

WIMBLEDON GREYHOUND STADIUM SITE
PLOUGH LANE SW19

EMERGING PROPOSALS

STADIUM PROPOSAL

PREPARED ON BEHALF OF AFC WIMBLEDON BY
DEREK WILSON ARCHITECTS

5 DECEMBER 2013

THIS PAGE INTENTIONALLY LEFT BLANK

CONTENTS

1.0 INTRODUCTION

1.0 Introduction

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 a broader development proposals for the site and should be read together with the separate report prepared by Sheppard Robson on behalf of Galliard Homes Ltd.

2.0 Team

3.0 Strategic Brief

4.0 Design

5.0 Drawings



THIS PAGE INTENTIONALLY LEFT BLANK

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. 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).

Relevant projects amongst the team 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



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



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

2.5 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 engineering team has been appointed having been carefully selected to provide a balance of expertise suitable for the stadium and its context. Momentum are the Structural Engineers, Max Fordham are providing input on Services strategy, Acoustics and Sports Lighting and Design Fire Consultants have developed the initial Fire Strategy.

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
- Land and Water Quality - Peter Brett Associates
- Noise and Vibration - Peter Brett Associates
- Air Quality and Wind - Peter Brett Associates
- Socioeconomics - Peter Brett Associates (master plan) W2 (stadium)
- Lighting and Waste – Peter Brett Associates
- Archaeology and Heritage Assets – CgMS
- Energy Strategy Site-Wide, Sustainability and BREEAM – Metropolis Green
- Landscape, Townscape and Visual – Turkington Martin
- Ecology – Baker Shepherd Gillespie

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 returned 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 19,000 spectators but there is a commitment to find ways of reaching the target capacity within the master plan as the detail is developed further. Refer to section 4.4 for details of phasing and initial 11,000 capacity.
- 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 1,400 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 masterplan vision to create a new East 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 and 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 two levels rising from the upper edge of the seating bowl in the south and west stands, joining in the southwest corner. Of the 1,400 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

The stadium 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.

In addition there is a one way access road which passes through the site and under the West Stand will provide the following functions;

- Access for Club related vehicles traffic.
- Vehicle tracking suitable for 52 seater coaches. There is also vehicle drop off bays
- Limited staff and disabled parking beneath concourse

The access road will be closed off during designated match time periods as spectators will use the Northern section of the road to gain access to the North Stand and turnstiles.

PRELIMINARY ARRANGEMENT

For Illustrative Purposes Only



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

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.

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 on the West stand facing the pitch. 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.

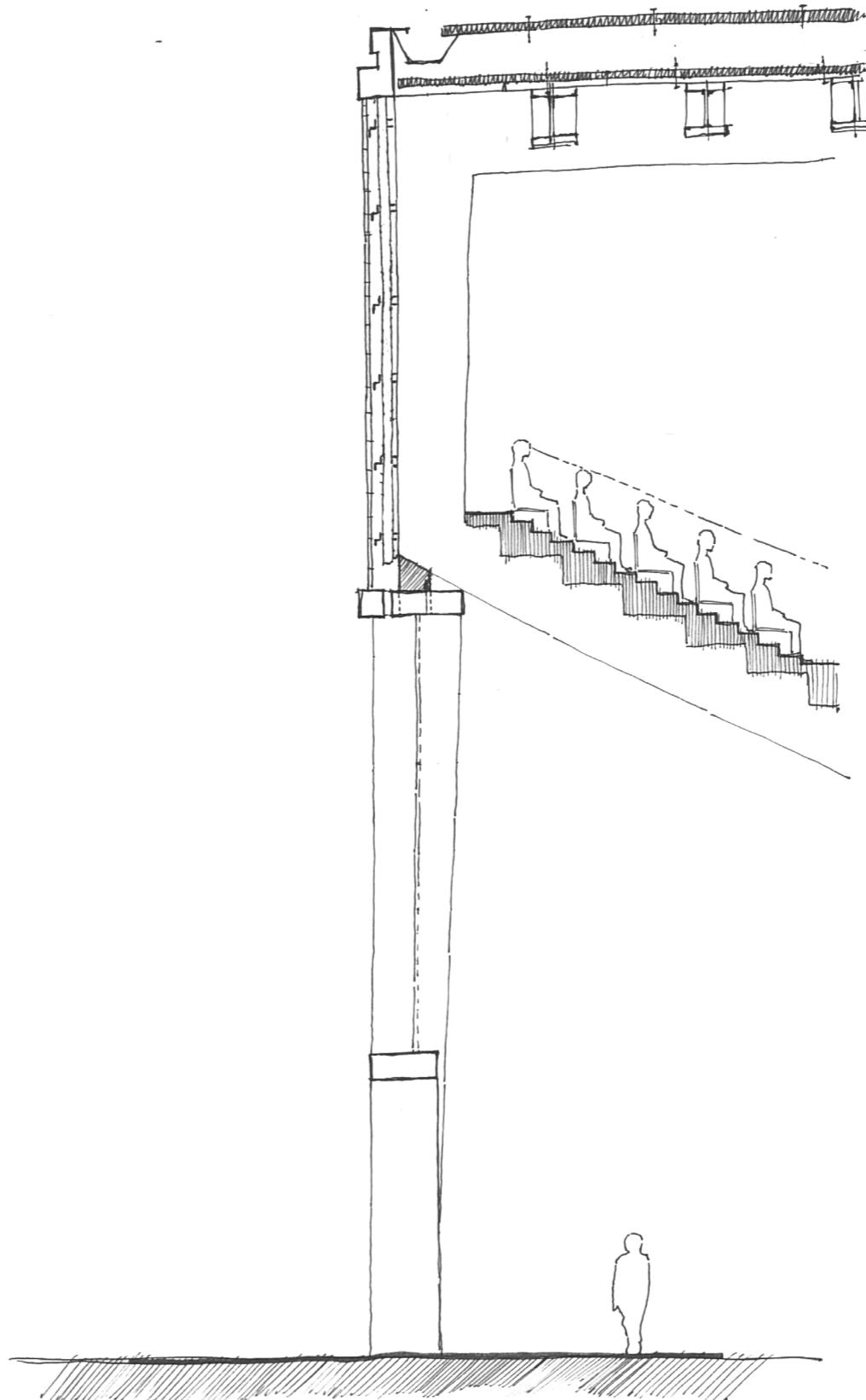
4.5 Elevations and materials

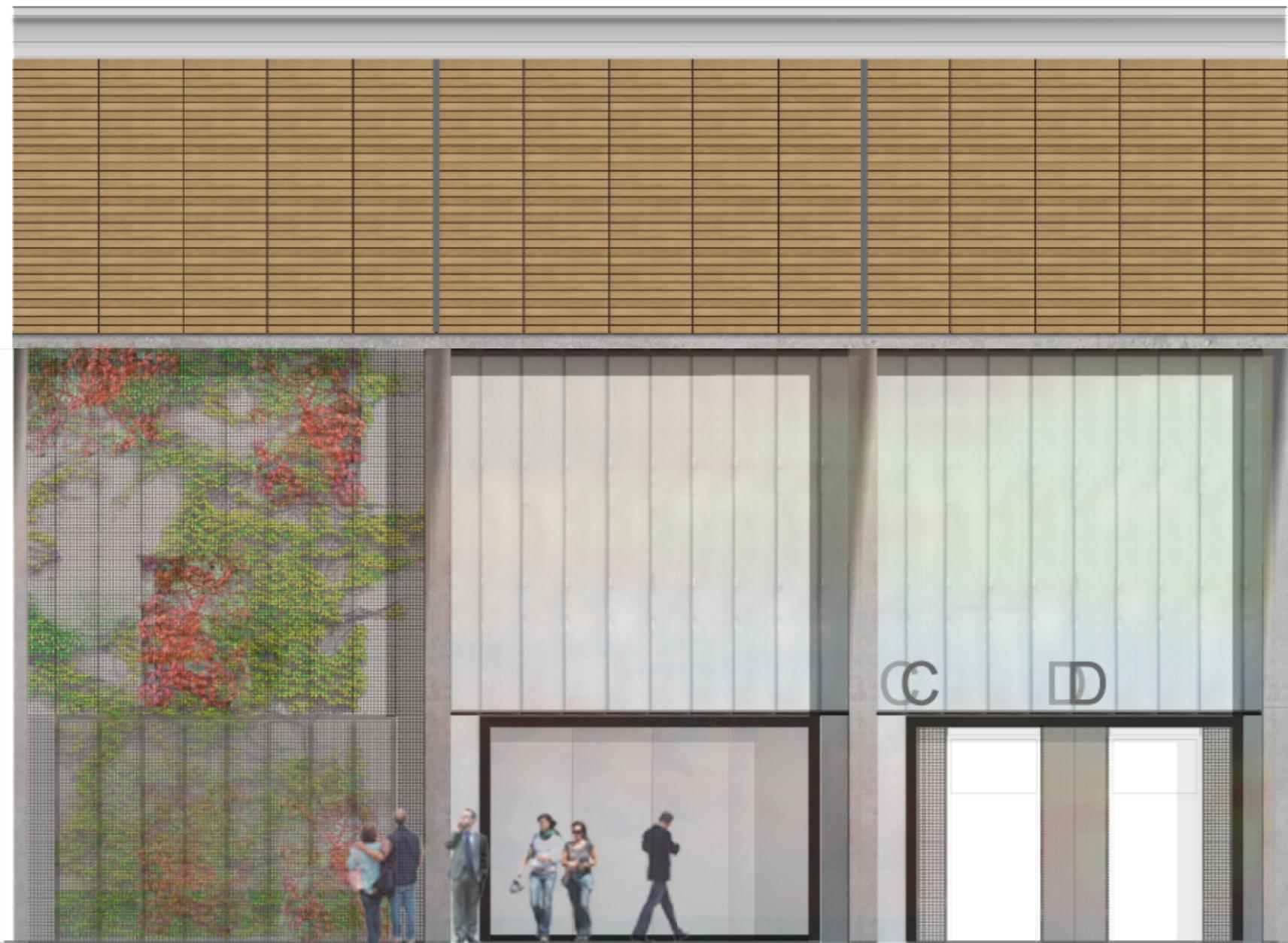
The materials chosen for the stadium are suited to both its residential context and primary use as a sports venue. These two sides are important to highlight its role as a building for the community. Football branding and advertising are kept to a minimum outside of the seating bowl.

The east façade responds directly to the residential units opposite. The stadium rejects the typical image of a box dropped into its context instead creating an urban rhythm of shop fronts, entrances and landscaped bays which results in a rich and varied streetscape on both match and non-match days. This is achieved while also maintaining a secure line to four metres for the security and safety of supporters and non-match day users.

Landscaped bays create continuity from the greenery of the residential units blending the stadium with trees opposite. A low-level green wall creates a secure line to four metres. Above this a planter box is incorporated to allow climbers to establish on mesh over time, creating a semi porous screen. This is beneficial to limit views from residential into stadium concourse, while also allowing natural cross ventilation of concourses and pitch, promoting stronger and healthier grass. The mid-section of the façade is made up of deep cell polycarbonate which limits views into concourse from residential while still allowing light in; this also echoes the material language of the roofs leading edge.

At high level there is a continuous band of timber cladding which sits directly behind the last row of the seating bowl. The different uses of concourse and seating bowl are clearly defined by material choice. This cladding also performs a 28db sound reduction to the benefit the residential units opposite. The roof is profiled sheeting with a clear polycarbonate leading edge. This stops the visual intrusion of the roof when watching a match while also allowing light into the stands for security reasons and to promote a healthy pitch.





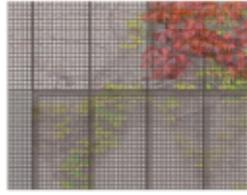
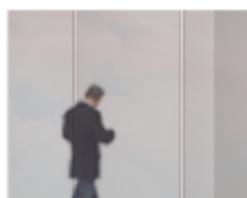
1 ELEVATION - East Stand Materials



4 High Level Timber Cladding



3 Polycarbonate panels

2 Secure line mesh and Planters
-Creates landscape opportunity

1 Glass

Option two - green wall cassette
system and climber plants day oneOption two - Green wall with planting above
established

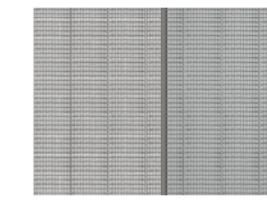
Rev.	Description	
	DEREK WILSON ARCHITECTS	
Client	-	
Project	AFC Wimbledon	
Drawing	EAST CONCOURSE - Materials	
Job No.	Drawing No.	Revision
542	SK-0084	-
Date of First Issue	Scale @ A3	Revision Date
17/10/2013	1:100	-

NOTES

© Derek Wilson 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.



1 ELEVATION - West Stand Materials



2 Mesh window screen

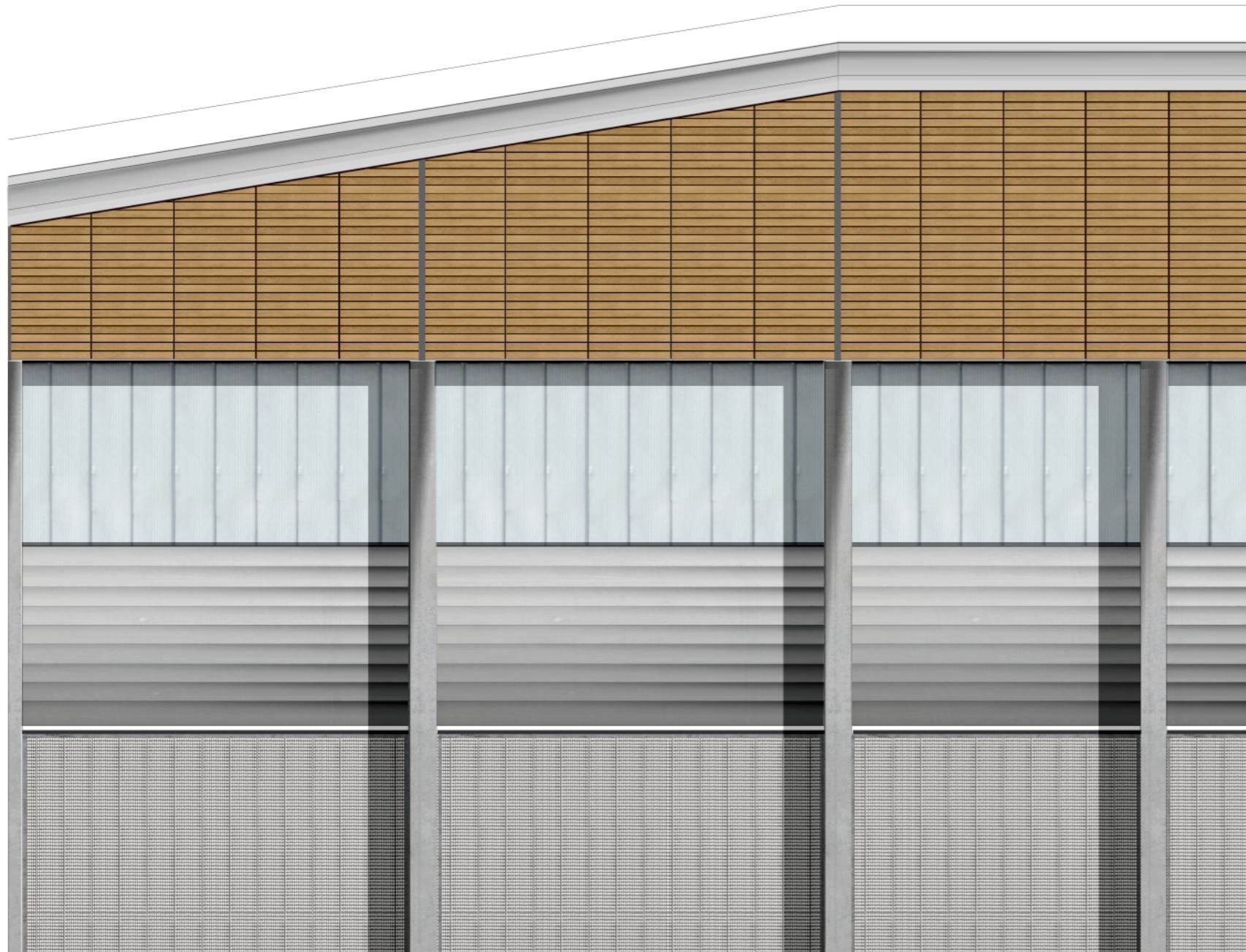


1 Polycarbonate panels
and glass for heated
space

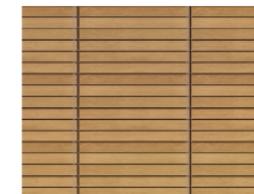
Rev.	Description
	DEREK WILSON ARCHITECTS
Client	-
Project	AFC Wimbledon
Drawing	WEST STAND - Materials
Job No.	Drawing No.
542	SK-0086
Revision	A
Date of First Issue	Scale @ A3
25/10/2013	1:100
Revision Date	04/11/2013

NOTES

© Derek Wilson 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.



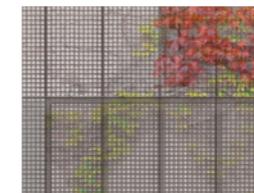
1 ELEVATION - North Stand Materials



3 High Level Timber Cladding

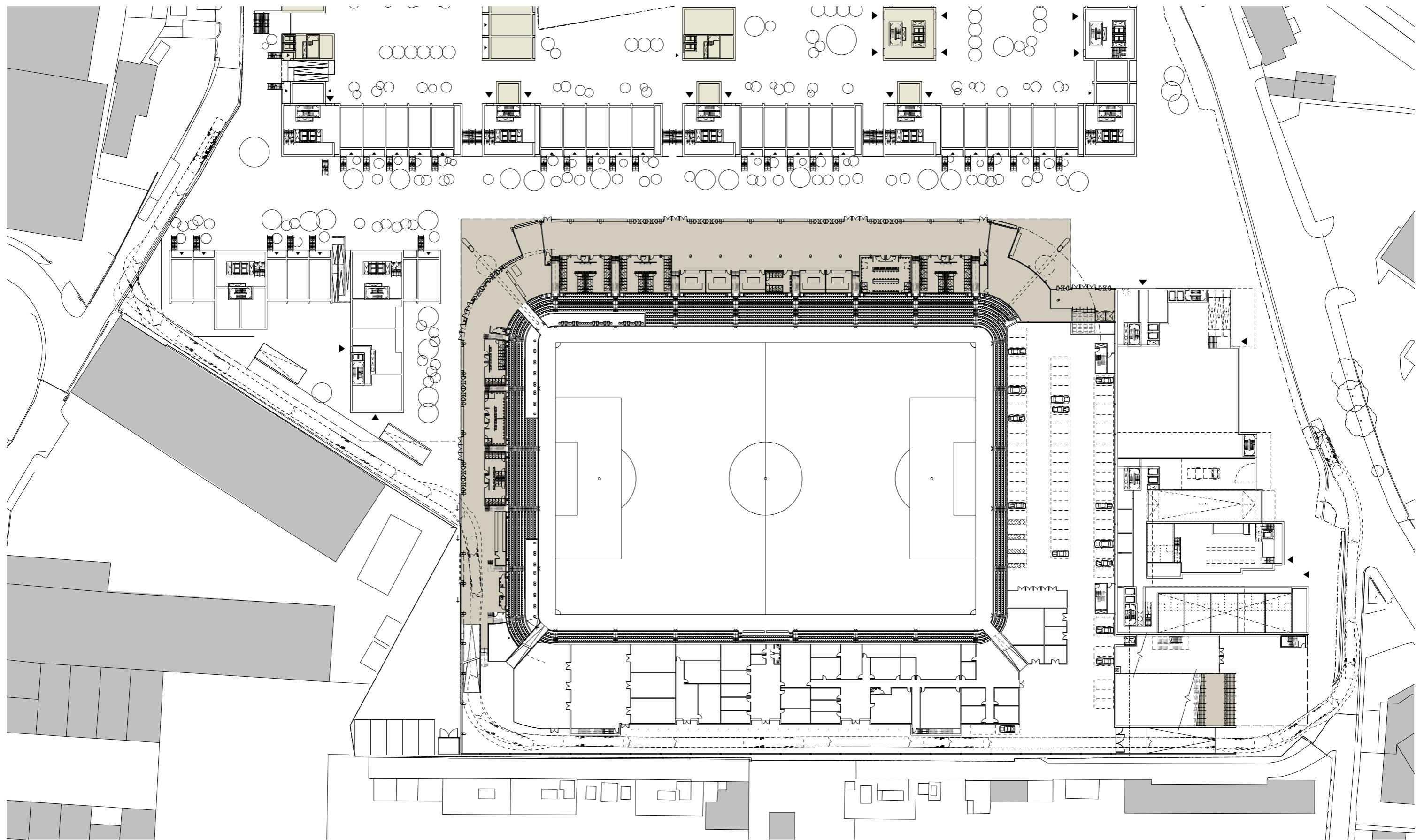


2 Polycarbonate panels



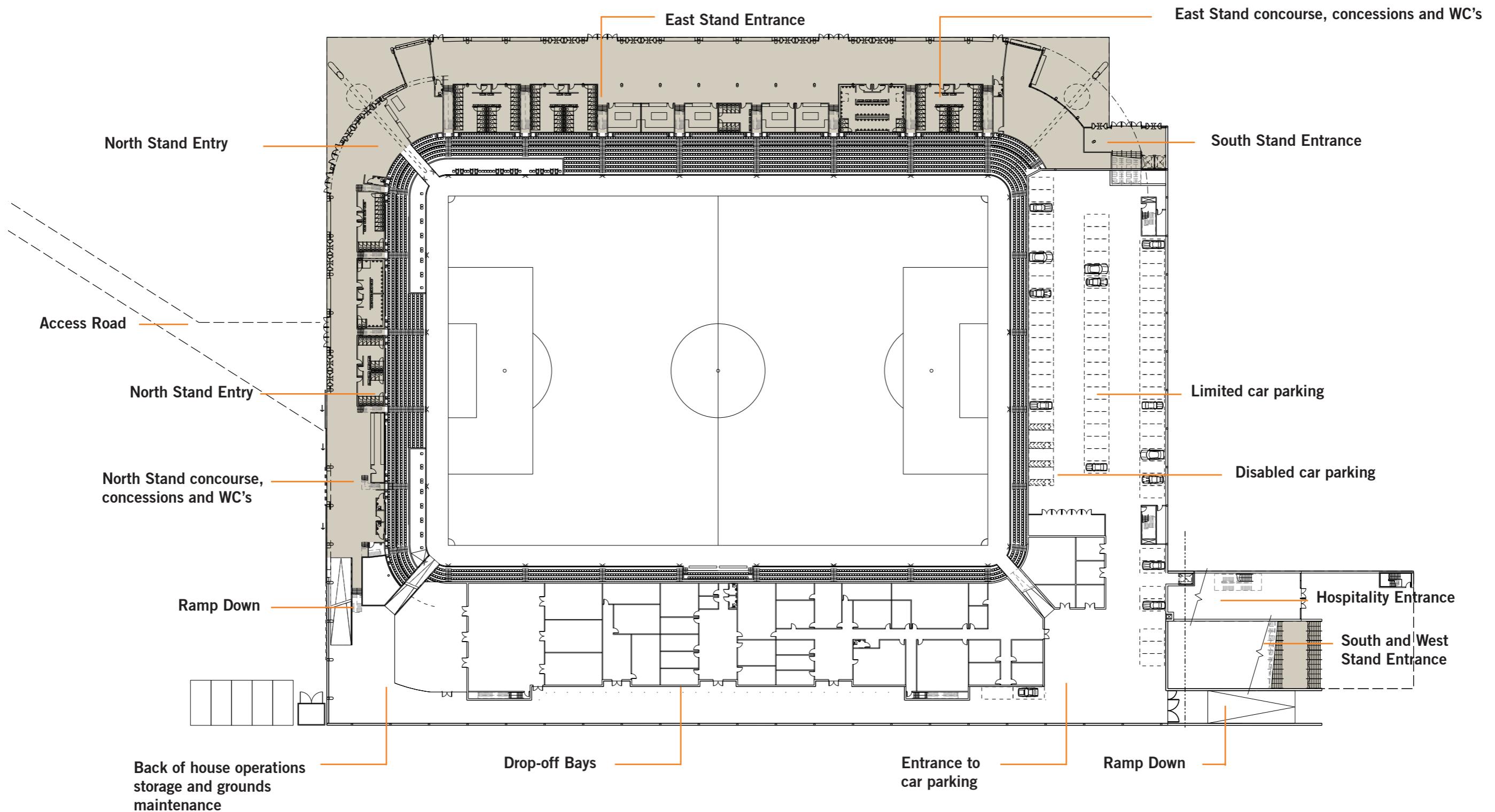
1 Secure line mesh

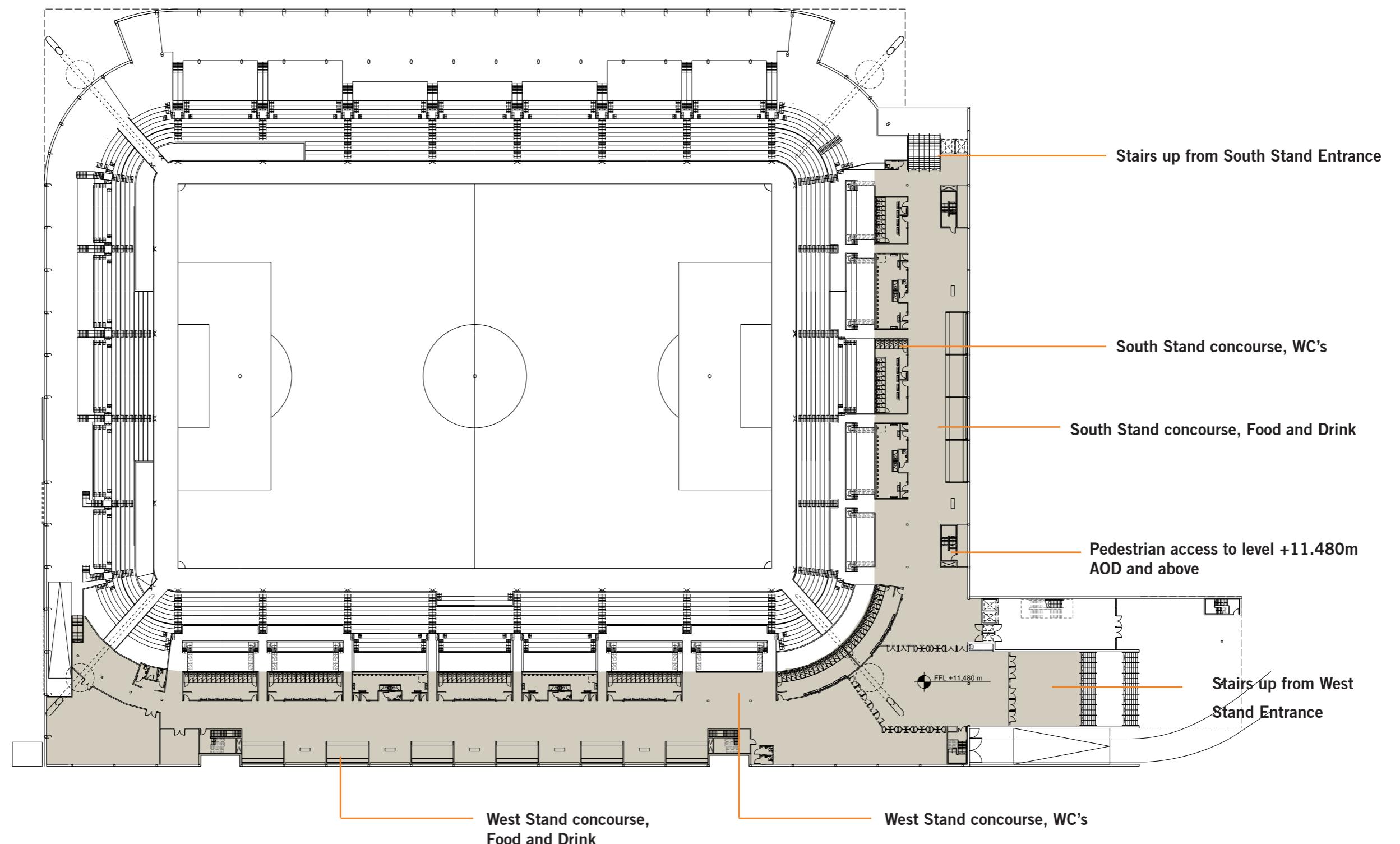
Rev.	Description
	DEREK WILSON ARCHITECTS
Client	-
Project	AFC Wimbledon
Drawing	NORTH STAND - Materials
Job No.	542
Drawing No.	SK-0085
Revision	A
Date of First Issue	25/10/2013
Scale @ A3	1:100
Revision Date	04/11/2013

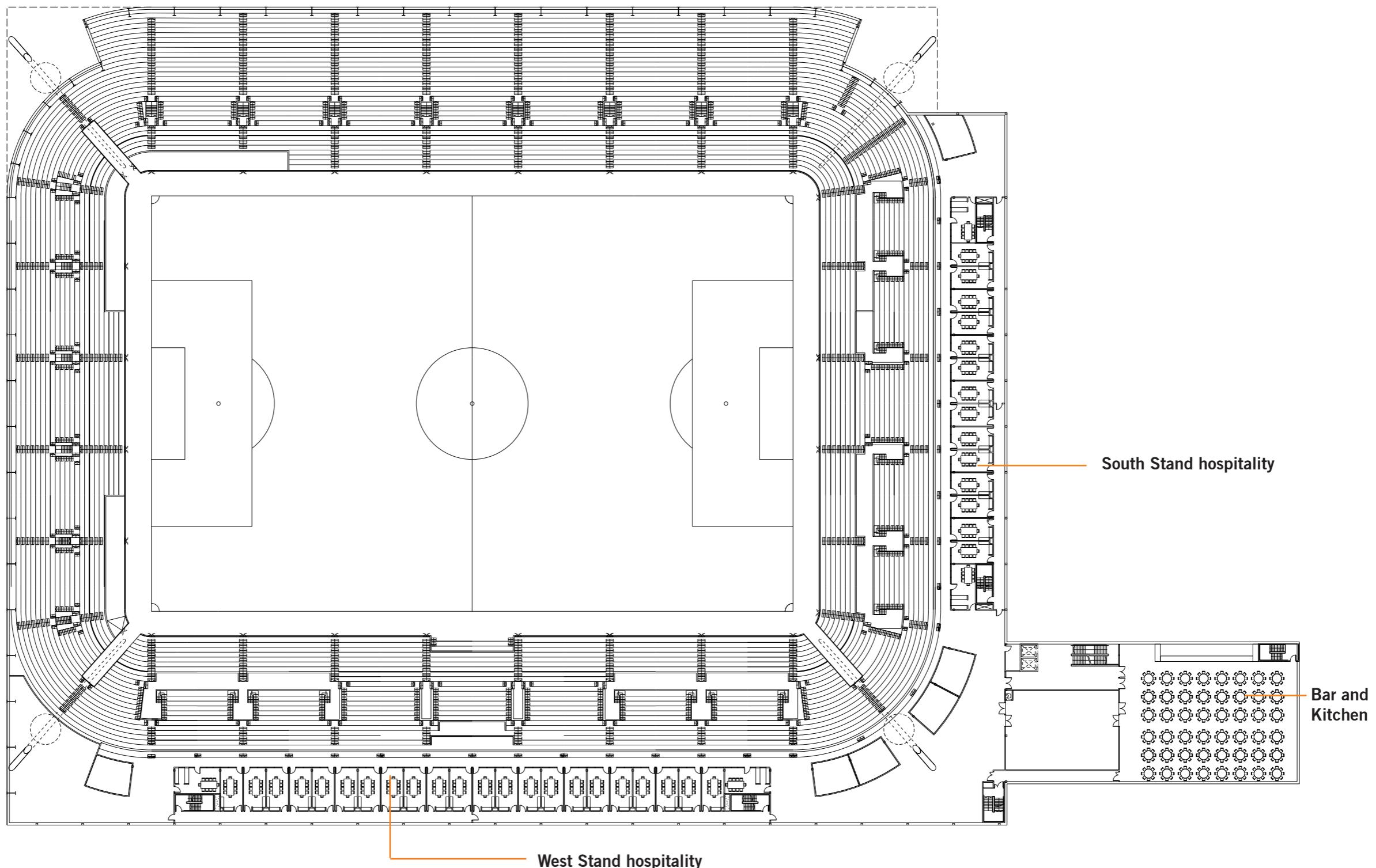


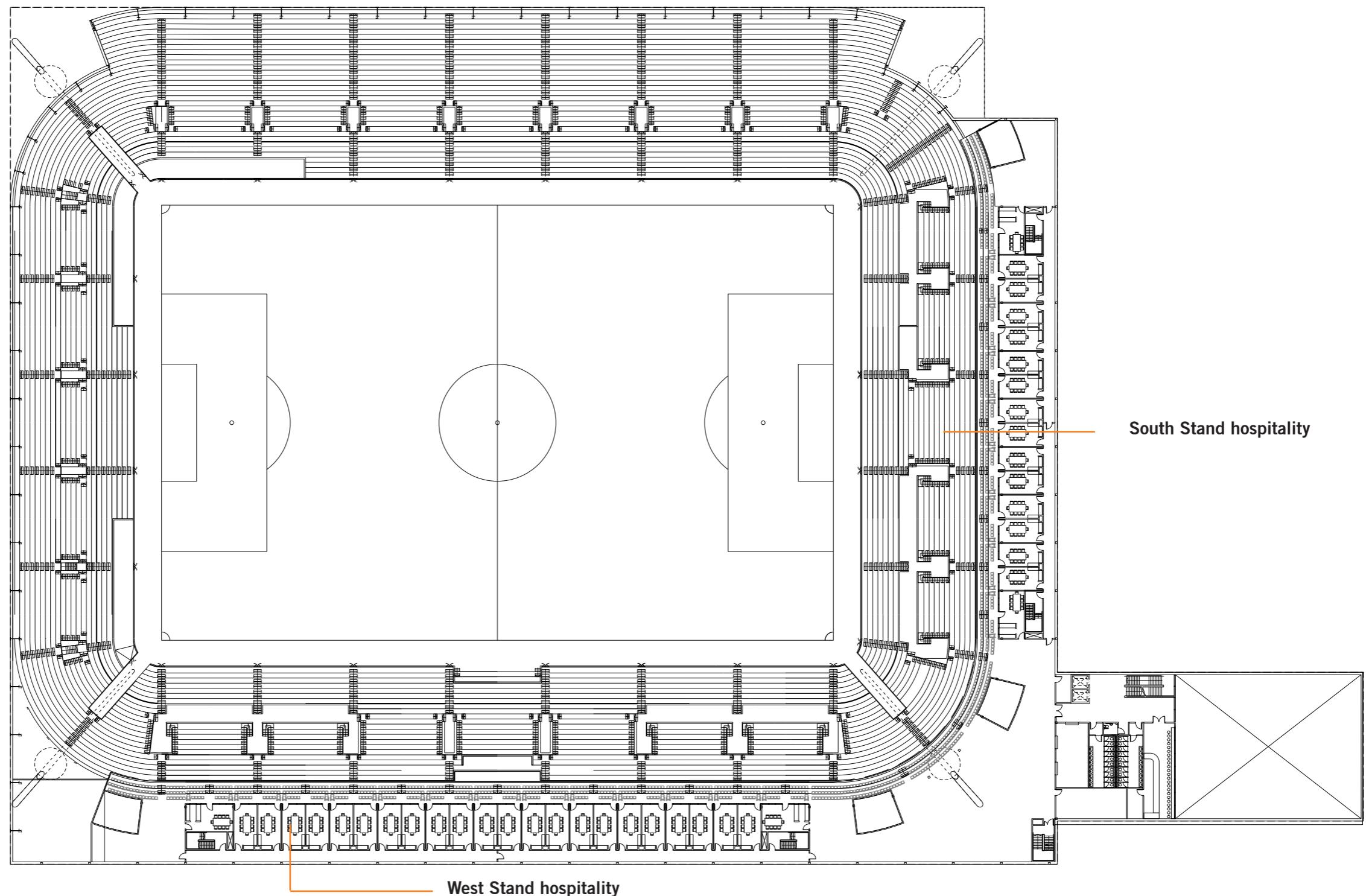
SITE MASTERPLAN

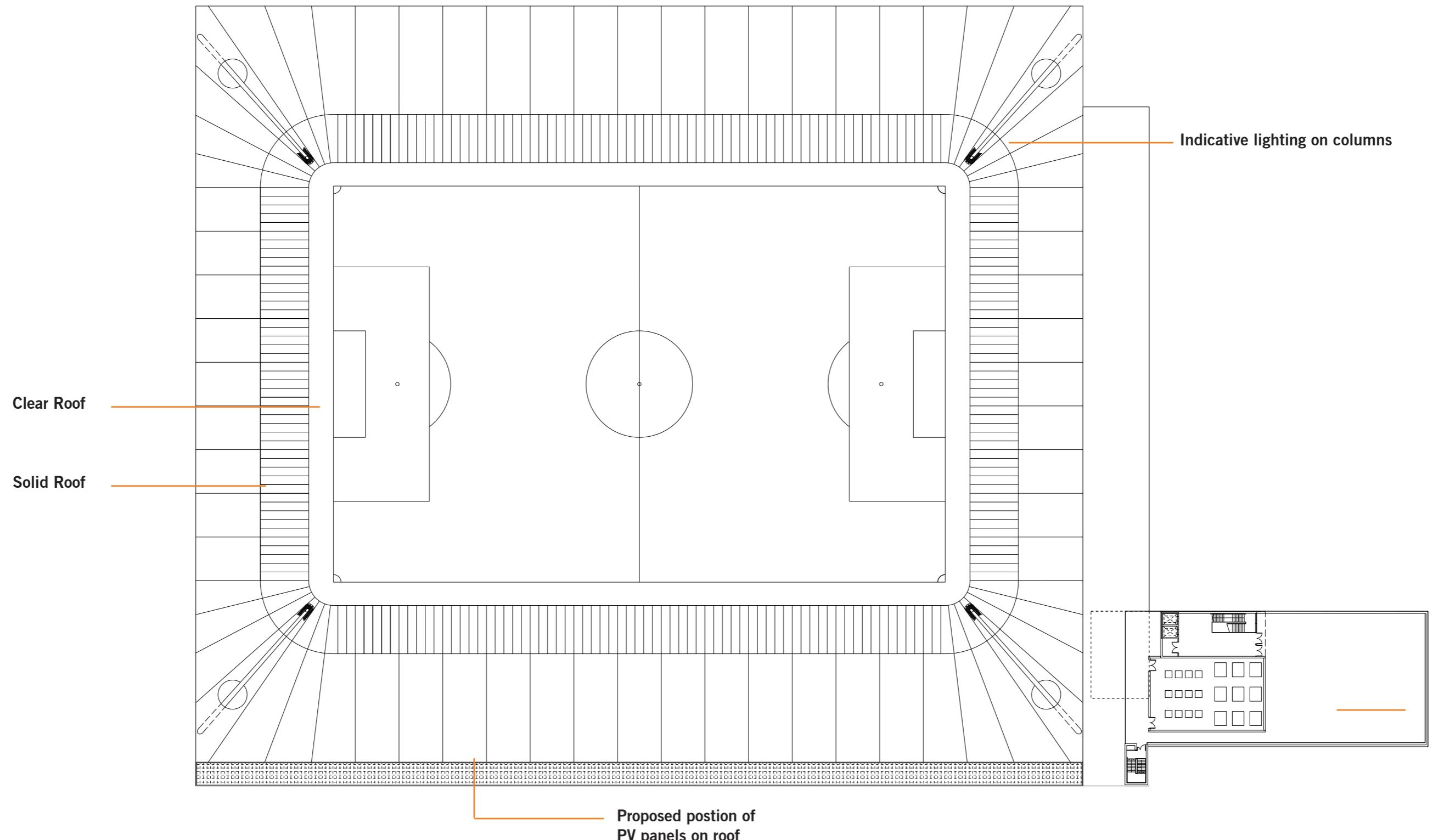
For Illustrative Purposes Only to show stadium in context - Refer to Sheppard Robson for details of masterplan scheme





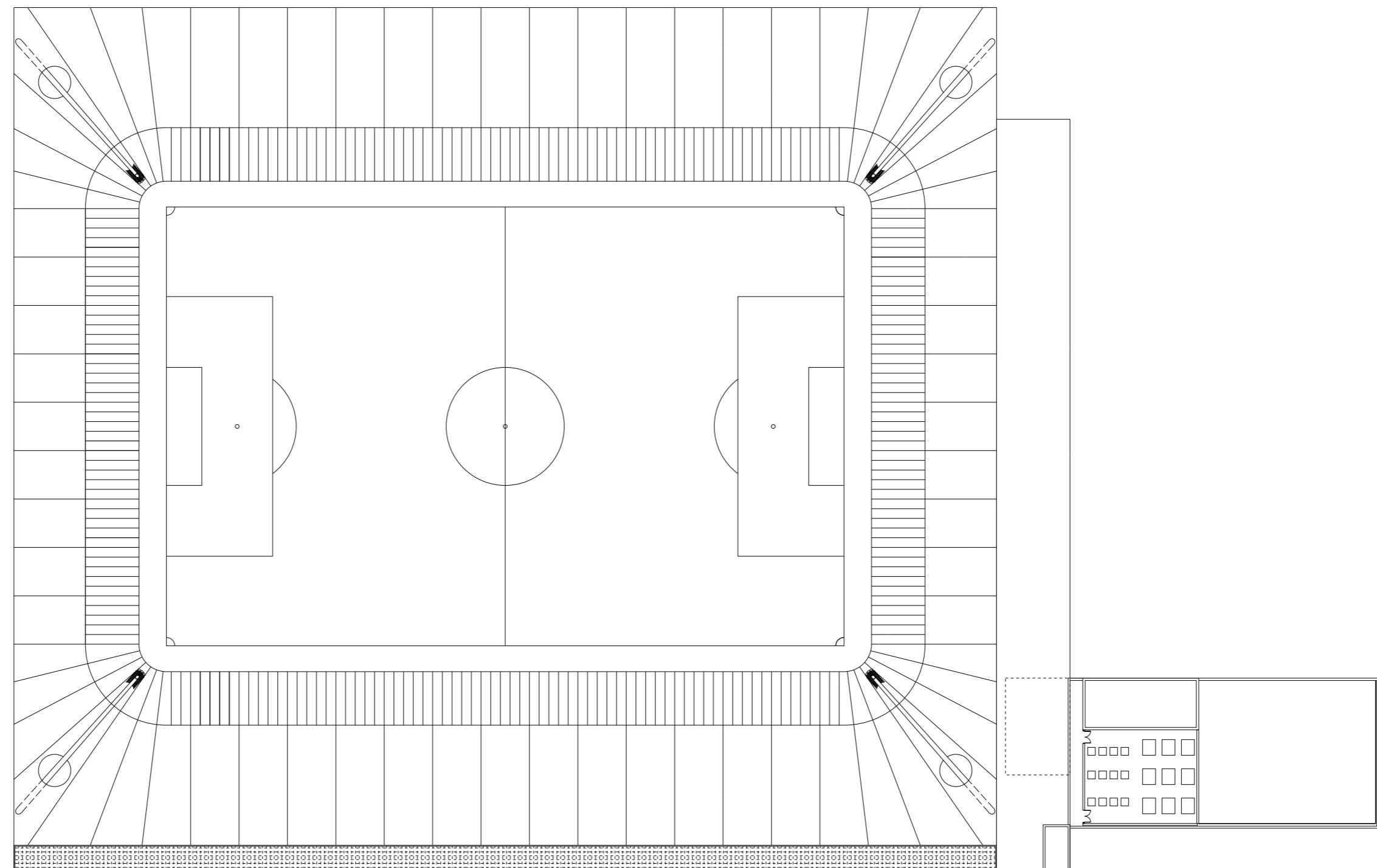


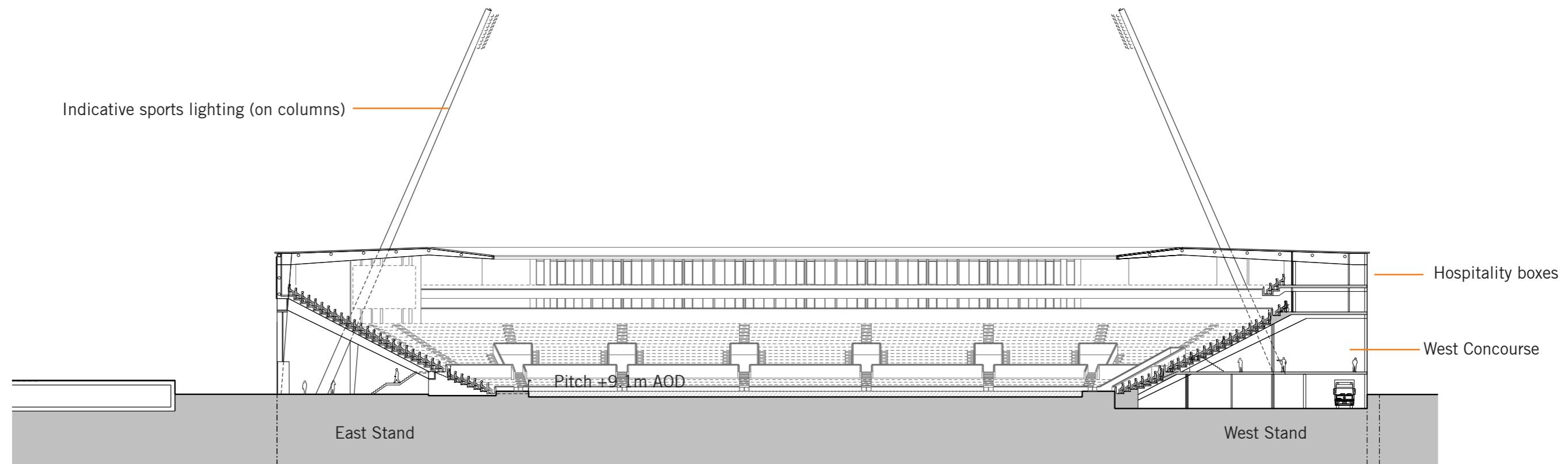




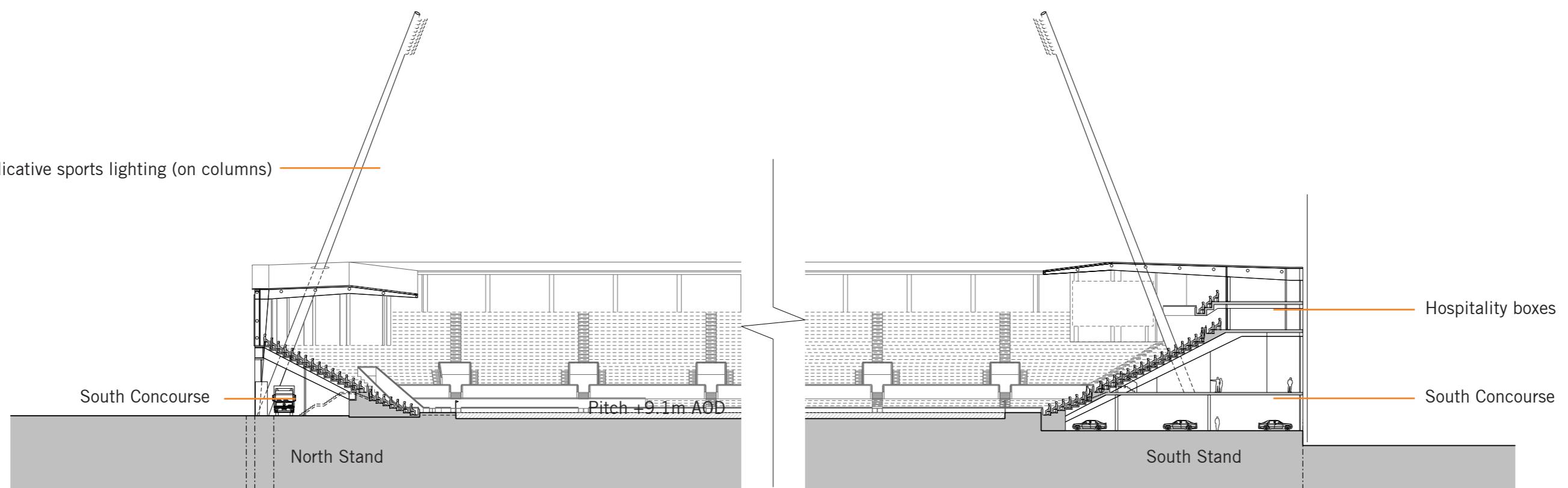
AFC





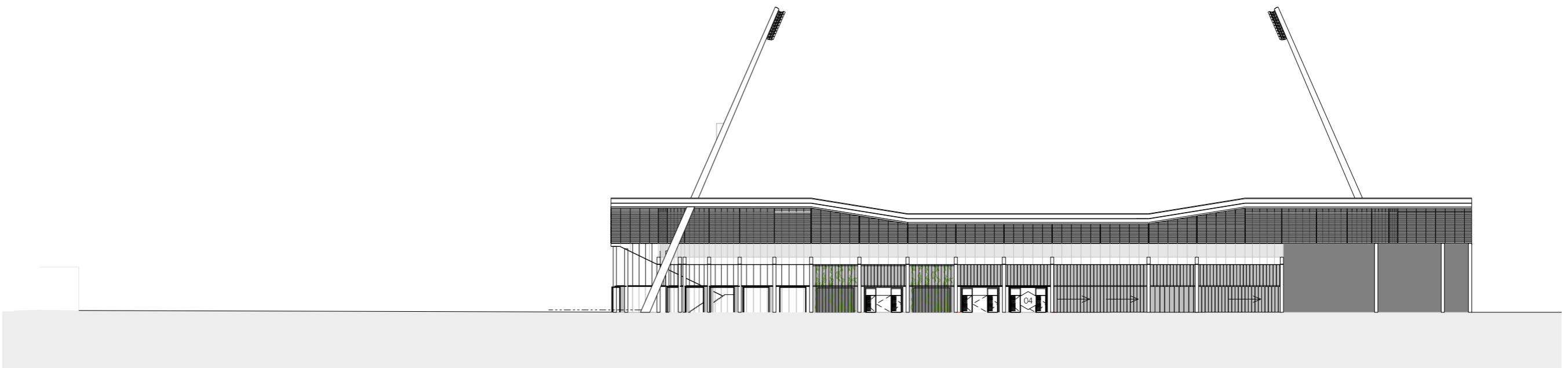


1 Proposed Section AA
NORTH AND SOUTH STANDS



2 Proposed Section BB
NORTH AND SOUTH STAND

Section - North and South Concourse



1 BLOCK ELEVATION A
NORTH STAND



2 BLOCK ELEVATION B
EAST STAND



5.0 DRAWINGS

5.1 Phase One – Stadium 11,000 Seats

5.2 Final Phase – Stadium 20,000 Seats

5.0 DRAWINGS

5.1 Phase One – Stadium 11,000 Seats

5.0 DRAWINGS

5.2 Final Phase – Stadium 20,000 Seats