

# WELCOME TO CONSULTATION EVENT 2

## EVENT 1 FEEDBACK

Welcome to our second consultation event for the exciting **Film Studio Campus at Gartcosh**. This event follows our first event on the 13th November 2024, held here at Gartcosh Works Social Club.

Feedback to the proposals during Event 1 was overwhelmingly positive, with an encouraging turnout. The below quotes from responses illustrate the enthusiasm expressed for the proposals.

Those attending the event also recognised the encouraging influence a new Film studio Campus can have on the local area in terms of attracting investment and creating job opportunities.

Those attending were also impressed by the attention to environmental protection and to solving legacy parking issues in the area.

“Everyone I have spoken to in the village see this development as a positive step forward.”

“I am in total support of this proposal.”

“A fantastic opportunity for the people of Gartcosh.”

## PURPOSE OF EVENT 2

The purpose of this Event is to advise on any changes to the proposals as a result of feedback given during Event 1, or comments received to the design team since. A total of 3 positive Comments Forms were completed at Event 1, and no further comments were received following the event.

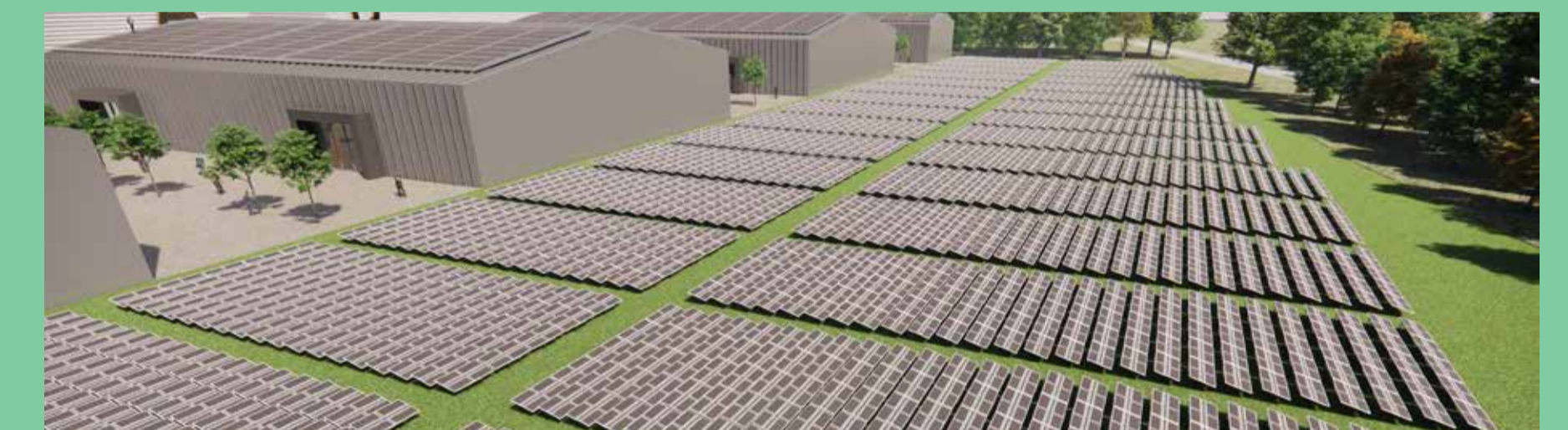
Consequently, no substantial changes have been made to the proposals as a result of comments received – and we have the pleasure in presenting these proposals to the local community once again, and would welcome any further feedback.

However, the Design Team have made a minor change to the Indicative Phasing in order to enhance the energy efficiency of the development.

## CHANGES SINCE EVENT 1

### Indicative Phasing

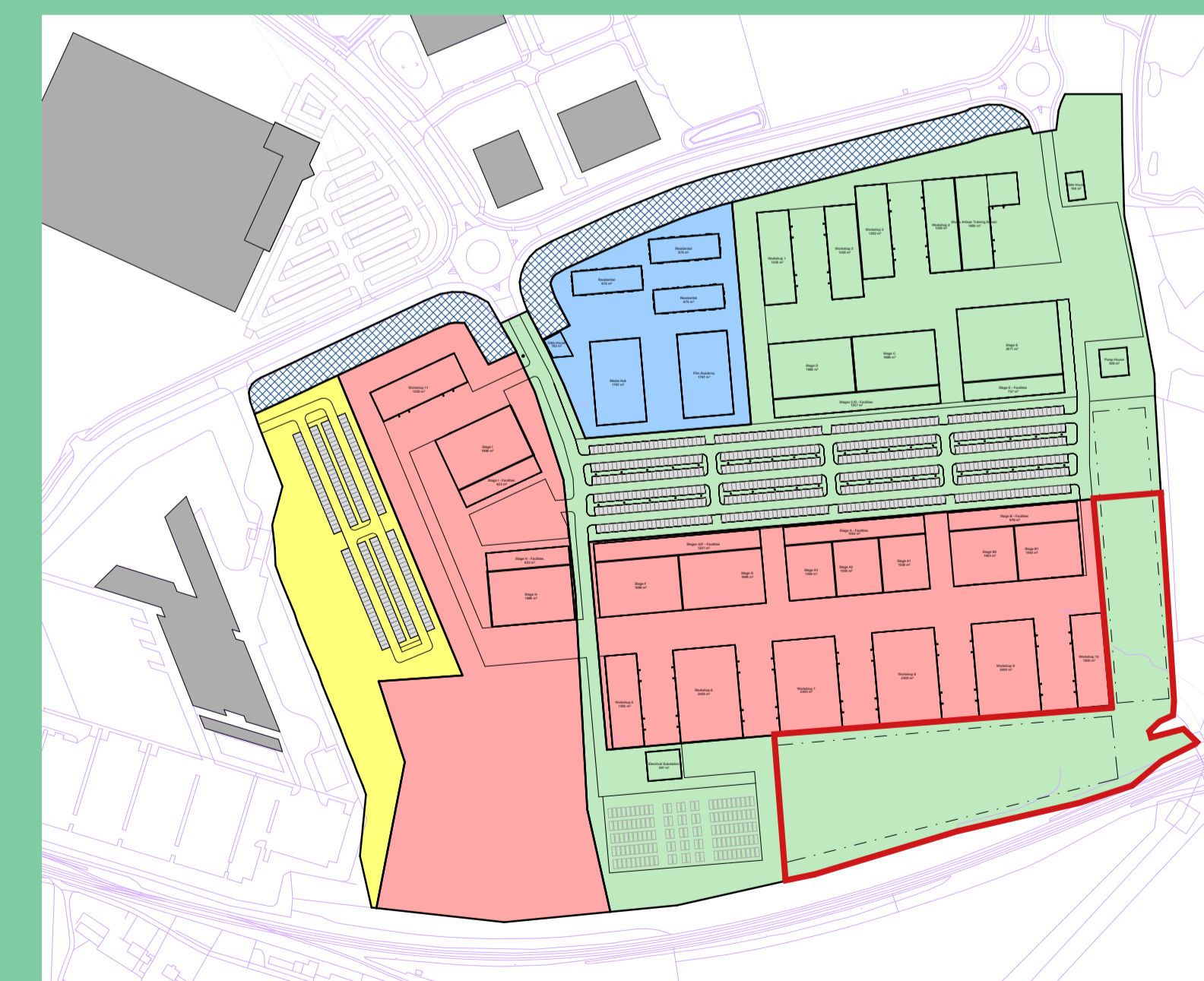
The Indicative Phasing presented at Event 1 suggested that the majority of the proposed solar panel array to the south of the Film Studio Campus would be delivered in Phase 2 of the development. It is now intended that all of the solar panel array is delivered within **Phase 1**, maximising the Net Zero Carbon and green energy opportunities.



## EVENT 1 PHASING



## EVENT 2 PHASING



## KEY

- PHASE 1
- PHASE 2
- PHASE 3
- NO BUILD ZONE
- CAR PARK (SEPARATE APPLICATION)

## BACKGROUND

**Caledonian Film Studios Ltd** welcome you to this drop-in consultation event and display of the ambitious and revamped Film Studio Campus proposals at Gartcosh Industrial Park (Site at Auldyards Rd), Gartcosh, Glasgow, G69 8AE. The proposals are for:

*“Proposed Film Studio campus, including (Use Class 4 & 5) sound stages and workshops, Media Hub (Use Class 4), Film Academy (Use Class 10), staff/student residential accommodation (Sui Generis) and associated ancillary uses, with access, parking, landscaping, and supporting infrastructure including renewable technologies (inc solar pv), battery storage, and associated miscellaneous development.”*

This event follows the submission of a Proposal of Application Notice to North Lanarkshire Council on 17th October 2024 and our Consultation Event 1 on 13th November 2024.

The purpose today’s Consultation Event 2 is to advise of any changes to the proposals as a result of feedback given during Event 1, or comments received to the design team since. It is also an opportunity to make any other members of the local community who missed Event 1 aware of the proposed development before any planning application is submitted to the Council, and to afford the opportunity to discuss the proposals with the applicant and the design team.

You can also get in touch with us via our website ([keppiedesign.co.uk/filmstudio](http://keppiedesign.co.uk/filmstudio)), and contact email address: [filmstudio@keppiedesign.co.uk](mailto:filmstudio@keppiedesign.co.uk). Please note that the consultation started on 17th October 2024 and any final comments should be made by 31st December 2024.

## VISION

# £23b

Is how much the UK Film and High-End Television (HTV) industry is currently worth. It employs approx. 358,680 people.



Proposed Training School with capacity for 40 students providing apprenticeships and retraining opportunities.

**450 CONSTRUCTION JOBS CREATED**  
**650 PRODUCTION JOBS CREATED**

The project will create over 450 Construction jobs, provide over 50 full-time jobs and support over 650 production jobs.



It is a strong growth sector for the UK economy in terms of gross value added (GVA) and employment (BFI).

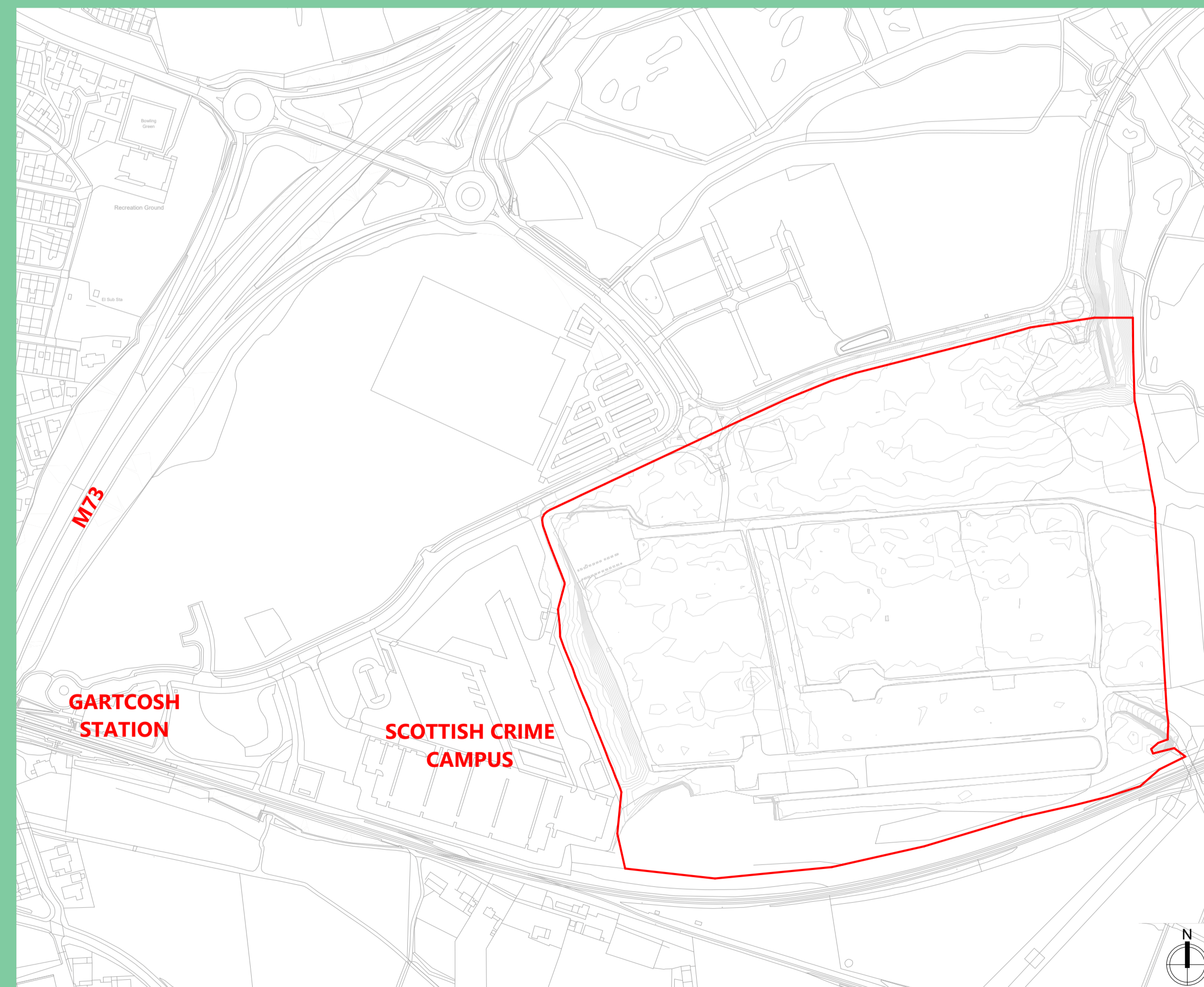
# £730m

Is how much the Scottish sector has contributed to the industry (3% of UK total) with further strong growth predicted (BFI).



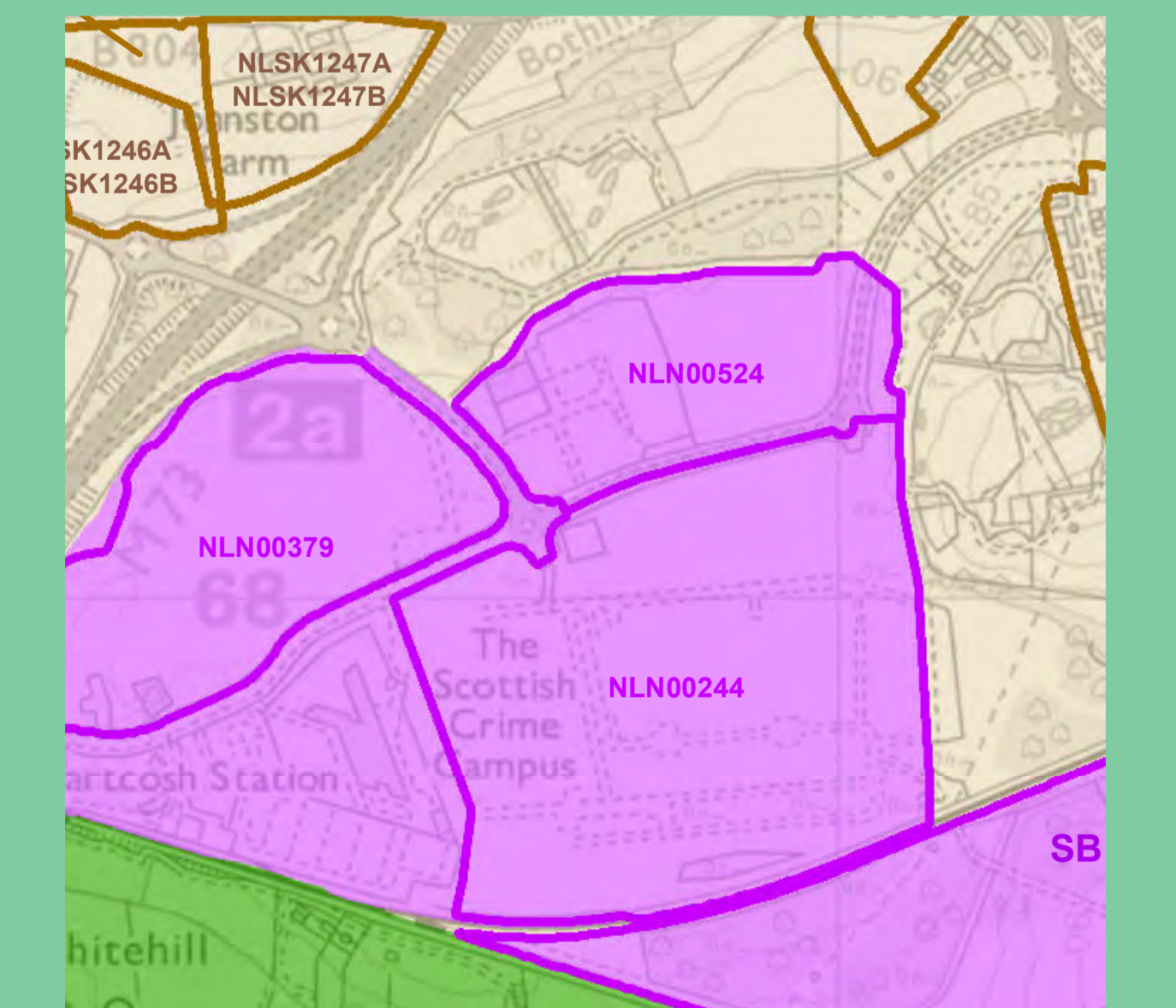
The Studio will provide facilities to national and international productions and will be the first creative community of this scale in Scotland.

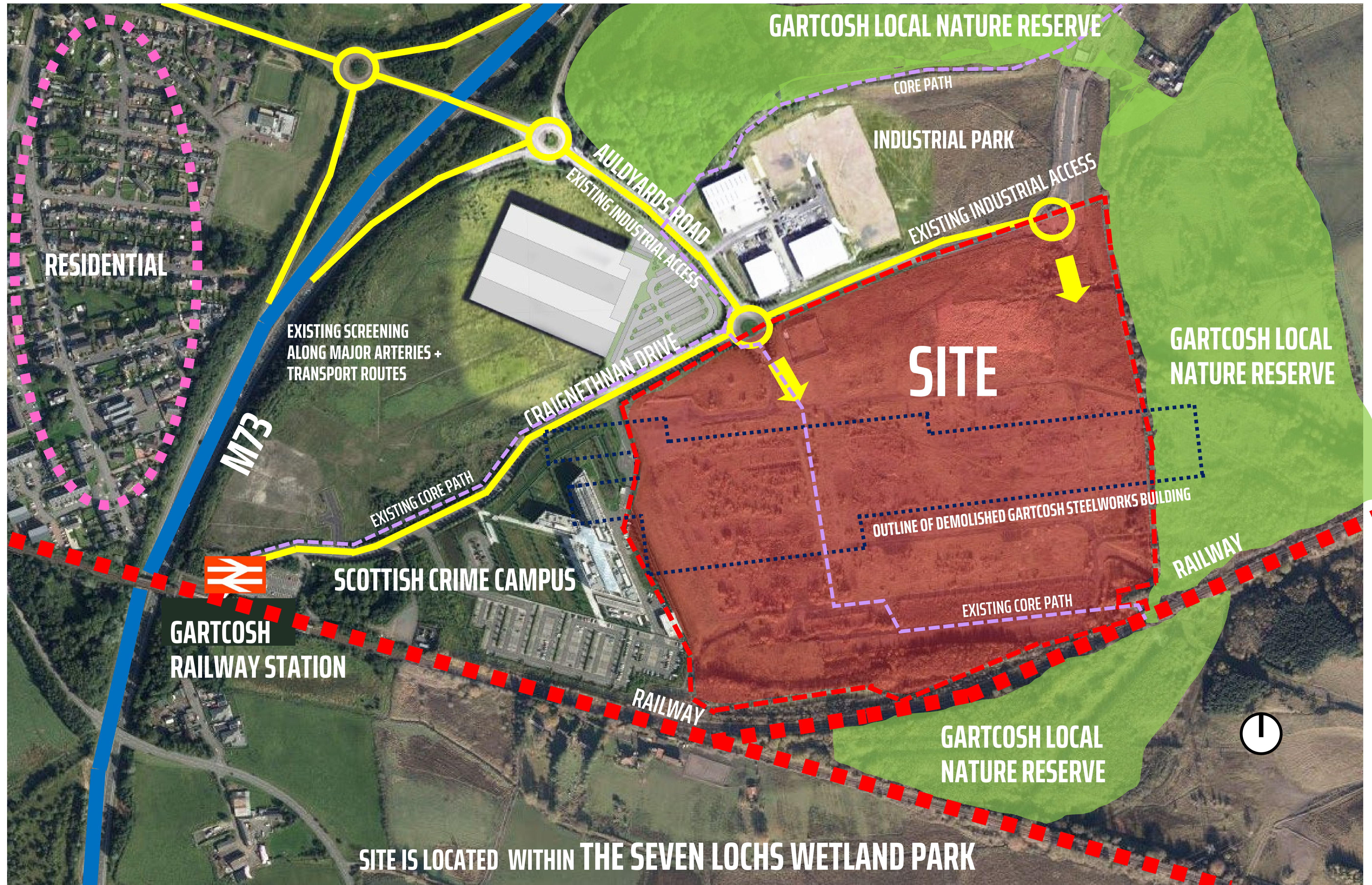
## THE SITE



## POLICY

This site is allocated in the North Lanarkshire Local Development Plan for Class 4 (Business), 5 (Industrial) and 6 (Storage/Distribution) under Policy ‘PROM LOC2 Business Development Sites’, as shown on the Policy Map (below). The Film Studio Campus (Class 4 and 5 with some ancillary uses) is therefore compatible with this allocation.





## KEY

- 1. SOUND STAGES
- 2. WORKSHOPS
- 2A. ARTISAN TRAINING SCHOOL
- 3. MEDIA HUB
- 4. FILM ACADEMY (LINKED TO NEW COLLEGE LANARKSHIRE)
- 5. RESIDENTIAL ACCOMMODATION (FOR STUDENT/STUDIO STAFF USE ONLY)
- 6. PRE/POST PRODUCTION OFFICES
- 7. WASTE RECYCLING CENTRE (CAMPUS ONLY)
- 8. ASSOCIATED CAR PARKING
- 9. SOLAR PV PANELS
- 10. BATTERY STORAGE
- 11. SECURITY / GATEHOUSE
- 12. BACKLOT







## SOUND STAGES

The footprint of a sound stage could range from 1,000m<sup>2</sup> (equivalent of a 5-a-side football pitch) up to 3,000m<sup>2</sup>. The heights of the sound stages could range from around 17 metres to 20 metres.



## WORKSHOPS

Production workshops will allow new film sets to be designed and built on-site, creating a one-stop-shop for visiting production companies and limiting the need for offsite set-design and transport to the site.



## MEDIA HUB

The reception building will form the 'hub' of the development. It will contain offices, Studio Commissary as well as its welfare facilities and general amenities. It will also include a café and restaurant for users of the studios. The building will likely be around 2-3 storeys high.



## ARTISAN TRAINING SCHOOL

One of the workshops will be larger to accommodate an Artisan Training School. This will be linked to New College Lanarkshire, adding to their existing creative sector curriculum. The Film Academy will offer University degree courses related to the Creative Arts sector.



## FILM ACADEMY

An on-site educational academy will offer students the opportunity to learn the desk-based skills required to work in the film and media industry. Courses will be linked with a Scottish University in partnership with New College Lanarkshire and will give prospective students hands-on experience and contact with industry processes and expertise.



## RESIDENTIAL ACCOMMODATION

Three blocks of residential accommodation are proposed at the northern end of the campus. These residences will only be for the use of either Film Studio staff (e.g. crew working on a production) or on-site Academy students. For the avoidance of doubt, the residences will not be available for rent or sale to the public to comply with planning restrictions.



## SOLAR PV PANELS

Solar panels, as part of the Site wide renewables network, are proposed on the roofs of the stages and workshops, and around the edges of the Film Studio site. There is also the potential for solar panels to form 'car ports' in the middle. The Film Studio aims to be net zero, and utilise renewable energy for all its energy needs.



## BATTERY STORAGE

A battery storage system will also be installed to allow any excess renewable power generated to be stored and used by the campus at times of greater energy need.





## SUPPORTING ASSESSMENTS

Any future Planning Application will be supported by suite of technical assessments and reports which will assess the proposal's impact upon the natural and built environment. It is anticipated that the following assessments will be provided to support a forthcoming planning application:

- **Transport Assessment;**
- **Site/Ground Investigations;**
- **Flood Risk Assessment;**
- **Drainage Strategy;**
- **Noise Assessment;**
- **Energy Statement;**
- **Ecology Survey;**
- **Assessment of Viewpoints.**

Should any adverse impacts be identified because of the development, appropriate mitigation measures will be agreed with North Lanarkshire Council and implemented as part of the project. It is anticipated that a Construction Management Plan (CMP) and Good Neighbour Agreement will also be produced in advance of works commencing on the site. This will build upon the mitigation measures outlined within the supporting assessments, and seek to minimise construction impacts on the local community where possible.

## ECOLOGY

The forthcoming development will seek enhancement of biodiversity across the site, with new landscaping serving to re-green this former industrial site. A future planning application will also be accompanied by an Ecology Survey which will consider:

- Any potential for impact upon Gartcosh Local Nature Reserve
- Supporting protected species
- Any impact on other local wildlife
- Any mitigation measures required



## FLOODING

A Flood Risk Assessment and Drainage Strategy will be undertaken. These will consider:

- The risk of flooding from any nearby watercourses and surface water on the site
- The impact of the development on potential flood risk elsewhere;
- The capacity of existing infrastructure to accommodate site drainage.



## GROUND CONDITIONS

The project team are aware of the site's industrial history and 'made ground'. As part of the project, a Site Investigation will be undertaken where tests of ground conditions and stability will be established.

Where necessary, mitigation measures will form part of the construction process, within an enabling works package.



## NOISE

A Noise Impact Assessment will be undertaken which will:

- Measure background noise climate at noise sensitive receptors
- Identify typical noise activities and establish noise levels as a result of the development
- Identify any noise impacts and any mitigation required



## TRAFFIC / ACCESS

A Transport Assessment will assess:

- The surrounding road network including capacity of existing key junctions such as M73 Junction 2A, including the committed Community Growth Area traffic;
- The suitability of vehicular and pedestrian / cycle and public transport access to the site (inc from Gartcosh Railway station);
- Any mitigation measures required.



## LANDSCAPE

Although the site is contained within an existing business and industry site with similar surrounding development, care will be taken to limit any unnecessary visual impacts upon sensitive areas. Key viewpoints into the site from local receptors (key roads, residential areas) will be considered and, if required, appropriate mitigation measures included.



## ENERGY

The Energy Strategy will deliver a Net-Zero Carbon site, including:

- All electric energy supply
- Zero reliance on Fossil Fuel technology
- Optimised orientation to reduce solar gain
- Solar Panels, to maximise self-generation
- Battery storage, to trim the peak demand on the grid supply
- Commitment to achieving BREEAM 'Excellent' rating



## SUMMARY

This concludes our presentation on the Film Studio Campus development at Gartcosh Industrial Park (Site at Auldyards Rd), Gartcosh, Glasgow, G69 8AE. The proposals will deliver:

- The first new-build international-class Film Studio Campus in Scotland
- Significant job creation and investment in North Lanarkshire
- The regeneration of a long-vacant site
- A project that will achieve international recognition



## INDICATIVE PROGRAMME

- Pre-Application Stage – Late 2024
- Site Survey Work - Early 2025
- Planning Application – Early 2025
- Determination of Application – Mid 2025
- Site Enabling Works – Late 2025
- Construction Start Phase 1 – late 2025.
- Operation of Phase 1 – Late 2026



## NEXT STEPS

Thank you for attending our Consultation Event 2 for the exciting **Film Studio Campus at Gartcosh!** We hope you found the presentation materials informative and that any questions have been answered. The design team will consider all feedback and begin to prepare all the supporting technical and design information required to submit our Planning Application.

Although this concludes our Consultation Event 2, you can provide comments on the Comments Forms or the consultation website and project email address ([filmstudio@keppiedesign.co.uk](mailto:filmstudio@keppiedesign.co.uk)). The consultation will remain open until 31st December 2024. Please note that we may not be able to provide detailed responses to any further comments until such time as a planning application is submitted in the future.

Any comments made during the consultation period will be taken into account as the design process evolves and will be included in a Pre-Application Consultation Report to be submitted with any future planning application. Please note that these comments do not count as a representations to any future planning application. There will be an opportunity to make representations to the Council once an application has been submitted.

