

# Agenda Item 5

## PLANNING APPLICATIONS COMMITTEE 11 DECEMBER 2014

<u>UPRN</u>	<u>APPLICATION NO.</u>	<u>Item No:</u> <u>DATE VALID</u>
	14/P3481	15/09/2014
<b>Address/Site</b>	The All England Lawn Tennis and Croquet Club Church Road, Wimbledon, London, SW19	
<b>(Ward)</b>	Village	
<b>Proposal:</b>	Provision of a new retractable and fixed roof over no.1 court and associated plant. alterations to the existing seating bowl, improvements to seating arrangements; modernisation of corporate hospitality facilities; removal of court 19 and creation of a new public plaza with associated landscaping and extension to existing light well; improvements to ground level concession areas; extension of new officials canteen; alterations to create new facades; installation of new temporary screen (for use during the championships) and living green walls facing aorangi terrace. associated hard and soft landscaping and removal of an external spiral staircase from north-west of the site.	
<b>Drawing Nos</b>	(Existing) 2A-010A-000, 002,150, 250, 350, 450, 650, 755, 855 and 856 (Proposed) 2A-010A-001, 005, 110, 210, 310, 410, 510, 610, 705, 710, 805 and 806 and Planning Statement, Landscape and Public Realm Statement, Townscape and Visual Impact Assessment, Transport Statement, Sustainability Report, Energy Statement, Drainage/Surface Water Run-off/Flood Risk Assessment, Noise Assessment, Construction Management Plan, Statement of Community Involvement, Light Impact Assessment, Ecology Desktop Assessment and Air Quality Assessment.	
<b>Contact Officer:</b>	Stuart Adams (0208 545 3147)	

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## **RECOMMENDATION**

**GRANT Planning Permission subject to S.106 agreement and conditions.**

## **CHECKLIST INFORMATION.**

- Heads of agreement: - Carbon emission offset and Wimbledon Way contribution.
  - Is a screening opinion required: Yes
  - Is an Environmental Statement required: No
  - Press notice – Yes
  - Site notice – Yes
  - Design Review Panel consulted – Yes
  - Number of neighbours consulted – 390
  - External consultations – Yes
  - Number of jobs created – Same as existing
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### **1. INTRODUCTION**

- 1.1 The application has been brought before the Planning Applications Committee for consideration as it constitutes a major planning application.

### **2. SITE AND SURROUNDINGS**

- 2.1 No.1 Court is located within the All England Tennis & Croquet Club grounds situated on Church Road, Wimbledon. No.1 Court is bounded to the south by Centre Court, by Church Road to the east, by Aorangi terrace and pavilion and the practice courts to the north, and by courts 18 and 19 to the west. The application site equates to 2.02ha, and comprises the No.1 Court itself, the area of Court 19, and surrounding curtilage.
- 2.2 No.1 Court is an existing enclosed court which opened in 1997 and is primarily utilised for the Wimbledon Championships. It includes some hospitality space and a number of food concessions open to those visiting the grounds during the Wimbledon fortnight. A large TV screen which broadcasts tennis during the Championships is located on the north-western side of the stadium. The No.1 Court currently has a spectator capacity of 11,429.
- 2.3 The AELTC grounds are predominantly surrounded by residential dwellings on Marryat Road, Somerset Road, Newstead Way and Bathgate Road, with two residential tower blocks (Burghley and Somerset House) located to the north of the application site on Somerset Road.

2.4 The site is part of designated Open Space within the Merton Sites and Policies Plan. The wider site borders the Bathgate Road Conservation Area to the north and Wimbledon North Conservation Area to the east and west. The application site itself containing Courts 1 and 19 does not fall within designated Metropolitan Open Land (MOL), but it is bounded by MOL land to the north and west, which is also covered by Green Corridor policy. On the opposite side of Church Road is Wimbledon Park and Wimbledon Park golf course which lies within the Wimbledon North Conservation Area and MOL. This area is also designated as Grade II\* historic parkland on the English Heritage Register of Historic Parks and Gardens and is a Site of Importance for Nature Conservation (SINC).

### 3. CURRENT PROPOSAL

3.1 The key element of the proposal is the provision of a new fixed and retractable roof to Court 1 and associated plant in order to allow uninterrupted play regardless of weather conditions. The proposal is part of the All England Club's overall long term masterplan for improving championship facilities to ensure that Wimbledon maintains its premier status in world tennis, enhancing visitor and player experience and reinforcing its image as 'Tennis in an English Garden', with distinctive character areas within a landscaped framework. The roof addition to Court 1 is being used as an opportunity to generally improve visitor experience by adding two additional tiers of seating, creating an additional 900 seats; provide wider more comfortable seating throughout the Court; create a new two level landscaped public plaza in place of Court 19, relieving the current spectator pinch point between courts 18 and 19; provide better on-site concessions and catering areas around the Court; improve existing hospitality areas; improve Court 1 facades and installing a new temporary screen for use during the championships, living green walls facing Aorangi terrace and removing the existing external spiral staircase.

#### 3.2 New Roof and Plant

The new retractable roof and associated changes to Court no 1 have been designed by Grimshaw to ensure that Court 1 sits no higher than Centre Court. Although the maximum increase in height is 8m, the eaves level of the existing building would be raised by only 1.8m, with the rise of 8m being at the highest point over the central section of the new retractable roof, which will remain open for most of the year. The facades have been redesigned to minimise any perception of the building being substantially larger and to enhance its appearance through a series of distinct horizontal bands comprising (i) the roof, (ii) new seating and hospitality areas and (iii) the base, with a gradual recessing of the façade between levels to create relief. The proposals will result in an increase in floorspace from 21,497 sq m (GIA) to 25,409 sq m. Verified views have been

provided with the application as part of a Townscape and Visual Impact Assessment to show the impact on key public views from around the site.

- 3.3 The design and form of the roof starts from vital engineering principles which ensure that natural grass can be grown in situ to required competition standard, and that the roof can be closed in under 10 minutes, with the internal space within the bowl appropriately conditioned to allow play to continue in under 30 minutes. The new plant ensures that there is no heat or moisture build up, which can affect play. The plant will be positioned within the new roof on the northern end of the court, in contrast with Centre Court (where the plant is located on the Somerset Road site behind the indoor courts). Incorporation of the plant within the stadium structure has been a key objective within the design in order to improve efficiency and loss of energy, and also to ensure that there is minimal impact upon neighbouring residents. As well as allowing play to continue in adverse weather conditions, as for Centre Court, it will allow matches to be completed in exceptional circumstances beyond loss of light in the evening up to 11pm.
- 3.4 The outer section of the fixed roof would comprise a dark green metal lightweight cladding and a dark grey/green cladding for the inner section of the roof. The retractable section of the roof would comprise a white translucent fabric (as Centre Court) and 12 white painted steel trusses (6 north and 6 south), 11 of which are driven in order to fully enclose the bowl.
- 3.5 Court 19 and New Public Plaza  
Court 19 would be replaced by a public plaza made up of courtyard garden spaces. This will alleviate pedestrian pressure from the identified pinchpoints in St Mary's Walk and around Court 1 and is a temporary measure, with Court 19 being intended to be reinstated in a different location as part of a later phase of the Club's long term masterplan.
- 3.6 Alterations to the existing seating bowl (including new facades)
- 3.6.1 Level 5 (Plant, services and commentary boxes) - Level 5 forms the roof to the Level 4 accommodation and supports the plant for No.1 Court along with the commentary box. Existing stair cores would be extended to provide access to Level 5. A new lift core from Level 4 to Level 5 would provide secure, dedicated and DDA compliant access to the commentary box level.
- 3.6.2 Level 4 (Hospitality) - Level 4 would be remodelled to create additional floor area, and would accommodate 15 hospitality suites. The envelope to Level 4 is designed such that it reads as a unified band, distinct in appearance from the volumes above and below. The soffit cladding to this level is proposed as timber, with a combination of timber and retractable



glazing panels forming the main elevation. Offset from this is a glazed balustrade forming the enclosure to a continuous perimeter balcony. The detailed design of the envelope will include temporary and permanent planting solutions.

- 3.6.3 Level 3 (Public facilities, debentures, LTA, hospitality ad concourse) -The facade would be re-clad to align it with the proportions, appearance and massing of the expanded Level 4. The envelope to Level 3 is designed to maximize views from within the internal space through the use of frameless glazing.
- 3.6.4 Level 2 (Public facilities and debentures) - Level 2 project scope is extended towards its western edge to create the new northern plazas, relocated and extended Aorangi Foodcourt, and to accommodate the relocated FMC and Official's changing areas.
- 3.6.5 Level 1(back of house (BOH) and public facilities) - An extension to level 1 is proposed, linking in with the existing area to improve deliveries and logistical areas and the existing northernmost light well is proposed to be extended north.

### 3.9 Landscaping

No existing trees will be lost and the area of planting will be increased overall around Court 1, with ornamental shrub planting within permanent planters, in particular within the new plaza. The new Court 1 facade will incorporate both permanent integrated planting and opportunities for temporary additional greening during the Championships. Living green walls are proposed, which will frame the temporary tv screen used during championships.

### 3.10 Proposed Timetable

The projected timetable is to commence works prior to the 2015 Championships and to complete them for the 2019 Championships. The works are intended to be phased in this 4 year period to ensure that there is no obvious disruption to play during Championships, with Court 1 remaining in use.

### 3.11 Link to Wimbledon Junior Tennis Initiative and Raynes Park Playing Fields Planning Application

The proposal is directly linked to the Raynes Park playing field application appearing on the same PAC agenda for 3 new outdoor and 3 covered tennis courts within an air dome. They are proposed to enable the Wimbledon Junior Tennis Initiative (WJTI) to continue its work with local schools and junior players during forthcoming construction activities associated with the improvement works at the AELTC's Church Road grounds, including the proposed works to Court 1, by relocating the WJTI

to the Raynes Park playing fields. The new facility has been designed specifically to cater for the WJTI programme to enable year round teaching in a high quality safe environment with all courts laid to LTA standards with an acrylic finish and a seating area for parents and guardians of younger children

#### 4. **RELEVANT PLANNING HISTORY**

- 4.1 There is a long and complex planning history relating to the AELTC site as a whole. The most recent applications and those more relevant to the current proposal are as follows:
- 4.2 11/P2865 - Erection of a new covered court facility over three levels containing six new indoor tennis courts to replace the existing five courts within the existing indoor court building facing Somerset Road which is to be demolished. Proposal includes formation of new access to Somerset Road, car parking facilities at ground floor / undercroft levels, replacement bar/lounge/changing facilities and new tree planting and landscaping – GRANTED – Feb 2014
- 4.3 11/P2864 - Pedestrian tunnel between car park 3 and the millennium building, erection of a new single storey front extension with canopy to the millennium building – GRANTED 10 Jan 2012
- 4.2 10/P2250 - Alterations to southern elevation of no 1 court to provide two terraces adjacent to the main staircases, debenture and hospitality areas to support and improve the restaurant/bar function, including replacement of existing lobster claw stairs to south west corner with linear ones to suit new layout; construction of light weight canopy over each of the new terraces to provide shading and wind/rain protection; and upgrading of toilet facilities – GRANTED Sept 2010
- 4.3 04/P0071 – Provision of a new retractable and fixed roof over Centre Court with improved seating and other alterations – GRANTED June 2004
- 4.4 94/P0494 - Approval of design details (phase 1) for new no 1 court building and revisions to related landscaping layout and site contouring pursuant to conditions on planning permission 93/P0220 – GRANTED July 1994
- 4.5 93/P0220 - Development of a new tennis stadium for number 1 court with ancillary uses on part of Aorangi park, alterations to and extension of existing centre court and erection of a multi-use facilities building for media, competitors, members and staff, two new grass tennis courts, service access, associated earthworks and other works involving

demolition of existing no 1 court and AELTC staff houses – GRANTED  
April 1994

## 5. **CONSULTATION**

5.1 The application has been advertised by major and press notice procedure, display of a site notice and letters of notification to the occupiers of neighbouring properties. Referral to the Mayor of London was not required.

5.2 Representations raising concerns/objections have been received from 4 local residents as well as from the Wimbledon Society. Their concerns are set out below:

- Been unable to view the plans on line. Concerned about the impact of raising the roof height on clear views of London that they have currently over the existing roof.
- Concerned about negative visual impact and loss of amenity caused by the additional height and bulk of the new roof and associated plant. Can't find a before and after elevation or CGI image showing impact from bottom end of Bathgate Road and additional information should be requested.
- Redevelopment of no.1 Court deserves a more innovative design, proposed changes are mundane
- The design and access statement shows that coaches will use Somerset Road from the direction of Parkside to a drop off point by the Gate to Car Park 4 and use a coach park there. Although the plans indicate that this facility is only to be used on 'Final days during the championships, this causes major disruption to residents in this part of Somerset Road, with coaches queuing to drop off or gain access. Better movement control is required and re-routing to avoid the upper part of Somerset Road.
- Construction works have been non-stop at AELTC since Jan 2012 with no compensation to neighbours for inconvenience caused through noise, traffic and general disruption. A break is required with no work before 2016. Concerned about lack of evidence that appropriate mitigation measures will be put in place. Submitted documentation does not address the problem of construction traffic using local private and public residential roads. Although always assured that Club's contractors are asked to use prescribed routes only and at strictly controlled times, residents experience high volumes of construction traffic and contractors preparing for the championship using Somerset Road. The section of Somerset Road leading to Parkside is a narrow private road, unsuitable for heavy traffic. Firm proposals are required about control of vehicle routing and contractor parking before approval is given and made a

condition of planning permission.

- The Construction Method Statement states that parking for contractors will be provided in Car Parks 3 and 4 but does not say how they will be accessed. Based on past experience, contractor vehicles use the upper part of Somerset Road to access the car parks and often park there because, as a private road, there are no parking restrictions, which is a problem exacerbated by AELTC putting out no parking cones outside the Club in Somerset Road. Needs to be addressed with suitable conditions attached to any planning permission.

#### 5.2.1 Wimbledon Society

- The roof would allow play to continue until late in the evening, adding another 12,000 spectators to the almost 20,000 on Centre Court emerging at up to 11pm plus staff and officials. Would create potential for late night noise and disturbance and mitigation measures would be appropriate in relation to policy DM2. As many of those exiting would go to Southfields or Wimbledon station by bus or on foot, disturbance to the local community needs to be mitigated and it would be desirable for the AELTC to contribute to the improvement and enhancement of the main pedestrian route (now known as Wimbledon Way) which leads from Church Road to the Village and down Wimbledon Hill Road. A Transport Plan is needed with increased number of spectators leaving later with better integration with late night rail and bus services.
- Increase in roof height would cause overshadowing to the MOL to the north, which could be mitigated by a condition requiring high grade landscape works

#### 5.3 London Borough of Wandsworth

No comment

#### 5.4 Environment Agency

No objection subject to a condition requiring a surface water drainage scheme for the site

#### 5.5 Environmental Health

No objection subject to a condition restricting noise levels from the new plant/machinery to LA90-10dB at the boundary with the closest residential property

#### 5.6 Crime Prevention Design Adviser (MET police)

No objection. Liaison will take place directly with the Club regarding security measures.

5.7 Future Merton – Climate Change

The development should achieve a high standard of sustainability and make efficient use of resources. It should be designed in accordance with Policy CS15 of Merton's Core Strategy and the Mayor's Energy hierarchy and emissions reduction targets set out in the London Plan policy 5.2. It is subject to a 40% CO2 reduction target against Part L 2010. If these emissions reductions targets cannot be met on-site then any shortfall should be addressed through the provision of a cash in lieu contribution (S106 provision) in order to secure off-site of carbon savings in accordance with London Plan policy 5.2e.

5.8 Future Merton – Transport Planning

Whilst the proposals will increase the capacity of Court 1, there will be no significant impact on the arrival and departure profiles of spectators, - that will be very much dependent on the schedule of play each day, which is currently the case. Research since the installation of the Centre Court roof 6 years ago indicates that play has only extended beyond 10pm on 3 separate occasions, which must be considered in the context that daytime play can already take place up until approx. 21.30. In addition, for those matches that have carried on beyond 21.30, it is typical for attendance to decline significantly well before the end of play.

The applicant's consultants have considered a worst case scenario of two maximum capacity events finishing simultaneously on Centre Court and Court no 1. This work indicates that the transport network has sufficient capacity to accommodate demand. However, as discussed, the likelihood that 2 full capacity events will finish at the same time during the extended hours will be extremely remote.

Planning conditions are required in relation to construction management, and the travel plan commitments included in the Transport Statement to mitigate impacts during exceptional events need to be secured.

5.9 Future Merton – Ecology

No objection subject to suitable conditions

5.10 Design and Review Panel.

The Panel were supportive of most of the proposals for the new court buildings. The layering approach and development of horizontal forms was felt to be successful, though this was less so adjacent to the viewing terrace. These positive forms would be most evident from close proximity.

The Panel also welcomed the fact the plans were part of a master plan and that the design was trying hard to be 'Wimbledon specific' in its



appearance. Also welcomed as part of the master-plan, was the integrated approach to landscaping in the proposals.

The Panel were a little less sure of the roof form itself. They noted the simplicity of the existing roof bowl compared to the strange geometry of the new form. The new roof was trying to fit a square into a circle and this was difficult to achieve successfully, especially with accommodating the large plant. This meant that the profile of the roof varied continually as one walked round it. This would be most evident when viewed from a distance. It was felt this could dilute an otherwise strong sense of grandeur. The Panel urged more thought on the design in this respect.

The new sunken plaza was welcomed as relieving a pinch point. It was stressed that it was important that this needed to work with the planned increased numbers of spectators and be future-proofed in this respect. There should also be clarity about whether it was a space to dwell or to move through or both, and a clear understanding of how this operated. This should inform the design and layout of the space.

As well as maintaining a 'Wimbledon' feel the Panel felt that this had the opportunity to be special also in terms of its environmental credentials. It was felt that a carbon-neutral approach should be sought whereby the energy required for using the roof was generated slowly during the year by photovoltaic cells and fed into the grid. This energy would then be taken back from the grid during the Championships. The Panel urged the architects to explore possibilities for incorporating photovoltaic cells into the roof surface, if this can be done elegantly. If this was not possible, it was suggested that other sites or buildings within the grounds could be adapted to generate green energy for this purpose.

The Panel was pleased that lessons learnt from the design and operation of Centre Court roof be incorporated into the No.1 Court roof.

One element the Panel felt was less successful was the existing service entrance. This is prominent in front of the approach from the north and is not currently attractive. Whilst it was understood that later phases of the master-plan would address improving the pedestrian experience, it was felt that improvements to the No.1 court proposals needed this improvement to complete their setting. It was suggested that the access did not need to prevent pedestrian movement across it during the day, and that it could be paved as a pedestrian route and used as such, reverting to service use at other times.

Overall the Panel felt that the proposals were well thought out and were a good quality design solution to the client's brief.

VERDICT: **GREEN**

5.10 Pre-Application Public Consultation by AELTC

5.10.1 In accordance with planning best practice as set out in the National Planning Policy Framework (2012) and as encouraged by Merton Council, the AELTC has carried out public consultation prior to the submission of this application on both its overall vision for the future improvement of its facilities over the next 10-20 years, known as the 'Masterplan' and on the Court 1 roof specifically. Exhibitions specifically relating to the No.1 Court proposal were held between the 6th and 8th of August 2014 and there was an exhibition for Councillors from Merton and Wandsworth (the adjoining Borough) on the 6<sup>th</sup> August. In response, the AELTC have identified that the majority of responses received as a result of the public exhibition were positive. The majority of responses were favourable and most accepted the proposal to put a roof over Court 1 as a logical move; others raised concerns about the impact on outlook from their property and the need to manage construction impacts including parking of contractors.

6. **RELEVANT PLANNING POLICY**

6.1 National Planning Policy Framework (March 2012)

Sets out a presumption in favour of sustainable development, where in accordance with the development plan unless any adverse impacts would significantly and demonstrably outweigh the benefits.

6.2 London Plan (July 2011)

2.18 Green Infrastructure: The Network of Open and Green Spaces

3.19 Sports Facilities

5.2 Minimising Carbon Dioxide Emissions

5.3 Sustainable Design and Construction

5.12 Flood Risk Management

5.13 Sustainable Drainage

6.3 Transport Capacity

6.3 Merton Core Planning Strategy (July 2011)

CS 11 (Infrastructure)

CS 13 (Open Space, Nature, Conservation, Leisure and Culture)

CS 14 (Design)

CS 15 (Climate change)

CS 16 (Flood Risk Management)

CS 18 (Active Transport)

CS 19 (Public Transport)

CS 20 (Parking, Servicing and Delivery)

6.4 Adopted Merton Sites and Policies Plan (July 2014)

DM.O1 (Open Space)  
DM.D1 (Urban Design and the Public Realm)  
DM.D2 (Design Considerations in All Developments)  
DM.D3 (Alterations and extensions to existing buildings)  
DM.D4 (Managing Heritage Assets)  
DM.EP2 (Reducing and Mitigating Noise)  
DM.EP3 (Allowable Solutions)  
DM.F2 (Sustainable Urban Drainage)  
DM.T1 (Support for Sustainable Transport and Active Travel)  
DM.T2 (Transport Impacts of Development)

## 7. **PLANNING CONSIDERATIONS**

7.1 The main planning considerations relate to the principle of the development, the impact of the increased height and changes to the appearance of Court 1 upon the adjacent Conservation Areas, MOL and street views, impact on residential amenity including noise and visual impact, traffic and transport considerations during and after construction and sustainability.

### 7.2 **Principle of Development**

7.2.1 National, regional and local planning policies generally encourage proposals that enhance or increase the provision of sports and recreation facilities. The AELTC has produced a masterplan for the site which sets out its long term vision for future development of the grounds. It is not a definitive set of proposals, but helps to outline the club's vision for the site over the next 20 years and provides some guiding principles which are geared towards ensuring the continuing role of the AELTC as the premier world tennis venue. The proposed reconfiguration of No.1 Court was identified as a key opportunity to enhance player and spectator experience by providing improved stadia facilities, prevent play being uninterrupted by inclement weather and improve landscaping and ease of pedestrian movement in and around the site. The key elements are the roof over No.1 Court and creation of the public plaza. Other objectives in terms of the functionality of the space were to improve the back of house areas, as well as relocating the temporary hospitality and improvement to the existing hospitality areas.

7.2.2 The proposals for Court 1 do not alter or extend beyond the footprint of the existing building. Whilst the proposals for the plaza result in a temporary removal of Court 19 to alleviate the pinchpoint in pedestrian movement, it is intended to be replaced within a later phase of the long term masterplan.

7.2.3 The principle of development is therefore considered to be acceptable as an enhancement to the provision of sports and recreation facilities in accordance with NPPF policy 3.19 and policy CS13 (Open space, nature conservation, leisure and culture) of Merton's Core Planning Strategy.

7.2.4 The Council recognises the importance of the AELTC's ongoing pursuit of improved facilities and enhancing the spectator and player experience to safeguard the club's status as one of the world's leading tennis tournaments, which brings significant economic and social benefits to the Borough during both Wimbledon fortnight and throughout the year. Such benefits include:

- Up to 10,000 staff being employed during the Championship period itself
- 300 local school children providing ball boys and ball girls at the Championship
- Around 500,000 people visiting Wimbledon during the Championship fortnight
- 100,000 tourists visiting Wimbledon Lawn Tennis Museum
- Around 25,000 children and young people taking part in education session by the Museum Education Department.
- The Wimbledon Junior Tennis Initiative (WJTI) - Since 2001, through more than 650 state schools visits in Merton and Wandsworth and free coaching sessions at the Club at weekends, over 140,000 local children have enjoyed their first experience of tennis with the WJTI
- The general higher profile of the Borough as a result of the Championships

### 7.3 **Design and Visual Impact on adjoining Metropolitan Open Land, Conservation Areas and Street Views**

7.3.1 Court 1 is an iconic and memorable building, immediately recognizable from the air and a key component of the uniquely Wimbledon character of the AELTC, sitting within a hierarchy of buildings and surrounding spaces. It is also within a sensitive setting in relation to surrounding Conservation Areas, Metropolitan Open Land and Grade II \* listed parkland. The design and visual impact of the increased height, new roof and re-designed facades is therefore a key planning consideration.

7.3.2 In recognition of the visual importance of the Court 1 building, the planning submission contains a very detailed Design and Access statement, explaining the principles that have guided the re-design, as well as a Townscape and Visual Impact Assessment that assesses potential impacts on the surrounding townscape character, setting of Conservation Areas, and registered landscapes close to the site based on the



architectural drawings as well as a number of verified views from different locations.

7.3.3 The scheme was also presented to Merton's Design Review Panel in July 2014, prior to the submission of the planning application and was generally supported, obtaining the Panel's 'green light'. The layering approach and development of horizontal forms to the facades was felt to be successful and the Panel also welcomed the fact that the plans were part of an overall long term master plan, the 'Wimbledon specific' intent of the design and the integrated approach to landscaping. They were less sure about the roof form and this is discussed in more detail below.

#### 7.3.4 Roof Form

A number of factors lie behind the form and massing of the proposed roof. Centre Court is 24.5m high above court level. Court 1 has been carefully designed, taking into account the varying topography, to be no higher than Centre Court, with the highest point of both buildings being the moving roof component. The eaves level will only be 1.8m higher than the existing Court 1 building, with a maximum increase in height of 8m of the central section of the retractable roof.

7.3.5 One of the key technical design drivers is the ability to allow an optimum amount of exposure of the grass surface to natural light in order to achieve a high quality playing surface. This results in an asymmetrical roof geometry due to the southern aspect of the roof being kept to a minimum in order to allow sufficient daylight and the roof being increased to the north to both accommodate and screen the integrated plant. A number of alternative designs were considered, however the finalised solution was considered to offer the following benefits:

- A distinctive roof form which differs in appearance from Centre Court but remains essentially 'Wimbledon';
- Developing a single seamless built form with a strong horizontal emphasis (thereby improving on the existing No.1 Court which has a number of irregular extensions/protrusions);
- Minimising the overall scale of the roof whilst adequately screening the exposed plant to the north and the new retractable roof;
- Maintaining the No 1 court symmetrically circular plan form as per the iconic aerial view and ensuring that the circular roof form is also visible at ground level (not the case with No.1 Court today);
- Achieving a clear articulation between the inner square of the retractable roof element and the outer geometry of the fixed roof
- Overall it was also felt that the changing geometrical form from north to south also helped to reinforce the design concept of 4 unique and distinct corner entrances as associated with the ever changing topography.



7.3.6 Officers consider that a successful approach to the roof form has been achieved, which maintains its distinctive form whilst delivering the technical requirements essential to the provision of top quality playing conditions.

#### Facades

7.3.7 Officers consider that the new facades of the stadium with its layering approach and development of horizontal forms will successfully break down the massing and create an attractive façade, with the use of high quality materials, including timber and frameless glazing. It is considered to deliver a qualitative improvement in the appearance of the building whilst maintaining a distinctively Wimbledon character. The living green walls on the northern façade are welcomed. Whilst the proposal would result in an increase the stadium height, the series of distinct horizontal bands and the gradual recessing of the façade from levels 4 to 3 and then to level 2 will help to reduce its perceived bulk and massing to a satisfactory degree when viewed from inside and outside the site. Although DRP felt that treatment of the northern service entrance was less successful and could be made more pedestrian friendly when not in use, its location has been carefully chosen to provide efficient direct servicing access away from residential properties and minimising conflict with pedestrians.

#### 7.3.8 Plaza

Court 19 will be removed and re-provided as part of a later phase of the masterplan to enable the creation of a 2 level public plaza which will significantly assist in relieving pedestrian pressure from identified pinch points, namely St Mary's Walk and around No.1 Court, and providing an attractive landscaped public space. This is welcomed as part of a wider landscape strategy to provide a coherent series of landscape character areas.

7.3.9 In response to DPR's request for clarity regarding whether the new plaza is a space to dwell in or to move through or both, and how this operates, the new plaza over 2 levels provides additional dwell space clear of the primary circulation routes (particularly St Mary's Walk and around the base of Aorangi Terrace); with the design allowing for an open plan flexible public plaza with the ability to accommodate a number of potential layouts subject to the future demands and requirements of the Championships. The lower level of the plaza would include the extended food court fronting onto the new space which would be likely to include outside seating areas.

7.3.10 The upgrading of the existing stadium and its grounds are welcomed by the Council. The existing stadium facade has a disjointed appearance with

a constrained interface with the public. It is considered that the proposed redesign of No 1 Court will create a high quality contemporary stadium that satisfactorily responds to the characteristics of the site and provides a significant improvement to the visual amenities of the area, particularly from the main approaches.

#### 7.3.11 Visual Impact Assessment

A detailed visual impact assessment has been submitted to look at the effect of the changes on the townscape and local and distant public views. Verified views have been provided in addition to the drawings and sections, which demonstrate that any impact will be either beneficial or negligible. The height of the stadium will be no greater than Centre Court, and the building is not very prominent in longer views, due in part to topography, mature trees and landscaping and centre court itself. In closer views, the remodelled, streamlined façade and strengthening of the visible curve of the roof is considered a visual improvement.

#### 7.3.12 Adjacent Conservation Areas, Grade II\* Historic Park and Metropolitan Open Land

Planning policy DM D4 (Managing heritage assets) of Merton's Sites and Policies Plan requires proposals to conserve and where appropriate enhance Merton's heritage assets and distinctive character. To the north and north-west of the application site is the Bathgate Road Conservation Area and to the east and west is the Wimbledon North Conservation Area. The adjoining Conservation Areas are at some distance from No 1 Court. Given existing site conditions, natural topography of the surrounding area and the separation distances involved, the proposed changes will not be overly evident in the context of these areas.

7.3.14 Planning Policy DM O1 (Open Space) of Merton's Sites and Policies Plan states that development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design. The proposed development is situated outside the MOL and whilst the proposed works would be visible from it, it is considered that the visual amenities of the area will be respected due to the positive impact of the removal of an external spiral staircase, general improvement to the facades, modest increase in height of the stadium, and the new envelope of the stadium working within the broad parameters of the of the existing building. There is not considered to be an adverse impact on the purpose or functioning of the MOL or upon its visual amenities. With specific reference to the historic park, belts of planting along the golf course and mature trees along the western edge would block or screen views of the building from other parts of the park, preserving its setting.

## **7.4 Residential Amenity.**

### Visual Amenity

- 7.4.1 In terms of the impact on the outlook from surrounding residential properties, to a large degree, any impact from increased massing is mitigated by the very substantial distances between Court 1 and the closest nearby residential properties. This is assisted in many locations by screening from existing vegetation, built form and through the natural topography of the site. It must be noted that the proposal would only result in an increased height of 8m at its highest point. The nearest residential properties, the flats in Somerset House, are 95m away from Court 1. Whilst properties in Bathgate Road are naturally situated on lower ground levels, these houses are at least 170m away from No 1 Court. Overall given the substantial separation distances from neighbouring properties and the modest relative increase in height of the stadium, it is considered that the proposal would preserve outlook from neighbouring residential properties and would not appear visually intrusive or overbearing when viewed from rear gardens. These relationships are clearly shown in the section drawing information provided with the application.
- 7.4.2 There will be some loss of view towards Central London at the lower levels of the adjoining tower blocks and from a limited section within the northern part of Somerset Road, however these long distance views and a 'right to a view' are not protected by planning policy.

### Noise

- 7.4.3 Planning policy DM EP2 (Reducing and Mitigating Noise) of Merton's Sites and Policies Plan and DM D3 (vi) (Alterations and Extensions) seeks to ensure that noise and vibration does not diminish the living conditions of residents. Plant is required for environmental conditioning of the playing surface and spectator bowl when the roof is closed. In contrast to the Centre Court roof, where plant was sited away from the building and closer to residential properties, it is proposed to incorporate the roof plant as an integrated component of the design within the Court 1 structure. This will minimise noise impact on neighbours as well as being more energy efficient. The plant would be sited within acoustically attenuated enclosures
- 7.4.4 It should be noted that the plant is required to operate whilst the roof is closed and Championship matches are being played on court - this creates a very strict requirement for low noise levels compatible with appropriate playing conditions A noise assessment has been submitted with the application which confirms that predicted plant noise levels would be within acceptable limits in relation to the closest residential properties. The roof plant is located 95 metres away from the nearest neighbouring

properties located on Somerset Road and much further away from Bathgate Road. A suitable planning condition would be imposed to ensure that noise levels do not exceed LA90-10dB at the boundary with the closest residential property.

7.4.5 An assessment of impact of crowd noise was also carried out and due to the barrier effect of the proposed construction, this is predicted to be less than the current crowd noise levels when the roof is open. When the roof is closed the noise levels will drop further, showing a significant improvement.

7.4.6 Air Quality

An air quality assessment was submitted which concludes that construction phase dust emissions are likely to be low because of the steel structure of the buildings and the fact that the majority of new construction components will be manufactured off-site. However any potential dust emissions will be controlled by the Construction Management Plan, which can be secured via a suitable planning condition. Construction traffic flows are likely to be low and should not cause a deterioration of air quality.

7.4.8 Traffic flows are unlikely to materially change as a direct consequence of the proposed development and as the proposed development will utilise newer boiler technology than currently installed, operational plant emissions are likely to be less.

7.4.9 Light Impact Assessment

No. 1 Court is only designed to be operated in the summer months of the year and during the Championships. As a result of longer daylight hours experienced during the summer months, the actual duration of usage during hours of darkness is very limited and will result in minimal impact with play finishing at 11pm in any event. The impact on the surrounding environment during the Championships on summer evenings will be similar to the existing installation at The Centre Court. When the roof is closed and the lighting is on the visual effect will be a glow in the sky only apparent after it goes dark. The light impact of the proposal is considered to be acceptable

7.4.10 Impact from Construction Including Highways/Parking

A condition will be imposed relating to hours of construction. A Construction Management Plan (CMP) will be required by condition. The AELTC have confirmed that as part of the CMP, the AELTC will implement measures intended to reduce the impact of contractor parking and construction vehicle movement in and around the site, which has been raised as a concern by some residents. This is likely to include the following:



- Identification of vehicle routing for all HGV and construction delivery vehicles driving to and from the site;
- To notify all contractors of the agreed routing and a requirement (within any contractor appointment/contract) to adhere to the agreed route;
- To provide primary access for construction vehicles from Church Road (unless agreed specifically with LB Merton);
- Use of a banksman/signage (located at key junctions) during construction to direct construction vehicles to the site via the agreed route during principal phases of construction;
- Use of banksman and/or on-site security to prevent construction vehicles/HGVs accessing and parking on Somerset Road;
- To provide dedicated on-site car parking for contractor cars (Car Parks 3 and 4) and to notify all contractors to avoid on-street parking (particular along Somerset Road);
- For security team to monitor parking on Somerset Road and direct any contractors found parking on residential streets to the available car parks;
- To maintain a register of vehicles who fail to comply with the above;
- Identification of a resident liaison (and contact number) for residents to contact and highlight any concerns.

It is anticipated that during the four year construction period the level of construction traffic will fluctuate, dependant on the phase of works. It is likely that the first phase could result in the greatest level of vehicle movements to and from the site, tapering off towards the final phases. All deliveries will be offloaded on site and car parks 3 and 4 will be used to accommodate parking of vehicles.

7.4.11 Subject to suitable conditions being imposed, it is considered that the visual, noise, air quality, light and construction impacts of the proposal in relation to the amenity of neighbouring residents is acceptable..

## **8 Transport Issues**

8.1 In terms of transport, there is no significant change in the function of the stadium or its grounds apart from the creation of two additional tiers of seating within the stadium's bowl. Whilst the proposal would provide approximately 900 new seats, this would not result in a net increase of that magnitude on site at any one time. The capacity of the event is already restricted by health and safety requirement so there would be no net gain in spectator numbers above the capacity limits that already exist. There would be no significant impact on the arrival and departure profiles of spectators - that would be very much dependent on the schedule of play each day, which is currently the case. Research since the installation of the Centre Court roof 6 years ago indicates that play has only extended beyond 10pm on 3 separate occasions, which must be considered in the context that daytime play can already take place up until approx. 21.30. In



addition, for those matches that have carried on beyond 21.30, it is typical for attendance to decline significantly well before the end of play.

- 8.1.2 The majority of spectators attending the Championships will be aware of the public transport timetables and what time they need to leave the grounds in order to make the necessary connections, and as such would not place an impact on the operation of the public transport network. However, AELTC already implement a strategy for Centre Court, and this will be enforced for both Courts if this situation should arise. This strategy includes making announcements from 9pm to remind and encourage people to leave in time to make their public transport connection; providing information within the Ticket Holders Guide; providing information on the AELTC website and signage and making information available within the AELTC grounds.
- 8.1.3 The applicant's consultants have considered a very worst case scenario of two maximum capacity events finishing simultaneously on Centre Court and Court no 1 with 12,276 people on No.1 Court, 15,000 people on Centre Court and 4,000 on Aorangi Terrace, resulting in a total of 31,276 people on site. Using the current mode split of 60% of people using public transport going by Southfields Station and 31% by Wimbledon station, the analysis of services set out in the Transport Assessment shows that the transport network has sufficient capacity to accommodate the demand. However, as stated above, the likelihood that 2 full capacity events will finish at the same time during the extended hours is extremely remote. In the unlikely event that play finished simultaneously at a late time on both show courts, there is a strong likelihood that there would be anything up to 50% less people. It should be borne in mind that the main purpose of the roof is to allow uninterrupted play regardless of weather conditions, and play extended beyond the hours of darkness is even less likely when there is less potential for disruption to the matches in the daytime.
- 8.1.4 In order to encourage more people to travel on foot to Wimbledon station using major roads through the Village and down Wimbledon Hill, and avoiding more sensitive routes, the AELTC have agreed to make a contribution towards the 'Wimbledon Way', which encourages use of this route through localised pavement widening, plaques, additional waymarking etc, and this will be secured through a legal agreement.
- 8.1.5 Car Parking  
No additional car parking is proposed within this application, so there would be no change to travel patterns resulting from the No.1 Court roof and potential late play. The existing level of car parking is considered to operate efficiently and have sufficient capacity to accommodate any marginal increase in the number of people who drive to the grounds.

#### 8.1.6 Servicing and Deliveries

During the Championships, the majority of servicing and deliveries take place within the 'Loading Bay' under No.1 Court. The alterations and reconfiguration of No.1 Court with an increase in storage area will increase resilience and efficiency and will not result in a material change in the total number of deliveries.

#### 9. Ecology

Planning policy CS13 (Open space, nature conservation, leisure and culture) of Merton's Core Planning Strategy seeks to protect and enhance the public and private open space network including Metropolitan Open Land, parks and other open spaces. The proposed development for No.1 Court adjoins MOL and a designated green corridor, however given the scope of the development and existing site conditions, the proposal would have a limited impact upon these designated areas. The findings and recommendations of the submitted Extended Phase 1 Habitat Survey are accepted. The recommendation to ensure that any external lighting does not have a detrimental impact on bat populations can be secured via a suitable planning condition. The recommended removal of Virginia creeper as an invasive non-native species from the façade of no 1 Court, will be a natural consequence of the façade improvements. A green living wall will be provided facing Aorangi terrace.

#### 10. Sustainability & Energy

- 10.1 The development is required to achieve a high standard of sustainability and make efficient use of resources and to be designed in accordance with Policy CS15 of Merton's Core Strategy and the Mayor's Energy hierarchy and emissions reduction targets set out in the London Plan policy 5.2. It is subject to a 40% CO2 reduction target against Part L 2010. It is recognized that the proposal is an extension to the existing court rather than a wholesale redevelopment and that it may not be possible to meet the emissions reduction target on-site. Any shortfall will need to be addressed through the provision of a cash in lieu contribution (S106 provision) in order to secure off-site carbon savings in accordance with London Plan policy 5.2e The off-site financial contribution would be calculated according to the Mayor's Sustainable Design and Construction SPG and would be used to fund identified local carbon saving projects. Agreement will need to be reached with the Future Merton Climate Change officer about the amount of offsetting required.
- 10.2 Experience from the erection of the roof structure on centre court has fed into the latest proposal in order to improve its sustainability and energy efficiency, for example, the inclusion of the plant within the roof rather than in a remote location. Other sustainability measures and benefits which are incorporated within the proposal include low water usage fittings to reduce

water consumption, reuse of existing materials on site and recycling of steelworks; sourcing general construction materials from local suppliers where possible; the utilisation of natural materials and locally sourced timbers, introduction of two green/living walls on the external façades of the building facing Aorangi Terrace.

10.3 Other passive and active energy solutions have been incorporated into the design of the plant, to reduce the buildings inherent energy consumption and associated CO2 emissions. These measures are outlined below:

- The new building envelope U values will be selected in line with the recommendations of Part L of the building regulations
- Low energy lighting will be installed in refurbished areas;
- Automated lighting control systems with absence sensing will be installed for new areas
- High efficiency boiler plant will be utilised
- Heat recovery on mechanical ventilation systems will be implemented within the refurbished areas
- High efficiency motors with variable speed drives will be installed on new pumps and fans
- Power factor correction on incoming electrical supplies will be greater than 0.95
- Building Energy Management Systems (BEMS or BMS) will automatically monitor energy usage.

10.4 A number of renewable energy technologies have been investigated including pv cells. The area of photovoltaic cells likely to be required to generate sufficient energy to service the proposal would be extremely large and even if sufficient roof space was available, it would present significant design challenges in that the cells would be visible above existing roof levels. The relatively low base load and primary peak operation for 2 weeks of year precludes other renewable options.

10.5 The Council's Climate Change section is happy with the proposals provided that agreement can be reached on the calculation of the carbon emission deficit for which a cash in lieu contribution will be required.

## 11. **ENVIRONMENTAL IMPACT ASSESSMENT**

11.1 The application constitutes Schedule 2 development. A screening opinion was issued prior to submission of the application confirming that on the basis of selection criteria set out in the EIA Regulations, an Environmental Impact Assessment was not required.

## 12. **CONCLUSION**

- 12.1 The proposals for the new fixed and retractable roof, facades and plaza are considered to be acceptable, providing enhanced player and spectator facilities which dovetail into the long term masterplan for the enhancement of the club facilities that are necessary to maintain Wimbledon's place on the world stage as a premier tennis venue. The new plaza contributes towards the development of a series of landscaped character areas within an overall landscape framework. The roof and new façade design has been carefully thought through to provide a much improved appearance which reinforces the circular form at ground level and remains distinctively 'Wimbledon', whilst being of a scale and appearance that respects the sensitive site context. The impact on residential amenity and transport and highways is considered to be acceptable subject to the imposition of suitable conditions. It is recommended that planning permission be granted subject to the conditions and heads of terms set out below.

## **RECOMMENDATION**

### **GRANT PERMISSION**

Subject to the completion of a Section 106 Agreement covering the following heads of terms:-

1. Carbon emissions offset financial contribution (sum to be agreed with Future Merton)
2. £20k contribution to 'Wimbledon Way' environmental improvements/waymarking
3. Paying the Council's legal and professional costs in drafting, completing and monitoring the legal agreement.

and subject to the following conditions:-

1. A.1 Commencement of Development
2. A7 Approved Plans
3. B.3 External Materials as specified
4. D.11 Construction Times
7. Construction Management Plan

8. Noise levels, (expressed as the equivalent continuous sound level) LAeq (10 minutes), from the new plant/machinery hereby approved shall not exceed LA90-10dB at the boundary with the closest residential property.

Reason: To protect the amenities of the occupiers in the local vicinity.

9. The use of the refurbished and extended Court 1 shall be restricted to the playing of lawn tennis and other ancillary functions, and no other use other than the playing of lawn tennis shall take place on the central playing area except with the prior agreement of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby residential properties.

10. Tennis matches on Court 1 during the Wimbledon Tennis Championship period shall not be extended beyond 23.00 hours.

Reason: To safeguard the amenities of nearby residents and to ensure that suitable means of public transport are available.

11. Notwithstanding the provisions of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, no advertising shall be displayed on the buildings hereby permitted without express consent in writing of the Local Planning Authority

Reason: To protect the visual amenities of the area.

12. No structure, including plant, water tanks, equipment or machinery other than as hereby approved shall be placed, erected or installed on or above the roof or on external walls without the prior written approval of the local planning authority.

Reason: To protect the visual amenities of the area.

13. The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should seek to implement a SUDS hierarchy that achieves reductions in surface water run-off rates to Greenfield run-off rates in line with the requirements the Major's London Plan. As a minimum, the London Plan requires that discharge rates are reduced to 50% of existing



rates if the Greenfield rate is not achievable. The surface water drainage scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

14. No external lighting shall be installed without the prior approval of the l.p.a.

Reason: In the interests of residential amenity and ecological concerns

