

# Langleybury Film Hub

Summary Update

July 2023





Previous Scheme Masterplan Overview



Now Submitted Masterplan Overview

## Summary of Changes

The Masterplan has been amended to reflect feedback received on the scheme from a variety of parties including TRDC Officers, statutory consultees, Parish and TRDC Councillors and local resident groups/residents.

The key changes made are as follows:

- The total quantum of Development (gross external area) has been substantially reduced by circa 28.5% from 54,996 sq. m. down to 39,314 sq. m.
- The removal of 2 sound stages from the main southern block and the relocation of the 2 sound stages at the southernmost part of the site, to the edge of Langleybury Lane, reducing the impact on views across the parkland.
- The new education/commercial building has been reduced in both area and height and positioned further back from the brow of the hill to ensure the prominence of the Mansion House is retained.
- The green break/valley between the craft zone and the south site has been significantly increased – the building to building distance has increased from 108m to 263m as part of this resubmission.
- All buildings adjacent to Langleybury Lane are now built into the ground to minimise perceived height from the lane.
- Creation of a new green courtyard in front of the E-Shaped Barn, enabling a visual and physical link to the historic core.



## Need for the Proposal

There is a clear and sound consistent commercial case for the proposed Langleybury Film Hub. The case is founded upon the evidenced elements of:

- Providing an exceptional and sustainable use for all the listed buildings with minimum intervention therein securing a long term sustainable use for all of the listed buildings.
- Sustained growth within the UK film and TV industry with proven levels of demand at this prime location.
- Verified\* demand for various types of production space which are currently in short supply, and the need for which will intensify as more studio facilities are delivered to market and the film industry continues to grow.
- Existing uses of the Langleybury Estate by the film and TV industry which have grown organically over time.
- An accredited Building with Nature development, providing high quality green infrastructure maximising benefits for both people and nature, now and for the future delivering a 28% increase in Biodiversity Net Gain.
- Ongoing engagement with the community through the relocation of Langleybury Children's Farm adjacent to St Paul's Primary School and new car parking arrangements, together with increased public access to the parkland area, improvements in the quality and length of footpaths and cycleways crossing the site.

\* Derived from existing customers, Location Collective (the leading provider and operator of production spaces to the UK film and TV industry), the LEP and leading industry bodies.



# Economic Benefits of the Proposal

Proposals to deliver a Film Hub at Langleybury offer the potential to capitalise on the significant growth anticipated in the UK film and TV industry. This will help to build upon the current economic contribution supported by the site.

## Scale of Opportunity and Need

### National



**100% Growth**  
Investment in UK film and TV industry forecast to double in 5 years



**6 million sq.ft**  
Projected need for additional production facilities in 5 years



**1.5 million sq.ft**  
Current pipeline of new production facilities

## Scale of Opportunity and Need

### Local



**69%**  
Of current studio stock located in London & the South East - a key focus for growth



**80%**  
Of film talent and crew live within 1 hour of Langleybury - key metric for success



**41,000sq.m**  
Fall in industrial space in Three Rivers (2000/01 - 2020/21)



**2.1%**  
Industrial vacancy rate in Three Rivers, indicative of an undersupply



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## Current Importance of Langleybury



**£10,077,900**  
Value of production activity since 2018 to present



**394**  
Estimated filming days generating an estimated average spend per day of **£35,233**

## Impact of Development Proposals

The proposed development of the new Film Hub could generate:

### Construction Impacts



**£160 million**  
Capital investment



**330 direct jobs**  
FTE construction jobs p.a. (during a 4 year build)



**365 indirect jobs**  
FTE jobs p.a. in the supply chain



**£70 million**  
Gross Value Added p.a.

### Operational Impacts



**845 direct jobs**  
Gross FTE jobs (on-site production and tenant businesses)



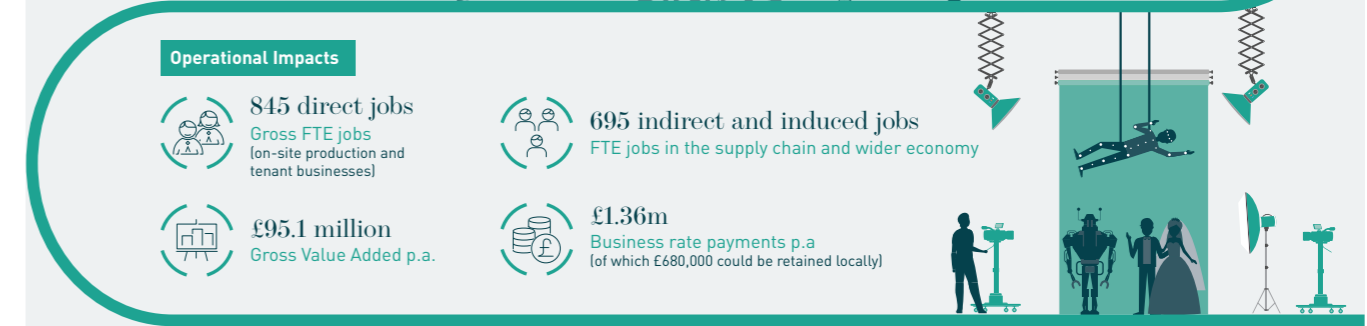
**695 indirect and induced jobs**  
FTE jobs in the supply chain and wider economy



**£95.1 million**  
Gross Value Added p.a.



**£1.36m**  
Business rate payments p.a (of which £680,000 could be retained locally)



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