



**Weybridge Lawn Tennis Club
Clubhouse Redevelopment Project**



Strategic Direction

The 5-year Strategic Plan released last year set out our vision for the club to provide a safe, friendly and social environment for members and visitors to play social and competitive tennis. Our vision was underpinned by a set of objectives which included the need to improve club facilities and specifically to transform the clubhouse into a social hub for members.

Our clubhouse is very dated with the internal space severely restricted, welfare facilities not fully accessible, external unsighted routes creating safeguarding concerns, and no proper sheltered provision for juniors, families or vulnerable users during inclement weather.

This Club House Redevelopment Project is the first significant step in addressing these issues and realising the club's vision.

Our aim is to modernise the clubhouse providing a safe, warm & welcoming facility that meets modern standards & expectations and supports our wide ranging 5-year plan.

Development Constraints

Our club house sits in greenbelt land and is located close to the river. Whilst this provides for a very desirable location it does present significant constraints when considering development.

Flood plain and greenbelt issues make the demolition and a complete rebuild difficult to attain planning approval for, as would any disproportionate extension that would impact upon the openness of the green space and be more visible from residential and public access areas alongside the river.

Development is also constrained by the location of the tennis courts and our boundary with the sailing club that runs very close to the eastern edge of the building where the ladies facilities are located.

Development Process

Working under the governance of the WLTC Committee, a project sub-committee was formed to lead the development and assessment of options that would meet the club's requirements. The principal priority requirements can be summarised as follows:

- Bring the toilet & changing facilities to current standards & provide internal access from the social area
- A members social club room providing a relaxed area for post-tennis social engagement with the ability to view tennis, and if possible, to be able to hold social events for up to 60 people
- Update the kitchen facility and provide for a member's bar
- Improve the available internal shelter during inclement weather for members, visitors, juniors & their parents/carers

The team reached out to local architects, short listing three, and finally selecting 3BM to conduct a feasibility study.

To best enable the planning application and minimise cost it was decided to design a clubhouse extension, with guidance to maintain the character of the building, to maximise the use of the current building structure, and to extend on to the existing hardstanding area rather than into the gardens.

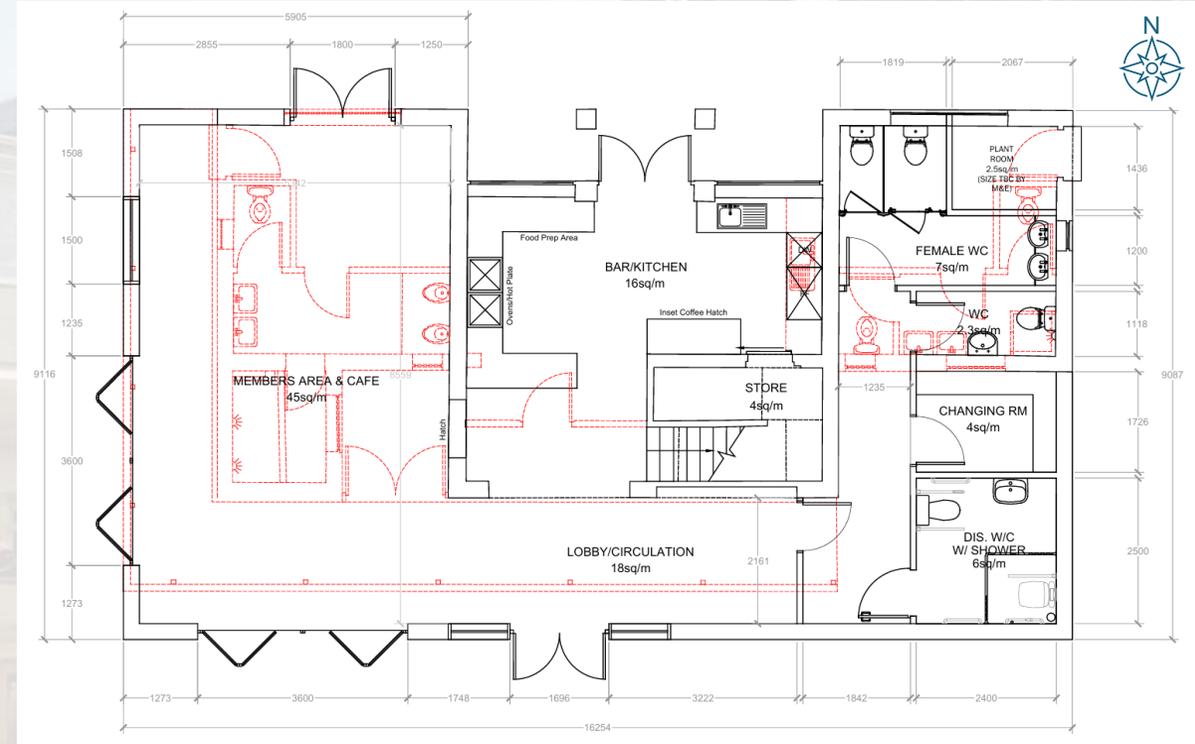
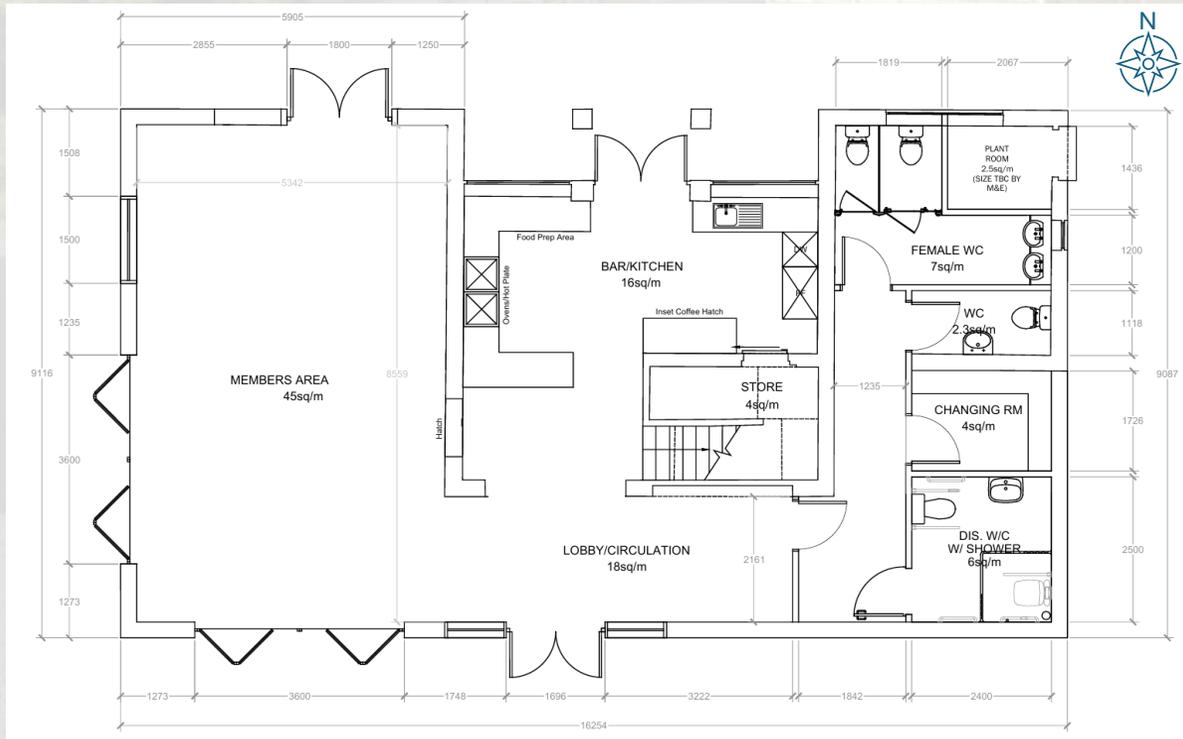
A design was finalised, known as Option A, that met all the requirements. This option was used in extensive member consultations held at the club during November. The feedback received from over 80 people was overwhelmingly positive with some very useful constructive challenges on some specific aspects of the design.

Unfortunately, we were a little too ambitious with our aims with Option A as it has subsequently proved to be unaffordable. As a result, we have developed Option B based upon the same principal requirements but with a smaller footprint to significantly reduce the cost.

Preferred Option

The Option B design, as illustrated below, has maintained concept of three areas; the members area to the west, the toilets & changing facilities to the east, and a central area to serve as a kitchen & bar.

The major difference to Option A is that the members area is approximately half the size, along with a reduced circulation/lobby area. The reduced members area means we have removed the dividing wall that enabled us to partition the area for independent community rental use.



The schematic above shows the current footprint (in red) overlaid with the Option B footprint. The proposed footprint extends to the edge of the existing canopy to the west and a little further than the canopy to the south.

We are very grateful for the feedback we received from members and have accounted for this within Option B, most notably the creation of a separate ladies toilets area.

Whilst the base layout of the design is now set, the detailed layout & fitout of the three areas will be finalised during the detailed design phase and is therefore subject to change.

Clubhouse External Visuals – Front & Rear



View approaching club house from the southwest

Next Steps

The Option B design has been submitted to Elmbridge Borough Council (EBC) for planning approval, and by mid March we will have submitted our application for funding through the Community Infrastructure Levy (CIL) to EBC.

Until the planning decision and the CIL funding outcome are known, both of which are expected in July-26, we will pause any further project works.

Following these decisions, we will set out the next steps which are likely to be



Club house viewed from the gardens

centred around further funding activities, as we expect there to be a shortfall of funds to expected cost.

As we will not start the detailed design until we know we can fund the build it is unlikely that the detailed design will start before late 2026. If we can achieve this timeline then we estimate a new club house would be complete in Q4 2027.

We welcome further members feedback as there remains plenty of opportunity to influence the design before we commit to the build.