

April 2024

The All England Lawn Tennis Ground PLC



# THE AELTC WIMBLEDON PARK PROJECT

## GLA LANDSCAPE PLANNING ADDENDUM



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51365-LUC-XX-XX-RP-L-02002-S2-P01

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| P01      | 26.04.2024 | S2 - Planning |

# 1.0 Introduction

1.1 This GLA Landscape Addendum sets out the design changes made to the proposed Wimbledon Park Project (WPP), since the submission of the initial planning addendum in May 2022 and original planning submission in June 2021. These changes are as a result of discussions with the Greater London Authority (GLA).

1.2 The two principal drivers behind the latest amendments are to:

- Increase public access within AELTC’s Northern Parkland and create new links between this area connecting through to Wimbledon Park and Wimbledon Park Road. Overall this will increase the area of publicly accessible land within the application site to 11.1ha.
- Deliver wider heritage benefits by blending the boundary between the AELTC site and LB Merton-owned Wimbledon Park and provide opportunities for new heritage-led landscape improvements outside of the WPP planning application boundary, which will be secured through S106 obligations.

1.3 A summary of the design amendments include:

Enhancements within Application boundary:

AELTC Northern Parkland Zone

- Increase public access to the Northern Parkland by 1.7ha, by removing sections of the permanent fence/boundary to the north of the Athletics Stadium, and by adding a removable new east-west railing boundary further south.
- Improvements to AELTC’s Northern Parkland entrance to enhance pedestrian, cycle and vehicular access.
- A stepped pedestrian entrance on Wimbledon Park Road, located just south of Princes Way junction, will be made public.
- Creation of a circular walking route which links into wider path network, will allow park users to have greater access and experience a variety of landscape types.
- Minor amendments to the Northern Parkland include the adjustment and location of entrance gates, railing boundaries, access road and path alignments, site furniture and planting.
- In order to accommodate new pedestrian connections

and east-west views between AELTC Northern Parkland and Wimbledon Park, there are 4no. additional tree removals proposed along the ownership boundary. All are C category trees and are not of high amenity or green infrastructure value. The total number of proposed tree removals has increased from 296 to 300no.

Southern Parkland

- A small section of estate rail fencing (1.2m high) is proposed to be re-aligned to increase (0.3ha) the physical space available to the public within the proposed 9.4ha public park.

Whilst the proposed physical updates to the scheme are minor, the increase in public access and the creation of further connections into the neighbouring Wimbledon Park will deliver significant additional benefits for the local community, further adding to public benefits included within the current planning application.

Potential enhancements outside of Application boundary:

Wimbledon Park

The amendments to the Northern Parkland (and increase in public access) also provide the opportunity to better integrate this part of the site with Wimbledon Park. This could deliver tangible heritage, leisure and recreation benefits the funding for which would be secured in the S106 agreement for the Wimbledon Park Project.

- Improvements to Wimbledon Park Road public entrance to enhance pedestrian, cycle and vehicular access into Wimbledon Park, including landscape improvements.
- Provision of an enhanced path and cycle network, helping to increase permeability between AELTC’s Northern Parkland and Wimbledon Park, as well as wider neighbourhood connectivity.
- Restoration of east-west views across the two landholdings, helping to blur site boundaries and re-establish both physical and visual links.
- Strengthening character of remnant C18 heritage estate landscape and reducing land fragmentation.
- Increased areas of woodland belt planting, tree groups, woodland understorey, meadow and grassland.
- Provision of new Public WCs.



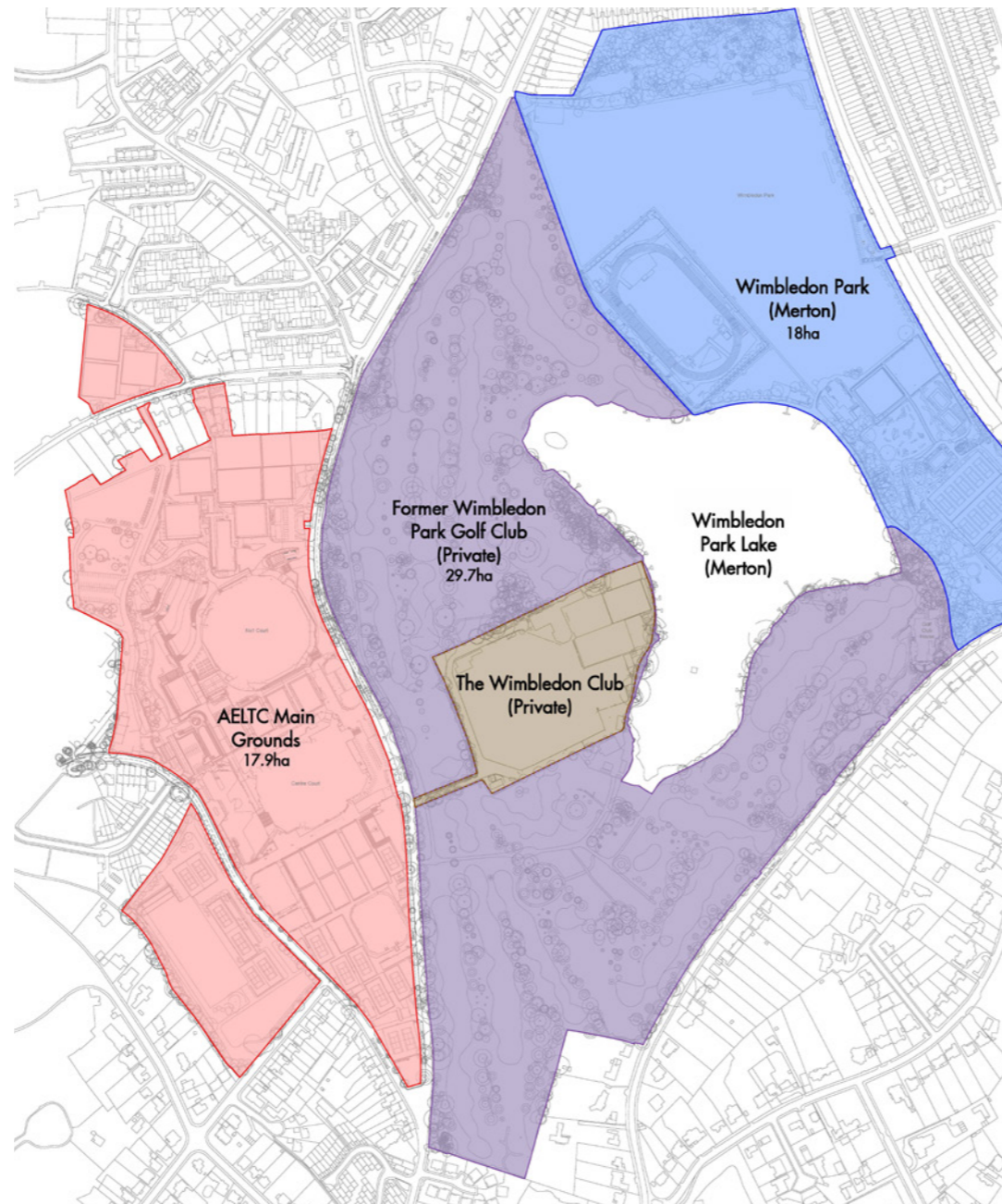
LUC illustrative masterplan of the overall WPP proposals April 2024. Circled areas highlighting where changes have been made to the proposal as laid out in this document.

## 1.0 Introduction

1.4 By undertaking these proposed landscape amendments, the public can enjoy access to an additional 1.7ha of AELTC Northern Parkland, in addition to the proposed 9.4ha of public parkland to the south, including the Lake boardwalk, and will give 11.1ha of publicly accessible land in total.

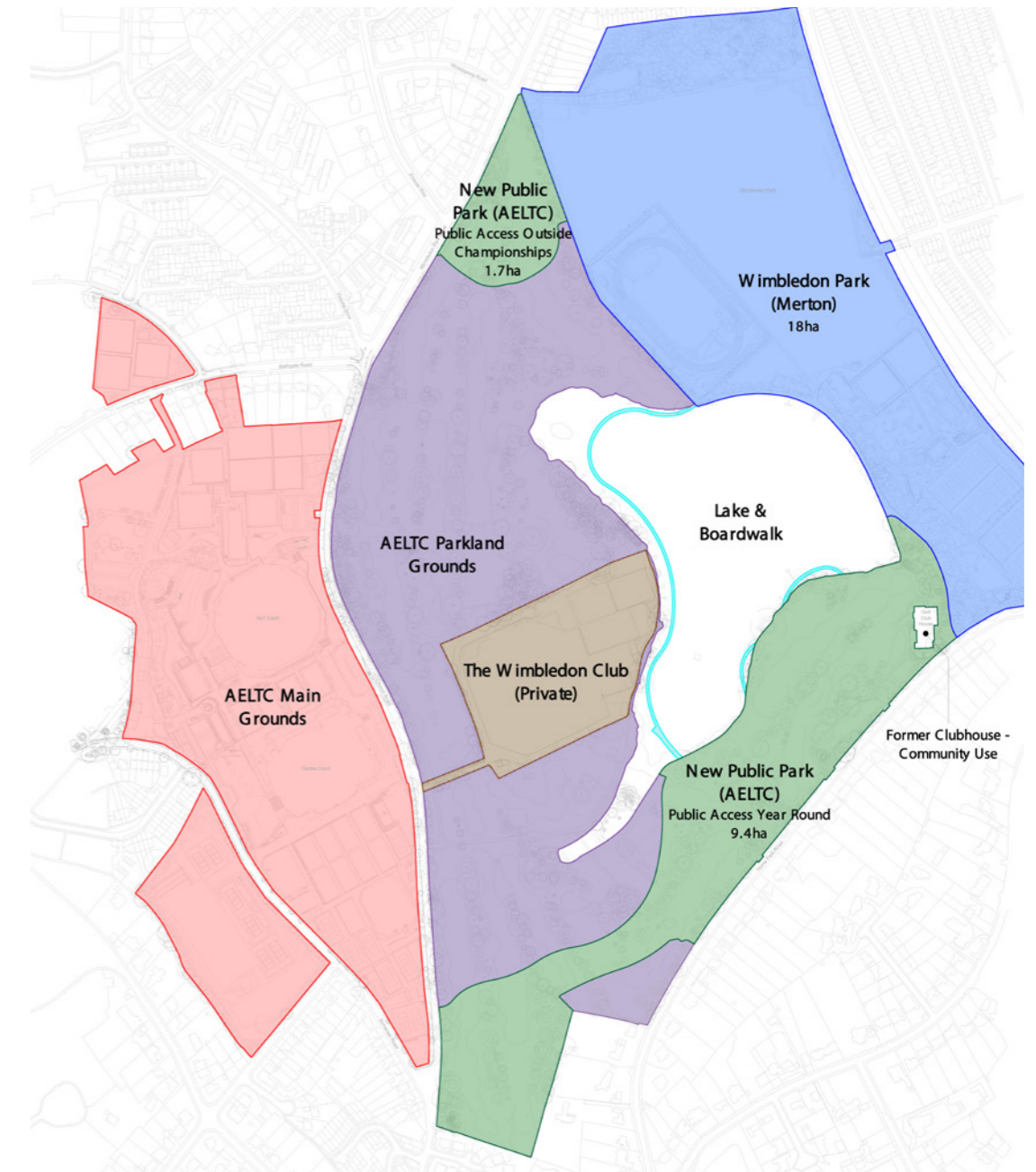
1.5 For ease of reference, a coloured overlay plan (LUC dig ref: 51365-LUC-XX-XX-DR-L-02067-S2-P01) is included within Appendix A to show the precise changes proposed, compared with the most recent planning addendum layout (LUC dwg ref: 51365-LUC-XX-XX-DR-L-02062-S2-P03), together with detail area diagrams.

### Current Scenario



The current site & surroundings ownership plan

### Proposed



The current site ownership with proposed public access.

# 1.0 Introduction



Our new park for London: 11.1ha of restored historic parkland, providing a new east-west connection from Church Road through to Wimbledon Park, as well as a new circular lake walk.

## 2.0 Proposed Landscape Amendments

### 2.1 Northern Parkland

2.1.1 The landscape changes proposed within the Application boundary include the following amendments to facilitate public access within the AELTC's Northern Parkland as well create new links between this northern section and neighbouring LB Merton-owned Wimbledon Park.

2.1.2 These landscape amendments have been discussed with Historic England, the GLA and LB Merton Greenspaces team, to ensure that the increase in public access can be coordinated alongside the objective of enhancing the historic environment.

#### Railing boundaries amendments

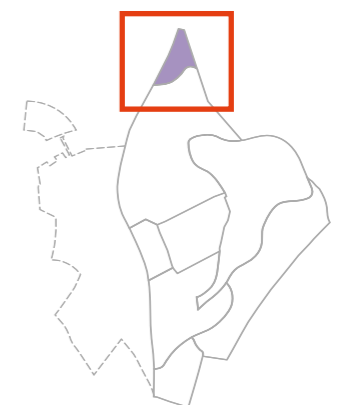
2.1.3 By partly removing the permanent railing boundary between the AELTC and LB Merton landholdings, just north of the Athletics Stadium and by adding a new temporary east-west railing boundary further south, an additional 1.67ha (rounded up to 1.7ha) of AELTC's Northern Parkland can be made publicly accessible. This will give enhanced public access to the northern section of the AELTC landholding year-round, matching Merton's opening hours, whilst providing protection to the AELTC tennis zone to the south. The public access to this northern section of parkland will be secured in the S106 agreement in the event that the GLA grants planning permission for the scheme.

2.1.4 During set up, de-rig, Qualifying Event and The Championships, the area will revert to being the key northern arrival zone for ticketed visitors only. During this period, the temporary east-west railing will be removed to allow free, north – south, visitor movement and temporary railings and access gates will be added along the north-south Athletics boundary to provide a 24hour secure events zone. Throughout the tournament, the LB Merton owned Wimbledon Park northern entrance points will remain fully accessible to all. Post event, the east-west railings will be reinstated along with public access to the AELTC's Northern Parkland.



#### Northern Parkland Proposals (within the Application boundary)

- 1 Additional publically accessible parkland (1.7ha) outside of The Championships period.
- 2 Additional southerly entrance to park (stepped).
- 3 Access to pond/swale feature, restored historic parkland, hard standing for events / picnic benches
- 4 Removable railing (1.8m vertical bar) across parkland (removed during The Championships).
- 5 Removable boundary railings and access gates, to match existing AELTC boundary railing style (1.8m vertical bar).
- 6 Linear bench offering opportunities for rest.
- 7 Additional benches with views to parkland & lake.
- 8 Gateway & pathway realigned to maximise view to St. Mary's Church.



## 2.0 Proposed Landscape Amendments

### AELTC Northern entrance

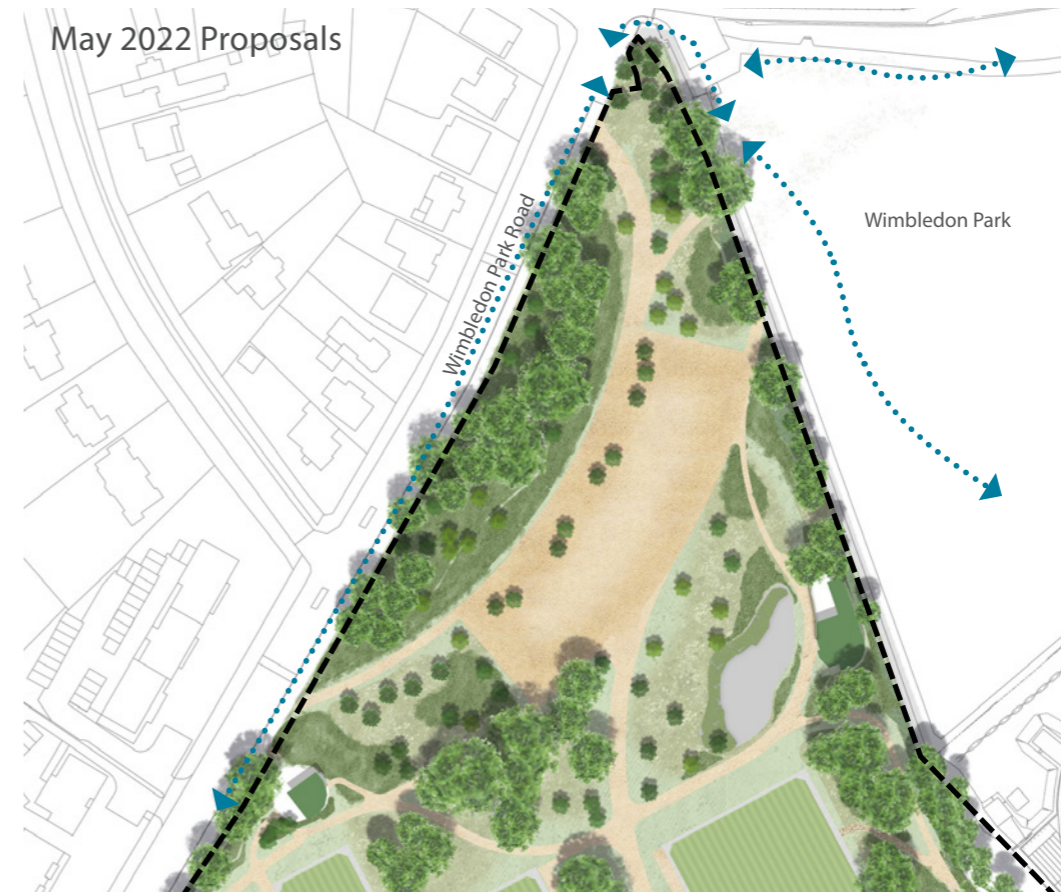
2.1.5 Enhancements to the AELTC's Wimbledon Park Road main entrance are planned to improve pedestrian, cycle and vehicular access into the AELTC site, within existing land ownership boundaries. This will dramatically improve both the functionality and visual aesthetic of this major park entrance and will be fully accessible to all. It will also allow all visitors to the AELTC's Northern Parkland the opportunity to experience the long views down towards the Lake, through the restored landscape and across towards St. Mary's Church.

### Secondary pedestrian entrance

2.1.6 A further secondary stepped pedestrian entrance on Wimbledon Park Road, located just south of Princes Way junction, will be made public. This will allow a significant new east-west pedestrian through-route connecting Princes Way and Victoria Drive/Bathgate Road further south, through AELTC land to Wimbledon Public Park. Due to the existing topography and tree cover of the site, this entrance will comprise of a stepped path with associated handrails. A new set of steps, located just off the path, is also proposed to provide enhanced public access to the south and allow a circular route around the boundary of the Northern Parkland.



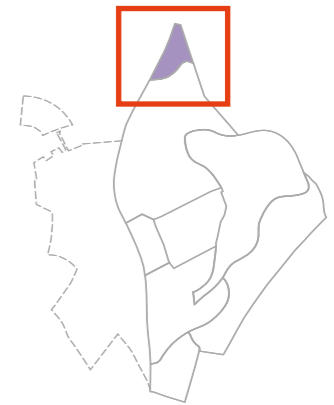
CGI view of the proposed Northern Parkland looking north towards the main arrival space and entrance across a pond, which forms part of the green/blue infrastructure proposals for the scheme.



LUC illustrative masterplan of the overall WPP proposals May 2022.



LUC illustrative masterplan of the overall WPP proposals April 2024.



### Proposed changes

- 1 Stepped path added
  - 2 Removable fence added to allow public access outside of the Championships period.
  - 3 Paths realigned
  - 4 Stepped path reconfigured for public access
  - 5 Gate & path realigned
  - 6 Boundary planting reshaped
  - 7 Additional seating added
  - 8 Sections of boundary railing removed year round
  - 9 Linear bench added
  - Proposed year round boundary
  - Public movement / access outside of the Championships period.
- See Appendix A for more detail.

## 2.0 Proposed Landscape Amendments

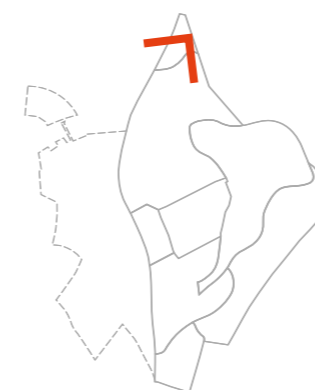
### Removable inner east-west railing boundary

2.1.7 The new east-west boundary set within the parkland comprises of 1.8m high vertical bar railings to match the style proposed along Church Road/Wimbledon Park Road frontage. These will be designed to be removable plug-in sections. The location and alignment of the new fence has been carefully considered to ensure it is well positioned to maintain views across the site, particularly from the Northern Parkland. Furthermore, the design of the railings will match those proposed around the boundary of the site. These will form a new park boundary outside of The Championships period, whilst during the tennis event, they will be removed to allow north-south circulation. The railings will tie into the western Wimbledon Park Road boundary at the point of the pedestrian entrance and follow the slope downwards to meet the Northern Parkland boundary path. This raked section of railing will be permanent, forming part of the secure boundary during The Championships, and will be screened by woodland planting.

2.1.8 In the western section of the Northern Parkland boundary path, the railings will sit in the middle of a 3.7m wide path, in order to reduce the need for an additional path. When the railings are in place, this will allow both paths either side to be 1.8m wide, which will allow multiple users including two wheelchair users to pass each other comfortably. In the eastern section of the path, there is sufficient space to locate the railings on the outer edge of the path. Again, due to existing site gradients, the path will have a 1:21 gradient, but is not able to accommodate compliant landings along its length, without the loss of trees. To help mitigate this, four additional benches and rest points are proposed along the path's length. This will help to provide some level opportunities for rest and flexibility to users to manoeuvre off the path onto a level area and seating, if required. The railings tie into the Athletics track boundary at the location of Hub 2. This building will be closed to the public on a year-round basis.

### Circular walking route & Events space

2.1.9 By creating a circular route to the south and linking to a wider path network, it will allow park users to have greater access to the Northern Parkland and experience a variety of landscape types from woodland belt, parkland, meadow and a small nature pond, as well as the landscape of the public park beyond. The curved area of hardstanding, which is designed to accommodate the temporary entrance structure for the Qualifying Event and The Championships, is edged along its northern side by a low retaining wall and woodland belt planting. A long continuous timber bench with back and arm rests is proposed to be added to create new permanent seating opportunities for park visitors of all capabilities. The hardstanding, which includes specimen tree planting to provide shade and amenity can be utilised for leisure, cultural and sporting events and uses. For example, this could include local farmers/Christmas markets, outdoor exhibition space, as well as yoga, fitness classes and park run activities.



Public Experience - View of the pop up event space

The arrival space acts as a generous flexible area for pop-up events and activities outside of The Championships period. During The Championships, this space is transformed into the Northern arrival space, accommodating the temporary gateway structure.



CGI view of the proposed Northern Parkland gateway space offering flexibility for events and pop-up activities.





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## 2.0 Proposed Landscape Amendments

### 2.2 Trees within Northern Parkland

2.2.1 Proposals for retaining, felling, planting and transplanting are largely unaffected by the Northern Parkland design amendments.

2.2.2 However, in order to accommodate the new pedestrian connections and east-west views between AELTC's Northern Parkland and Wimbledon Park, there are four additional fells proposed along the Wimbledon Park boundary. All of these four trees are C category trees within existing hedgerow/scrub and are not of high amenity or green infrastructure value. Three are silver birch, short-lived medium sized trees, and one is a bird cherry, a small-medium hedgerow tree. The total number of proposed tree removals has therefore increased from 296 to 300.

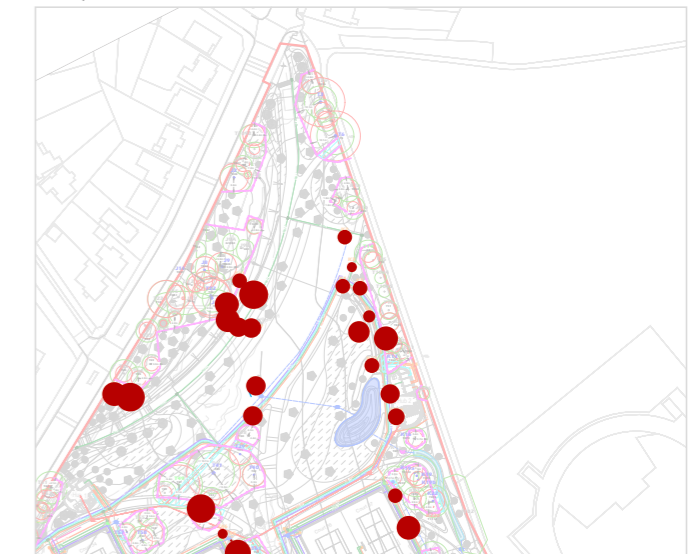
|                           | CURRENT PLANNING APPLICATION (APRIL 2022) | GLA PLANNING ADDENDUM (APRIL 2024) |
|---------------------------|---|------------------------------------|
| Existing veteran trees    | All 41No. retained                        | All 41No. retained                 |
| Proposed additional trees | 1,500                                     | 1,500                              |
| Proposed tree removals    | 296                                       | 300                                |
| Proposed tree transplants | 18  | 18                                 |

2.2.3 As described above, off site design proposals within Wimbledon Park include additional planting, funding of which will be secured in the S106 Agreement, as part of the package of wider improvements. It is estimated that this could include a minimum of 45 additional trees.



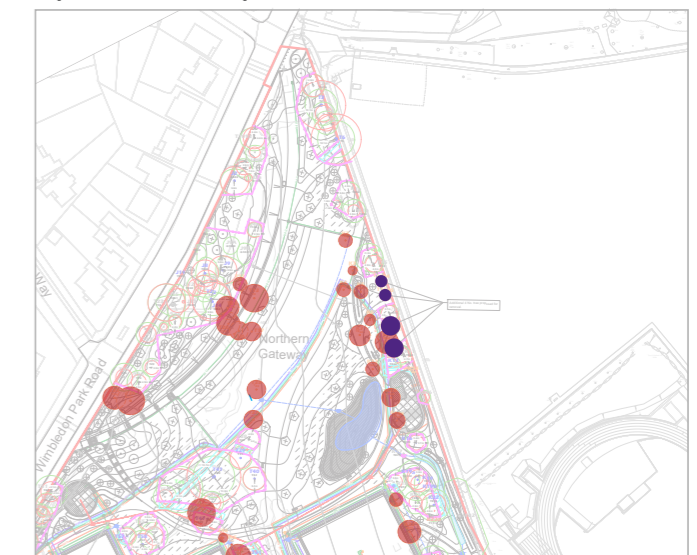
The four further tree removals as part of the April 2024 addendum. These removals facilitate better physical and visual connectivity between Wimbledon Park and the AELTC owned site.

### May 2022 Proposals



● Proposed tree removals (Planning May 2022)

### April 2024 Proposals



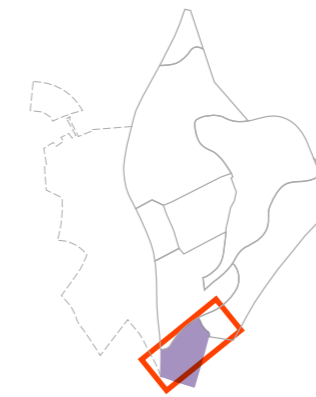
● Proposed tree removals (Planning May 2022)  
● 4No. proposed additional tree removals (April 2024)

## 2.0 Proposed Landscape Amendments

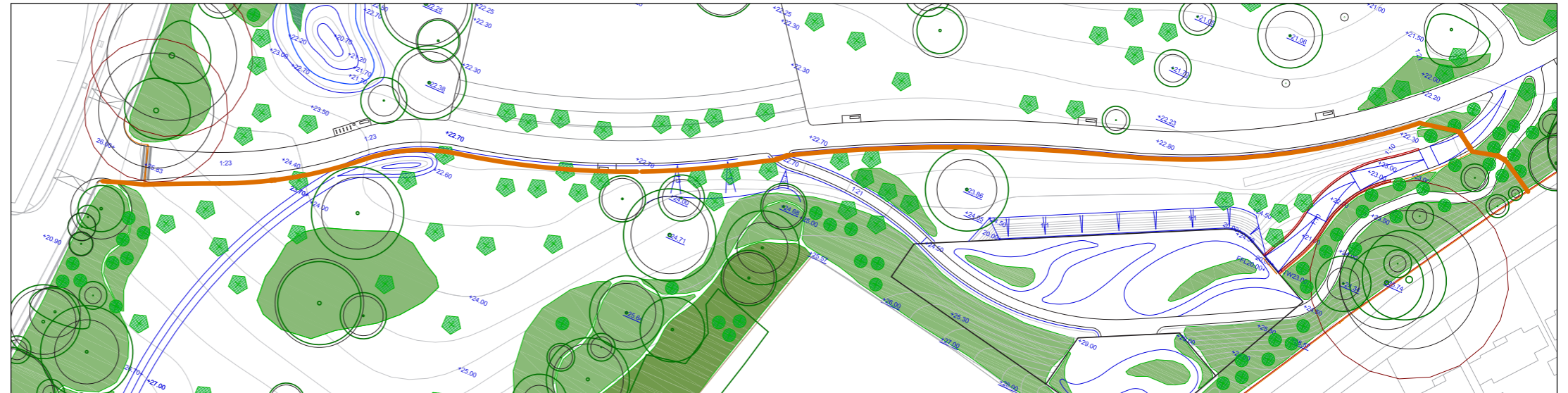
### 2.3 Southern Parkland Estate rail alignment

2.3.1 Within the Southern Parkland, the scheme proposes a minor amendment to the alignment of the estate raiing that protects the ecology area in the southernmost tip of the site. This has the benefit of delivering additional unrestricted public access of 0.3ha within the provided 9.4ha of parkland.

2.3.2 The location of the estate rail realignment has been assessed and co-ordinated in conjunction with the ecology team. It will allow the proposed ecology zone behind the fence line to operate on a restricted access basis in order to protect wildlife and plant communities at key seasonal times of year, such as ground bird nesting, and will allow for managed public access for groups and school children to learn about the ecology and habitats on site, whilst protecting this sensitive area from more intensive everyday use.

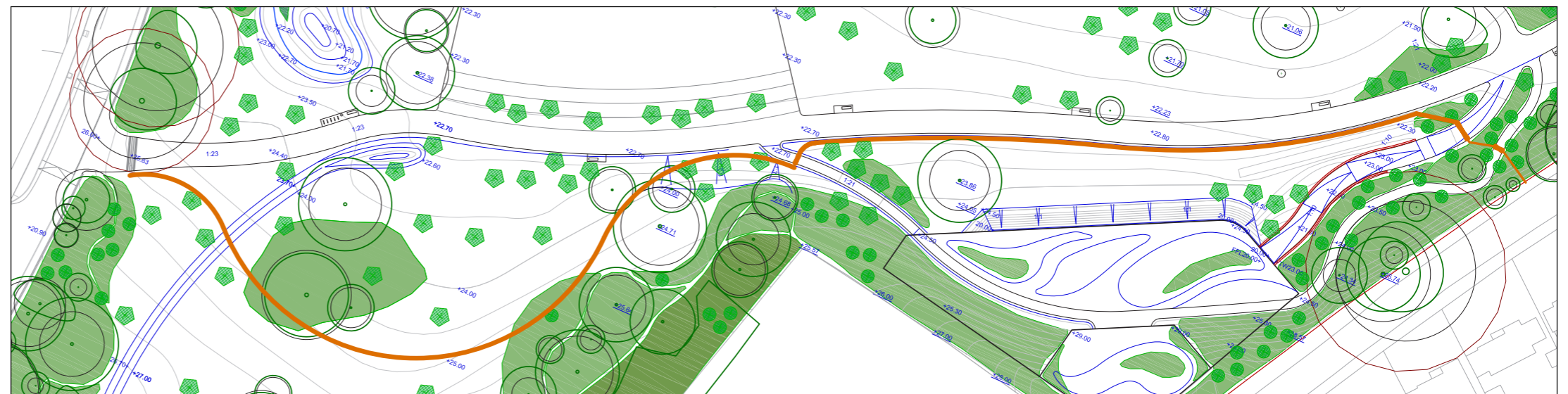


May 2022 Proposals



The May 2022 scheme that proposed the estate raiing adjacent to the public footpath.

April 2024 Proposals



The April 2024 scheme proposing the estate raiing is set back from the footway providing a further area that is openly accessible to the public.

## 2.0 Proposed Landscape Amendments

### 2.4 Potential Wimbledon Park enhancements beyond Application boundary

2.4.1 Wimbledon Park and the former golf course (and other adjacent landholdings) collectively form the Grade II\* Registered Park and Garden (RPG), designated by Historic England. At present, the RPG is listed on Historic England's "At Risk" Register due to the lack of a unified vision for the management of this fragmented C18 heritage landscape, due to multiple ownerships. The design amendments to the Northern Parkland and the increase in public access that these offer, provide the opportunity to seamlessly blend the two northern sections of both the AELTC and Wimbledon Park landholdings together, and thereby address one of the key issues identified by Historic England.

2.4.2 The illustrative plan on the right describes the potential enhancements outside of the WPP planning application boundary, which could be funded through financial contribution that would be secured in the S106 Agreement, as part of the package of wider improvements to Wimbledon Park.

2.4.3 These potential enhancements aim to:

- Provide new heritage-led landscape improvements within the public park which will not only provide a common heritage inspired landscape across this long-standing hard boundary, but will also have the potential to transform how visitors will enter and experience this part of Wimbledon Park.



Existing Google Earth aerial view illustrating the stark interface between the former golf course and Wimbledon Park.

- Create new links between the AELTC's Northern Parkland and the neighbouring Wimbledon Park through to Wimbledon Park Road.
- Provide a new integrated entrance to Wimbledon Park and the Northern Parkland to allow for combined public access, whilst separating out the existing vehicle access to the Wimbledon Park car park.

### Illustrative Vision Layout



#### Proposals within Application boundary

- 1 Additional publicly accessible parkland (1.7ha) outside of The Championships period
- 2 Additional southerly entrance to park (stepped)
- 3 Access to pond/swale feature, restored historic parkland, hard standing for events / picnic benches
- 4 Removable railing (1.8m vertical bar) across parkland (removed during The Championships).
- 5 Removable boundary railings and access gates, to match existing AELTC boundary railing style (1.8m vertical bar)

#### Illustrative proposals outside the Application boundary (subject to S106 Agreement)

- 6 Access to new purpose built public toilets, open year round
- 7 Improved consolidated park entrance experience for both AELTC & Wimbledon Park
- 8 New gates, bicycle parking, benches, water fountain, bins
- 9 Additional separation of vehicular traffic from residences and pedestrians, with hedge and buffer planting
- 10 Additional trees, woodland edge and landforming
- 11 Defragmentation of RPG & unification (disruption of linear features)
- 12 Permanent boundary railings (mainly hidden within proposed planting)

## 2.0 Proposed Landscape Amendments

### Potential Wimbledon Park enhancements beyond Application boundary

#### Wimbledon Park entrance

2.4.4 Substantial improvements to LB Merton-owned Wimbledon Park Road park entrance are planned to enhance pedestrian, cycle and vehicular access into the public park. These enhancements will dramatically improve both the functionality and visual aesthetic of this major park entrance and will be fully accessible to all park users.

2.4.5 Proposals could include pulling the whole entrance zone slightly further forward, in order to reduce the amount of hardstanding on the roadside and replace with high quality paving and railing entrance ways. To prevent cars parking across the entrance, a series of bollards could line the edge of the pavement. Whilst the existing vehicle access route to Horse Close Wood and public car park, could be moved slightly away from the residential boundary in order to provide an enhanced planted buffer. A separate pedestrian entrance could be created into the public park, using gently mounded landscape, planted with tree groups, to better segregate these uses and improve user safety.

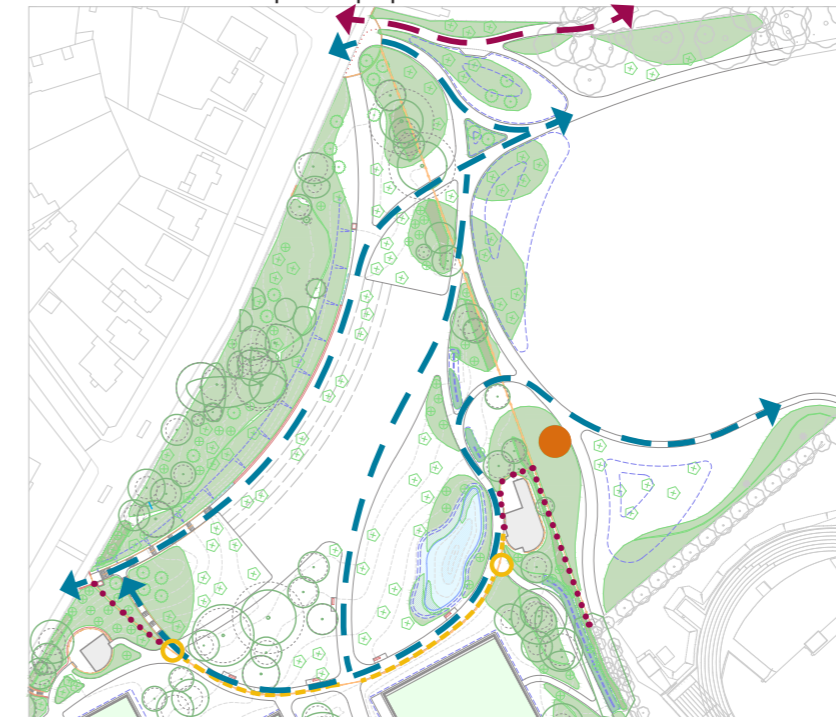
#### Path network & wider local connectivity

2.4.6 The existing public footpath that hugs the boundary of the Athletics Stadium could be realigned to connect with new east-west pedestrian path routes leading to and from the AELTC's Northern Parkland, as well as connect to new public park path connections. These can be achieved without impacting existing pitch and sports activity layouts as well as vehicular access to the Athletics Stadium. By creating this new network of paths, it could significantly enhance east-west access for residents and park users within the local area by linking 'The Grid' of Southfields, through Wimbledon Park, AELTC's Northern Parkland to Princes Way and Victoria Drive/Bathgate Road further south. In doing so, not only could this open up a large swathe of previously private land, but also help to increase residents' health and wellbeing benefits with enhanced access to high quality, varied landscapes.

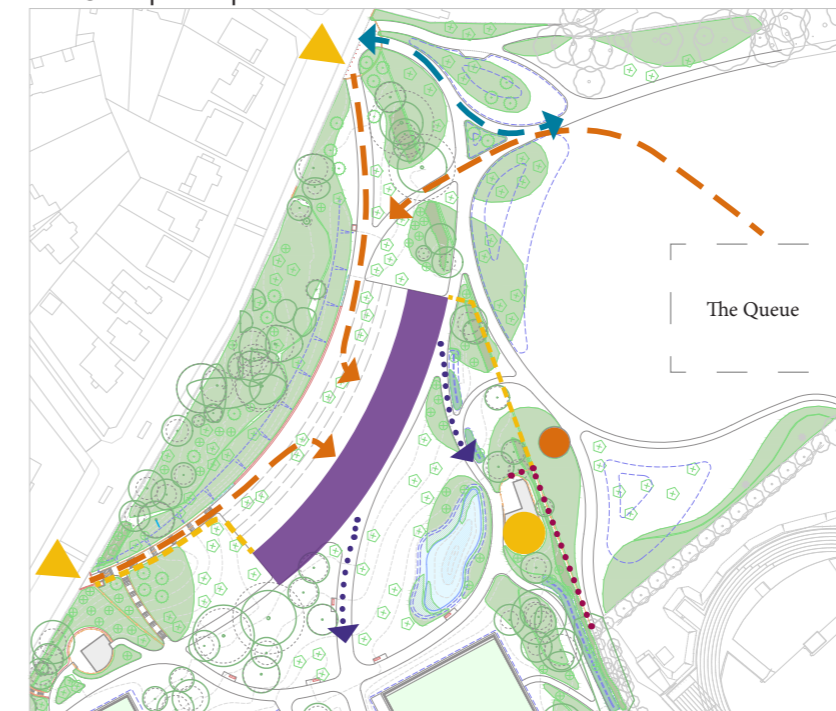
2.4.7 All of the above enhancements which lie outside of the WPP planning application boundary would be secured through a financial contribution in the S106 Agreement.

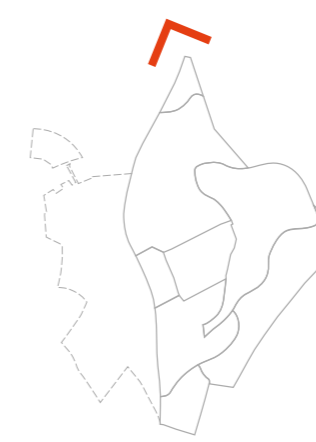
### Illustrative Vision Layout

#### Outside of The Championships period



#### The Championships





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## 2.0 Proposed Landscape Amendments

### Potential Wimbledon Park enhancements beyond Application boundary

#### Planting

2.4.8 These potential new path alignments could also create opportunities for additional and varied planting within the public park. This could include woodland belt, parkland tree groups, meadow and grasslands, without impinging on wider community activities and sporting uses of this section of the Great Field. The new path connections could also allow for an improved cycle route to link around the outer edge of the public park and enter/exit safely via the newly configured entrances on Wimbledon Park Road, creating greater connectivity with wider cycling network.

2.4.9 These suggested proposals which lie outside of the WPP planning application boundary would be secured through a financial contribution in the S106 Agreement.

#### Public WCs

2.4.10 A further possible opportunity is to provide a new toilet block facility within Wimbledon Park, again, secured through a financial contribution in the S106, for year-round public use. The illustrative plan (refer to page 22) indicates a potential location near to the Athletics Stadium boundary, but its final location is to be agreed following further stakeholder engagement and agreement. The style and form of this structure would be similar to the Hub structures proposed within the AELTC scheme and would be located within a woodland tree belt with understory planting to help minimise its impact on the historic landscape.

#### Views

2.5.0 It will also be important to create strong east-west views between Wimbledon Park and the new publicly accessible Northern Parkland, to help blur the boundaries between the two open spaces and strengthen the visual connection. By removing four additional 'C' Grade trees from the Wimbledon Park boundary, new path connections can be made and new sightlines established. By stitching the two sides together, it will help to unify the remnant C18 estate landscape and begin to address some of the park fragmentation issues raised within Historic England's 'At Risk' register for the site.



Existing Google Streetview illustrating the fragmentation between Wimbledon Park and the former Golf Course.



2.5.1 Public Experience - View from Wimbledon Park Road

View towards reconfigured Wimbledon Park Road entrance illustrating a transformational arrival experience compared to the current fragmented scenario. This illustrates the overall vision for a coordinated approach which would be subject to separate S106 & S278 agreements outside of the application boundary.



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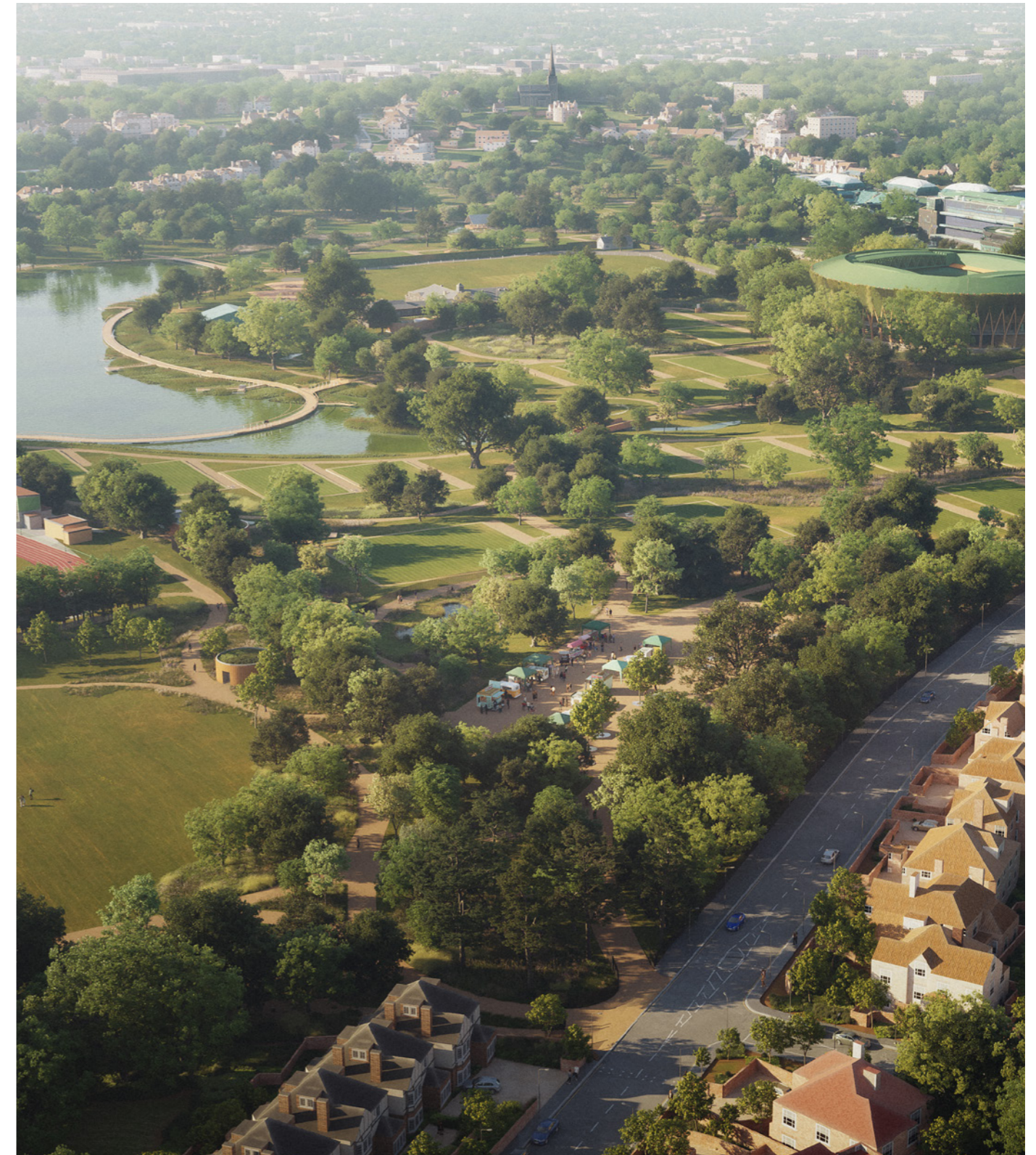
## 3.0 Landscape & Heritage Benefits Summary

3.1.1 The landscape enhancements described within the Application boundary and those outside (which could be realised using funding secured by the S106 Agreement), could have a truly transformative impact on the heritage of the Grade II\* Registered Park and Garden (RPG), which comprises of the AELTC Application site, Wimbledon Park and other adjacent landholdings.

3.1.2 In summary, the combined on and off-site enhancements, would help to:

- Secure increased public access to a heritage landscape by an additional 1.7ha within Northern Parkland and 9.4ha within Southern Parkland, giving a total of 11.1ha overall.
- Address the lack of a cohesive vision for the RPG and its landscape management by providing a strategy for the Northern Parkland and Wimbledon Park interface.
- Address land fragmentation issues, caused by multiple ownerships, by softening the northern ownership boundary and stitching the two landholdings together, through removal of railings, a small number of trees and sensitive new planting.
- Strengthen the heritage character of the remnant C18 estate, through sympathetic landscape design and planting.
- Improve the legibility of entering into a high quality, historic landscape, by providing a significantly enhanced entrance arrival.
- Enhance historic views of the restored parkland, lake and St. Mary's Church through careful site planning.
- Proposals help address the significant issues raised by Historic England within their 'At Risk' Register and help to mitigate these.

- Strengthen physical east-west links, through an enhanced path network, helping to increase connectivity within and beyond the heritage landscape into the wider neighbourhood context.
- Enhance 'accessibility for all' throughout the public parklands.
- Enhance access to amenity and recreational facilities, as well as greater contact with nature, helping to provide wider health and wellbeing benefits for the local community.



CGI view looking south of the proposed Northern Parkland gateway space including illustrative public park enhancements outside of the Application boundary that are subject to a separate S106 Agreement.

# APPENDICES

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## Appendix A - Plans

Planning Addendums Comparison Plan

## Appendix B - Biodiversity Net Gain (BNG)

### Update

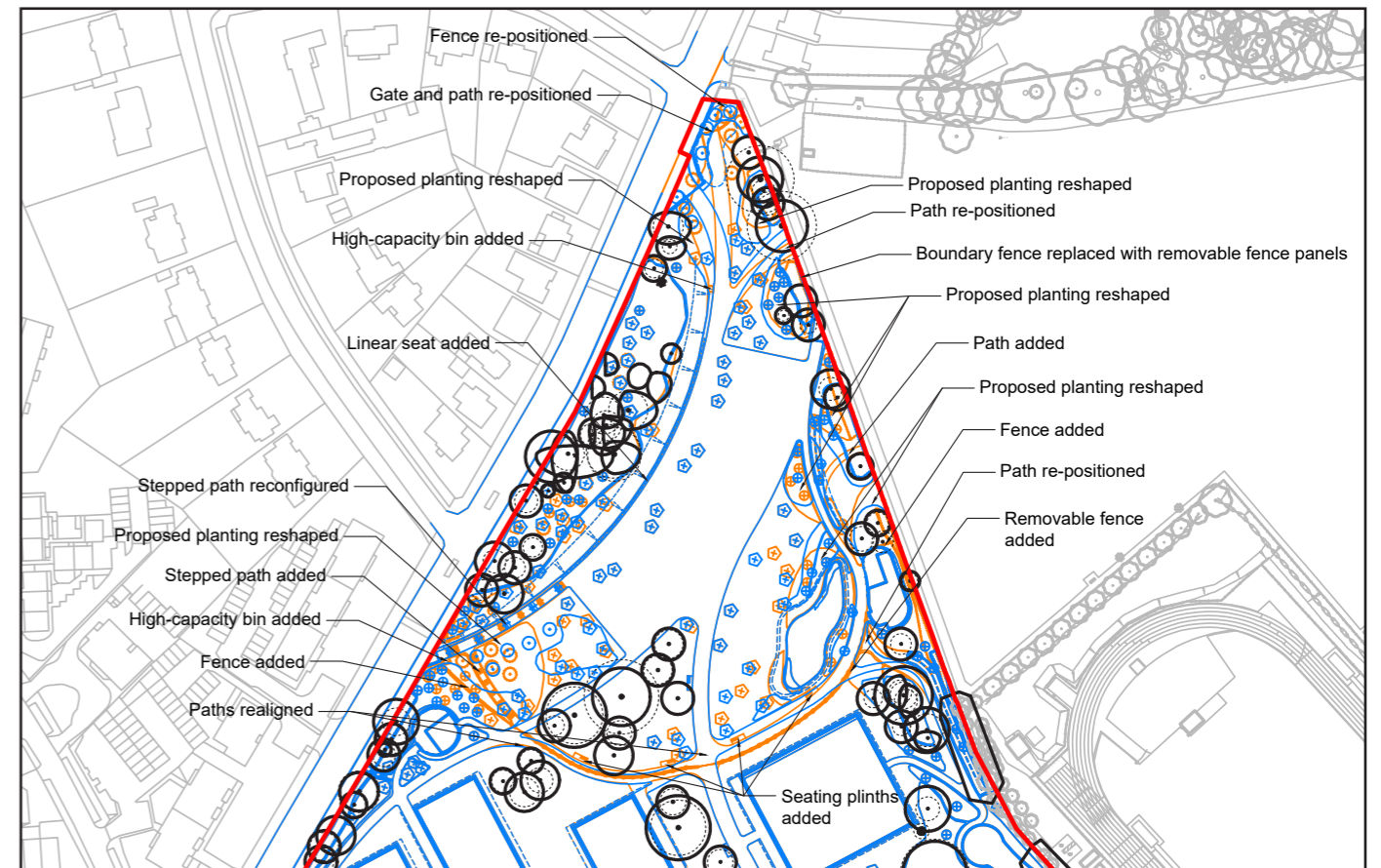
An update on Biodiversity Net Gain metric 3.1

## Appendix C - Updated DAS Diagrams

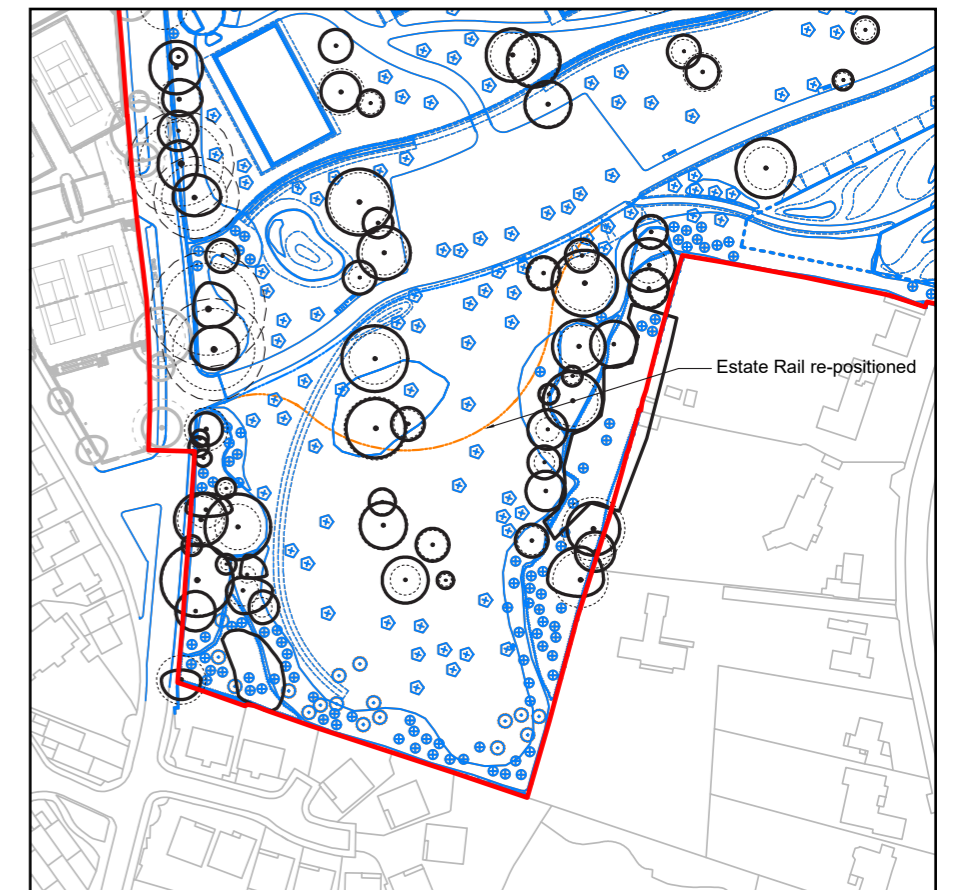
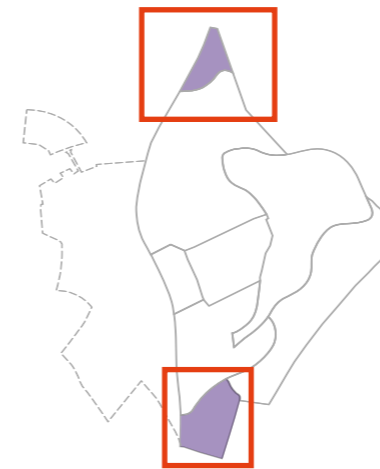
Updated diagrams from the original May 2022 planning Design & Access Statement, updated to respond to design changes within this addendum.

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# Appendix A - Masterplan



LUC overlay drawing 51365-LUC-XX-XX-DR-L-02067-S2-P01 illustrating the 2022 planning scheme in blue and the current 2024 proposal in orange. Inset plan of the Northern Parkland (above) and Southern Ecology Zone (right).



LUC overlay drawing 51365-LUC-XX-XX-DR-L-02067-S2-P01 illustrating the 2022 planning scheme in blue and the current 2024 proposal in orange.



## Appendix B - Biodiversity Net Gain (BNG) Update

A Biodiversity Net Gain 3.1 Assessment was submitted in May 2022 (hereafter referred to as 'the 2022 Assessment'), in support of the Wimbledon Park Project. A further update of the Metric 3.1 (hereafter referred to as 'the 2024 Assessment') is now provided which takes into account minor design changes to the Northern Parkland and discussions with London Wildlife Trust.

The 2024 Assessment has adopted an increasingly precautionary approach to the assessment by reducing the condition of the created and enhanced habitats. A further key change included the removal of the habitat type previously classified as 'wood pasture and parkland'. This habitat type had previously been included to reflect the presence of veteran trees and was calculated by accumulating the total canopy area. On re-survey of the Site and following discussions with the London Wildlife Trust, it was agreed that the use of this habitat classification was not accurate because it lacked the key features of wood pasture and parkland. As a result, much of the habitat type was reclassified as tree lines to accurately reflect the linear tree planting which delineates the golf course. This approach has been agreed with and supported by London Wildlife Trust.

The 2022 Assessment reported a 12.93% increase in habitat units, a 44.93% increase in hedgerow units and a 100% increase in river units.

The 2024 Assessment, provided as part of the Planning Addendum, and which accounts for the changes described above, together with the minor changes to the design of the Northern Parkland, reports a 22.95% increase in habitat units; a 19.09% increase in hedgerow units of which 6.28% is on-site and 12.81% is off-site and a 100% increase in river units.

The overall BNG results are as follows:

| Wimbledon Park Project | Indicative Biodiversity Net Gain |
|------------------------|----------------------------------|
| Hedgerow Units         | +19.09%                          |
| Habitat Units          | +22.95%                          |
| River Units            | +100%                            |

This breaks down as the following when considering onsite & offsite proposals:

| Wimbledon Park Project | Indicative on site Biodiversity Net Gain | Indicative off site Biodiversity Net Gain |
|------------------------|--|---|
| Hedgerow Units         | +6.28%                                   | +12.81                                    |
| Habitat Units          | +22.95%                                  | -   |
| River Units            | +100%                                    | -   |

### Urban Greening Factor (UGF)

The updated UGF Score is 0.88. Previously it was 0.90. As per the change in BNG score, the reason for the small change in the UGF score is a due to the minor changes to the design and changes to the classification of the habitats. The UGF score achieved is significantly above what is required by planning policy (0.4 for predominantly residential developments and 0.3 for predominately commercial developments).



Plan showing BNG 2024 Assessment with measured habitat areas generating +10% BNG. May 2022 DAS reference 3.3.6 Ecological Proposals - BNG Plan, p.224

## Appendix C - Table of DAS Diagram Changes

Owing to design changes illustrated within this planning addendum the following design & access statement (DAS) diagrams which were submitted as part of the May 2022 planning have been updated to align with the April 2024 proposals. Note these are in addition to those previously shown within the addendum.

| DAS Figure                               | DAS Reference                                     |
|--|---|
| Proposed Illustrative masterplan         | 3.3.3 Year Round, p.212                           |
| Proposed Masterplan                      | n/a   |
| Tree Planting Proposals                  | 3.3.7 Trees - Tree Planting Proposals, p.232      |
| Hard Landscape Proposals                 | 3.4.10 Materials Palette - Hard Landscape, p.328. |
| Furniture Proposals                      | 3.4.11 Furniture - Furniture Locations, p.348.    |
| Fencing Proposals                        | 3.4.10 Materials Palette - Fencing, p.344.        |
| Court Use                                | 3.3.2 Tennis Courts, p.204                        |
| Operational overview - The Championships | 3.3.5 The Championships, p.218                    |

## Proposed Illustrative Masterplan



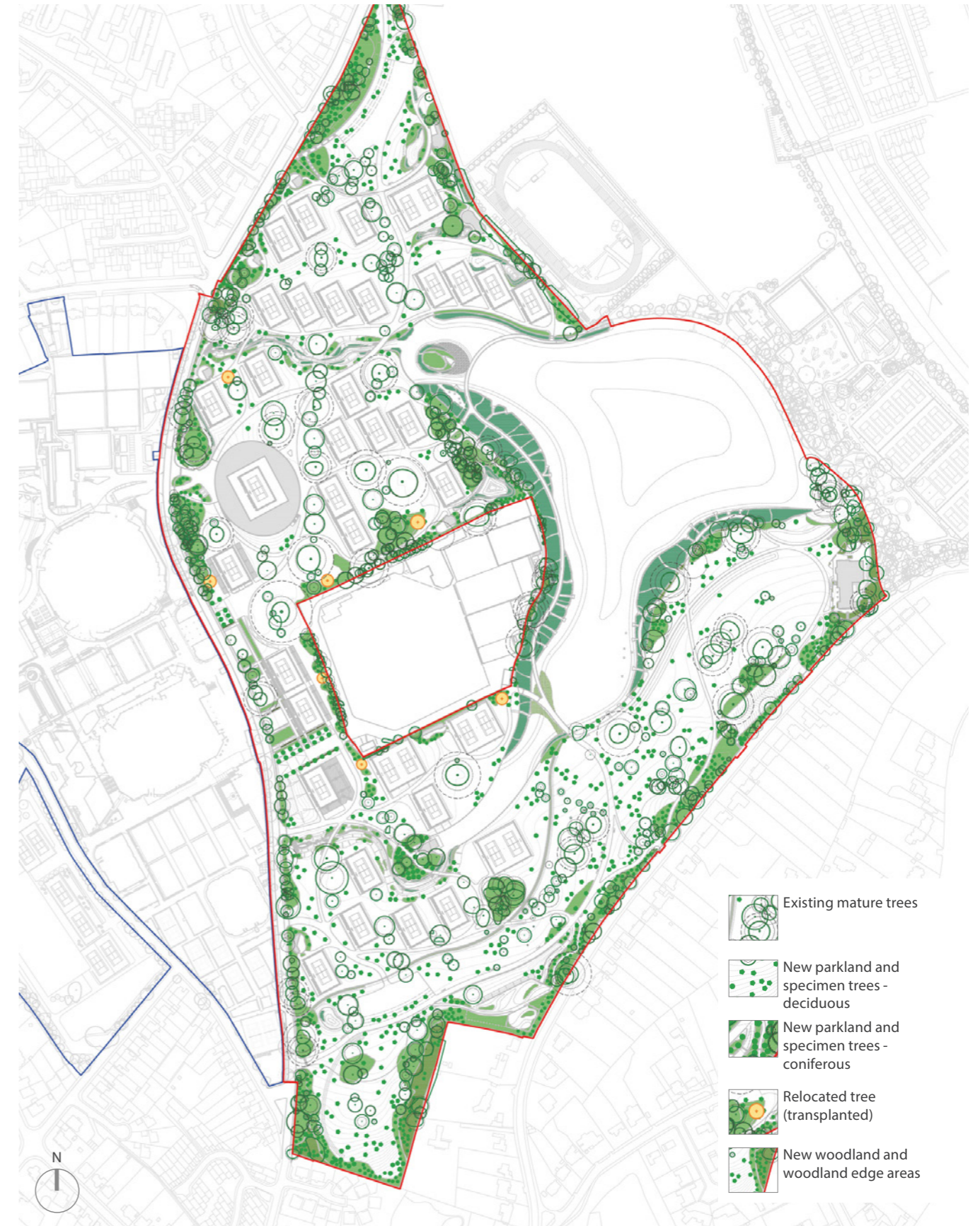
The April 2024 coloured illustrative masterplan for planning. May 2022 DAS reference 3.3.3 Year Round, p.212

## Proposed Masterplan



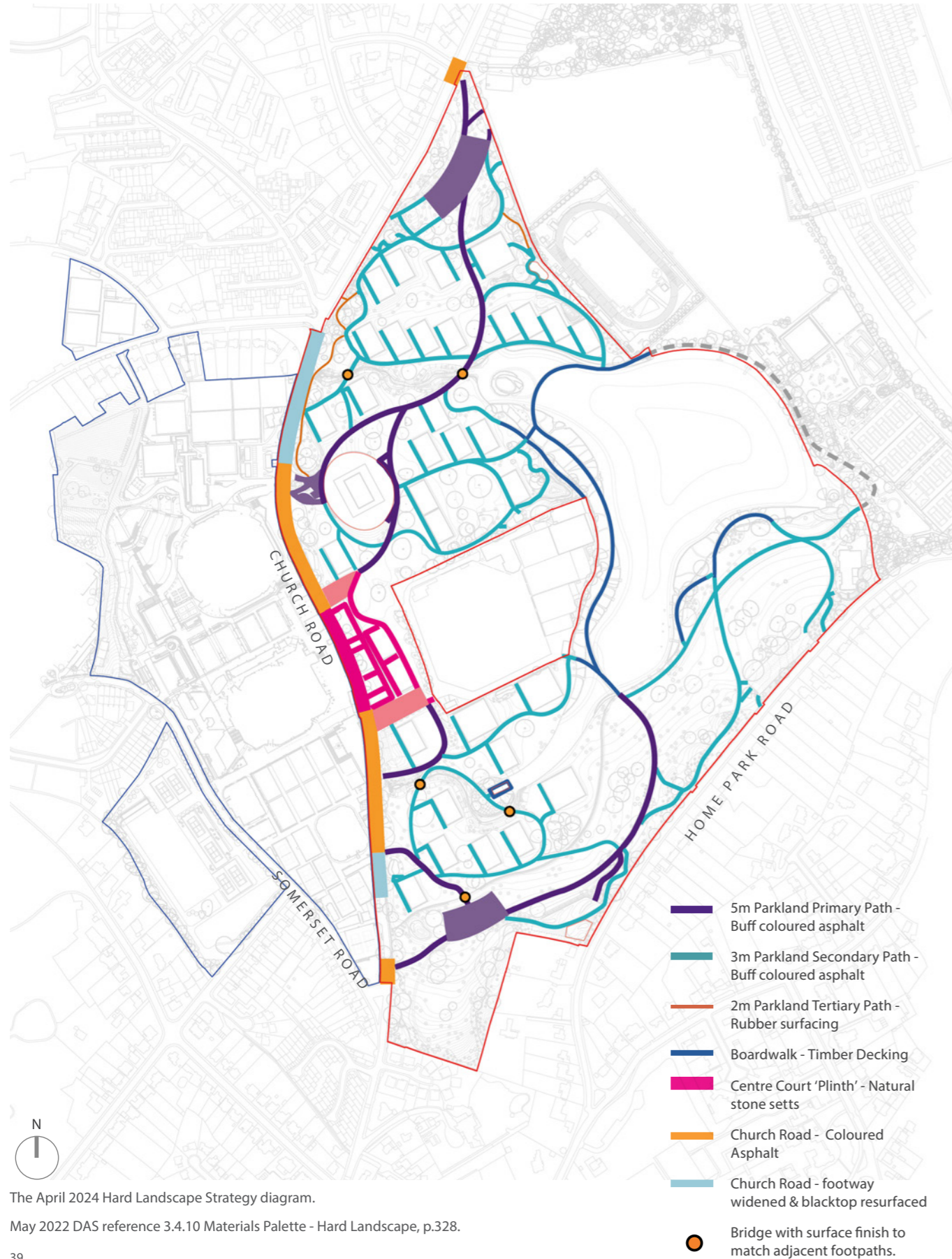
LUC general arrangement drawing 51365-LUC-XX-XX-DR-L-02062-S2-P03.

## Tree Planting Proposals



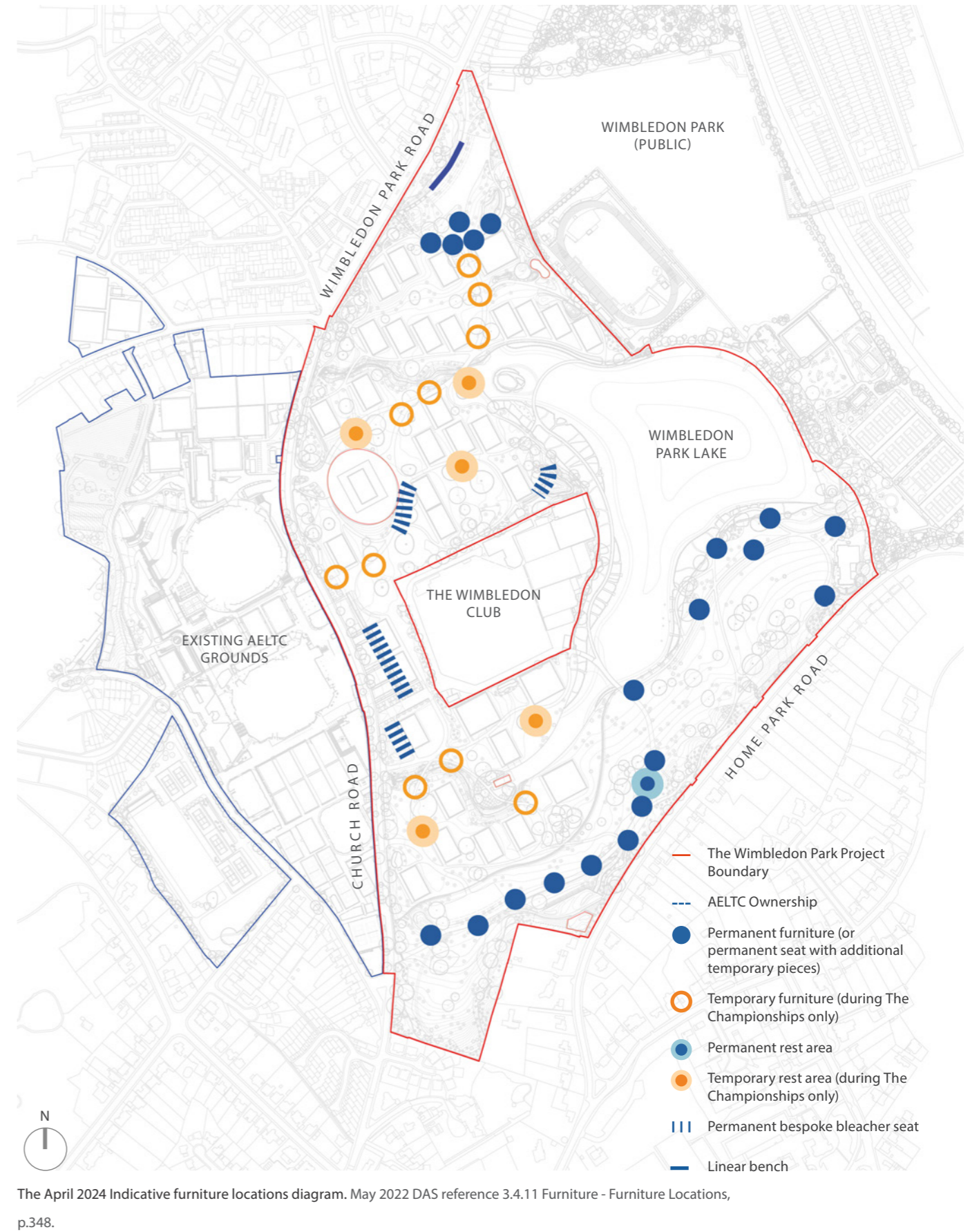
The April 2024 AELTC Wimbledon Park Project Tree Planting Proposals. May 2022 DAS reference 3.3.7 Trees - Tree Planting Proposals, p.232

## Hard Landscape Proposals



The April 2024 Hard Landscape Strategy diagram.  
May 2022 DAS reference 3.4.10 Materials Palette - Hard Landscape, p.328.

## Furniture Proposals

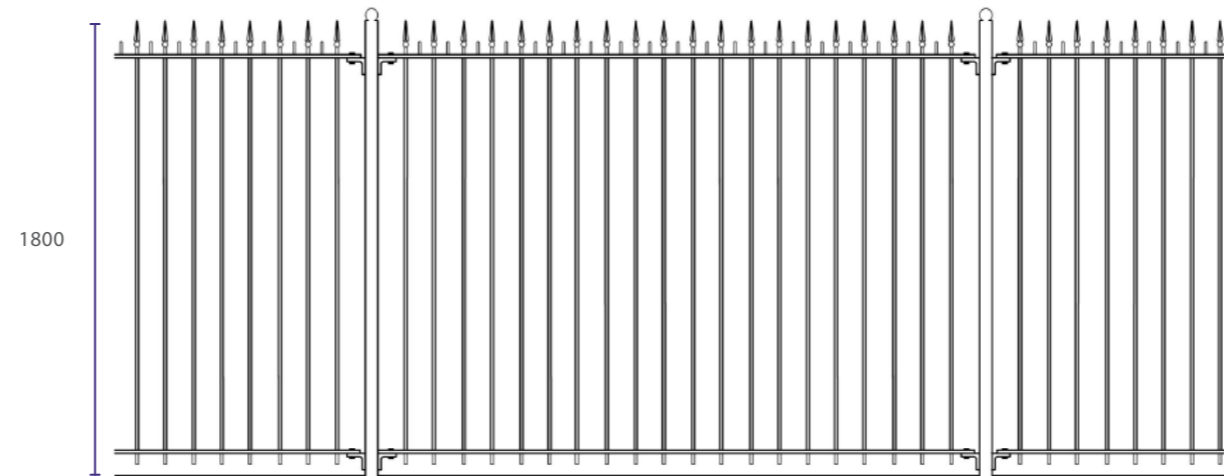


The April 2024 Indicative furniture locations diagram. May 2022 DAS reference 3.4.11 Furniture - Furniture Locations, p.348.

## Fencing Proposals

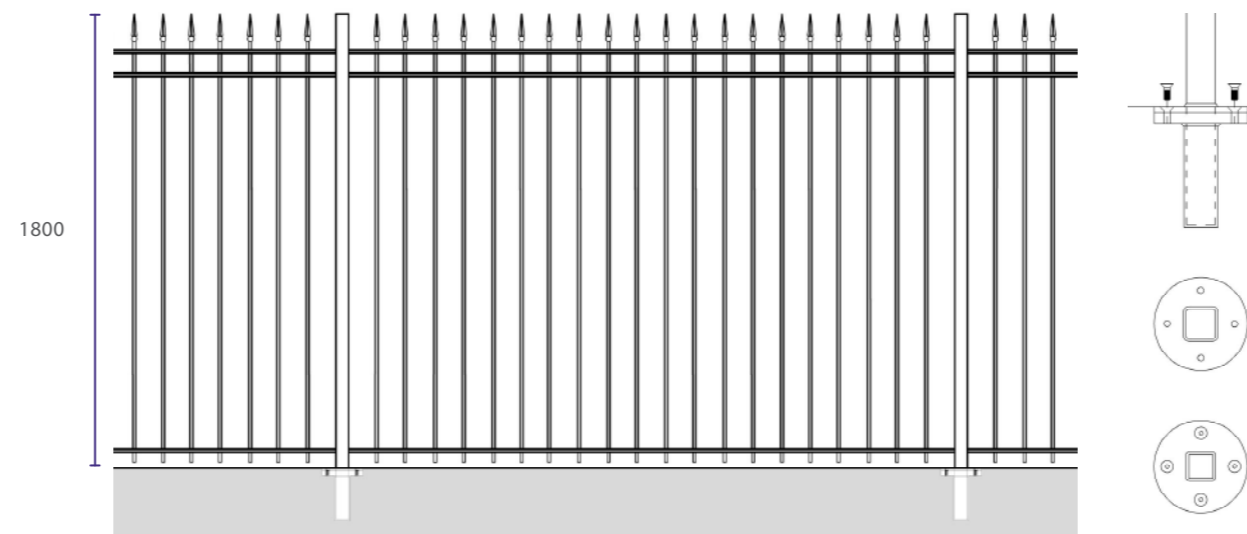
### Fixed Vertical Bar Railing - Wimbledon Park Boundary

1.8m height vertical bar railing with finials, powder coated black to match existing railings on Church Road.



### Removable Vertical Bar Railing - Wimbledon Park Boundary & Inner Northern Parkland

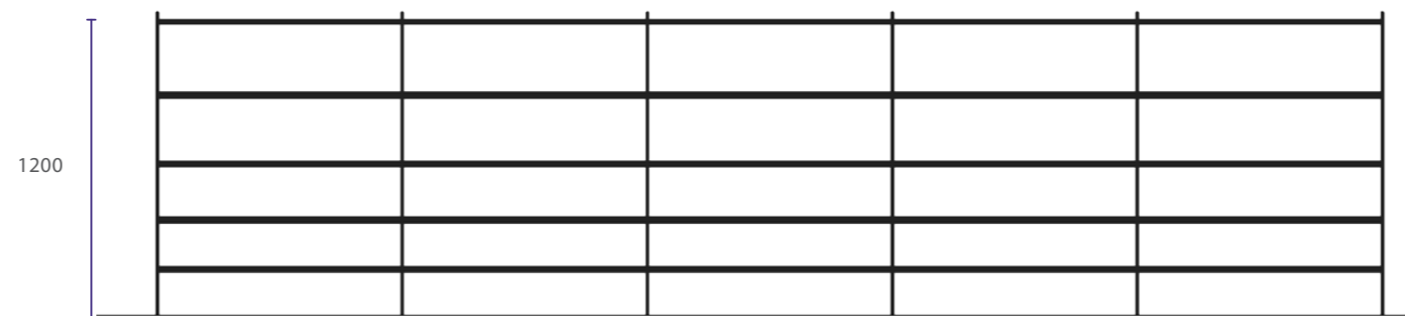
1.8m height vertical bar railing as per fixed railing detail but with removable panels and concealed floor mounted socket.



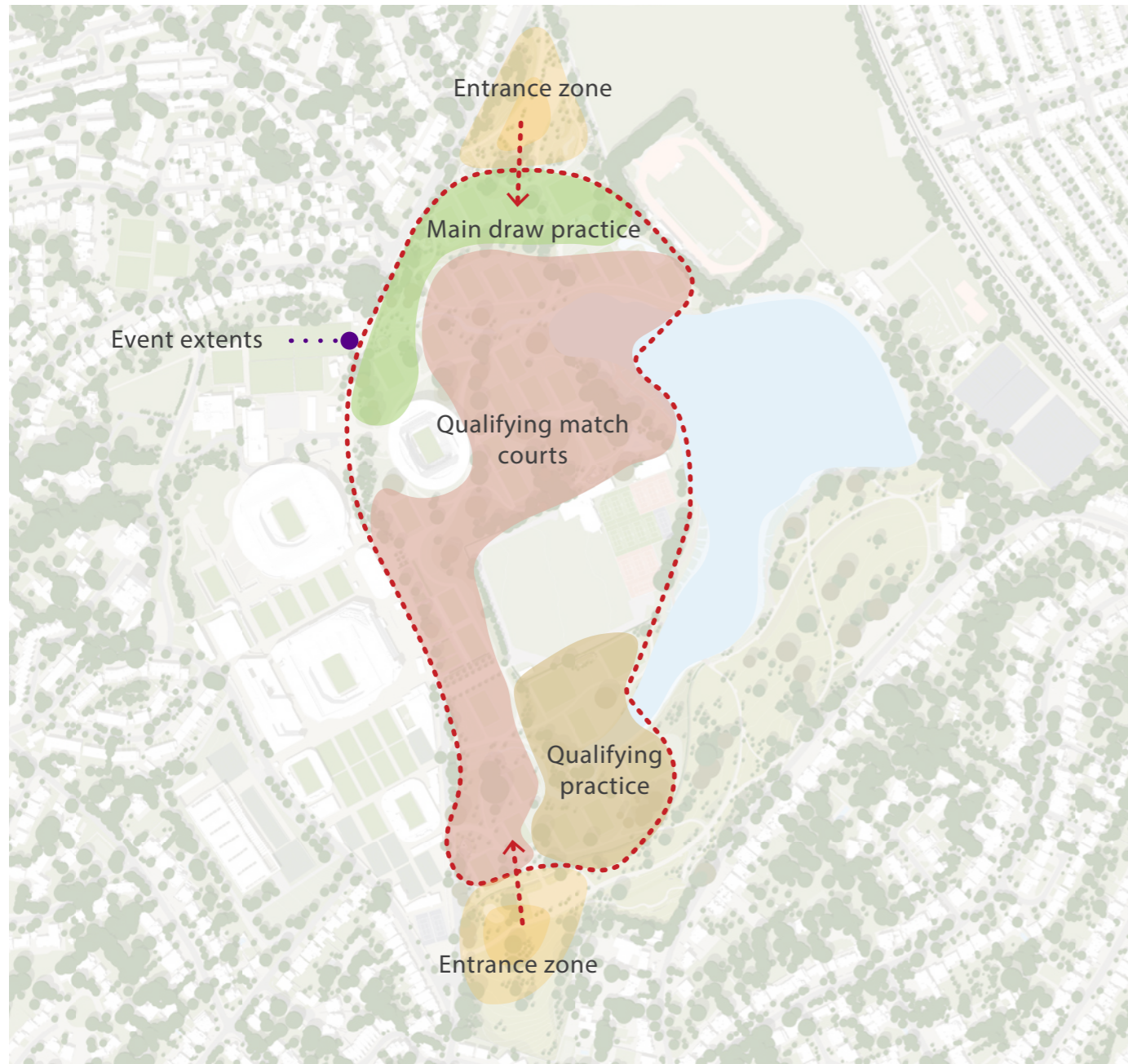
### Estate Railing

1.2m height estate rail, powder coated black and will be used as internal boundary definition and tree protection.

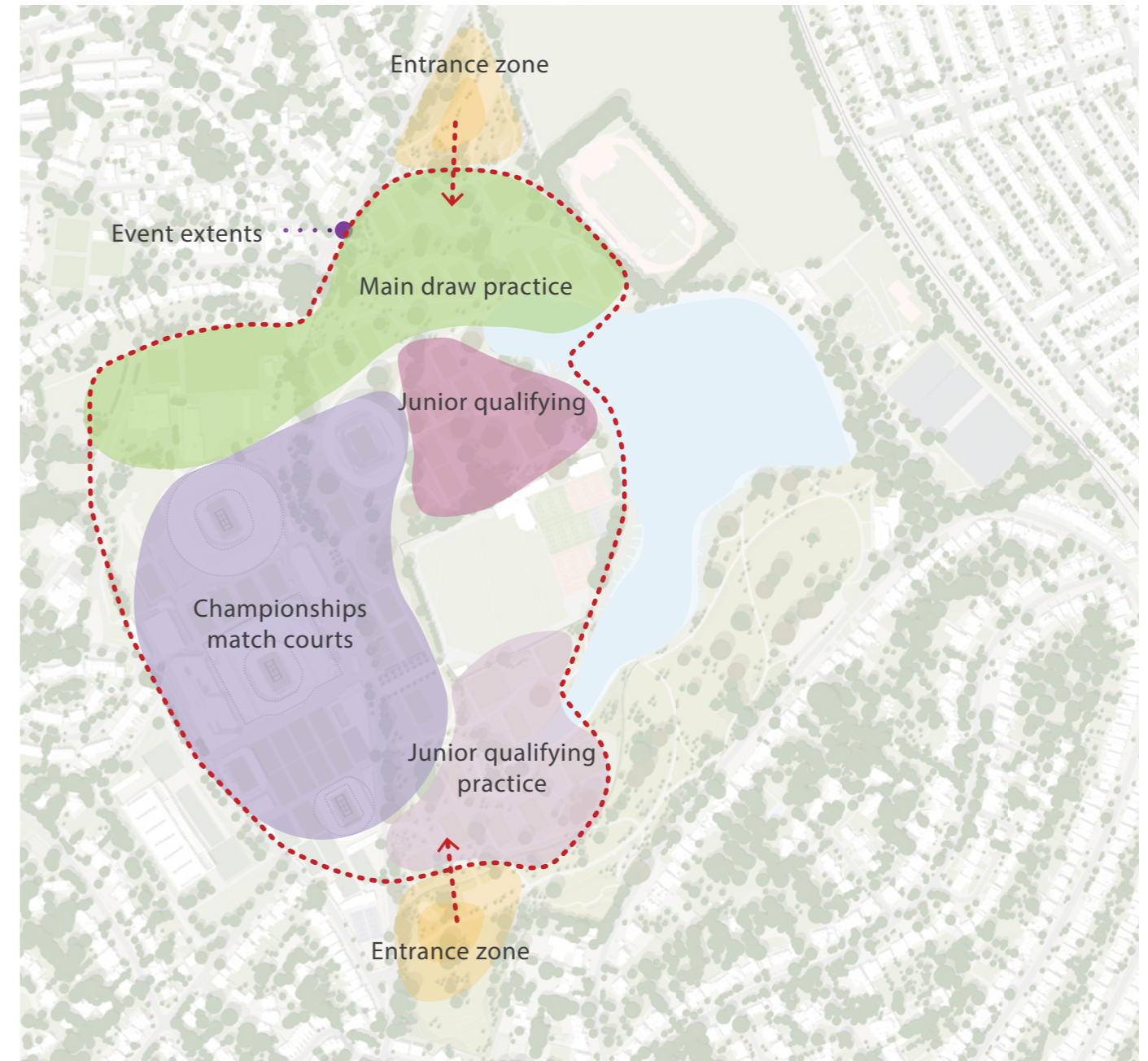
This boundary type reflects the historic parkland landscape and is also used as part of the Ha-ha boundary treatment.



## Court Use



Qualifying Week



Championships Week 1

## Court Use



Championships Week 2



Outside of the Championships period.

# Operational Overview - The Championships

This diagram outlines the operational arrangements for The Championships.

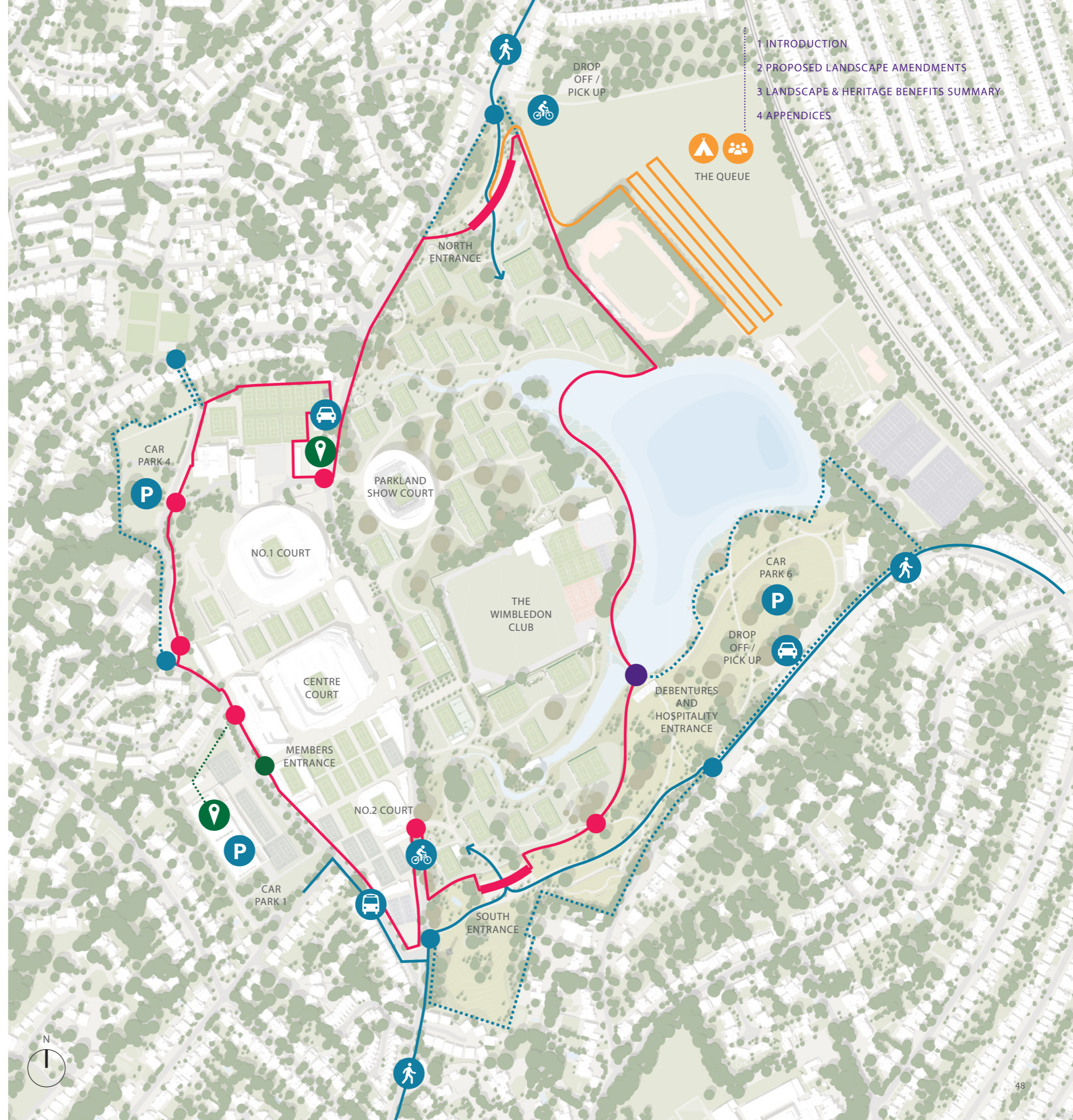
The number of entrance points for guests will be consolidated into two main access points - one north and one south - both situated within the parkland providing a unified arrival experience that also reduces queuing times. This will in turn reduce foot traffic and queues along Wimbledon Park Road. The northern entry will also cater for the Queue, which is proposed to remain in its current location, but should mean that Queuers are able to enter the site more quickly than today.

Public car parking on site will be significantly reduced, supported by a park and ride service and greater support for cyclists and micro-mobility.

The 493 bus will be rerouted locally to avoid the closed section of Church Road.

Championships Operations Diagram

- Secure event boundary
- - - Soft ticket check
- The queue
- 📍 Player drop off
- P Car parking
- 🚶 Walking route
- 🚌 Bus stop
- 🚲 Cycle Parking
- 🚗 Taxi rank and ride share drop-off
- Entrance



- 1 INTRODUCTION
- 2 PROPOSED LANDSCAPE AMENDMENTS
- 3 LANDSCAPE & HERITAGE BENEFITS SUMMARY
- 4 APPENDICES



DROP OFF / PICK UP

NORTH ENTRANCE

CAR PARK 4

PARKLAND SHOW COURT

NO.1 COURT

THE WIMBLEDON CLUB

CAR PARK 6

DROP OFF / PICK UP

DEBENTURES AND HOSPITALITY ENTRANCE

CENTRE COURT

MEMBERS ENTRANCE

NO.2 COURT

CAR PARK 1

SOUTH ENTRANCE







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