

# WIMBLEDON GREYHOUND STADIUM SITE, PLOUGH LANE SW19 MASTERPLAN DESIGN REPORT

Presentation to London Borough of Merton | 11th December 2013

*EMERGING PROPOSALS*



SHEPPARD ROBSON







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This document, prepared by Sheppard Robson on behalf of Galliard Homes, sets out the outline design proposal for the masterplan scheme at the Wimbledon Greyhound Stadium site at Plough Lane.

The following design for this landmark site includes a new stadium for AFC Wimbledon restoring the football club to its spiritual home. The masterplan also includes residential, retail and leisure uses on site, as well as a new landscaped pedestrian route.

The proposals are preliminary at this stage and are subject to further design development.

## CONTACT DETAILS

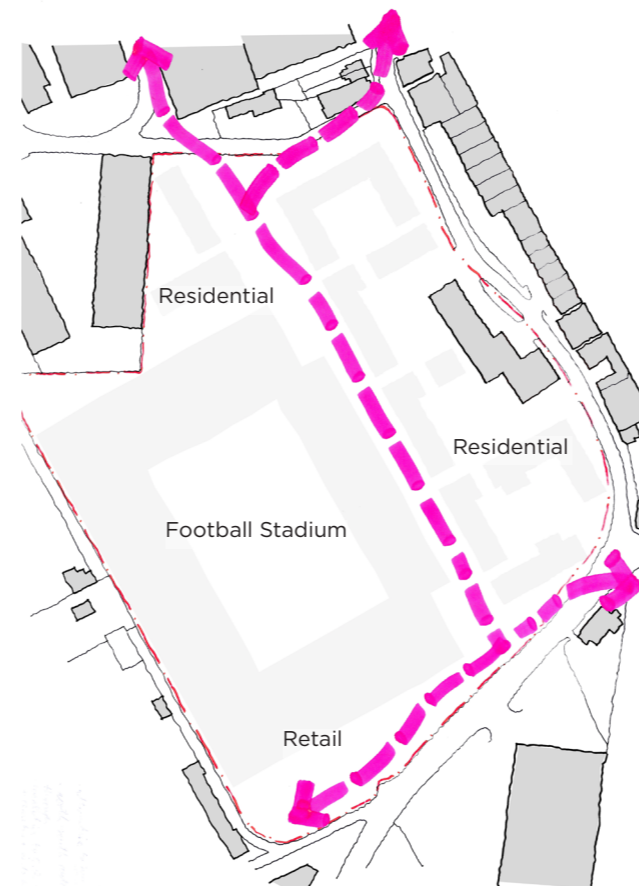
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# 01 THE MASTERPLAN

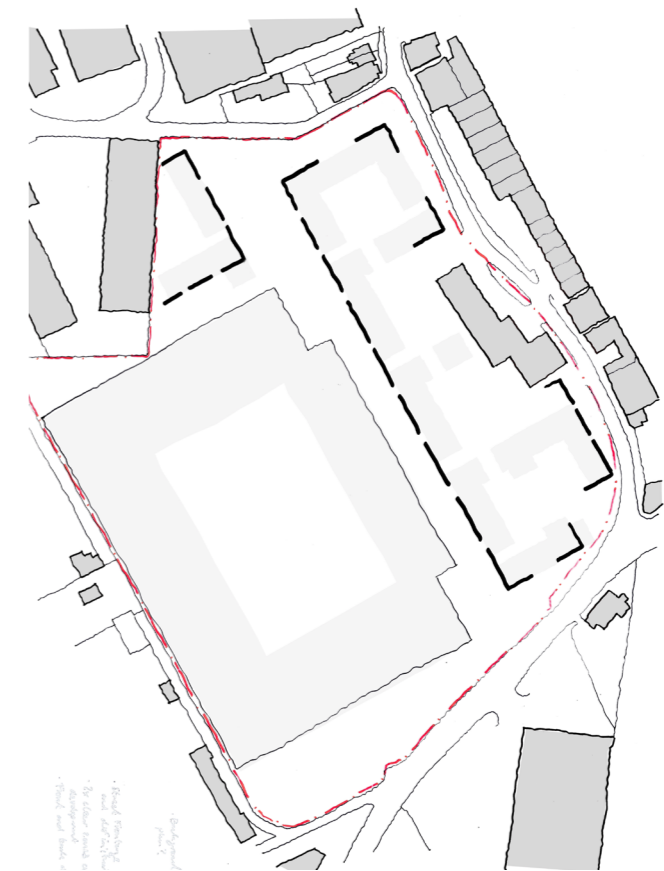
The masterplan has been designed to provide the spatial concepts shown in the facing diagrams.

The new football stadium is a key focal point of the site, but the residential buildings and green spaces have been designed to provide a new residential quarter.

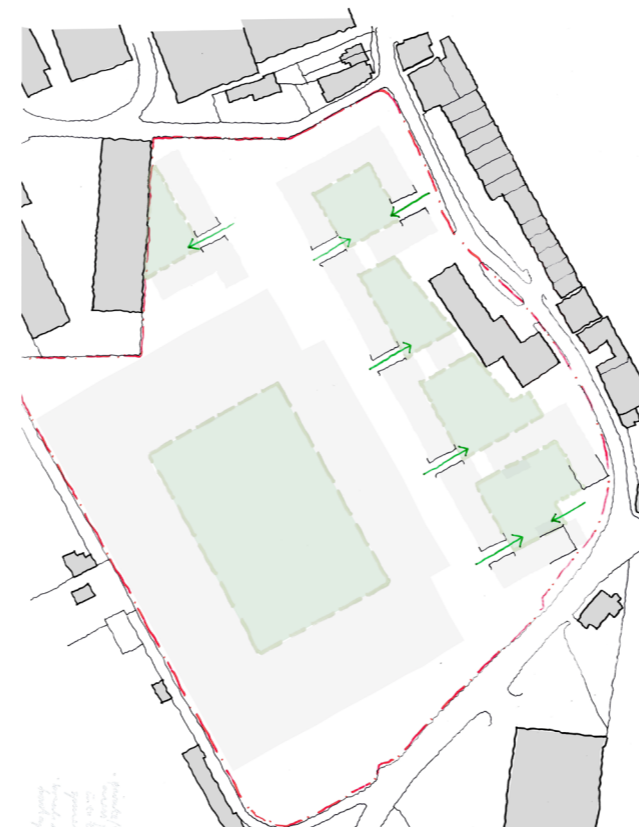
Communal residential entrances face onto the new north-south pedestrian route, providing active frontage. The Plough Lane frontage also incorporates a retail building and reinstates the Squash Club already on the site.



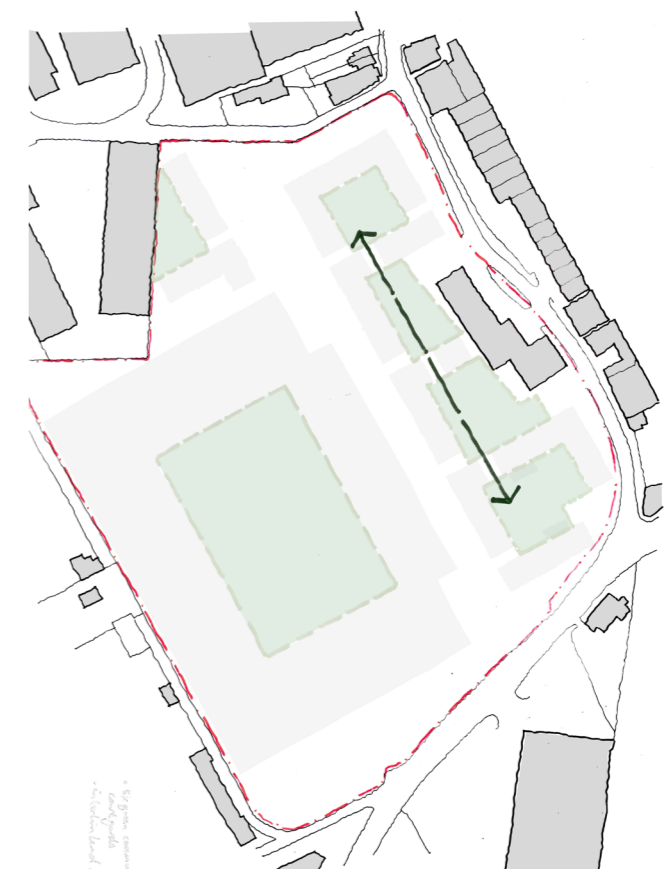
01 Main Route through the site



02 Active built frontages



06 Private communal garden access points

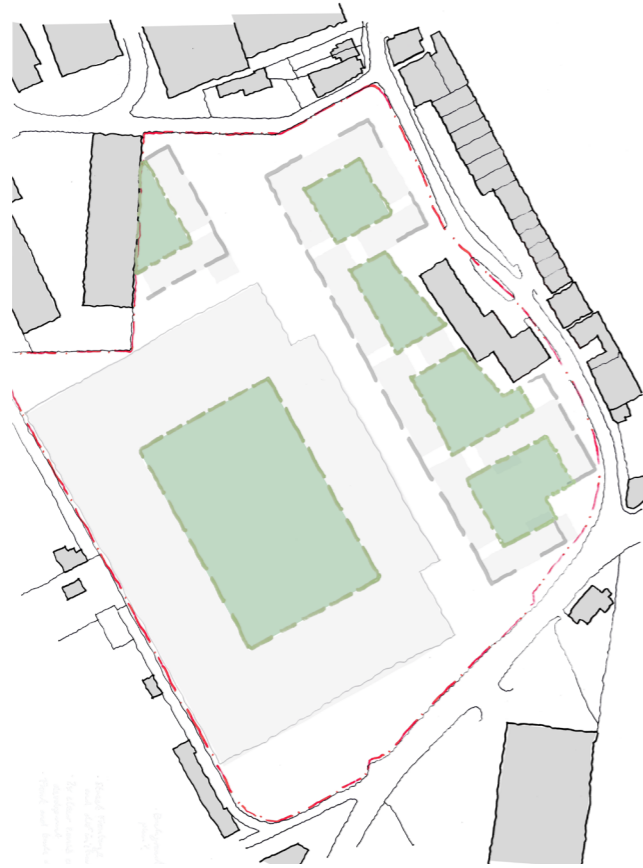


07 Courtyard axis and linkage

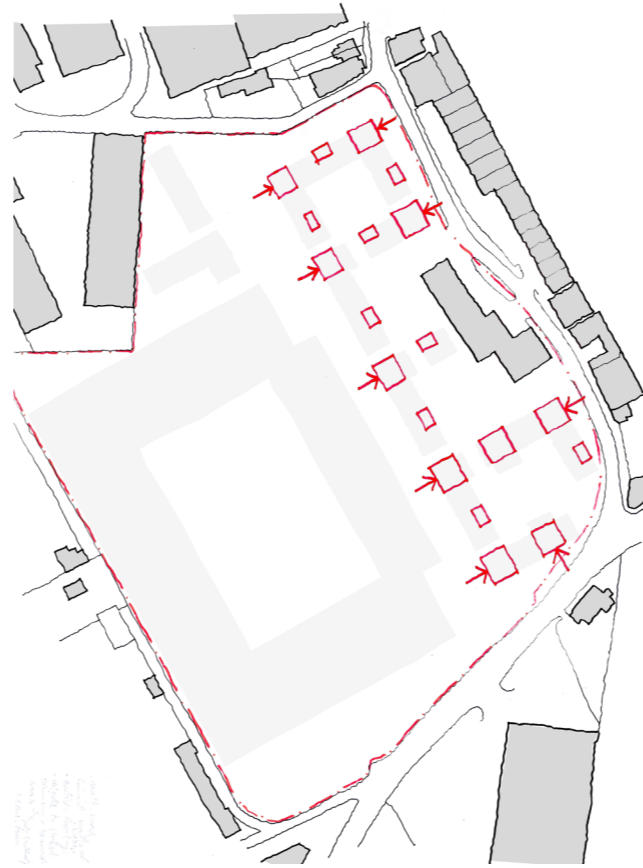
The drawings on the following pages show the proposed masterplan. The drawings included show all levels of the residential buildings.

Please note that these plans are outline at this stage and are subject to further development. The scheme currently provides c.600 residential units.





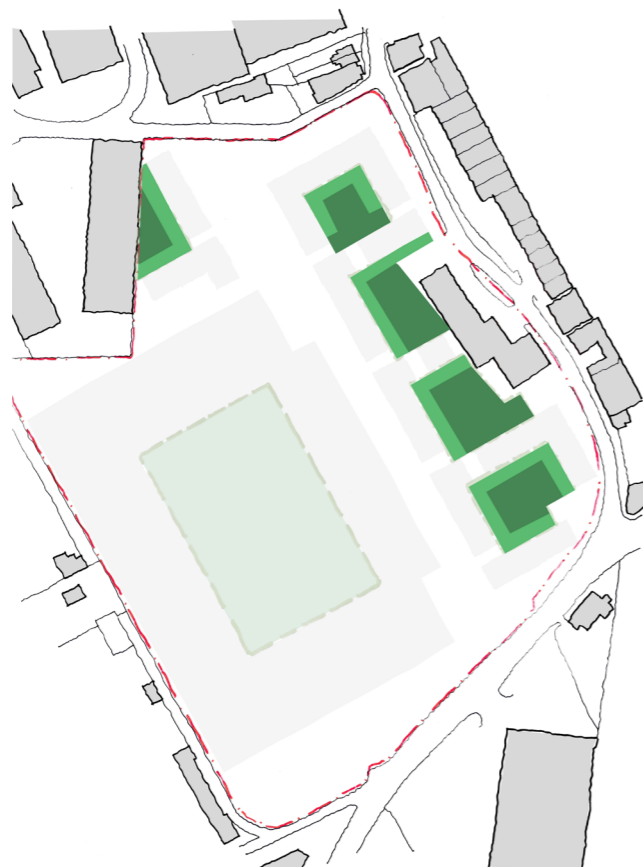
03 Courtyard green space and football pitch



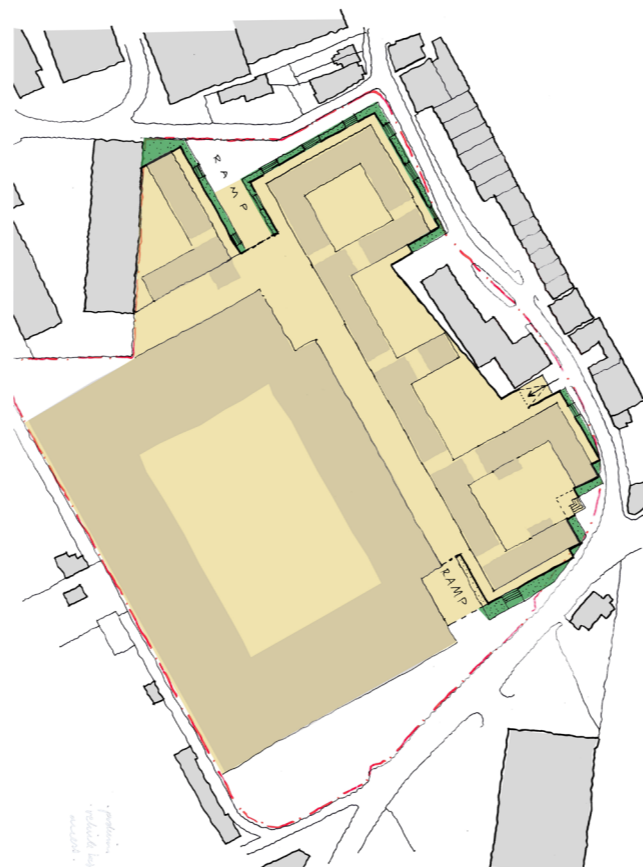
04 Communal entrances from the streets



05 Private entrances from the streets



08 Private back gardens and private communal courtyards



09 The podium and landscape edge



10 The overall spatial concept



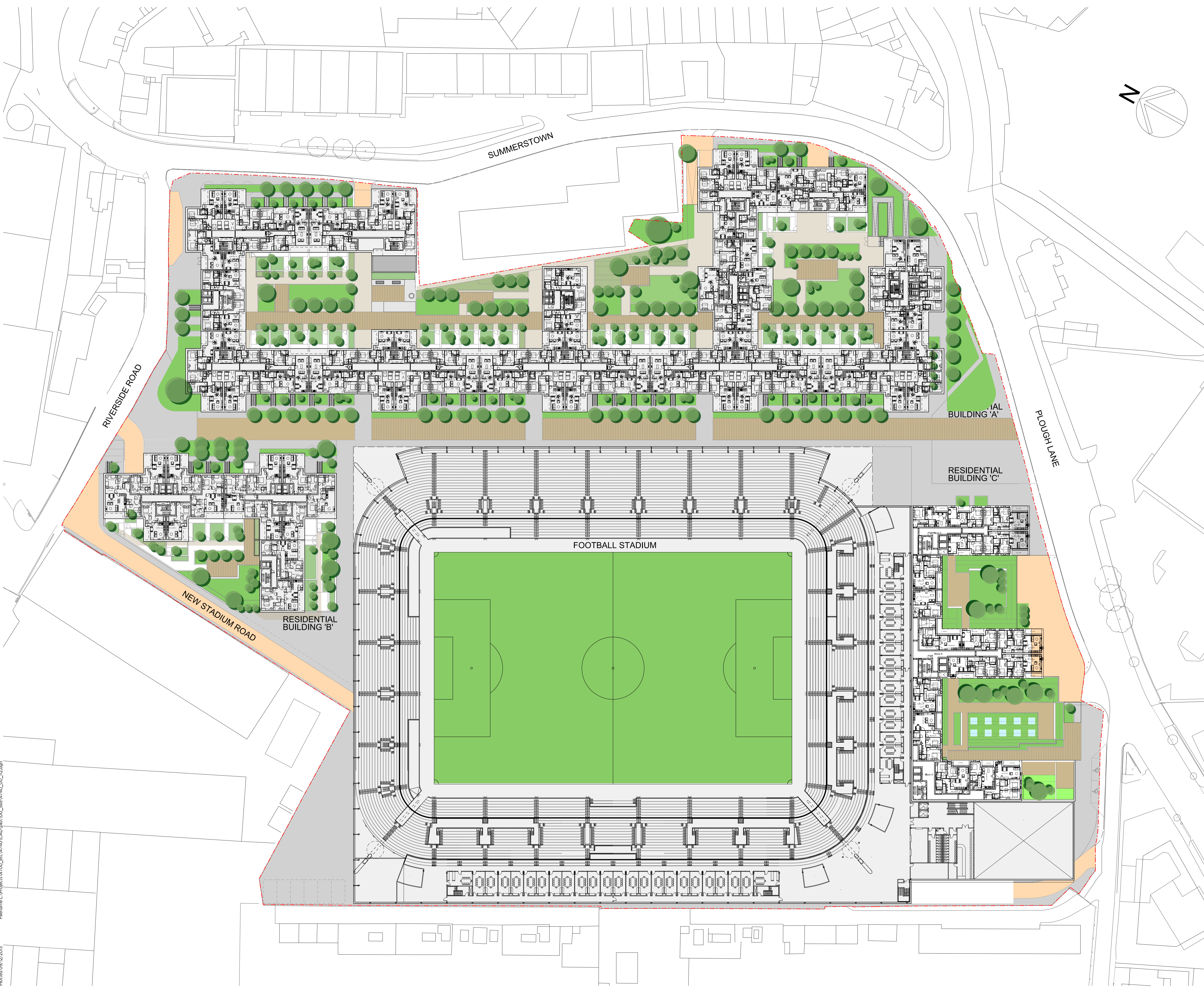
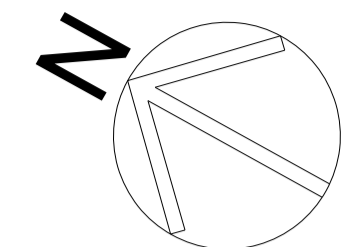
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NOTES  
**Stadium Design by Derek Wilson Architects for AFC Wimbledon**



REV.	DATE	AMENDMENT
-	13-09-13	Issued for information
A	03-10-13	Layouts revised
B	10-10-13	Landscape updated
C	11-11-13	Residential/retail updated
D	21-11-13	Landscape updated
E	29-11-13	Residential plans updated
F	05-12-13	Stadium plan and landscape updated
G	09-12-13	Landscape updated

KEYPLAN



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PROJECT  
**THE WIMBLEDON STADIUM DEVELOPMENT**

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:500	12.09.2013	FW	CH	CH

TITLE  
**MASTER PLAN  
LEVEL 2**

STATUS  
**PRELIMINARY**

DRAWING NO.  
**4740-00-112**

REV.  
**G**

Filename: L:\Projects\4740\_etc\4740\CAD\plan\100\_Site\4740\_00\_112.dwg  
Plotted: 09/12/2013



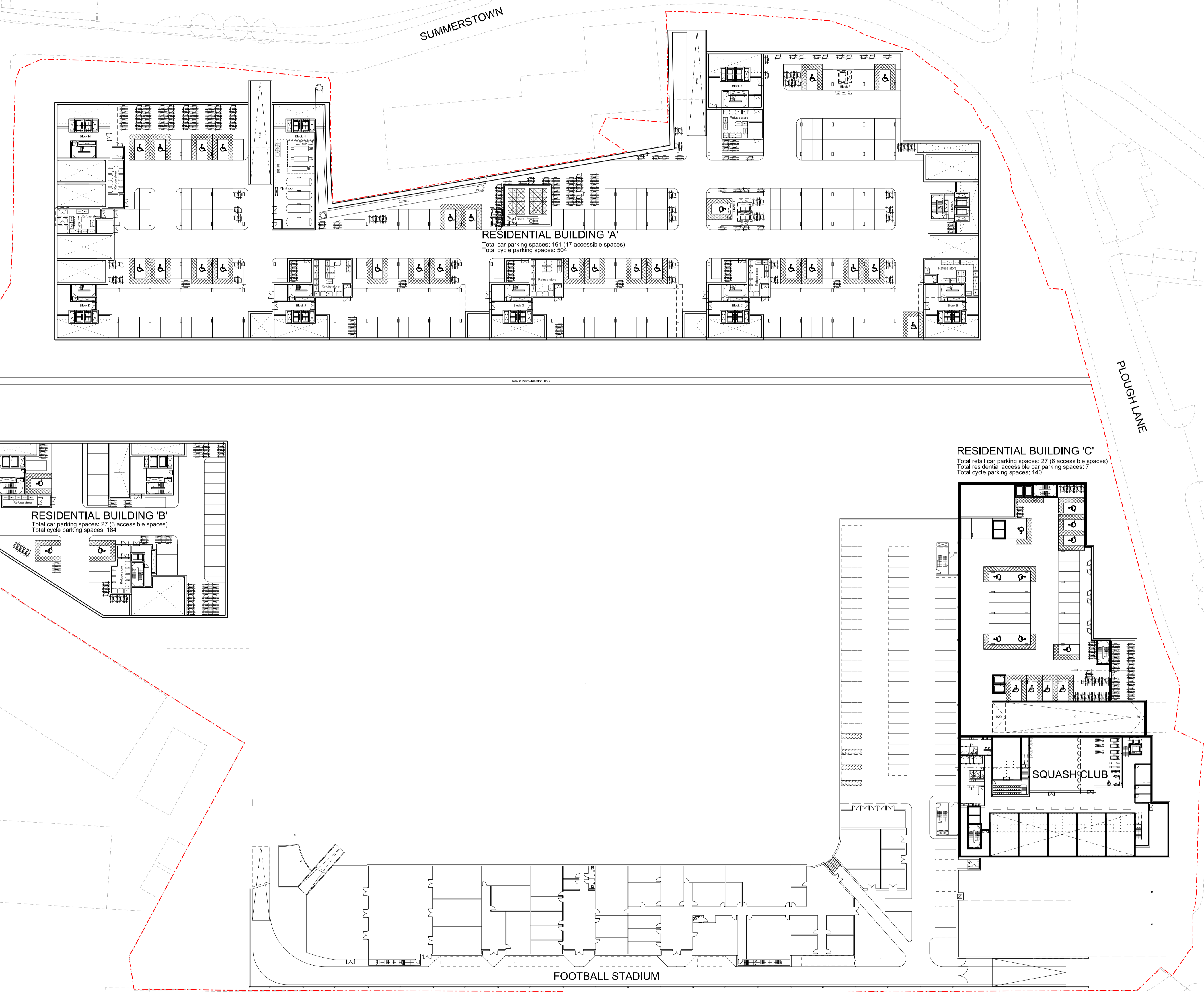
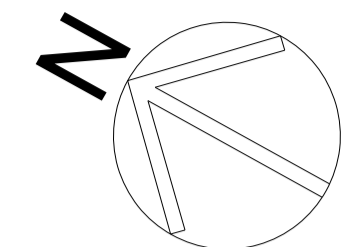
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NOTES  
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**RESIDENTIAL BUILDING 'A'**  
Total car parking spaces: 161 (17 accessible spaces)  
Total cycle parking spaces: 504

**RESIDENTIAL BUILDING 'B'**  
Total car parking spaces: 27 (3 accessible spaces)  
Total cycle parking spaces: 184

**RESIDENTIAL BUILDING 'C'**  
Total retail car parking spaces: 27 (6 accessible spaces)  
Total residential accessible car parking spaces: 7  
Total cycle parking spaces: 140

**SQUASH CLUB**

**FOOTBALL STADIUM**

REV.	DATE	AMENDMENT
A	03-10-13	Issued for information
B	22-10-13	Affordable block and retail/residential block amended
C	05-11-13	Residential block revised
D	11-11-13	Residential/retail block updated - Stadium basement added
E	19-11-13	Main residential block updated
F	28-11-13	Main residential and affordable block updated - Boundary wall along the Volante site revised - Proposed diverted culvert added
G	29-11-13	Plans updated
H	05-12-13	Stadium plan updated

KEYPLAN



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PROJECT  
**THE WIMBLEDON STADIUM DEVELOPMENT**

SCALE@A1	DATE	ORIGINATOR	CHECKED	AUTHORISED
1:500	18.09.2013	FW	CH	CH

TITLE  
**MASTER PLAN  
BASEMENT**

STATUS  
**PRELIMINARY**

DRAWING NO.  
**4740-00-108**

REV.  
**H**



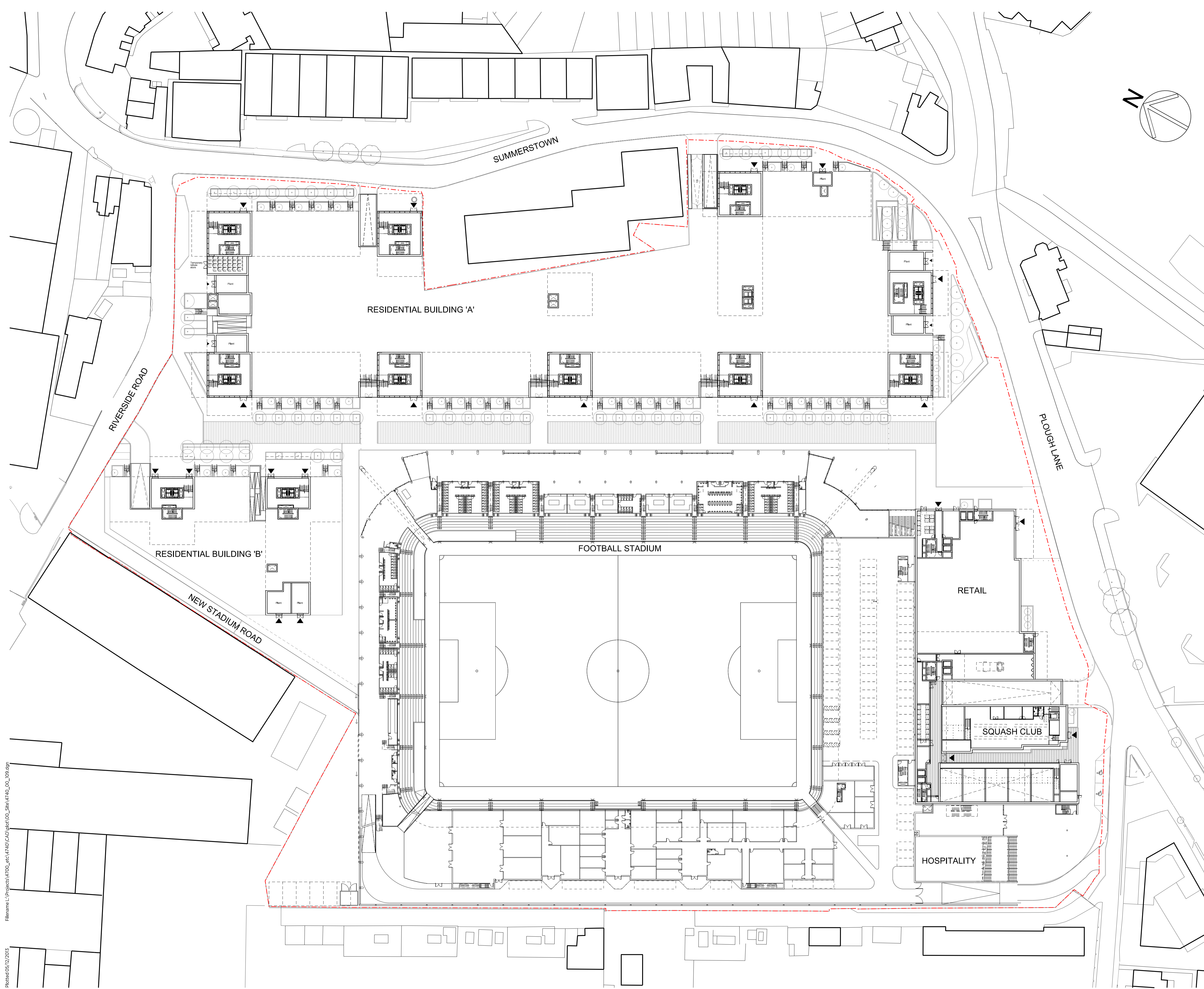
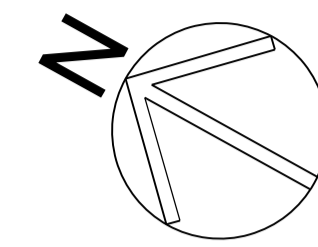
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NOTES  
**Stadium Design by Derek Wilson Architects for AFC Wimbledon**



REV.	DATE	AMENDMENT
-	13-09-13	Issued for information (as Basement Plan)
A	03-10-13	Layouts revised
B	18-11-13	Retail/residential block revised - Affordable block road junction updated - Temporary refuse storage added
C	19-11-13	Ramps added to affordable and main residential block - refuse temporary storage added
D	29-11-13	Plans updated
E	05-12-13	Stadium plan and landscape updated

KEYPLAN



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PROJECT  
**THE WIMBLEDON STADIUM DEVELOPMENT**

SCALE@A1 DATE 12.09.2013 ORIGINATOR CHECKED AUTHORISED  
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TITLE  
**MASTER PLAN  
LOWER GROUND LEVEL**

STATUS  
**PRELIMINARY**

DRAWING NO.  
**4740-00-109**

REV.  
**E**

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**NOTES**  
Stadium Design by Derek Wilson Architects for AFC Wimbledon

REV.	DATE	AMENDMENT
-	13-09-13	Issued for information
A	03-10-13	Layouts revised
B	05-11-13	Layouts and landscape updated
C	11-11-13	Landscape revised
D	18-11-13	Retail/residential block revised - Affordable block road junction updated - Temporary refuse storage added
E	19-11-13	Ramps and plant rooms added to affordable and main residential block - Squash club disabled car parking updated
F	29-11-13	Plant rooms updated. Retail and Squash Club updated
G	05-12-13	Stadium plans and landscape updated

KEYPLAN



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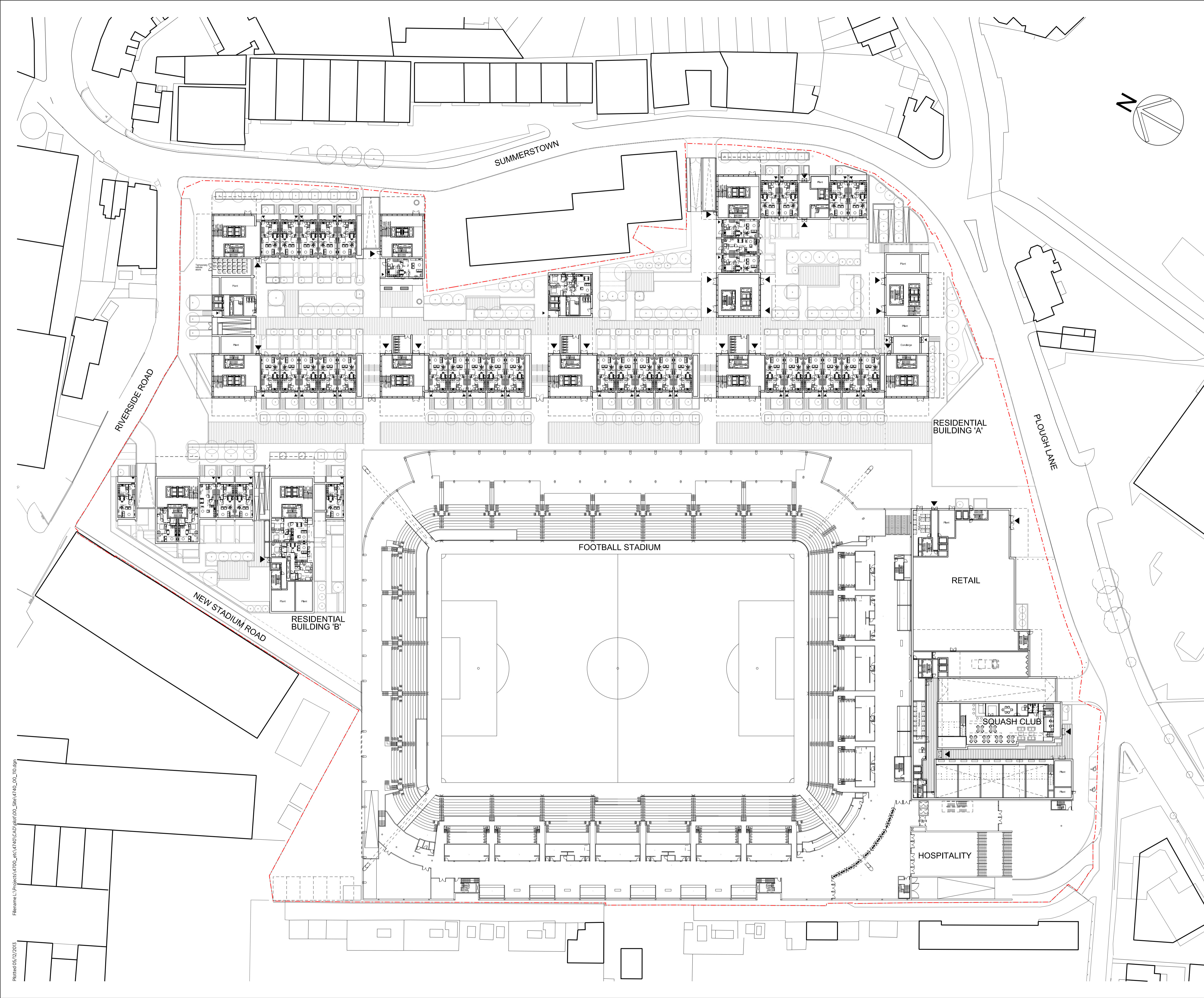
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**TITLE**  
MASTER PLAN  
UPPER GROUND LEVEL

**STATUS**  
PRELIMINARY

**DRAWING NO.**  
4740-00-110

REV.  
G



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-	13-09-13	Issued for information
A	03-10-13	Layouts revised
B	11-11-13	Residential/retail block revised - landscape updated
C	18-11-13	Retail/residential block revised - Affordable block road junction updated - Temporary refuse storage added
D	21-11-13	Landscape updated
E	29-11-13	Plans updated
F	05-12-13	Stadium plan and landscape updated

KEYPLAN

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THE WIMBLEDON STADIUM DEVELOPMENT

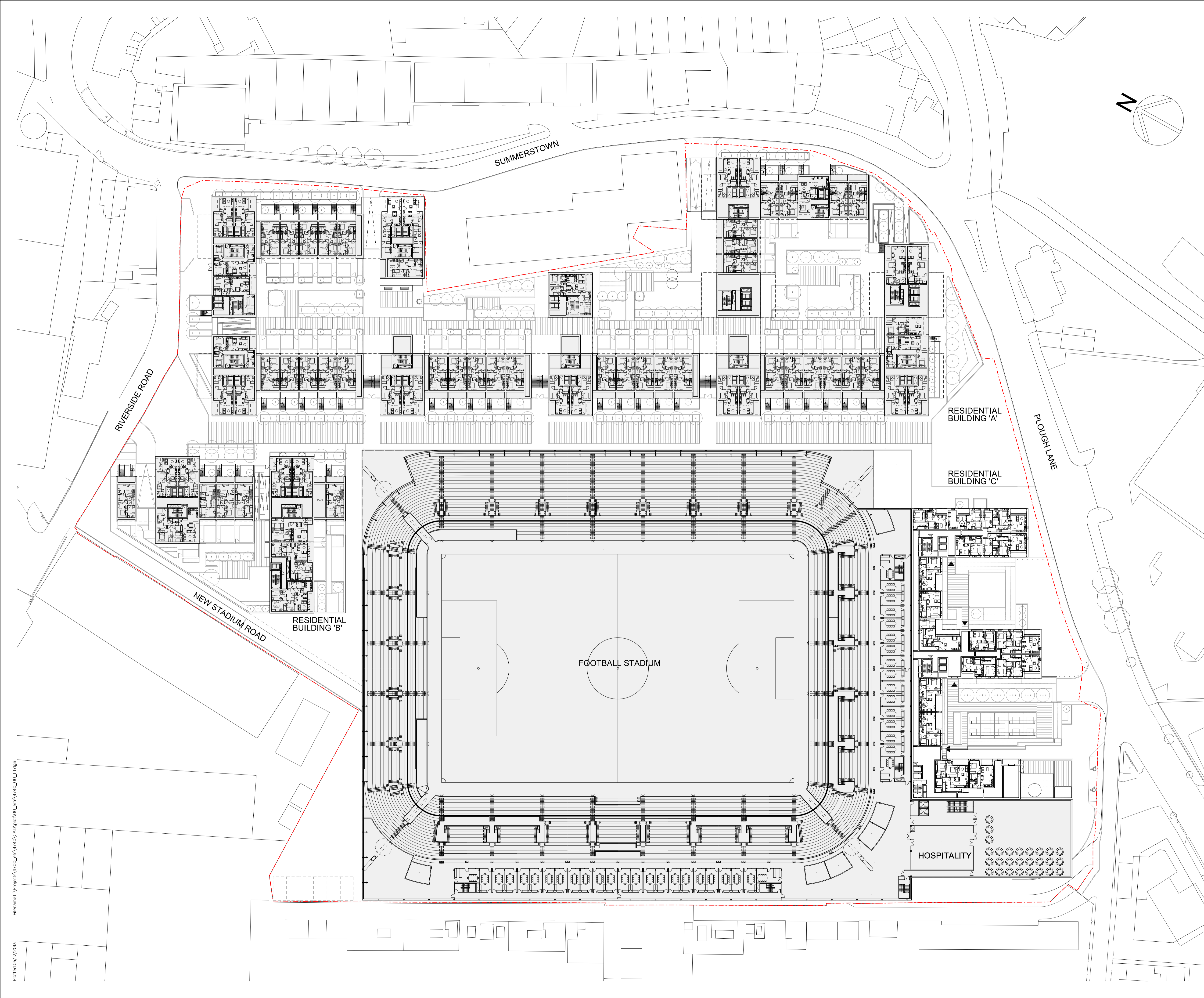
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**TITLE**  
MASTER PLAN  
LEVEL 1

**STATUS**  
PRELIMINARY

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REV.  
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D	21-11-13	Landscape updated
E	29-11-13	Residential plans updated
F	05-12-13	Stadium plan and landscape updated

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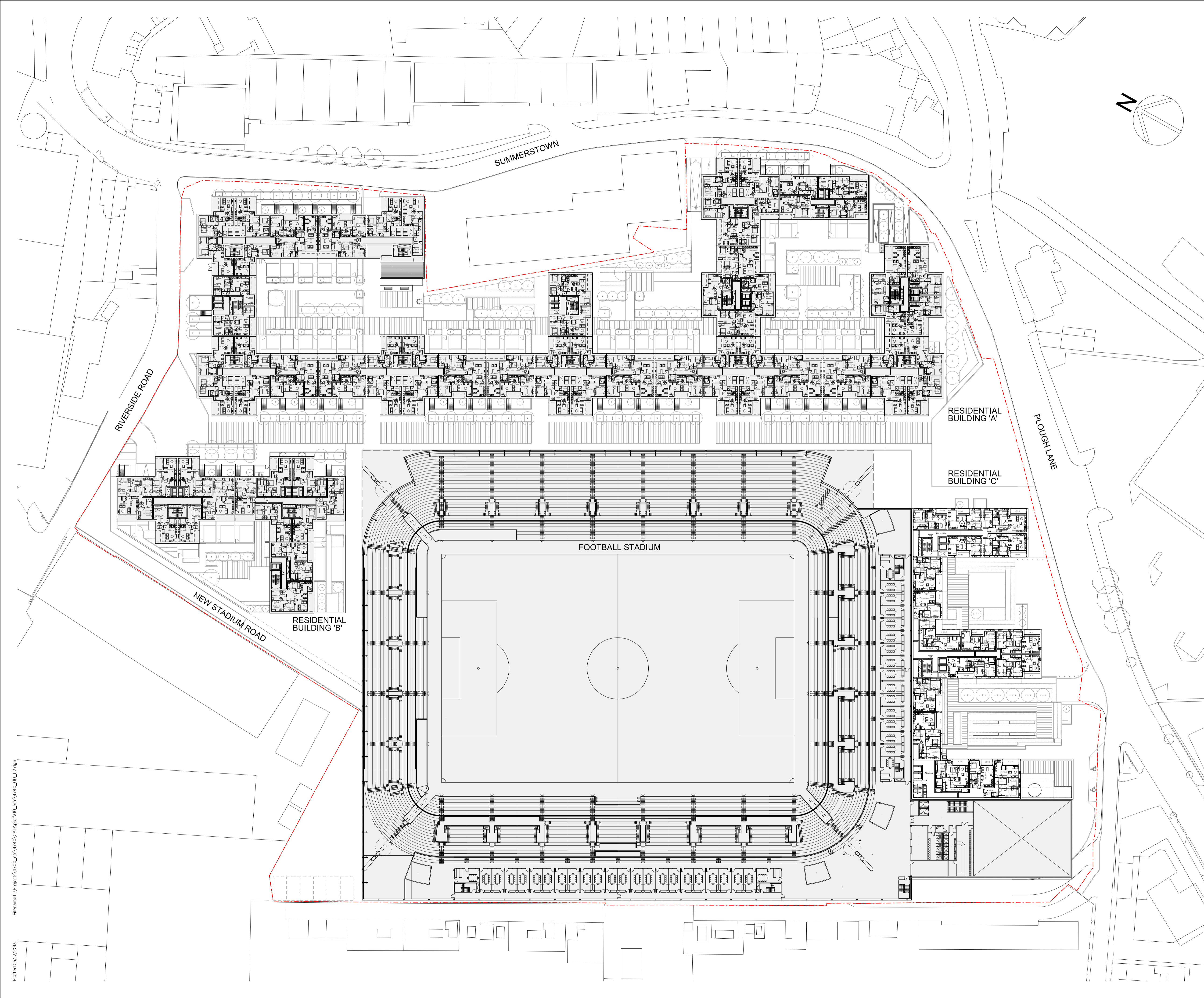
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**TITLE**  
MASTER PLAN  
LEVEL 2

**STATUS**  
PRELIMINARY

**DRAWING NO.**  
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REV.  
F



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REV.	DATE	AMENDMENT
A	03-10-13	Issued for information
B	21-11-13	Issued for information
C	29-11-13	Plans updated
D	05-12-13	Stadium plan and landscape updated

KEYPLAN

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THE WIMBLEDON STADIUM DEVELOPMENT

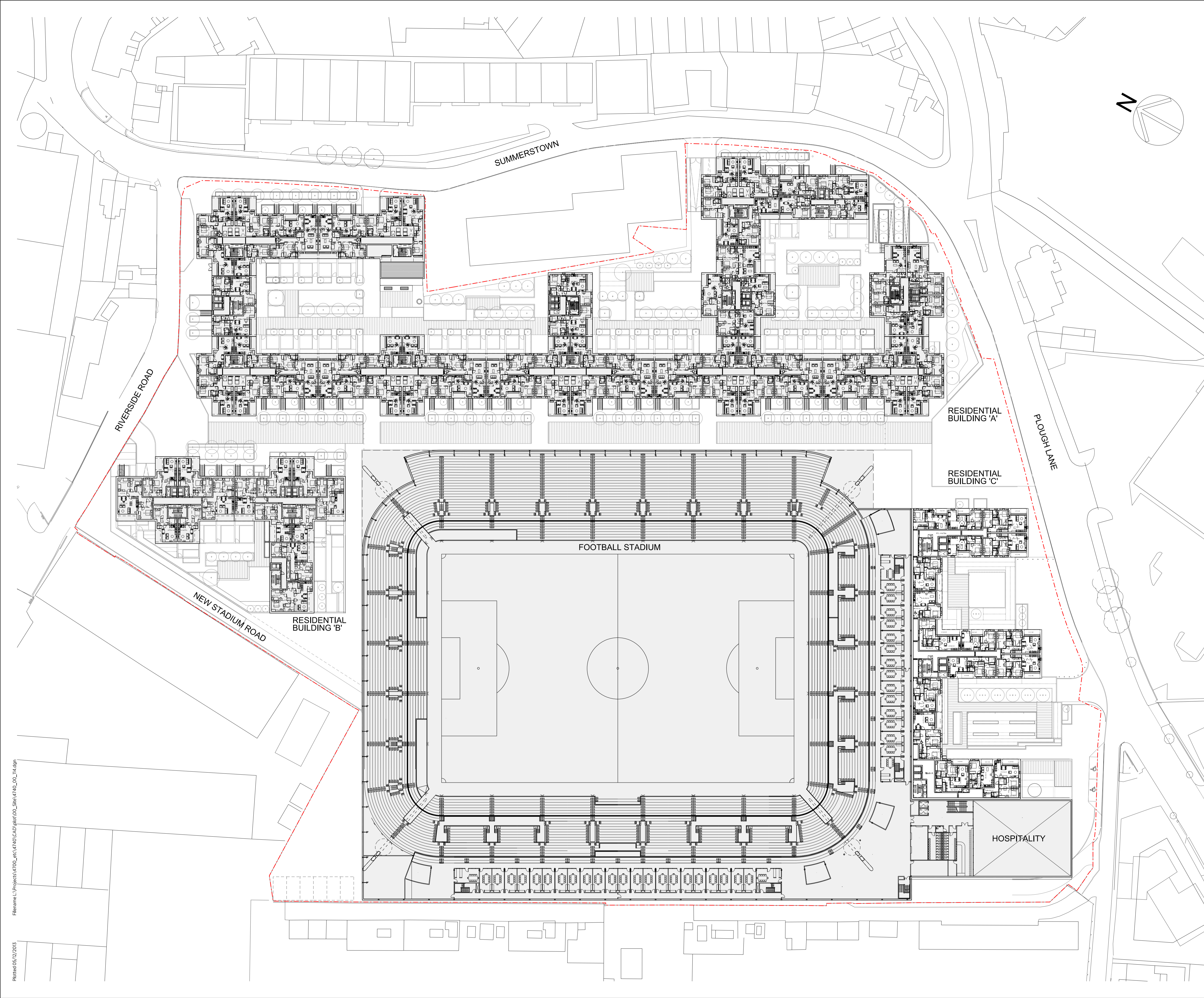
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**TITLE**  
MASTER PLAN  
LEVEL 4

**STATUS**  
PRELIMINARY

**DRAWING NO.**  
4740-00-114

**REV.**  
D



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Filename: L:\Projects\4740\_atc\4740\_CAD\pda\00\_Site\4740\_OC\_114.dgn