

WIMBLEDON GREYHOUND STADIUM SITE
PLOUGH LANE SW19

STADIUM PROPOSAL



PREPARED ON BEHALF OF AFC WIMBLEDON BY
DEREK WILSON ARCHITECTS

17 SEPTEMBER 2013

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1.0 INTRODUCTION



Aerial photograph of the proposed site

This report describes preliminary proposals for a new stadium on the Wimbledon Greyhound Stadium site. The stadium will become the home of AFC Wimbledon.

The stadium is one element of broader development proposals for the site and should be read together with the separate report titled 'Wimbledon Greyhound Stadium Site, Plough Lane SW19 Masterplan Design Report' prepared by Sheppard Robson on behalf of Galliard Homes Ltd.

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2.0 TEAM

2.1 Selection

Recognising the specialist nature of stadia design, urban context and character of the local area the club has assembled a professional team with appropriate skills and experience to work in collaboration with the masterplan architects. The stadium team are;

2.2 Client Advisors - Bargate Consulting Ltd

Andrew Williams of Bargate Consulting will work directly with AFC Wimbledon in guiding them in;

- the definition of their new stadium requirements
- the choice of specialist advisors,
- the selection of optimum design solutions,
- agreement of procurement strategies
- business case modelling for the new facility.

He has been involved in the creation of sports facilities for over 25 years. Key projects include the award winning RIBA Building of the Year the John Smith's Stadium (formerly the McAlpine Stadium) in Huddersfield (with Lobb now Populous) which was one of the first new stadia after the industry changing Taylor Report, Wembley National Stadium, Aviva Stadium in Dublin and the London 2012 Olympic and Paralympic games. He has recently completed a project as client advisor to Le Havre AC (with KSS and SCAU) in France for their new stadium, which was subsequently awarded International Stadium of the Year.

Andrew also sits on the Executive Board of World Leisure Organisation (a UN Charity) and was a Director of a local sports centre for many years.

2.3 Architectural team

Derek Wilson Architects (DWA) are lead consultants for team selected to work on this specific project for their experience in stadia, sports, community projects and mixed use developments and proven ability to produce high quality designs in collaboration. Working with DWA are David Morley Architects, Owens+Owens and Michael Crook Architects.

Relevant projects include;

- Stadium design worldwide for over 25 years
- Including John Smiths (formerly the McAlpine Stadium) in Huddersfield and Reebok Stadium in Bolton (both with Lobb Sports Architecture)
- Four Olympic Games - Sydney 2000, Turin 2006, London 2012, Sochi 2014.

- London 2012 Olympic Park masterplan (with HOK Sport, EDAW, Allies and Morrison and Foreign Office)
- London Olympic Bid Venues Lead - with HOK Sport
- Head of Design for LOCOG London 2012
- Venues for Sydney 2000 (with Bligh Lobb), Turin 2006 (with HOK Sport and Studio Zoppini), London 2012 and Sochi 2014 (with Populous Event)
- Sports hospitality, retail and headquarters
- Eight NFL Super Bowls with Populous Event



Membership of Sports Ground Safety Authority



Membership of Institute of Structural Engineers Advisory Group on Temporary Structures



Crowd modelling of London 2012 Olympic Park and venues - Movement Strategies

2.4 Sports Ground Safety Authority

Derek Wilson is a board member of the Sports Ground Safety Authority (formally Football Licensing Authority), which was set up after the Hillsborough disaster to ensure safety in football stadia in the top 4 divisions of English football plus Wembley and the Millennium Stadium. It is funded by DCMS and seen as the world leading authority on stadium safety. He has also been a member of the CEN and BSI committees for stadium design standards since 1991 and the Institute of Structural Engineers Advisory Group on Temporary Structure (AGOTS).

2.5 Crowd Movement – Movement Strategies

Movement Strategies are experts in people movement and crowd dynamics. Their consultants are some of the most experienced in the industry. They have pioneered new methods and undertaken some of the most difficult crowd planning challenges on some of the world's biggest projects. Their work helps to deliver places and events that are safe, enjoyable, financially successful, and enhance the reputation of the designers, operators and venues.

2.6 Structure, Services, Fire, Acoustics, Sports Lighting

The club are in the process of appointing a professional services firm which provides engineering, design, planning, project management and consulting services for all aspects of the built environment. They have a global reputation for providing engineering services for stadia.

2.7 Quantity Surveyor - Franklin and Andrews

Franklin and Andrews are one of the world's leading stadium cost consultants with over 30 years experience in stadia, and are assisting the club with project budgets.

2.8 Other professional input provided under the master plan includes:

- Environmental Impact Assessment – Peter Brett Associates
- Transport and Access - Peter Brett Associates
- Hydrology and Flood Risk - Peter Brett Associates
- Drainage - Peter Brett Associates
- Land Condition - Peter Brett Associates
- Noise and Vibration - Peter Brett Associates
- Air Quality - Peter Brett Associates
- Social Economic - Peter Brett Associates (master plan) W2 (stadium)
- Archaeology and Heritage Assets - CgMS



London 2012 Water Polo Arena - London 2012 Olympic Games - David Morley Architects
A bespoke high quality temporary solution described by players and as 'having personality and soul'
Awarded Sustainable Building of the Year, Construction News Awards 2013

3.0 STRATEGIC BRIEF

3.1 Key features

- A visibility from Plough Lane which reinforces its involvement in the local community.
- The stadium will be mindful of its neighbours and will encourage community engagement and use.
- Communicates that Merton’s football club has return to the borough and to its Plough Lane address after over 22 years away.
- With a target of 22,000 and a minimum capacity of 20,000, the design currently provides for circa 18,000 spectators but there is a commitment to find ways of reaching the target capacity within the master plan as the detail is further developed.
- The spectators will be arranged in a bowl configuration which brings them as close to the field of play as possible without compromising sightlines or run off requirements.
- The pitch and stadium meets all Football and Rugby playing requirements in terms of size, run offs, etc to allow competitive matches up to international level to be hosted.
- Sightlines from all areas meet or exceed the recommendations for viewing quality.
- The stadium will be designed to the highest safety standards including the Guide to Safety at Sports Grounds 5th Edition (the ‘Green Guide’).
- Provision for disabled visitors allows access to all parts of the stadium.
- The hospitality provision comprises 1,200 seats adjacent to boxes/ suites running along the West and South stands. In addition, there is a multi-functional space in the South West corner of the stadium (behind the bowl) which provides a match day bar for approximately 1,000 and which can be adapted for a range of non match day uses including those for the local community. The boxes/suites will also be used for non match day activity.
- Accommodation for match day activity (changing rooms, police control room, etc) as well as for day to day management of the Club.
- Parking has been kept to a minimum to encourage use of public transport. Space is provided for television broadcasting vehicles – this space can be used by visitors on non match day.

4.0 DESIGN

4.1 General Arrangement

The stadium is positioned on site to satisfy both the optimum orientation and master plans vision to create a new street serving both residences and the stadium, and wider community.

The stadium is located to the west of the proposed street and orientated on a North South access as recommended for football stadia in the northern hemisphere. The stadium sits to the western boundary of the site.

The pitch dimensions meet FIFA’s standard requirements of 68m wide by 105m long.

The arrangement and design of the seating bowl aims to create an intimate, atmospheric stadium. The distance from the pitch, height of the first row of spectators and rake of seating tiers have all been carefully analysed to enhance these characteristics while achieving sightline values of C90.

Concourses are located beneath the seating bowl with access either from the ends and/or the Rear of stands. Distribution of fans will be around the whole of the pitch in a full bowl configuration. The visiting supporters will be located at the north end with the ‘home end’ being at the south.

The concourses provide access to seats within the bowl via vomitories. Concessions and WC’s (for seats in the bowl) are located at concourse level. It is envisaged these facilities will be tucked under the stadium rakers and steppings, on the pitch side of the concourses, so that the building facades can be designed to maximise the quality of the streetscape around the stadium.

Hospitality accommodation is distributed on three levels rising from the upper edge of the seating bowl in the south and west stands, joining in the southwest corner. Of the 1,200 seats only 300 will be boxes, with the rest in suites which will be designed to be highly flexible and supportive of alternative uses for the club on match as well as non match days. Behind the south-west corner, at a level above the entrance from Copper Mill Lane, is the proposed location for a hospitality suite suitable to host seated functions for 500 covers.

The back of house areas that support the Club will be located on the west side of the stadium. The Groundsman’s store, under soil heating and stadium maintenance stores are likely to be located in the North West corner. Players changing will be located under the South stand or south end of the West stand.

It is considered that the proposed arrangement will result in a stadium with excellent atmosphere on match days, and flexibility and quality to attract and support other uses on non match days. These uses will support the local community and bring business into the area.

4.2 Standards

The stadium will meet the latest guidance and standards associated with

stadia design construction and safety, including the ‘Green Guide’. It will be designed in consultation with the Police Football Unit, TFL and the Government’s SGSA. The stadium will be designed with safe operation in mind to help ensure the issue of a Safety Certificate and licensing from Merton and the SGSA.

4.3 Access, Egress and Accessibility

Will conform to the ‘Green Guide’ and will be designed in detail with Movement Strategies. The stadium will be designed taking into account latest thinking and with guidance of Accessible Stadia.

4.4 Phasing

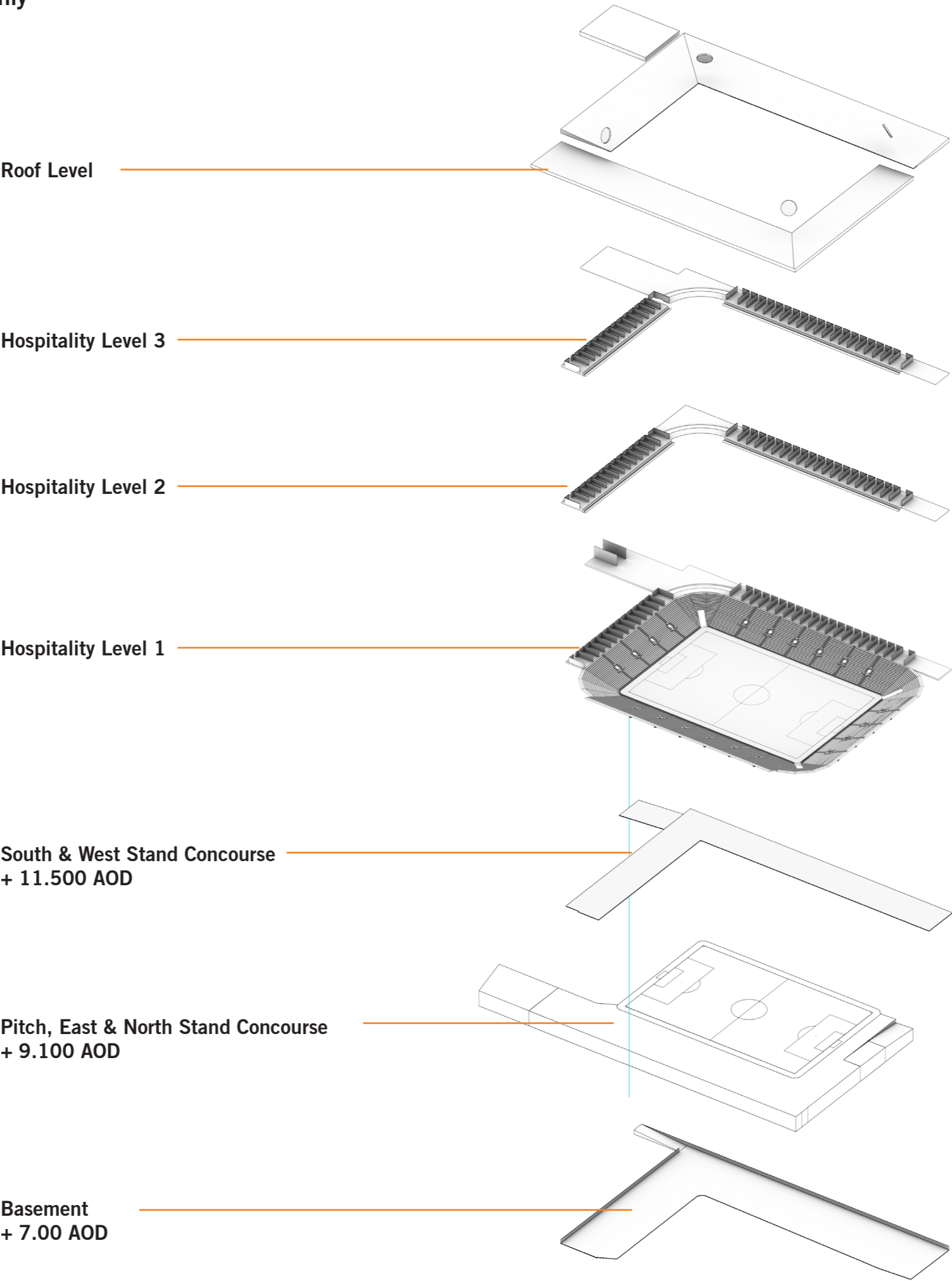
The stadium will be constructed in a phased manner to allow the Club to maintain a balance between success on the pitch and the growing fan base that will follow. At all times the objective is to maintain an environment which has a vibrant match day atmosphere as well as an appeal for non match day use because of the quality and arrangement of its facilities. The initial construction will comprise the following;

- 11,000 capacity in four stands using the space nearest the pitch. The design of the seating bowl will allow it to be completed in phases from this point and will take advantage of the availability of temporary structures which can now provide a high quality solution to infill expansion space as necessary
- The north east corner construction will be demountable to allow access to the pitch area for the purpose of increasing capacity through the phasing
- Hospitality space will be created to its full capacity. However, the top tier of the boxes/suites will only be fitted out as the demand dictates
- The pitch will be constructed to the highest possible standards
- Hospitality provision will allow access to all areas in all phases
- Viewing standards will not be compromised in any phase
- Safety will not be compromised in any phase
- Accommodation for match day and non match day as above

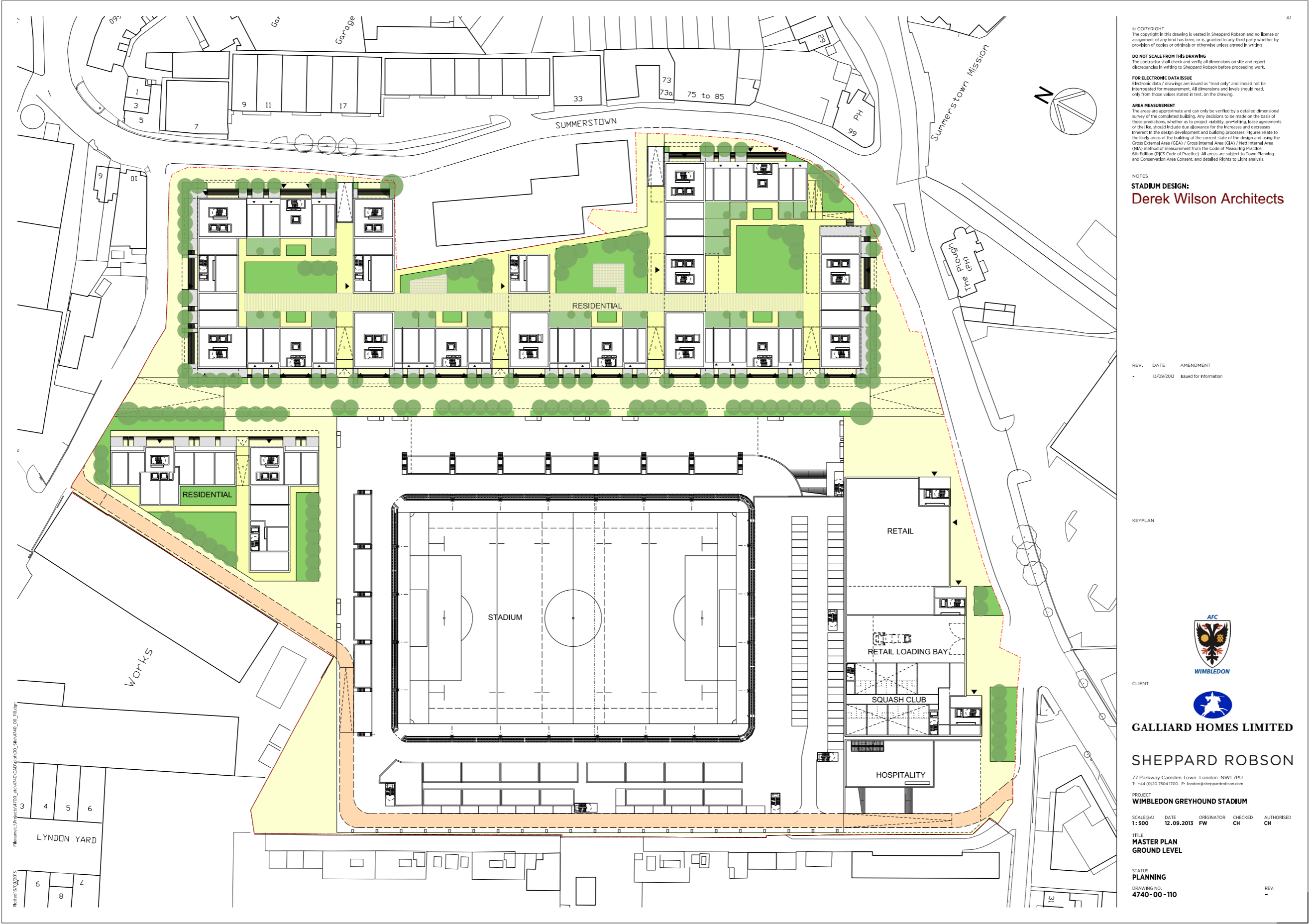
All temporary structures will be removed upon completion of the stadium.

4.5 Drawings

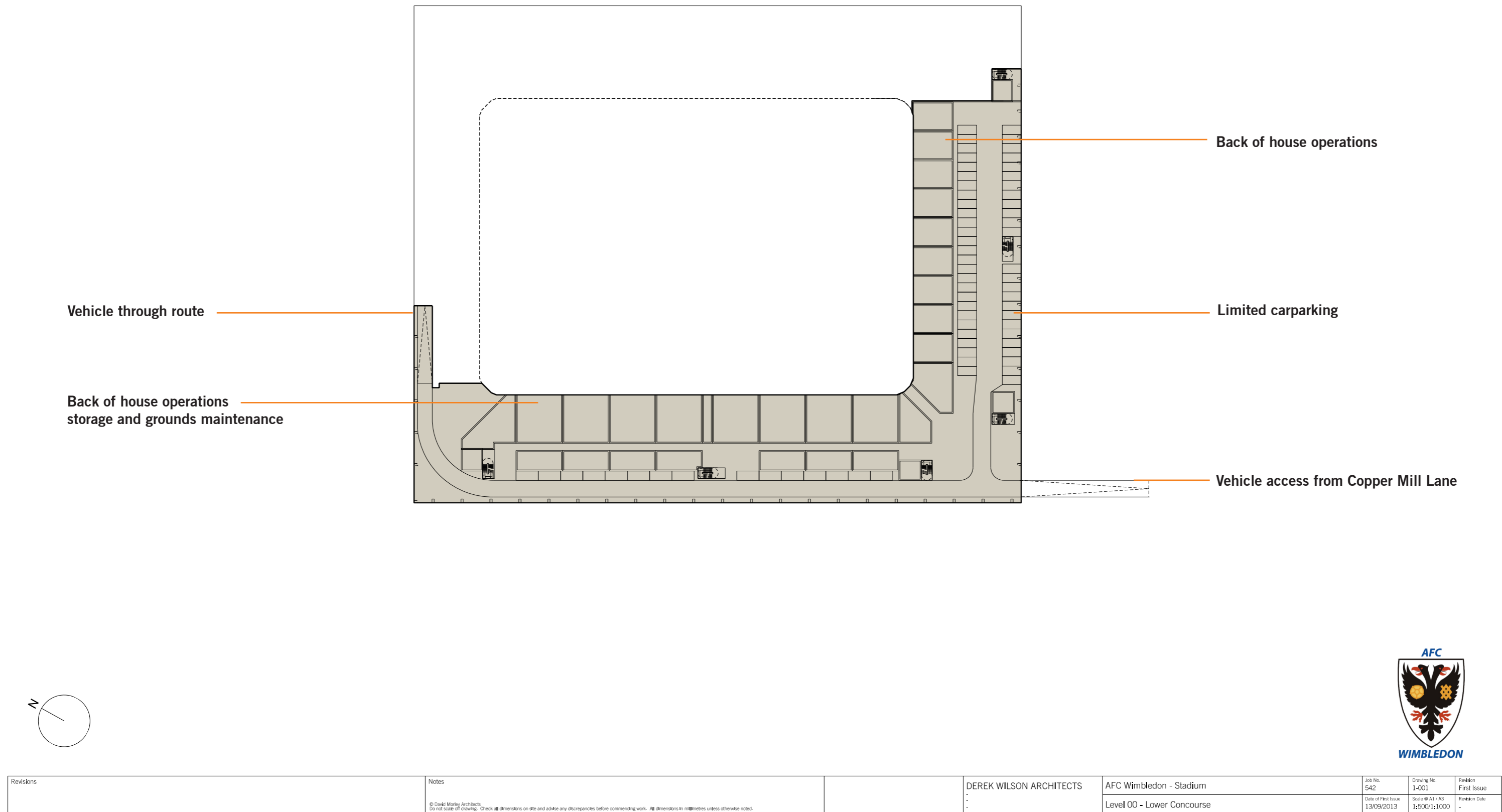
Drawings have been prepared to illustrate the stadium in context. Refer to section 5.0.

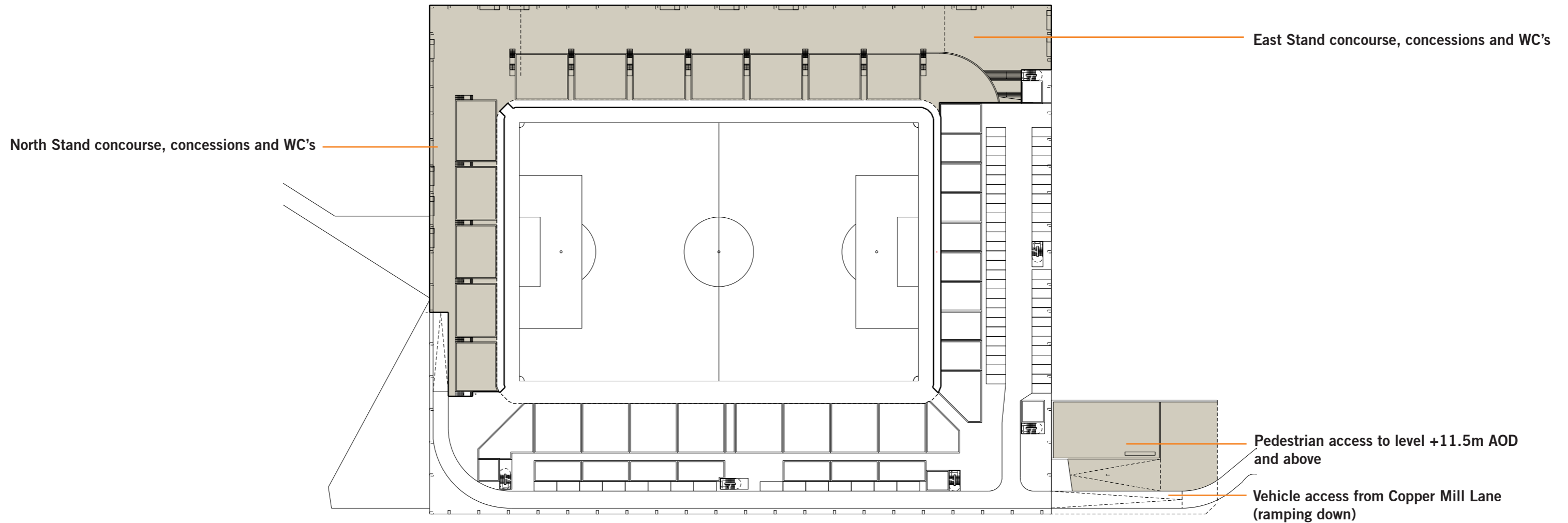


This diagram illustrates the proposed arrangement of the stadium described in section 4.0.

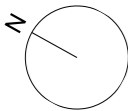
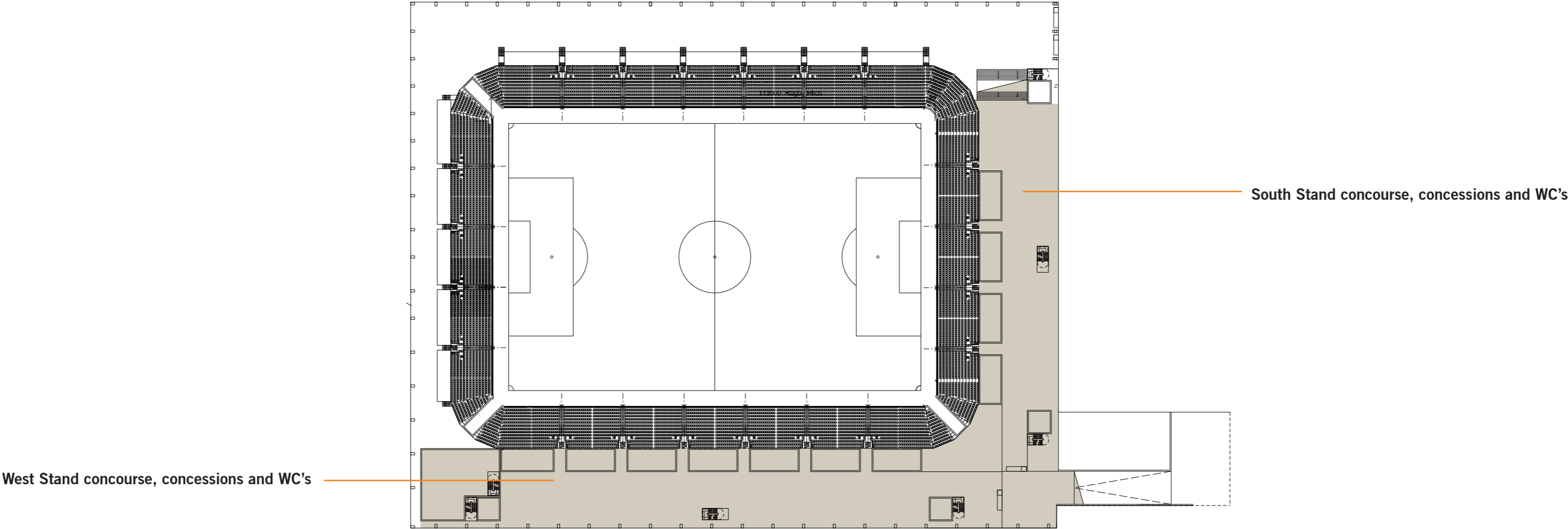


Site MasterPlan - Stadium in context of overall masterplan. Drawing prepared by Shepard Robson

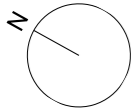
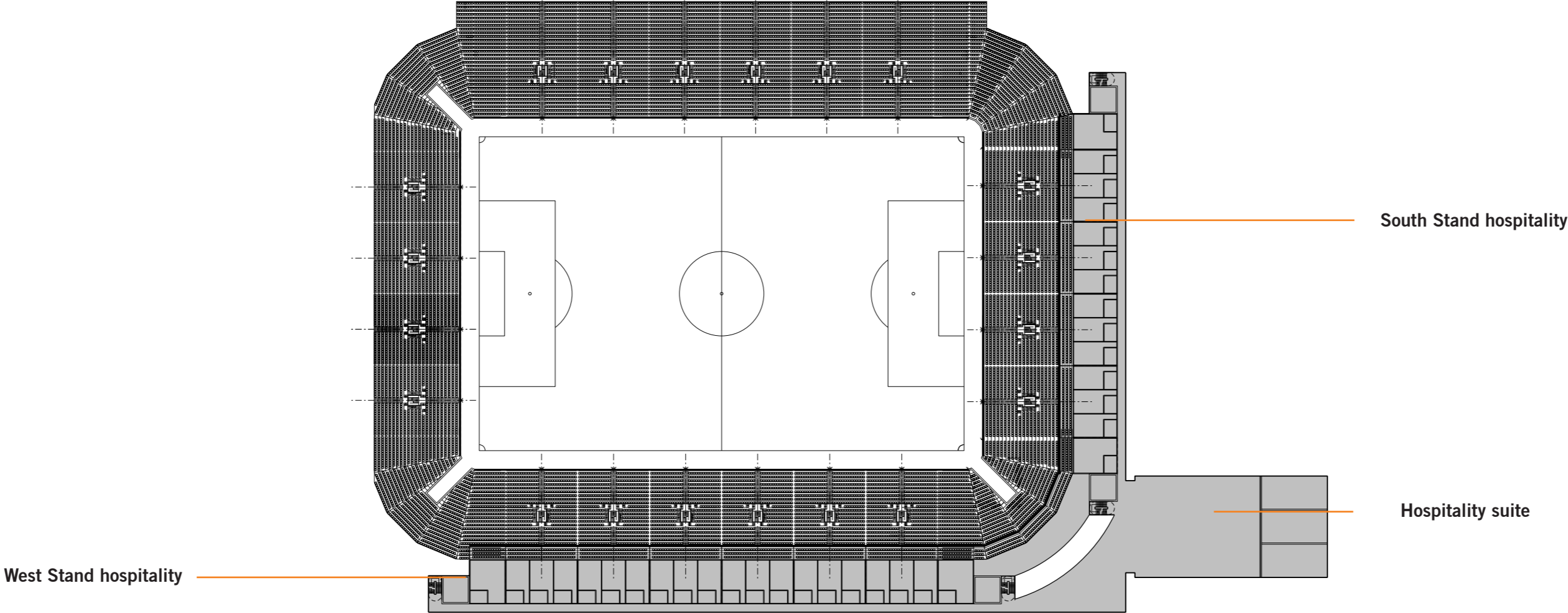




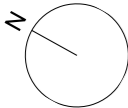
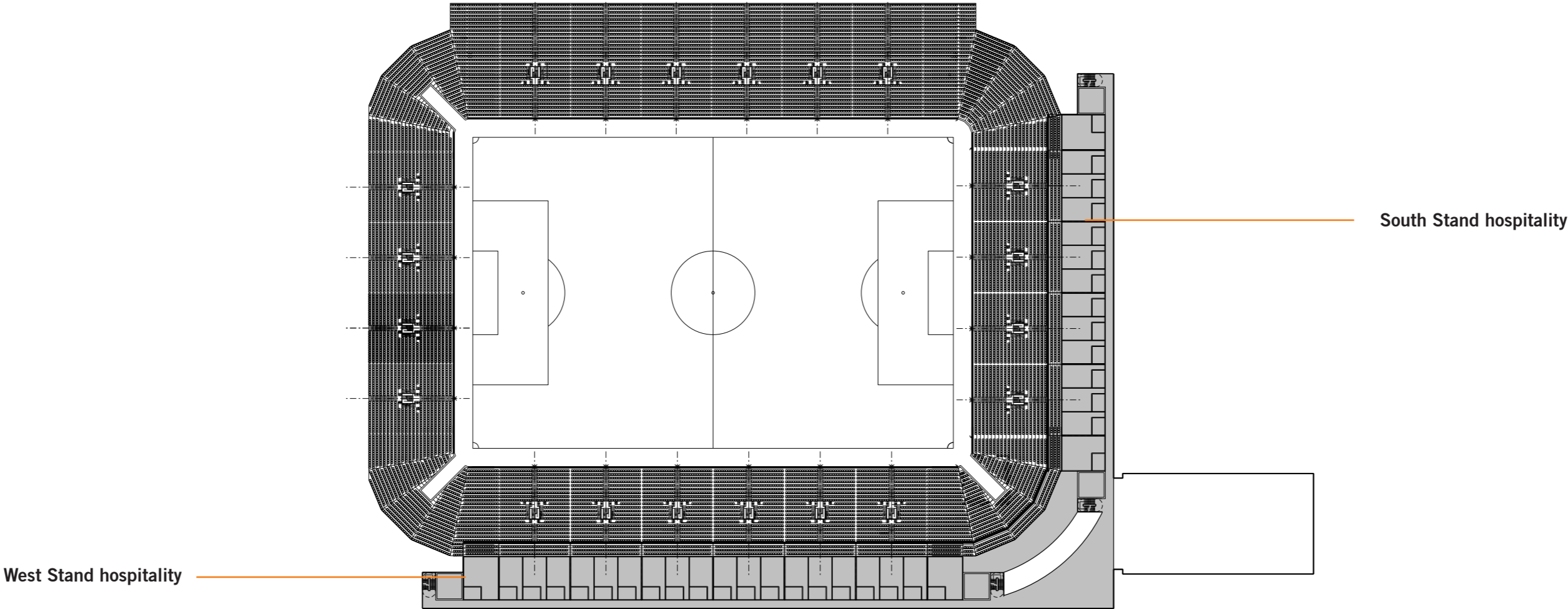
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				Level 01 - Pitch and Lower Seating Tier	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



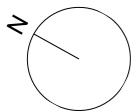
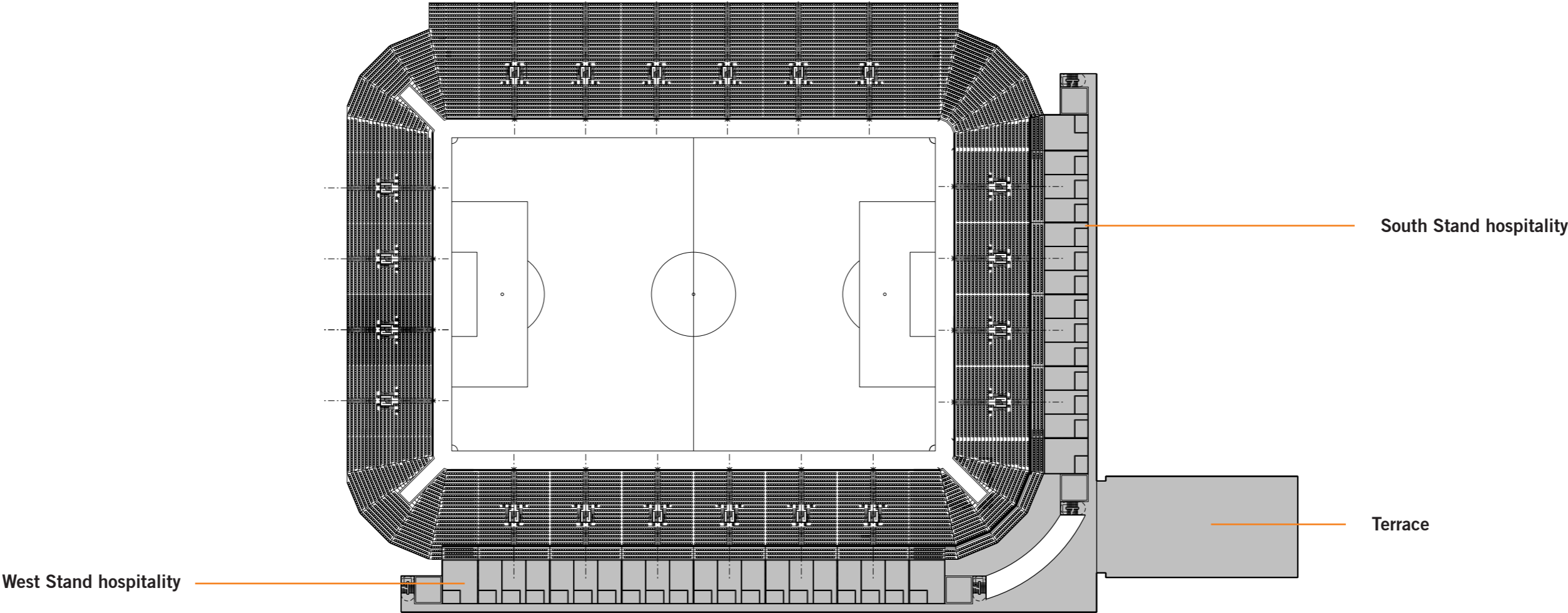
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	© David Morley Architects Do not scale off drawing. Check all dimensions on site and advise any discrepancies before commencing work. All dimensions in millimetres unless otherwise noted.			Level 02 - South and West Stand Concourse	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



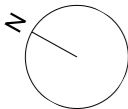
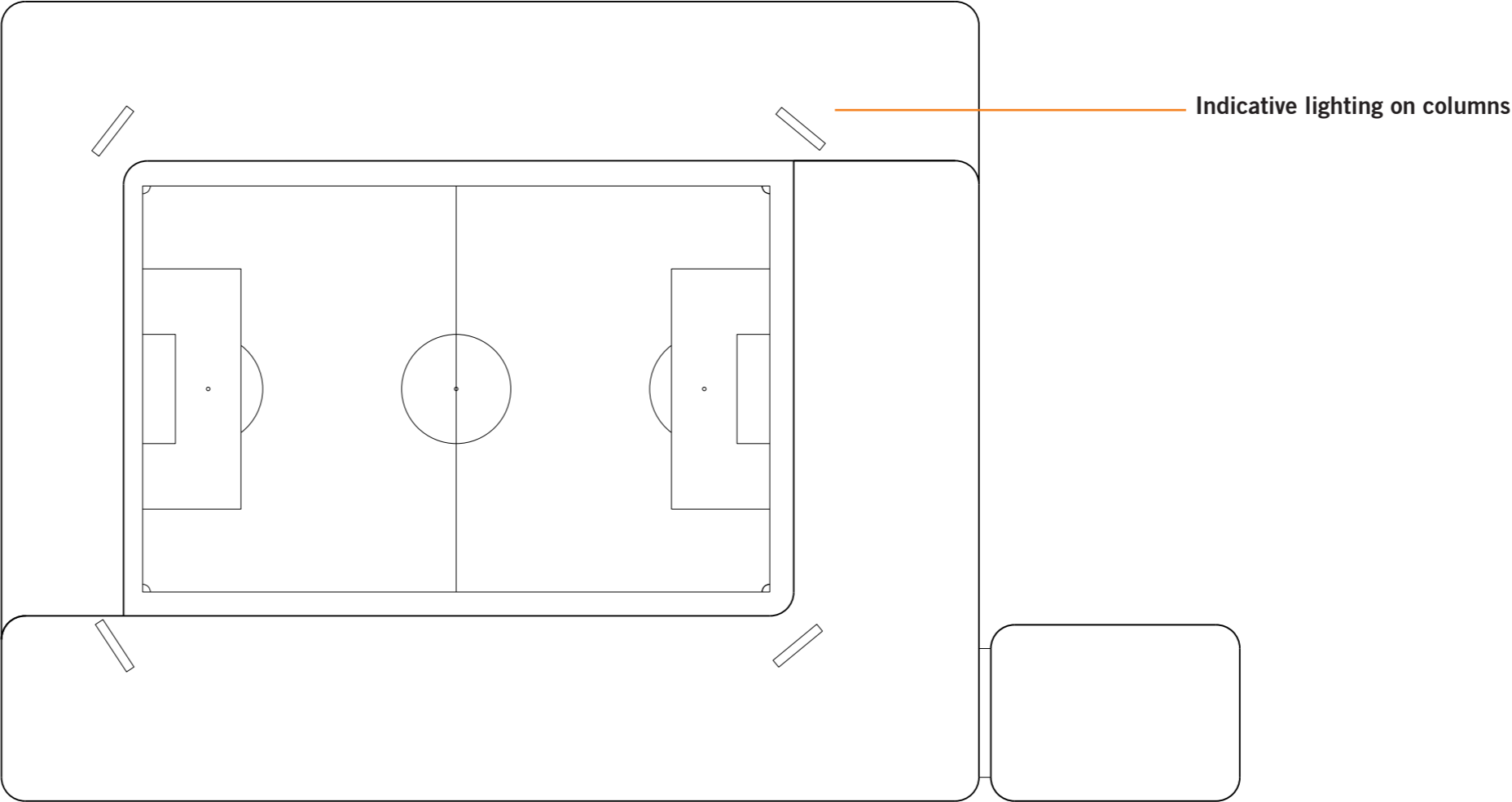
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				Level 03 - Hospitality First Level	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



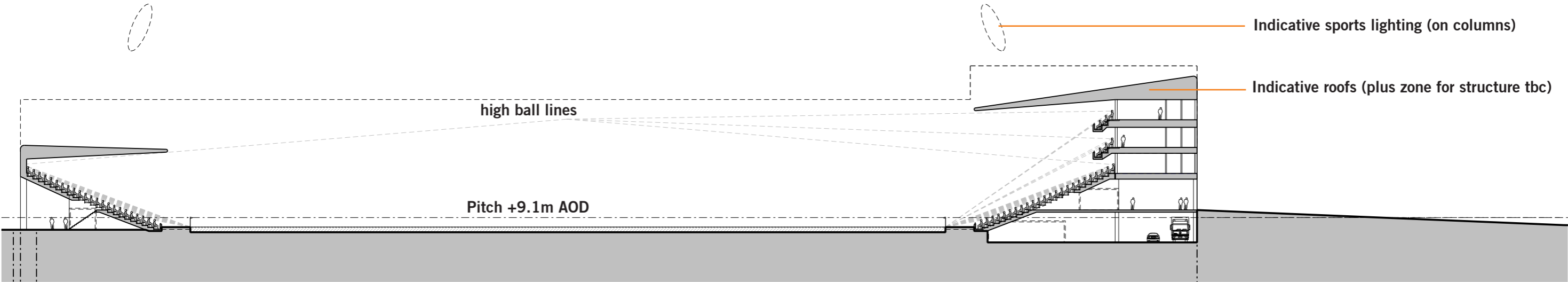
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				Level 04 - Hospitality Second Level	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



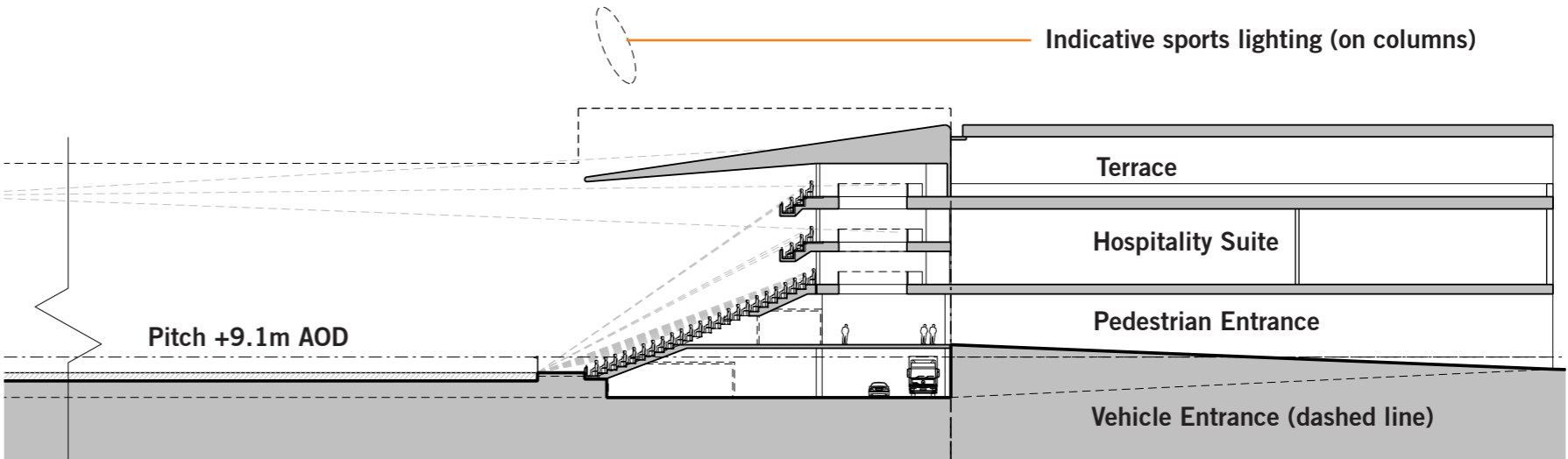
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				Level 05 - Hospitality Third Level	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



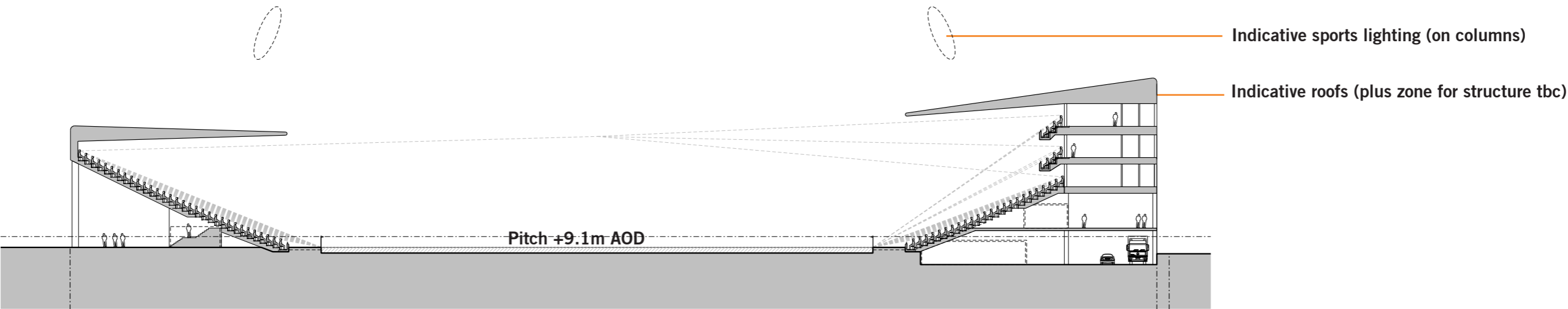
Revisions	Notes		DEREK WILSON ARCHITECTS	AFC Wimbledon - Stadium	Job No. 542	Drawing No. 1-007	Revision First Issue
				Level 06 - Roof Level	Date of First Issue 13/09/2013	Scale @ A1 / A3 1:500 / 1:1000	Revision Date -



Long Section (North-South)



Part Section (North-South through hospitality suite)



Short Section (East-West)

Sports Requirements^{Wind}
Indoor /Outdoor
Spectators
sightlines
Players
VIPs
Accreditation
Operational Team
Press
security
Inclusive Design
High definition TV
sustainability
contamination
fire
Community use

Lighting
Urban Design
Temporary
overlay
Cost
Sports Surface
PA Systems
Civil Engineering
Outside broadcasting
Crowd control
Supply chain
Industrial Design
Look and Feel
Planning Approval
maintenance
Project Management
safety

Aftercare
Infrastructure
Scoreboard
Future Proof
Catering
Pre-cycling
Re-cycling
Replay
Logistics
Building Control
Access
utilities
signage

Acoustics
VVIPs Signage
Officials
Scoreboard
resilience
legacy
Programme