



PUBLIC WEBINAR ON PROPOSALS FOR SKY STUDIOS ELSTREE NORTH

Wednesday 20<sup>th</sup> July 2022

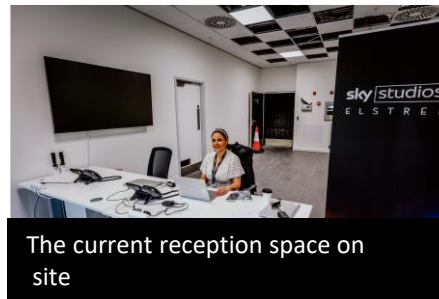
# ABOUT SKY STUDIOS ELSTREE

**Sky Studios Elstree is a new, state-of-the-art film and TV studio based in Borehamwood. 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.**

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.**

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.

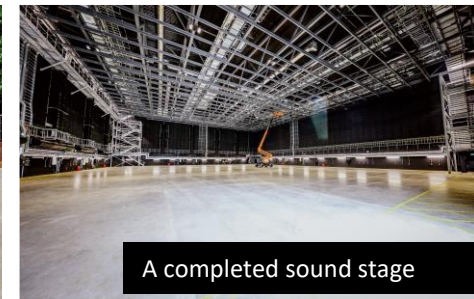
**We are therefore bringing forward proposals to expand Sky Studios Elstree and create Sky Studios Elstree North.**



The current reception space on site



Local barista 'Wake the Dead Coffee'



A completed sound stage

# ABOUT LEGAL & GENERAL

- We are one of the UK's leading financial services providers and a major global investor and developer. At Sky Studios Elstree, we are both **the site managers and developers** for the project and will be **delivering the Sky Studios North expansion in partnership with Sky.**
- As a business, we are committed to investing in new infrastructure to **benefit society and running our business responsibly for our people and our customers.**
- We share the same **passions for sustainability and inclusivity** and have been really proud to lead this with Sky and create something that we believe can have such a **positive economic and cultural impact on the area.**



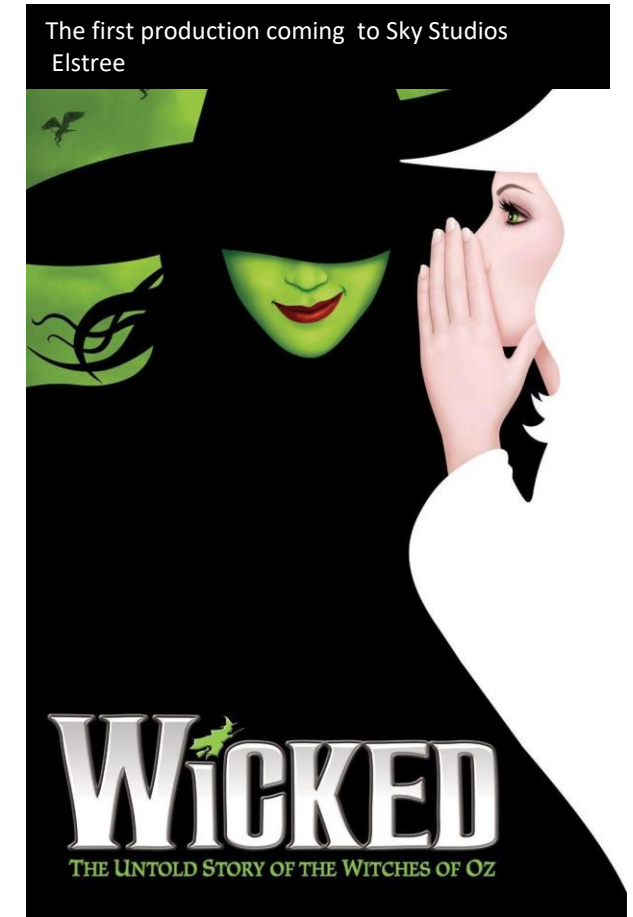
# THE WIDER TEAM



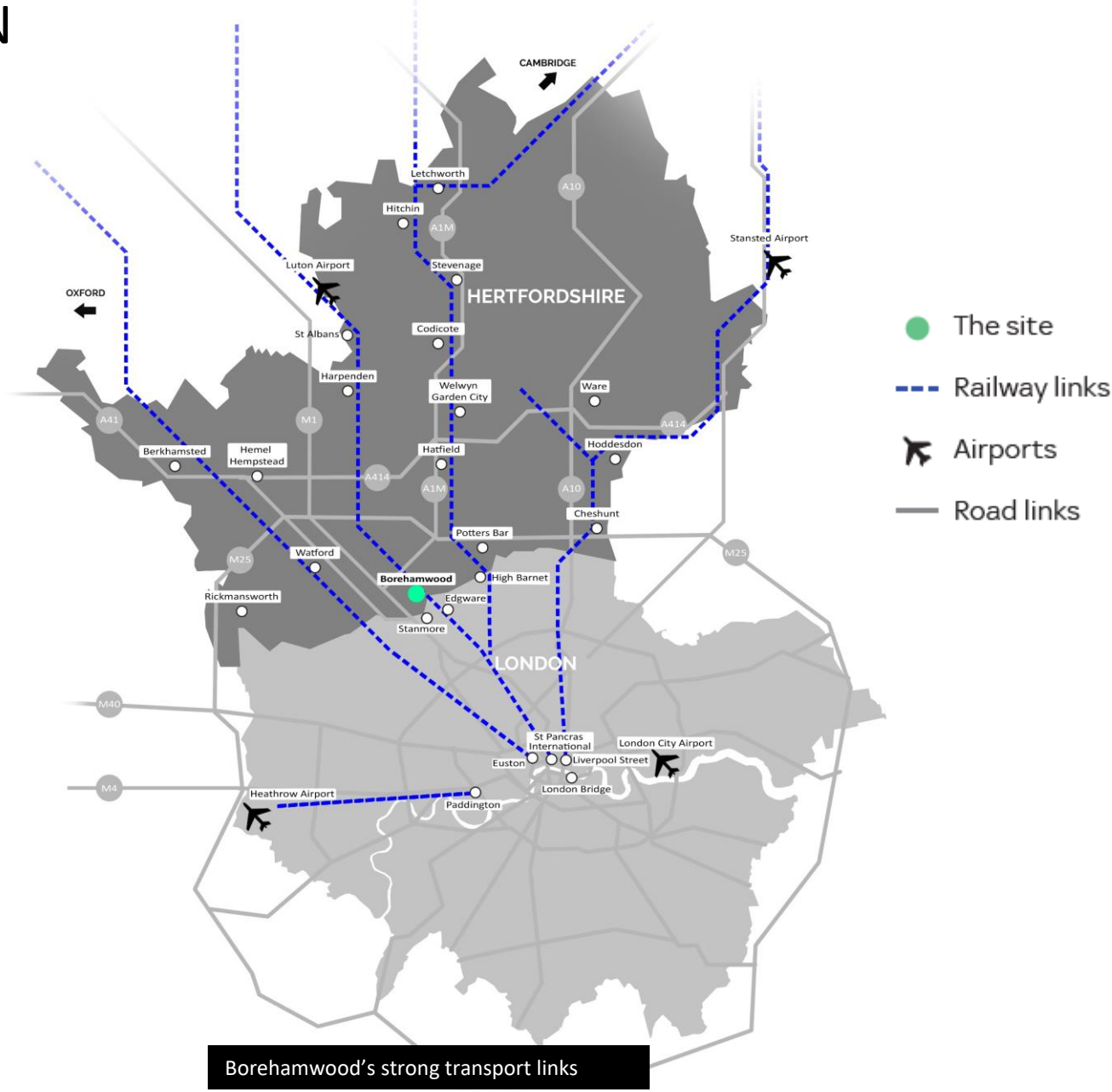
# THE DEMAND

**Film and TV production is one of Britain's fastest growing sectors - we want to keep that production spend here in Hertfordshire and create even more jobs and opportunities for local people.**

- Global investment in film and high-end television 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.**
- 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, enabling **£2bn of additional high-end film and TV investment** over the first five years of operation and delivering **2,000 additional jobs locally.**



# THE RIGHT LOCATION



# THE PROPOSED SITE

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



# WHY SKY STUDIOS ELSTREE NORTH?

We think this is the perfect place to grow because:

- A highly skilled workforce
- A well established supply chain
- **Connected** by air, road and rail to London, Europe and beyond
- **Rich history of film and TV production** from Star Wars to The Crown
- Further **bolster Hertfordshire's golden triangle of filmmaking** that exists along with Elstree Studios and WB Leavesden
- Support the **creation of around 2,000 new jobs** locally and thousands more in wider UK





# OUR PROPOSALS AT A GLANCE



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



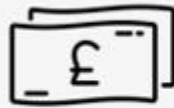
All the facilities and amenities that a modern studio needs including OFFICE SPACE AND WORKSHOPS.



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



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.



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



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



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



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



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



# OUR DESIGNS

CGI of ancillary services building



# OUR DESIGNS



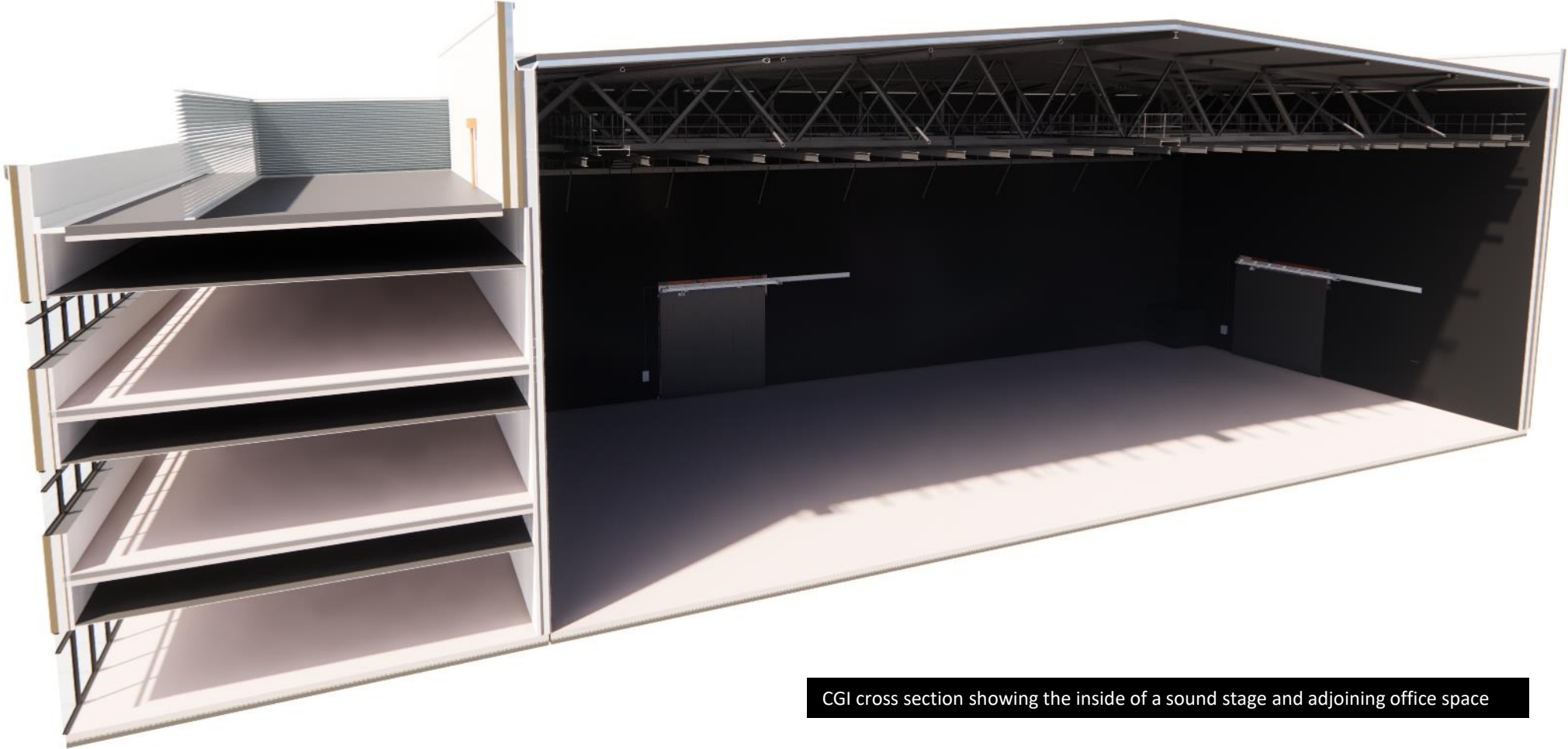
CGI of ancillary services building and outdoor area for staff

# OUR DESIGNS

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



# OUR DESIGNS

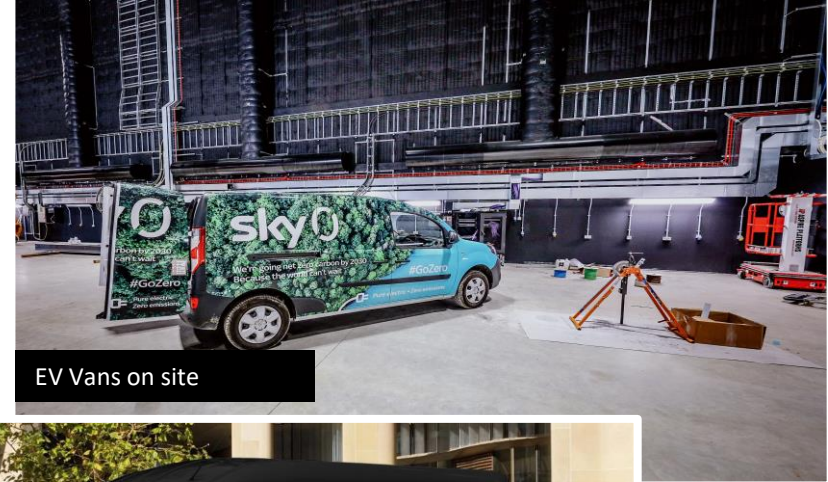


CGI cross section showing the inside of a sound stage and adjoining office space

# OUR COMMITMENT TO RESPONSIBLE CONSTRUCTION AND PRODUCTION

## Our early commitments for Sky Studios Elstree north:

- 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 logistics** including golf buggies on site and electric shuttle buses for staff to travel to and from the station



EV Vans on site

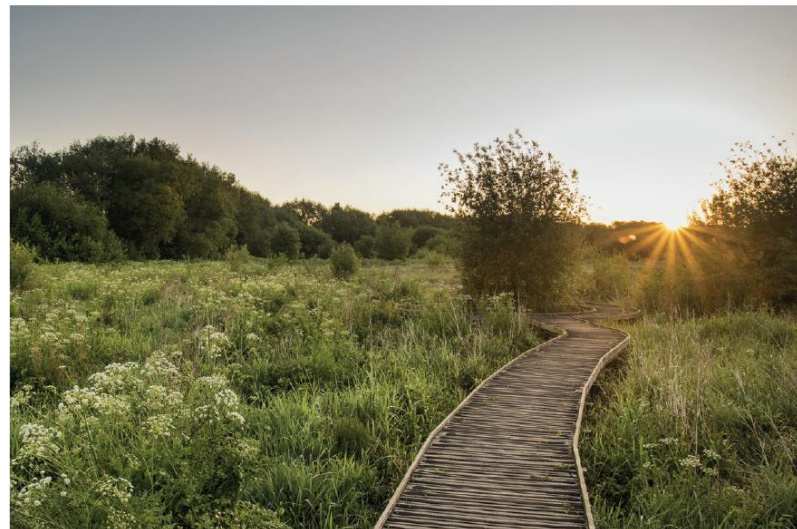


Electric shuttle bus designs



Electric golf buggies

- Include **electric charging points** in our car park.
- Expand the **cycle scheme** to encourage people to cycle to site.
- Use only **LED lighting** across site operations.
- **Harvest rainwater** for use on site.
- Develop a **three-acre wet grassland area**.



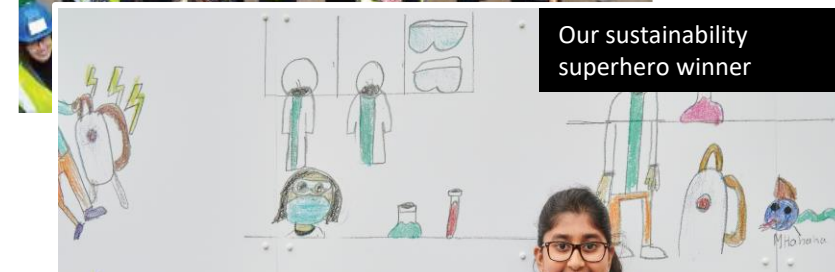
Sketch image and indicative images of the Wet Grassland area



# NEW JOBS AND OPPORTUNITIES FOR HERTSMERE

## Our work so far:

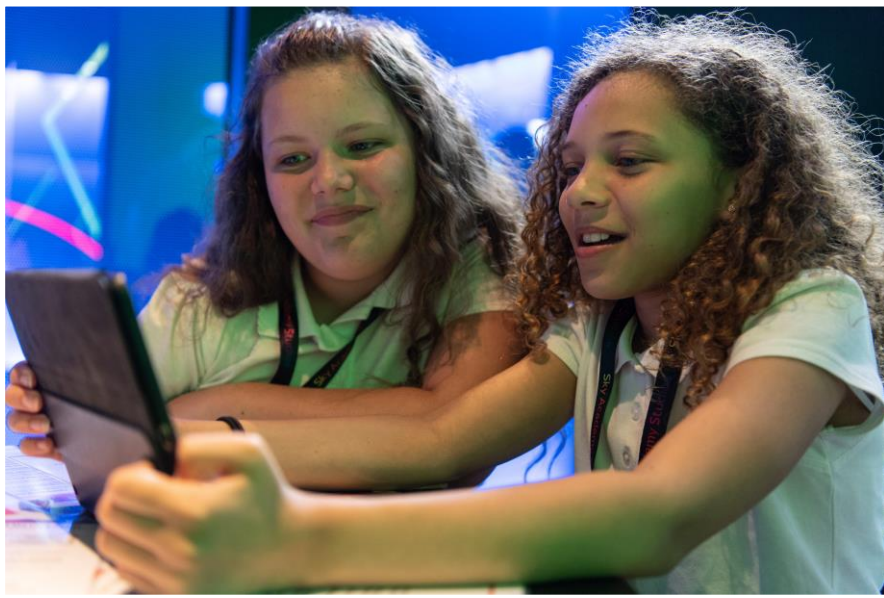
- Partnering with **Elstree Screen Arts Academy** to **mentor students** and offering **summer placements**.
- Creating **12 new roles** as part of our **Content Academy**.
- **A ground-breaking traineeship programme** through our sister company, NBCUniversal, in collaboration with The Mayor of London and Film London.
- Running a **Sustainability Heroes competition**.
- Welcoming **local schools and teachers onto site during the build**
- Running **talks and apprenticeship assessment workshops** at local schools.
- Ringfencing a number of sessions for our **Osterley based Sky Up Academy Studios interactive experience** specifically for schools local to the site.



# 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.



# A LONG TERM LOCAL PARTNER

Together with our construction partners BAM, we have:

- **Planted over 500 trees** at the local Parkfields.
- Invited **children and teachers from across Hertfordshire to attend workshops, events and talks.**
- **Become Patrons of the Hertfordshire Chamber of Commerce.**
- **Redecorated the Haven support centre** in Watford.
- **Created a new garden space with HACRO and Shaw Trust on site.**
- **Donated to local charity Gratitude** and to **Watford General Hospital children's ward.**
- **Raised money for The British Heart Foundation.**
- **Welcomed veterans onto site from Combat2Coffee.**



Raising money for the British Heart Foundation

Tree planting at Parkfields ,Borehamwood



Creating a new garden space with HACRO and Shaw Trust

# LISTENING TO YOU AND LEARNINGS FROM SKY STUDIOS ELSTREE SOUTH



## TRAFFIC AND PARKING

- **Mitigating the impact** of the development on the local traffic network.
- Space for a **permanent backlot** and a **second multi-storey car park**.
- A detailed **construction parking management plan**.
- A travel plan that requires productions to adopt **green travel practices**.



## A DEDICATED SKY STUDIOS ELSTREE TEAM TO TALK TO

- **A permanent Sky Studios Elstree team** with local insights, knowledge and connections.



## NEW COMMUNITY SPACE

- **Commitment to support our neighbouring community** and ensure benefits of us being here are felt **directly by residents**.
- **New space on site for community initiatives**.

# 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**

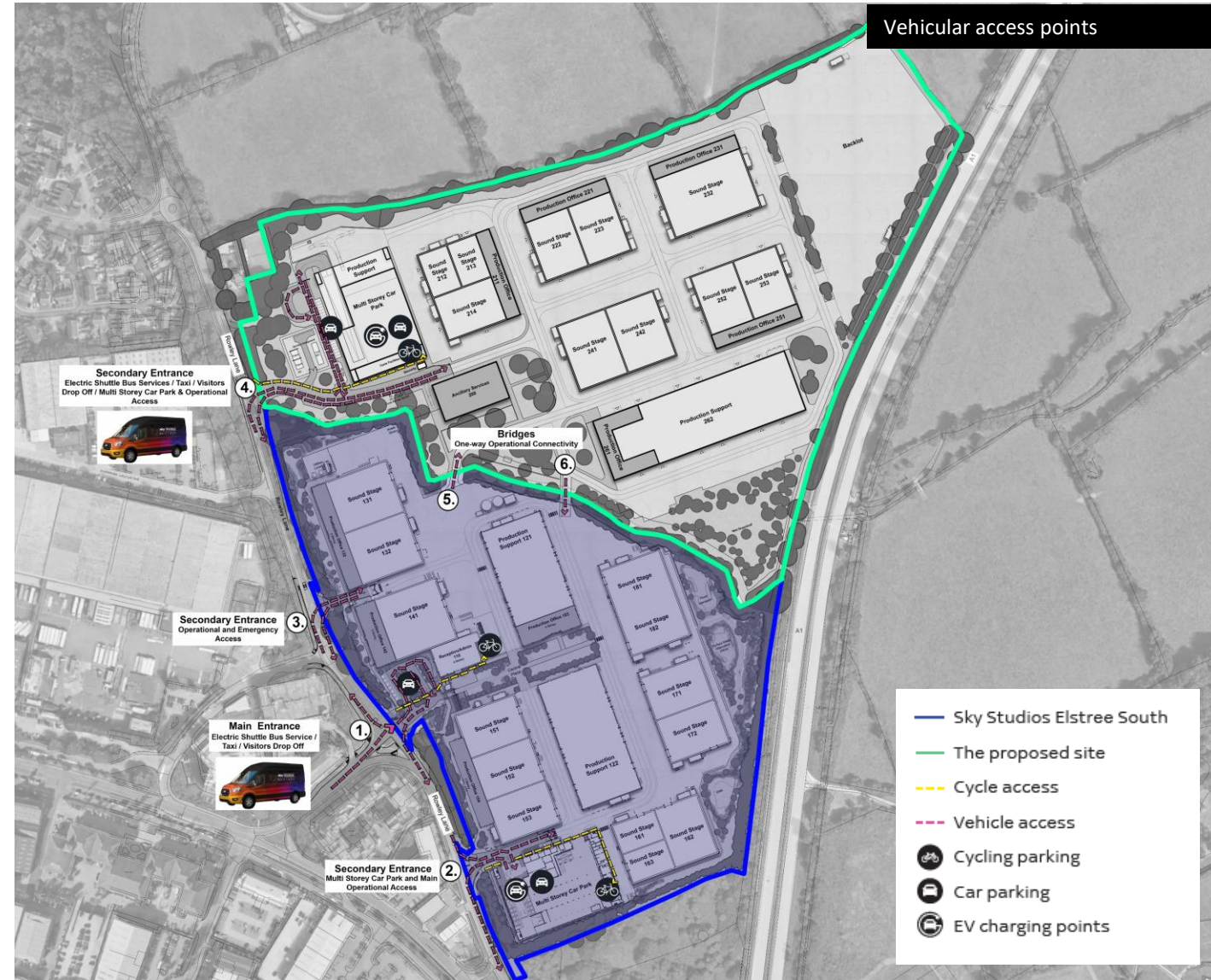
# TRANSPORT AND ACCESS

## Promoting sustainable transport:

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

## Parking and construction:

- A **permanent backlot** and an additional **1,000 car parking spaces**.
- A dedicated **transport plan** for Sky Studios Elstree North.
- A detailed **Construction Management Plan**.



# OUR CONSULTATION SO FAR

We launched our consultation earlier this month so that we could meet the local community and get feedback on the proposals as well as hear your ideas for how we can continue to contribute to the local area.

**16,800+**

Letters sent to local people

**14**

Hours of drop-in events over 3 days so far

**c.130**

Attendees at our events

**30,000+**

People reached via social media

**2,000+**

Visitors to our consultation website

**40+**

Feedback forms received

# EARLY FEEDBACK THEMES

There's still lots of time to have your say, but we've shared some of the feedback we've already received below. We'll be touching on this later in our Q&A.

- New **jobs and supplier** opportunities are really supported. People want to know how to get involved and work with us at Sky Studios.
- More **spend and investment** in the local area is also really positive. People like seeing the area's **film and TV heritage celebrated** and are supportive of **Sky Up Academy coming here**.
- Local people are interested in more **public access** to the site, with **space for residents** to meet and site tours of Sky Studios Elstree South.
- Some people want to know more about any **traffic** impacts locally, particularly on **Rowley Lane**.
- Some people asked questions about building on the **green belt**, whether this will impact local wildlife and what **green initiatives we'll be putting in place**.



Pictures from our July consultation events





# NEXT STEPS

Throughout July we will be speaking to residents to understand how we can shape the proposals to meet local needs.

## Take part:



Ask us a question through the **Q&A feature on this webinar**



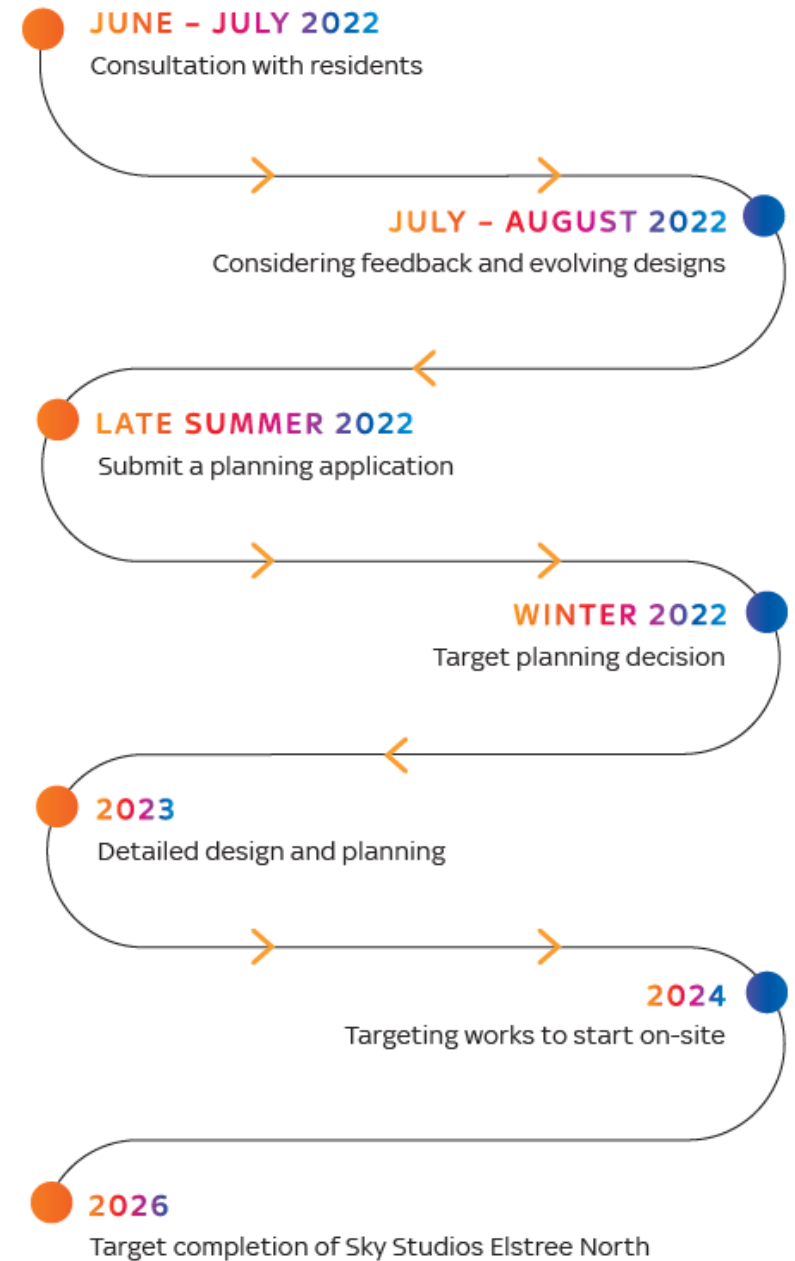
Visit our website and have your say at [skystudioselstreenorth.co.uk/have-your-say](https://skystudioselstreenorth.co.uk/have-your-say)



Email us at [info@skystudioselstreenorth.co.uk](mailto:info@skystudioselstreenorth.co.uk)



Call us on our freephone line **0800 096 6139**



Q&A