

11. Access Statement

Schedule of Accommodation

Project:	Twickenham Studios
Reference:	18.141

Accommodation Schedule	
Issued:	05.01.2021
Revision:	A
Issued For:	Draft

	BLOCK B		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	707	7609		
First	140	1507		
Second	697	7502		
Third	266	2863		
TOTAL AREA	1958	21074	0	0

	BLOCK C		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	901	9697		
First	52	560		
Second	168	1808		
TOTAL AREA	1204	12959	52	560

	BLOCK D		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	316	3401		
First	270	2906		
TOTAL AREA	586	6307		

	BLOCK E		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	572	6156		
First	340	3659		
TOTAL AREA	912	9816	0	0

	BLOCK F		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	1072	11538		
First	256	2755		
TOTAL AREA	1328	14293	0	0

	BLOCK G		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	196	2110		
First	176	1894		
TOTAL AREA	372	4004	0	0

	BLOCK H		Demolition	
	Existing GIA		GIA	
	sqm	sqft	sqm	sqft
Ground	481	5177		
First	725	7803		
Second	1210	13023		
Third	584	6286		
TOTAL AREA	3460	37240	0	0

	Existing GIA		Demolished GIA		GIA REMAINING	
	sqm	sqft	sqm	sqft	sqm	sqft
TOTAL AREA	9820	105693	52	560	9768	105133

Please note, the existing GIA areas give a total area, and are calculated to the inside face of the existing external walls for each floor plate, and includes all internal walls, structures, circulation spaces etc.

Please note, the proposed GIA areas are calculated to the inside face of the external walls for each labelled space, whether grouped or individual GIA spaces, and includes all internal walls, structures, circulation spaces etc.

ANCILLARY FACILITIES
This includes dressing rooms, wardrobe/cosume rooms, make-up and hair, art department, meeting rooms and productions offices.

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	BLOCK A		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Cafe/Reception	N/A			240	2583	240	2583
First	Offices	N/A			242	2605	242	2605
Second	Offices	N/A			242	2605	242	2605
Third	Offices	N/A			180	1937	180	1937
TOTAL AREA			0	0	904	9730	904	9730

	BLOCK B		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Foyer	Reception	156	1679	10	108	166	1787
	Cinema	Prop Store	93	1001			93	1001
	Foley Studio	Prop Store	93	1001			93	1001
	Foley Offices	Offices	51	549			51	549
	Existing Offices/Storage	-	280	3014			280	3014
	Cycle Storage	Storage	140	1507			140	1507
First	Foley Offices	Offices	52	560			52	560
	Existing Offices	-	644	6931			644	6931
Second	Existing Offices	-	266	2863			266	2863
Third	Existing Rooftop Bar	-	148	1593			148	1593
TOTAL AREA			1923	20697	10	108	1933	20805

	BLOCK C		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Stage 2	-	183	1970			183	1970
	Stage 3 - TV Studio	Film Stage	520	5597			520	5597
	Ancillary/Dressing Rooms	-	82	883	6	65	88	947
	Meeting/Dining Space	Meeting Space	78	840			78	840
	New Prop Store	N/A			99	1066	99	1066
First	Office/Green Room	Offices	85	915			85	915
	Ancillary/Dressing Rooms	-	66	710	6	65	72	775
	New Prop Store (Double Height)	N/A					0	0
Second	Office/Green Room	Apartments	83	893			83	893
TOTAL AREA			1097	11807	111	1195	1208	13002

	BLOCK D		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Art Department (Building 1)	-	114	1227			114	1227
	Ancillary/Production Offices (Building 2)	-	63	678			63	678
	Ancillary/Production Offices (Building 3)	-	138	1485			138	1485
First	Art Department (Building 1)	-	114	1227			114	1227
	Ancillary/Production Offices (Building 2)	-	44	474			44	474
	Ancillary/Production Offices (Building 3)	-	111	1195			111	1195
TOTAL AREA			584	6286	0	0	584	6286

	BLOCK E		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Canteen (60sqm) and Store (15sqm)	-	103	1109			103	1109
	Kitchen (28sqm)	-						
	Grading Theatre O2 (incl. Store)	-	154	1658			154	1658
	Grading Theatre Lobby	-	39	420			39	420
	Refurbished Picture Post/Production Offices (184sqm)	-	184	1980			184	1980
	Circulation	-	41	441			41	441
First	Canteen and store	Store Room	91	979			91	979
	Grading Theatre Mezzanine	-	45	484			45	484
	Refurbished Picture Post/Production Offices (168sqm)	-	168	1808			168	1808
Second	New lightweight roof extension for additional Picture post offices	N/A			477	5134	477	5134
TOTAL AREA			825	8879	477	5134	1302	14013

	BLOCK F - To Remain		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Preview Theatre and projection room (71)	-	1005	10817			1005	10817
	Stage 1 (708sqm)	-						
	Ancillary (226sqm)	-						
First	Ancillary/Post Production Offices	-	256	2755			256	2755
TOTAL AREA			1261	13572	0	0	1261	13572

	BLOCK G - To Remain		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Post Production Offices	-	196	2110			196	2110
First	Post Production Offices	-	176	1894			176	1894
TOTAL AREA			372	4004	0	0	372	4004

	BLOCK H - Sound Studios to Remain, with lightweight roof extension		GIA Remaining		New Build GIA		TOTALS	
	Proposed Use	Existing Use	sqm	sqft	sqm	sqft	sqm	sqft
Ground	Sound Studios	-	481	5177			481	5177
	Undercroft Car Park	-	725	7803			725	7803
First	Sound Studios	-	1210	13023			1210	13023
Second	Sound Studios	-	584	6286	7	75	591	6361
	Lightweight roof extension for new sound studio offices	N/A			231	2486	231	2486
Third	Sound Studios	-	460	4951			460	4951
TOTAL AREA			3460	37240	238	2562	3698	39802

	GIA REMAINING		New Build GIA		TOTAL AREA	
	sqm	sqft	sqm	sqft	sqm	sqft
TOTAL AREA PROPOSED SITE	9522	102485	1740	18728	11262	121213
	Existing GIA		Demolished GIA		GIA REMAINING	
	sqm	sqft	sqm	sqft	sqm	sqft
TOTAL AREA EXISTING SITE	9820	105693	52	560	9768	105133

PEDESTRIANS

The Studios in its current state lacks a designated pedestrian access point segregated from the vehicle access arrangements. As part of the site proposals a designated main pedestrian access point and public entrance has been created on the prominent corner of St Margaret's Rd and the Barons in Block A. Creating a clear and legible entrance for workers and visitors that the site has been lacking.

It will also be used by public audience members attending live screenings and shoots, who will be encouraged to use the nearby public transport which is available.

Visitors will then be guided by controlled reception & by security gates within the building which will be controlled via the receptionist.

The existing pedestrian and cycle access to the site from The Barons, approximately 50m from the junction with St Margaret's Road will be retained. Both these roads have foot ways on either side of the carriageway. Four additional pedestrian and cycle access points existing on the site will also be retained as private secure entrances for employees only.

Within the site itself a balance has been sought between the existing building configuration and the working nature of the site so that employees and visitors are guided via coordinated clear and legible way finding signage to assist their journey.

The new rooftop extension to Block E creates the opportunity to provide a new external lift and stairs that not only creates a wheelchair friendly route to the new office and studio spaces within the new top floor, but also creates the opportunity to link into existing floors in block E to compliment and improve the existing internal circulation. The external lift also creates a clear and legible visual marker with integrated way finding.

The Block H rooftop extension also creates a new wheelchair accessible lift to the upper levels of the building improving access for employees based in this building.

(See transport statement and travel plan for full detail of proposals)

CYCLISTS

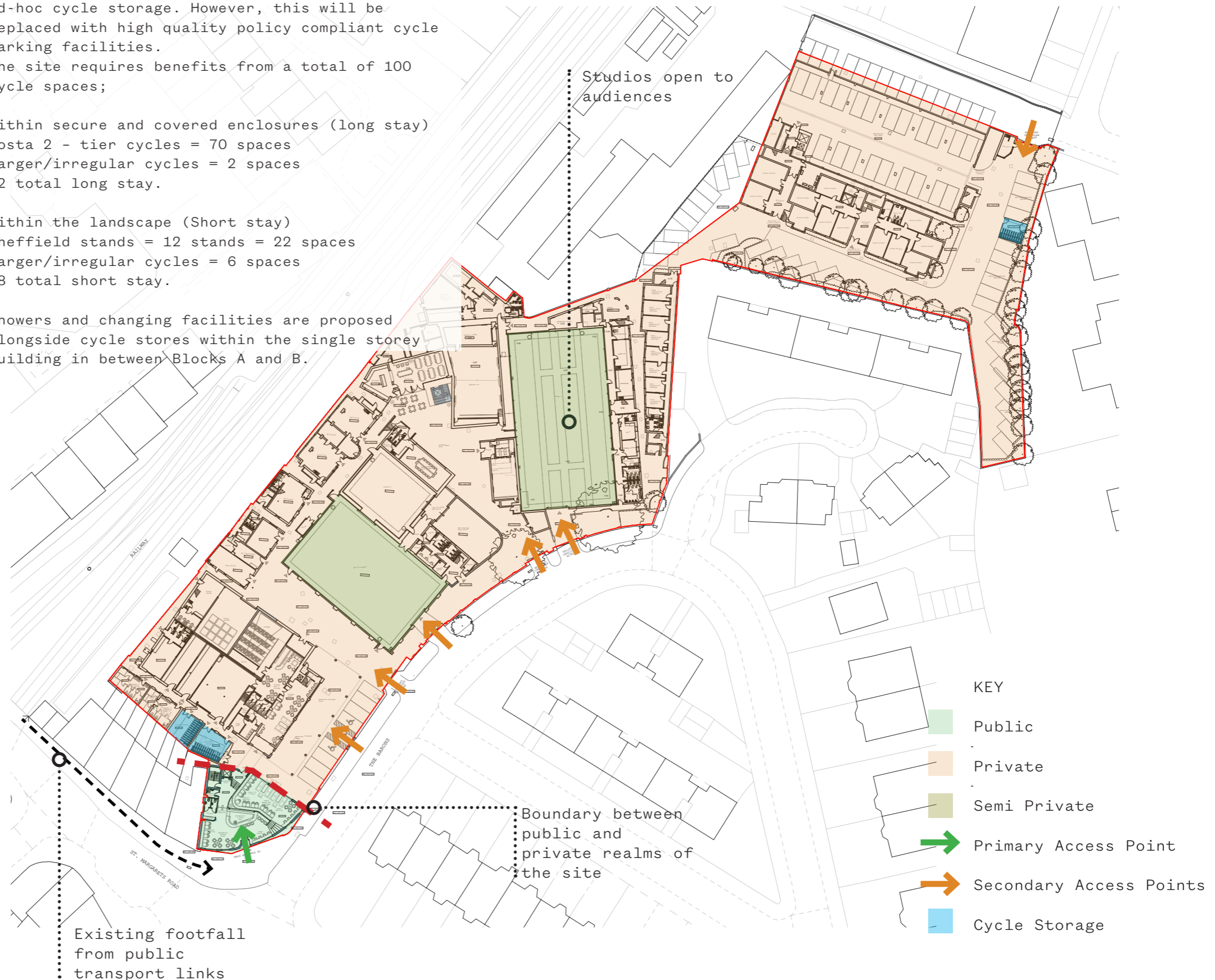
Currently Twickenham Film Studios has some minimal ad-hoc cycle storage. However, this will be replaced with high quality policy compliant cycle parking facilities.

The site requires benefits from a total of 100 cycle spaces;

Within secure and covered enclosures (long stay)
 Josta 2 - tier cycles = 70 spaces
 Larger/irregular cycles = 2 spaces
 72 total long stay.

Within the landscape (Short stay)
 Sheffield stands = 12 stands = 22 spaces
 Larger/irregular cycles = 6 spaces
 28 total short stay.

Showers and changing facilities are proposed alongside cycle stores within the single storey building in between Blocks A and B.



The reduced use of short term contracts and the pivot towards TV production means that there will be fewer commercial vehicles parking in the area and fewer vehicle movements on surrounding roads.

Main access onto the site is via The Barons as is existing. There is also access via Arlington Rd which enters behind Block H.

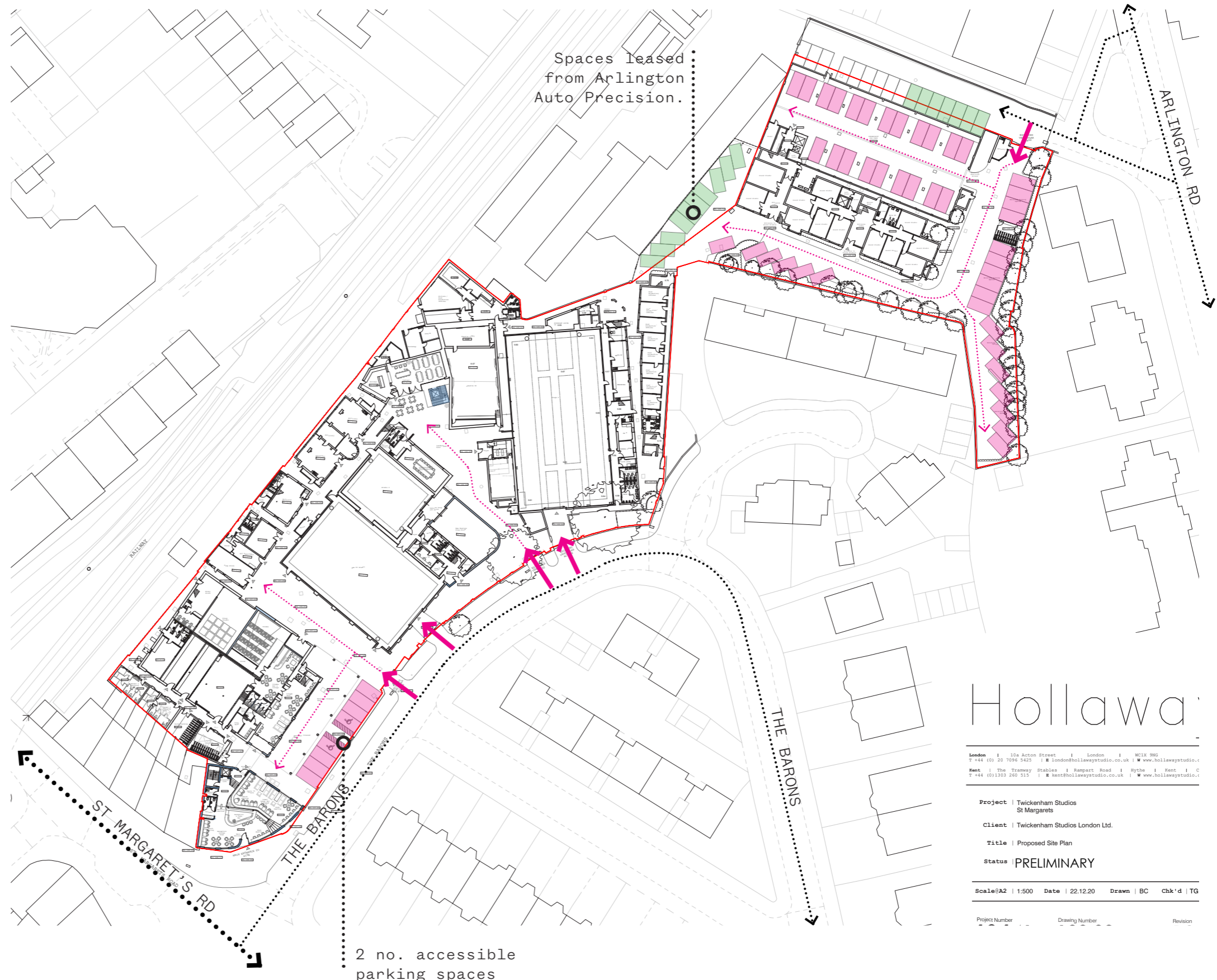
To allow for the construction of Block A, 13 of the parking spaces at the front of the site will be lost. However, due to spare capacity in the rear parking area the current users of these spaces will likely still be able to park their vehicles somewhere within the estate. It is not envisaged that there would be any overspill into the CPZ.

Whilst there are no new parking spaces being proposed the studios are keen to modify the current provision to account for disabled and EV parking.

Accessible Parking spaces have been shown on the floor plan, in front of Block B.

KEY

- Car Parking Spaces within Ownership
- Rented Car Parking Spaces
- Vehicle Access Points
- Vehicle Routes



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Project | Twickenham Studios
 St Margarets
 Client | Twickenham Studios London Ltd.
 Title | Proposed Site Plan
 Status | PRELIMINARY

Scale@A2 | 1:500 Date | 22.12.20 Drawn | BC Chk'd | TG

Project Number Drawing Number Revision

(See transport statement and travel plan for full detail of proposals)

As the development proposals broadly leave the site unchanged from a vehicular access perspective it has not been deemed necessary to address deliveries and servicing in great detail. The vehicular access points will remain unchanged and the internal movements are also remaining similar to the existing site.

However, if necessary, a detailed Delivery and Servicing Plan (DSP) can be prepared pre-occupation as part of a planning condition.

The tracking shown to the right shows the possibility of a 8m box van on the site. This is the largest sized van to enter the site and works as shown. Any smaller vans would manoeuvre easily around the site and between buildings.



(See transport statement and travel plan for full detail of proposals)