

ASHFORD INTERNATIONAL STUDIOS



UK Government

**LEVELLING
— UP —**

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ASHFORD INTERNATIONAL DEVELOPMENT COMPANY LTD
A JOINT VENTURE BETWEEN

Quinn
Estates

 **Ashford**
Borough Council



**A
COMMUNITY
FOR...**

CREATORS

MAKERS

DOERS

Disruptors

INNOVATORS

ENTREPRENEURS

VISIONARIES

PIONEERS

Designers

EXPLORERS

The Development

Consent has been granted (19/01476/AS) for the following:

- Four x 20,000 sq.ft TV/Film studios with associated post production offices and ancillary spaces, workshops and media village
- Hotel of 120 bedrooms including ancillary space, a further 62 serviced apartments and conference space
- Multi-storey car park of 383 spaces
- Internal and external alterations to the listed Engine and Locomotive Shed buildings, including increasing the height by an additional two storeys to provide flexible commercial floorspace for use in connection with the film/TV studios of B1/D1 accommodation
- 302 residential units, including café and internal parking for 322 cars within the Locomotive Shed buildings
- Gym and restaurant use
- Change of use, internal and external alterations to three other listed buildings on site to provide ancillary uses to the film/TV studios
- Fully landscaped new public realm running the length of the estate



Ashford



**ASHFORD
COMMERCIAL
QUARTER**



**INTERNATIONAL
COLLEGE CAMPUS**



**HAMPTON BY
HILTON**



**CURIOUS
BREWERY**



**MCARTHURGLEN
DESIGNER OUTLET
CENTRE**



ELWICK PLACE

The STORY OF NEWTOWN WORKS

1847-1871



- Locomotive works built to serve the London Dover railway
- Creation of the Carriage and Wagon Department

1882-1908



- Carriage lifting and repairing shops built, known as the Klondyke shop
- Clock Tower built

1909-1949



- Amalgamation with the London Chatham and Dover Railway and transfer of work from Battersea
- East bays of the erecting shops were damaged in bomb blasts

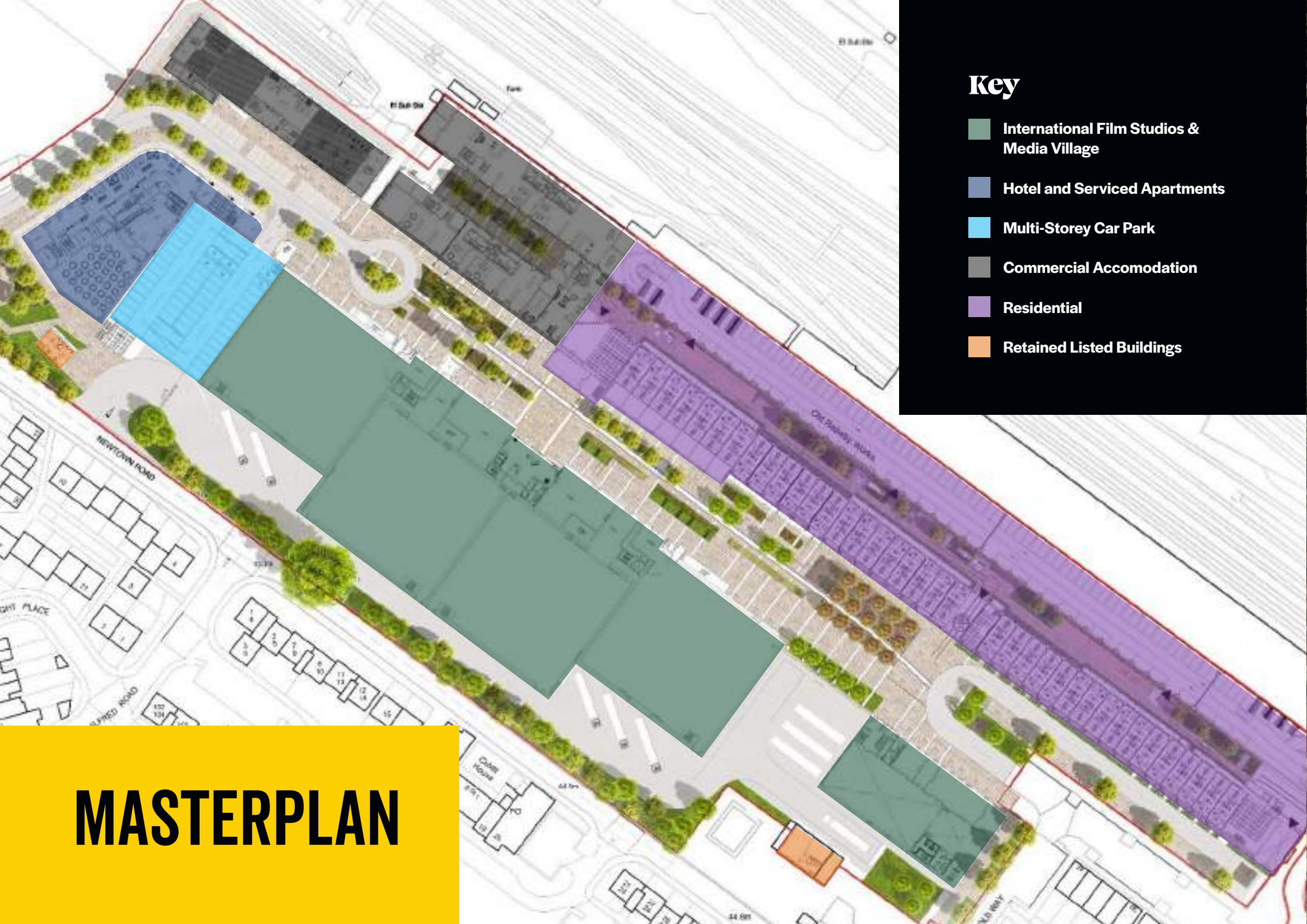
1949-1983



- All structures in the Ashford Railway Works, aside from the Iron store and engine house, were re-roofed with steel trussed roofs
- Closure of Ashford locomotive works following transfer of locomotive repair work to Eastleigh
- Extensive demolition across the site by British Railways Board of Works. This work involved the removal of all buildings except those remaining today

THE END OF
NEWTOWN'S
RAIL HERITAGE





MASTERPLAN



International Film Studios & Media Village

4 x 20,000 sq.ft World Class Sound Stages

Production Offices & Ancillary Space 80,000 sq.ft

Workshops 14,000 sq.ft

Media Village 28,000 sq.ft



ASHFORD

FILM SCHOOL

Working with EKC Group, Ashford International Studios includes the Ashford Film School delivering the industry-standard techniques and applicable skills you need to start a rewarding career in acting, animation, film and television production, screenwriting, programming, makeup, sound, digital, game, or VR/AR design.



The Locomotive Sheds: Apartments

There will be 302 residential units across the two long linear locomotive shed blocks along the western and northern edges of the site. Whilst the lower levels are largely a conversion of a listed building, the units still meet or exceed space standards for new dwellings.

The top two floors are a new build construction on top of the existing engine sheds, overlooking the newly created public realm.



	1 Bed (2 people)	2 Bed (4 People)
Ground Floor	0	37
First Floor	24	20
Second Floor	25	20
Third Floor	78	6
Fourth Floor	2	82
Fifth Floor	2	6
Sub-Total	131 (43%)	171 (57%)
Total	302 Units (1 & 2 Bed)	

Hotel & Serviced Apartments

A 19-storey hotel and serviced apartment building with conference, leisure and restaurant facilities



Creative industries require high quality on-site accommodation and amenities. On a typical production approximately 20% of the staff will stay on-site. This equates to demand for the entire hotel and serviced apartment complex on its own.

The hotel and serviced apartments will be provided within a 19-storey building

High profile position at the entrance to the complex

Includes a reception area and F&B space

Conference/event space

Additional gym and restaurant space in the historic engine shed



Multi-Storey Car Park

Self contained building

383-spaces

7.5 storeys with ramped access between floors

Dedicated entrance/exit

18 external spaces (401 spaces in total over
MSCP and external)



Retail, Café & Restaurant Space

Ashford International Studios is a hub for entrepreneurs in retail, food and drink.

Alongside the eateries serving the film sector, a range of retail spaces are on offer that can benefit from a high-earning clientele allowing ideas and crafts to grow into exceptional businesses.



Eat
Drink
Shop
Explore

Small Offices & Co-Working Space

For start ups and small businesses wanting to benefit from managed spaces and a collaborative workspace.

Kent's newest and premier hub for creative companies spanning media, design, technology, fashion, food, art and non-profit.

Medium & Large Offices

As Kent's commercial hub, established businesses will benefit from an ecosystem of small, medium and large businesses in Kent's most sought after new space.

Gym & Flexible Studio Space

A state-of-the-art wellbeing space strengthening body and mind.



Cardio
Strength Training
Yoga
Pilates
Boxing



Shared Spaces

Over the 12-acre campus, there are plenty of shared spaces including a full length pedestrian walkway, an artery that links all uses.

An exciting planted thoroughfare is designed for between the locomotive sheds.

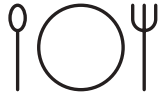
Events space

Plentiful parking

Landscaped and furnished outdoor space



Amenities



EATERIES + RETAIL

On Campus eateries serving all tastes



EXCEPTIONAL TELECOMMUNICATIONS INFRASTRUCTURE

High speed and strong resilience



BIKE RACKS

Secure bike storage



PARKING

Multi-storey car park and external spaces



SECURITY

On-site security and controlled access



ON-SITE HEALTHCLUB

Fitness facility, daily classes and wellness programs



Getting here



BY TRAIN

Local rail services, the majority run by Southeastern, connect Ashford to London and the surrounding area, including Maidstone, Ebbsfleet, Sevenoaks and the stunning Kent coastline.



BY CAR

Ashford is just off of the M20 motorway, 10 minutes from the Channel Tunnel, 38 miles from the M25 and just an hour from London.



BY BUS

Several local services, and many from further across Kent, serve Ashford town centre.



BY BIKE

At less than 500m from the train station, biking from the train station is easy and supported by a network of dedicated cycle routes around Ashford and beyond.

ASHFORD INTERNATIONAL STUDIOS

Commercial Leasing & Sales:

FILM STUDIOS & PRODUCTION SPACE
SMALL, MEDIUM & LARGE OFFICES
CO-WORKING
FOOD, DRINK & RETAIL
APARTHOTEL



UK Government

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Residential:

1 & 2 BED APARTMENTS

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A JOINT VENTURE BETWEEN



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