



# Prince George's Playing Fields

Pre-Application Document

October 2017



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iceni



# Contacts



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CREATED BY	DZL / JW
CHECKED BY	JW
ISSUE TYPE	FINAL
ISSUED ON	27 OCTOBER 2017

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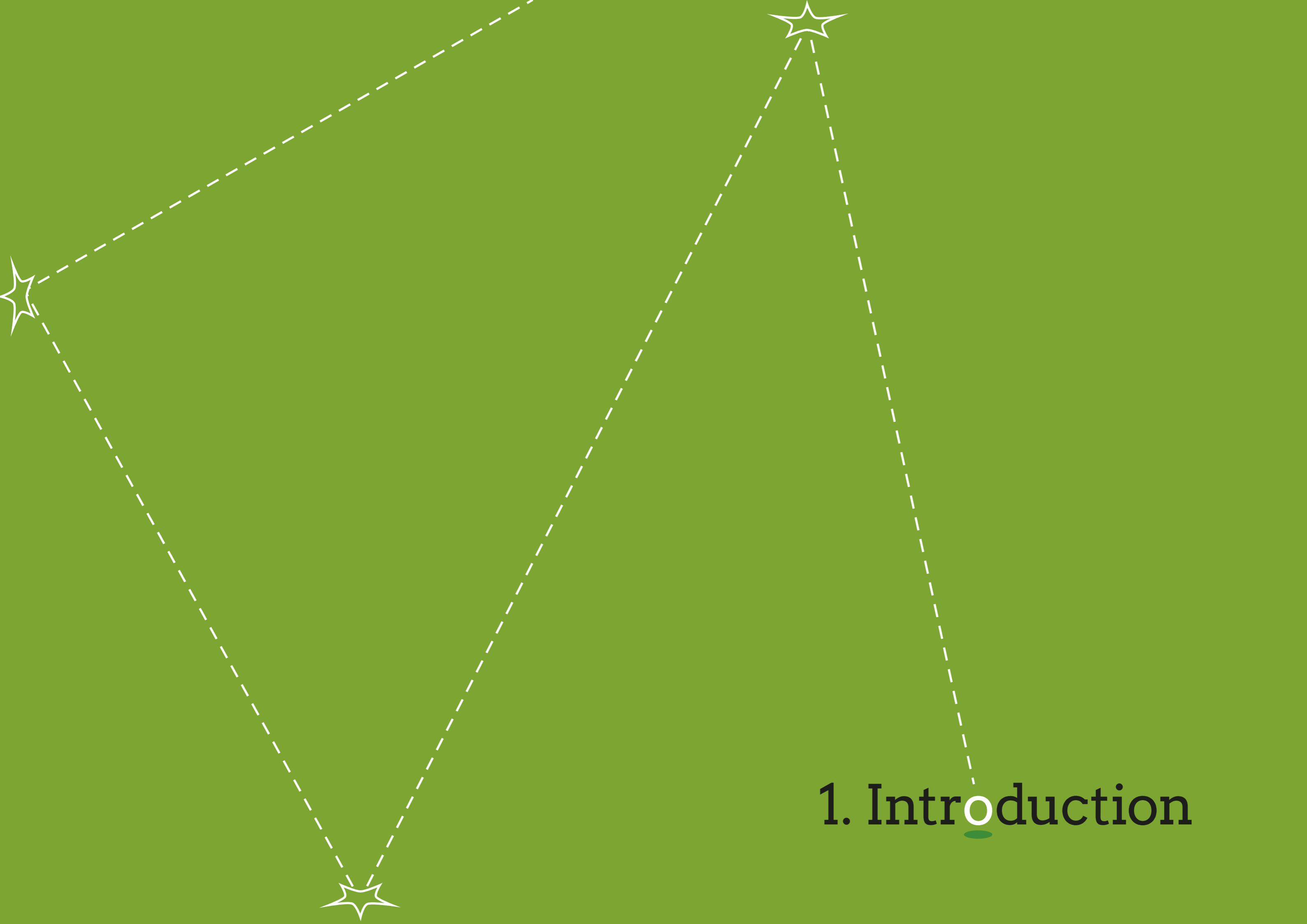
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PRIVATE  
PROPERTY  
NO  
TRESPASSING



1. Introduction

# Introduction

## Site Location

The site, indicated in red, sits within the London Borough of Merton in south-west London.

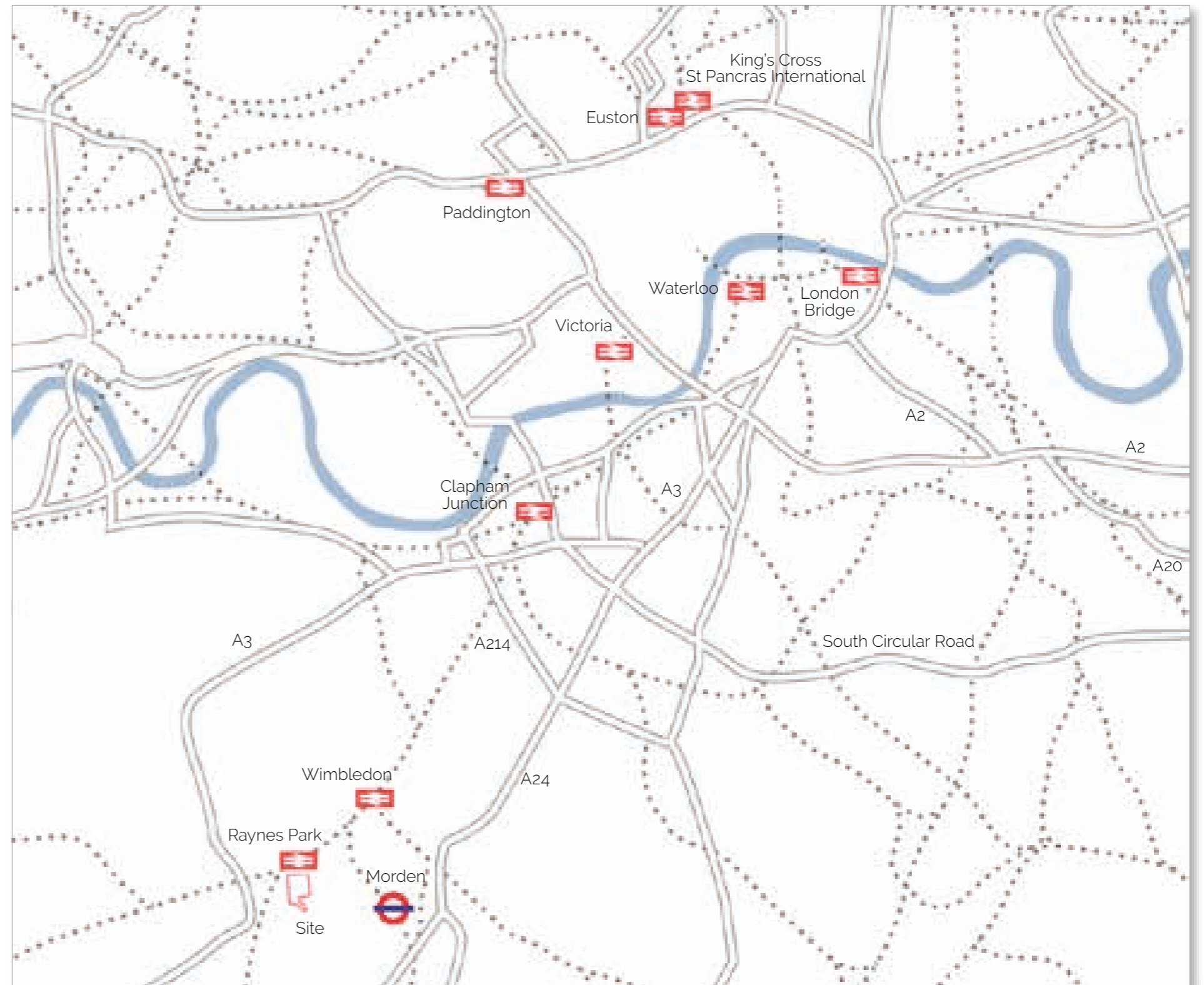
It is immediately south of Raynes Park town centre and close to the Railway Station.

Morden Underground Station and town centre lies 1.5 miles to the east of the site.

There are frequent trains running to Waterloo, providing direct access to Central London within 20 minutes.

There are also extensive bus links both immediately adjacent to the site and within a short walk. These include bus routes to Wimbledon, Ham, Morden, Pollards Hill. With night bus routes to Kingston and Aldwych also within a 10 minute walk.

The site is also conveniently located close to the junction of the A3 and the A298 to the west.





# Introduction

## Site Description

The site is approximately 33.8 acres (13.7 ha) and is generally square with a 'tail' to the south. The land is predominantly used as playing pitches, with some hard standing and structures. The majority of buildings are used by Raynes Park Vale Football Club. The pitches are in a poor state of repair with standing water due to drainage issues; and many of the buildings used by the Football Club in need of significant repair or replacement.

The site slopes from south to north. There are a number of mature trees around the site, with a limited number of trees running across the site in two main lines.

The site's main use comes from Raynes Park Vale Football Club, a club in the Combined Counties Football League Division 1 (Level 10 of the English Football System). The club are under increasing pressure from the Football Association to bring their facilities to meet national requirements within the Combined Counties Football League. The Club are currently funded by generous individuals and their long term future needs to be secured, which would be significantly boosted through enhanced facilities on the site.



Aerial View







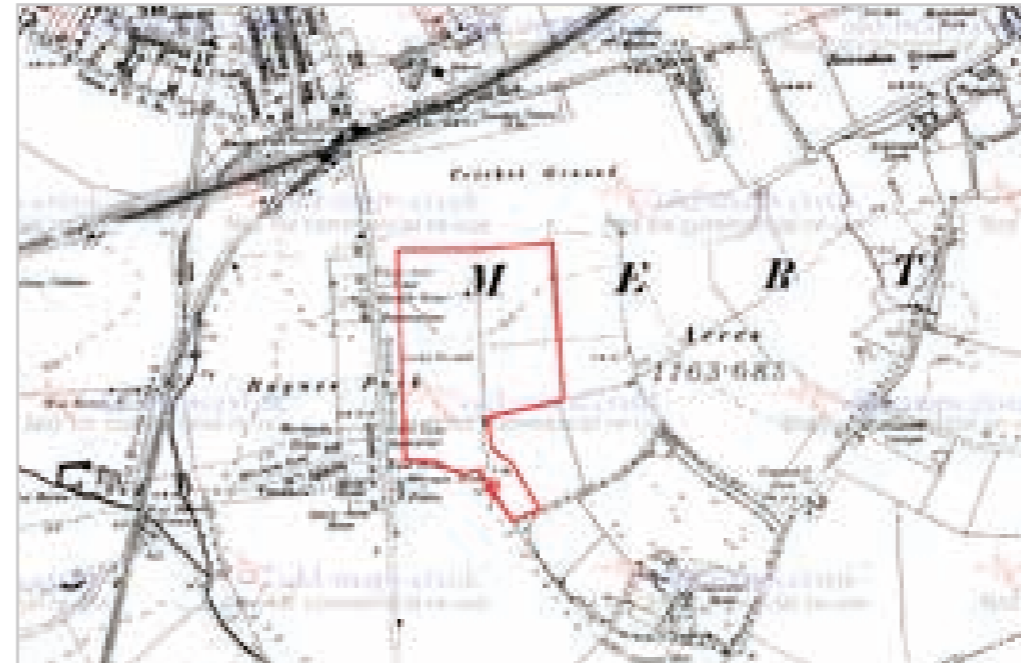
## 2. Context

# Context

## Historic Maps



**1865:** Green fields surround the site. Local area is dominated by the presence of the railway.



**1888:** Development appears to the north of the station



**1919:** Development started to the south of the station, as the suburb became established.



**1949:** Major re-development in Merton following World War II, with further strengthening of the Town Centre and definition of the site.

# Context

## The Site and Surroundings



1. View looking west along A298 – Kingston Road

# Context

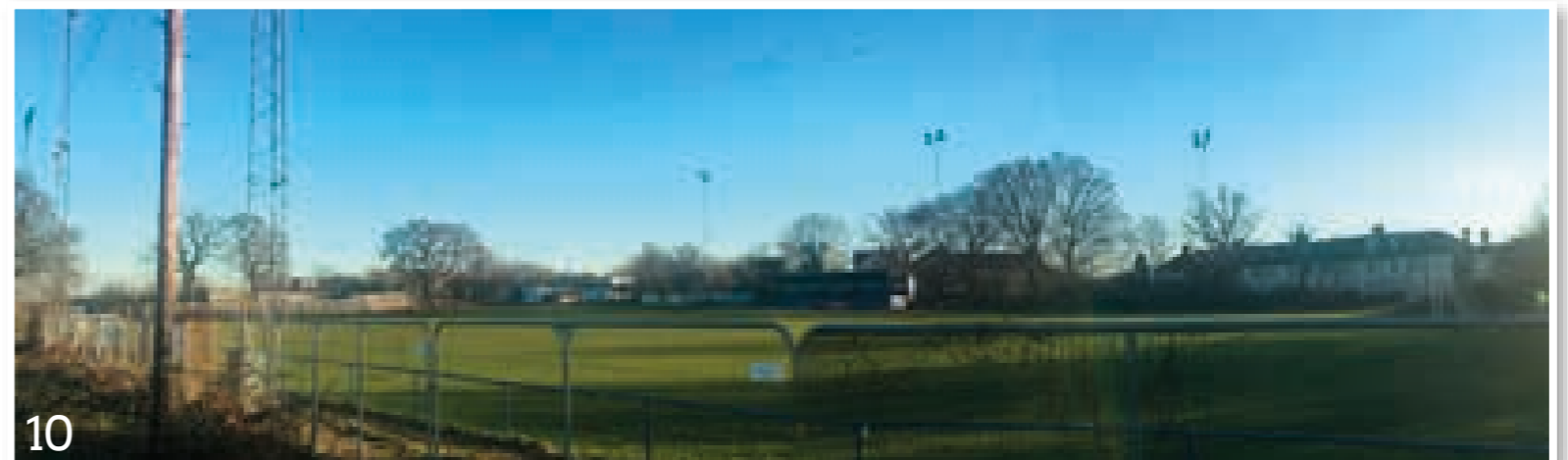
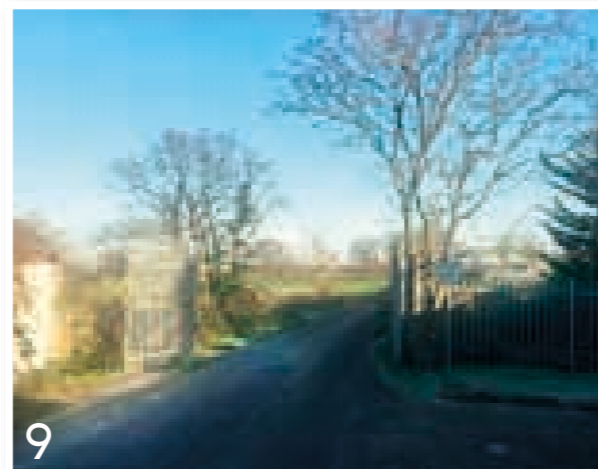
## The Site and Surroundings



- 2. Vehicular entrance to site from west along Grand Drive
- 3. From field looking west towards properties on Grand Drive
- 4. View through railings on Kingston Road with funfair on site

# Context

## The Site and Surroundings



- 5. Site entrance from Grand Drive
- 6. Bus stop in Grand Drive to the south of the entrance
- 7. Existing lane through site
- 8. Looking north at the Prince George's Playing Field towards Raynes Park
- 9. Fence at the western edge of the site
- 10. Looking at the existing RPVFC ground from the northern edge



# Context

## Connections











The site is located in less than 10 minutes' walk to Raynes Park Railway Station, which is a 20 minutes' direct service into Waterloo.

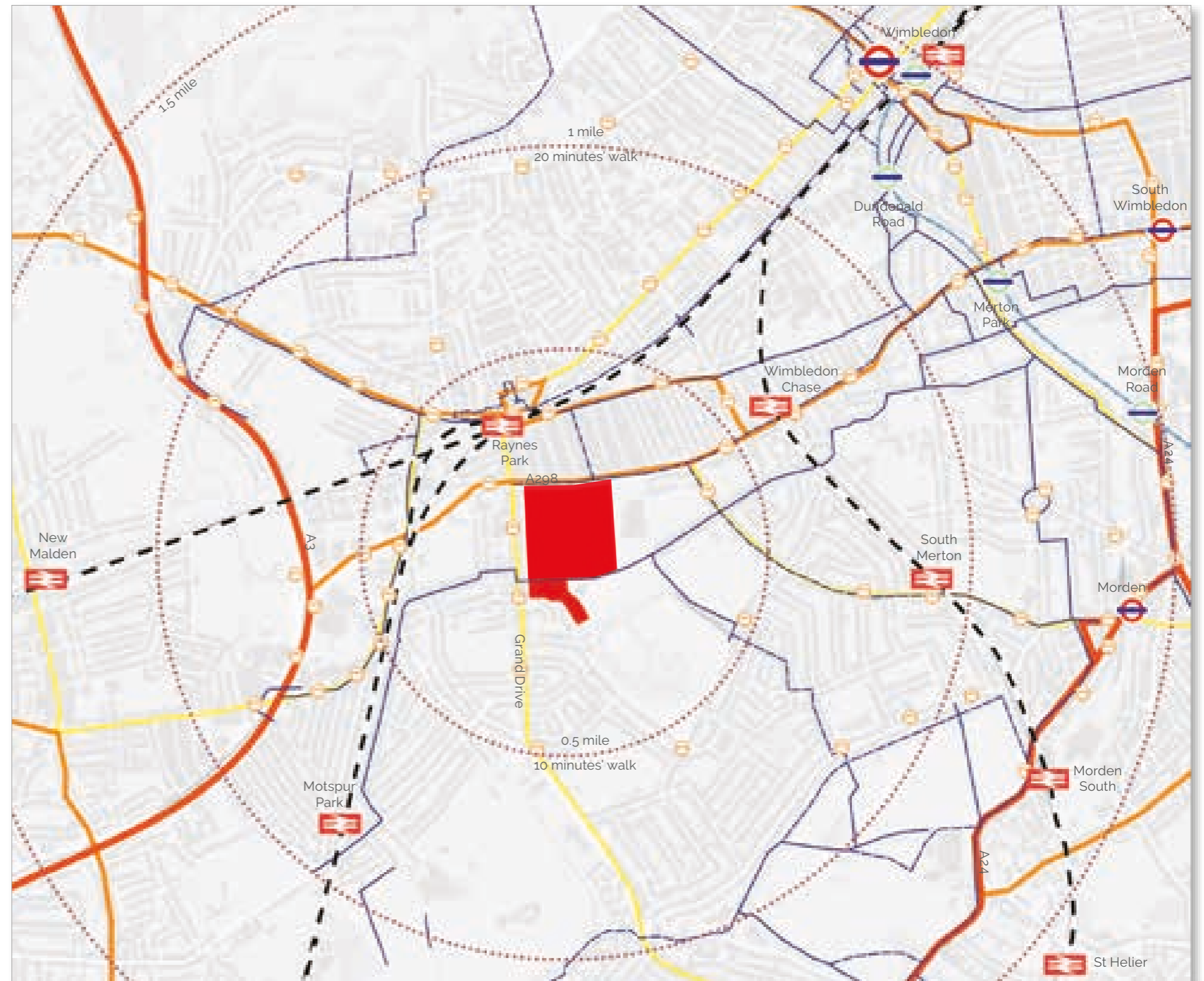
There is one bus stop close to the site on Grand Drive.

The bus stop immediately adjacent to the site offers routes to Morden and Wimbledon. Within a five minute walk there also routes to New Malden, Pollards Hill and Ham. Also within 10 minutes you can reach 24 hour routes to Clapham Park, Kingston and Aldwych.

The site has easy access to A3 Kingston Bypass, which lies less than 1 mile away.

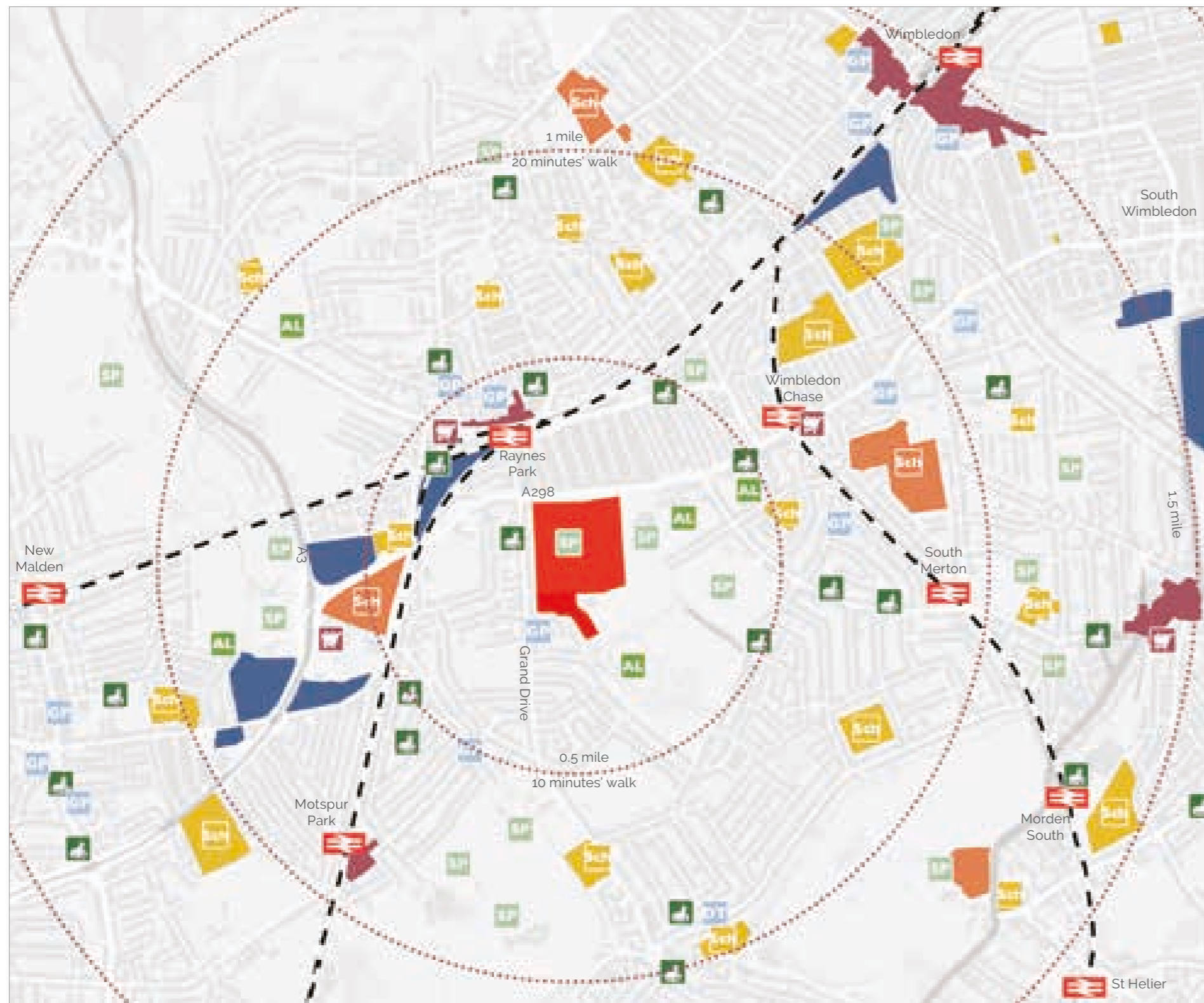
### Key:

- |   |                            |   |                     |
|---|----------------------------|---|---------------------|
|    | Site                       |    | Railway line        |
|   | A-road                     |   | Bus stop            |
|  | B-road                     |  | Tram stop           |
|  | Cycle and pedestrian route |  | Underground station |
|  | Tramline                   |  | Railway Station     |




# Context Facilities

The site is well located and is within easy walking distance of a wide range of local facilities, including schools, shops, health facilities and places of employment.



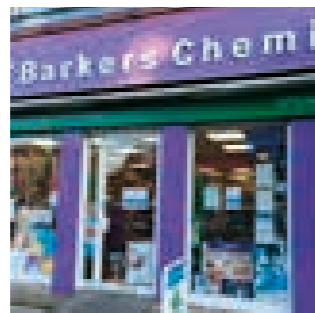
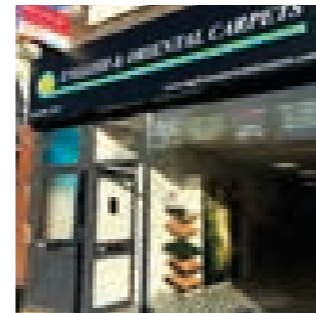
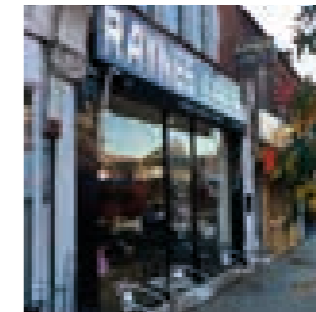
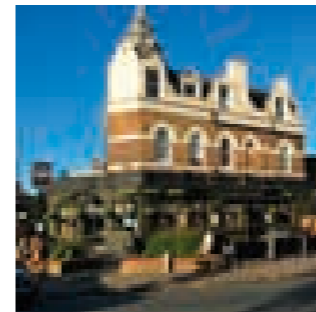
## Key:

	Site		Secondary School
	Employment		Sport facilities
	Town Centre		General practice
	Abbey / Church		Dental practice
	Primary School		Food store



# Context

## Mixed Use



# Context Opportunities













The purpose of the proposal is to improve the facilities of Prince George's Playing Fields and increase public amenity spaces in Raynes Park, whilst retaining the essentially open nature of the site.

This would include a new artificial stadium pitch for all year round use, and use by RPVFC, net gain in sports pitches, new cricket squares, a new clubhouse, and increased LPFF community and health initiatives; all secured in perpetuity. Aiming to continue LPFF's vision of creating a happier, healthier, more cohesive London, by encouraging more people to play sport and be physically active on accessible, affordable and attractive playing fields.

**Improvements to pedestrian and cycle connections** would enhance local connectivity and safety.

**Frontage onto Metropolitan Open Land** improves positive frontage onto Metropolitan Open Land integrating more with the surrounding landscape and greenspaces.

## Key:

- |   |  |
|---|--|
|  Site                            |  Sport facilities |
|  Existing connections            |  Allotments       |
|  Potential playing field upgrade |  Primary School   |
|  Bus stop                        |  Secondary School |
|  General practice                |  Retail           |









### 3. Design Development

# Design Development

## Sports Pitches

Provision of new sports pitches on site.

### Schedule of Accommodation:

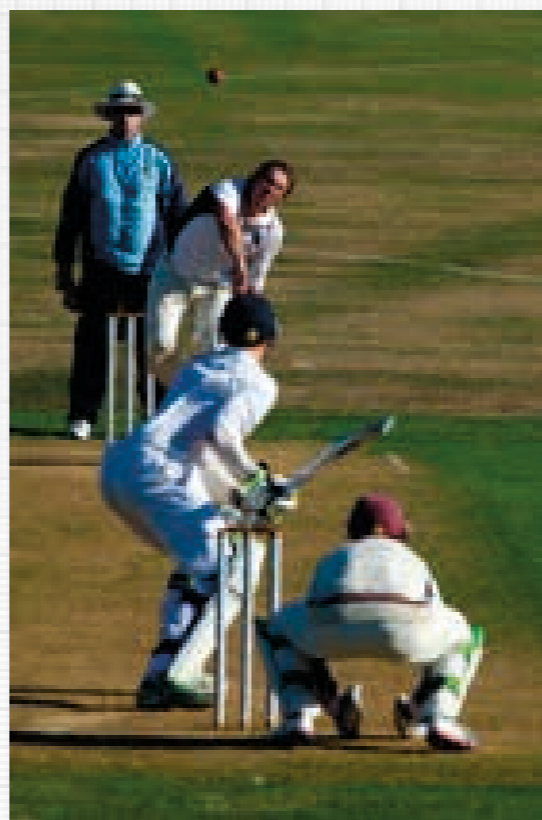
Sports Pitches:

5 x (11x11) Pitch	100 x 64 m <sup>2</sup>	Football
1 x (9x9) Pitch	73 x 46 m <sup>2</sup>	Football
1 x (7x7) Pitch	55 x 37 m <sup>2</sup>	Football
1 x (5x5) Pitch	37 x 27 m <sup>2</sup>	Football
2 x Cricket Squares	20 x 37 m <sup>2</sup>	Cricket
1 x Artificial Stadium Pitch	100 x 64 m <sup>2</sup> + 3m clearance	Football
Stadium Spectators	10m zone to all sides	
1 x Artificial Training Pitch	73 x 46 m <sup>2</sup>	Netball, Hockey, Football
1 x Pavilion	15 00m <sup>2</sup> approx.	

Parking Spaces = approx. 200

### Ecology

The proposal preserves the openness of the Green Belt, provides improved opportunities for recreation and aims to achieve positive gains for biodiversity conservation, alongside the playing fields through the creation, enhancement of wildlife habitat and improving access to nature. Designated ecology zones will run along the edges of the pitches, also preserving the several mature oak trees that mark the old estate boundary.



# Design Development Sports Pitches





The background is a solid green color. In the top-left corner, there is a white circular shape with a white dot inside it. From this dot, a white line extends downwards and to the right, crossing another white line that curves from the top-left towards the center. A third white line starts from the bottom-left and extends diagonally upwards and to the right, crossing the second line. The text '4. Illustrative Masterplan' is located in the bottom-right area of the page.

## 4. Illustrative Masterplan





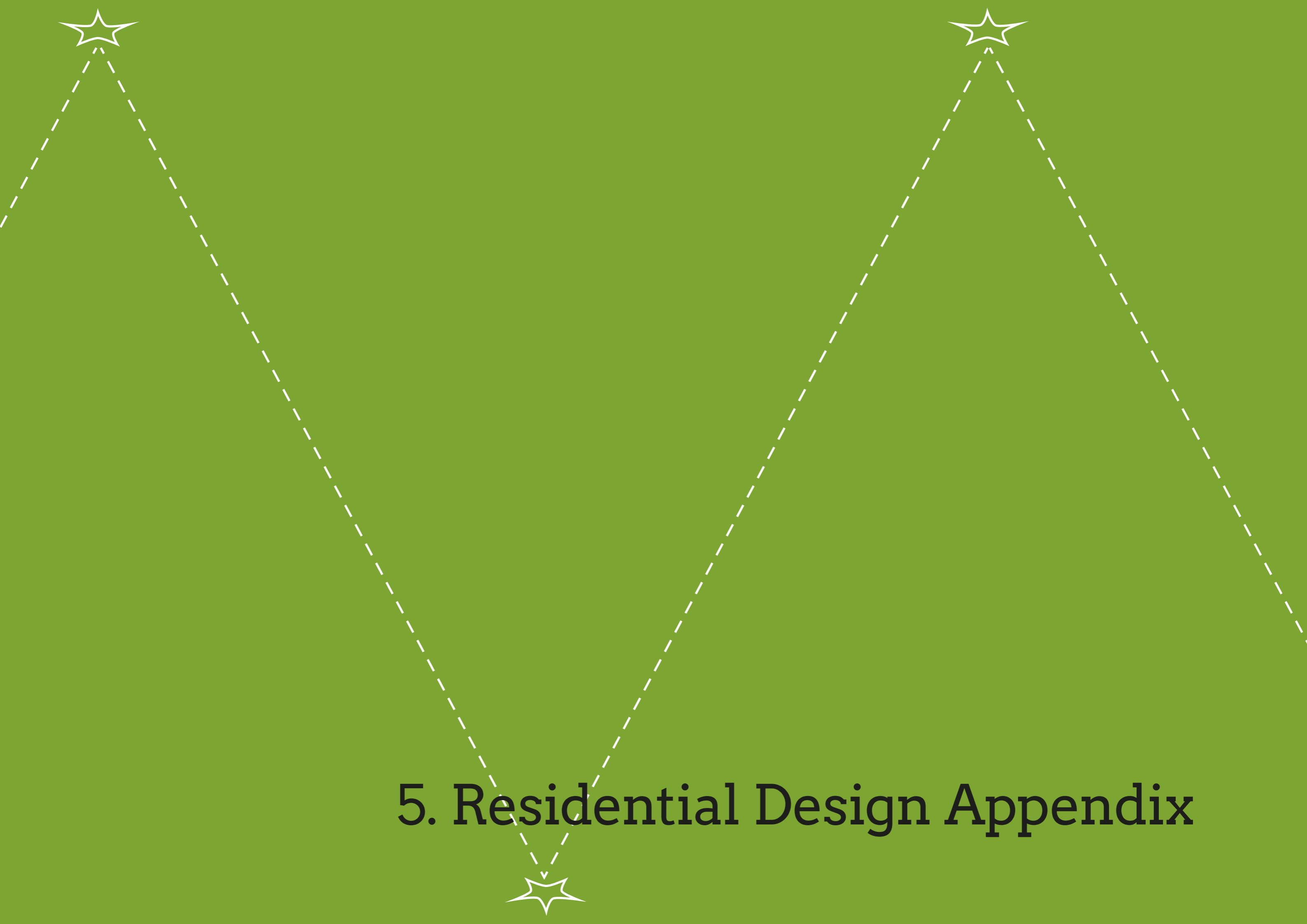
Consensus Illustrative Masterplan  
1:1000 @ A3

# Illustrative Masterplan

## Key:

1. Vehicle access to new carpark from Bushey Road
2. Enhanced sense of arrival through hard / soft landscaping and signage created
3. New changing rooms in purpose-built facility
4. New artificial-surface training pitches
5. New artificial-surface stadium pitch
6. New sports pitches – various sizes
7. New pedestrian footpaths to link up with existing connections and access points
8. Existing mature trees retained
9. Landscape buffer providing privacy and security to neighbouring properties and an ecological corridor for wildlife habitat. Suds could also be incorporated
10. Vehicle access from Grand Drive to residential development
11. Rear gardens abutting boundary providing security to existing neighbours' properties
12. Parking court provided to side/rear of properties
13. Houses providing natural surveillance over new pitches and sports ground and improved integration between uses
14. Communal gardens incorporating retained mature trees provide a buffer to existing sports facility to the south
15. Apartment buildings addressing corner location and providing a focus
16. Series of landscaped mews streets create sense of place and community allowing views into and out of the scheme
17. Urban grain of new housing to take cues from character and form of housing in local area





# 5. Residential Design Appendix

# Residential Design Appendix

## Initial Ideas



A core part of our initial design process involves internal workshops to better understand a site, brainstorm ideas and build design consensus across a team of Urban Designers and Architects.

Through our exploratory studies, we identified a number of challenges and opportunities to resolve within the masterplan proposal. These were:

- Creating a sense of arrival
- Reducing the amount of road on a long linear site
- Locating the apartment buildings
- Respecting the neighbours privacy / daylight
- Maximising the views over the open spaces
- Retaining the existing mature trees
- Creating variety whilst achieving dwelling nos



### Masterplan Exploration A

- Perpendicular streets to maximise views
- Apartment buildings to shield views of sports club
- Series of smaller courtyards to create a place



### Masterplan Exploration B

- Variety of character across the site
- Positive green frontage
- Lower density to the south-east



# Residential Design Appendix

## Initial Ideas



### Masterplan Exploration C

- Apartment building to south-west corner close to garages
- Linear green spaces through the scheme
- Recognisable urban blocks



### Masterplan Exploration D

- Off-set development to edges
- Sense of place on arrival
- Parking hidden within urban block



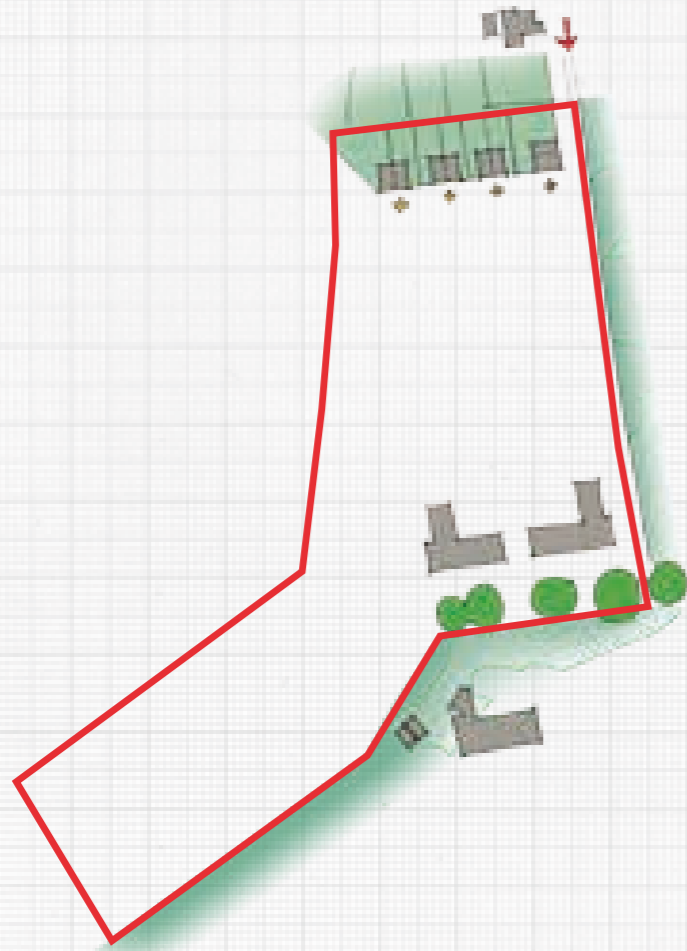
### Masterplan Exploration E

- Reduced amount of road and hardstanding
- Development wrapping around existing rear gardens
- Apartment buildings forming a frontage to MOL



# Residential Design Appendix

## Design Principles



### Principle 1 - Define the corner

- Propose semi-detached houses backing onto the western boundary with detached houses to the west of the site
- Apartment blocks along northeast boundary



### Principle 2 - Back to back

- Propose terraced houses with back gardens attached to existing back gardens of surrounding dwellings.

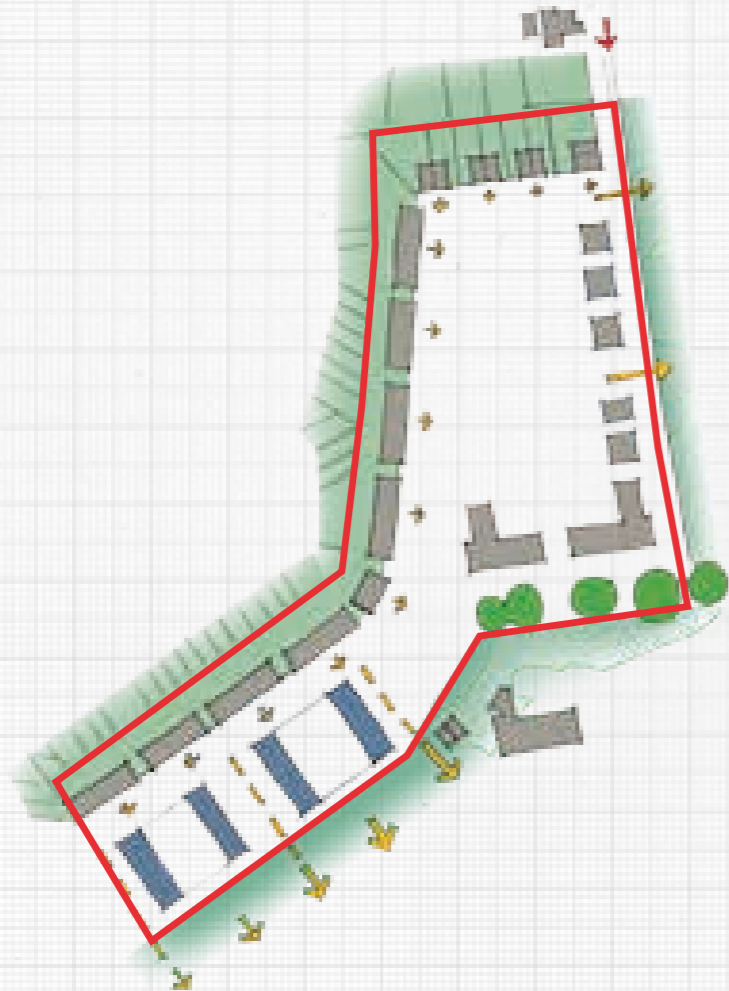


### Principle 3 - Strong frontage

- Create a strong edge along the arrival lane fronting onto the playing field
- Allow views looking at the green field through the gaps

# Residential Design Appendix

## Design Principles



### Principle 4 - View to open land

- Introduce terraced houses perpendicular to the street to allow views to the open land



### Principle 5 - Green space

- Retain large trees along the eastern and southern boundary
- New green open spaces in the middle of the site along with linear green
- Active frontage along the pedestrian link to the allotments to the south



### Principle 6 - Transition blocks

- Lower density houses fronting the semi-detached dwellings
- Houses of a higher density framing the apartment blocks

# Residential Design Appendix

## Local Typologies

### 1. Victorian & Edwardian Terraces

- Characteristic of the roads adjacent directly north and south of the site, such as Clifton Park Avenue, Aston Road, Berrylands and Cannon Close.
- Terraces run along full length of street with very little or no break.
- Window gables, bay windows and recessed doorways are popular features.
- Predominant materials are red brick with elements of black and white render.
- Properties are set back from the road with a small front garden, gate and room for two cars.



### 2. Semi-Detached

- Characteristic of roads south of the site such as Heath Drive, Elm Walk and Parkway.
- Houses are mostly symmetrical, with normally only variation in door and window types interrupting this.
- Follow largely the same character as the Victorian & Edwardian terraces.
- Properties are set back from the road with room for parking and gardens at the front and back.





# Residential Design Appendix

## Local Typologies

### 3. Large Detached Townhouses

- Characteristic of the larger roads around the site such as Grand Drive.
- Houses are large, symmetrical and often classical in style, although largely varying in architectural style.
- These buildings range from 2-3 and occasionally 4 storeys.
- Window gables and bay windows are also a popular feature, like the terraced properties nearby.
- Properties are set back from the road with parking for three or four cars and large gardens in the front and back.



### 4. Large Mansion Blocks

- Follow a range of styles: with a few traditional styles but the majority adopt a modern aesthetic, with mostly flat roofs.
- These buildings range from 3-5 storeys.
- These include developments such as 1) Malden Court, 2) Greenview Drive, 3) 119 Grand Drive and 4) Merton Mansions.



# Residential Design Appendix

## Local Development Approach to MOL

### Development around Martin Way Allotments

- Narrow communal gardens of apartment blocks fronting onto the allotment
- David Lloyd Gym sits at the edge of the allotment
- Back gardens of houses fronting onto tree clusters at the edge of the allotment



### Development around Wimbledon Common Ground

- Back gardens of houses fronting onto tree clusters at the edge of Metropolitan Open Land
- Branch roads allowing views to open green space in MOL



### Development around Sutton Common Recreation Ground

- Mixed treatments along the edge
- Road running along the northern edge of the open space
- Back gardens of houses fronting the MOL
- Branch roads allowing views to open green space in MOL







## Prince George's Playing Fields



jtp

