



AELTC WIMBLEDON WIMBLEDON MASTER PLAN CONSULTATION APRIL-JUNE 2013 NOVEMBER 2013



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1.0 INTRODUCTION

1.1 SUMMARY

This Consultation report has been prepared to summarise the preliminary public consultation exercises that have been undertaken by The All England Lawn Tennis Club (“AELTC”) to:

- inform neighbouring residents, local stakeholders and the wider public of the Wimbledon Master Plan vision and its long term objectives for the AELTC’s future improvement and development, and
- obtain the views of interested parties on the proposals.

The report is set out in four parts:

Section 1: Introduction – this section explains the principal objectives of the Master Plan; it also sets out the purpose and intended status of the Master Plan.

Section 2: Consultation Summary – this section summarises the entire consultation process that has been carried out to date, how and where this was done, the people who were invited, the format of the consultation and the information provided. This section also summarises the feedback which has been received from each of the meetings in general terms.

Section 3: Preliminary Responses and Next Steps – this section outlines the next stages in the process and the anticipated next steps.

Appendix 1: This appendix includes more details of the feedback received.

Appendix 2: This appendix includes details of the Wimbledon Foundation and the AELTC’s community development and charitable activity.

1.2 THE OBJECTIVES OF THE WIMBLEDON MASTER PLAN

The principal objectives of the Master Plan are summarised as follows:

- To maintain The Championships as the premier tennis tournament in the world and on grass.
- To strengthen and enhance Wimbledon as a world class sporting venue of national and international significance.
- To conserve the venue’s unique and special heritage.
- To ensure that all new building and landscaping is of world-class quality appropriate to the venue’s international status and reputation.
- To continue to make a positive contribution to the local neighbourhood and community.
- To reduce carbon emissions from the site and efficiently manage event carbon emissions.
- To establish a long term framework to ensure that future development is carried out in a co-ordinated, sustainable and resilient manner.

1.3 THE STATUS AND PURPOSE OF THE WIMBLEDON MASTER PLAN

The Wimbledon Master Plan is not being submitted to the London Borough of Merton for formal planning approval. The Master Plan is an informative pre-cursor to a series of individual planning applications that will in due course be submitted for approval for those elements of the Master Plan that the AELTC decide to proceed with. It is intended to inform and re-assure the Council and Consultees that:

- The site is not going to be developed in a random or ad-hoc manner;
- There is an overarching vision for securing the long term future of the venue as a world class facility for spectators and participants, keeping Wimbledon at the forefront of world tennis;
- There is a comprehensive framework within which the individual proposals that will be put forward over time can be considered in detail.

2.0 THE OVERALL STAGE 1 CONSULTATION REPORT

2.1 THE CONSULTATION PROCESS – SUMMARY

The conceptual Wimbledon Master Plan has been evolving since late 2011 and on the 23 April 2013 the preliminary plans were announced publicly at a press conference.

Leading up to this, a summary document of the Master Plan was issued to Merton Council on 27 March 2013. This was then followed by a site meeting with a number of Council Officers on 17 April. It was explained at this meeting that there was to be a press conference on the Master Plan followed by a presentation to residents.

The presentation to local residents was held on the same day as the Press Conference (23 April), outlining the vision and objectives of the Master Plan. Considerable interest from the local residents resulted and it was decided to hold three additional workshop style meetings to allow local residents the benefit of smaller audiences in which to be able to raise questions and discuss the proposals, and for the AELTC to receive their feedback. These workshops were held on the evenings of the 23 May, 29 May and 11 June 2013 at the AELTC.

Prior to the press conference, advance sighting of the Press Release was sent to Merton Council Leaders as a matter of courtesy, with an offer of a presentation to interested Councillors. Councillor Nick Draper responded to this and an invitation to a presentation of the Master Plan proposals at the AELTC on Wednesday 12 June was subsequently issued to all Cabinet Members, Members of the Planning Committee and the Ward Councillors for Village, Wimbledon Park and Hillside wards.

2.2 PRESS CONFERENCE – 23 APRIL 2013

The press release outlined the vision for the future of the AELTC's Grounds and explained that this would form the framework which would guide and coordinate each element of the gradual development and improvement of the site. The key objectives were outlined as set out above in Section 1.2:

News of the vision was covered by the majority of the main national and international press outlets and agencies, some of which included the link to the video of the Master Plan proposals on the AELTC website.

The following are references to some of the articles related to the April Press Conference:

- AELTC – Wimbledon Master Plan (<http://bit.ly/Y1kOZX>)
- The Independent - Wimbledon announce plans for another retractable roof at the All England Club (<http://ind.pn/HWVZr5>)
- Daily Mail - Wimbledon to install new roof on No 1 Court and prize money increases (<http://dailym.ai/15E8y3Q>)
- The Telegraph – ‘All England Club intend to build retractable roof over number one court for 2019 Wimbledon Championships (<http://bit.ly/1arHYLQ>)
- BBC – ‘Expansion and innovation part of Wimbledon Master Plan (<http://bbc.in/11hczpw>)

2.3 NEIGHBOURS' PRESENTATION – 23 APRIL 2013

The initial Neighbours' presentation was held at the AELTC on the evening of the 23 April. Around 300 neighbouring households and local resident groups in proximity to the AELTC, as well as wider local interest groups, were invited and of these a total of 72 people attended the meeting.

The Master Plan was presented to local residents, explaining the proposed vision and objectives for the AELTC for the next 10-15 years. Members from the team presented the Master Plan, speaking to an electronic presentation. Following the presentation the neighbours were given an opportunity to ask questions of the team and make any comments or statement regarding the Master Plan.

A variety of issues and concerns were raised together with expressions of support for the continuing presence of the AELTC and The Championships and the overall improvements to the Grounds outlined in the Master Plan. The key topics and issues that were raised are summarised later in this section. It was evident from the numbers of attendees at this meeting that there was considerable interest in the Master Plan and that in order to be able to hear and respond to all interested parties' questions and comments it would be beneficial to hold three smaller “workshop” style meetings with local residents in smaller groups (as per Section 2.1 and 2.4).

2.4 NEIGHBOURS' WORKSHOPS – 23 & 29 MAY, 11 JUNE 2013

The evening workshops held as a follow-up to the April neighbourhood meeting were attended mainly by residents of Newstead Way, Somerset Road, Burghley Road, Bathgate Road, Marryat Road, the Oakfield Estate and Oakfield Road. The meetings on the 23 May, 29 May and 11 June were attended by a total of 87 residents. At each of the meetings, attendees were given the opportunity to divide into smaller groups around two or three tables, each set up with presentation boards summarising all aspects of the Master Plan proposals, with members of the team in attendance to answer queries and listen to feedback.

2.5 LB MERTON COUNCILLORS' PRESENTATION – 12 JUNE 2013

London Borough of Merton Cabinet Members, local Ward Councillors and Planning Committee Members were invited to this presentation of the Master Plan at the AELTC. This meeting was attended by 11 Councillors in total and took the form of a presentation followed by a question and answer session.

2.6 SUMMARY OF CONSULTATION RESPONSES

A range of issues were raised at the various meetings and presentations. The responses from each meeting are set out in more detail in Appendix 1 of this report. The summary provided here organises the comments into five main categories:

- General comments relating to the AELTC generally, the Master Plan or other development issues as a whole
- Comments in relation to the Northern Area
- Comments in relation to the Central Area
- Comments in relation to the Southern Apex
- Comments in relation to the Somerset Road site

General Comments Summary

Most attendees supported the idea that the AELTC should retain and reinforce its role as an important and prestigious international sporting venue and accepted that this involves on-going development and improvement. This support was balanced by questions that were raised about the AELTC's impacts on its neighbours and the surrounding area and what it does to mitigate and offset these impacts.

A number of local residents indicated that whilst they support the ongoing presence of the annual Championships at the AELTC and recognise the benefits it has for Wimbledon as a whole, The Championships' event and the ongoing development and improvement work do have impacts on local residents; They said that these impacts would be more tolerable if there were more tangible benefits for neighbours such as free tickets to the event or priority status as applicants for tickets.

Concern was expressed about the impact of construction activity related to the setting-up for the temporary facilities for The Championships and ongoing permanent site improvement works. It was felt that there was scope for improvement in the way that construction traffic and other construction activities are managed as well as in relation to communication regarding current and forthcoming activities.

Questions were asked about whether anything can be done to improve or ameliorate traffic congestion during The Championships' fortnight.

Many attendees were not aware of the various local community initiatives and activities that are supported by the AELTC. It was suggested that the AELTC should raise the profile of all the support the AELTC gives to local organisations and facilities.

The phasing of work was raised by a number of participants. Some felt that it is better to ensure that projects are carefully phased so that there is some respite from construction activities on some parts of the site for periods of time; others were concerned that phasing meant long-term continuous development; there is a need for clearer information and communication about likely phasing plans.

Northern Area

The part of the AELTC site around Car Park 4 (CP 4) is regarded by some neighbouring residents in Bathgate Road as an amenity to which they have been allowed access under informal arrangements with the AELTC; some neighbouring residents also understood that assurances had been given historically that this arrangement was permanent and that this area of land would never be developed.

Concern was raised about the loss of Metropolitan Open Land to development and loss of open amenity space; some residents questioned the need for the re-orientation and enlargement of the practice courts area and the re-grading of the CP 4 area.

Some residents expressed concern about the impacts of the practice courts proposals on the amenity of their properties (in terms of privacy and/or security and noise) and about the impacts on them during construction work from construction and construction traffic.

Central Area

Most participants accepted the proposal to provide a roof over No.1 Court, recognising it as a logical move; others raised concern about the design and visual impact on the outlook from their properties; the need to improve the management of the impacts of the construction process was raised.

Southern Apex

Concerns were expressed about the impact on traffic and pedestrian movement of increasing the use of this entrance; community access to the indicative new queuing garden area should be considered outside The Championships' period.

Shifting the emphasis on hospitality provision from this area to the Central Area was considered a good idea.

Somerset Road

As with other parts of the site, management of the construction impacts was raised, including traffic, working hours, noise, construction staff parking, duration of works and communication with residents; additionally, concerns were expressed, mainly by Newstead Way residents, about potential excavation impacts, such as subsidence;

Design issues relating to height, location, and style of the covered courts building were raised; some neighbouring residents were concerned about the general amenity impacts of the proposed new indoor courts building on their properties; residents wished to see accurate information comparing existing and proposed building mass, heights and footprint.

Some residents expressed concern about intensification of use of the site, loss of open space and potential for noise related impacts from the new clay tennis courts and from plant associated with the new building; the need for the number of clay courts proposed was also queried by some attendees.

The means of access and traffic generation from the new underground car-park was a matter of concern for some residents; adequacy of power supplies to meet the demands of new development was raised.

The need for the pedestrian tunnel under Somerset Road was questioned, together with the length of time needed for the associated road closure;

Some residents believed that there was a right of access to parts of the site for their own recreational use and were concerned about the loss of this amenity. Others asked whether more access to the site could be given to local residents outside The Championships' period.

3.0 INITIAL RESPONSES AND NEXT STEPS

The AELTC and its advisers are currently reviewing the Master Plan and its constituent parts following the initial consultation. The complexity and inter-related nature of so many of the individual projects means that this is an intensive and time consuming task. In addition to this, design and building work is proceeding on schemes that have already been through the planning process.

The AELTC has considered all the comments made and questions raised. Many of these can only be addressed as the design develops and more detailed proposals emerge. On some of the more general issues raised, a number of actions have already been taken and commitments made for the future. In summary, these are as follows:

ISSUE/TOPIC	AELTC RESPONSE
Ensuring that the local community benefits from the presence of such a prestigious international sporting venue, with its attendant local impacts.	<p>The AELTC has for many years undertaken an extensive local community investment programme of donations, charitable contributions, development activities and other benefits directed primarily at helping the London Boroughs of Merton and Wandsworth (see Appendix 2 for more detail). More recently, the AELTC announced the establishment of the Wimbledon Foundation, its new community, development and charitable arm, to provide a proactive framework to bring together and enhance the existing extensive programme in a more cohesive, coordinated and effective way.</p> <p>The Wimbledon Foundation, a non-profit making organisation, will focus on three themes:</p> <ul style="list-style-type: none"> • Community - activities and support within the London Boroughs of Merton and Wandsworth; • Charity - particularly charities supported by key groups involved in The Championships; • Development - support for projects and charities using sport, and particularly tennis, to provide opportunities to assist people, especially the young, with education and potential personal development. <p>The Wimbledon Foundation has recruited a Community and Foundation Manager who will be responsible for leading and co-ordinating the Foundation's existing activities, developing and establishing new projects, partnerships and programmes and managing the wider community and neighbour relationships.</p>
Mitigating and reducing traffic impacts during The Championships and during construction activities;	<p>The AELTC has appointed Vectos, a leading firm of transport consultants to undertake a thorough review of all transport-related issues related to the AELTC. This includes The Championships and construction traffic. This has been an extensive study, which will inform the development of new projects and a new Sustainable Transport Plan for the site.</p> <p>The AELTC are also working very closely with the London Borough of Merton and Wandsworth on traffic and transport routes for all activities.</p>

ISSUE/TOPIC	AELTC RESPONSE
Improving neighbour communications and relations during construction activities.	<p>The AELTC recognises that the construction process can be problematic for neighbours and acknowledges the need to address this issue at the outset when planning any new developments. To this end the AELTC will ensure that outline Construction Management Plans form part of each major planning application submission and thus form part of the initial consultation process; thereafter, if and when planning permission is granted, detailed proposals to manage the construction process in a considerate and neighbourly manner will also be submitted prior to commencement of construction.</p> <p>The AELTC will undertake to ensure that there will always be a point of contact for neighbours to discuss or report construction related issues.</p>
Access for local residents to use the AELTC's land (parts of the Somerset Road site and land in the vicinity of CP 4)	<p>The AELTC will consider the comments made and will consult further on these matters prior to submission of planning applications for development of the respective areas.</p>
Loss of open land	<p>The Master Plan respects and has carefully considered the Metropolitan Land designation that covers part of the site. Maintaining the English Garden setting for The Championships is an important part of the Master Plan objectives which is reflected in the proposal.</p>
Visual impacts of new/replacement buildings	<p>The AELTC is committed to commissioning high quality architecture for all its major new developments; in addition, each scheme put forward will include accurate assessments of "before and after" visual and other amenity effects on the site's neighbours and its context within SW19.</p>
Phasing of development	<p>The Master Plan is being developed in more detail which will provide an indicative timeline for the major elements of work. Works with existing planning permission will be commencing shortly in Somerset Road and within the site. A target for the completion of the redevelopment of No.1 Court has been set.</p>

As stated above, many of the other issues raised through the consultation process can only be properly addressed as the design of the various elements (buildings, courts, etc) progresses. It is therefore intended to undertake a further round of consultation on an updated Master Plan early in 2014; we envisage submitting the updated Master Plan to the Local Planning Authority for review and comment at that time as well as holding a public exhibition of the Master Plan and further discussions with local residents groups. The Wimbledon Master Plan will not be going forward for any formal approval process: the only formal planning applications will be those submitted for individual elements of the Master Plan, at which time further, more detailed project consultation will occur.

The Master Plan is not a fixed design proposal for the whole site; it should be seen as a flexible indicative development framework that has been set out to guide and assist in achieving the AELTC's long term objectives for the site as whole. It is thus intended to be an informative document that will be of assistance in seeing and understanding the relationship of each proposal to the overall vision when considering individual applications in due course. As each project is developed in more detail, the Master Plan is intended to have sufficient flex and resilience to be capable of being adjusted as necessary in response to changes in user and design requirements as well as in response to further local consultation.

APPENDIX 1 - DETAILED CONSULTATION SCHEDULE

1.1 THE FOLLOWING SCHEDULE SETS OUT THE SUMMARY NOTES MADE BY TEAM MEMBERS OF AS MANY OF THE COMMENTS AND QUESTIONS RAISED AS THEY WERE ABLE TO CAPTURE DURING THE VARIOUS MEETINGS.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
1. SOMERSET ROAD	Resident	Have the new indoor courts are larger than the existing structures and the existing permission?
2. SOMERSET ROAD	Resident	Will there be a permanent car park next to Marryat Road? Detailed proposals for this will be put forward for consultation at the time of submission of permissions for the relevant areas.
3. SOMERSET ROAD	Resident	Will the clay courts remain all year round?
4. SOMERSET ROAD	Resident	Where will the entrance to the indoor courts be?
5. SOMERSET ROAD	Resident	Where are the entrances to the underground car park under the covered courts? Reassurance was sought that the main access to the car park under Somerset Road would be from Somerset Road.
6. SOMERSET ROAD	Resident	Is there a clash with the existing entrance and Newstead Way?
7. SOMERSET ROAD	Resident	What is the footprint of the Indoor Court development?
8. SOMERSET ROAD	Resident	We accept that you may need to replace the current indoor courts but the entire plan seems to be driven by the need to put the clay courts for Members on this site. Are these really necessary – they do not seem to be much used at the moment? Putting all these courts over on Somerset Road should be fully justified in terms of genuine need. Why are so many clay courts necessary? – if you omitted the southern bank of three we would still have a large grassed open space fronting Somerset Road and would not object to the rest of the proposal. Why does the AELTC need 8 clay courts? Neighbours with views over southern site say they NEVER see many of them in use. If we HAVE to move them could we not just build fewer and retain open space feel of Somerset Road site?

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
9. SOMERSET ROAD	Resident	<p>Concerned about the intensification of the Somerset Road site, the use of the clay courts and the impact upon neighbouring residents.</p> <p>Real shame to lose open green space on Somerset Road site; no concerns expressed over covered courts but real concern over potential increased intensity of site usage on the clay courts year round with Members and club competitions.</p> <p>Some residents expressed concern about the loss of what is perceived as parkland on the Somerset Road site to which they think they have a right of access to walk their dogs etc.</p>
10. SOMERSET ROAD	Resident	<p>How are you going to deal with the river under Somerset Road site?</p> <p>How are we going to deal with the underground culverts?</p> <p>Reassurance is needed that any development on Somerset Road site would not affect integrity of tree roots along western boundary or natural drainage of site.</p> <p>Further clarification on how deep excavation is undertaken would be beneficial in helping to allay fears of any potential impact to Newstead Way properties.</p> <p>Water levels at the end of garden very high, paid a substantial amount (approx £25,000) with her neighbours to have a wall built up to address subsidence, which includes a moat.</p> <p>Detailed proposals for dealing with structural impacts of the excavation on the Newstead Way properties will be needed.</p> <p>Some concerns expressed about technical difficulties of excavating in Somerset Road, including:</p> <ul style="list-style-type: none"> • Retaining structures along Newstead Way • Water table • Culvert running along Somerset Road site.
11. SOMERSET ROAD	Resident	What is the size and height of the proposed indoor courts building from Burghley Road?
12. SOMERSET ROAD	Resident	Very pleased that you have dropped the previous covered courts scheme, the new scheme is an opportunity for better design – maybe an open architectural competition?
13. SOMERSET ROAD	Resident	Concern was expressed over potential light pollution from Somerset Road site due to new buildings and clay courts being located there. While illumination of clay courts is not part of the plan now there is a fear that lighting could be introduced in the future.
14. SOMERSET ROAD	Resident	Biggest issue is that we never thought you would build on Somerset Road.
15. SOMERSET ROAD	Resident	We are worried about the heights of new indoor courts and their proximity to the surrounding houses.
16. SOMERSET ROAD	Resident	Why are covered courts being moved nearer the residents rather than further away?
17. SOMERSET ROAD	Resident	Why not move the noisy chillers away from residents?
18. SOMERSET ROAD	Resident	Don't include lighting on public rights of way which might encourage their use.
19. SOMERSET ROAD	Resident	Please set up a Somerset Road working group.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
20. SOMERSET ROAD	Resident	We would not have a problem with the indoor courts being rebuilt where they are – well away from residents. Why build the replacement building so close to residents when you have the whole site to use? If you did not need to have the clay courts here and had a clear site, would you really choose to site the replacement building so close to the existing residences?
21. SOMERSET ROAD	Resident	Inadequate consideration appears to have been given to the impact on views and outlook from neighbouring residential properties.
22. SOMERSET ROAD	Resident	Burghley Road is in a conservation area – views out from the conservation area are a valid consideration as well as views into the conservation area. Moving the new buildings closer to the conservation area does not seem to pay any regard to this.
23. SOMERSET ROAD	Resident	Very concerned about the impact on her property of the new indoor courts. She said she would be happy for someone to visit her property so the impact from there could be properly assessed.
24. SOMERSET ROAD	Resident	Asked about the chillers. He was concerned that additional plant might be required to be located on Somerset Road for the roof to No.1 Court as well as new plant for the replacement indoor courts building.
25. SOMERSET ROAD	Resident	New indoor court building: Could it be designed to look less industrial (industrial appearance ugly)? Consider use of planting and green roofs (wildflowers). Both parts of the new indoor courts building should have a grass roof. The western part would be a very large expanse of roof which could otherwise have a very unfortunate appearance from Newstead Way.
26. SOMERSET ROAD	Resident	It was noted that the Right of Way through Somerset Road site should be referenced 'Dairy Walk'.
27. SOMERSET ROAD	Resident	Concern over the light afforded to her property and particularly her garden and plants.
28. SOMERSET ROAD	Resident	Concern over maintenance of the green roof, worried that gardeners would be peering into her property and impacting on her privacy.
29. SOMERSET ROAD	Resident	Concerned with the loss of planting, but equally concerned that tall trees would overshadow her property.
30. SOMERSET ROAD	Resident	Concern over the increased noise from people using the courts (balls, voices) and associated traffic to the site. General concerns of noise from: Chiller farm during The Championships. Vehicular movements and drivers early in the morning. Noise from indoor and clay courts (people playing, etc). New plant required for indoor courts (very close to Newstead Way properties).
31. SOMERSET ROAD	Resident	Concern with regards to the permanence of the use of Somerset Road grounds. Have no issue really with the use of the main site for The Championships, this was clearly a part of living in proximity to the AELTC, but the main concern is that a site which is currently only used for two weeks of the year will be used year round.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
32. SOMERSET ROAD	Resident	The noise would effectively 'wrap-around' Newstead Way as there would be development on all sides. Key concern would be the noise from the air conditioning units in the new buildings. Felt they were in a very sensitive location and were affected at the same time by the Broadcast Centre, CP 4 and Millennium. They were concern that the new Somerset Road proposals would make this even worse.
33. SOMERSET ROAD	Resident	The access road at the top of Somerset Road (nearest Newstead Way properties) whether its use would be continued, or increased as an access road to the basement car parking.
34. SOMERSET ROAD	Resident	With underground parking are we planning to increase numbers of car parking on the Somerset Road site? What is the proposed number of car parking spaces?
35. SOMERSET ROAD	Resident	Concerns expressed over the "shared pavement" on Somerset Road from a pedestrian safety point of view.
36. SOMERSET ROAD	Resident	Can neighbours use clay court or indoor courts facilities when built? – it would be a neighbourly gesture for all the heartache and disruption from construction, very strongly held view that the current clay courts and indoor courts are underused.
37. SOMERSET ROAD	Resident	Concerned with the loss of habitat for owls
38. SOMERSET ROAD	Resident	Considered Newstead Way would be the worst affected road by the proposals and that the proposals would damage their properties permanently (physically and in value) and specifically objected to height of the proposed building, he was of the belief that the model shows a taller building than that shown in the section plans.
39. SOMERSET ROAD	Resident	Clarification was sought on whether Somerset Road between Burghley Road and Newstead Way is private or Council owned. Residents struggle to have improvements undertaken within this stretch of road. They are particularly concerned about a copper beach hedge next to Gate 20 which has died and reveals an unsightly view into CP 4.
40. SOMERSET ROAD	Resident	Don't make Somerset Road pedestrian as its dangerous for pedestrians – do you intend to do this?
41. SOMERSET ROAD	Resident	Why any change – leave it alone. Why must we silently endure development. Why does Somerset Road site need developing, what's the evidence, what's the need? Increased noise from mechanical plant moving close to the fence.
42. SOMERSET ROAD	Resident	Concern was expressed about all the excavation proposed and the construction traffic. One resident said that a number of construction vehicles try and approach from the northern part of Somerset Road. Careful management and neighbour consultation about this issue was requested.
43. SOMERSET ROAD	Resident	Will the new area adjacent to Marryat Road be permanently laid to tarmac or will it continue to be put to grass at the time of the tournament or possibly a hybrid of some kind?
44. SOMERSET ROAD	Resident	There has previously been an informal agreement allowing neighbours to walk in the grassed area opposite Marryat Road "off-season" will this arrangement continue?

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
45. SOMERSET ROAD	Resident	Is there any possibility neighbours might have some form of access to use these new courts out of season as a gesture of good will for their forbearance with the extended building programme that is envisaged?
46. SOMERSET ROAD	Resident	Views from Newstead Way across the Somerset Road site to St Mary's Church should be protected.
47. SOMERSET ROAD	Resident	Not able to get building insurance because of ground conditions.
48. SOMERSET ROAD	Resident	Concern about noise from piling/excavation during construction of Somerset Road.
1. TRANSPORT & TRAFFIC	Resident	<p>Your members refuse to let contractors park in the grounds so they fill up the local streets.</p> <p>Temporary Championships' contractors are a problem and we are now also affected by parking by those visiting Parkside Hospital</p> <p>Contractors parking everywhere and over our driveways and they are not very nice people.</p>
2. TRANSPORT & TRAFFIC	Resident	Please note that if all this soil is to leave the site – Somerset Road is a private road and is not suitable for the capacity of weight of the traffic. Can construction traffic move through the site from Church Road?
3. TRANSPORT & TRAFFIC	Resident	Bathgate Road is used as a cut – can't anything be done about Sat Naps? Can you give contractors maps?
4. TRANSPORT & TRAFFIC	Resident	Vision is exciting – congratulations. It's an issue in detail, 20 years of lorries! Raised issue of parking on Somerset Road a year ago with Merton but nothing has been done.
5. TRANSPORT & TRAFFIC	Resident	Speeding up of traffic where Newstead meets Somerset Road, suggest a mirror to see what's coming. When turning out of Newstead Way to the right (onto Somerset Road) there is no visibility. Approached AELTC and they said this was a Council matter, the Council said this was an AELTC matter. Would like to see a mirror at the end of the road so that on-coming cars are visible.
6. TRANSPORT & TRAFFIC	Resident	Where will Members park – in the basement car parks. Where will contractors park?
7. TRANSPORT & TRAFFIC	Resident	Somerset Road is blocked by cars (on both sides of road) in the 3 week period prior to The Championships; this means the road can be blocked when large lorries (probably media trucks) try to pass along; can't something be done to restrict temporary staff cars?
8. TRANSPORT & TRAFFIC	Resident	Has the local authority contacted the AELTC about restricting traffic on Somerset Road?
9. TRANSPORT & TRAFFIC	Resident	The left turn from Church Road to Somerset Road can become blocked by HGV's and then there is gridlock; there are similar problems on Marryat Road (we sometimes have to 'bump' cars out of the way); also delivery vehicles turn up at night; can you control your deliveries better?
10. TRANSPORT & TRAFFIC	Resident	Could you put a banksman at the end of the local roads to direct and manage construction/delivery traffic safely?
11. TRANSPORT & TRAFFIC	Resident	Good to hear about the Master Plan - but what are the tangible benefits for residents. Can the numbers of cars be limited along Somerset Road traffic; Could the road surface be improved (damaged by lorries)?

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
12. TRANSPORT & TRAFFIC	Resident	Can you make more use of public transport (the Olympics managed this); even waiting limos make noise with A/C, motors and radios.
13. TRANSPORT & TRAFFIC	Resident	<p>Concern over the use of the road by HGV's, causing vibration to houses on Marryat Road.</p> <p>Post-tennis construction (such as the erection of the chillers and centre court roof) has resulted in a number of large vehicle movements inappropriate for the road (Marryat Road).</p>
14. TRANSPORT & TRAFFIC	Resident	You need to do something about the poor control and nuisance from vehicles waiting to access CP 1 early in the morning with engines revving, radios, talking, etc?
15. TRANSPORT & TRAFFIC	Resident	Somerset Road is in a poor state, breaking up of surface and subsidence.
16. TRANSPORT & TRAFFIC	Resident	Parking restrictions have moved parking problems problem further up Somerset Road.
17. TRANSPORT & TRAFFIC	Resident	The AELTC generates the parking so should sort them out on its own site.
18. TRANSPORT & TRAFFIC	Resident	It is essential that Somerset Road parking is restricted on one side only.
19. TRANSPORT & TRAFFIC	Resident	Noise and disruptions created by increased vehicular movements in CP 4 during The Championships, especially regarding coaches and motorcycles. Also noted the noise created by the accommodation next to Gate 20 (AA, Police, etc...) and broadcast parking.
20. TRANSPORT & TRAFFIC	Resident	<p>General concerns about construction disruption and vehicles accessing the site. Could vehicles access the site from Church Road?</p> <p>Several people expressed concern about construction impacts, particularly early morning disturbance, dirt from lorries being spread on the roads, noise from lorries. Concerns were mentioned about the timescale for all the construction proposed.</p>
21. TRANSPORT & TRAFFIC	Resident	Reassurance was sought that there would not be a vehicular access road between the practice courts and the Bathgate Road gardens.
22. TRANSPORT & TRAFFIC	Resident	Concern over the road closure, and length of time this would be stopped up. Wanted to know how he could comment/object to the stopping up of the road.
23. TRANSPORT & TRAFFIC	Resident	Concern over where the proposed access will be located to the underground parking.
24. TRANSPORT & TRAFFIC	Resident	Have we seen the LBM CPZ draft proposals and what were the AELTC views?
25. TRANSPORT & TRAFFIC	Resident	General concerns about construction disruption and vehicles accessing the site. Could vehicles access the site from Church Road?
26. TRANSPORT & TRAFFIC	Society	Very unhappy that Wimbledon takes all trucks out via the A3 through Wandsworth.
27. TRANSPORT & TRAFFIC	Councillor	What provision is being made for car-parking – is it being increased?
28. TRANSPORT & TRAFFIC	Resident	Concerned with the speed of traffic (Bathgate Road).
29. TRANSPORT & TRAFFIC	Councillor	I understand the Junior Tennis Initiative is successful and popular – it might be a good thing for the AELTC to consider some form of park and ride facility to reduce parking impacts.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
1. COMMUNITY BENEFIT, COMMUNICATIONS & RELATIONS	Resident	<p>30 years of experience with no reference to the neighbours, the AELTC does nothing for neighbours or the community – I have checked using the Freedom of Information Act.</p> <p>No community development for example you have stopped resurfacing Wimbledon Park courts. What are we going to get out of this? Nothing not even tickets! Why can't we buy tickets, Ian Ritchie said we couldn't but now he does at Twickenham?</p> <p>I live on Marryat Road and have had 25 years of inconvenience. You need to give free tickets or priority applications. You should provide invitations and hospitality to neighbours as the Royal and Ancient Golf Club do.</p> <p>Why can't immediately affected neighbours be given preference to buy tickets (as apparently they used to be able to do when Chris Gorrington was Chief Executive)?</p> <p>I was Editor for the local newspaper in the 70s and a Director of Wimbledon FC who entertained the Club. When AFC promoted the AELTC would not hold a reception for them (previous CEO).</p>
2. COMMUNITY BENEFIT	Resident	Don't object to the development but just don't be elitist.
3. COMMUNITY BENEFIT	Resident	The AELTC do contribute to the community and local charities and events – your reach is much further than Freedom of Information Act suggests.
4. COMMUNITY BENEFIT	Resident	<p>Please could you arrange a local consultation group with residents and key groups?</p> <p>The proposal for a "community liaison officer" for year round communications covering all aspects is a very good idea.</p> <p>Very positive project, wonderful development but we need a single point of contact for problems.</p>
5. COMMUNITY BENEFIT	Resident	<p>Relations with neighbours have got steadily worse over the past 10 years and improvement needs to be made to help your Master Plan otherwise...</p> <p>Considers the AELTC a bad neighbour and felt that the relationship had deteriorated over the years.</p>
6. COMMUNITY BENEFIT	Resident	Very happy for the AELTC to develop but you need more respect for your neighbours.
7. COMMUNITY BENEFIT	Resident	Can we avoid the increase community use of facilities by others as part of planning gain?
8. COMMUNITY BENEFIT	Resident	Your lack of responsiveness to nuisance, it took 3-4 months to solve the leaks.
9. COMMUNITY BENEFIT	Resident	<p>Residents Associations are all talking and getting angry, not sure how this will turn out.</p> <p>Please listen to us and don't talk down to us.</p>
10. COMMUNITY BENEFIT	Resident	Could the AELTC be a good neighbour and assist financially with dredging/silt clearance of lake in Park. Especially as the AELTC caused a lot of the silting during the Stage One construction works 2004 to 2007).
11. COMMUNITY BENEFIT	Resident	Proposal to increase unticketed allocations for Nos. 2 and 3 Courts is very positive for real tennis fans.
12. COMMUNITY BENEFIT	Resident	Could neighbours ever have access to use clay courts or covered courts ?

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
13. COMMUNITY BENEFIT	Resident	The AELTC is greedy and there is no benefit for the community.
14. COMMUNITY BENEFIT	Resident	The AELTC needs to become a good neighbour, it used to be but it seems to have changed in recent years. The Championships give the area good energy but the AELTC has become a bully.
15. COMMUNITY BENEFIT	Councillor	It is a beautiful scheme and I support all that is being done on the site. I also note what you are going to be doing for immediate neighbours and the indirect economic benefits for local businesses but you need to say more about what Wimbledon is going to be doing for the benefit of the Borough as a whole with its 200,000-plus residents.
16. COMMUNITY BENEFIT	Councillor	I fully support what you are doing in terms of the proposals, but there is a real lack of awareness of what the AELTC does in the local community, in terms of supporting tennis for youngsters in the community – perhaps there should be a Merton tennis academy supported by the AELTC?
17. COMMUNITY BENEFIT	Councillor	The Master Plan presentation is really impressive and deserves support – but the AELTC needs to do just as good a job in terms of presenting and publicising its social responsibility credentials and what the AELTC does and can do to support the local community. It needs to be more than a headline in the Master Plan presentation.
18. COMMUNITY BENEFIT	Councillor	People beyond the immediate boundaries are interested in what goes on so can the AELTC please extend its consultation to outlying wards such as Figges Marsh ward?
19. COMMUNITY BENEFIT	Councillor	I support what you are proposing and it's good to see that you are doing your consultation. It is really important that your consultation process is not seen as a box-ticking process and that you respond properly to issues raised even if that only means in some cases giving full explanations why you cannot meet certain requests for changes.
1. No.1 COURT	Resident	Will No.1 Court roof need more power; this was a bad experience previously? Requested confirmation that routing of any new power supply to the new No.1 Court roof would not result in need to dig up roads to west of the site as Centre Court roof development required.
2. No.1 COURT	Resident	Residents of the tower blocks were concerned about potential increase of noise generated by the new plant on No.1 Court roof.
3. No.1 COURT	Resident	Impact of roof over No.1 Court – increased height would impact on views from flats.
4. No.1 COURT	Resident	Aesthetics of Centre Court roof – White painted trusses of Centre Court roof look too industrial from the flats above. Could this be improved for the new No.1 Court roof?
5. No.1 COURT	Councillor	How much of No.1 Court would need to be re-built in order to accommodate the roof?
1. TUNNEL	Resident	Shame about the tunnel on Somerset Road, it will stop glimpses of the tennis stars.
2. TUNNEL	Resident	Residents asked why this was being put in place in advance of finalising the Master Plan, why the tunnel was required and whether six month's closure of Somerset Road was really necessary. Concern over the road closure, and length of time this would be stopped up. More information on this work was requested.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
3. TUNNEL	Resident	Would there be pedestrian access during the road closure for the tunnel development on Somerset Road?
1. SOUTHERN APEX	Resident	<p>Concern over positioning of major gate at southern apex (Gate 10 position) given busy junction and busy footpaths; not convinced that interior queuing garden would work.</p> <p>The triangle at the south entrance, is this to be a visitor queue or just an entrance?</p>
2. SOUTHERN APEX	Resident	Might adjacent Somerset Road/ Marryat Road neighbours be able to access the queuing garden year round to compensate for more construction works and loss of open space in CP 1,2,3?
3. SOUTHERN APEX	Resident	It is a shock to see we are considering removing new buildings that we have just constructed at the south end !!! Not very environmentally friendly.
4. SOUTHERN APEX	Resident	Promised landscape on island but it has never happened.
5. SOUTHERN APEX	Resident	Would prefer more tents than permanent buildings.
6. SOUTHERN APEX	Resident	When will the bollards be removed?
1. NORTHERN AREA	Resident	<p>Bathgate road residents regard CP 4 as a key amenity space outside Championships. Some believe that at the time of designing No.1 Court the AELTC agreed to safeguard this area and not to develop past the inner fence line.</p> <p>Although no written or legal agreement exists, residents have been allowed access to this area for many years by informal agreement from the AELTC, with the suggestion being made by one that this was given as a concession at a time when other developments were taking place in this area.</p> <p>A number of Bathgate Road residents observed that there were very few benefits for neighbours in the proposals and that the Master Plan really only seems to be focussed on improving the AELTC grounds at the expense of the amenity of neighbouring residents both around Somerset Road and Bathgate Road.</p> <p>Questioned the loss of what is currently a field that residents have had access to as an amenity space outside of the Championships period for many years.</p>
2. NORTHERN AREA	Resident	Noise and disruptions created by increased vehicular movements in CP 4 during The Championships, especially regarding coaches and motorcycles. Also noted the noise created by the accommodation next to Gate 20 (AA, Police, etc...) and Broadcast parking.
3. NORTHERN AREA	Resident	Fence between the AELTC and properties bordering CP 4 - current fence looks quite threatening. Could the detail of this fence be improved?
4. NORTHERN AREA	Resident	The proposal has no benefits for residents at the north end of the site at all. He also questioned the need to re-orientate the practice courts, which he thought would involve much construction work and disturbance for very little obvious benefit.
5. NORTHERN AREA	Resident	Family from Bathgate Road raised concerns about loss of privacy as a result of increased overlooking.
6. NORTHERN AREA	Resident	Some concern expressed that character and quirkiness of the whole site may be lost by regimental planning, realignment of courts and reduction in temporary tented structures.
7. NORTHERN AREA	Resident	Practice courts will be near our gardens and there will be noise and members of the public.
8. NORTHERN AREA	Resident	Bus turnaround too close to our gardens.

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
9. NORTHERN AREA	Resident	Tennis is noisy.
10. NORTHERN AREA	Resident	Land floods.
11. NORTHERN AREA	Resident	WJTI should be in Somerset Road.
12. NORTHERN AREA	Resident	Allegedly misled in 1994 about height of proposed No. 1 Court and it has been a blot on landscape ever since and now AELTC is going to make it 4 to 5 metres higher – not happy.
13. NORTHERN AREA	Resident	Concerned about the loss of CP 4 space (why do we need to realign the courts ?) and need to consider very carefully the landscaping/planting if we decide to terrace all/part of CP 4.
14. NORTHERN AREA	Resident	In relation to the northern end of the site, one resident suggested that the parking from CP 4 should be relocated to the area where the bus turn-around is.
15. NORTHERN AREA	Resident	Gate 20 is forgotten, it looks awful, hedges are damaged and the view is ugly.
1. MASTER PLAN & GENERAL COMMENTS	Resident	Increase of electrical power requirements – where would the additional power come from? How far would the works required extend to? Could the AELTC improve the power to the neighbourhood as part of the improvements? (felt to be patchy in some areas).
2. MASTER PLAN & GENERAL COMMENTS	Resident	Are we going to keep building and then knocking things down over and over again?
3. MASTER PLAN & GENERAL COMMENTS	Resident	Wimbledon Park camping site - Southfields residents suffer from noise from generators within the camping site, 'draconian' parking restrictions during The Championships and camping site related traffic being directed down Revelstoke Road which is a cul de sac.
4. MASTER PLAN & GENERAL COMMENTS	Resident	Plans are very good indeed. Very professional presentation.
5. MASTER PLAN & GENERAL COMMENTS	Resident	Concerned with the constant noise emitting from the Media Centre (assumed to be noise generated from the Broadcast/ substation area year-round (described as constant 'hum')).
6. MASTER PLAN & GENERAL COMMENTS	Resident	Proposing 20 years continual development, suggest short bursts of intense development so as to avoid on-going stress and nuisance to neighbours.
7. MASTER PLAN & GENERAL COMMENTS	Resident	Why is model not to scale vertically – very deceptive.
8. MASTER PLAN & GENERAL COMMENTS	Resident	Over the past 20 years there has only been one year where no major development had occurred (last year) and that was due to the Olympics. We have put up with five years living next to a building site.
9. MASTER PLAN & GENERAL COMMENTS	Resident	Is the AELTC going to increase quantity of corporate hospitality?
10. MASTER PLAN & GENERAL COMMENTS	Resident	When will the Master Plan application be submitted?
11. MASTER PLAN & GENERAL COMMENTS	Resident	Where has the corporate hospitality been moved to?
12. MASTER PLAN & GENERAL COMMENTS	Resident	What is the timeline, what will be built first?
13. MASTER PLAN & GENERAL COMMENTS	Resident	Do we have security against attack by drones?

TOPIC/AREA	MATTER RAISED BY	SUMMARY OF SPECIFIC MATTER RAISED
14. MASTER PLAN & GENERAL COMMENTS	Society	Very unhappy with just about EVERY aspect of "the queue" – numbers; location; facilities provided; inadequate stewarding; and so on.
15. MASTER PLAN & GENERAL COMMENTS	Councillor	I like what I see but I don't see much about the Park - is the Master Plan making provision for change to any of the activities in or use made of Wimbledon Park?
16. MASTER PLAN & GENERAL COMMENTS	Councillor	What are the Master Plan priorities and how long will all the development take?
17. MASTER PLAN & GENERAL COMMENTS	Councillor	How long is "long-term"? Can you give any indication of phasing?
18. MASTER PLAN & GENERAL COMMENTS	Councillor	You say you are not increasing the capacity but I can't understand why you're doing all this if you're to going to be making room for more spectators.
19. MASTER PLAN & GENERAL COMMENTS	Councillor	I am happy that you're not increasing capacity as that would put increased pressure on the local neighbourhood.
20. MASTER PLAN & GENERAL COMMENTS	Councillor	Is there any truth in the rumours I have heard about Wimbledon wanting to develop a hotel?
21. MASTER PLAN & GENERAL COMMENTS	Councillor	Replacing the marquees with permanent hospitality provision is welcomed. You need to ensure that electricity supply issues are fully addressed and that local people understand how you are going to deal with this issue.
1. CONSTRUCTION	Resident	What are we going to do about parking/noise/dust/control of construction traffic?
2. CONSTRUCTION	Resident	We are worried about noise and the environmental effect during construction e.g. increased cost of more window cleaning.
3. CONSTRUCTION	Resident	Construction noise means we can't sit in our gardens.
1. LANDSCAPING	Resident	Comments were made about the quality of the landscaping and the need to ensure that new/replacement tree planting is mature tree planting rather than saplings.
2. LANDSCAPING	Resident	Bathgate Road family complained about the high hedge between their gardens and the practice courts that blocks their light and outlook. They expressed a desire for more attractive and less intrusive landscaping along this boundary.
3. LANDSCAPING	Resident	Concerned with the type of plants proposed.
4. LANDSCAPING	Resident	What is the nature of the "improved boundary treatment and landscaping" that you refer to in the diagram on pg 6 alongside Marryat Road? Living opposite the gate of the car park entrance on Marryat Road I would be pleased to see an upgrade to the gates which aren't very aesthetically pleasing at the moment.
5. LANDSCAPING	Resident	English Garden feel and focus on landscaping is seen as a real positive by many neighbours.
6. LANDSCAPING	Resident	Reinforcing the landscaping along the southern border of the Somerset Road site is a welcome move.

APPENDIX 2

– THE WIMBLEDON FOUNDATION

In July 2013, the AELTC announced the establishment of its new community, development and charitable arm, the Wimbledon Foundation.

Using the heritage and resources of Wimbledon, the Wimbledon Foundation's principal aim is to bring together and enhance in a more cohesive, coordinated and effective way the extensive programme of community, development and charitable activities currently undertaken by the AELTC and The Championships (see examples below).

The Wimbledon Foundation, a non-profit making organisation, will focus on three themes:

- Community - activities and support within the London Boroughs of Merton and Wandsworth;
- Charity - particularly charities supported by key groups involved in The Championships;
- Development - support for projects and charities using sport, and particularly tennis, to provide opportunities to assist people, especially the young, with education and potential personal development.

Taking tennis to local juniors – the Wimbledon Junior Tennis Initiative (WJTI)

- Dedicated AELTC coaching team visits around 60 state primary and secondary schools per year in the London Boroughs of Merton and Wandsworth. Since the programme started in 2001, over 120,000 local children have had a racket put in their hand by WJTI and around 300 children attend the free tennis coaching held at the Club over 45 weekends a year.

HSBC Road to Wimbledon National 14 and Under Challenge

- The largest national junior grass court tournament involving some 20,000 young players.
- The National Finals, 64 boys and 64 girls, made up of the 44 County winners and 20 best runners-up are held on Wimbledon's Championships' grass courts in August.

Charity and benefits to the local community

- Financial donations to charities (many local charities) from monies raised through Ticket Resales - total net income 2013 was £152,115 and HSBC match means the total funds available for charitable donation were £304,230.
- Support for Wimbledon Village Summer Fair (since 2003) and the Southfields' Christmas Lights and a number of other community projects in the neighbourhood.

Ball Boys and Ball Girls

- Around 700 pupils from local schools compete annually for the prestige of being selected as one of the 250 ball boys/girls at The Championships.

Museum Education Programme

- Around 7,000 children and young people have taken part in the Museum's primary and secondary school educational sessions in 2012.
- Community project 2013 was a multi media project titled Quite Revealing revealing some of the lesser known stories of Wimbledon and The Championships using recorded voices and vintage images. Access online via www.wimbledon.com or the official YouTube channel - youtube.com/wimbledon.

Supporting grass-roots British tennis

- Annual payment (£3 million in 2012) to the Tennis Foundation to support its schools, disability and community tennis programmes.

Benefits to the immediate local neighbourhood

WIMBLEDON PARK

In association with the management of the Queue, Wimbledon works closely with both Merton and Wandsworth Councils to ensure that Wimbledon Park is effectively stewarded and managed throughout the set up and duration of the Championships, as well as its return to normal usage afterwards.

Wimbledon is especially aware of its responsibility to regular park users and has provided extensive support and contributions to fund a number of improvements to benefit the local area. These include:

- substantial annual commercial contribution to LBM for a licence to allow the Queue in a designated area of the Park.
- £10,000 contribution to new gates in Wimbledon Park (Revelstoke Road and Wimbledon Park Road).
- around £50,000 towards the cost of new lavatory connections in Wimbledon Park.
- contribution to the traffic management programme including compensation for lost parking revenue from suspended bays.
- additional street cleaning arranged and paid for in Merton and Wandsworth.
- additional cleaning arranged and paid for in the Park during the Fortnight.

Other benefits to the wider local community

- Donations to Wimbledon Village Business Association.
- Contribution to installation of CCTV scheme in Wimbledon town centre.
- Use of Covered Courts by local tennis clubs and schools.
- £10,000 awarded in grants via a fund managed by Thames Community Foundation – servicing residents of the Southfields' Grid and local area with grants up to £1,500 per application. Recent successes include:
 - Percussion tuition for the 51st state band
 - Creation of an outdoor classroom at Sheringdale School
 - Lighting kit for Southfields Theatre Group
- Floodlighting for tennis courts in Wimbledon Park.
- Donations to St Mary's Church, Wimbledon Village, for floodlighting, renovation of the 19th Century organ and Church Spire restoration fund.



THE AELTC

The All England Lawn Tennis
Club (Championships) Limited,
Church Road, Wimbledon,
London SW19 5AE

t: +44 (0)20 8944 1066
www.wimbledon.com
© Wimbledon

GRIMSHAW

57 Clerkenwell Road
London EC1M 5NG

t: +44 (0)20 7291 4141
e: info@grimshaw-architects.com
www.grimshaw-architects.com
© Grimshaw Architects LLP 2012

GRANT ASSOCIATES

22 Milk Street
Bath BA1 1UT

t: +44 (0) 1225 332664
f: +44 (0) 1225 420803
e: info@grant-associates.uk.com

ROLFE JUDD PLANNING

Old Church Court
Claylands Road
The Oval
London SW8 1NZ

t: +44 (0)20 7556 1500
f: +44 (0)20 7556 1501
e: info@rolfe-judd.co.uk

ATELIER TEN

19 Perseverance Works
38 Kingsland Road
London E2 8DD

t: +44 (0) 20 7749 5950
f: +44 (0) 20 7729 5388
e: london@atelierten.com

VECTOS

Network Building
97 Tottenham Court Road
London W1T 4TP

t: +44 (0) 20 7580 7373
e: London@vectos.co.uk
www.vectos.co.uk

MOVEMENT STRATEGIES

160 Fleet Street
London
EC4A 2DQ

t: + 44 (0) 20 7884 9156
e: info@movementstrategies.com
www.movementstrategies.com