

Appendix C- Parameter Plans

Pinewood South

- 3939-FBA-01-00-DR-A-01_001_P01 - PP1 Site Context (current levels)
- 3939-FBA-01-00-DR-A-01_002_P01 - PP2 Site Context (proposed levels)
- 3939-FBA-02-00-DR-A-01_003_P01 - PP3 Development Zones
- 3939-FBA-01-00-DR-A-01_004_P01 - PP4 Land Use
- 3939-FBA-01-00-DR-A-01_005_P01 - PP5 Green Infrastructure
- 3939-FBA-01-00-DR-A-01_006_P01 - PP6 Access and Movement
- 3939-FBA-01-00-DR-A-01_007_P01 - PP7 Building Heights

Alderbourne Farm

- 3939-FBA-01-00-DR-A-01_001_P01 - PP1 Site Context (current levels)
- 3939-FBA-01-00-DR-A-01_002_P01 - PP2 Site Context (proposed levels)
- 3939-FBA-01-00-DR-A-01_003_P01 - PP3 Development Zones
- 3939-FBA-01-00-DR-A-01_004_P01 - PP4 Land Use
- 3939-FBA-01-00-DR-A-01_005_P01 - PP5 Green Infrastructure
- 3939-FBA-01-00-DR-A-01_006_P01 - PP6 Access and Movement
- 3939-FBA-01-00-DR-A-01_007_P01 - PP7 Building Heights
- 3939-FBA-01-XX-SC-A-01_008_P01 – PP9 Proposed Demolitions

Pinewood South Parameter Plans



Notes:
Source – topographic survey

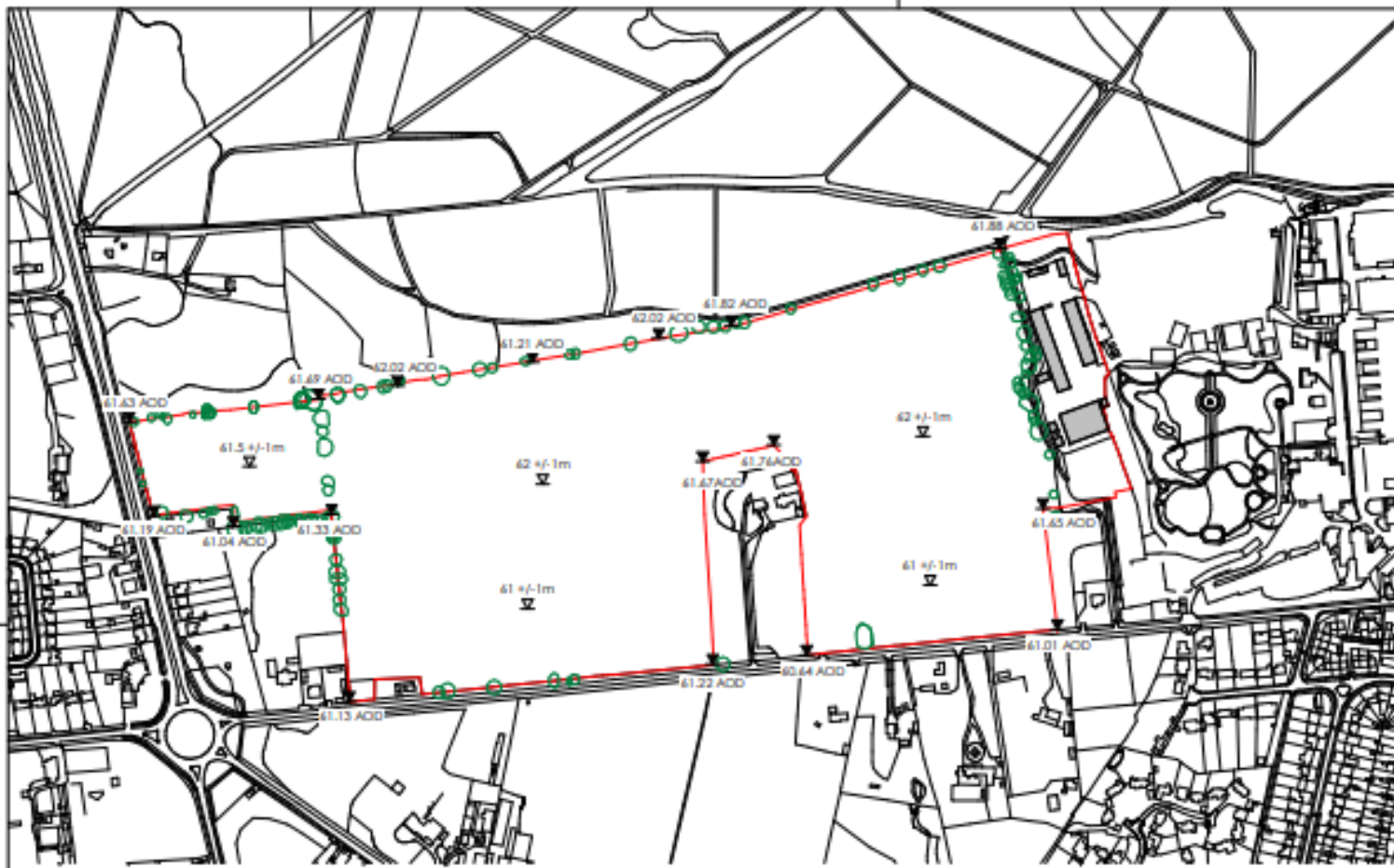
DIAGRAM KEY:

APPLICATION BOUNDARY	EXISTING RETAINED STRUCTURES
EXISTING SPOT LEVELS	EXISTING VEHICULAR ACCESS
EXISTING TREES	



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subdiv	Drawing No	Rev
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					Drawing Title			<p>FaulknerBrowns LLP Dobson House Northumberland Way Kilgerworth Newcastle upon Tyne NE12 6YD T+44(0)191 2683007 F+44(0)191 2476132</p>
					PP1 SITE CONTEXT (CURRENT LEVELS)			
Date		Scale	Drawn By	Checked By				
MAY '22		1 : 5000	JH	BS				




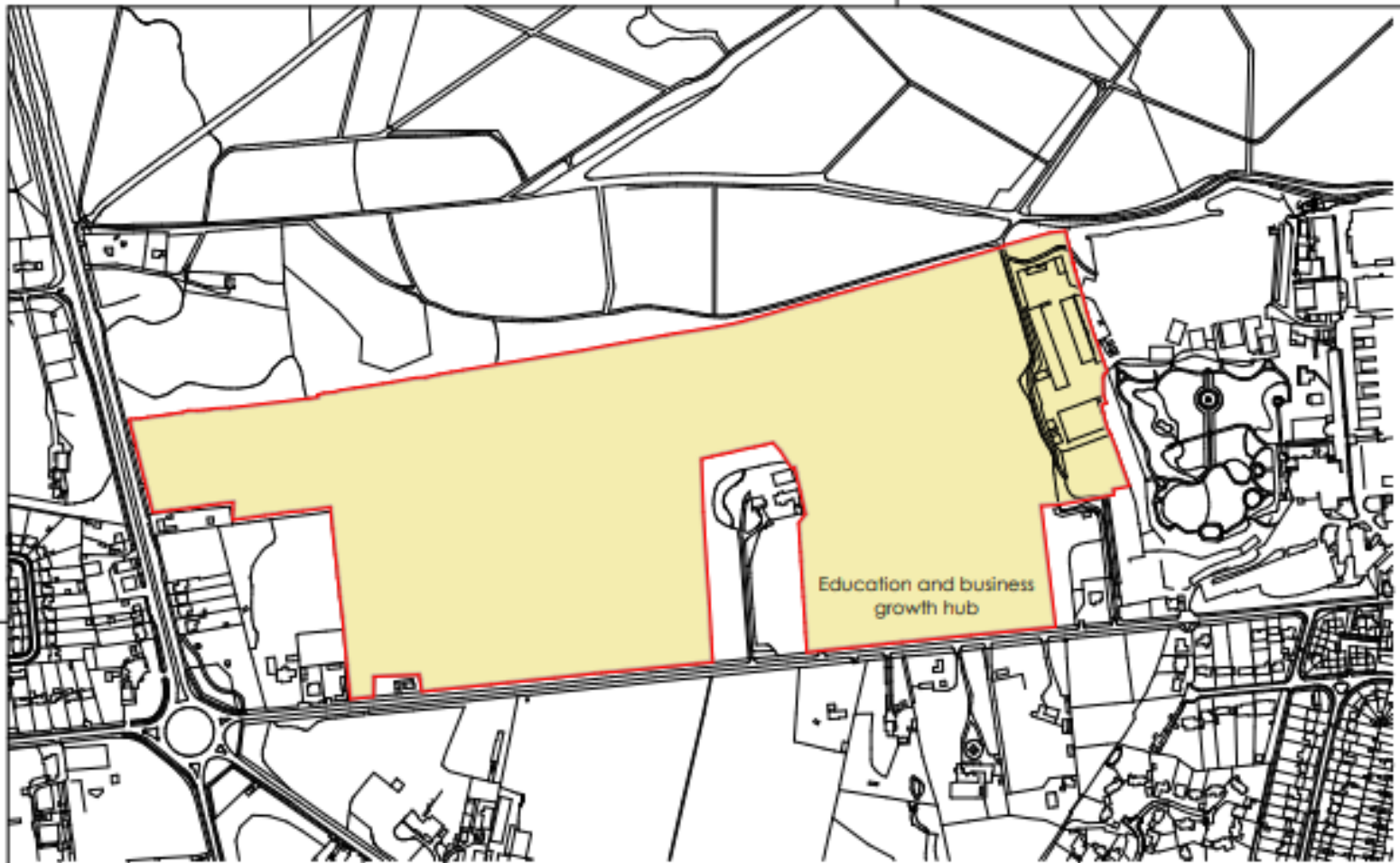
Notes:

DIAGRAM KEY:

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



Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev.
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					Drawing Title	Faulkner Browns LLP Colson House Newburnhall Way Edinburgh Midlothian EH20 9JH T+44(0)131 268 8007 F+44(0)131 2476132		
					Date	Scale	Drawn By	Checked By
					JUN '22	1 : 5000	JH	BS



Notes:

Production studio development zone - a film and media production hub including sound stages, workshops, offices, a backlot and ancillary uses of similar form to the facilities on the adjacent Pinewood studios estate.

The site also makes provision for:

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

DIAGRAM KEY:

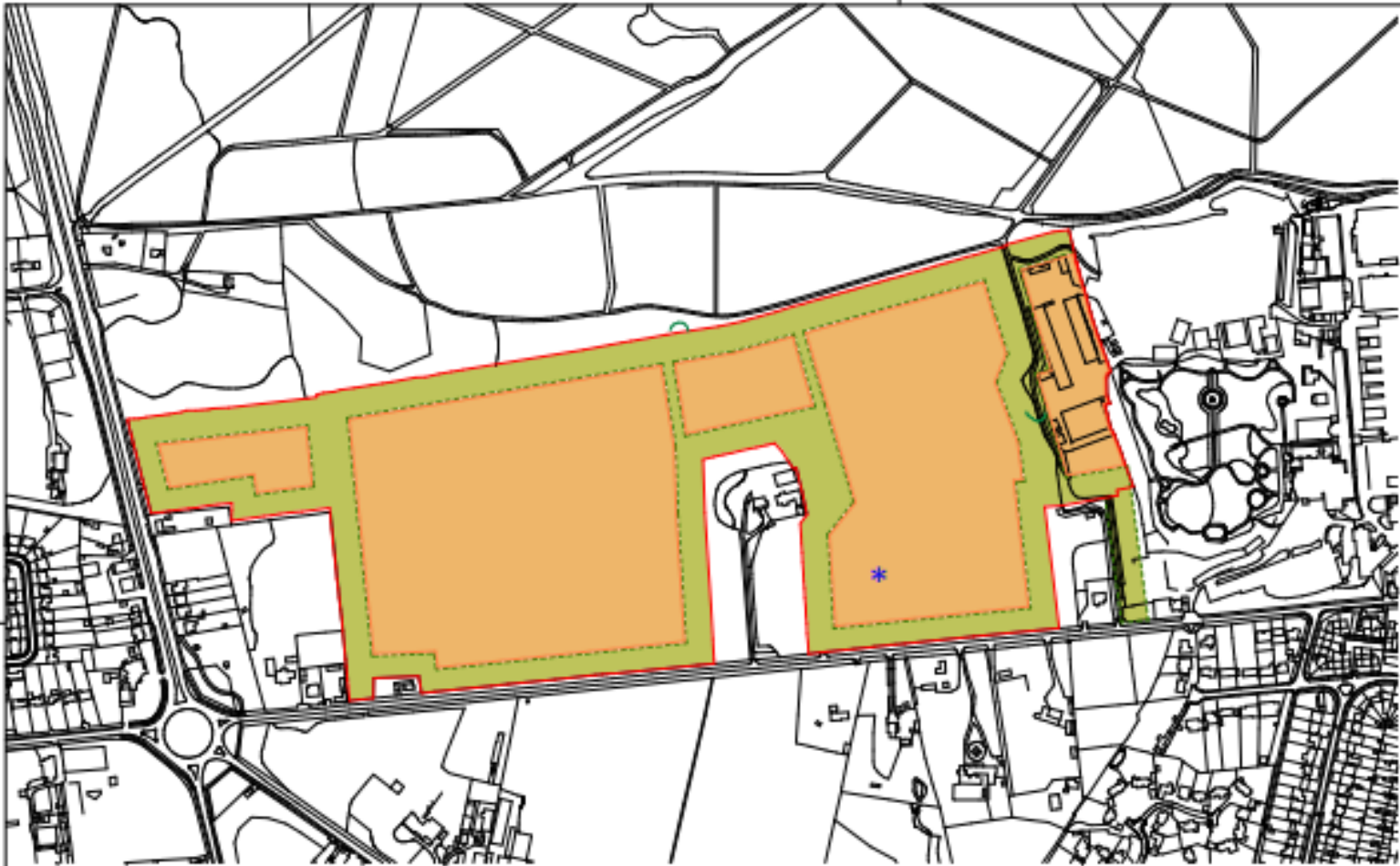
- APPLICATION BOUNDARY
- EXTENT OF DEVELOPMENT ZONES



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Building	Drawing No.	Rev
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					Drawing Title	Faulkner Browns LLP Oakden House New Woodlands Way Epsom Surrey Newcombe upon Tyne NE22 6JH T+44(0)191 268 8007 F+44(0)191 2478132		
					Date	Scale	Drawn By	Checked By
					JUN '22	1 : 5000	JH	BS



Notes:

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

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

The Education and Business Growth Hubs will be one or more individual or interconnected buildings sited within the area adjacent to Pinewood Road.

A backlot of up to 4 acres is intended as an option within the development area.

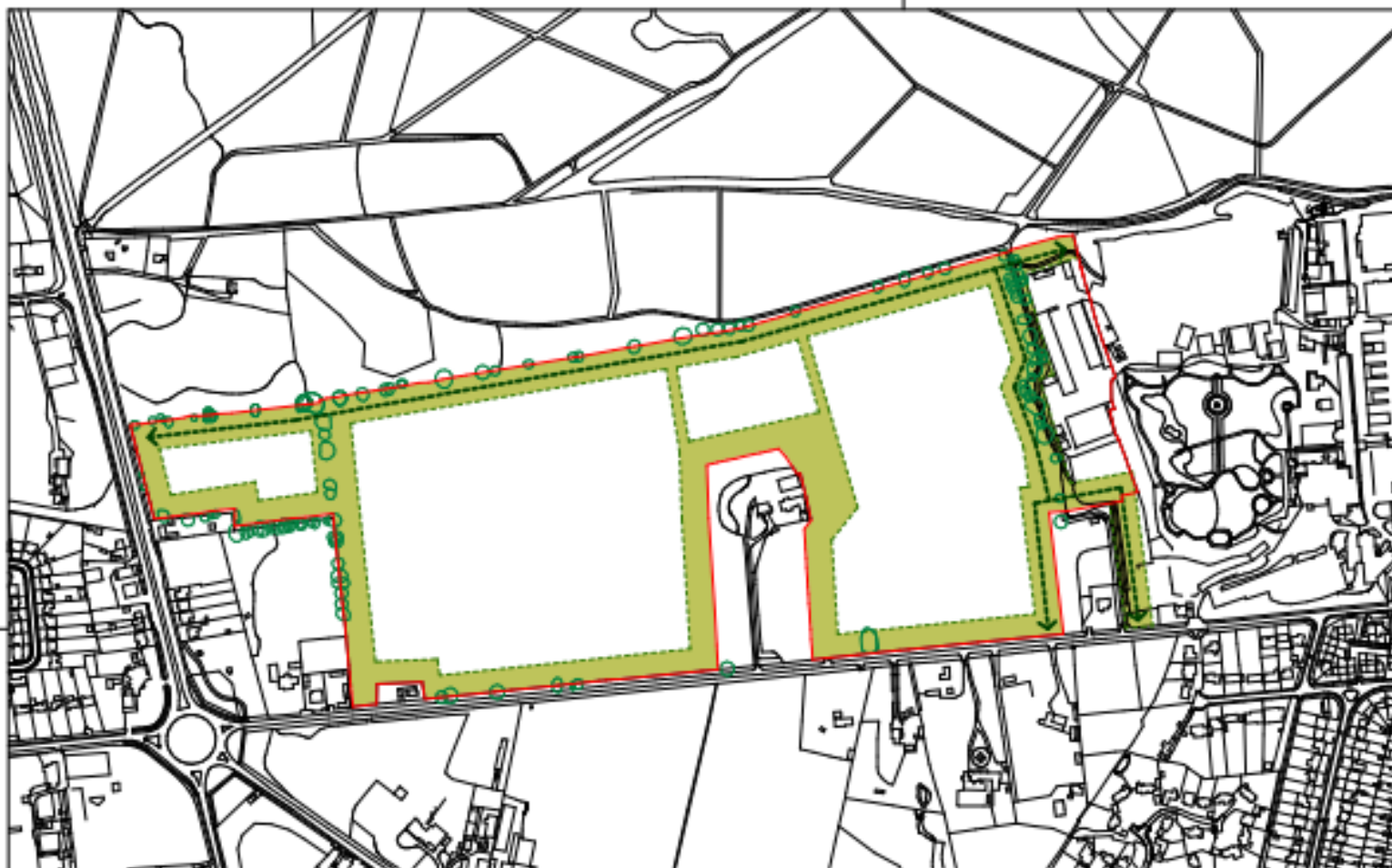
DIAGRAM KEY:

- APPLICATION BOUNDARY
- GREEN INFRASTRUCTURE
- * EDUCATION AND BUSINESS GROWTH HUBS
- BUILT FORM (BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE, INCLUDING OPTIONAL BACKLOT WITHIN DEVELOPMENT ZONE)



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev
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					Drawing Title			
					PP4 LAND USE		Faulkner Browns LLP Deodar House Northampton Way Kingtonville Birmingham B37 7YU UK T +44(0)191 2688007 F +44(0)191 2476102	
			Date	Scale	Drawn By	Checked By		
			JUN '22	1 : 5000	JH	BS		



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 off; 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 up 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 batsite Bat colony within Black Park. This will be set out in a specific bat mitigation strategy and will include low light zone areas along the edge of Black Park and along the route of the Peace Path and reinforced planting (to support existing transect routes).

DIAGRAM KEY:

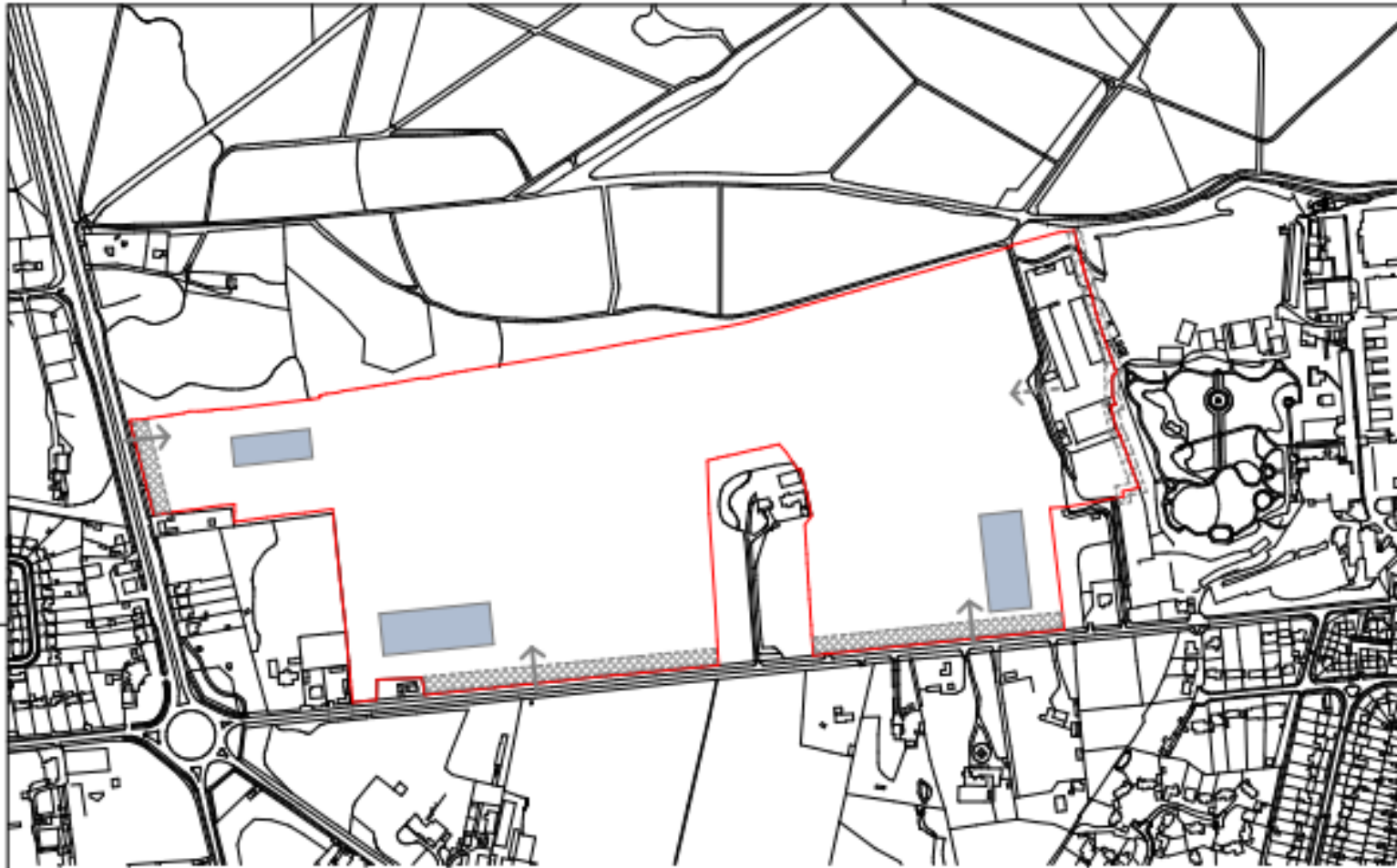
- APPLICATION BOUNDARY ○ EXISTING RETAINED TREES
 ■ GREEN INFRASTRUCTURE ← LOW LIGHT ZONE AREAS SUPPORTING EXISTING TRANSECT ROUTES

0m 50 100 200 300 500m

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					Drawing Title	Faulkner Browns LLP Deodar House Northampton Way Kingtonville Newark/Leamington Notts NG24 6QW T: +44(0)193 268 8007 F: +44(0)193 2478102			
					Date	Scale	Drawn By	Checked By	
					JUN '22	1 : 5000	JH	BS	



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.

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.

The principal visitor/user parking will be to a series of MSCPs as noted. Surface parking will take place over the site for operational use in association with the buildings.

DIAGRAM KEY:

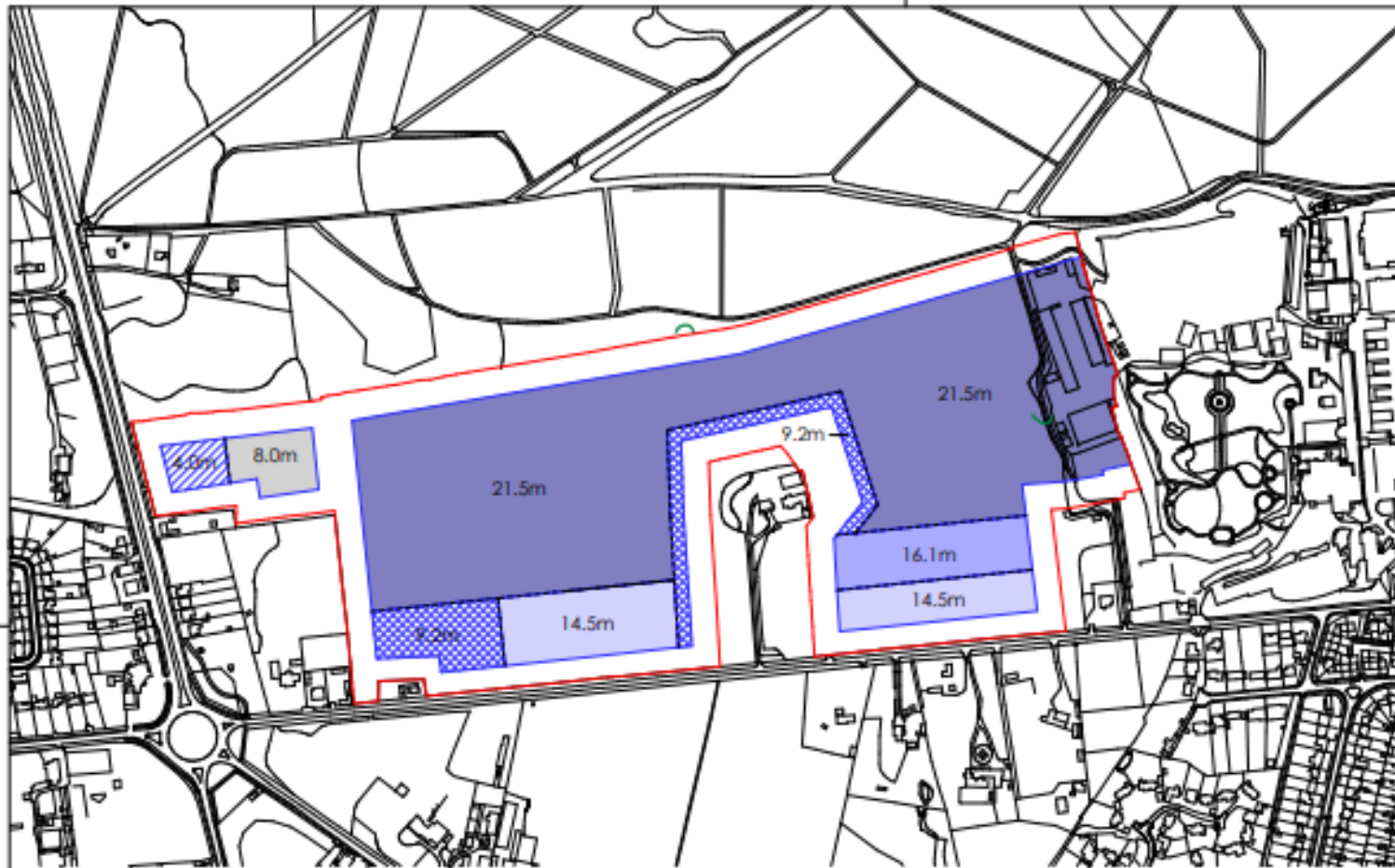
- APPLICATION BOUNDARY
- PRINCIPAL ACCESS
- ACCESS ZONE
- LIMITED AND CONTROLLED ACCESS FROM EXISTING STUDIOS IN DAYLIGHT ONLY
- ACCESS ZONE FROM EXISTING STUDIO
- MULTI STOREY CAR PARK (BROAD LOCATION)



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawn for	Rev
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					Drawing Title			
					PP6 ACCESS AND MOVEMENT			
					Date	Scale	Drawn By	Checked By
					JUN '22	1 : 5000	JH	BS
								Faulkner Browns LLP Deodar House New Bourton Ln, Wey Kingston-on-Thames New Malden open Type SE12 8JW T+440181 2688007 F+440181 2476132



Notes:

The maximum height of any building within the build area 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).

There may also be additional rooftop infrastructure (such as PV cells and plants). These are generally excluded on the height parameters as they will be minor in terms of appearance.

DIAGRAM KEY:

APPLICATION BOUNDARY	+14.5M HEIGHT ZONE	+4.0M HEIGHT ZONE
+21.5M HEIGHT ZONE	+9.2M HEIGHT ZONE	
+16.1M HEIGHT ZONE	+14.5M HEIGHT ZONE	
	+8.0M HEIGHT ZONE	



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev.
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					PP7 BUILDING HEIGHTS	T+44(0)191 2481807 F+44(0)191 2478152		
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Alderbourne Farm Parameter Plans

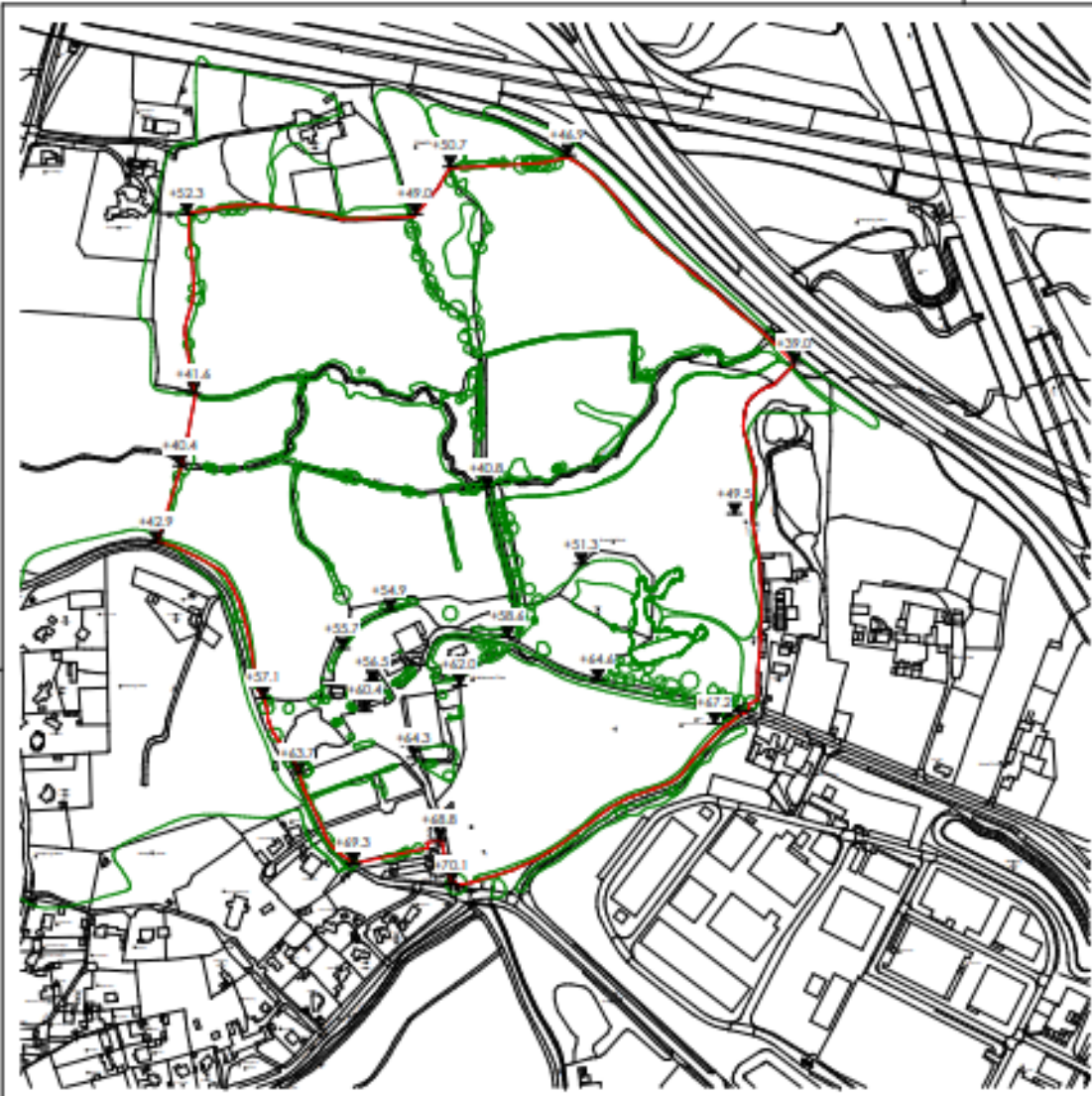


DIAGRAM KEY:

- APPLICATION BOUNDARY
- ⊙ EXISTING TREES
- EXISTING VEHICULAR ACCESS
- EXISTING SPOT LEVELS

Notes:
Source – topographic survey



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev
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					Drawing Title	PP1 SITE CONTEXT (CURRENT LEVELS)		
Date	Scale	Drawn By	Checked By					
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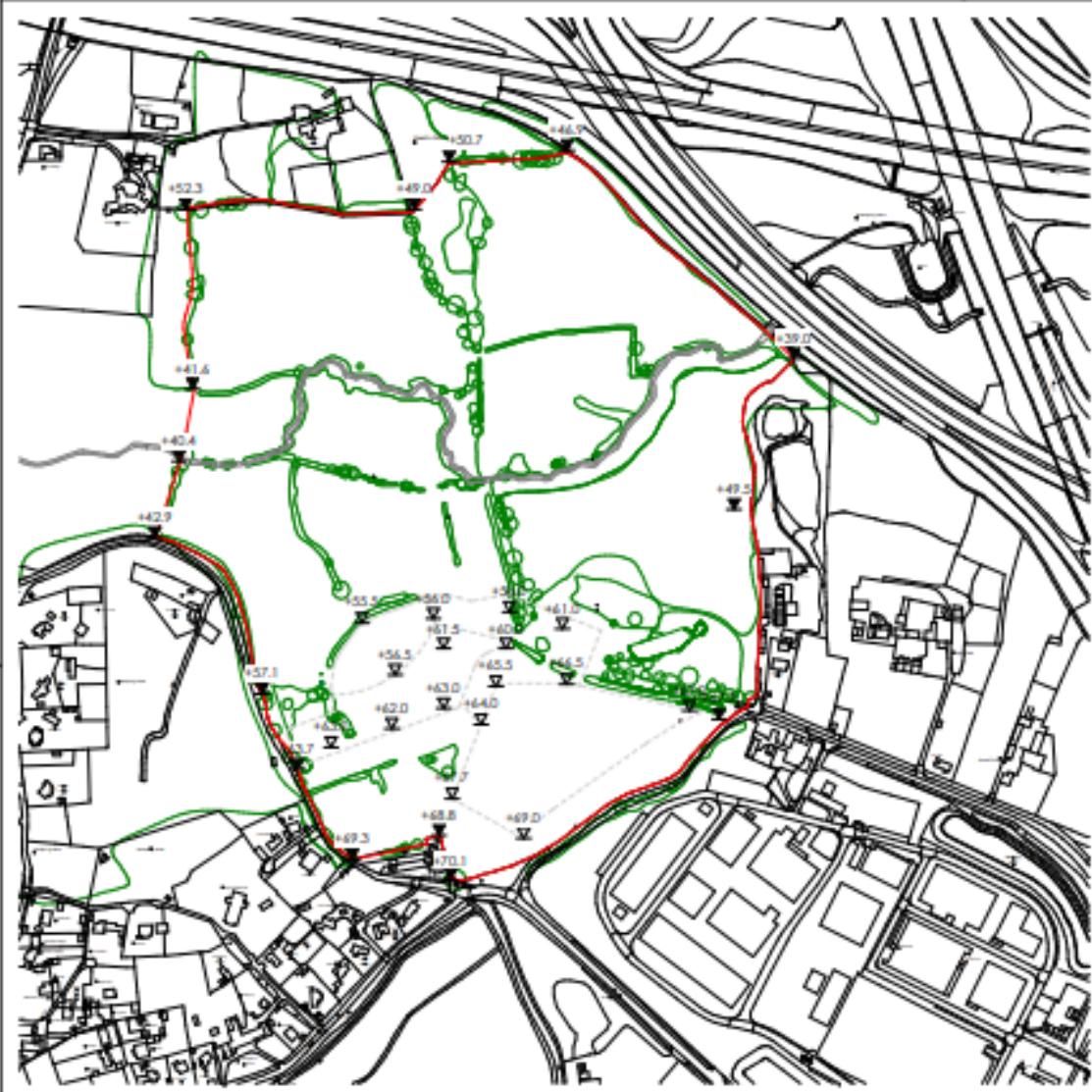


DIAGRAM KEY:

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

Notes:



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					Drawing Title			
					PP2 SITE CONTEXT (PROPOSED LEVELS)		Faulkner Browns LLP Oakwood House Newmarket Road Buntingford Cambridgeshire SG12 8DW T+44(0)1223 268807 F+44(0)1223 267610	
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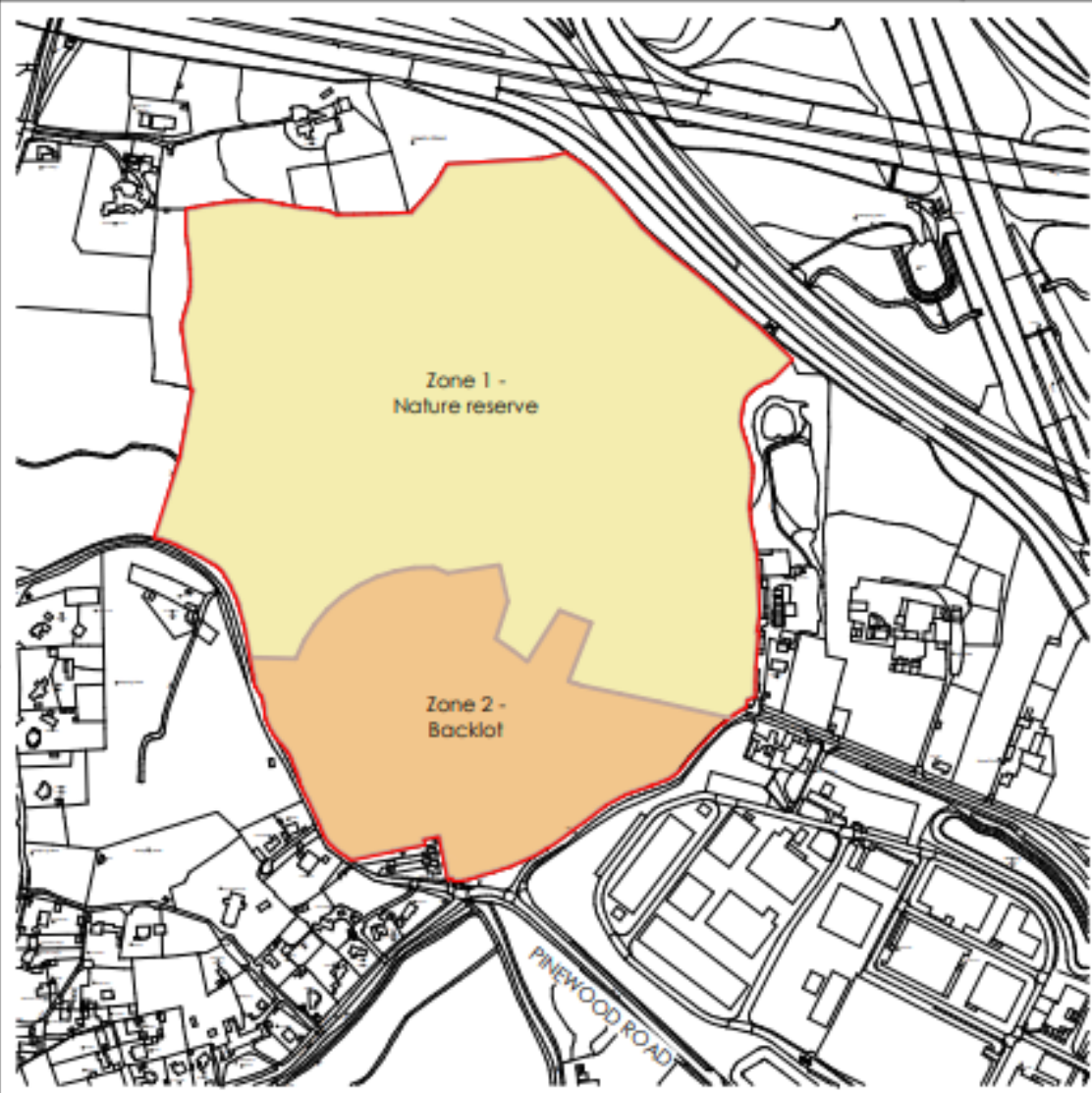


DIAGRAM KEY:

- APPLICATION BOUNDARY
- EXTENT OF DEVELOPMENT ZONE 1
- EXTENT OF DEVELOPMENT ZONE 2

Notes:

Backlot development zone, including external firing areas and production workshops - 9.8 Ha

Nature reserve zone - 25.6 Ha

0m 50 100 200 300 500m

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Rev	Date	Revision Notes	Drawn By	Checked By
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Drawing Status:	PLANNING	Subsidiary:	S2
Job Title:	ALDERBOURNE FARM	Job No:	3939

Drawing No:	3939-FBA-02-00-DR-A-01_003	Rev:	P01
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Drawing Title:	PP3 DEVELOPMENT ZONES						
Date:	JUN '22	Scale:	1 : 5000	Drawn By:	JH	Checked By:	BS

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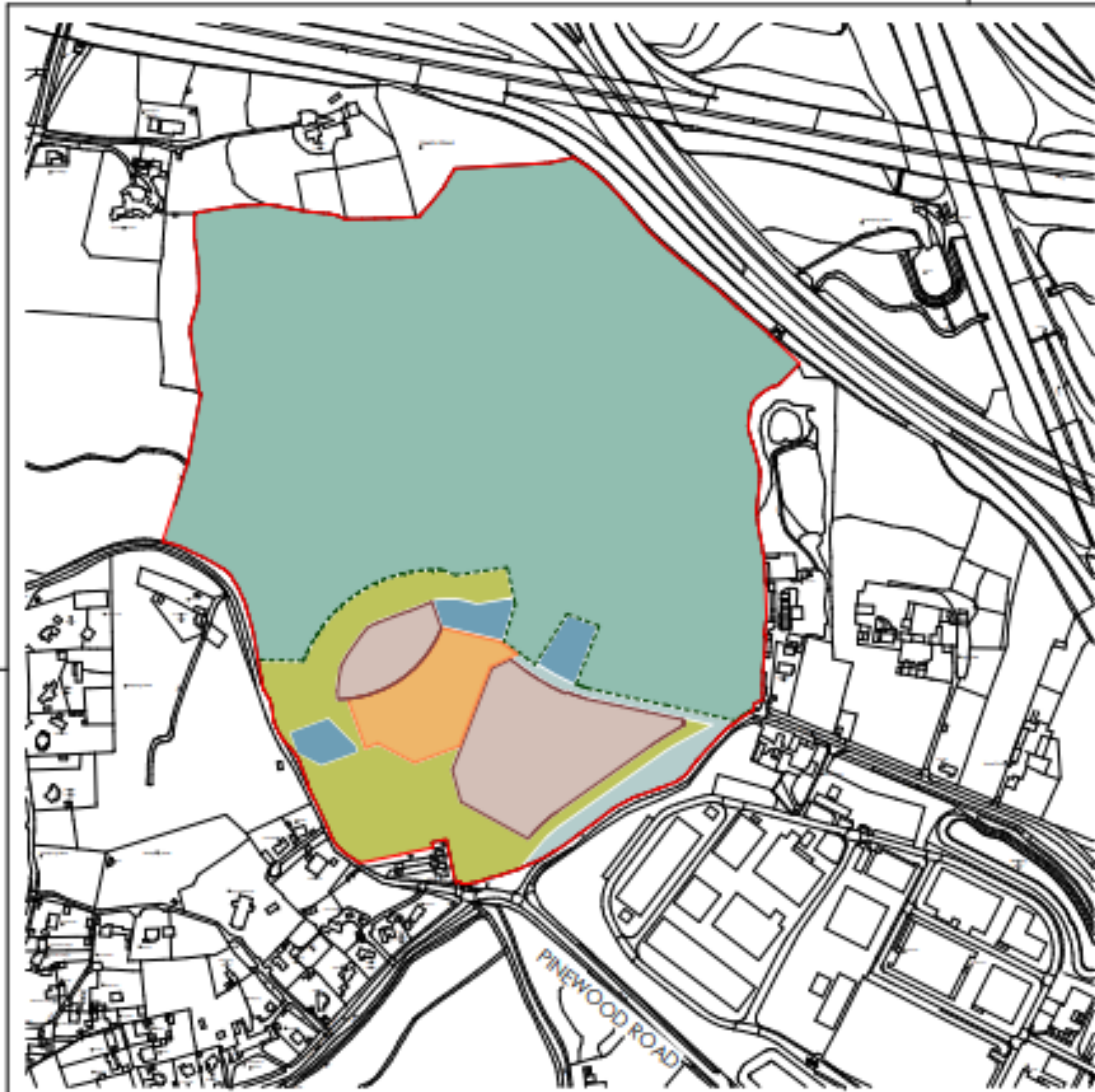


DIAGRAM KEY:

- APPLICATION BOUNDARY
- BUILT FORM (BUILDINGS, PARKING AND ASSOCIATED INFRASTRUCTURE)
- BACKLOT
- PARKING
- GREEN INFRASTRUCTURE
- NATURE RESERVE / RECREATION
- ACCESS AND MOVEMENT

Notes:

The land use parameters comprise built form (including access, parking and servicing), backlot, parking, green infrastructure and nature reserve / recreation.




Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev
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Date	Scale	Drawn By	Checked By					
JUN '22	1 : 5000	JH	BS					



DIAGRAM KEY:

- APPLICATION BOUNDARY
- GREEN INFRASTRUCTURE
- NATURE RESERVE
- EXISTING TREES RETAINED

Notes:

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

The green infrastructure will include boundary treatments and stand off; protection of existing key landscape features / assets; provision of new / enhanced landscape and ecology.

The boundary provision will generally be a minimum of 10m in depth (other than areas adjacent to points of access) subject to detailed design and approval under reserved matters, with appropriate landscaping provision where building zones are close to adjacent residential properties (typically a 25m depth of woodland planting).

Access points will be provided to the site through the green boundary area. These access points will be located to minimise loss of existing vegetation.



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev
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Date	Scale	Drawn By	Checked By					
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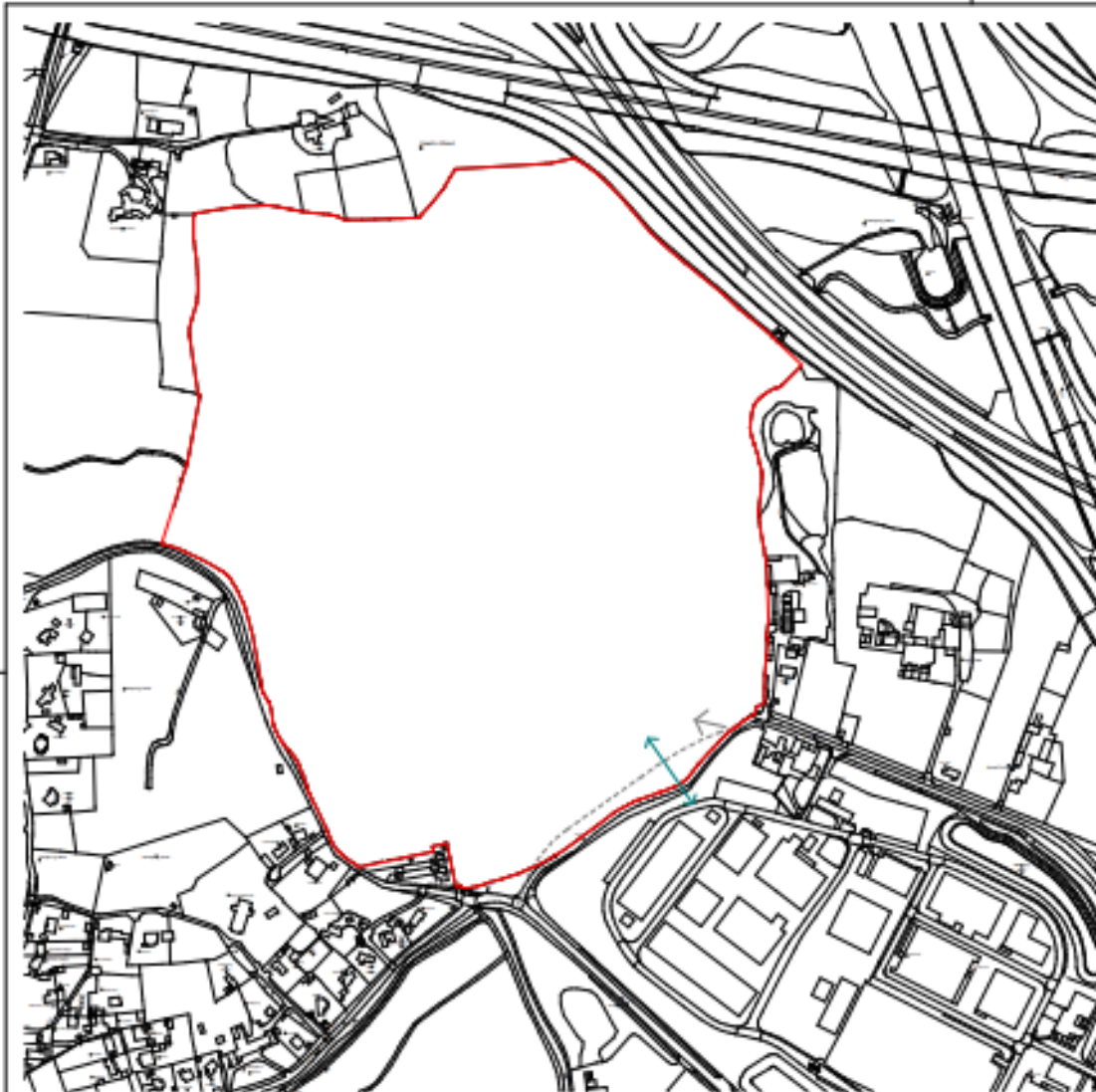


DIAGRAM KEY:

- APPLICATION BOUNDARY
- PRINCIPAL ACCESS
- - - RE-ALIGNED HIGHWAY
- ↔ PEDESTRIAN ACCESS LINK TO PINEWOOD EAST


Notes:

The site will be accessed principally from the re-aligned and enhanced Sevenhills 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.



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Suitability	Drawing No.	Rev
P01	27.06.22	ISSUED FOR PLANNING	LW	JH	PLANNING	S2	3939-FBA-02-00-DR-A-01_006	P01
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					PP6 ACCESS AND MOVEMENT	Faulkner Browns LLP Dalton House Northumberland Way Kington-le-Stray North Ayrshire Open Type N122 8JW T: +44(0)181 268 8007 F: +44(0)181 2476132		
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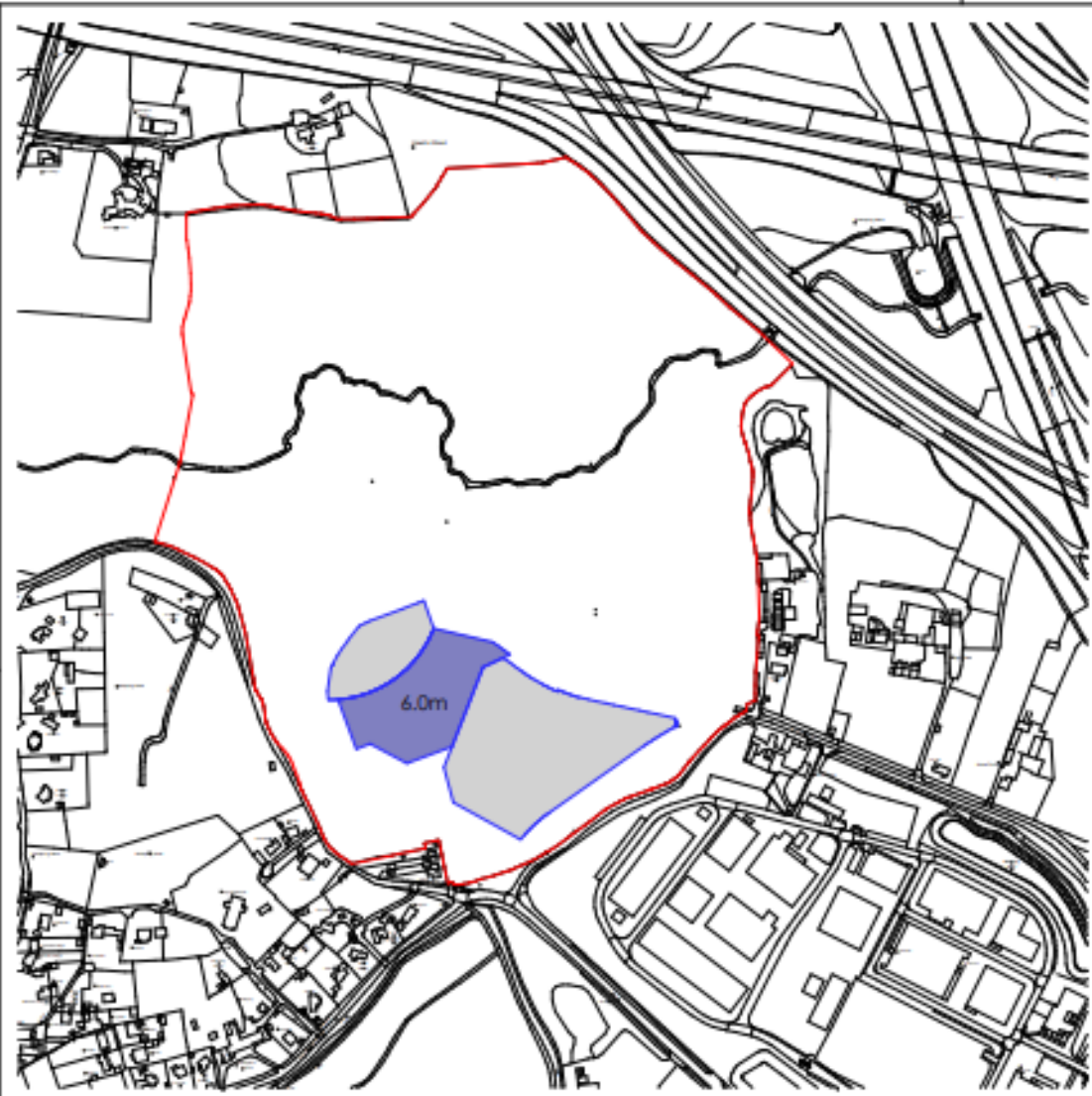


DIAGRAM KEY:

- APPLICATION BOUNDARY
- BUILDING HEIGHT ZONE +6.0M
- VARIABLE TEMPORARY SETS UNDER MANAGEMENT PLAN

Notes:

The maximum height of any building within the build area 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 PP2.

Within the movement zone and parking areas, there will be some structures of a limited scale (predominantly single storey). These will be operational in terms of their use, such as gatehouses, entrance features and security buildings.

There may also be additional rooftop infrastructure (such as PV cells and plant). These are generally excluded on the height parameters as they will be minor in terms of appearance.

0m 50 100 200 300 500m

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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Substage	Drawing No.	Rev
P01	27.06.22	ISSUED FOR PLANNING	LW	JH	PLANNING	S2	3939-FBA-02-00-DR-A-01_007	P01
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					ALDERBOURNE FARM	3939	FAULKNERBROWNS ARCHITECTS	
					Drawing Title			
					PP7 BUILDING HEIGHTS			
Date	Scale	Drawn By	Checked By					
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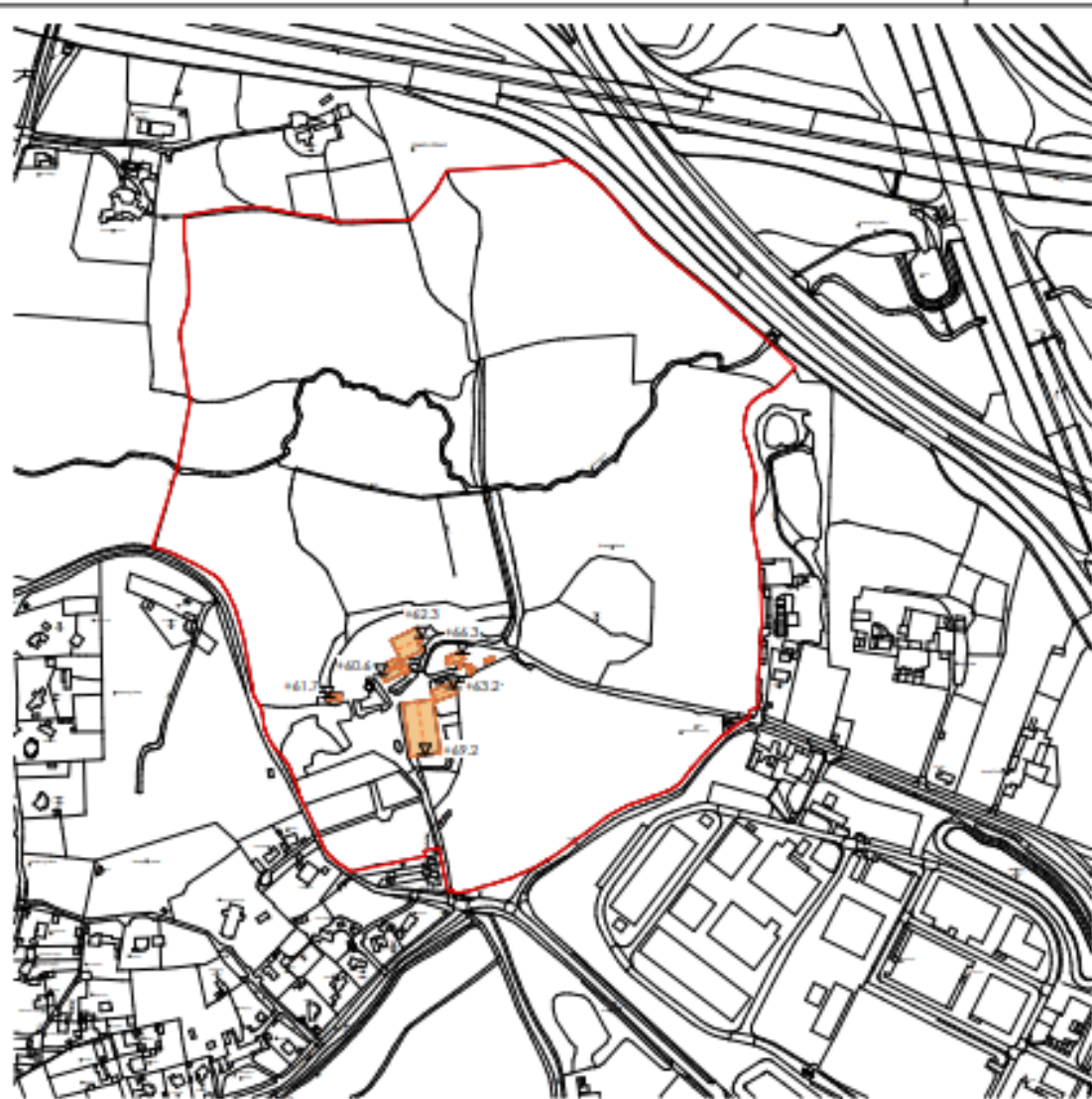


DIAGRAM KEY:

- APPLICATION BOUNDARY
- PROPOSED DEMOLITIONS
- M** EXISTING MAXIMUM HEIGHTS

Notes:
 Source - topographic survey



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Rev	Date	Revision Notes	Drawn By	Checked By	Drawing Status	Subsidiary	Drawing No.	Rev
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					Drawing Title	PF9 PROPOSED DEMOLITIONS		
Date		Scale	Drawn By	Checked By	Faulkner Browns LLP Dalton House Northumbrian Way Killingworth Newcastle upon Tyne NE22 6JW T+440141 268 8007 F+440141 2476102			
JUN '22		1 : 5000	JH	BS				