

# WELCOME

Sky Studios Elstree is a new, state-of-the-art film and TV studio based in Borehamwood, Hertfordshire. With 13 sound stages set across 27.5 acres, our world-class studio will become home to a range of productions from across the world when it opens later this year.

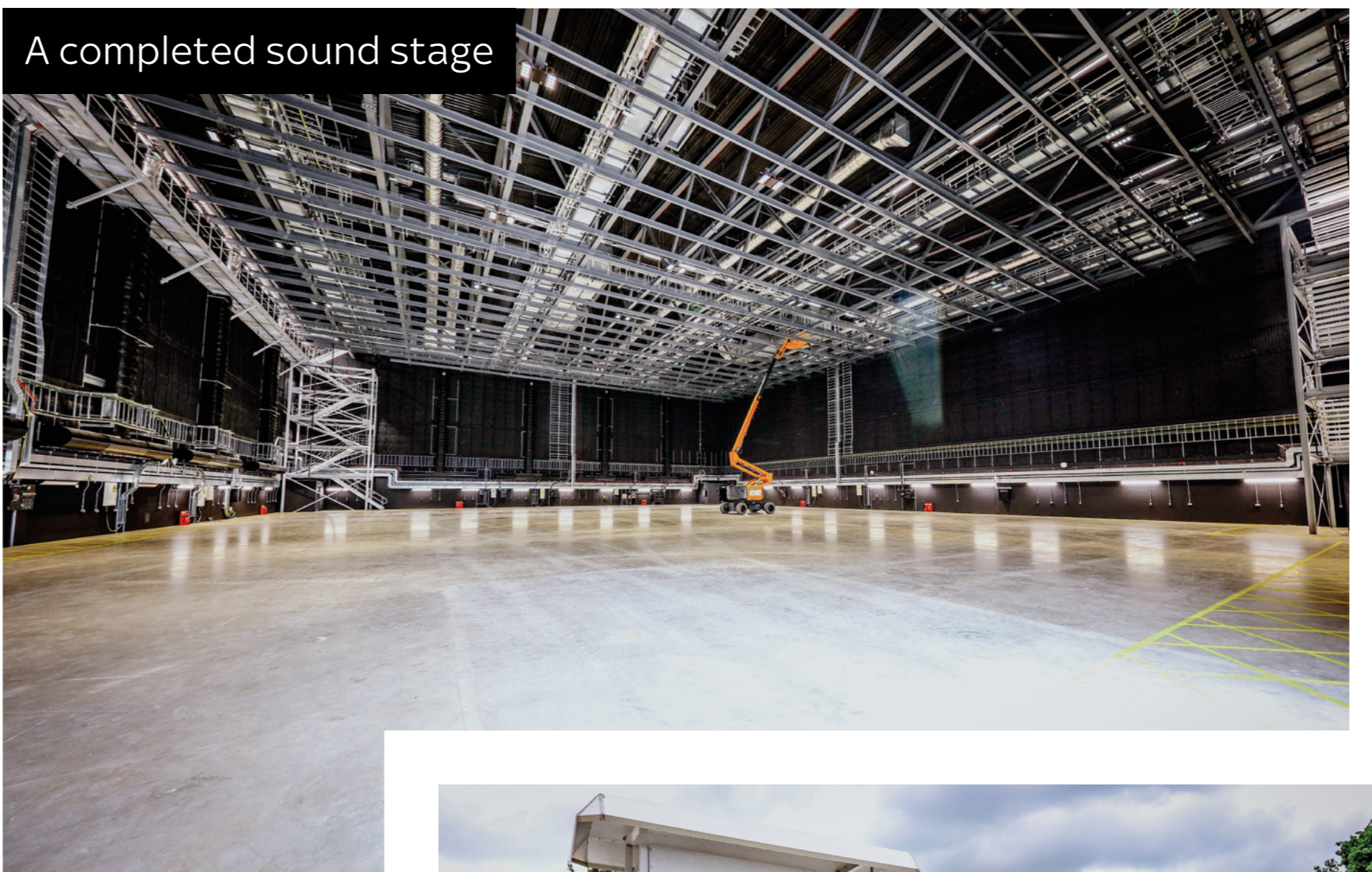
Developed by Legal & General, in partnership with Sky and sister company NBCUniversal, we have spent the last two years learning about local priorities and it's clear that investments in infrastructure, amenities and the next generation of talent are all key.

As one of the biggest businesses in Hertsmeire, we are committed to supporting our neighbouring community and ensuring the benefits of us being here are felt directly by residents. This means new jobs and training opportunities, but also using local suppliers, minimising our environmental impact, and supporting more initiatives, charities, and projects as a long-term partner.

## OUR PLANS FOR SKY STUDIOS ELSTREE NORTH

We want to continue to attract world-leading productions and we want to do that here rather than anywhere else, adding more jobs and boosting the local economy.

We are therefore bringing forward proposals to expand Sky Studios Elstree South and create Sky Studios Elstree North. We really want to hear what you think.



A completed sound stage



Local barista 'Wake The Dead Coffee'



CGI of Sky Studios Elstree South with proposed expansion to the north



The current reception space on site



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# THE PROPOSED SITE

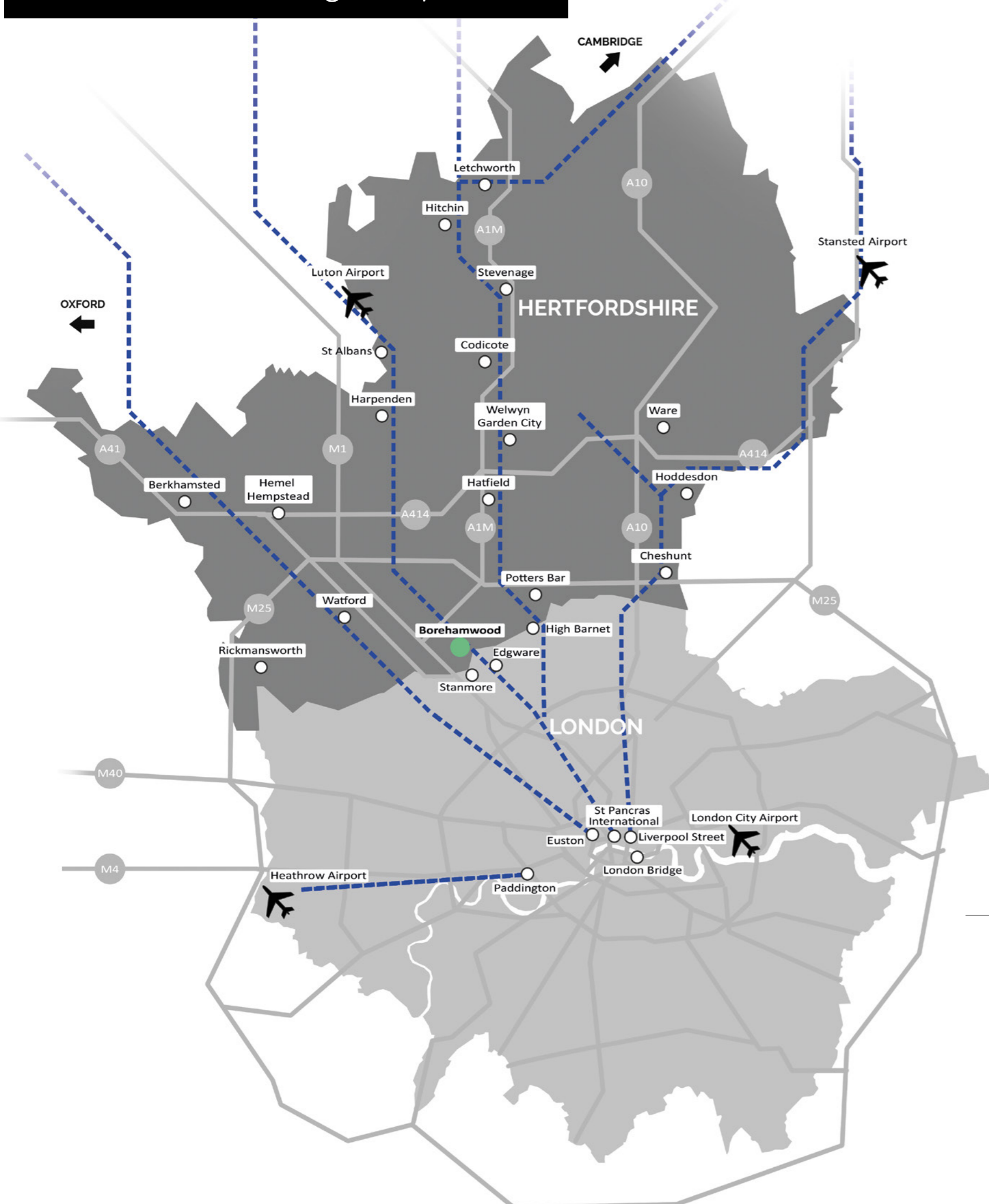
The site we're considering is located directly to the north of Sky Studios Elstree. It is bounded by the A1 to the east and Rowley Lane to the west.

The site is 37 acres in size. By comparison, our current Sky Studios Elstree site is approximately 27.5 acres so this gives us the opportunity to not only provide new sound stage and warehouse space, but also office, parking and community spaces, as well as a permanent backlot. We're also looking to preserve a large part of the site (approximately three acres) for a species-rich wet grassland.

CGI of Sky Studios Elstree South with proposed north site area marked out in grey



Borehamwood's strong transport links



Elstree and Borehamwood Station



Borehamwood and Elstree have a strong history in British film and TV, hosting legendary productions from Star Wars to The Crown, Indiana Jones and Paddington.

It is a prime location for productions with national and international travel links, making it accessible and desirable.

- The site
- Railway links
- ✈ Airports
- Road links



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# OUR PROPOSALS

## AT A GLANCE

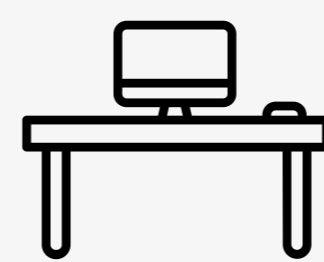
We want to create one of the world's leading studios here, attracting even more film makers and world-class productions to Hertfordshire.

We have started to progress designs for this site and are excited to develop these proposals further over the coming months, taking into account feedback from residents and local community organisations.

### SKY STUDIOS ELSTREE NORTH IS LOOKING TO PROVIDE:



10 NEW **STATE-OF-THE-ART SOUND STAGES**, operated by Sky, to house world-class film and TV productions.



All the facilities and amenities that a modern studio needs including **OFFICE SPACE AND WORKSHOPS**.



Space for a **PERMANENT BACKLOT** which can serve the existing Sky Studios Elstree South site and the proposed expansion.



A multi-storey **CAR PARK**, reducing the traffic and parking impact for residents in the surrounding area.



More than **2,000 ADDITIONAL JOBS FOR THE LOCAL AREA** throughout construction and operation.



The proposal will enable an additional £2bn **OF PRODUCTION SPEND** over the first five years of operation.



We're developing plans to create and nurture a **THREE-ACRE WET GRASSLAND** area on site.



We're designing and building the site to meet the UK Green Building Council **NET ZERO CARBON STANDARD**.



A new **SPACE FOR COMMUNITY INITIATIVES**. We want to hear from residents to develop these plans together.



A dedicated **SKY UP ACADEMY STUDIOS AT ELSTREE** to inspire the next generation of talent.



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# WHY SKY STUDIOS ELSTREE NORTH?

Film and TV production is one of Britain's fastest growing sectors. We have created a fantastic home in Hertsmere and with industry demand for studio space high and looking to stay that way, we are now hoping to grow here by adding 10 new sound stages to the north of our current site.

This will support one of the pillars of our economy, adding a further **£2bn of production investment** over the first five years of operation. We want to keep that economic spend here and create even more jobs and opportunities for local people.

Global investment in film and high-end television, driven by the rise of streaming platforms and competition for viewers, is powering a significant and sustained increase in demand for premium studio facilities. The UK, and around London in particular, is considered a highly attractive place to produce Film and High-end TV, and **demand for UK studio space is expected to outstrip supply by over 1m sq. ft. by 2027.**

Our proposal will help tackle this urgent need for studio space and help the UK fulfil its creative potential.

## WE WANT TO GROW HERE BECAUSE:

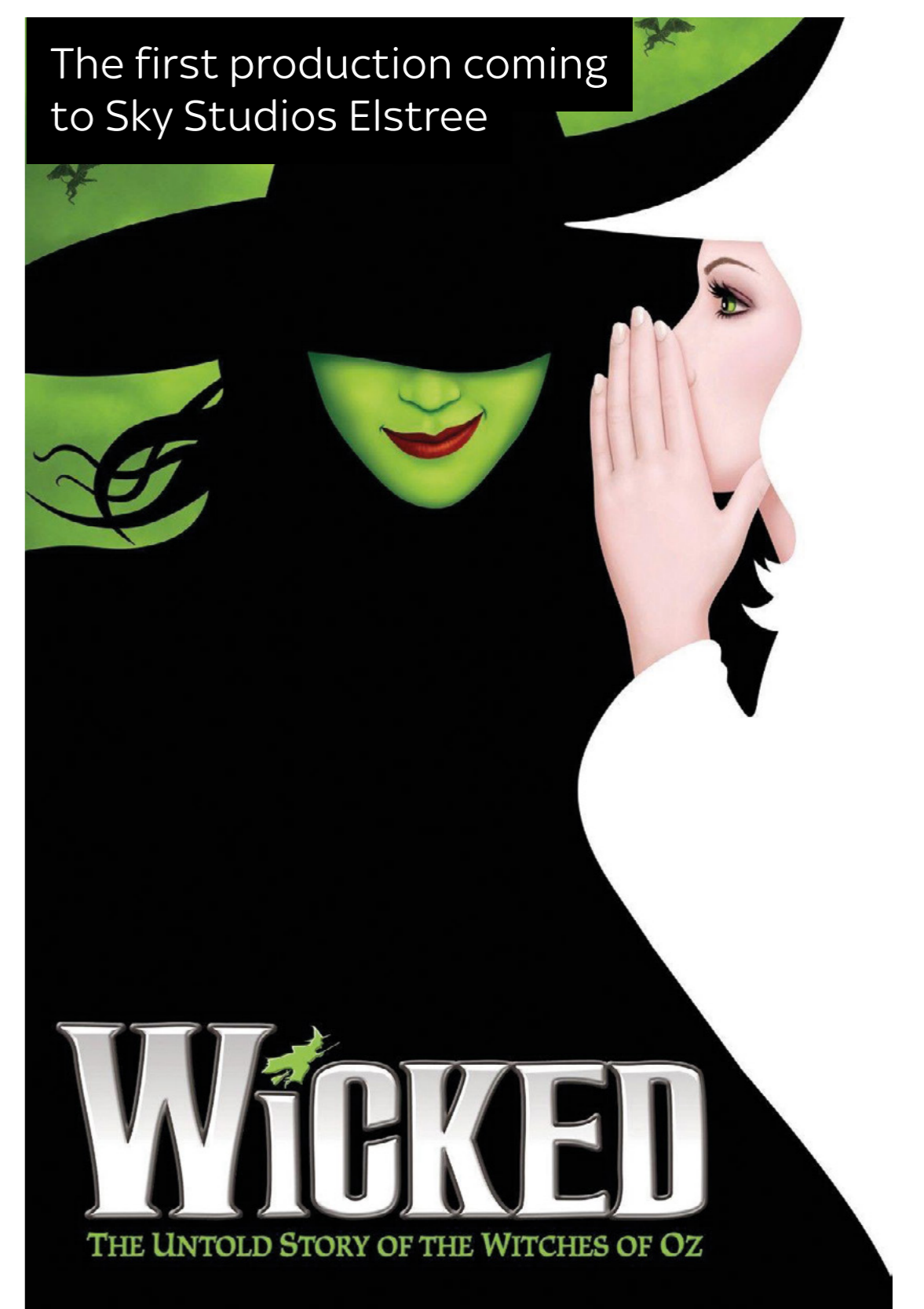
- Adding 'Sky Studios Elstree North' will allow us to **attract even more film makers and production companies to Hertfordshire.** This area is the perfect place to do this due to the highly skilled workforce, well established supply chain and location that is connected by air, road and rail to London, Europe and beyond.
- The increased investment in the area will further **bolster the golden triangle of filmmaking** that exists between Sky Studios Elstree, Elstree Studios and Warner Bros Leavesden.
- We want to boost the local economy. By adding Sky Studios Elstree North we expect to support the creation of around **2,000 new jobs across Hertfordshire.** This is on top of the 2,000 new jobs already in plan for the existing site across construction, production and operation. Hertsmere has an incredibly rich pool of talent, and we look forward to working with even more residents and local businesses if our proposal for Sky Studios Elstree North is successful.

Aerial view of the site within the local context



Local caterer 'Boha'

The first production coming to Sky Studios Elstree



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# OUR DESIGNS

We have commissioned a team of experts, including specialist architects, acousticians, landscape architects, ecologists and sustainability engineers, to work with us on the designs for Sky Studios Elstree North.

Together, we are carefully considering the site's layout and you can see a masterplan of our current thinking below.

The expansion has been positioned to minimise any impact on the surrounding area, knit seamlessly into the buildings currently under construction at Sky Studios Elstree South, and provide us with the best possible operational layout so that we can continue to attract world-class productions to Borehamwood & Elstree.

The design, materials and colour of the new studios will match those at Sky Studios Elstree, and each sound stage will have 1m wide insulated external walls, with specialist acoustic stage doors to prevent any noise. We're using the very best technology, with sound proofing so efficient that you could rev a Harley Davidson inside one of our sound stages and not hear a thing from the outside.

Whilst building Sky Studios Elstree South, we have seen demand from productions of a bigger scale than we originally expected. With that in mind, we have designed the proposed site with a permanent backlot so that these productions have everything they need on site.

CGI of the office building



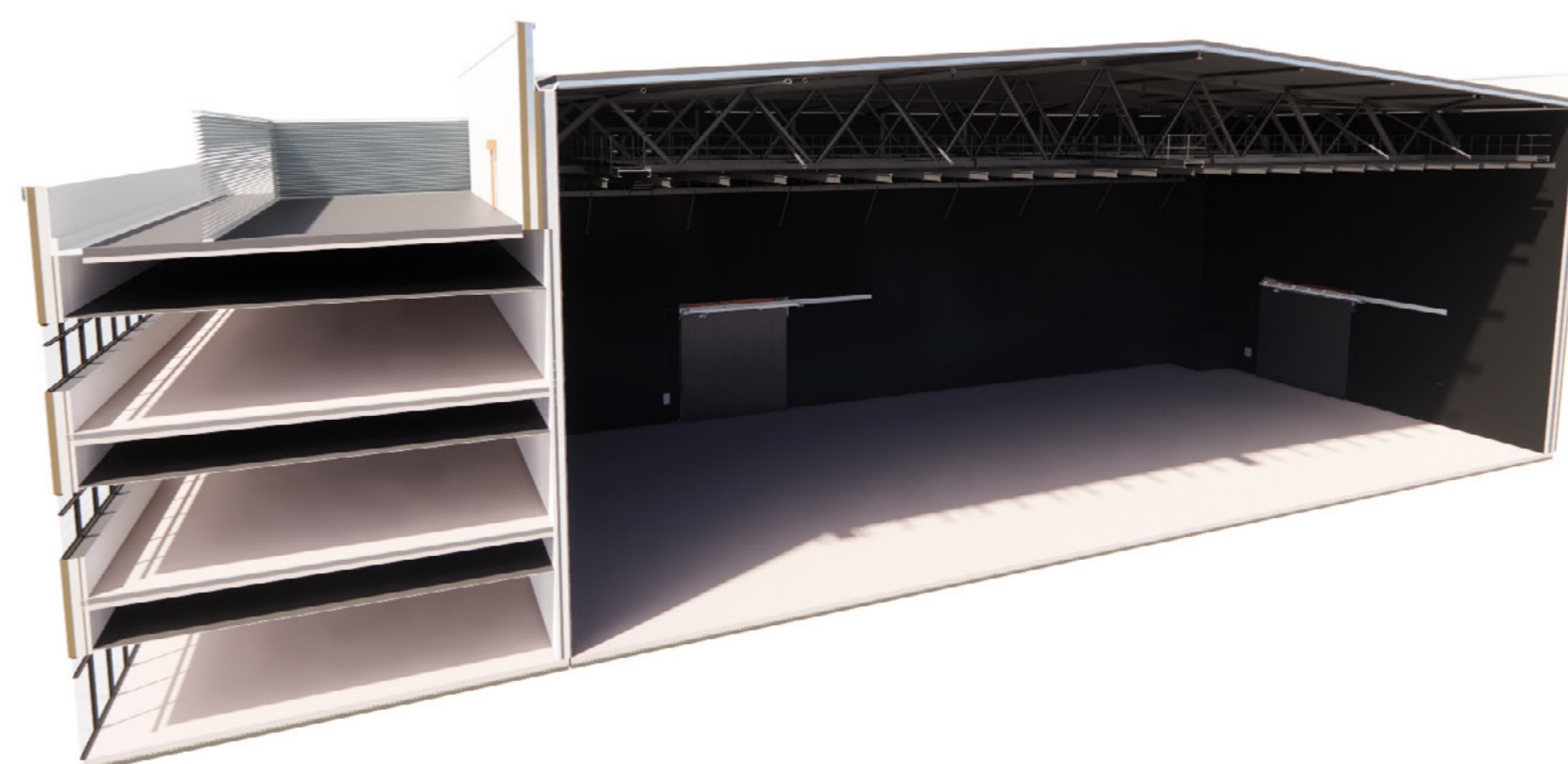
CGI on the new office building and outdoor area for staff



CGI of the outdoor seating area for crew, visitors and staff



Cross section showing the inside of the sound stage



Combined Site Masterplan



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# OUR COMMITMENT TO RESPONSIBLE CONSTRUCTION AND PRODUCTION

Sky prides itself on being an industry leader in tackling the climate crisis. As an organisation, Sky has been carbon neutral since 2006, with an ambition to become fully net zero carbon across its supply chain by 2030.

This commitment aligns with Legal & General's ESG commitments and has been built into the fabric of Sky Studios Elstree.

In April, we also helped to launch a new studio sustainability scorecard with albert – an environmental organisation working with film and TV to reduce waste, carbon footprint and encourage sustainability – to measure and quantify our impact properly and we'll be using this to hold ourselves accountable.

## OUR EARLY COMMITMENTS FOR SKY STUDIOS ELSTREE NORTH

We have already begun to think about the measures we will put in place to ensure that Sky Studios Elstree North has a positive impact on the environment:

- Design and build the site to meet the UK Green Building Council **Net Zero Carbon Standard**.
- Target all buildings on site to be **BREEAM Excellent** or above - this is the industry method of certifying the sustainability of buildings.
- Explore features such as **green walls**.
- **Use solar panels on every roof** to generate a significant amount of our energy, with everything else from a renewable source.
- **Use electric vehicles** for all on site logistics including golf buggies and electric shuttle buses for staff to travel to and from the station.
- **Expand the cycle scheme** to encourage people to cycle to site.
- Include **electric charging points** in our car park.
- Use only **LED lighting** across site operations.
- **Harvest rainwater** for use on site.
- Develop a **three-acre wet grassland area**.

We'd love your feedback on what else we can do.



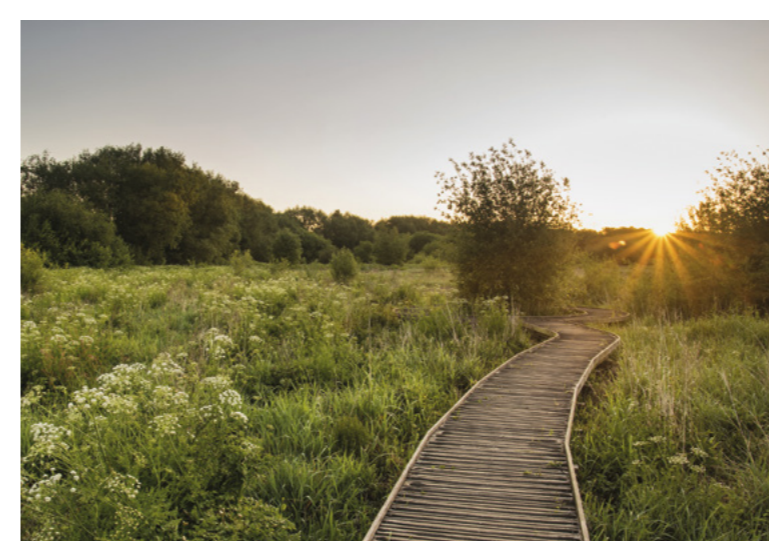
EV vans on site



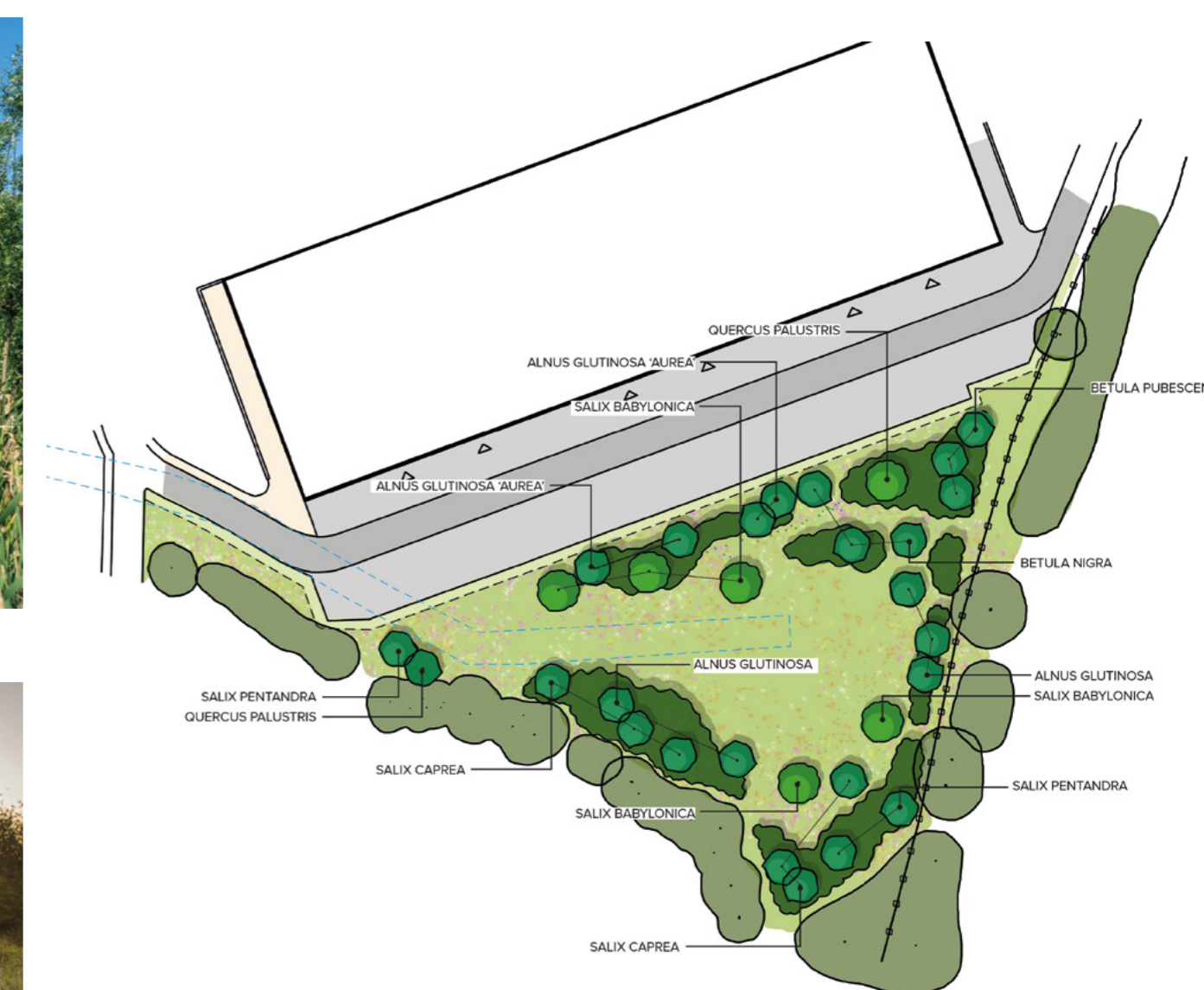
Electric shuttle bus designs



Electric golf buggies



Sketch image and indicative images of the Wet Grassland area



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# NEW JOBS AND OPPORTUNITIES FOR HERTSMERE

**As a long-term local partner, we are committed to supporting the local community to thrive. This not only includes new jobs and training opportunities, but also using local suppliers from build to production.**

Through Sky Studios Elstree North, we expect to support the creation of around 2,000 additional new jobs across Hertfordshire.

Our on-site team is currently made up of around 100 employees and over half of the roles hired to date live within a ten-mile radius of the site. We estimate that we'll need another c.90 roles to operate the proposed expansion and we will target the same high level of local employment for these.

## OUR WORK SO FAR

We've already spent time working with local schools and youth organisations to help encourage careers in both the creative industries and construction. This has included:

- **Partnering with Elstree Screen Arts Academy** to mentor students in a documentary partnership as well as offering students summer placements on set.
- Creating 12 new roles each year as part of our **Content Academy** aimed at launching young people into a career in film and TV.
- Launching a ground-breaking **traineeship programme** through our sister company, NBCUniversal, in collaboration with The Mayor of London and Film London giving underrepresented young people the opportunity to work behind the camera on high-end NBCU productions, including Wicked.
- Running a **Sustainability Heroes competition**, where we asked local students to create their own short story to inspire positive change for the planet. From over 1,500 entries, Vaidehi Sonigra was selected as the winner, and her story turned into a short animation, courtesy of DreamWorks, Sky's sister company.
- Working with construction partner BAM we've welcomed **local schools** and teachers onto site during the build to learn more about the construction industry and possible roles both now and when the site opens.
- **Running talks and apprenticeship assessment workshops** at Hertswood School, Summerswood Primary School and St Teresa's Primary School among many others.
- Ringfencing a number of sessions at our Osterley based **Sky Up Academy Studios** interactive experience specifically for schools local to the site.



Members of the Content Academy at our Osterley Campus



Vaidehi, our talented sustainability superhero winner



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# SKY UP ACADEMY STUDIOS

Included in our early proposals is Sky Up Academy Studios, a real-life, working studio that gives students a taste of life in production. Open to young people between the ages of 14 and 18, the curriculum-linked initiative will provide insight into the range of roles available in production and the skills needed to be successful in a production career.

STUDENTS TAKING PART IN SKY UP ACADEMY STUDIOS  
AT SKY'S CAMPUS IN OSTERLEY



To date, Sky Up Academy Studios has reached over 100,000 young people across the UK. With a dedicated Sky Up Academy Studios in Borehamwood, we'll be able to inspire local students to take their first step into a production career.



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# A LONG-TERM LOCAL PARTNER

We want to become part of the fabric of the Elstree & Borehamwood community and over the last three years we've been working with local businesses, schools and organisations to make sure that the community benefits from our presence here.

IN PARTNERSHIP WITH OUR  
CONSTRUCTION COMPANY  
BAM, SO FAR WE HAVE:

- **Planted over 500 trees** at the local Parkfields & Allum Lane Spinney.
- **Invited children and teachers from across Hertfordshire** to attend workshops, events and talks, inspiring them to pursue careers in construction and production.
- **Become Patrons of the Hertfordshire Chamber of Commerce**, which has enabled us to meet a number of wonderful local businesses that we have already started partnering with.
- **Assisted The Blue Tangerine Foundation**, who run the St Luke's SEN School in Redbourn, to build and plant a garden at the Chelsea Flower Show. The garden called 'Plant Magic' promotes the importance of accessible, sensory gardens for people to stay healthy and happy.
- **Redecorated the Haven support centre** in Watford.
- Created a **new garden space** with HACRO and Shaw Trust on site, in partnerships with BAM.
- **Donated to local charity** Gratitude and to Watford General Hospital children's ward.
- **Raised money for The British Heart Foundation** through a Christmas jumper day.
- **Welcomed veterans onto site** from Combat2Coffee, an organisation that supports and rehabilitates veterans through barista training.

We want to hear from you about potential charities or volunteer opportunities we can support in the area.

Tree planting at Parkfields, Borehamwood



Raising money for the British Heart Foundation



Creating a new garden space with HACRO and Shaw Trust

Redecorating Haven Support Centre



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# LISTENING TO YOU

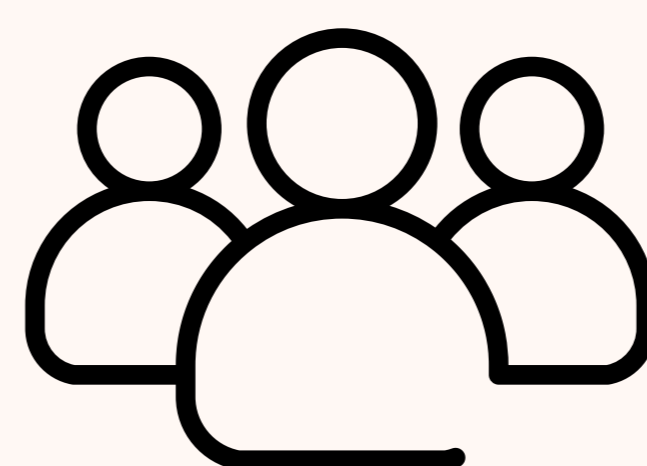
## AND LEARNINGS FROM SKY STUDIOS ELSTREE SOUTH

Over the past three years, we have been speaking directly to local residents about what we can and should improve on. We want to take forward these learnings into our proposal for Sky Studios Elstree North and have already begun thinking about:



### TRAFFIC AND PARKING

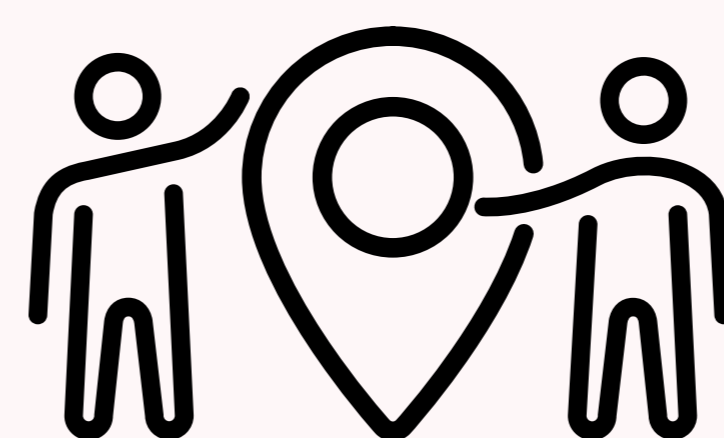
- We will be working closely with Hertsmere Borough Council and the Highways Authority to ensure the transport plans we propose as part of the development are squarely focussed on **mitigating the impact of the development on the local traffic network**. In fact, one of the benefits of expanding our studios directly next to our current site, is that we can reduce net traffic on the roads and better manage getting vehicles off the public highways (and into our site) through our various access points.
- We will also include space for a **permanent backlot as well as a second multi-storey car park**, adding around another 1,000 spaces as part of this application. This means all of our operations will be streamlined and contained on one site.
- We've also worked on a **construction parking management plan** which lays out how parking will be managed during the build. This includes preparing the backlot area for parking first and continuing to hire local spaces.
- As with Sky Studios Elstree South, we will be adopting a travel plan that requires productions to adopt **green travel practices**, for example, using our electric shuttle bus to get to and from stations. We'll also be updating local cycle routes to encourage people to cycle to site.



### A DEDICATED SKY STUDIOS ELSTREE TEAM TO TALK TO

Ahead of our opening later this year, we now have a **permanent Sky Studios Elstree team in place**, and they really hope to get the chance to meet you over the next few months.

This team has been recruited from the UK's leading studios, including studios in and around Elstree and Borehamwood, providing local insights, knowledge and connections.



### NEW COMMUNITY SPACE

Over the past three years, we have learnt more about local priorities: investments in infrastructure, amenities and the next generation of talent are all key. As one of the biggest businesses in Hertsmere, we are **committed to supporting our neighbouring community and ensuring the benefits of us being here are felt directly by residents**. We'd like to hear your thoughts on how we could create a space on-site for community initiatives.



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# DEDICATED SPACE FOR THE COMMUNITY

As part of our plans, we are proposing a new space on-site for community initiatives. We want to understand from the community what this could be and, based on conversations so far, we are already thinking about:

A publicly accessible archive/  
museum celebrating the area's  
film and TV heritage



Flexible offices for production  
and industry businesses



Use of our screening rooms



We want to understand from the community what this could be.  
Place a sticker on your choice or share something entirely different for us to consider.



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# TRANSPORT AND ACCESS

## TO SKY STUDIOS ELSTREE NORTH

### PROMOTING SUSTAINABLE TRANSPORT

Like at Sky Studios Elstree South, we will be adopting a travel plan that requires productions to adopt more sustainable travel practices and encourage as many people as possible to travel to the site sustainably. The plan, which will be reviewed regularly with the results reported back to the Council, includes:

- An **electric shuttle bus** for staff to travel to and from the local station.
- **EV charging points** in the multi-storey car park to help encourage electric vehicle adoption.
- **Improvements to the existing footway** along Rowley Lane for pedestrians and cyclists.
- **An additional 130 cycle spaces** across the site.

### PARKING AND CONSTRUCTION

We're also providing space for a permanent backlot as well as an additional c.1,000 spaces on site through a second multi-storey car park.

We will be working closely with Hertsmeire Borough Council and the Highways Authority on a dedicated transport plan for Sky Studios Elstree North. One of the benefits of expanding immediately next door to our current studios is that we can reduce our impact on local roads and better manage getting vehicles off public highways and into our site. We will be retaining the current access off Rowley Lane, and are also proposing to create an additional access point directly into the new studio space further to the north.

We will be approaching construction with the same consideration and care, and will be preparing a separate detailed construction management plan to show how parking and deliveries will be managed. The new backlot will be an important part of the build process, and whilst in the short term we may need to continue hiring local spaces, longer term we are taking learnings from Sky Studios Elstree South and working with the council to request new traffic orders to properly enforce full parking restrictions on local roads.

The plans will be reviewed by the Council, and we'll continue to keep residents updated as the designs for Sky Studios Elstree North progress.



- Sky Studios Elstree South
- The proposed site
- Cycle access
- Vehicle access
- 🚲 Cycling parking
- 🚗 Car parking
- 🔌 EV charging points



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# NEXT STEPS

## AND HAVE YOUR SAY

Throughout July we will be speaking to residents to understand how we can shape the proposals to meet local needs. We will then consider all of this important feedback and use it to help refine our designs ahead of submitting a planning application later this summer.

### WE WANT TO HEAR FROM YOU

We really want to hear your feedback and input on the proposals so that we can best understand how we can continue to contribute to the local area.

There are a number of ways you can do this, including:

-  Talk to us at one of our consultation events
-  Visit our website [skystudioselstreenorth.co.uk](https://skystudioselstreenorth.co.uk) and fill out a feedback form
-  Email us at [info@skystudioselstreenorth.co.uk](mailto:info@skystudioselstreenorth.co.uk)
-  Call us on 0800 096 6139

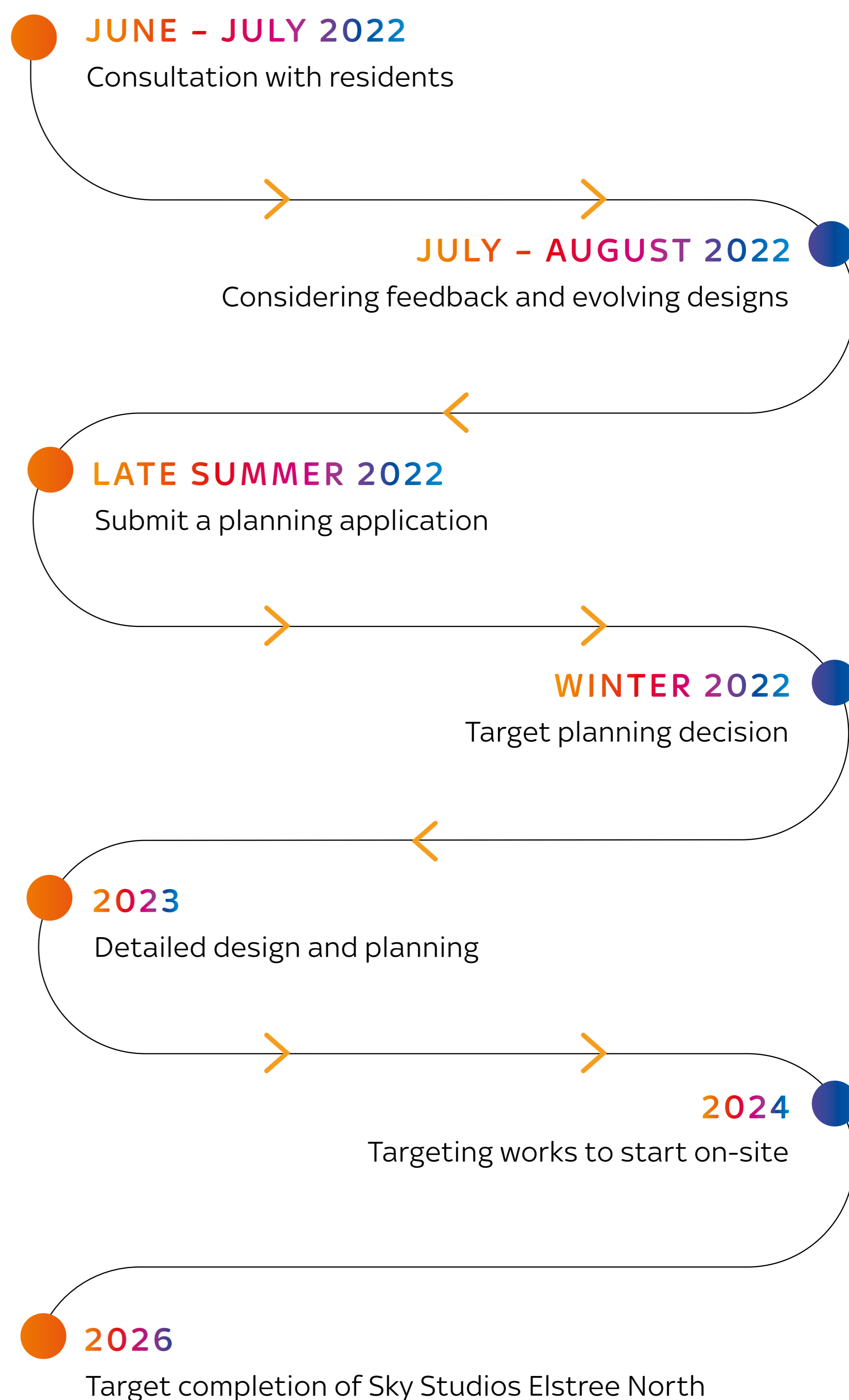


Scan the QR code to visit our website

### OUR TEAM



### NEXT STEPS



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