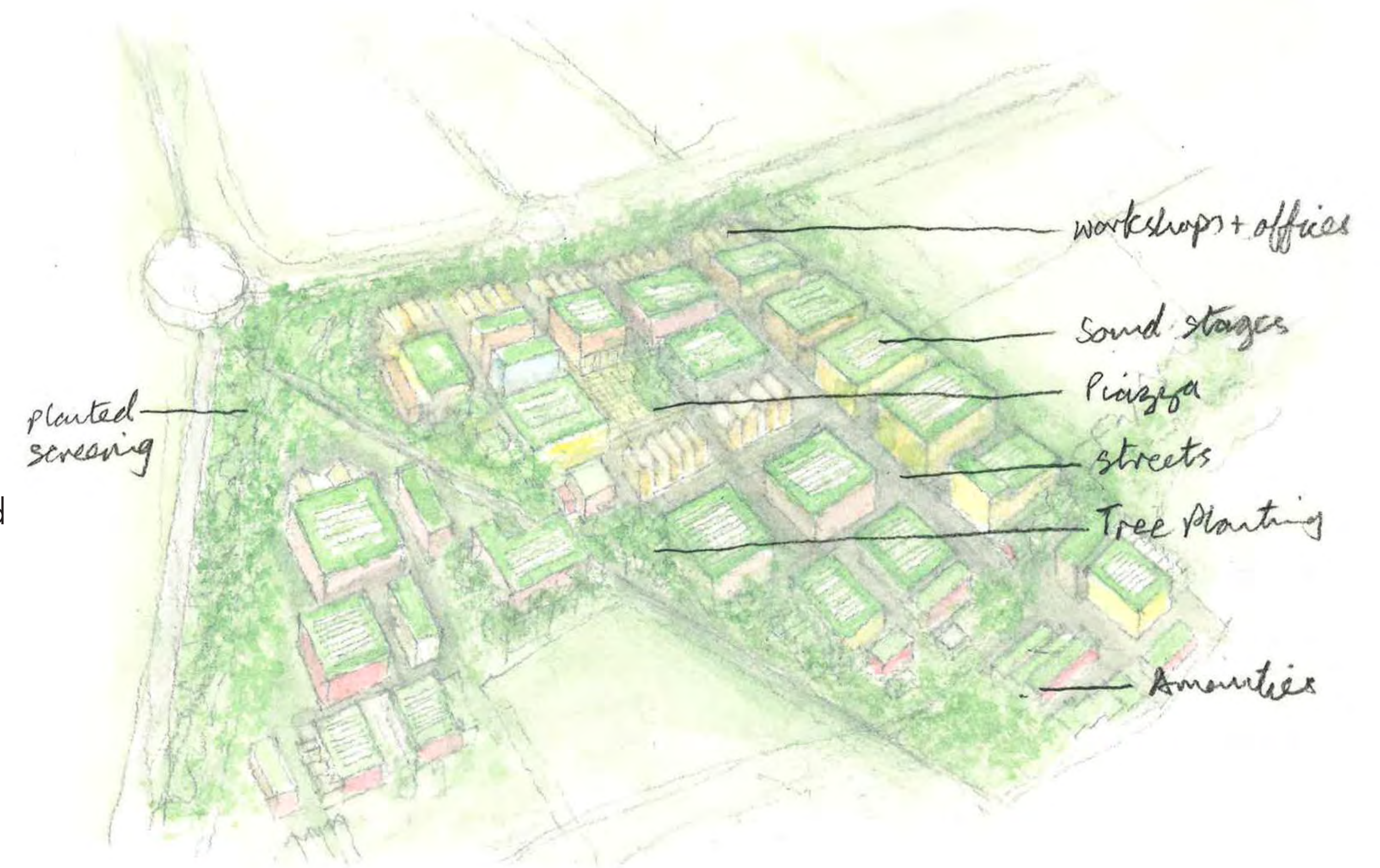
The demand for British film making is set to double in the next few years. Marlow Film Studios is designed for film and television production of the highest standards.

Marlow Film Studios distinguishes itself from other production facilities. It will be an inspiring place to work, create, educate, and learn. The design has at its core the principles of sustainability, biodiversity, and health and wellbeing of the public and studio staff. Marlow Film Studios will redefine how film studios are understood and set the standards for the future.

The masterplan addresses a number of crucial requirements. It fulfils the requirements of an outstanding campus that can host two blockbuster films side by side, or the production of several high-end TV series. At the same time, this will be a welcoming, inspiring place to work with access to nature, active mobility options, and enjoyable amenities.

From the project's earliest stages, the plans and designs have been formed and shaped by community feedback generated by the consistent engagement since July 2021.

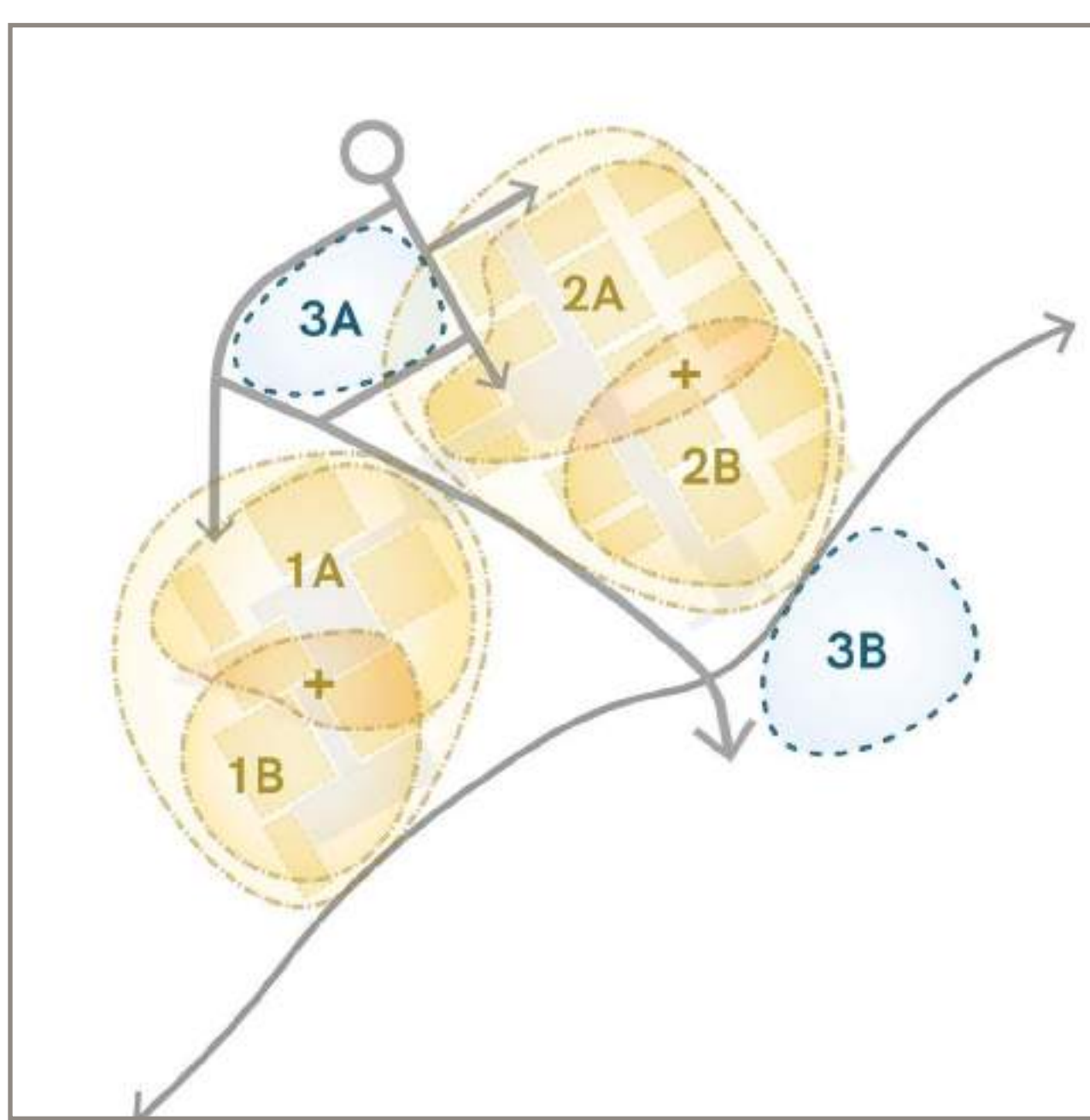
The following boards outline the development of the masterplan and outline the impact community engagement has had on Marlow Film Studios' final form.



Masterplan sketch by Jason Prior, founding partner of Prior + Partners.

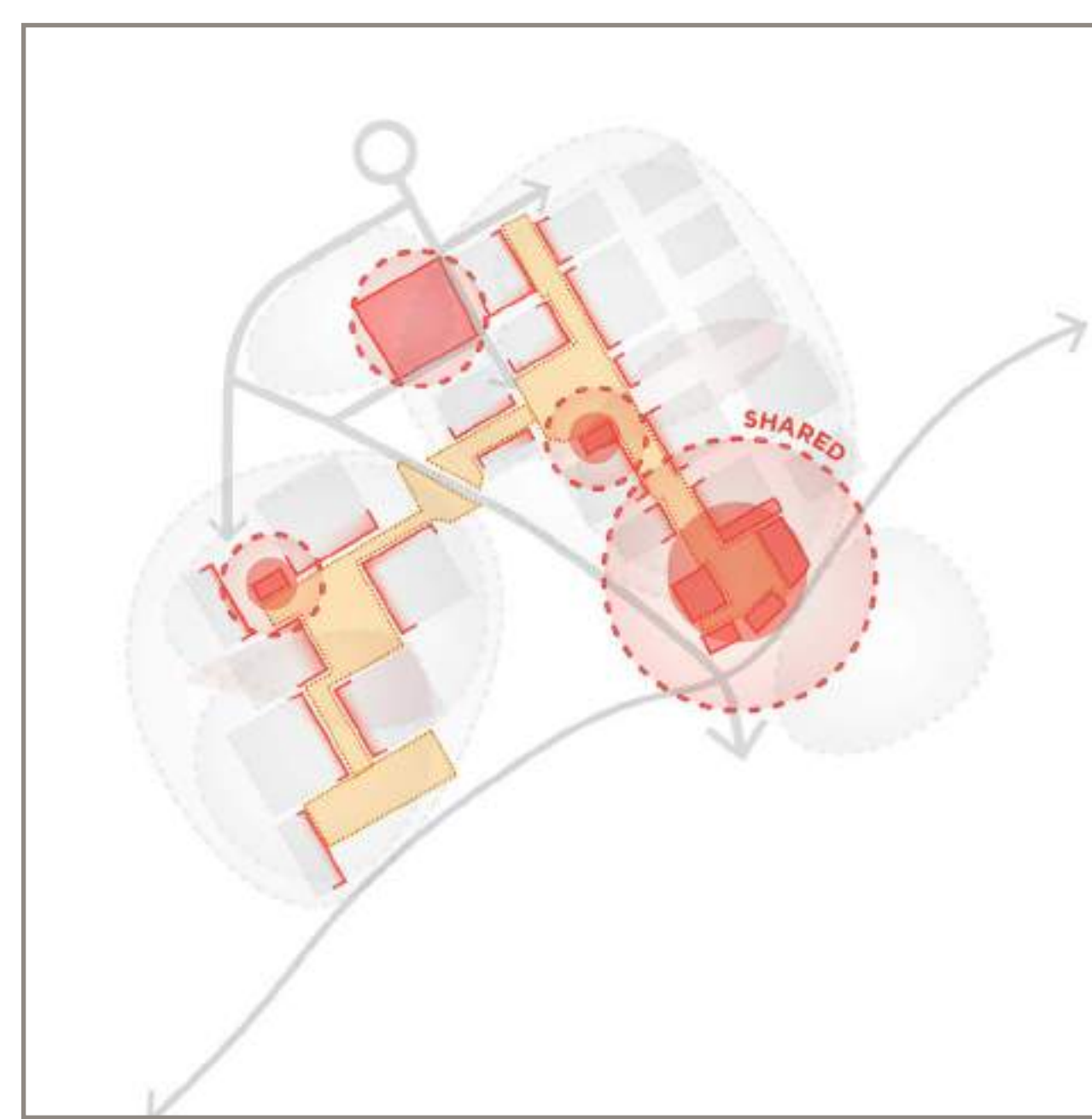
Key Masterplan Principles

Building Clusters & Flexibility



The proposal takes advantage of the fragmentation of the site by the Westhorpe House Lane and the Public Right of Way to define four independent clusters for trade and production. Each of these clusters have all the required uses to work as isolated, as well as combined, elements.

The Hub & Active Network



In contrast to other film studios, Marlow Film Studios breaks with the current 'business park' model. There are clusters of amenities to establish a more vibrant atmosphere, primarily at the main square at the entrance and the Studio Hub. A pedestrian network connects these spaces to the unit bases and backlots.

Green Integration



The design works with existing landscape features and integrates them into the plans. Extensive surveys have been undertaken to assess the ecological value, and the main campus is located in the northern area, with green roofs on the soundstages' roofs, whilst the southerly plots are managed for nature conservation.

Active & Sustainable Mobility



Marlow Film Studios maximises the opportunities for shifts from private car use to more sustainable transport modes. Active mobility plays a central role in this shift. Integral to this is building in capacity for electric vehicles, significantly improving local transport networks, and providing sustainable transport options.

Perimeter & Edges



Smaller buildings have been located on the northern and southern edges, with attractive pitched and saw-tooth roofs that introduce a human scale. In addition, the edges are softened by retaining existing hedgerows and establishing new areas of planting, along with the use of natural materials and colours that recede into the view.

Working with our Neighbours



The local community, including the site's closest neighbours, have been consistently engaged from the earliest stages of the project. There have been four stages of engagement since July 2021. The feedback received has been incorporated into the plans as the project has evolved.

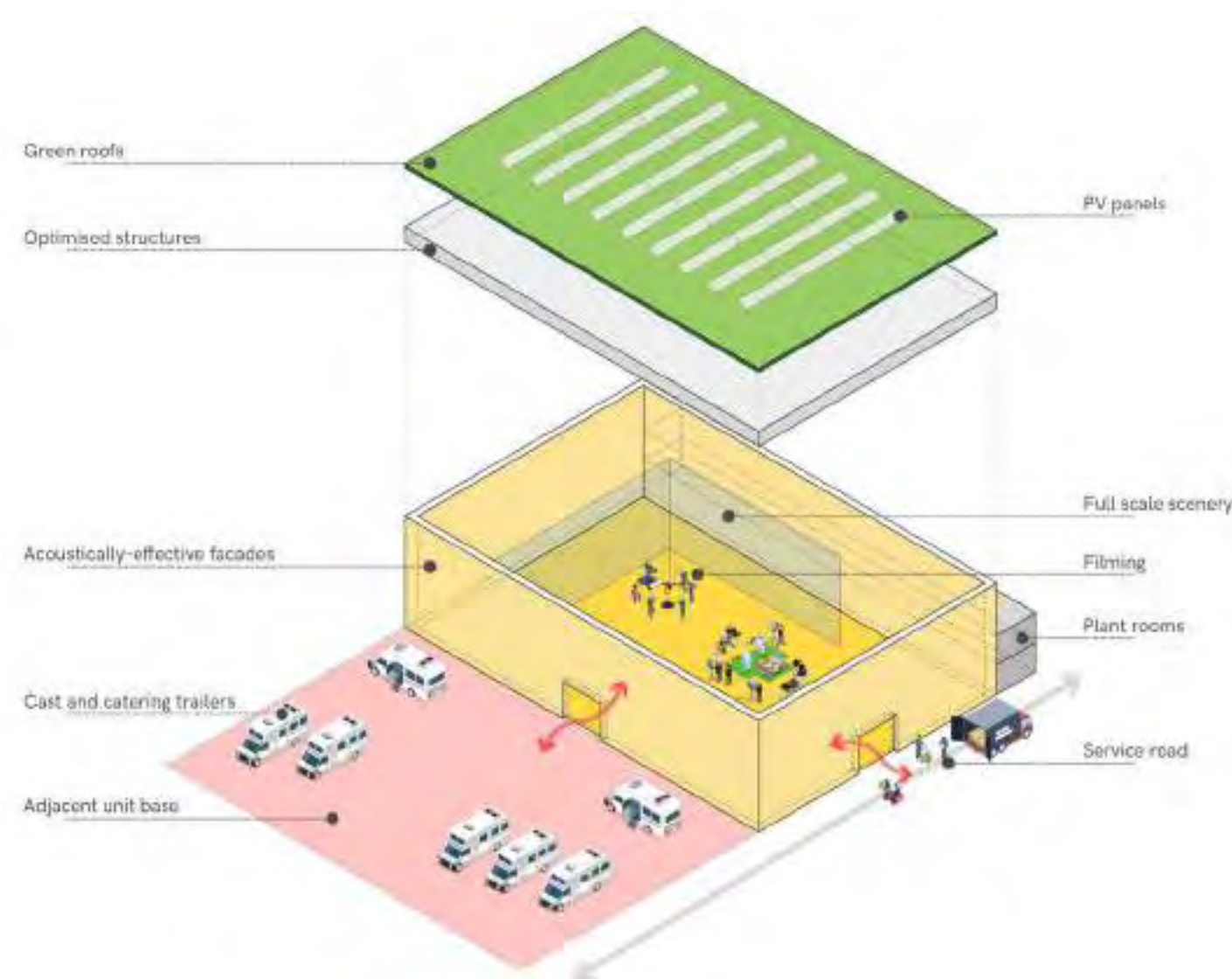
What Types of Spaces do Film Studios Need?

Every production requires a bespoke set of personnel and spaces. Therefore, the scheme needs to provide the optimal range of workshop and stage space. The layout enables important flexibility in logistical operations and the organisation of crew and productions.

Providing for multiple productions each year means the same site is highly efficient and productive. This development offers versatility in production facilities that are flexible enough for the diverse production needs of both blockbuster TV shows and feature films. Additionally, this flexibility anticipates future technology and changing working patterns for film makers, so the studio as a whole can adapt to the future industry.

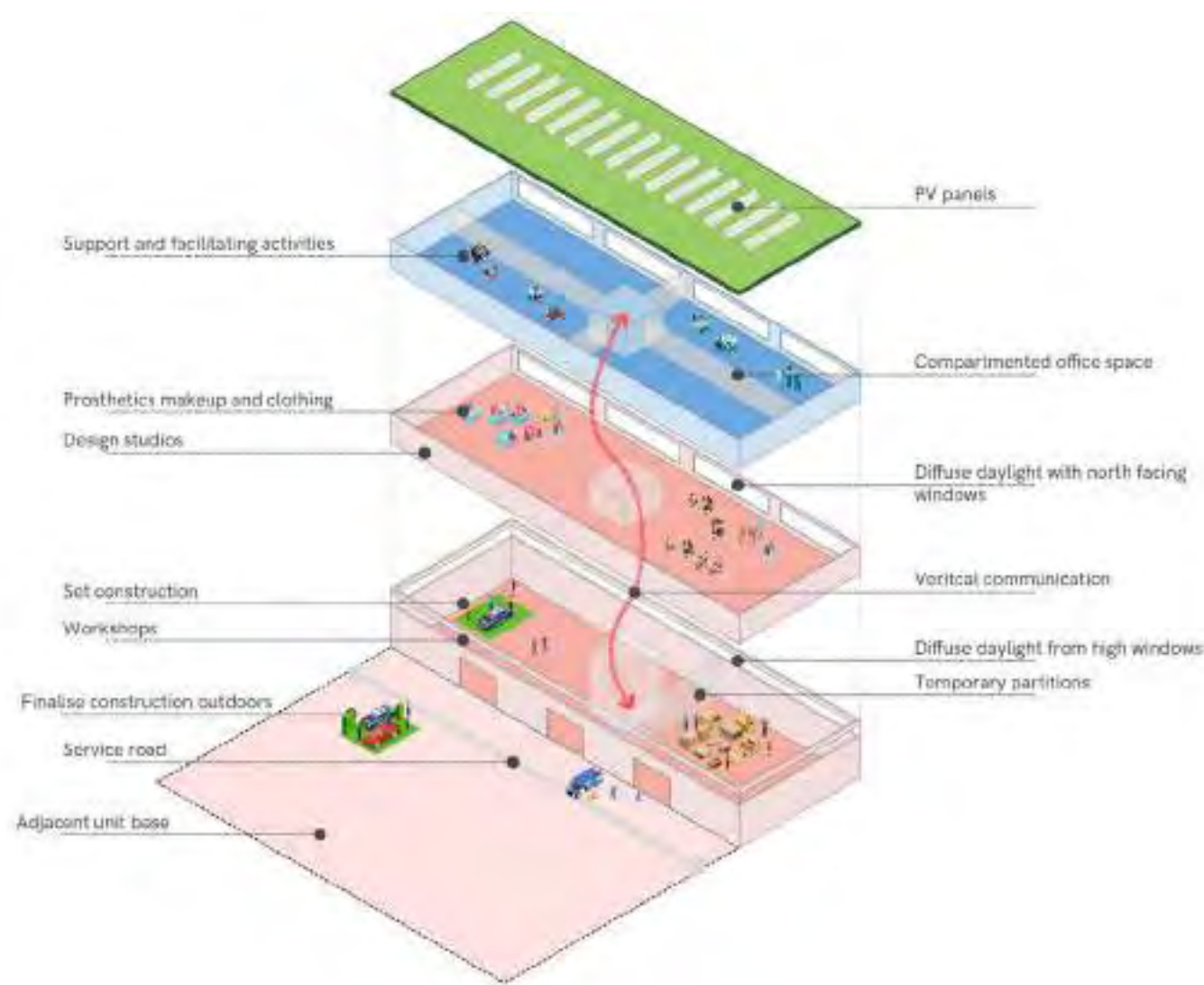
Every film production requires the use of specific spaces with different functional and technical requirements. These spaces include:

Sound Stages



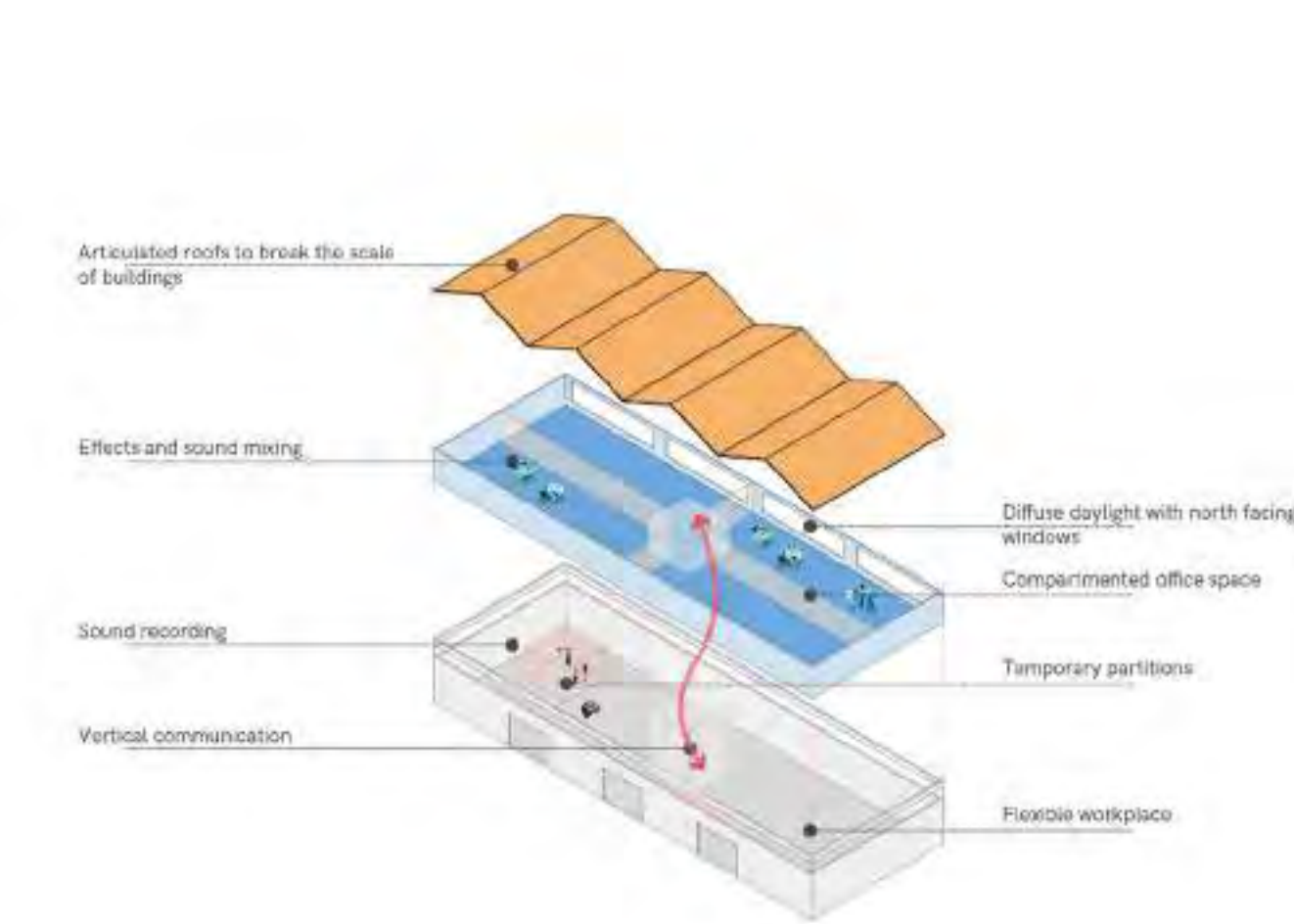
These buildings are designed with large spans to allow for substantial sets to be built and shot. This scheme will provide a range of sound stages for modern requirements: 18 buildings with floorplates varying from 15,000 to 45,000 sqft. They are completely soundproofed: designed so no sound enters or leaves.

Workshops



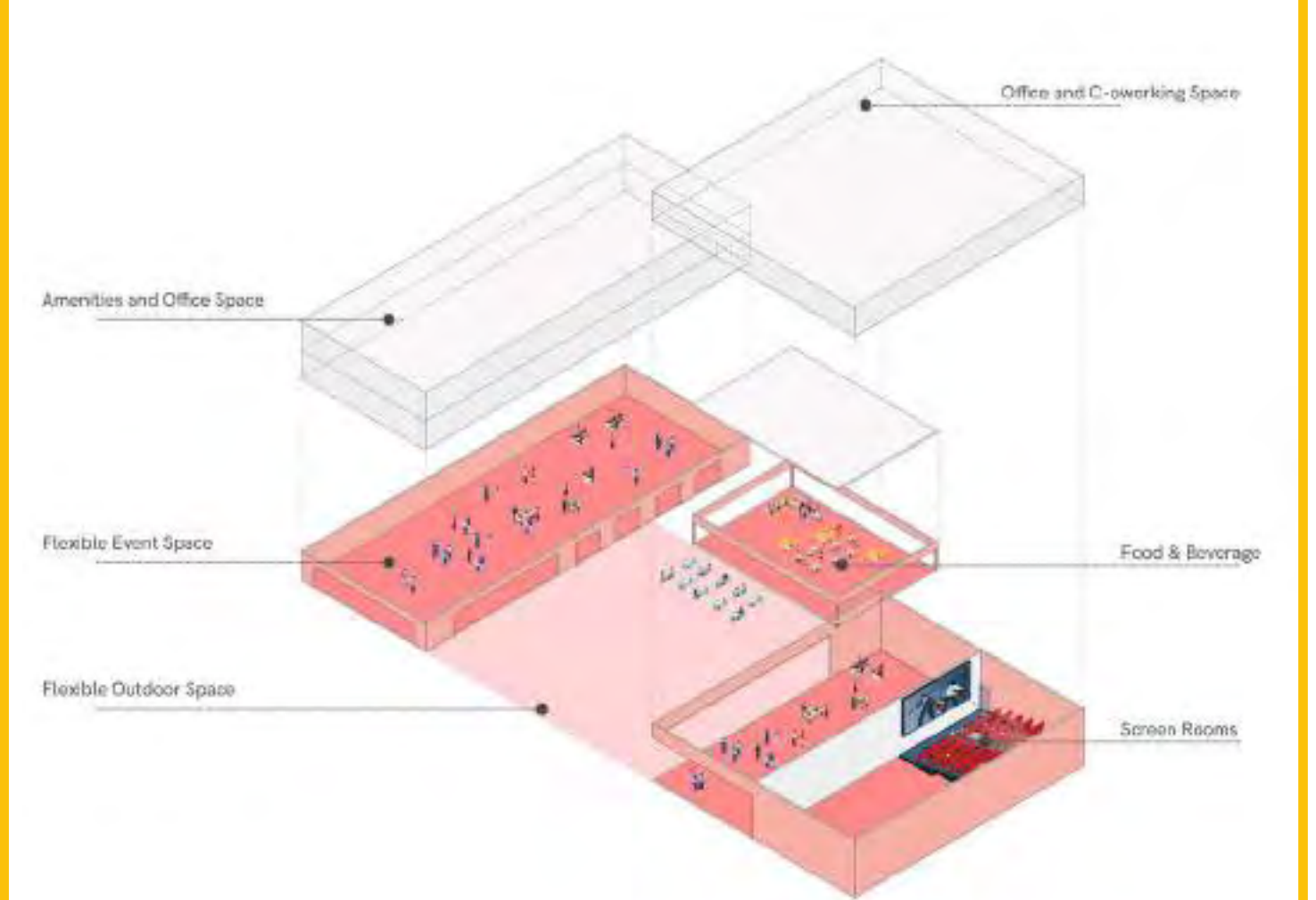
Film workshops are technical spaces with adequate clear working height to allow for maximum flexibility. They are used by highly skilled artisans hand-making or supplying products for the screen, across a wide range of activities like set construction, prosthetics, and make-up and costume. Floorplates range from 2,500 to 10,000 sqft, depending on their particular use.

Workplace



Workplaces are efficient yet flexible enough to enable many uses. They will host a range of highly specialised requirements throughout the pre-production and filming stages. Casting, rehearsals, scheduling, art direction and design take place here. They also house the complex post-production editing crafts and technologies like editing and visual effects.

Studio Hub



The studio hub is to be the central service hub for the studios. It will be a welcoming space that can host events, visitors and screenings. In it is a large lobby space, screening rooms, co-working spaces, food and beverage facilities, and entertainment space.

Backlot & Outdoor Filming



Star Wars backlot © 2022 Corgan Pictures, Inc

Filming requires flexible outdoor spaces that can host a wide range of activities through the production of a film. These spaces are the backlots and unit bases.

Backlots are spaces for temporary use when outdoor filming is required. They offer a specialist environment integrated to the main studio services for crew, set assembly, and equipment. This is often much more efficient for productions than remote location filming.

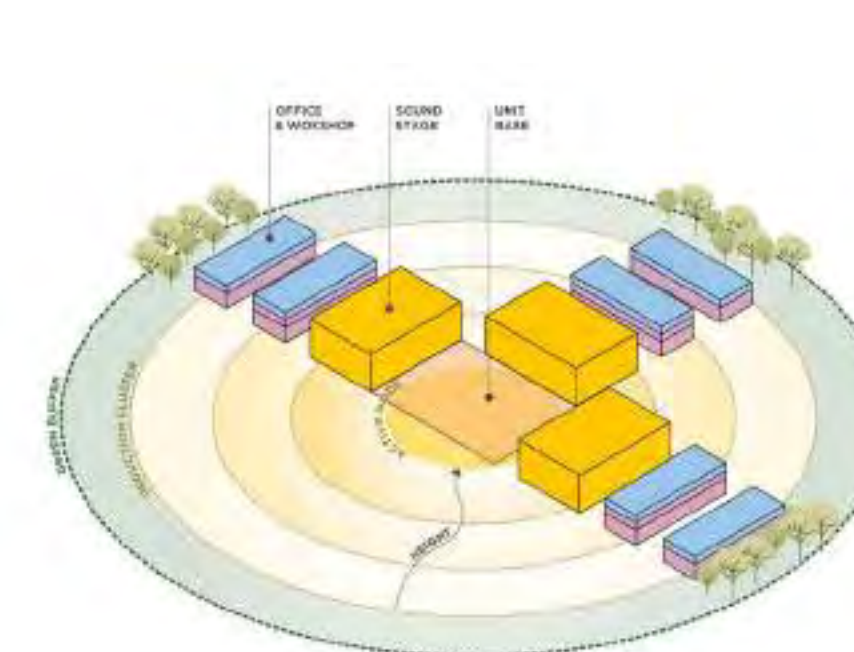
The backlot is used periodically and the sets are engineered for temporary purposes and taken down after filming. Planting and landscaping in these areas is designed to enclose and screen. Moreover, light and noise is strictly controlled to minimise any wider disturbance.

Clusters & Unit Base

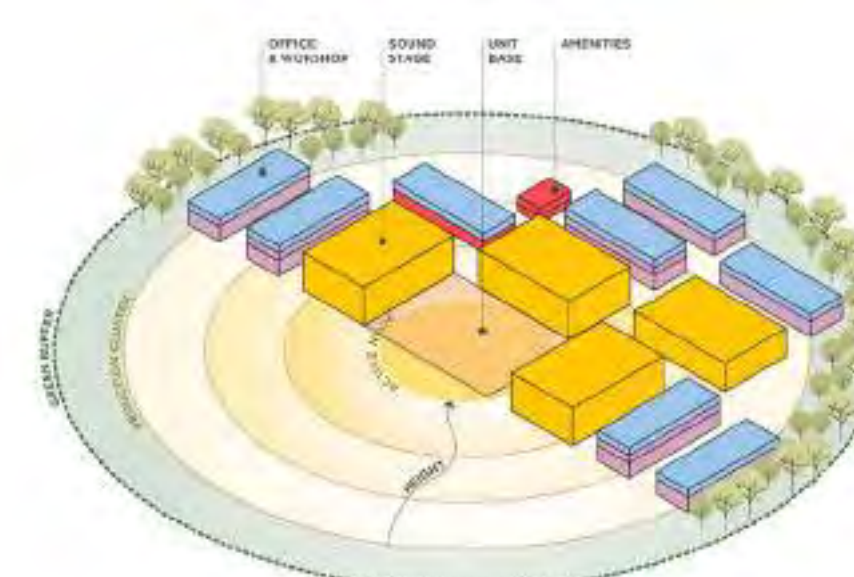
A typical film production will need a range of types of facility: sound stages, backlot, workshops, offices, and amenity. The necessary buildings and spaces are located in close proximity to each other in what are called 'production clusters'.

At the centre of production clusters are unit bases. They offer a central place where temporary and moveable requirements of productions concentrate. The production buildings sit around them, and these outdoor spaces host the production infrastructure such as trailers for crew, cast and equipment, as well as catering. They act as staging spaces for work as it moves round the studio. These areas are usually the first point of call for crew when arriving for work.

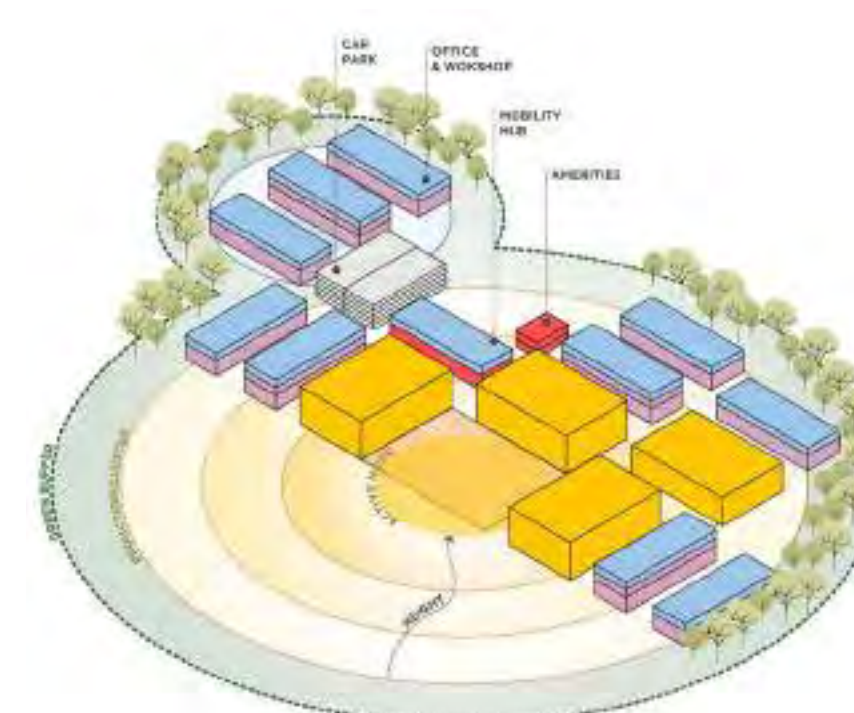
Production clusters define the functional layout of the studio, with their specific building requirements. The masterplan allows these clusters to be grouped to respond to the bespoke needs of different productions. The layout provides maximum flexibility, whilst delivering efficient, functional, and optimised spaces.



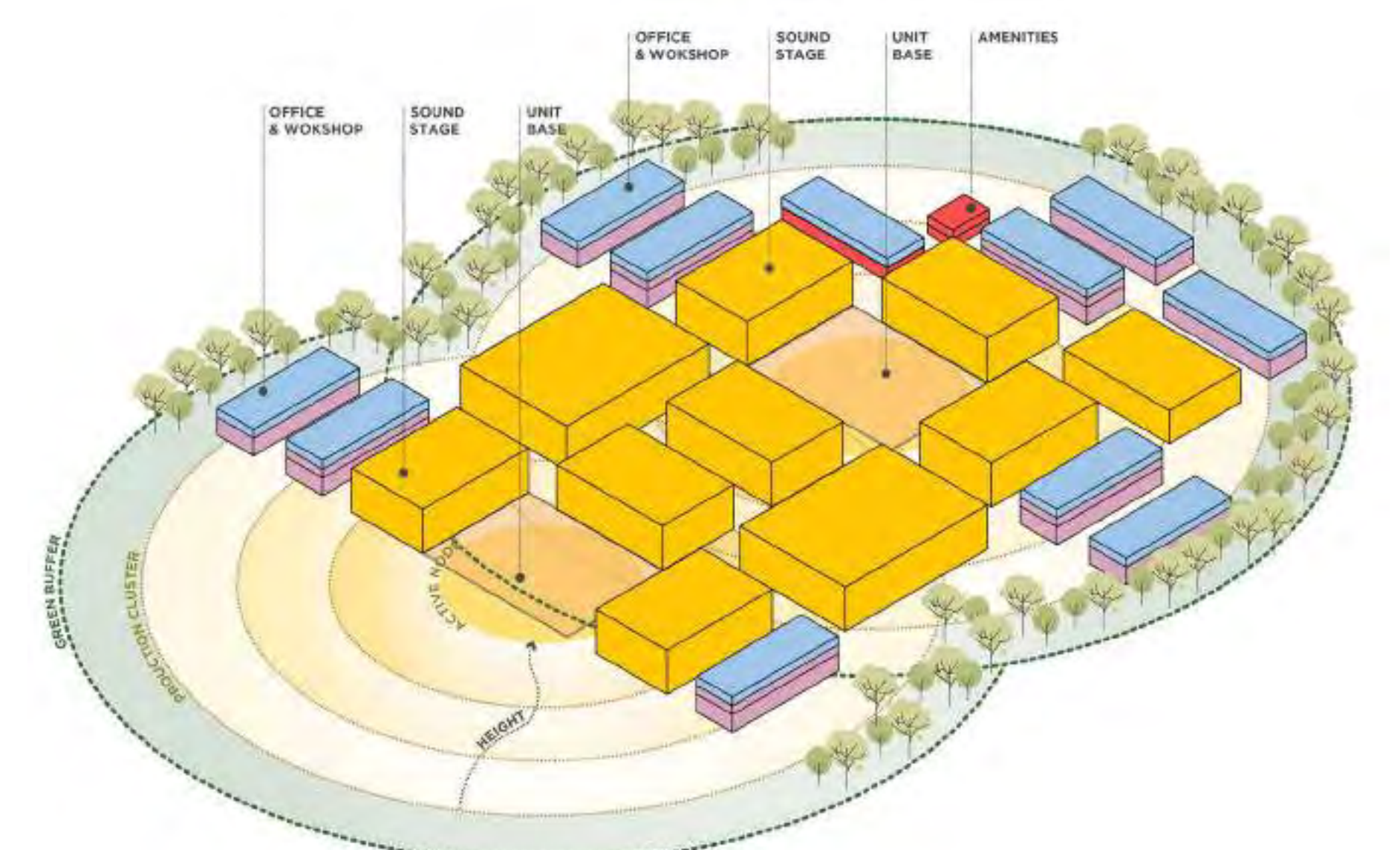
Typical production cluster



Typical production cluster with amenities



Typical production & trade cluster with amenities



Typical production clusters layout



Above is a Prior + Partners collage sketch of the unit base, a hub of activity and the central point of a production cluster. Visible are lorries and trailers stationed in the outdoor space which also has pockets of planting. The sound stages and workshops can be seen surrounding the unit base.

MARLOW FILM STUDIO

ILLUSTRATIVE MASTERPLAN
SCALE 1:2000



New site entrance will have traffic lights

Entry square and public transport hub, with bus stops and electric cycle hire

Poplar trees retained, and additional tree planting included to reduce the impact on the Area of Outstanding Natural Beauty

Smaller buildings – along the edge of the site to reduce the impact on the adjacent Area of Outstanding Natural Beauty

Buckinghamshire Council Athletic Complex

Sound stages clustered around a unit base at the centre.

Multi-Storey Car Park

Landscape planting along Westhorpe Farm Lane to soften the view

Landscape planting along the A404 to soften the view

Studio Hub – a cluster of amenities for use by people on site, with the potential to be opened up for periodic public use

Soundstages clustered around a unit base at the centre.

Public cafe activating the Public Right of Way

Existing drive to the community at Westhorpe retained on the current alignment

Existing public right of way maintained through the site

Multi-Storey Car Park

New walking and cycling route

Lower buildings to reduce the impact on neighbouring homes

Backlot – a large open area for outside filming with soundstages clustered around it

Community Building for public use easily accessible from Westhorpe Park Homes and the Public Right of Way

Public Art Opportunity visible from the A404

New planting to reinforce the character of the existing tree lined approach to Westhorpe House, a listed building

Smaller workshops take advantage of the lakeside location.

Westhorpe House

Direct access from Westhorpe Park Homes to the recreational area

Volvo Bridge

Westhorpe Park Homes

MARLOW

New permissive path along the lakeside

Westhorpe Farm & Water Sports Centre

New bridge over the stream so that vehicles accessing the southern plot do not need to use Westhorpe Farm Lane.

Cultural Use Building with recreational area in front

Flexible backlot – the area is fenced off for outside filming

Enhanced vegetation around the flexible backlot to protect existing habitats and uplift the biodiversity

Crownre Plaza Hotel

The masterplan layout maintains the existing access drive to Westhorpe House and Park Homes, and the Public Right of Way, on their current alignments.

Buildings are concentrated on the northern plots, with smaller buildings on the northern and southern edges.

The grid presents an efficient use of land, as well as allowing the buildings to be layered in the landscape when seen from distant views.

Travel & Movement

Throughout community engagement since July 2021, we have heard from the community that transport and traffic are key issues. Some people are worried about the implications of this development on traffic, whilst others would like to see the development create better opportunities for sustainable travel, like enhancing public transport and improving cycle and pedestrian routes. As part of the planning application, a Travel Plan has been produced which addresses all of the above and ensures Marlow Film Studios contributes positively to public, green and active transport whilst not negatively impacting local traffic and congestion.

The Modal Share

Modal share means the percentage of travellers using a particular type of transport.

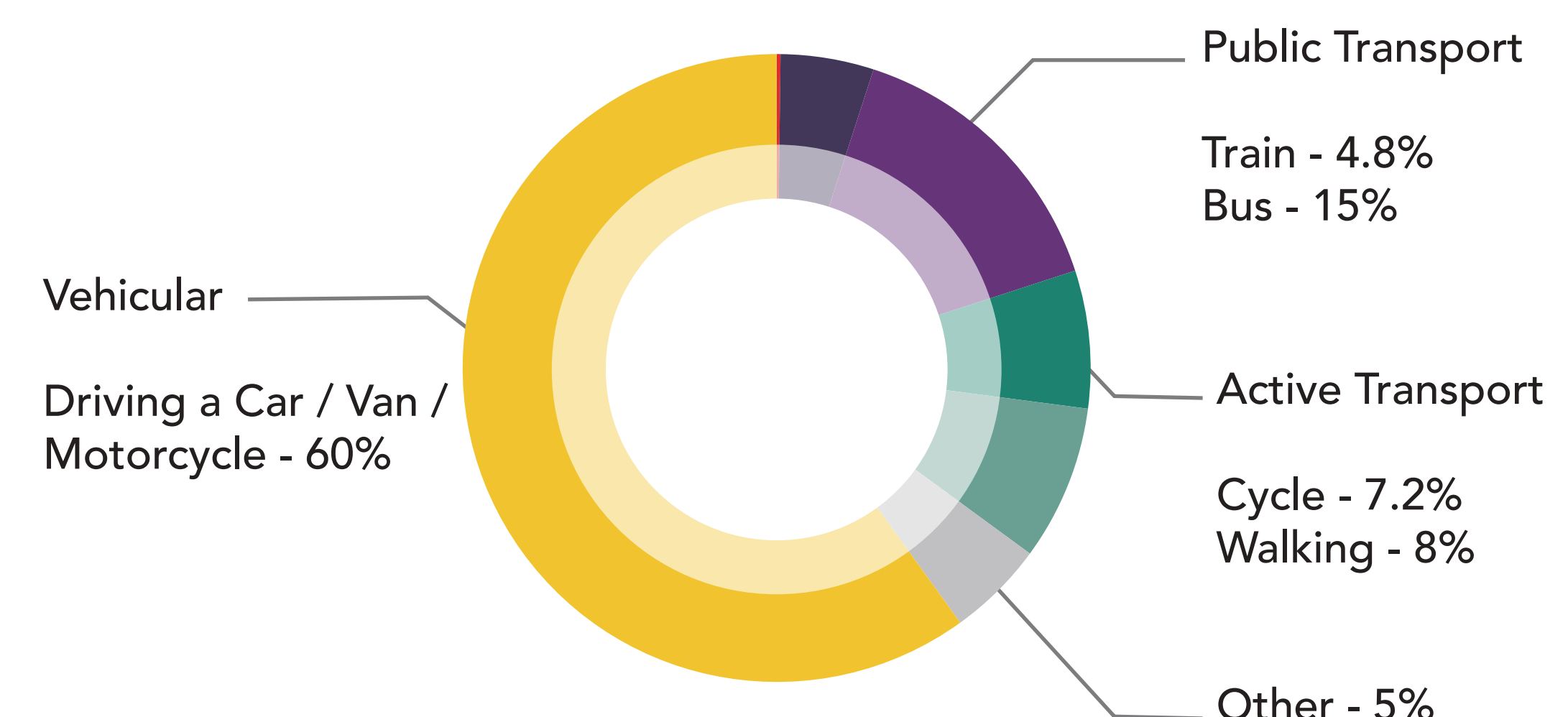
Marlow Film Studios has the aim of achieving a 60/40 modal share: 60% of people using private cars and 40% using public/active transport modes.

The existing modal share for workplace population in Wycombe, according to ONS statistics, is around 84% by private car and only around 10% using public/active (cycle and foot) transport.

The proposals will ensure single-occupancy journeys to the studios by private car will be shifted to more sustainable methods. These sustainable travel options are not just private solutions for the studios, they are publicly available so that the local community will have more convenient and wider-reaching travel choices.

A robust 'Monitor and Manage' approach, backed by funding in a legal agreement, will ensure that these ambitions are achieved.

The 'Monitor and Manage' approach will deliver the modal share targets through measures to monitor and manage vehicle access, parking demand and uptake of sustainable travel. It will be delivered and monitored through the implementation of the Travel Plan and measures such as conditions of employment, registration of staff/site vehicles and Automatic Number Plate Recognition. The Monitor and Manage approach will be reinforced by a 'Modal Share Incentive Scheme' which will financially incentivise achievement of modal share targets within identified timeframes.



This pie chart gives a break down of the modal share.

Public Transport

Marlow Film Studios will introduce:

1. A new bus service linking Maidenhead to High Wycombe, connecting to Crossrail.
2. A new hopper service connecting Marlow, Little Marlow and Bourne End.

Through community engagement, we have heard many people's desire for a more efficient, regular and wider-reaching public transport service.



Walking and Cycling Routes

Marlow Film Studios will make key interventions for walking and cycling, including:

1. Establishing a cycleway alongside the A404 from the Westhorpe Junction to the Volvo Bridge and contribute to the route further south – outside the site – to Fieldhouse Lane
2. Enhancing the existing Public Right of Way on its current alignment.
3. Confirming recreational paths for public enjoyment.



The Current Context:

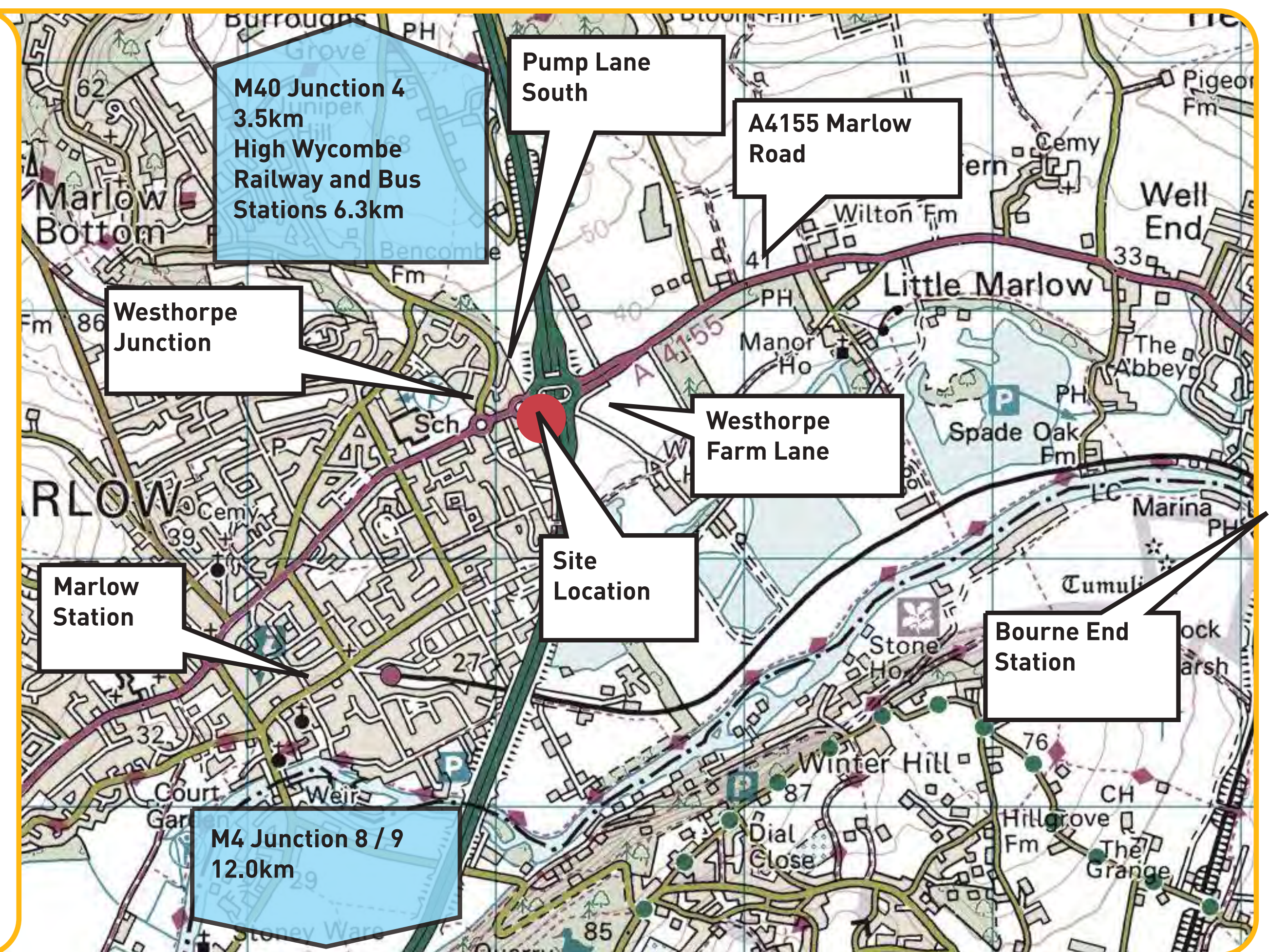
Undertaking traffic surveys is fundamental to ensuring our transport strategy is achievable. These surveys build an understanding of the current context and ensure that no capacity problems are created on the road network. Traffic surveys were conducted in the summer of 2021, with the agreement of Buckinghamshire Council that surveys would be representative despite COVID-19, and the surveys have been combined with historic data from 2017 to further substantiate the findings.

Local Road Network

The site lies to the east of Marlow town centre and the A404 which connects the M4 (at Maidenhead to the south) and M40 (at High Wycombe to the north). The extent of the local highway network surrounding the site and its connections is outlined in the illustrated map to the right.

The Westhorpe Junction is a grade-separated roundabout which provides the interchange between the A4155 and the A404 and it currently operates on a priority give-way system.

The Council plans to upgrade the junction but there now seems to be some uncertainty about its delivery.



Studio Entrance & New Junction

The main entrance to the studios (see left) will be off the A4155 Little Marlow Road opposite Pump Lane South, and the garden centre. This junction will be upgraded and signalled.

A signal-controlled junction requires less highway space, avoiding impact on the Chilterns Area of Outstanding Natural Beauty to the north. It also provides a simplified site entrance alignment and more accessible facilities for pedestrians and cyclists.

The junction design separates most traffic for the studios from local residents. The existing drive to Westhorpe House and Westhorpe Park Homes will remain on its current alignment, whereas traffic for the studios will enter straight into the site. The security checkpoint is set well within the site to avoid traffic backing up on the A4155. Deliveries will use an app so that security know to expect them, which also reduces potential congestion at the entrance.



Parking and Moving Around the Site

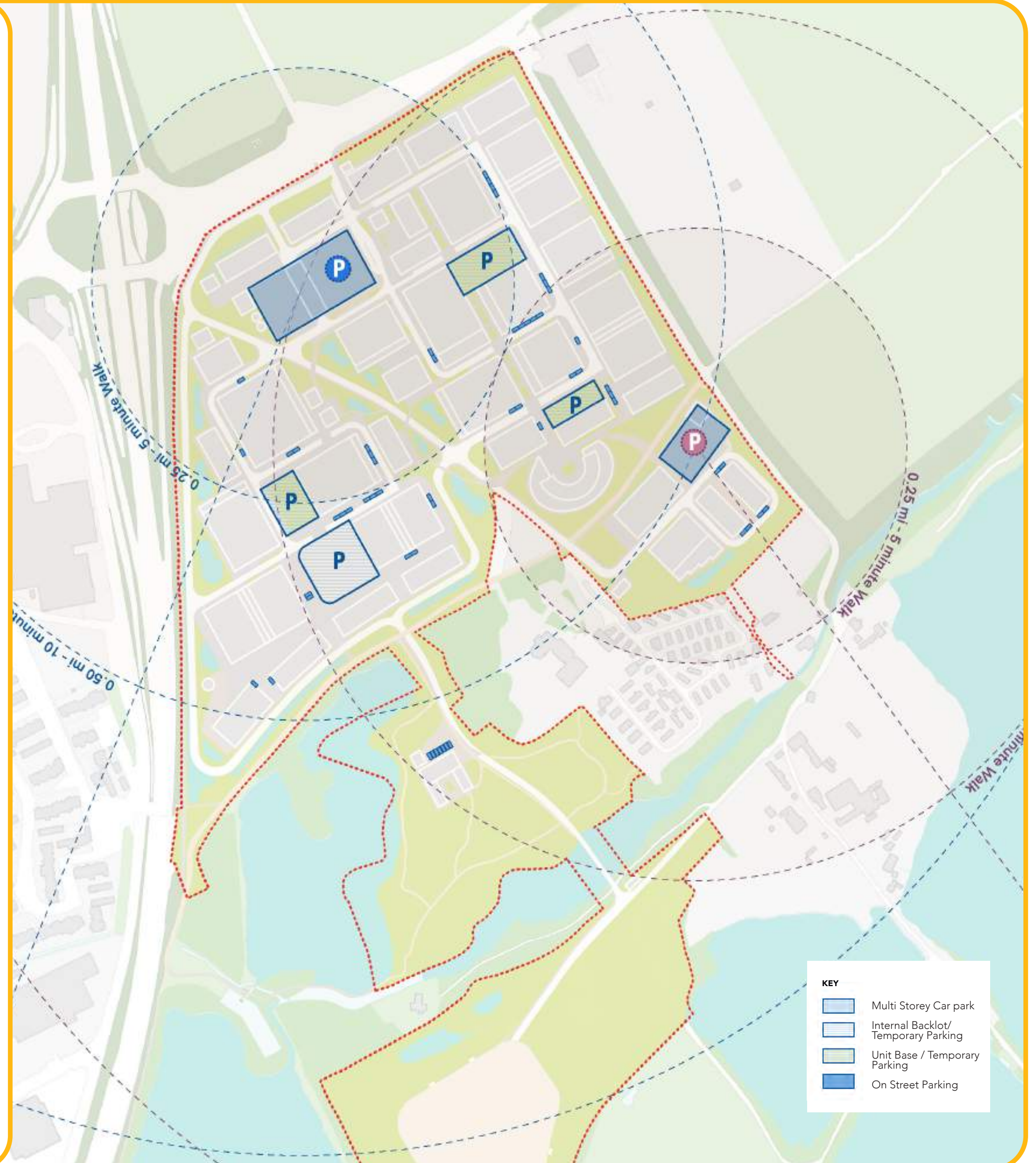
Car Parking & Electric Charging

60% of visitors, studio employees and production staff are expected to arrive via car or van and will be required to park their vehicles in the multi-storey car parks.

There are 1108 parking spaces in total, and 65 motorcycle spaces. The multi-storeys have 1,040 parking spaces along with an additional 21 accessible bays and 65 motorcycle spaces. There are 47 designated accessible on-street parking bays for people with reduced mobility, including at the Culture and Skills Academy.

In line with current trends toward alternative and cleaner fuel use, 20% of all parking spaces will have Electric Vehicle (EV) charging points to promote the use of electric vehicles. All remaining parking spaces will be provided with passive EV provision so that they can be converted as petrol and diesel vehicles are phased out. Only electric cars will be allowed on site from 2030.

Some parking provision will be available for public use on weekends supporting recreational activity in the area.



Northern Car Park

Following community feedback, car parking provision has been increased with a full extension of the northern car park. The building now comprises an additional rectilinear block. The uppermost deck is covered with a mesh grill façade that will screen the cars and any potential reflection from them from distant views. The grill will also support PV panels.

The North Multi-Storey Car Park will include:
736 Standard Parking Spaces
14 Designated Accessible Bays
60 Motorcycle Spaces



Southern Car Park

Following the feedback received at Stage 2, the southern car park has been moved further north away from nearby homes. It has a similar architectural feel as the northern car park. Again a mesh grill screens cars on the upper deck from distant views. Due to its close proximity to the Public Right of Way, a small cafe has also been provided as public amenity and for staff.

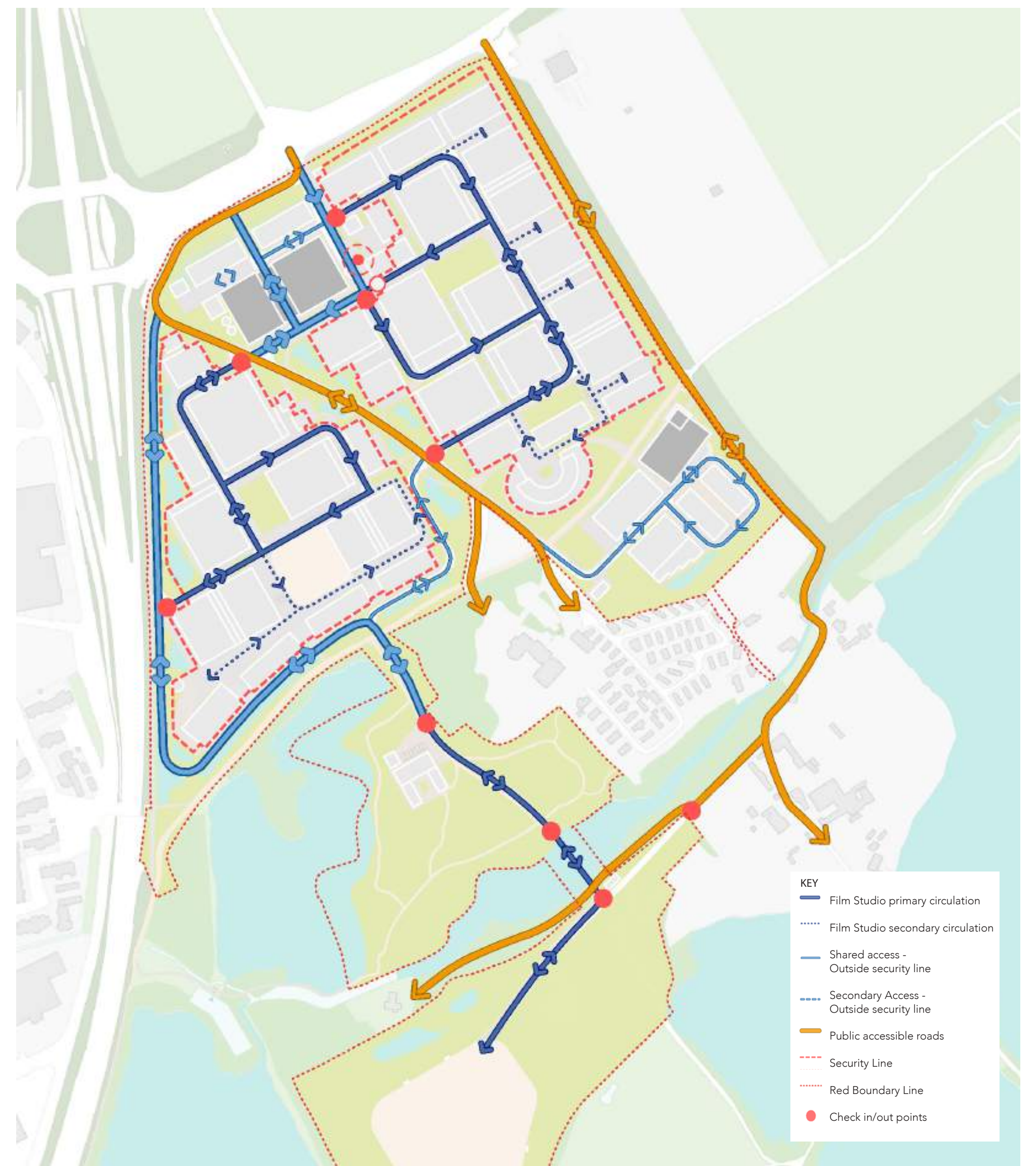
The South Multi-Storey Car Park will include:
304 Standard Parking Spaces
7 Designated Accessible Bays
5 Motorcycle Spaces

Movement Around the Site & Access to Westhorpe Park Homes

The street network within the site enables the safe movement of people, goods and equipment around the studios and serves all vehicle types. The plans maximise one-way service roads that allow the creation of pedestrian-friendly streets with wider pavements and more space for tree planting.

Residents of Westhorpe House and Westhorpe Park Homes will continue to access their homes along the current drive, which remains outside the secure area.

The existing drive will be made slightly wider to be enhanced by widening the road to allow for two-way traffic. The buildings have a stepped pattern along the drive which provides space for pockets of landscape planting with swales and rain gardens which are part of the Sustainable Drainage Systems approach.



Access to the Backlot & The Bridge

A connection between Plots 4 and 5 is needed.

The backlot will be used on a periodic basis for outdoor filming and vehicular movements between Plots 4 and 5 will only happen when the backlot is in use.

The bridge will be retained in private ownership and managed by Marlow Film Studios. It will not be open to the public as a pedestrian route and only authorised vehicles will be able to use it.



A visualisation of the new bridge



Improving Public Transport

The Welcome Point and Mobility Hub

The Welcome Point is the publicly accessible entrance to Marlow Film Studios. Access to the site is direct from the A4155.

It will be a significant transport hub within the wider public transport network. It will be served by two bus routes; from High Wycombe to Maidenhead, and from Marlow, to Little Marlow and onto Bourne End, which are explained in greater detail below.

The Welcome Point provides an outdoor arrival space that hosts the main multi-storey car park and the Mobility Hub. It offers cycle parking as well as cycle hires and electric scooters. It also includes showers, lockers, and other active transport-related amenities. The reception, visitors' checkpoint and other amenities are organised around the arrival square.

The design of this space is to be open, welcoming and dynamic. The town square-like feel will be flexible and could be used to host community events at weekends.

To the right, from top to bottom, is a sketch and visualisation of the Welcome Point & Mobility Hub



Marlow Film Studios will initially subsidise the running costs of the bus operators while they are becoming established routes.

Improving the Bus Network

A key focus of the public transport strategy is enhancing and improving the area's bus network. Current bus services mean that for most people in Marlow and Little Marlow, bus travel is not a realistic option.

Currently, Marlow is served by the 800/850 between Reading and High Wycombe three times an hour, but the Maidenhead bus only runs on a Wednesday, and there is no bus to Bourne End. The Town Council subsidises the existing 'hopper' service that runs four days a week. Marlow Film Studios will introduce two completely new and much more regular services.

The new bus services that will be introduced with the studios will mark a step change in the ability to travel without needing a private car, contributing to Marlow's modal share change.

Maidenhead-High Wycombe New Route

A new bus service between High Wycombe and Maidenhead is proposed, addressing identified gaps in existing north-south bus service provision. The new service will be a 'high-speed' service of every 30 mins. The new route will enable a connection to Crossrail services at Maidenhead within 20 mins from the studios.

The new route will call at:
High Wycombe Town Centre: Bus Station & Rail Station,
Marlow Film Studios
Maidenhead Town Centre & Rail Station

Frequency:
Mon-Sat: every 30 minutes - 5am to 11pm
Sun: once an hour - (times to be confirmed)



Above is the proposed route for the new Maidenhead to High Wycombe service

Marlow-Bourne End Hopper Service

A more regular east-west route that links up to Bourne End has been raised in feedback. The 'hopper' style local bus will operate on a core loop around Marlow, including Globe Park and the Railway Station, along with the town centre and residential neighbourhoods. This will run every thirty minutes, with hourly services including Marlow Bottom, Westhorpe Park, Little Marlow and Bourne End. The Sunday service would be less frequent.

New buses are expected to be modern sustainable vehicles, e.g electric, hydrogen cell or electric hybrid.

Frequency:
Mon-Sun, 6.00-19.00, every 30 minutes, with hourly services calling in to Westhorpe Park.



The above image shows examples of sustainable buses.

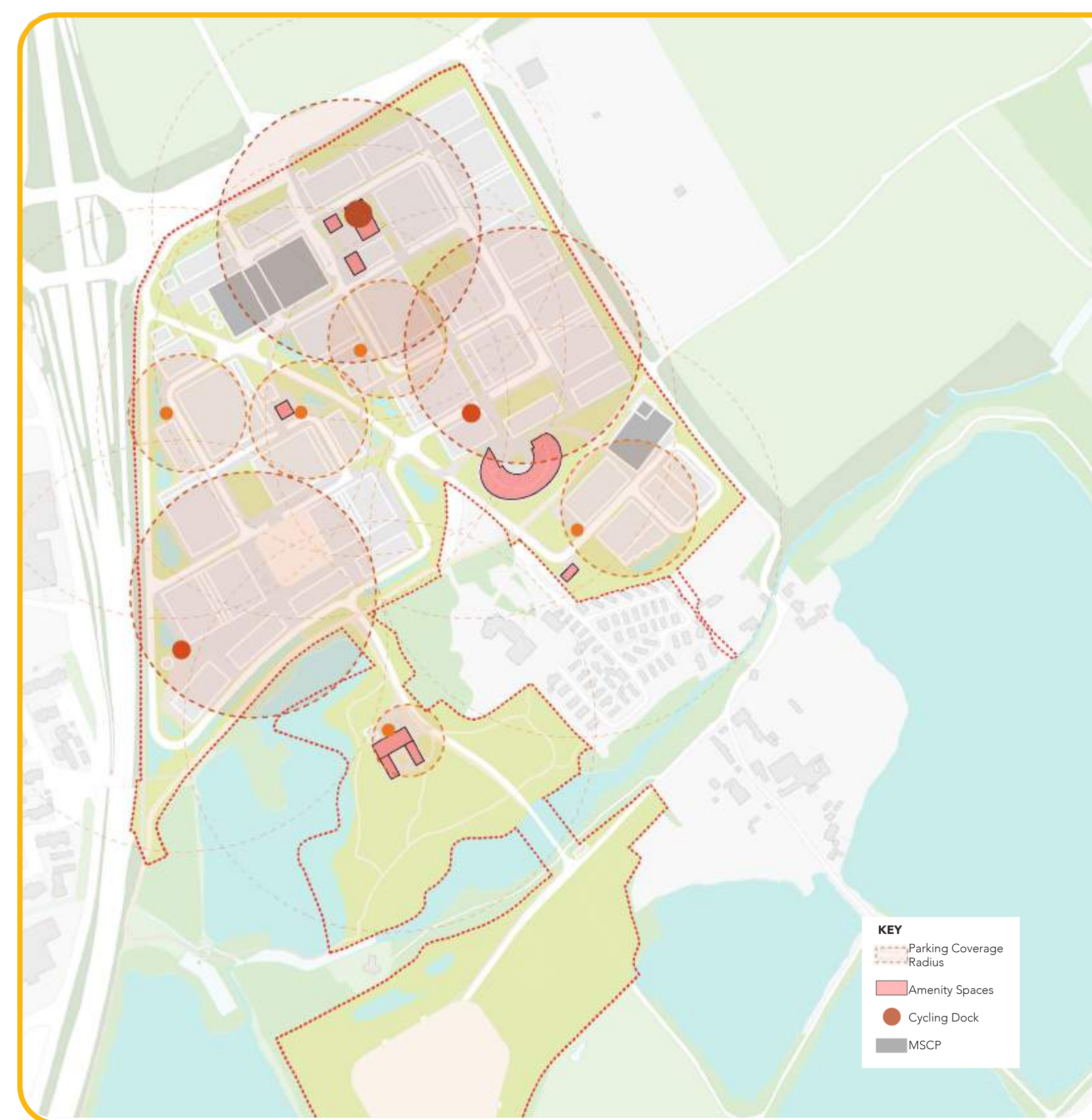


Active Transport

Active Mobility

One of the key goals is to increase active travel for short journeys within the site and for connections to Marlow and surrounding areas as part of the modal shift away from the private car. The proposals aim to achieve this by:

- Enhancing existing links between the site and surrounding local area, creating new and improving existing cycle routes.
- Providing a Mobility Hub - implementing a cycle and scooter hire scheme for visitors and studio employees, working with Globe Park to cover a wide area.
- Offering sufficient and convenient parking for cycles.



Cycling to and around the Studios

The provision of secure cycle parking is essential for supporting the development of cycling as a transport choice. A total of 272 cycle parking spaces are to be provided and the Mobility Hub will be the main storage facility. It will provide 112 cycle spaces and facilities, such as showers, changing rooms and lockers.

The development has been divided into clusters, allowing covered cycling docks to be located as close as possible to the main entrance of sound stages, offices and workshops. 160 covered spaces in cycling docks have been incorporated into the landscape design.

As well as a cycle hire scheme, electric scooters are envisaged as an alternative, convenient and efficient solution to allow staff and visitors to navigate around the site and connect with the surrounding area of Marlow.

Improving the Cycling and Pedestrian Network

There has been a long standing ambition in the community to establish a cycle path from Fieldhouse Lane, along the A404 to join the main footpath across to Little Marlow, so creating an off-road cycle route potentially all the way to Bourne End. Subject to the agreement of the adjacent landowner, the studios would contribute to turn this ambition into a reality. It would connect to the cycle path included in the studio plans from the footpath up to Westthorpe Junction.



Plot 4 Recreational Routes

There will be permissive access for the public for walking and quiet recreation on paths through Plot 4. As now, Westthorpe Park Homes residents will have a private gate directly into the space.

These routes may be periodically closed to accommodate nature conservation activities and for safeguarding purposes linked to the Culture and Skills Academy.



A4155 Cycle Route

Community feedback has raised safety concerns about cycling along the A4155. As part of the signalised junction design, the cycle route is to be widened and security features for cyclists added.



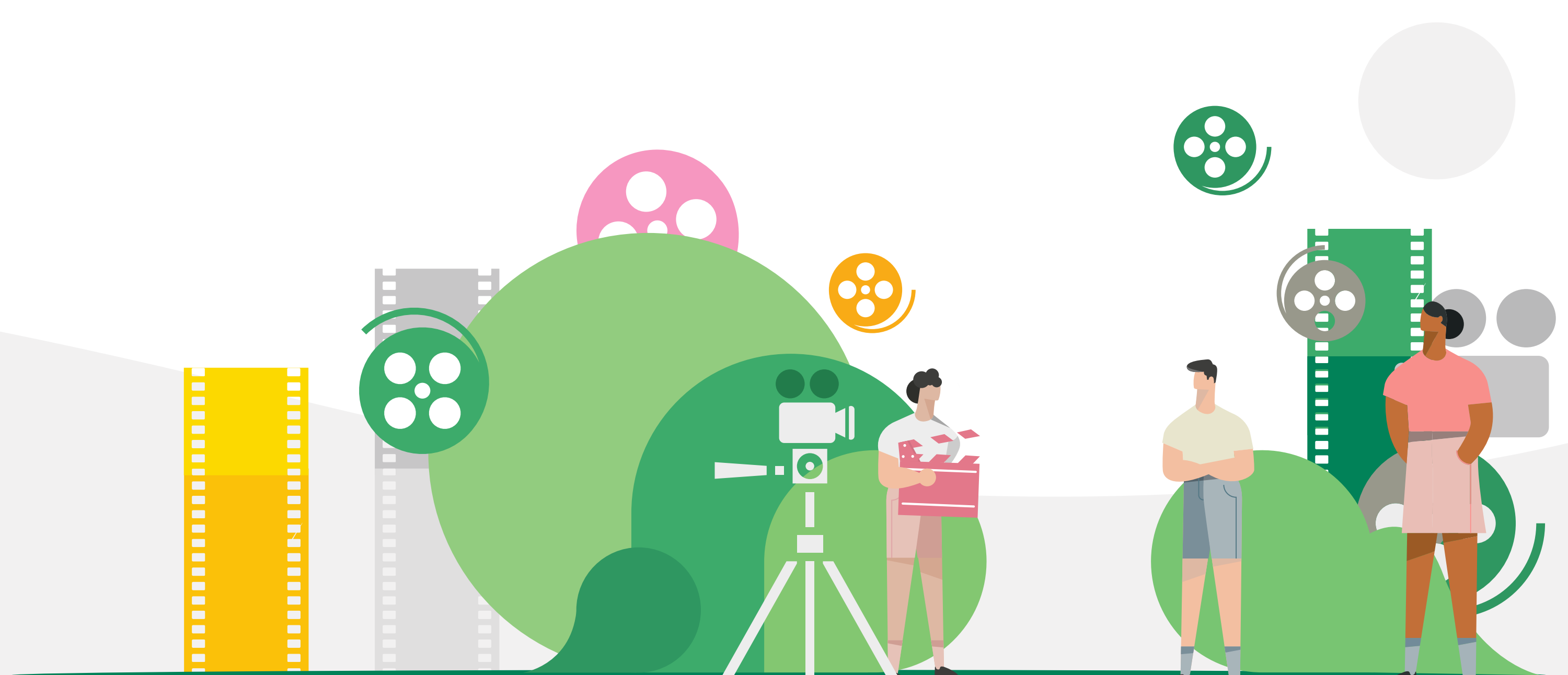
Westthorpe Lake Loop

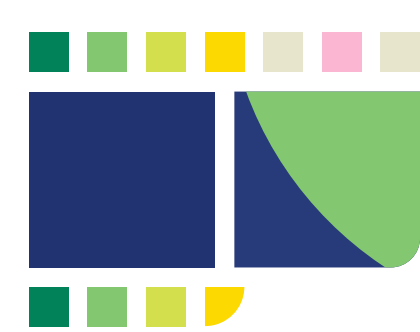
The footpath that runs along the eastern bank of Westthorpe Lake will be improved, with permissive access to this area securing quiet recreational use. Some have described the bankside to be dangerous, and the path will be open during daylight hours.

Enhancing Public Right of Way

The existing East-West Public Right of Way will remain on its current alignment and be enhanced by:

- Increasing the width of the path to allow cyclists and pedestrians to share the space safely.
- Resurfacing the existing path to ensure pedestrians and cyclists can comfortably make use of the route.
- Provide low-level lighting to offer a secure and safe connection at all times, while sensitive to wildlife impact.
- Provide a café and parking at weekends to support the recreational use of the area.





Community Engagement

We started talking to local groups and stakeholders about our plans for the site in June 2021. Since then, team members have been regularly available at 6 Liston Court in Marlow until last month. There have been three major stages of engagement and the feedback received at each stage has been recorded, analysed, and presented back to the design and project teams. This engagement has fed into the plans and proposals.

Community Engagement to Date: Statistics



3 stages of engagement



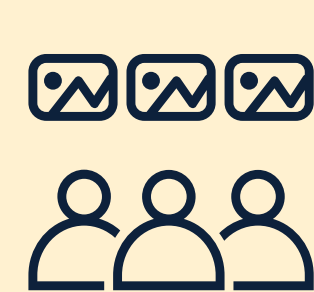
200 +
Feedback forms were completed in Stage One, Two, and Three

We have engaged with a range of groups, some of them include:

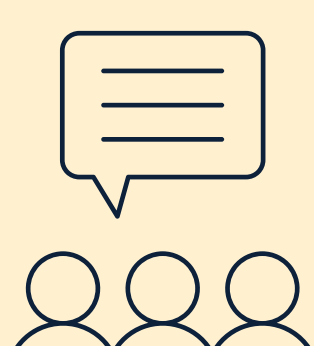


Cultural Groups:

- Buckinghamshire Culture
- Fish Eye Film Festival
- Wycombe Arts Centre
- Jam Theatre



30+ days of exhibitions



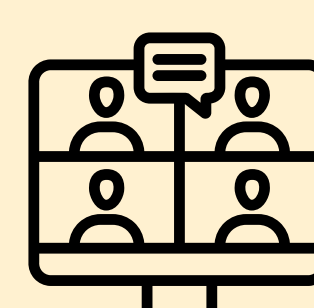
Groups

We have established a Community Liaison Group and a Close Neighbours Forum.

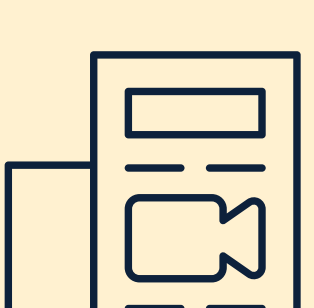


Educational Groups:

- Great Marlow School
- Holy Trinity School
- Buckinghamshire New University
- Sir William Borlase's School
- Buckinghamshire College Group



10 online community events



13,000
Newsletters were delivered in person and digitally to around 13,000 properties.



Community Groups:

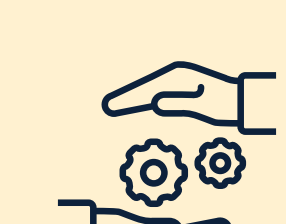
- Little Marlow Residents Association
- Coldmoorholme Residents Association
- The Marlow Society
- Marlow Youth FC



Over 1000 people directly engaged.



1000
Over 1000 people registered for updates on our website: www.marlow.film



Civic & Business Groups:

- Marlow Chamber of Commerce
- Local Parish and Town Councils including Marlow Town, Marlow Bottom, Little Marlow, and Cookham.

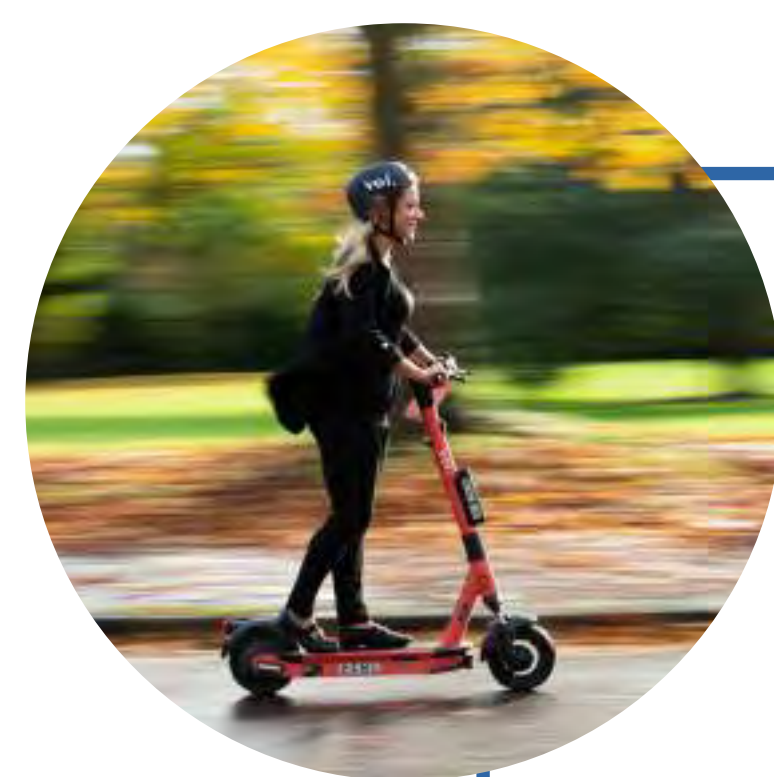


Nature/Ecological/Sustainability Groups

- Transition Town Marlow
- Marlow Energy Group
- Wild Marlow
- Little Marlow Lakes and Country Park
- Marlow Angling Club
- Bucks Bird Club

What We've Heard and What's Been Done

Key priorities for the community raised during the consultations over the last year are outlined below alongside an overview of how these issues will be addressed:



Active and Sustainable Transport

Many comments were received from the community on active and sustainable transport. At Stage Two, 'promote active transport' was considered the most important element of the transport strategy. In response to calls for enhancements to local walking and cycle routes, there are a number of significant improvements to the routes inside and outside of the site. A proposed footpath to the south of Park Homes which was considered intrusive by close neighbours in Stage Three was also removed from the plans.



Public Transport

Traffic and transport as a whole has been a key topic for the community. At Stage One, 'traffic management' was the most important design principles for the community.

Further feedback has highlighted the desire for a public transport link to Bourne End, and the creation of more regular, and energy efficient buses to further afield.

There are commitments to introduce two brand new fast and efficient bus routes for the public and studio users.

1. From High Wycombe, to Maidenhead providing an easy link to major transport connections.
2. A new electric hopper service between Marlow, Little Marlow and Bourne End, every day of the week.



Design and Planning

At Stage Two and Three feedback was given on the draft masterplan and architecture. Specific feedback on the masterplan raised concerns around the proximity of certain buildings at the south of the main site to existing homes including the southern car park and the orientation of the workshops. The car park has been moved further north of the plot and the most southerly workshops were completely reorientated north-south from east-west to reduce any risk of overlooking.

Additionally, 81% of close neighbours said they would like Plot 5 to include the backlot and for Plot 4 to be open space, this has been designed into the plans.



Community Benefits

The community have indicated that an important part of this project must be the provision of cultural space for community use, education and training opportunities for local young people, and the curation of cultural programmes that are open to the public.

In response to this, a Culture and Skills Academy has been designed to host education and training and a cultural programme open to the public. A Community Building for the close neighbours is planned in the south of the main site in response to feedback gathered from Westhorpe Park Homes.



Ecology and Sustainability

Clear priorities regarding ecology and sustainability for the community revolve around 'greening', specifying the use of green roofs and walls, creating landscaped buffers, and retaining existing trees. At Stage Two, 49% of respondents said 'retention of mature trees' was the most important part of the landscaping strategy.

Green roofs, that also include solar panels, are included on every sound stage roof (43,921m² of soundstages) and green walls are used on key façades. Care in the design has been taken to retain more than 85% of existing trees, spinneys and hedgerows, while planting substantial new tree canopy. Additionally, feedback called for the promotion of sustainable transport with EV charging points, 20% of on-site parking places will include EV charging. Funding will also be provided for at least 30 charging points for public parking in Marlow and Little Marlow.



Economic Benefits

Independent economic consultancy, Volterra, has outlined a number of the primary economic impacts of Marlow Film Studios.

These can be broken down by the stage of the project's development (construction and operation), and then by the longer-term impact that the studios will have economically and socially.

Construction Phase: Economic Impacts

2,550 jobs

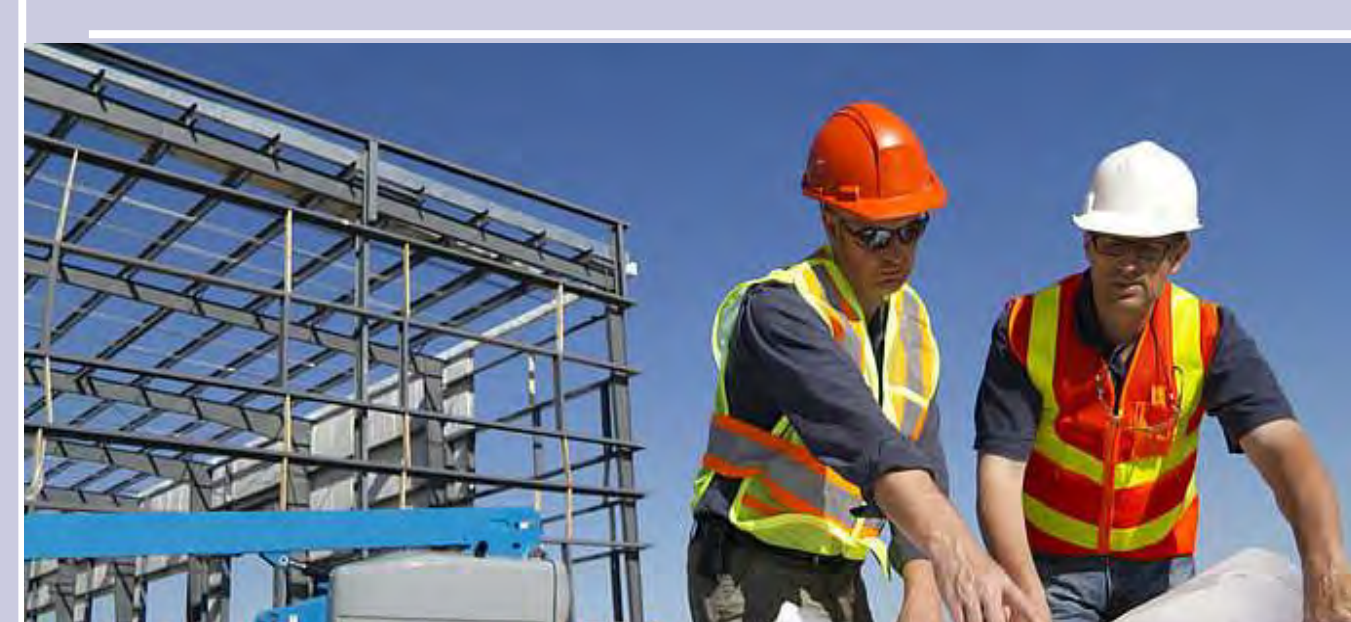
Average annual construction jobs supported on-site over a three-and-a-half-year construction period.



The annual construction jobs supported would represent a 15% uplift compared to Buckinghamshire's total construction employment in 2020 (17,000).

£7m

total construction worker expenditure in the local area, equivalent to approx. £2m annually.



Establishing a major film and HETV facility in Marlow will support growth in the local area and address many policy goals:

- The Buckinghamshire Strategic Economic Plan noted film production as a high-value, research based activity that can drive growth over the next decade.
- Buckinghamshire's Economic Recovery Plan sets out the ambition to build on the existing internationally significant economic assets in the sector such as Pinewood Studios. As part of this, the target is set to establish a 'creative and digital cluster' around High Wycombe.
- Marlow Film Studios can significantly contribute to these aims.



The above infographic has been produced by Volterra, the independent economic consultants. These statistics relate to the Marlow Film Studio's economic impacts during construction.

Economic Impacts: When the Studios Are In Use

Marlow Film Studio Economic Impacts

2,015 – 2,735 Jobs

This number accounts for part-time working. This is equivalent to 1,780-2,415 full time jobs.



67%

Of production budgets are likely to be spent in economy of the West London Cluster.



£249 - 338m

Annual increase in direct and indirect economic activity (GVA).

4,185 Jobs

Net additional jobs accounts for part-time working associated with the venue itself, local expenditure and associated supply chain - indirect and induced impacts will be supported across wider Buckinghamshire, as well as the region and nationally. Equivalent to 3,690 full time jobs.



£78 - £105m

Annual tax contributions.

Contextualising the Opportunity

8,000

Pinewood currently supports 8,000 net additional (direct, indirect and induced) jobs in Buckinghamshire, and its proposed expansion will increase this to 12,000.



430 Jobs

The number of full time equivalent jobs it was estimated an alternative scheme on this site would support (2016).



Marlow Film Studios could deliver 19% of the county's planned future economic growth, based on figures from Buckinghamshire's Local Enterprise Partnership.

The above infographic has been produced by Volterra, the independent economic consultants. These statistics relate to Marlow Film Studios' economic impacts once fully operational.

What Types of Jobs Will Be Created?

Group	Roles
Development	Commissioner, producer, director, screenwriter
Production management	Line Producer, locations manager, floor runner, cashier, finance controller, production accountant
Craft department	Production designer, costume designer, hair and make-up designer set decorator, prop master, production buyer, construction
Post -production	Photography, script supervisor, music editor, subtitle, archivist
Sales and distribution	Sales agent, distribution executive, publicist, film programmer, marketing

Operational Phase: Social Impacts

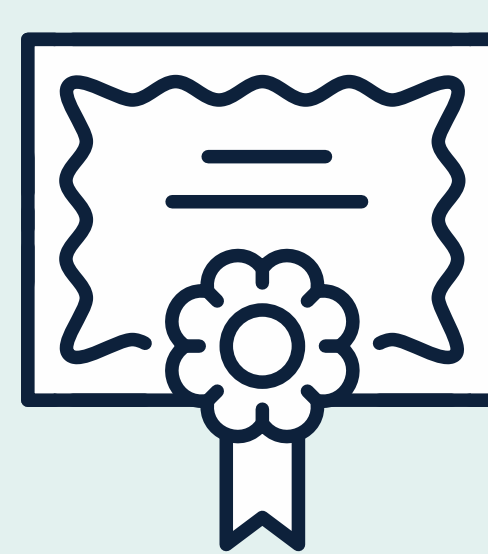
Social and Wider Impacts



Of all tourists to the UK cited visiting a film or TV set location as their primary reason to visit the UK.²¹

138,000sqm

Net loss in B class employment floorspace in Wycombe between 2005 and 2017. Marlow Film Studios will help counter this loss through the provision of high quality employment floorspace.



Through the provision of educational-based services, Marlow Film Studios could positively impact skill levels in the region. This involves the provision of apprenticeships or trainees on-site (potential to support up to 120 trainees per year).



Social and Culture Benefits

The proposal will deliver significant benefits for the local area and Buckinghamshire. These benefits are:

- The Culture and Skills Academy to promote knowledge sharing through education, training, cultural programmes and public events.
- The Studio Hub, a facility with screening rooms for use as part of the production programme will also host public events as part of a wider cultural programme.
- Provision of a community building open to the public, available for a range of community activities.
- Securing long term use for quiet recreation, with improvements to the existing right of way, and permitting access along the lake and within Plot 4.



The interior of the Studio Hub that will be seen from the PRoW.

Community Building

At Stage Three, feedback was taken from the close neighbours of Westhorpe Park Homes on what additional benefits they would like to see from the development. The third most requested offer was a flexible-use community building.

This building will be set back from the public right of way near to the Park Homes entrance. It has been designed as a flexible space for the close neighbours to meet and socialise, and also to rent out for community activities.

It's simple structure is in keeping architecturally with the rest of the development. The studios will continue to maintain the external fabric of the building on an on-going basis.

There is a kitchen, toilets, lockable storage cupboards and a multi-functional space, similar to a traditional 'village hall'. The building will be set within a hard landscaped area allowing for functions to spill out when appropriate.



The Community Building has been designed as a result of engagement with the site's close neighbours.



A night view of the Studio Hub.

Studio Hub

The Studio Hub is to the north of the public right of way. Its design and location ensure that it is visible to the public passing the site and encourages passers by to look in and interact with the space. Its location also offers the opportunity for public access for certain events, exhibitions and screenings that will take place as part of the studios' cultural programme.

The Studio Hub will be a primary point of focus for the site, in particular for those visiting. It will be a welcoming space that includes key hospitality spaces for the studios and will welcome visitors, studio staff and guests. The building will host screening rooms, exhibition spaces, cafés, restaurants and the HQ office.

Recreation

Plot 4 provides space for quiet recreation with informal permissive pathways. Westhorpe Park Homes' direct access will be maintained. The enhancement of the existing open mosaic landscape and the waterfront will improve the recreational value of the place while nurturing the existing habitats in this area.

The existing Public Right of Way is upgraded to provide a safe route that cyclists and pedestrians can share comfortably, and the three social and cultural buildings – the Culture and Skills Academy, Studio Hub and Community Building – are all located close to this important route, along with a small café. Some parking spaces in the southern multi-storey car park will be available at weekends.



The lake to the south of plot 4 with fishing spots.



A plan of Plot 4 with the Culture and Skills Academy

Culture and Skills Academy

This will be in the northern part of plot 4. Its location has been carefully chosen, to be close to, but not within, the main site, to provide a good learning environment.

More information can be found on the next panel.



The Education and Skills Strategy

Marlow Film Studios could positively impact the wider area's skill levels by providing educational-based services and programmes. The Culture and Skills Academy provides a platform to deliver educational, skills, recreation, and cultural activities. Marlow Film Studios will address the skills issues faced on both local and national levels by offering employment and training opportunities to people of all backgrounds. Discussions are ongoing with nationally significant education providers to deliver a world-leading educational and skills programme.



Great Marlow School pupils learning about careers in film at an event hosted by Marlow Film Studios collaboratively with Jam Theatre

Guiding Principles of The Education and Skills Strategy

01	Working with Local Schools	<ul style="list-style-type: none"> • Primary School Engagement: A programme of activities will be developed to target primary schools and to introduce them to the world of film & TV. • Secondary School Commitment: A specific careers programme for secondary schools will educate them about the potential of working in film. • Studio Camps: Marlow Films Studios will deliver 'Studio Camps' to educate about film making and careers in film for local school children.
	<p>We will build awareness about career opportunities in the film & TV industry with local schools in Buckinghamshire.</p>	
02	Further and Higher Educational Programme	<ul style="list-style-type: none"> • The studios will work with local educational institutions and will make studio space available for them. • An education task force made up of industry professionals will be set up to assist and influence the more detailed aspects of the education programme. • Marlow Film Studios will support the Bucks Skill Show by promoting to schools to help build up and prepare students for future jobs.
	<p>We will develop, working with local colleges and universities, fit-for-purpose programmes for industry that are delivered using the Marlow Film Studios Culture and Skills Academy.</p>	
03	Pathways for Re-skilling and Life-long Learning	<ul style="list-style-type: none"> • Create clear pathways for professionals to enter careers in the Film and TV industry. • Build a directory of local screen suppliers with a commitment to prioritise opportunities to engage with local businesses. • Run a series of open day training sessions aimed at an existing workforce to demonstrate the types of roles in Film & TV and to educate about the opportunities and skills needed. • Work with the Council and Bucks Skills Hub to notify them about new opportunities.
	<p>We will engage with the local workforce to give them access to new opportunities and career pathways into film & TV industry, including educating about how an existing skilled workforce and targeted trades that can be adapted to roles needed by film & TV companies.</p>	
04	Cultural Engagement Programmes	<ul style="list-style-type: none"> • Marlow Film Studios has an ambition and commitment to culturally engage with the local community. • This will range from offering access to the cinema and screening room, and to ensure learning spaces are available for community use, such as the Skills & Culture Academy.
	<p>The studios will play an active part in the life of Little Marlow, Marlow and High Wycombe, with a range of cultural opportunities, including activities on site as well as contributing to activities in the wider community</p>	
05	Environment, Social & Governance	<ul style="list-style-type: none"> • Marlow Film Studios will commission and publish an independently audited ESG report to demonstrate the impact on key economic, social and governance topics. • Marlow will measure the quality and impact of these programmes to understand the results and the return-on-investment. • The monitoring and measuring will ensure best practice is further developed.
	<p>We will commit to delivering and publishing an environmental, social and governance impact report which will demonstrate the delivery of the programmes that provide equal opportunities for all and a commitment to high quality pastoral care at work.</p>	

Culture and Skills Academy

Marlow Film Studios has committed to developing the Culture and Skills Academy, a unique facility of 11,700 sqft to house the studios' education and cultural programmes. It will be used by core education programmes during the working week, and be available for a wider programme of public cultural events 'out of hours'. The flexible design of the building will allow it to accommodate teaching, lectures, and seminars focused on career development and industry learning, as well as exhibitions, events, and screenings as part of the cultural programme.

The design is inspired by the blackened timber barns of the local area. Its rustic aesthetic aims to fit into the surroundings whilst being an inspiring place for those who use it. Surrounded by a mixed meadow mosaic, it will be set within a landscape managed for its wildlife, and quiet recreation. The windows will allow large amounts of light into the interior spaces, whilst people inside are able to look out onto a natural setting.



The above image shows a render of the Culture and Skills Academy. Below is an interior view of the building. The timber structure will be sustainably built and the design will create a light, airy, and natural space that is inspiring to work in and to visit.



Sustainability Strategy

Sustainability Principles

Delivering a low carbon and sustainable film studio campus with efficient and future-proof workspace is at the heart of the design of Marlow Film Studios. This board outlines how Marlow Film Studios will achieve its commitments towards sustainability, environment and ecology.

- The proposals will deliver double the forthcoming national standard for Biodiversity Net Gain. The 2021 Environment Act requires +10%, but Marlow Film Studios will deliver +20%.
- Energy demand is minimised through passive design approaches, including enhanced fabric specifications.
- The solar panels on the sound stage roofs will meet the basic energy needs of fixed lighting and heating, and additional peak energy will be through a 100% renewable tariff.
- It will be fossil fuel free with heating and cooling provided by heat pump technologies benefiting from a decarbonised electricity grid.
- Renewable energy will be generated on site by optimising solar energy across available roof space.
- Waste is to be minimised and resources will be used and reused wisely. Where possible waste will be used, recycled or recovered.

Designing Sustainable Buildings and Energy

Design for low energy:

Passive design measures, high fabric insulation standards, and high efficiency building services will reduce the energy demands for all the buildings. Office and workshop spaces are designed with openable windows for natural ventilation. Modelling shows significant carbon savings and well in excess of what is likely to be required by the new building regulation standards.

Heating and cooling:

The space heating and comfort cooling that is used will be provided by air-source heat pumps fuelled by electricity in place of traditional gas boilers. The use of all-electric systems will allow the development's CO₂ emissions to continue to fall over time, in line with the Government's proposals to decarbonise the UK electricity grid by 2035.

Solar panels:

The roofs of the sound stages will be fitted with solar photo-voltaic arrays. They will also be used above the top storey of the multi-storey car parks. They are orientated south east to reduce their visual impact from distant views. On average 3,479,598 kWh of renewable electricity will be generated each year and are estimated to meet 107% of the fixed heating and lighting needs of the buildings which is about 3,257,829 kWh per year.

Carbon dioxide in operation:

A site-wide electrical distribution system will make optimal use of the energy generated on site and maximise CO₂ benefits from the solar panels. The renewable electricity generated used to serve buildings and electric vehicle charging infrastructure across the studio. Excess electrical capacity will be exported to the grid. In addition, electricity supply agreements for the development will require a 100% renewable energy tariff.

Carbon dioxide from materials:

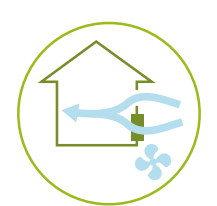
The studios are committed to reducing 'embodied carbon' in building materials and the principles of the circular economy – reusing and repurposing rather than throwing away. Materials with the lowest practicable carbon footprint will be specified, and building designs are using a 'screwed not glued' approach. In addition, waste management plans will be in place to achieve high levels of recycling in construction and operation.

Energy for transport:

The studios recognise that a significant proportion of the carbon generated by the scheme is in transport accessing the Studios. More information is available on the transport boards – the studio has set an ambitious 60% cap on journeys to the studio by private car. The new public bus services will offer the community a better opportunity for car-free journeys on both local and long-distance travel.

Certified Performance

The environmental measures will be locked into the scheme through BREEAM – the Building Research Establishment Environmental Assessment Method. This is a broadly accepted standard, certified by independent third-party audit. Key buildings on the site are being designed to target very good or excellent ratings, assessed against a broad range of ambitious measures such as health and wellbeing, energy, transport, ecology, waste, and water. Examples of technologies to achieve these standards employed in the buildings are:



Mixed mode ventilation: Maximises the use of natural ventilation through openable windows so reducing the need for use mechanically supplied air for heating and cooling.



Thermal Mass: Utilises the buildings' structure, which aids in keeping the building cool when the external temperature is above what is comfortable from a user's perspective.



Natural day lighting: Reduces the need for artificial lighting for working environments.



Rainwater harvesting: Utilising recycled rainwater from the site, rather than fresh water from the mains.



Night time purge: Reduces the ambient temperature of the buildings when they are not occupied, this process assists in utilising thermal mass for cooling the temperature of the buildings for its users.

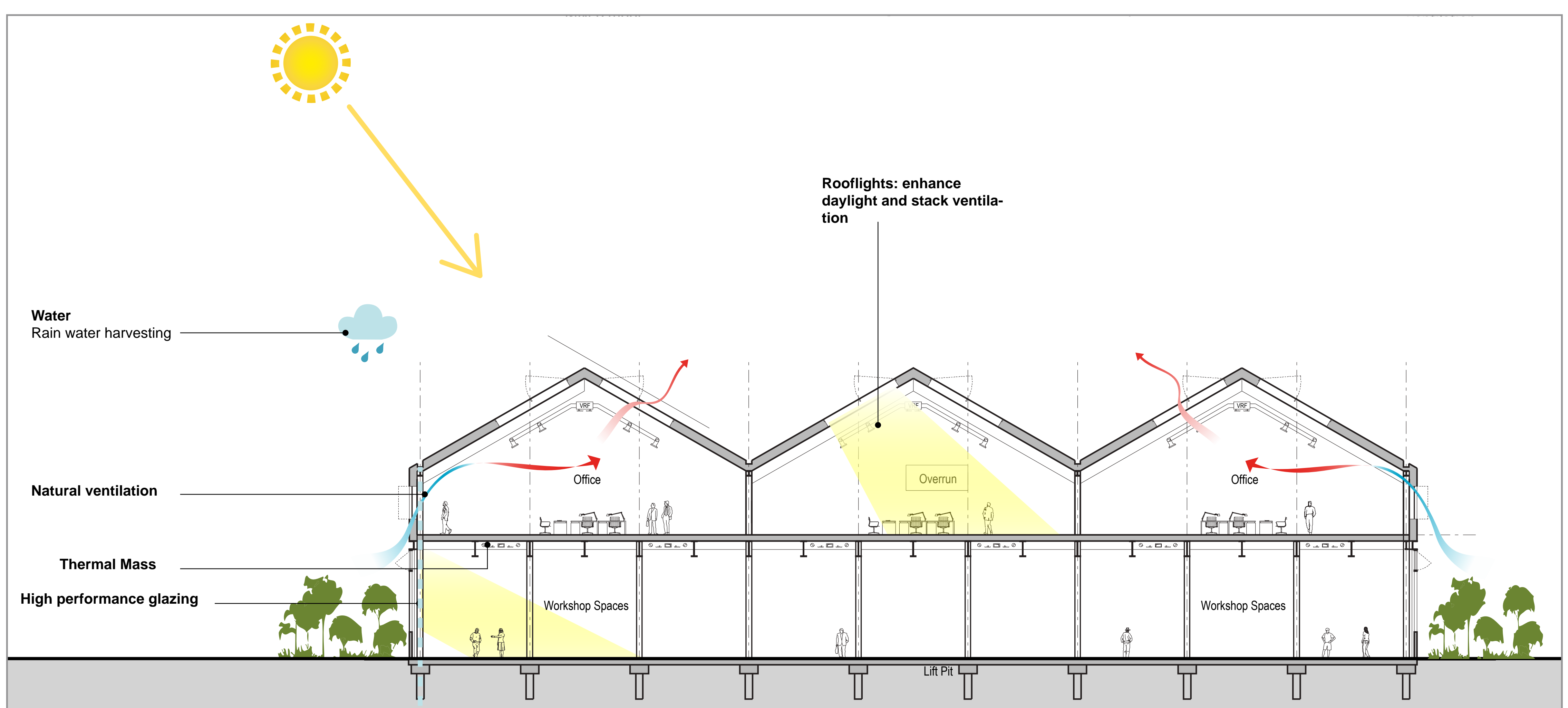


High performance glass: Aids in reducing the buildings' energy usage.

Sun and Heat Absorption

Buildings have been designed with a broadly north-south orientation to enable more effective control of solar gains in summer. Projecting eaves, bris-soleil (solar shading), and solar control glazing will all help to reduce solar gain, glare and any overheating risk.

Extensive planting and green infrastructure including 'bio-solar' roofs – combining green roofs with solar panels – on all sound stages along with surface level Sustainable Drainage Systems (SUDS) and green landscaping will help to reduce heat absorption from the sun, creating a cooler local microclimate. Retention of existing trees and new tree planting will provide additional shade.



This diagram shows how sustainability is embedded into the design of the workshop / office typologies.





Water & Flooding

Almost all of the site is in Flood Zone 1, but Plot 5 and the southern edge of Plot 4 are in zones 2 and 3. These are the zones the Environment Agency uses to manage flood risk. No permanent buildings are therefore proposed in Plot 5.

The studios have also been designed to avoid any localised flood risk by incorporating features to treat, attenuate and reduce outflow of surface water, to achieve green field run off rates.

These measures will assist to ensure better water quality, increase biodiversity, plus increase public amenity value. Together this also slows the rate water drains into local waterways or open water, at the same rate or slower than the present situation

Key strategies for dealing with run-off water include:

- Store rainwater for later use in tanks or sealed water features for the gradual release.
- Use infiltration techniques, such as porous surfaces in non-clay areas.
- Hold or attenuate rainwater in ponds and open water features for gradual release.
- Discharge slowly to local watercourses without increased rate of flood risk.



The opposite map shows the site's ground conditions, including the boundaries of the floodplain.



Where will water run-off go?

Surface water run-off from the site will discharge into the Westhorpe Lake at the southwest corner and the Westhorpe Brook at the southeast corner. Foul water in the northern area of the site will drain into the existing sewer in Westhorpe Farm Lane. In the southern area of the site, surface water run-off will drain to a pumping station which will lift the water up into the existing foul sewage in Westhorpe Farm Lane.

The above image shows the lake to the south of plot 3 with fishing spots



Diagram indicating water attenuation strategy



Diagram showing the site drainage plan

Key strategies for surface water attenuation include:

Bio-solar roofs



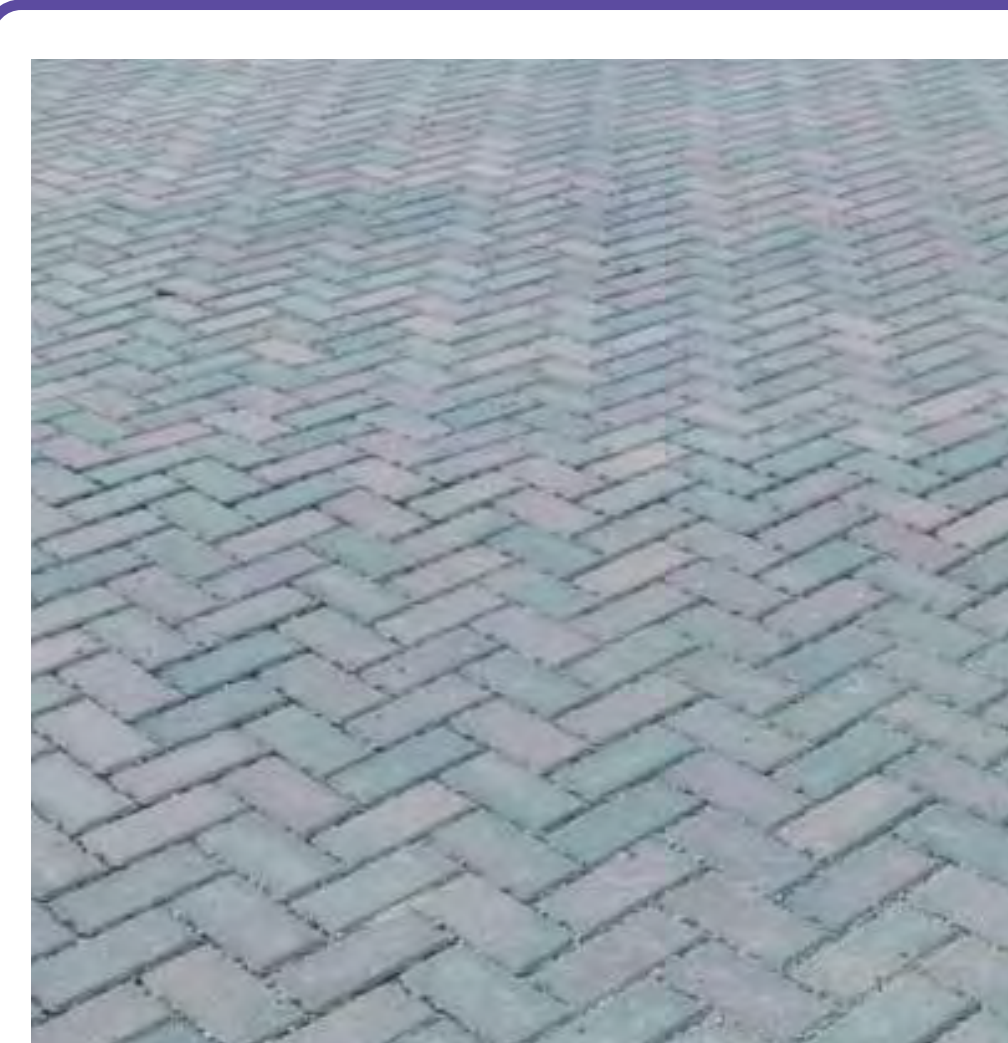
In addition to solar panels, every soundstage also has a 'green and blue' roof. These aid water attenuation, as well as benefiting wildlife and helping soften the visual impact in long views.

Swales & Ponds



Swales are marshy drainage channels that not only collect run off water, but help improve water quality and improve cooling. The ponds, as well as increasing water attenuation, provide a new home to lots of different wildlife.

Permeable Paving



Permeable paving is used at different points throughout the site and allows water to be absorbed back into the soil below. Reducing the build up of surface water and drainage into sewers.

Rain Gardens



As part of the landscaping strategy, biofiltration strips are included to receive further run off from roofs and hard surfaces. Biofiltration strips ensure surface water is clean before it reaches the soil. They also benefit the landscaping generally and host different wildlife.





Existing Ecology & Biodiversity

Habitat Surveys

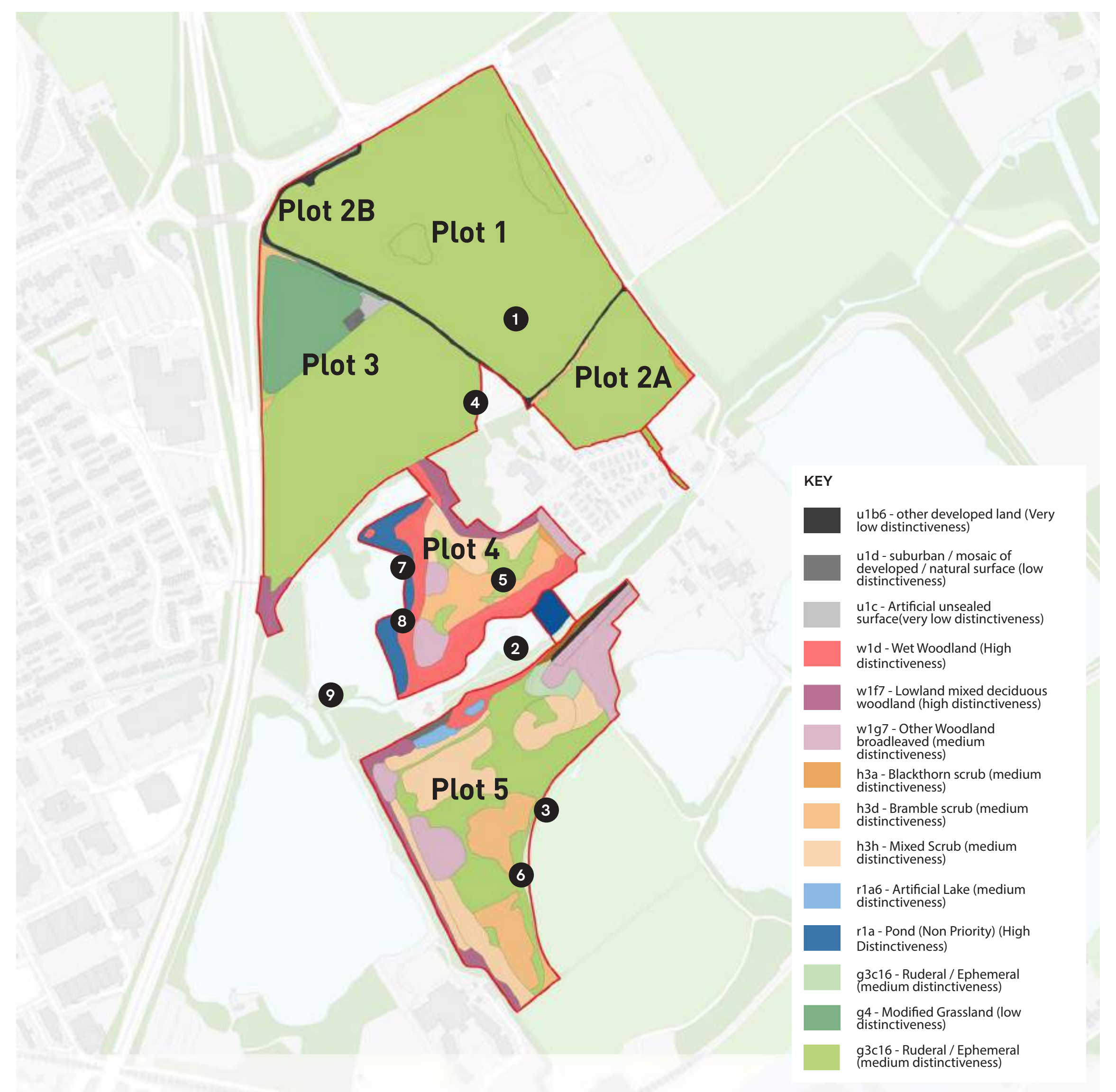
A comprehensive set of wildlife surveys have been undertaken over the last 12 months. Using the 'mitigation hierarchy' – avoid, minimise, mitigate, compensate – the masterplan protects the best areas for wildlife.

Surveys of the land and landscape value were undertaken in spring and summer of 2021.

The clear conclusion from these surveys is that Plots 1, 2, and 3 are relatively low value grassland.

Plots 4 and 5 comprise a mixture of mosaic of habitats: woodland, grassland, and scrub and have areas of higher ecological value.

The proposed development focuses on enabling Plots 4 and 5 to be managed for more conservation, while enabling some use in line with the mitigation hierarchy. Wildlife and species rich meadow off-site will be provided to compensate for the loss of the lower quality grassland on site.



Above map indicates existing habitats as identified in the surveys.

What we found

The table opposite outlines the observations found from the surveys. Following the results of the surveys, mitigation strategies have been considered throughout the design process to protect the existing habitats on site:

Observations	Strategy
Plots 4 and 5 are good habitats for reptiles. Slow worms and grass snakes, which are protected species, were found in low numbers.	Substantial and important parts of Plots 4 and 5 will be managed for wildlife, including these species.
The trees are good habitats for bats, 8 species were found to be foraging and commuting in many of the hedgerows and woodland areas, particularly around plot 4. 50% of the bats were soprano pipistrelle, and 30% common pipistrelle. There were lower numbers of some rare bats, such as the barbastelle. There were no bat roosts.	193 trees are retained on site. Hundreds more (348 individual trees) will be planted, with more being planted in woodland groups. This means that habitat that is good for bats will be maintained and enhanced around the site. Barbastelle in particular favour old and dead trees, which will be accommodated in the long term management plans.
71 species of bird were identified. Of these 53 species were likely to be breeding. They include skylarks, Redwing, Kingfisher, Cetti's Warbler. Some of these birds favoured the grassland on the northern plots, and some the mosaic of habitats on Plots 4 and 5.	Large parts of Plots 4 and 5 are being maintained for wildlife. More than 50 acres of wildlife meadow will be established off site, as close to the site as practically achievable.
There is a main badger set near the site, and an annex on site.	These will be left undisturbed.
Many Perch and some Roach were found in Westhorpe House Lake, along with low numbers of Tench, Pike and Eel.	The lake will not be affected by the proposals.
130 species of insects were found, 12 of which have national status, including the bombardier beetle and the white bryony mining bee.	The existing field boundaries around the site are being maintained, including the elm hedge along Westhorpe Farm Lane which is beneficial for the white-letter hairstreak butterfly.
There was no indication that there were great crested newts or water voles. Otters may use some parts of the southern plots in commuting – some possible 'hovers' were found adjacent to the site	There will be not be any increase in disturbance in the areas that may be used by otters, and large parts of Plots 4 and 5 will be managed for wildlife.

Biodiversity Net Gain

Biodiversity net gain is a new initiative brought in by the 2021 Environment Act. This will require all future developments to increase the amount of wildlife (biodiversity) by 10%. This is likely to come into force in 2023. Marlow Film Studios is going well beyond this, and will deliver at least a 20% uplift.

Marlow Film Studios will achieve this by:

Avoiding the richer areas for wildlife by putting the development on the poorer quality land on the larger northern part of the site.

Minimising plans within the southern plots and enhancing management so that we achieve a biodiversity net gain on site in these areas.

Mitigating through carefully thought through planting, using native species and making every landscape opportunity work for wildlife. For example, we are retaining 193 trees, planting a further 348, as well as more within woodland areas, and managing these areas for the longer term, to deliver benefits for wildlife.

Compensating, by delivering over 50ha of wildlife rich meadow as near the site as possible, which will be managed for wildlife for at least 30 years. This will ensure at least 20% more biodiversity as a result of this development taking place.



Open Mosaic Landscape.

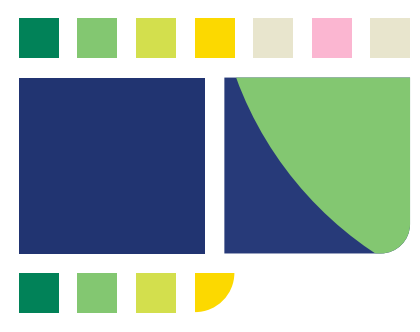


The fishing spot in the lake adjacent to Plot 5 and the A404.



Existing self-seeded woodland areas retained.





Protecting Ecological Areas of Value

A key aspect of the ecology strategy is the approach to the site's southern plots: Plot 4 and Plot 5. The majority of development is planned for the northern plots, Plots 1-3, which have less ecological value. The density of development in the northern plots leaves the southern plots and their natural habitats to be retained and enhanced.

Plots 4 and 5 will be retained predominantly as open space and managed to maximise site biodiversity and there are opportunities here to enhance existing vegetation for ecological gain. A management plan will ensure the long term endurance of the key landscapes in order to maintain the site's ecological and biodiversity value over time.



Above existing habitats in Plots 4 & 5.



An area for quiet recreation and for wildlife

Plot 4 benefits from an attractive natural setting amongst mature trees and a lakeside setting. It contains some areas of existing trees habitat with highest potential value on site. The areas of wet woodland which are of most importance are retained and the central scrub and grassland is enhanced and managed to create valuable open mosaic habitat.

This mosaic habitat benefits from low levels of disturbance, and here people and wildlife will work well together. Access for walking and quiet recreation will be permitted on about nine acres of land, with low level lighting to ensure minimum impact on wildlife. Access to this area from Westthorpe Park will be maintained and improved.

The Culture and Skills Academy has been carefully sited in the north of this plot to provide students with a first class learning environment. There will be times, for safeguarding reasons, that access to the recreational area will be restricted.

It may also be necessary to close off access to some paths, or across the areas as a whole, to ensure future management prioritises wildlife. One option for its on-going management is careful, periodic, grazing. A long term management plan will be prepared for the area.

The footpath along the eastern bank of Westthorpe Lake will be improved. A chestnut fence will separate it from the recreational area, meaning that the path will be able to be open every day, with closure at night for safety and conservation reasons.

There will be carefully managed vehicular access through this area to both the culture and skills academy and to the backlot in Plot 5 to the south.

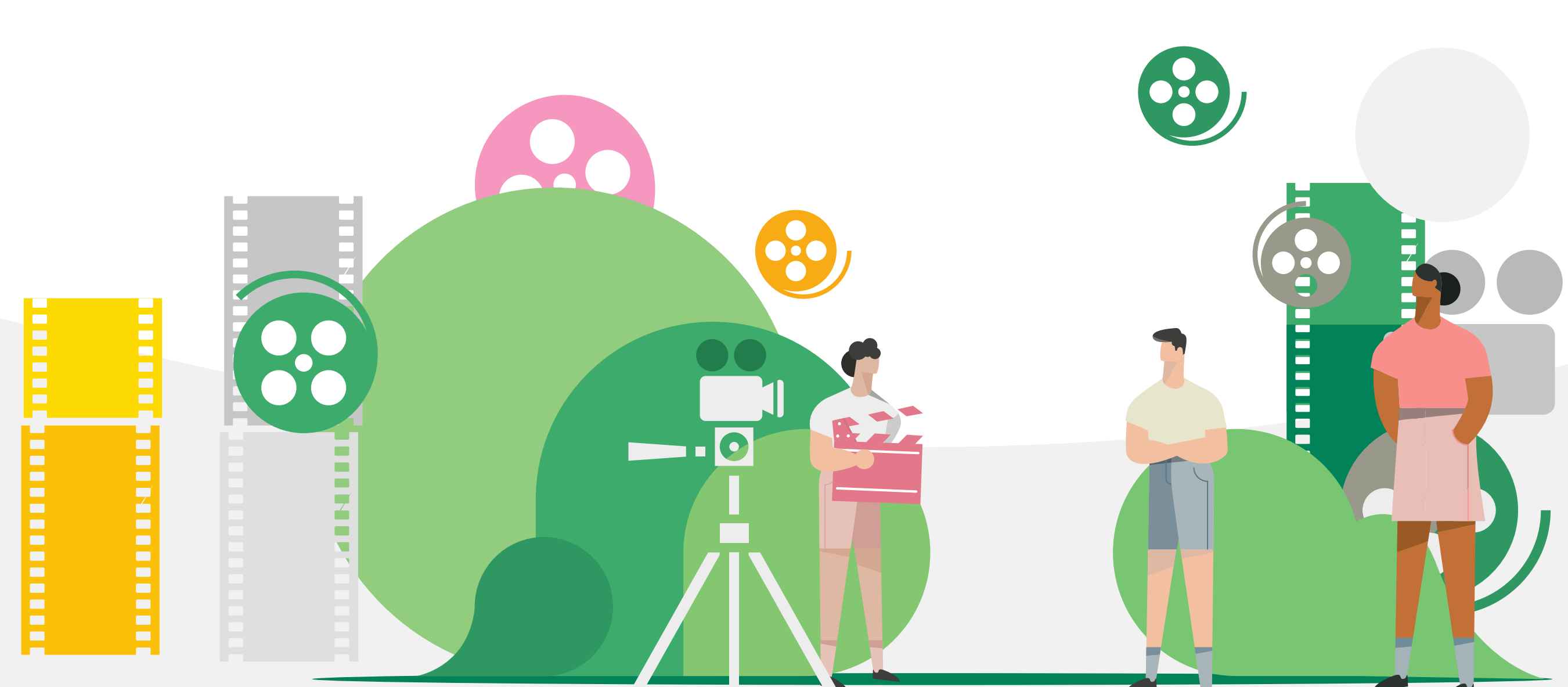
Top Left: The Culture & Skills Academy.
Bottom Left: Landscape masterplan showing Plot 4.

An area for periodic outdoor filming and for wildlife

Only authorised people and vehicles will access Plot 5, via a new bridge across the watercourse. A third of Plot 5 will host the backlot which is the area used for outdoor filming. This will make use of the hard, compacted ground left by quarrying impacts. It is used periodically rather than permanently. The backlot is positioned centrally within the plot to allow retention and enhancement of the habitat around it. Existing scrub and ground cover around the backlot will be enhanced to maximise biodiversity value. The lighting in the backlot area will be low level to minimise the impact on wildlife. The space around the backlot will be exclusively for wildlife with no public access, as is the case at present. A long term management plan will be prepared for the area.

The backlot area will be surrounded by a low agricultural fence and dense thorny woodland and hedgerow planting to help screen the filming area and discourage public access without the need for a formal single secure line. The perimeter will incorporate existing woodland areas and new semi-mature trees that will help screen the area from longer views, particularly from Winter Hill.

Opposite: Landscape masterplan showing Plot 5.



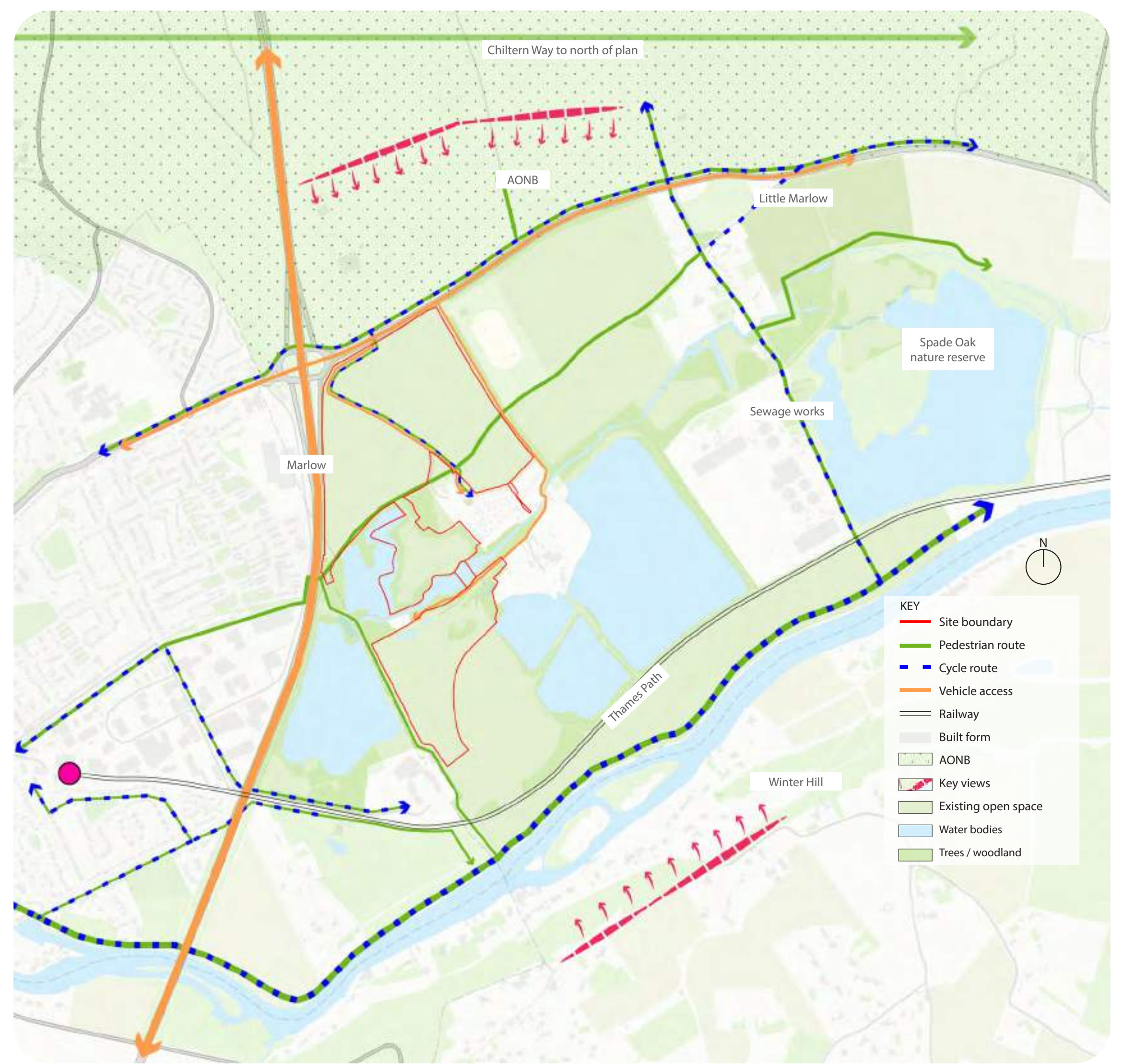
Context & Design Interventions

This board presents both the landscape context (the site and its surroundings), and the main landscaping considerations, pillars and the landscape masterplan. It goes on to provide further detail on the site's buffers and boundaries together with the planting strategy.

The Wider Context

The site is located on the fringes of the low-lying Thames Floodplain where it joins higher ground. The site is characterised by open fields, hedgerows, woodland belts and water bodies associated with the former gravel pits. The built-up area of Marlow is immediately to the west beyond the A404 and there are smaller clusters of development dotted along the river valley.

There are long views of the site from the Chilterns Area of Outstanding Natural Beauty (AONB) to the north and from Winter Hill to the south. Views from the west and east are more limited due to the flat landscape and existing vegetation. The Public Right of Way (PRoW) through the site and the Thames Path to the south provide additional east-west routes linking Marlow to Little Marlow.



Map indicating the wider landscape context of the site.

The Existing Landscape & Locality

The PRoW is well used as an amenity route as well as a direct link between Marlow and Little Marlow. The path is currently unsurfaced, uneven, and unlit. A permissive path outside of the site along the west of Plot 5 provides a link to the Thames Path. There are also some informal routes around the lake in Plot 4.

More than 70% of the site was quarried for gravel and then filled with domestic landfill waste, and the land was not restored to its previous condition or levels.

The northern plots (1, 2 and 3) are fairly open landscapes of poor quality, self-seeded ground cover with trees and hedges around the perimeter field boundaries.

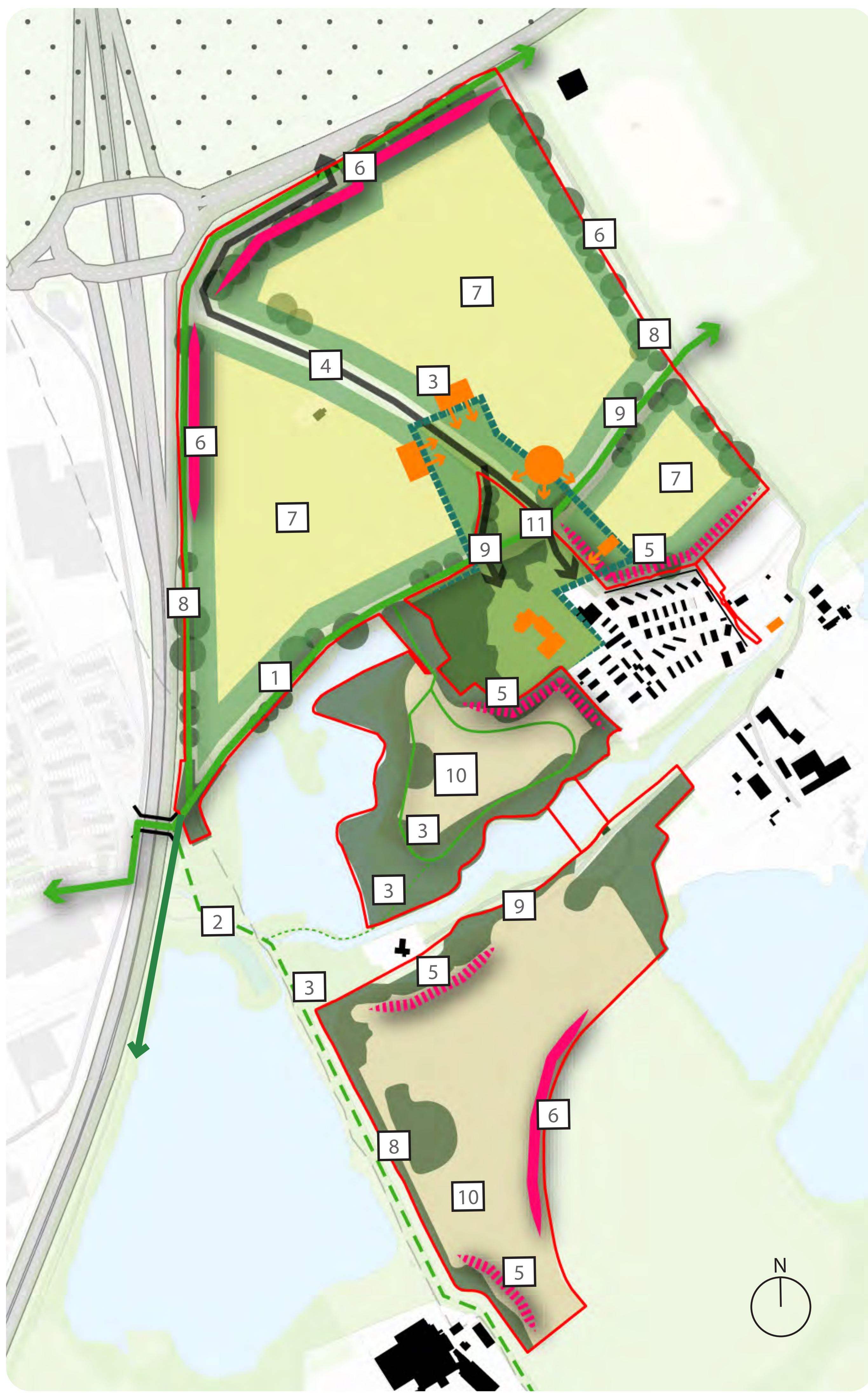
The southern plots (4 and 5) have been colonised by pioneer vegetation since quarrying finished in the last quarter of the last century. There are mature woodland belts around the perimeters and a mosaic of scrub, grassland and young woodland at their centres.



Existing row of Poplars on the A4155 have been retained following community feedback.



Map indicating landscape feature of the site and immediate surroundings.



Map indicating key landscape moves.

Landscaping Considerations:

There are two critical landscape considerations. The first is to ensure that the development, as seen from the AONB and Winter Hill, is layered in the landscape. The second is recognising the essential role that the listed Westthorpe House has played in shaping the landscape and responding to that in the landscape masterplan.

Some detailed factors include:

1. Enhance the existing PRoW surfacing and lighting.
2. Provide a new pedestrian and cycle route.
3. Provide walking routes for quiet recreation.
4. Retain existing Westthorpe House and Park Homes access road on its current alignment.
5. Provide suitable landscape buffers to minimise impact on near neighbours.
6. Provide landscape buffers to screen the development.
7. Studio development located in less ecologically valuable northern plots.
8. Retain and enhance existing field boundaries to provide habitat corridors linking the AONB to the river.
9. Design of buffer zones to consider public experience of the studio perimeter.
10. Retain and enhance existing habitats to Plots 4 and 5.
11. Provide a setting for Westthorpe House and the new amenities along the PRoW.



The Landscape Concepts & Masterplan

The Landscape Concept

The site covers an area with a wide range of existing conditions. The resulting landscape design is sensitive to the wider setting and landscape character, provides public amenity and maximises biodiversity and ecological benefits whilst also supporting the operation of the film studios.

A series of principles underpin the landscape masterplan to provide a coherent scheme that is in-keeping with its setting, delivers public and environmental benefits, and contributes to the studios' strong sense of character.

An Ecological Approach

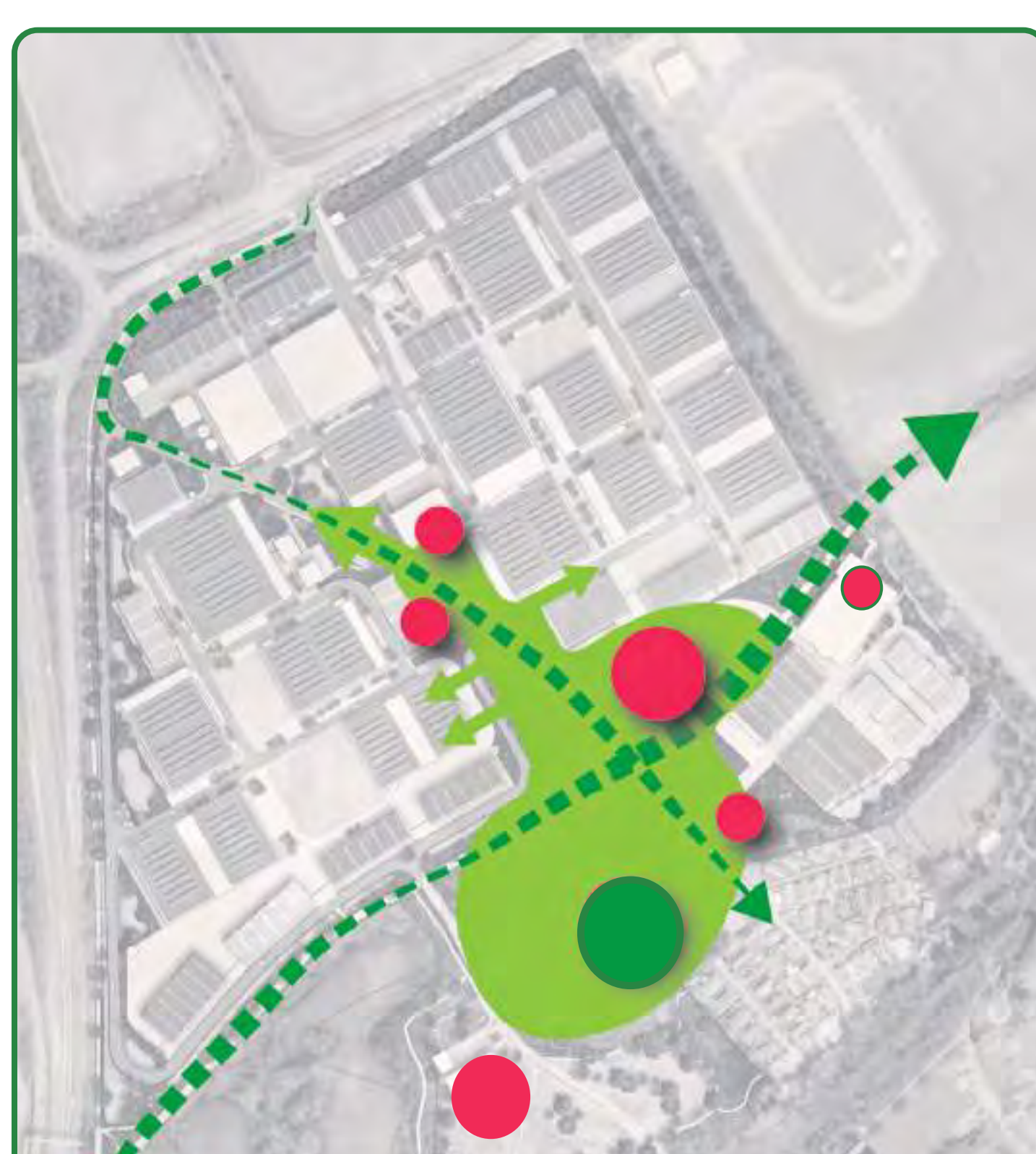


Green links and ecological corridors are outlined above.

The current ecology of the area has been shaped by its geology, the extent of the flood zone and past land use. These factors have resulted in the tapestry of habitats and ecological networks present today.

The landscape design uses this structure, taking its cues from the existing context and identifying key ecological opportunities to shape an approach to planting design and creation of new habitat within the site.

A Setting for Westhorpe House



The above diagram shows the key amenity points in pink.

The Public Right of Way (PRoW) and the setting of Westhorpe House are key considerations in the landscape design.

There is an opportunity as part of the development to create new public amenity and interest along the PRoW as an interface between the public and the studios. There is an opportunity for landscape here to provide a setting to the historic building and new amenities.

Broad Brush/Fine Grain



The above diagram shows the primary broad-brush areas.

For the majority of the development highly designed planting schemes would not be appropriate to the character of the site. Instead, a broad brush approach is taken with natural plant communities such as meadow, woodland and native hedgerow. This brings additional benefits in terms of biodiversity.

In key locations and spaces within the studios, there is an opportunity to provide a more detailed, designed landscape.

The Landscape Masterplan

The primary studio production zones are located on the northern plots, whilst the more ecologically valuable southern plots are predominantly open, with existing high-distinctiveness habitat retained. Plot 4 provides permissive walking routes and an ecologically rich setting for the Culture and Skills Academy building. Plot 5 provides space for periodic use as a backlot area for external filming on a third of the site, with the remainder managed to maximise biodiversity.

Below is the landscape masterplan:



Illustrated and annotated map of the landscape masterplan.



Buffers: Sitting in the Surroundings

Site Buffer Zones

Landscape buffer zones are provided around all boundaries to help integrate the development with its surroundings. These incorporate vegetation and fence lines to mitigate the visual impact of the development and provide key areas of privacy and security.

Buffers also play an important role in enhancing the site's ecology. There is an opportunity to provide valuable habitat connections from the Thames to the Area of Outstanding Natural Beauty and increase biodiversity through both. This will also incorporate public circulation routes and also Sustainable Drainage Systems (SuDS) features.

New and existing landscape features will make up the perimeter of the site and the buffers. Buffers have been designed with consideration for the specific character and sensitivities at each boundary.



Image opposite shows the landscape buffers around the site.



The existing poplars on the A4155 and northern buffer.



Existing hedge and evergreen trees on eastern side of the site.

Northern, Eastern & Western Buffers

These edges benefit from existing trees which will be retained, particularly the northern and eastern boundaries which have strong lines of poplars and conifers.

The layout sets buildings back to allow for the retention of existing plants and trees. On the western and northern edges, there is a new pedestrian and cycle route connecting the footbridge to Marlow Road.

On the western and eastern edges, climber planting trained to vertical wires is proposed for some of the soundstage façades to soften their appearance and provide habitat links to green



A verified view of Marlow Film Studios looking south west across the A4155 that shows the effectiveness of the buffers even in Winter months.

Public Interaction with the Site

The site interfaces with the existing public footpath at multiple points and feedback has been taken on the public experience of the route which has in turn shaped the design of the masterplan and landscape buffers along the route.

To the west, a wide landscape buffer with existing hedgerow, new planting and planted swales creates separation from the studios. The buildings that come closest to the PRow acts as the secure perimeter to reduce the need for security fencing.

Further east, the development and PRow actively interact due to the presence of the Studio Hub building, Community Building and cafe along this section of route.



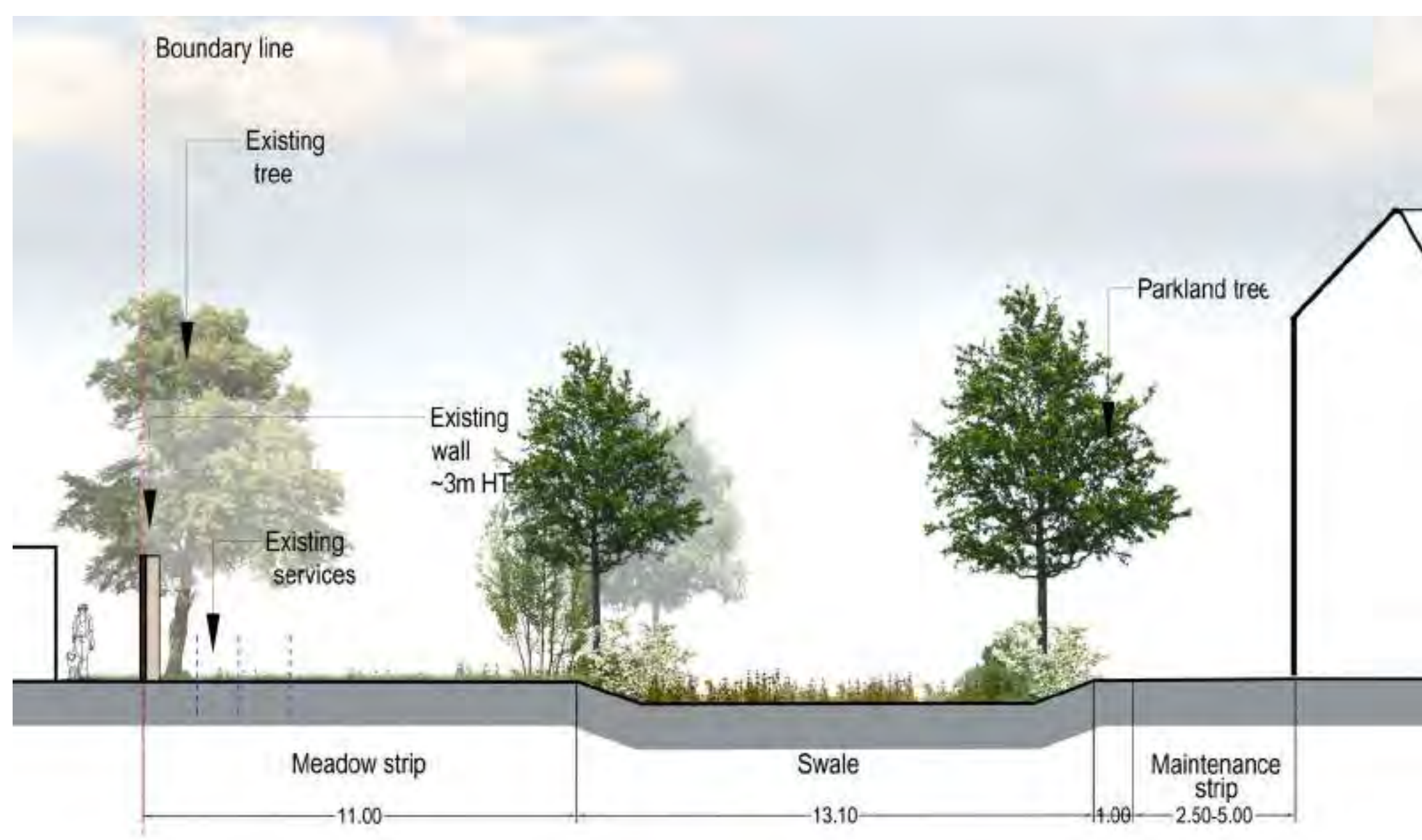
A verified view of the PRow looking west from Westhorpe Farm Lane towards the Volvo Bridge.



Plot 4 interface with Westhorpe Park Homes

Westhorpe Park Homes

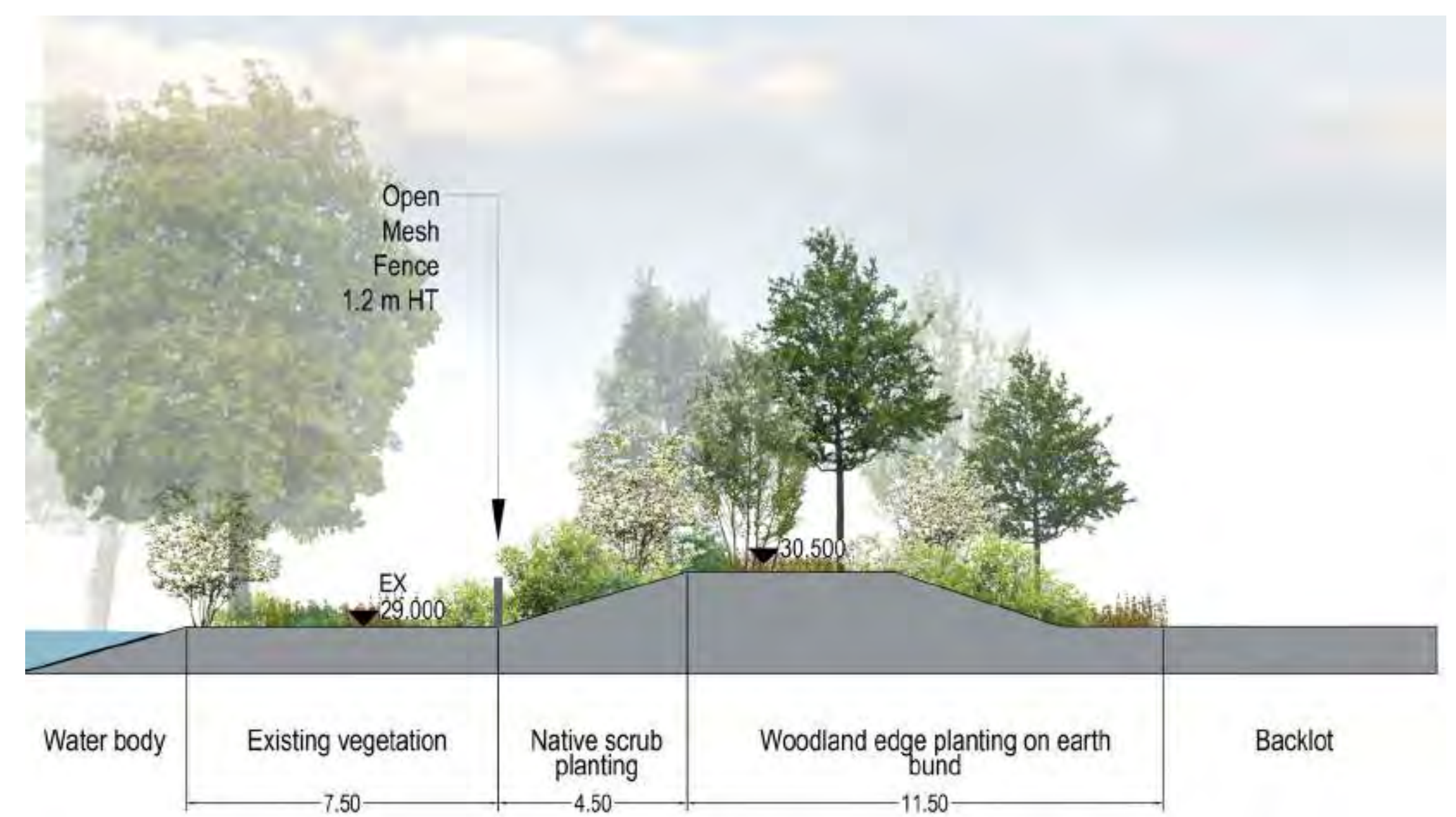
The sensitivity of the Westhorpe Park Homes interface with Plot 2A has resulted in a deep landscape buffer along the southern edge of the site with buildings stepping down in height. The existing wall, which is about 3m high, provides a solid boundary, whilst woodland planting provides enhanced separation.



Plot 2A interface with Westhorpe Park Homes.

Plot 5 Biodiversity & Backlot

A section of Plot 5 will be used for periodic use of large outdoor sets. Two thirds of this area will be used for biodiversity benefits. Design of the buffering has been considered to minimise impact on long views, and near neighbours.



Plot 5 interface with Newt Ditch.



Planting Strategy

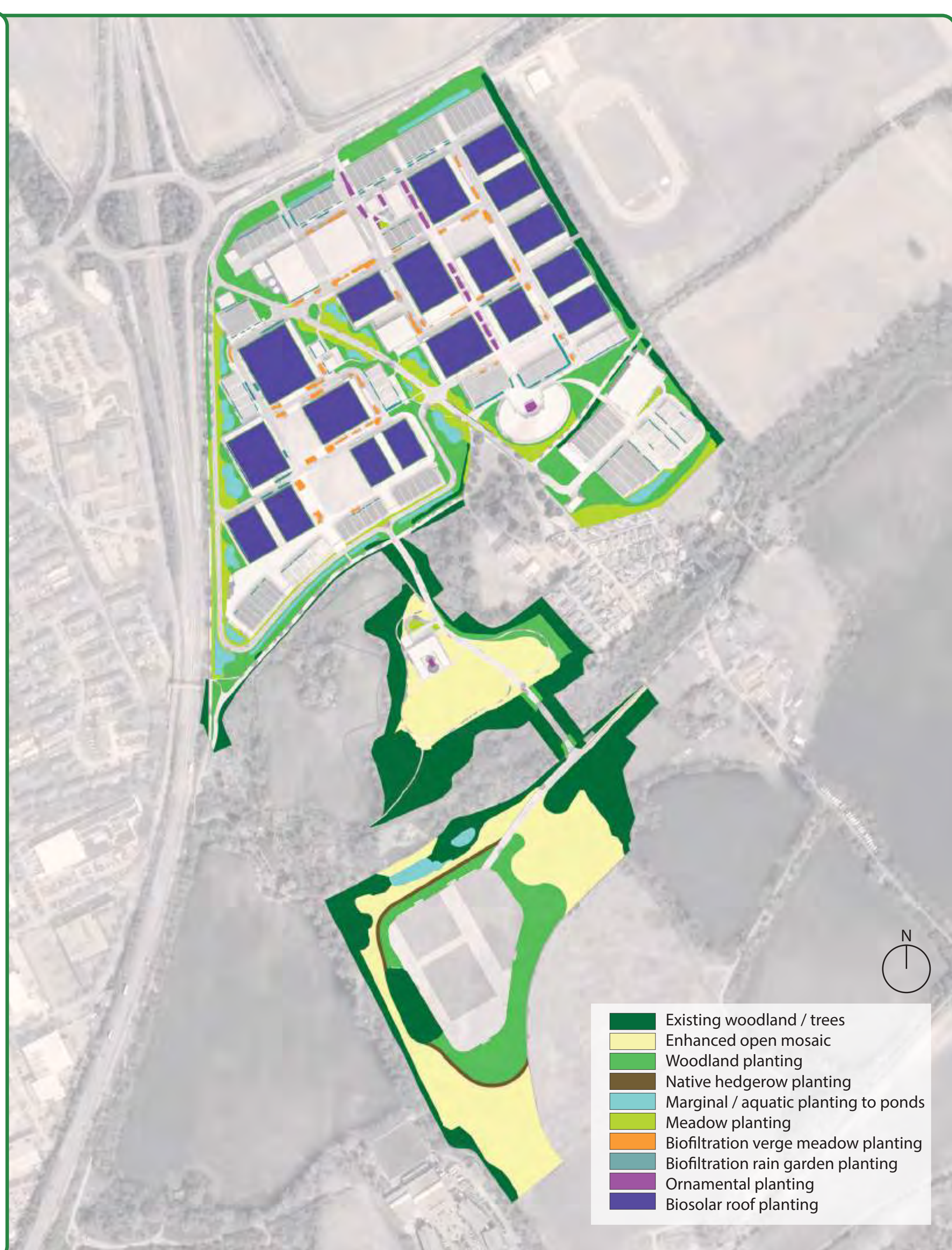
The planting across the site aims to create varied and complimentary habitats to provide an attractive, natural setting for the studios, to support site ecology, and to help tie the development into its surrounding context. It also performs a key role in the treatment of surface water as part of the Sustainable Drainage Systems (SuDS).

Planting across the majority of the studios' plots takes a broad-brush approach with swathes of native plant species to prioritise ecological benefit.

Buffer zones incorporate native woodland planting and hedgerows alongside existing field boundaries to strengthen visual and physical buffers and provide habitat corridors. These combine with areas of meadow and aquatic habitat to maximise ecological value.

Existing scrub and grassland within Plots 4 and 5 is retained and enhanced for biodiversity. Open mosaic habitats are created through the introduction of new grassland species and management of scrub and pioneer woodland.

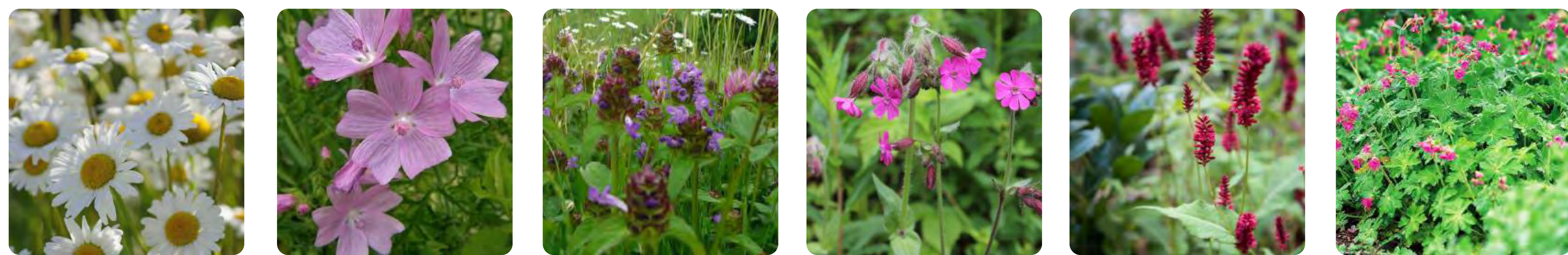
Image opposite shows the planting strategy across the site.



Within the studio streetscape, wide meadow verges and rain garden strips perform a vital SuDS function, taking surface water from paved surfaces and pitched roofs and helping to filter it before relaying it to attenuation features within the buffer zones. Focal spaces and key pedestrian routes will include more

designed ornamental planting with flowering shrubs and perennials to create an attractive backdrop.

The sound stages' flat roofs are 'biosolar' (combining green roofs with solar panels) with native planting that will work in conjunction with the photovoltaics.



The above are some of the proposed species. They include, from left to right Bishop's Lace, Lady's Bedstraw, Rough Hawkbit, Oxeye Daisy, Red Bistort, and Bigroot Geranium.

Tree Planting Strategy

In response to feedback from the community, a number of existing trees on site are retained and incorporated into the proposals. Of a total 234 trees, hedgerows, and woodland areas identified by the arboricultural survey in and around the site, 193 are retained and protected whilst 41 will require removal. New tree planting is incorporated throughout the scheme with in excess of 300 new trees proposed alongside creation of over eight acres of new mixed woodland planting

along with some native scrub and hedgerow planting. Buffer zones are designed with a mix of native woodland planting and standard trees to provide screening and soften the edges of development. Streetscapes are also designed to provide space for tree planting to improve the landscape character within the site and provide an attractive green workplace.

Woodland and Hedgerow Planting

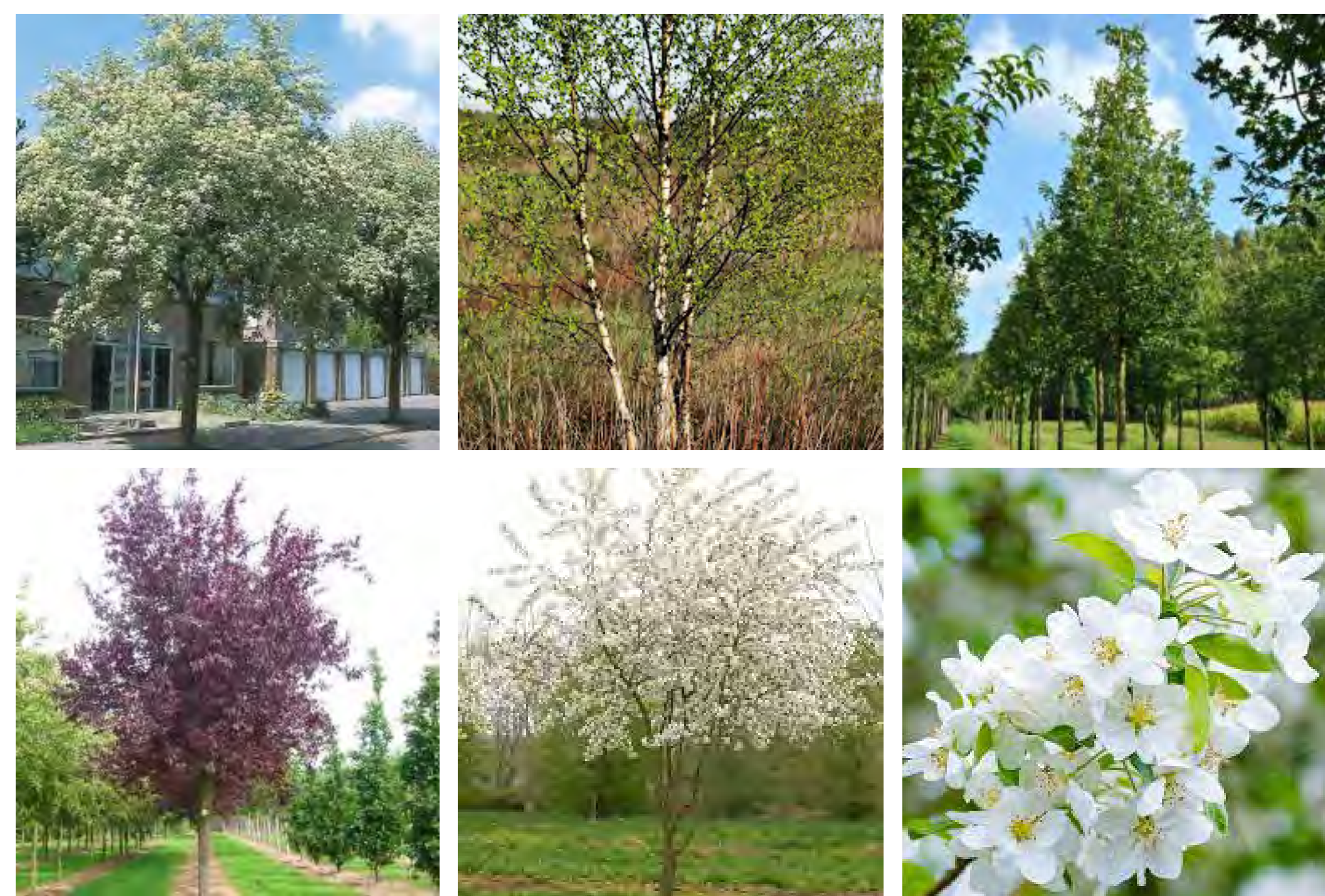
Areas of new woodland will be planted as a mix of native canopy and under story tree species. Native hedgerow will be planted in the buffers to soften site boundaries and provide valuable habitat.



The above are some of the proposed species including Common Hazel, Downy Birch, English Oak, European Spindle, Blackthorn, Blackberry and Bloody Dogwood.

Street Tree Planting

Tree planting within the streetscape will include a mix of native and non-native species that are suited to growing in a more urban environment. These will be planted as semi-mature standard trees.



The above are some of the proposed species including Whitebeam, Italian Oak, Cherry Plum, Orchard Apple.



Tree Strategy Plan.

Buffer Tree Planting

Sensitive buffers will be further enhanced with larger native trees planted as a mix of semi-mature standards and feathers.



Some of the proposed species include common Hawthorn, Common Hazel, European Hornbeam, European Crab Apple, Common Holly, English Elm.

