

Ealing Studios

London

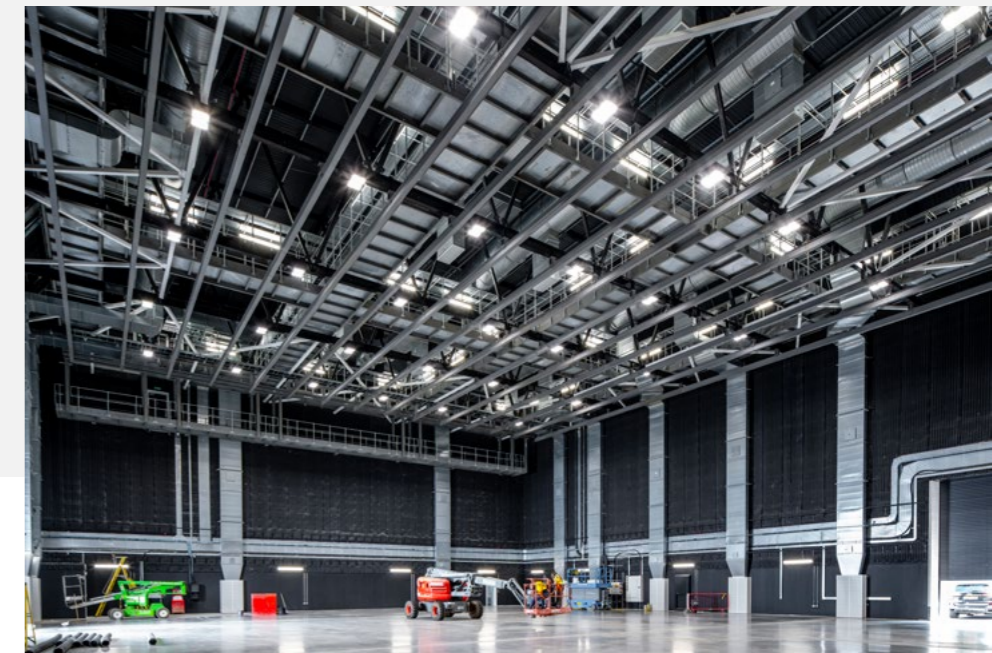
Customer	Ealing Studios
Development manager	Pella Real Estate
Completion	April 2025
Programme	63 weeks
Form of contract	Design + Build
Architect	Create Design
Structural Engineer	Fairhurst
Sustainability & MEP	Flatt Consulting
Acoustic Consultants	Hoare Lee + Adnitt Acoustics

A landmark redevelopment delivered for Ealing Studios, creating a world class, low carbon media campus that integrates new studio infrastructure with the sensitive retention and enhancement of heritage assets.



Scope of Works

- Construction of a new, larger purpose-built sound stage
- Delivery of two modern workshop buildings
- Provision of seven floors of open plan office accommodation across two new buildings
- Creation of a new principal entrance and reception building forming the public-facing arrival experience
- External works including parking provision, cycle facilities, and integrated landscaping
- Protection, retention, and refurbishment of existing heritage assets including the original White House and historic sound stages





Digital Engineering

Advanced 3D modelling techniques were utilised to coordinate complex building interfaces, test logistics constraints, and validate access routes for articulated vehicle deliveries.

Detailed tracking simulations and physical verification exercises were undertaken to de-risk construction sequencing and ensure safe, efficient site logistics within a constrained operational campus environment.

“We have been working with Glencar Construction since 2022 and have found them to be an outstanding main contracting partner. From day one, they have demonstrated a proactive and user-friendly approach throughout, particularly where we had to meet a tighter client’s budget than originally expected. Site delivery has been very professionally handled. Communication has always been clear, and timelines were met to the satisfaction of all stakeholders. I have no hesitation in recommending them to other clients and have been particularly impressed by how they go about their business in a collaborative and non-contractual manner.”

Nic Bouma, Co-Founder at Pella Real Estate Partners

Design

The scheme was developed by Create Design as part of a multidisciplinary team including structural engineers Fairhurst, MEP and sustainability consultants Flatt Consulting, and acoustic specialists Hoare Lea and Adnitt Acoustics. The design approach was driven by the dual requirements of delivering world class film production infrastructure while respecting the historic context of the existing studio campus.

Architecturally, the proposals adopt an Art Deco-inspired language, expressed through high quality white hand-set brickwork, refined curved façades, and carefully proportioned elevations that respond to both the industrial heritage of the site and the contemporary operational needs of a working studio environment. The massing strategy was carefully developed to integrate seven floors of office accommodation within two distinct buildings, ensuring a balanced relationship between scale, daylight access, and operational efficiency.

A key design driver was acoustic performance. Given the proximity to Heathrow flight paths and the sensitivity of film production requirements, the building form and envelope were developed in close coordination with acoustic consultants to achieve exceptional levels of sound insulation. This included the separation of structural systems between

critical studio spaces and adjacent office and workshop functions, reducing vibration transmission and ensuring compliance with stringent industry standards. The structural design adopted a robust steel frame solution on piled foundations, enabling large-span, column-free studio environments while maintaining flexibility for future adaptation.

Early stage digital coordination ensured that structural, architectural, MEP, and acoustic requirements were fully integrated, reducing clashes and optimising spatial efficiency. Material selection and façade detailing were developed with durability, performance, and long-term maintenance in mind, reflecting the intensive operational nature of the studios.

Construction & Delivery

The project was delivered through a two-stage procurement route, enabling early contractor involvement to support design development, improve buildability, and provide greater programme and cost certainty.

Works were undertaken within a live, constrained studio environment, requiring carefully planned phasing and logistics to minimise disruption to ongoing operations. Extensive 3D modelling and sequencing exercises informed craneage, deliveries, and access arrangements, including validation of routes for articulated vehicles and coordination across multiple workfronts.

A key delivery challenge was the integration of complex acoustic, structural, and fire protection requirements within tightly controlled tolerances. Bespoke inspection and test plans were implemented to ensure compliance, particularly across critical studio and interface zones.

Targeted value engineering was undertaken in collaboration with the design team, focusing on rationalisation of structural steelwork, optimisation of drainage strategies, and refinement of office specifications, while maintaining design intent and performance standards.





Sustainability

The development achieved BREEAM Outstanding and is recognised as one of the first net zero carbon film studio developments globally.

Sustainability measures included photovoltaic panels, air source heat pumps, green roofs, and living wall systems.

The design also prioritised high-performance acoustic separation and building efficiency to reduce operational energy demand while maintaining industry-leading studio standards.



Social Value

The project incorporated extensive stakeholder engagement and public consultation with local residents and authorities.

Enhanced pedestrian, cycle, and transport provisions were delivered, including cycle parking and electric vehicle charging infrastructure. Landscaping was designed to complement the surrounding context of Walpole Park and Ealing Green, reinforcing connectivity with the local urban environment.

Heritage Preservation

Sensitive works were undertaken to protect and retain Grade II listed structures within the campus, including the original White House and historic sound stages.

Construction methodologies were carefully planned to ensure structural independence where required, safeguarding existing fabric while enabling adjacent new-build development. Interface management strategies were implemented early to resolve potential conflicts between acoustic, fire, and conservation requirements.



“This is a highly visible project both in terms of its location, as part of an iconic and world famous studio facility and indeed the high expectation and demands of a global and fast moving international screen media industry. This is a demanding build on a constrained site, mixing heritage visibility with future proofed, state of the art technical facilities.

I have led projects and developed film and television studio facilities in many countries, and have not seen a better build or indeed a better run project. This project will be the jewel in the crown for UK media build and I’m sure will set new standards in terms of design and delivery. It stands as a testament to the Glencar team.”

David Godfrey, Director - Pinewood Group



Outcome

The completed development delivers a high performance, world-class media production campus for Ealing Studios, combining new build studio, office, and workshop facilities within a sensitively enhanced historic setting. The scheme successfully integrates state-of-the-art production infrastructure with retained and refurbished heritage assets, reinforcing the long-term operational future of the campus.

The project sets a new benchmark for sustainable film studio development, achieving BREEAM Outstanding and delivering what is believed to be one of the world's first net zero carbon film studio environments. High efficiency building systems, renewable technologies, and passive design principles work together to significantly reduce operational energy demand while maintaining stringent acoustic and environmental performance requirements.