



**WARNER BROS.**  
STUDIOS LEAVESDEN

**WELCOME**

An aerial photograph of the Warner Bros. Studios Leavesden complex. The image shows several large, modern studio buildings with glass facades and flat roofs. A wide road with white lane markings and yellow road markings runs through the center. To the right, there are residential houses with red roofs and solar panels. The sky is overcast.

# EXPLORE OUR EXPANSION PLAN

Warner Bros. Studios Leavesden is the place where great films happen. Here in this creative corner of Hertfordshire we make some of the most successful and much-loved film and TV productions, which entertain millions of people all over the world. We're a local business with a global reputation, and we're excited to share the progress we are making to expand the Studios.





# PRESENTING OUR PROGRESS

## A QUICK RECAP

Warner Bros. Studios Leavesden is home to one of the UK's leading film studios. After the hugely successful Harry Potter film series was made here, Warner Bros. recognised it's amazing potential for future film-making. The former aircraft engine factory was transformed into a purpose-built production facility, specifically designed by filmmakers for filmmakers to accommodate feature films and high-end television, as well as the Studio Tour featuring sets, props and costumes from the Harry Potter film series. Since our doors first opened, Warner Bros. has continued to invest in both facilities, creating two world-class businesses here at Leavesden.

## PROGRESS ON OUR PLANS

The construction work is progressing well, and we are on track to complete the first four soundstages, along with the associated workshop spaces, early next year. As part of our planning permission, the multi-storey car park being built on the Island Site (located between Aerodrome Way and Gadeside), the pedestrian bridge linking it to the main studio, and the new entrance to the Studio must all be completed prior to the soundstages' opening. Improvement works to the existing studio entrance on Aerodrome Way, along with the creation of a new entrance on Gadeside, are scheduled to begin after Easter and are expected to run until the end of the summer. Additionally, work on the multi-storey car park will continue throughout this period. We are working closely with our contractors and local authorities, including Hertfordshire County Council, Three Rivers District Council, and Watford Borough Council, to ensure appropriate management measures and noise mitigation are in place to minimise the impact on local residents.

## BEING GOOD NEIGHBOURS

We're proud to be a good neighbour, putting down deep roots in the area. Over 60% of the people working for Warner Bros. Studios Leavesden live locally and benefit from on-site childcare, car parking, fitness and wellbeing services along with a programme of skills and training initiatives.

Many businesses that work with us and the productions based here are local companies, and we also work with many schools and charities in the area. We've always recognised that our success depends on the good relationships we build and maintain with the local community.



## ACCESS PROPOSALS

A new roundabout is being created as part of the development plans. By providing access from Gadeside, we'll keep as much traffic as possible away from the residential areas to the east of the Studio.

## TRAFFIC MEASURES

The new southern roundabout will serve both the car parking deck on the Island Site and the main Studio site. It has been designed to accommodate the additional traffic that will be generated by the new development. After clearing through a security point within the car park, all visitors will be directed to a pedestrian bridge providing safe and direct access to the Studio. This will ensure that the flow of traffic on Aerodrome Way is not interrupted.

## TRAFFIC

Our surveys show that the majority of those working at the Studio arrive before 07:30am, with relatively low rates of arrivals in the traditional morning peak period between 8am and 9am. Departures in the afternoon or evening tend to extend over a longer period than arrivals, with people finishing at different times spread across the period between 4pm and 8pm.

Locating the access on Gadeside has the advantage of intercepting traffic that is arriving at the site from the M25 and A41 to the west before it reaches Aerodrome Way. Similarly, departing traffic will gain easy access to the A41 (and therefore the M25) via Leavesden Green interchange without using Aerodrome Way. This will reduce the potential for negative traffic impacts on the local road network.

## STUDIO TRAVEL PLAN

We aim to reduce car travel share to 62% from 77%. We've introduced car sharing initiatives, providing a dedicated shuttle bus service and funding (£4m) substantial cycle lane improvements in the local area. An expanded studio will encourage those working in the industry to base themselves nearby, thus improving sustainability through reduced travel.





## OUR RESPONSIBILITIES

The impact of climate change is evident to all of us, and at Warner Bros. Studios Leavesden we believe that businesses such as ours should make a positive and meaningful difference. We take our responsibilities seriously, always looking for new ways to improve our own practices and encourage others that work with us to follow suit. We've been investing in change and addressing the impact our activities have on the environment and wider society.

## OUR PRIORITIES

We are focusing on three key priorities:

- **Cutting carbon emissions through increased energy efficiency, switching our operations away from carbon to renewable energy solutions, and implementing more sustainable transport measures.**



- **Managing our resources sustainably by extending and promoting our re-use and recycling schemes.**
- **Delivering major enhancements to the local landscape and biodiversity, improving green spaces around the site.**

## TAKING THE LEAD

Our expansion plan for Warner Bros. Studios Leavesden is an unmissable opportunity to set new standards of practice. We are actively placing sustainability at the heart of the design of our expansion, giving us the opportunity to grow in a more sustainable manner and take meaningful steps to reduce our impacts on climate change.

Enhanced fabric combined with efficient heating, ventilation and air conditioning systems and the inclusion of a significant area of photovoltaics on our new buildings will create a major opportunity to reduce our carbon emissions. We will attain a BREEAM Excellent rating in all our new buildings which will enhance wellbeing for occupants, limit the environmental impacts from construction products through responsible sourcing of materials and increasing our water and waste efficiencies.

To reduce air pollution in the local area, additional electric vehicle car charging points will be provided to encourage methods of sustainable transport as Warner Bros. moves towards an electrification of their vehicles on site, including the shuttle bus transferring visitors to and from the railway station.

100% of the electricity used by WBSL comes from renewable sources. We are creating one of the largest roof-mounted Solar PV installations within the M25, with a generation capacity of 1,620,000 kWh per annum. Surplus energy will be exported to the wider network for public use.





## A LOCAL BUSINESS

WBSL plays a key role in the local community and the studio expansion will enable more people locally to share in Leavesden's success, whether as individuals, businesses, charities or schools and colleges.

We understand the social and environmental effect that we have on local residents. That's why our priority in this next phase of growth at the Studio is to create over 1,600 new jobs for local residents through employment directly in film and TV production and across a diverse range of local businesses that play a vital part in the studio's ecosystem, along with £85m in additional annual income for those local residents and businesses.

## IMPROVING WELLBEING

We're also prioritising the welfare of our workforce. From focusing on physical and mental health, equality and diversity, to offering child-care facilities that fit with the unique working environment of the industry, our new plans put our people at the heart of our business. We'll continue investing in ever-improving amenities, and working hard to make Leavesden a place where there are no barriers to anyone's ambition.

## THE HARRY POTTER STUDIO TOUR LONDON - EDUCATION PROGRAMMES

We're absolutely committed to shaping a new generation of talent through our education and skills development initiatives. The Studio Tour offers a unique award-winning education programme that broadens the understanding of the artistry, technology and talent that goes into filmmaking. It raises awareness of the career pathways for the next generation offering 17 lessons, delivered by a team of qualified teachers, meeting curriculum requirements across Art & Design, Film & Media, English, Business and STEM. Lessons have been taught to 265k students so far.

## CREATING CREWHQ

CrewHQ is an initiative that supports existing production crew, creates career pathways and foster the next generation of talent, through a programme of innovative training and development activity based in our training centre on site at Warner Bros. Studios Leavesden.

CrewHQ support WBD film and high-end TV productions across the UK. Their mission is to develop talent, retain crew and create a diverse, skilled workforce to meet the needs of the growing film and TV industry.





## SUPPORTING OUR COMMUNITY

We're proud to be a good neighbour, and our dedication to the local area runs deep. As a major local employer and an engaged and active member of our community, we're involved in our neighbourhood in lots of ways you might not know about. Discover how our commitment to the community is at the heart of our vision.

## OUR COMMITMENT

Warner Bros. is a major long-term investor in the Leavesden area, and we're committed to working with the community to ensure that the expansion plan delivers a range of long-term benefits for those who live, work and visit here - both today and into the future.

## LOCAL INITIATIVES

We're very much part of our community, and we believe in building partnerships with organisations that support local initiatives and improve people's lives. Below you can see a selection of some of the many local causes we support.

### THE CHAMBER OF CONSCIENCE

Sitting within the Watford and West Herts Chamber of Commerce, The Chamber of Conscience acts as an umbrella for many charities, support groups and community projects. It provides a platform for businesses to network, communicate and collaborate for the greater good of all.

### THE WONDERWORKS

Supporting families working in film and television, The WonderWorks provides accessible, affordable and flexible childcare services where they're needed most. It opened at Warner Bros. Studios Leavesden in 2020 as the first-on-site, dedicated childcare facility at any UK studio. As part of our inclusive approach to community investment, places are also available for local children.

### WATFORD MENCAP

Watford Mencap believes that people with a learning disability have the right to enjoy equal opportunities and be valued as members of society, enabling them to lead the life they want for themselves.

### THE COLLETT SCHOOL

Situated in Hemel Hempstead in Hertfordshire, The Collett School is a Special Educational Needs School for children aged between 4 and 16 years with Learning Disabilities (LD) including Autistic Spectrum Disorder (ASD), Speech and Language Communication Needs (SLCN) and Moderate Learning Disabilities (MLD).

### ELECTRIC UMBRELLA THEATRE COMPANY

This inspiring local theatre company creates amazing live interactive music experiences with learning for disabled people.

### WATFORD PALACE THEATRE

The theatre inspires and entertains local audiences through innovative, ambitious and inclusive drama, new plays, musicals, dance, and family shows, free outdoor festivals, diverse stand-up, creative community plays and projects and a much-loved traditional pantomime.

### PEACE HOSPICE CARE

The hospice provides care for adults diagnosed with life-limiting illnesses such as cancer, chronic obstructive pulmonary disease and motor neurone disease.

### SMALL ACTS OF KINDNESS

An innovative charity that sources and distributes practical gifts to reduce the negative impact that feeling lonely and isolated can have on older people's physical and mental wellbeing.

### WATFORD HOMESTART

Home-Start Watford, Three Rivers and Hertsmere is a local community network of trained volunteers and expert support helping families with young children through their challenging times.

### WATFORD WORKSHOP

The workshop provides supportive employment, work and life skills training for adults with disabilities who face barriers to mainstream employment.





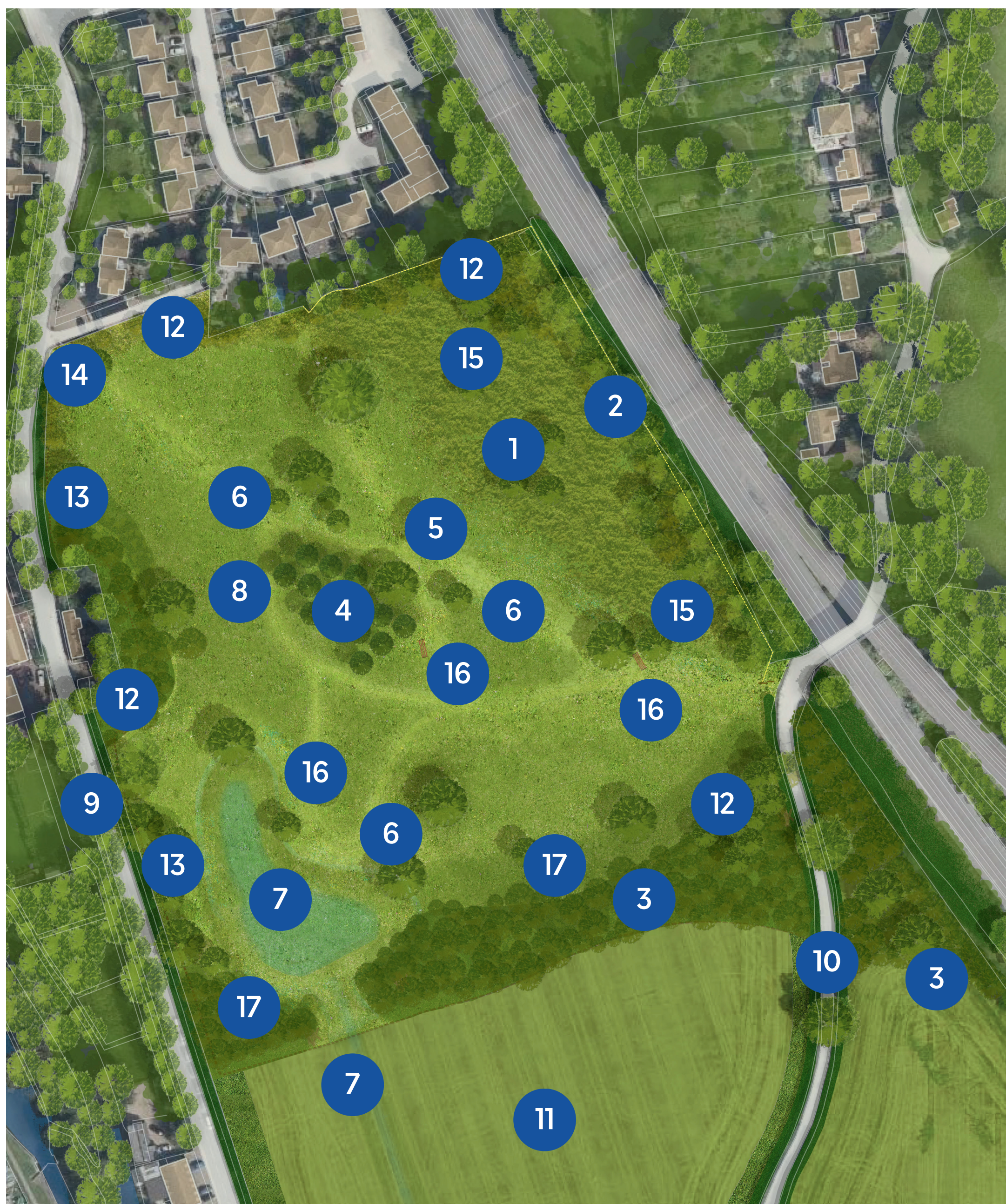
## LANDSCAPE, ECOLOGY & BIODIVERSITY NET GAIN

The expansion has been designed to deliver major enhancements to the local landscape and biodiversity. Once the expansion plan has been completed, it will result in:

- A site wide increase in woodland, scrub and wildflower meadow habitat of 12.65% and a site wide net gain in hedgerows of 51.9% compared to the current situation.
- Over 20,000 square metres of new woodland planting, almost 500 square metres of native hedgerows, 425 linear metres of formal hedgerows, almost 3,500 square metres of ornamental scrub planting and 186 new standard and semi mature trees will be planted across the studio site.

The entire Lower Field (8.3 hectares) remaining undeveloped and maintained as publicly accessible green space to include:

- A dedicated area for Skylarks, Lapwing and ground-nesting birds.
- An orchard and the planting of semi-mature Oak trees to replace those lost historically.
- 4,900 square metres of new woodland planting
- 430 square metres of coppice planting
- 1,600 square metres of native scrub planting
- A naturalised floodwater basin forming a wetland habitat for wading birds and reptiles
- A new badger sett located away from main roads to replace the sett on the Island Site
- Green corridors to provide extensive foraging routes for insects, bats and mammals.



## KEY FEATURES

- |    |   |    |  |
|----|---|----|--|
| 1  | Neutral grassland with loose scrub      | 13 | Post and wire fence with stockproof mesh |
| 2  | Dense native scrub edge to railway line | 14 | Litter bin                               |
| 3  | Native woodland                         | 15 | Coppice planting                         |
| 4  | Orchard trees                           | 16 | Benches                                  |
| 5  | Parkland trees                          | 17 | Tussocky grass                           |
| 6  | Mown footpaths                          |    |  |
| 7  | Attenuation basin and swale             |    |  |
| 8  | Grassland / wildflower meadow           |    |  |
| 9  | Old Mill Road                           |    |  |
| 10 | Gypsy Lane                              |    |  |
| 11 | Ground nesting bird area                |    |  |
| 12 | Hibernaculas and log piles              |    |  |





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# ECOLOGICAL ENHANCEMENT WORKS

## GYPSY LANE HABITAT ENHANCEMENT

As part of Warner Bros. Studios Leavesden's commitment to creating greener spaces around the Studio, the ecological enhancement works to the Lower Field, approved by Three Rivers District Council and Hertfordshire County Council are now completed for the local community to enjoy.

These works include the creation of a new badger sett; the formation of hibernacula and log piles for invertebrates; the provision of new bat, bird and raptor boxes; areas for ground nesting birds and the creation of a swale and shallow pond.

The northern part of the field benefits from areas of new woodland and hedgerow planting; fruit trees, English Oaks and areas landscaped and planted to create a variety of different habitats. These offer a rich haven for wildlife, bring about ecological enhancements and will mature to provide a beautiful place for the public to access and engage with nature.

In addition, work has been completed on the planted natural earth bund on Backlot 2 to create additional screening of film production activity.

**For further information contact: [Residents@wbsl.com](mailto:Residents@wbsl.com)**

