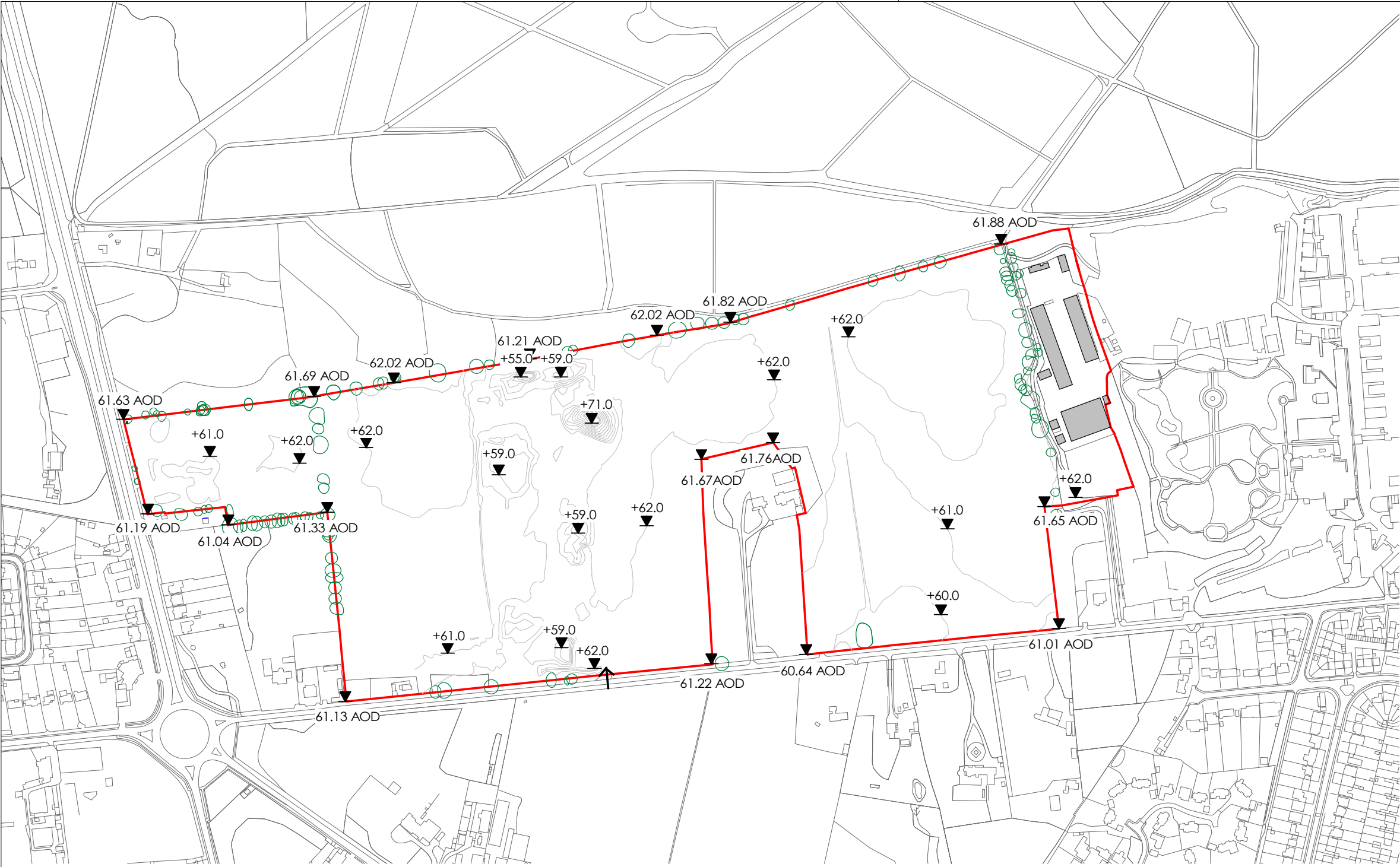


## **APPENDIX B: Parameter Plans**

- PP1A and B Site Context Plan 3770-FB-XX-00-DR-A-01-120 Rev P1 and 3770-FB-XX-00-DR-A-01-121
- PP2 Development Zones 3770-FB-XX-00-DR-A-01-122 Rev P2
- PP3A and B Land Use 3770-FB-XX-00-DR-A-01-123 Rev P3 and 3770-FB-XX-00-DR-A-01-124 Rev P3
- PP4 Green Infrastructure 3770-FB-XX-00-DR-A-01-125 Rev P3
- PP5 – Access and Movement 3770-FB-XX-00-DR-A-01-126 Rev P1
- PP6A and B Building Heights 3770-FB-XX-00-DR-A-01-127 Rev P2 and 3770-FB-XX-00-DR-A-01-128
- PP7 Development Numbers and Yield 3770-FB-XX-00-SC-A-01-000 Rev P3



Notes:

Source – topographic survey August 2020

Part of the site is still under restoration from quarrying. In these locations, the parameters will be taken from the final restored levels, rather than those shown on the topographic survey. In areas where restoration is still to be completed, the levels will be representative of those shown for the areas that have already been restored (typically ranging from 60 to 62 m AOD)

DIAGRAM KEY:

## APPLICATION BOUNDARY

CONTOURS (1m intervals)


 EXISTING TREES

## EXISTING RETAINED STRUCTURES

→ EXISTING VEHICULAR ACCESS

▼ EXISTING SPOT LEVELS



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status: PLANNING			Suitability:	Drawing No: 3770-FB-XX-00-DR-A-01-120		Rev: P1
					Job Title: Screen Hub UK, Pinewood Studios		Job No: 3770		<div>© Drawing &amp; Design Copyright of:</div> <div><div><div>FAULKNERBROWNS ARCHITECTS</div><div></div></div><div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW  T+44(0)191 2683007 F+44(0)191 2478132</div></div>		
					Drawing Title: PP1A Site context (current levels)						
					Date: 30/09/20	Scale: 1 : 5000	Drawn By: RM	Checked By: CE			

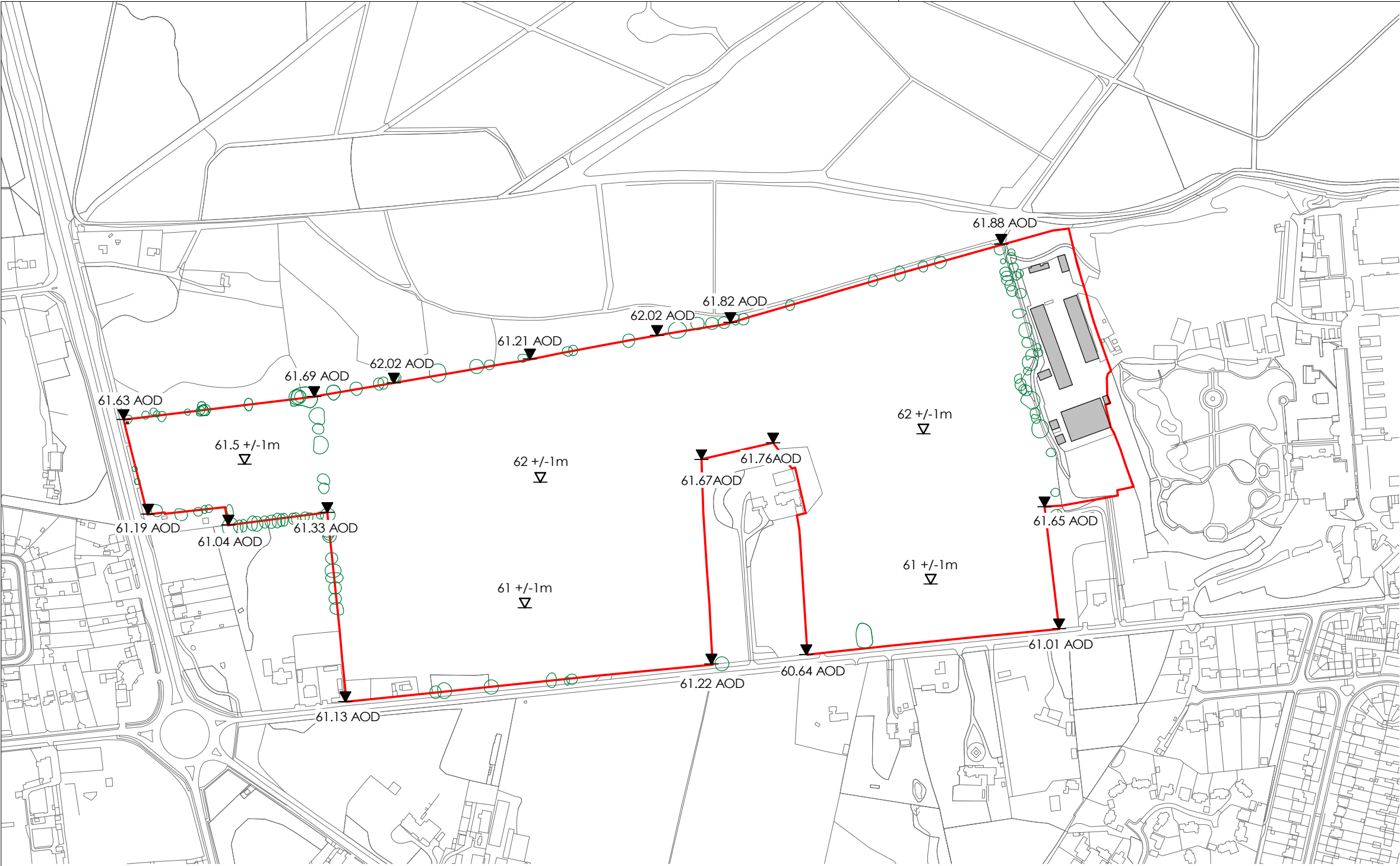
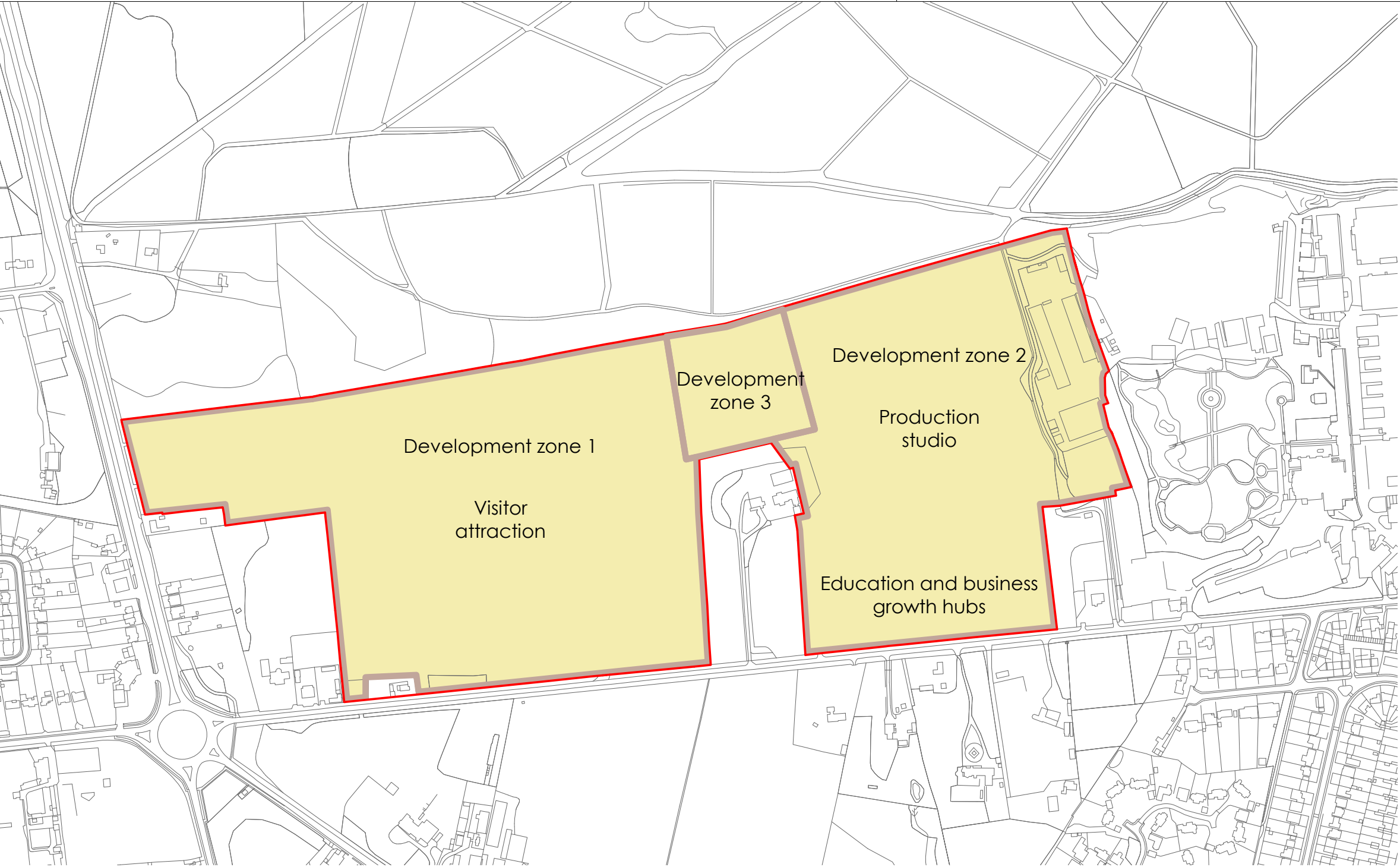


DIAGRAM KEY:

- APPLICATION BOUNDARY
- EXISTING TREES
- PROPOSED LEVELS
- EXISTING LEVELS FROM TOPOGRAPHIC SURVEY

Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status: PLANNING	Suitability:	Drawing No: 3770-FB-XX-00-DR-A-01-121	Rev: P1
					Job Title: Screen Hub UK, Pinewood Studios	Job No: 3770	© Drawing & Design Copyright of:	
					Drawing Title: PP1B Site context (proposed levels)		FAULKNERBROWNS ARCHITECTS	
					Date: 30/09/20	Scale: 1 : 5000	Drawn By: RM	Checked By: CE
							FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132	



Notes:

Three principal development zones are identified:

1) Visitor attraction - a bespoke film-inspired leisure/tourism facility incorporating exhibition space, related and ancillary food & drink, retail and guest facilities (internal and external)

2) Production studio - a film and media production hub including sound stages, workshops, backlot and offices of similar form to the facilities on the adjacent Pinewood studios estate

3) Shared/joint zone - a flexible use area for either visitor attraction or production studios or joint use.

The site also makes provision for:

a) Education hub - building(s) in which film and media related education support and outreach is provided across multiple age ranges

b) Business growth hub – building(s) in which screen and media related start-up, incubator and commercial floorspace is provided together with wider business support facilities


The form and extent of development within in each zone is set out in PP7

DIAGRAM KEY:

APPLICATION BOUNDARY

EXTENT OF DEVELOPMENT ZONES



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	07.10.21	DEVELOPMENT ZONE 3 ADDED	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-122	P2
					Job Title:	Job No:	<div>© Drawing &amp; Design Copyright of:</div> <div><div>FAULKNERBROWNS ARCHITECTS</div><div></div><div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div></div>	
					Screen Hub UK, Pinewood Studios			
					Drawing Title:			
					PP2 Development zones			
					Date:	Scale:	Drawn By:	Checked By:
					30/09/20	1 : 5000	RM	CE





Notes:

The land use parameters comprise buildings, movement (including access, parking and servicing) and green infrastructure.

There are two different options (A and B), which show alternative locations / orientation of the visitor attraction.

A) The visitor attraction will comprise one or more individual or interconnected main buildings (up to 10), together with smaller scale structures to accommodate related support / service facilities. The limit on the total number of main buildings will be flexibly applied in agreement with the local planning authority when determining reserved matters.

B) The production studio and backlot will be a series of buildings of different forms as required by the needs of film production.

C) Zone C will be used flexibly to accommodate buildings for either the visitor attraction or production studios or joint use.

The Education and Business Growth Hubs will be one or more individual or interconnected buildings (up to 5 main structures) sited within the movement zone adjacent to Pinewood Road.

DIAGRAM KEY:

APPLICATION BOUNDARY

BUILDINGS

GREEN INFRASTRUCTURE

MOVEMENT ZONES

\*

EDUCATION AND BUSINESS GROWTH HUBS

SECONDARY GREEN INFRASTRUCTURE



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	30.09.21	AMENDMENTS TO EXTENT OF GREEN INFRASTRUCTURE TO ACCOMMODATE ADDITIONAL ECOLOGICAL MITIGATION	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-123	P3
P3	07.10.21	ZONE C. ADDED GREEN INFRASTRUCTURE AMENDED TO ACCOMMODATE ZONE C.	RM	CE	Job Title: Screen Hub UK, Pinewood Studios	Job No: 3770	<div>© Drawing &amp; Design Copyright of:</div> <div>FAULKNERBROWNS ARCHITECTS</div> <div><div></div><div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div></div>	
					Drawing Title: PP3A Land use			
					Date: 30/09/20	Scale: 1 : 5000	Drawn By: RM	Checked By: CE



**Notes:**

The land use parameters comprise buildings, movement (including access, parking and servicing) and green infrastructure.

There are two different options (A and B), which show alternative locations / orientation of the visitor attraction.

A) The visitor attraction will comprise one or more individual or interconnected main buildings (up to 10), together with smaller scale structures to accommodate related support / service facilities. The limit on the total number of main buildings will be flexibly applied in agreement with the local planning authority when determining reserved matters.

B) The production studio and backlot will be a series of buildings of different forms as required by the needs of film production.

C) Zone C will be used flexibly to accommodate buildings for either the visitor attraction or production studios or joint use.

The Education and Business Growth Hubs will be one or more individual or interconnected buildings (up to 5 main structures) sited within the movement zone adjacent to Pinewood Road.

DIAGRAM KEY:

APPLICATION BOUNDARY

BUILDINGS

GREEN INFRASTRUCTURE

MOVEMENT ZONES

\*

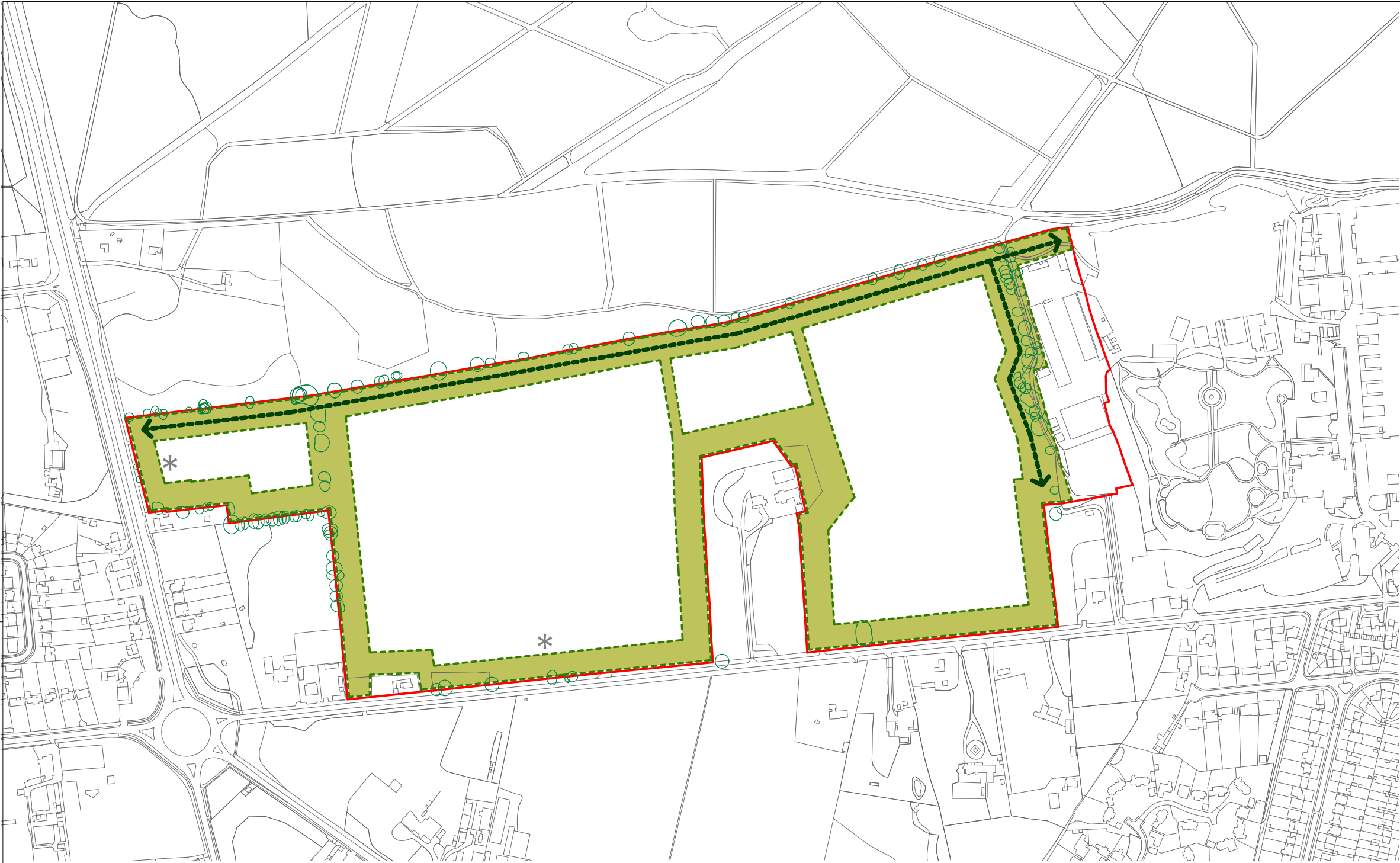
EDUCATION AND BUSINESS GROWTH HUBS

SECONDARY GREEN INFRASTRUCTURE



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	30.09.21	AMENDMENTS TO EXTENT OF GREEN INFRASTRUCTURE TO ACCOMMODATE ADDITIONAL ECOLOGICAL MITIGATION	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-124	P3
P3	07.10.21	ZONE C. ADDED GREEN INFRASTRUCTURE AMENDED TO ACCOMMODATE ZONE C.	RM	CE	Job Title: Screen Hub UK, Pinewood Studios	Job No: 3770	<div>© Drawing &amp; Design Copyright of:</div> <div>FAULKNERBROWNS ARCHITECTS</div> <div><div></div><div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div></div>	
					Drawing Title: PP3B Land use			
					Date: 30/09/20	Scale: 1 : 5000	Drawn By: RM	Checked By: CE





Notes:

The development will support the delivery of a 10% minimum biodiversity net gain through green infrastructure provision. This will include a comprehensive landscape and ecological enhancement scheme for the application site

The total area of green infrastructure within the application site will be no less than 9.8 ha.

The green infrastructure will include boundary treatments and stand offs; protection of existing key landscape features / assets; provision of new / enhanced landscape and ecology; a strengthened landscape frontage to Pinewood Road.

The boundary provision will be generally 25m to 30m in depth (other than areas adjacent to points of access) subject to detailed design and approval under reserved matters, with a substantive landscaped edge to Black Park (30m in depth) and appropriate landscaping provision where building zones are close to adjacent residential properties (typically a 15m depth of woodland planting)

Access points will be provided to the site through the green boundary areas, including existing internal landscaping belts / areas. These access points will be located to minimise loss of existing vegetation.

Provision will be made for bat mitigation to recognise the presence of a Bechstein Bat colony within Black Park. This will be set out in a specific bat mitigation strategy and will include dark zone areas along the edge of Black Park and along the existing route of the Peace Path and reinforced planting (to support existing transect routes)

DIAGRAM KEY:

APPLICATION BOUNDARY

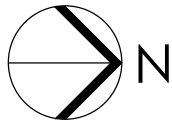
GREEN INFRASTRUCTURE


EXISTING RETAINED TREES

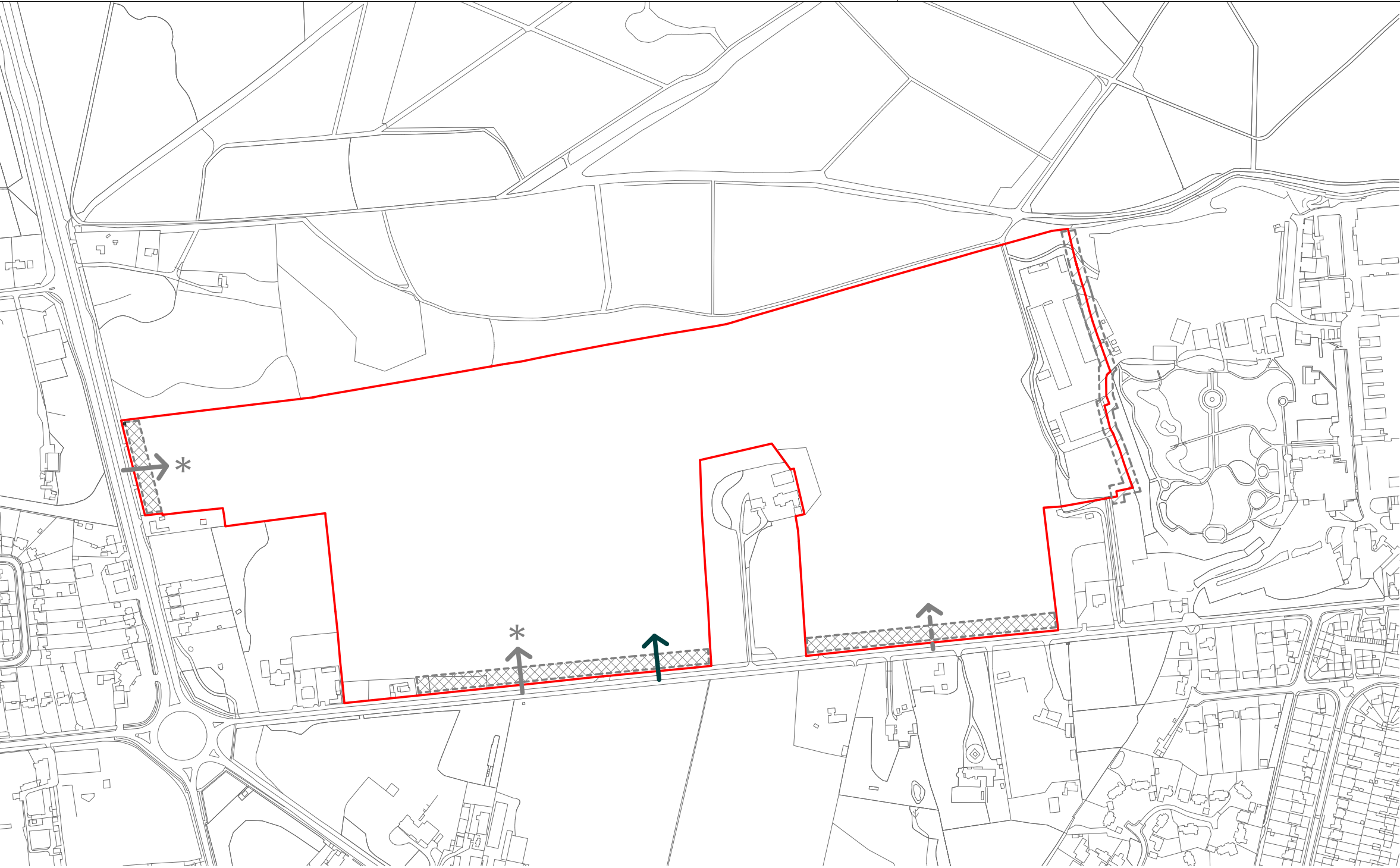
\*

ENTRANCE FEATURE

DARK ZONE



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	30.09.21	AMENDMENTS TO EXTEND EXTENT OF GREEN INFRASTRUCTURE TO ACCOMMODATE ADDITIONAL ECOLOGICAL MITIGATION	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-125	P3
P3	07.10.21	GREEN INFRASTRUCTURE AMENDED TO ACCOMMODATE ZONE C.	RM	CE	Job Title: Screen Hub UK, Pinewood Studios	Job No: 3770	© Drawing & Design Copyright of:  <b>FAULKNERBROWNS ARCHITECTS</b>  <small>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</small>	
					Drawing Title: PP4 Green Infrastructure and Ecological Mitigation			
					Date: 30/09/20	Scale: 1 : 5000	Drawn By: RM	Checked By: CE



Notes:

The site will be accessed principally from Uxbridge Road and Pinewood Road with access also be provided to the north from the existing Pinewood Studios estate.

Additional service access points will also be required along Pinewood Road

The approval of the site entrance arrangements is included for approval under the outline planning application with its design detail for subsequent approval under reserved matter submissions and related highways agreements

DIAGRAM KEY:

APPLICATION BOUNDARY

PRINCIPAL ACCESS (ATTRACTION)

PRINCIPAL ACCESS (PRODUCTION)


SECONDARY ACCESS (SERVICE)

MAJOR ENTRANCE FEATURE

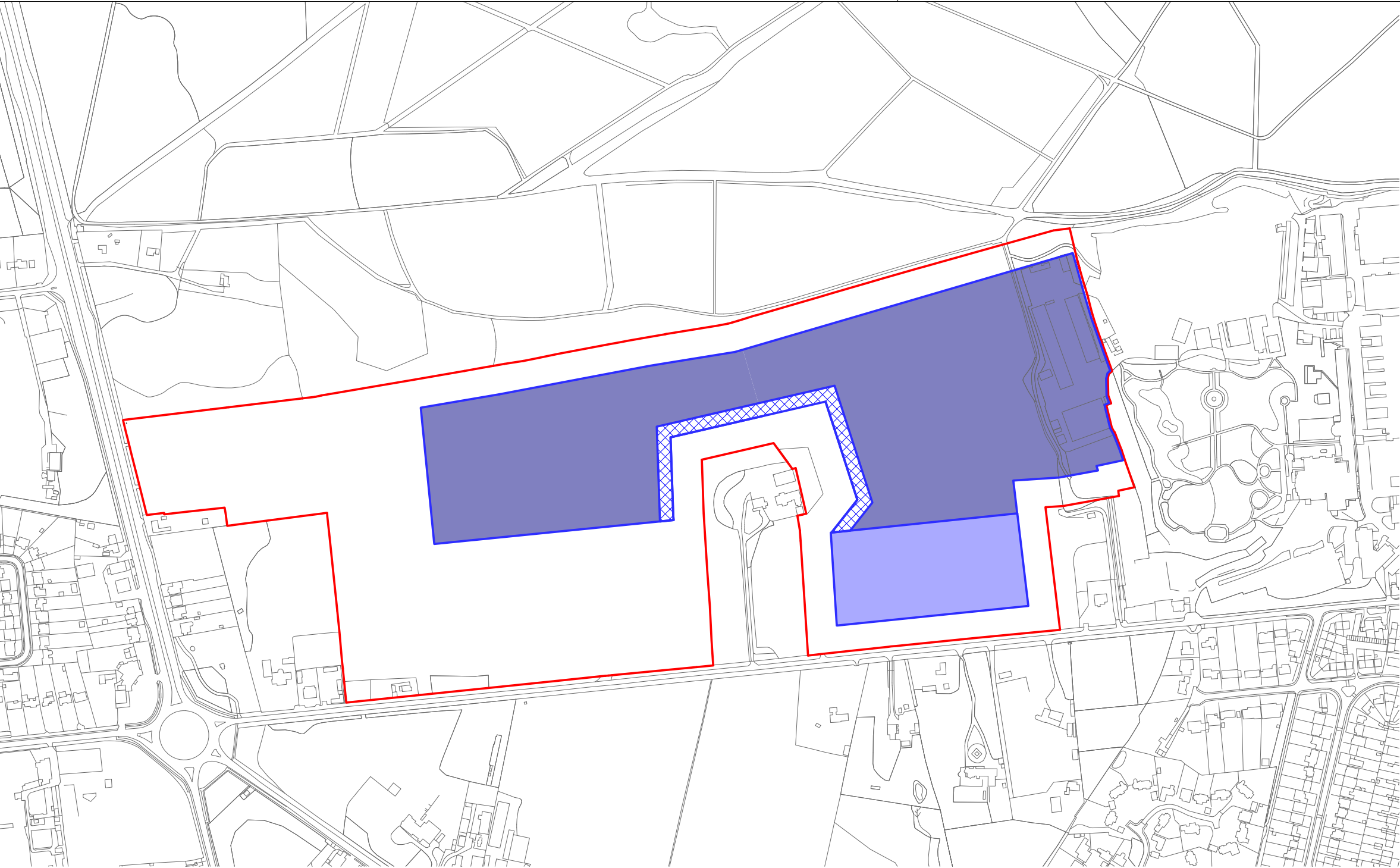
ACCESS ZONE

ACCESS ZONE FROM EXISTING STUDIO



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status: PLANNING		Suitability:	Drawing No: 3770-FB-XX-00-DR-A-01-126		Rev: P1
					Job Title: Screen Hub UK, Pinewood Studios		Job No: 3770	© Drawing & Design Copyright of: <div><div>FAULKNERBROWNS ARCHITECTS</div><div></div></div> <div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div>		
					Drawing Title: PP5 Access and movement					
					Date: 30/09/20		Scale: 1 : 5000	Drawn By: RM	Checked By: CE	





Notes:

The maximum height of any building within the build areas shown will be as shown on the drawing (unless otherwise agreed by the planning authority).

The height is a maximum and it is not to be interpreted as the height of all buildings.


Building heights should be measured on the basis of being 1m + or – from the levels identified on PP1 (post completion of restoration).

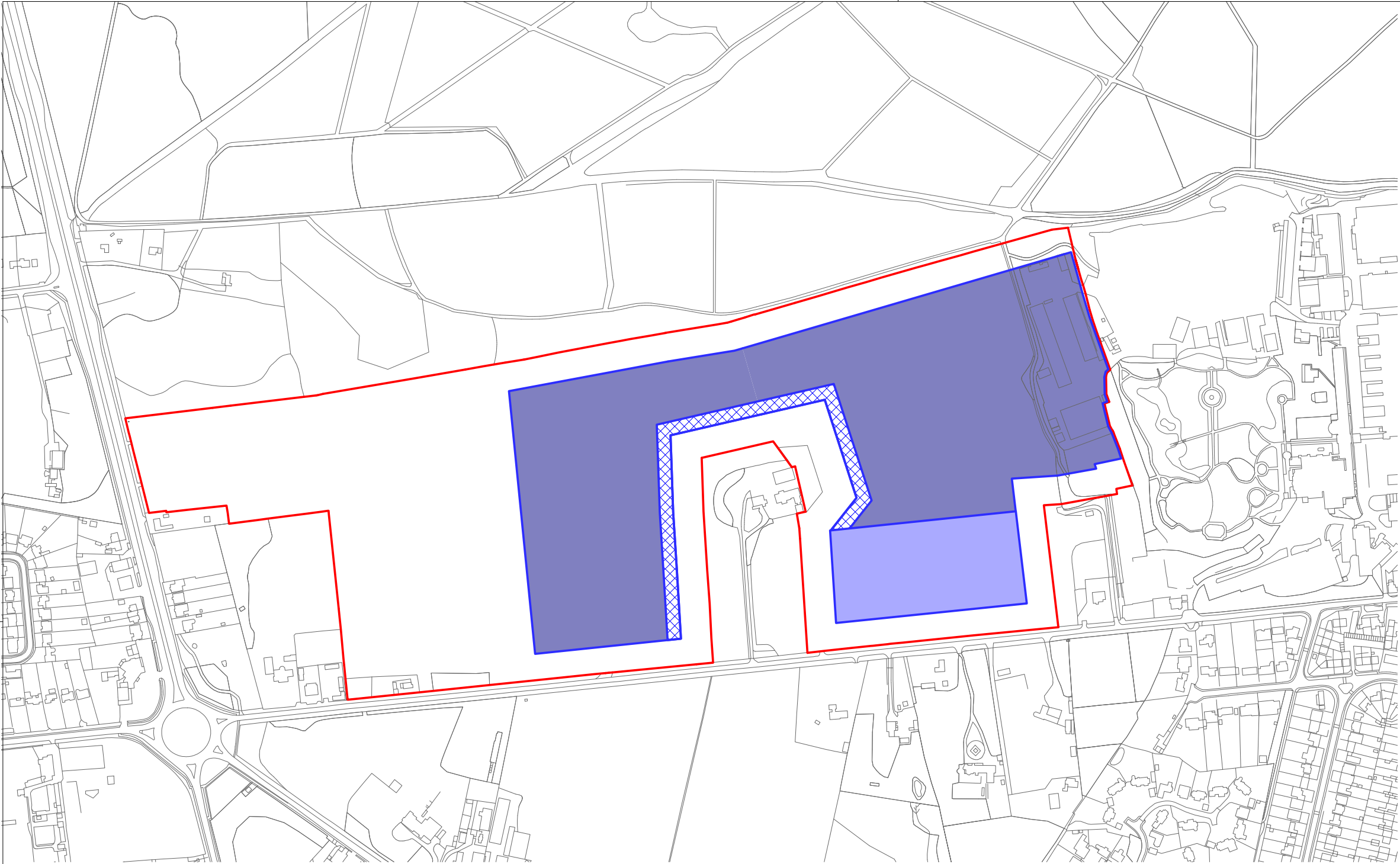
Within the movement zone (PP3A), there will be some structures of a limited scale (predominantly single storey). These will be operational in terms of their use (such as gatehouses, entrance features, security buildings and support facilities for bus / coach drivers).

Within the 14.5m height zone, the height parameter relates to the business and education hub, which will be building(s) of no more than 3 storey and extending to a maximum floorspace of 4,645 sq m (50,000 sq ft). Consequently, the majority of the identified area will be for car park / movement use only.

- DIAGRAM KEY:
- APPLICATION BOUNDARY
  - +21.5m HEIGHT ZONE \*
  - +14.5m HEIGHT ZONE
  - +9.2m HEIGHT ZONE



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	07.10.21	BUILDING HEIGHTS BOUNDARY ZONE UPDATED	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-127	P2
					Job Title:	Job No:	<div>© Drawing &amp; Design Copyright of:</div> <div>FAULKNERBROWNS ARCHITECTS</div> <div></div> <div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div>	
					Screen Hub UK, Pinewood Studios	3770		
					Drawing Title:			
					PP6A Building heights			
					Date:	Scale:	Drawn By:	Checked By:
					30/09/20	1 : 5000	RM	Checker



Notes:

The maximum height of any building within the build areas shown will be as shown on the drawing (unless otherwise agreed by the planning authority).

The height is a maximum and it is not to be interpreted as the height of all buildings.

Building heights should be measured on the basis of being 1m + or – from the levels identified on PP1 (post completion of restoration).

Within the movement zone (PP3A), there will be some structures of a limited scale (predominantly single storey). These will be operational in terms of their use (such as gatehouses, entrance features, security buildings and support facilities for bus / coach drivers).

Within the 14.5m height zone, the height parameter relates to the business and education hub, which will be building(s) of no more than 3 storey and extending to a maximum floorspace of 4,645 sq m (50,000 sq ft). Consequently, the majority of the identified area will be for car park / movement use only.

DIAGRAM KEY:

APPLICATION BOUNDARY

+21.5m HEIGHT ZONE \*

+14.5m HEIGHT ZONE

+9.2m HEIGHT ZONE




Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	07.10.21	BUILDING HEIGHTS BOUNDARY ZONE UPDATED	RM	CE	PLANNING		3770-FB-XX-00-DR-A-01-128	P2
					Job Title:	Job No:	<div>© Drawing &amp; Design Copyright of:</div> <div>FAULKNERBROWNS ARCHITECTS</div> <div><div></div><div>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW T+44(0)191 2683007 F+44(0)191 2478132</div></div>	
					Screen Hub UK, Pinewood Studios	3770		
					Drawing Title:			
					PP6B Building heights			
Date:		Scale:		Drawn By:		Checked By:		
30/09/20		1 : 5000		RM		CE		

Element	Area (Ha)	Area (acres)	Floorspace (Sqm)	Floorspace (sq ft)	Parking	Notes
Site (full)	32.6	80.5	69,677 m2	750,000 sq ft	Cars - 2,341 Coach/ Bus - 25 Cycle - 269	
Visitor Attraction			32,516 m2	350,000 sq ft	Cars - 1,400 Coach/ Bus - 25 Cycle - 70	5,000 non - peak 6,500 mid - peak 8,500 peak
Production Studio			32,516 m2	350,000 sq ft	Cars - 715 Cycle - 150	The production studio building area will include a backlot of circa 2 Ha*  Some parking will be available within the production studio building (approximately 100 spaces) with the remainder (circa 615) being in a dedicated car park
Education and Business Hubs			4,645 m2	50,000 sq ft	Cars - 226 Cycle - 49	
Green Infrastructure	10.7	26.5				Black Park Buffer - up to 30m wide Amenity Buffer - up to 25m wide Net Biodiversity Gain - at least 10%

Notes:

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

\* The floorspace figure for production (350,000 sq ft) will be in addition to any provision of space for backlot

Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status:	Suitability:	Drawing No:	Rev:
P2	30.09.21	AMENDMENTS TO EXTENT OF GREEN INFRASTRUCTURE TO ACCOMMODATE ADDITIONAL ECOLOGICAL MITIGATION	RM	CE	PLANNING		3770-FB-XX-00-SC-A-01-000	P3
P3	07.10.21	GREEN INFRASTRUCTURE AMENDED TO ACCOMMODATE ZONE C.	RM	CE	Job Title: Screen Hub UK, Pinewood Studios	Job No: 3770	© Drawing & Design Copyright of:  <b>FAULKNERBROWNS ARCHITECTS</b>  <small>FaulknerBrowns LLP Dobson House Northumbrian Way Killingworth Newcastle upon Tyne NE12 6QW  T+44(0)191 2683007 F+44(0)191 2478132</small>	
					Drawing Title: PP7 Development numbers and yield			
					Date: 30/09/20	Scale: 1 : 2000	Drawn By: RM	Checked By: CE