

General Key

- Site Boundary
- ▶ Vehicular access
- ▶ Pedestrian access

Existing Retained Buildings

(Existing use retained unless otherwise stated)

- EX01 Langleybury Mansion (Grade II* Listed)
- EX02 Stable Block (Grade II Listed)
- EX03 Aisled Barn (Grade II Listed)
- EX04 Farm Cottages (Grade II Listed)
- EX05 L-shaped Barn (Curtilage Listed)
New Use: Mobility Hub
- EX06 Southeast Shed (Curtilage Listed)
- EX07 E-shaped Barn (Curtilage Listed)
- EX08 Laundry Building (Curtilage Listed)
New Use: Reception
- EX09 West Cottages (Curtilage Listed)
- EX10 Gardener's House (Curtilage Listed)
- EX11 West Lodge (Curtilage Listed)
- EX12 South Lodge (Curtilage Listed)

Proposed Buildings

- PR01 Craft Workshop (01-01 to 01-11)
- PR02 Sound Stages (02-01 to 02-04)
- PR03 Support Workshop (03-01 to 03-11)
- PR04 Production Offices (04-01 to 04-04)
- PR05 Education (05-01)
- PR07 Children's Farm (07-01)
- PR08 Walled Garden (08-01)
- PR09 Backlots (09-01)
- PR11 Hub Parking (11-01 to 11-06)
- PR12 Commercial Office Space (12-01)
- PR13 Ancillary (Welfare / Substation / Plant etc) (13-01 to 13-03)

Note: Refer to Landscape masterplan drawing (DE-509-101) by Define for further information on landscaping.

Re-creation of an informal rural landscape character, creating an appropriate setting for the re-located Children's Farm

Restored productive gardens in historic Walled Garden

Restored historic setting to Langleybury Mansion

Agricultural fence dividing Film Hub from Parkland

Hedgerow and fence boundary to site perimeter



Access route through Rookery Spinney to be determined based on tree cover post thinning operations and where possible to follow existing path network.

Some trees & scrub are to be removed and formatively pruned to open historic views from the mansion house. Exact trees tbc.

Public access increased by creation of new routes through the eastern parkland

Soakaways, forming part of a wider exemplar sustainable water management system

Agricultural fence dividing public access and parkland

Public Right of Way retained

Parkland character restored, with additional ecological benefits

Historic ponds reinstated

Ecologically valuable habitat creation including reinstated water meadow, scrub, historic wetland and wet woodland

Future intent is to discuss (with the Canal and River Trust) the potential of new mooring points along the River Gade/Grand Union Canal, to support the boating community.

Mitigation planting around backlots to provide screening, with additional deer fence boundary

Existing antenna retained

Notes
Use figured dimensions only. Do not scale from this drawing. Issued for purpose indicated only. All dimensions to be checked on site. Architect to be notified of any discrepancies before construction commences. Structural and services information is indicative only - refer to consultants' drawings and specification for details and setting out. All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant codes of practice and British and European standards. Information contained within this drawing is the sole copyright of IF_DO (IF Design Office Ltd) and not to be reproduced without expressed wishes.

Revisions	
- 24/06/22	Issued for information
A 06/07/2022	Issued for discussion
B 15/07/2022	Issued for EA information
C 22/07/2022	Issued for Pre App Submission
D 08/08/2022	Issued for discussion
E 17/08/2022	Planning Meeting 3
F 23/08/2022	Pre App Comment Amendments
G 24/08/2022	Issued for information
H 15/09/2022	Moved Creche to Mixed use building
I 30/09/2022	Issued for Comment
J 12/10/2022	Issued for Planning
K 02/12/2022	Issued for Planning
L 24/01/2023	Car Parking Amendment
M 17/05/2023	Amended following consultee comments
N 24/05/2023	Road layout and red line boundary amended

Consultants

Key Plan

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Client
Ralph Trustees

Project
Langleybury Film Hub

Drawing Title
Masterplan Overview

Drawing Status	Drawn	Checked	Revision
P	CM	MA	N

Project No.	Date	Scale @ A1	Scale @ A3
2107	Jun 2022	1:2500	1:5000

Drawing Number
2107-IFDO-00-RF-DR-A-1005

