



The AELTC Wimbledon Park Project

Welcome to The All England Lawn Tennis Club's (AELTC) exhibition on the final proposals for the AELTC Wimbledon Park Project.

Plans were submitted to the London Boroughs of Merton and Wandsworth at the end of July 2021. While we conducted three rounds of online consultation on the plans, due to the pandemic restrictions we were unable to showcase these in person. The purpose of this exhibition is to provide our local community with the opportunity to view the submitted proposals and ask any questions they might have.

Having owned the freehold of the Wimbledon Park Golf Club since the early 1990s, in 2018 the AELTC bought out the remaining leasehold term and committed to utilising the space to expand our estate and tennis infrastructure, as well as creating a new publicly accessible open space and improving the setting of this historic landscape and lake.

In particular, the rationale for the expansion is to address two of The Championships' most significant weaknesses – that our Qualifying event is currently hosted in Roehampton, reliant on a short fixed term lease, and that Main Draw players have the most limited practice facilities of all the Grand Slam events.

These proposals have been developed to deliver on our long-term vision and strategy for this historic landscape, which is centred on two core objectives:

- To maintain The Championships at the pinnacle of the sport (with the associated substantial social and economic benefits locally and nationally) and;
- With equal excitement and determination, to provide year-round significant public benefit to our community, in particular our local community

In addition, the AELTC Wimbledon Park Project will contribute towards our ambitious environment positive by 2030 targets.

We hope you enjoy the exhibition. If you have any questions, please ask a member of the team or email community@aeltc.com



ENSURING THE FUTURE OF THE CHAMPIONSHIPS

The AELTC and The Championships already generate significant and quantifiable socioeconomic benefit to Merton and Wandsworth, London and the UK as a whole. The event is of national and international importance, generating a TV and digital audience of 1.2 billion people every year and supporting an estimated £327 million of economic activity across the UK in 2019.

Through the relocation of the Qualifying event to the expanded AELTC Grounds, we aim to consolidate and enhance The Championships experience for all guests, ensuring it maintains its position as the pre-eminent tennis tournament and one of the best-known events in the world, and all the benefit and reputation that position brings with it.

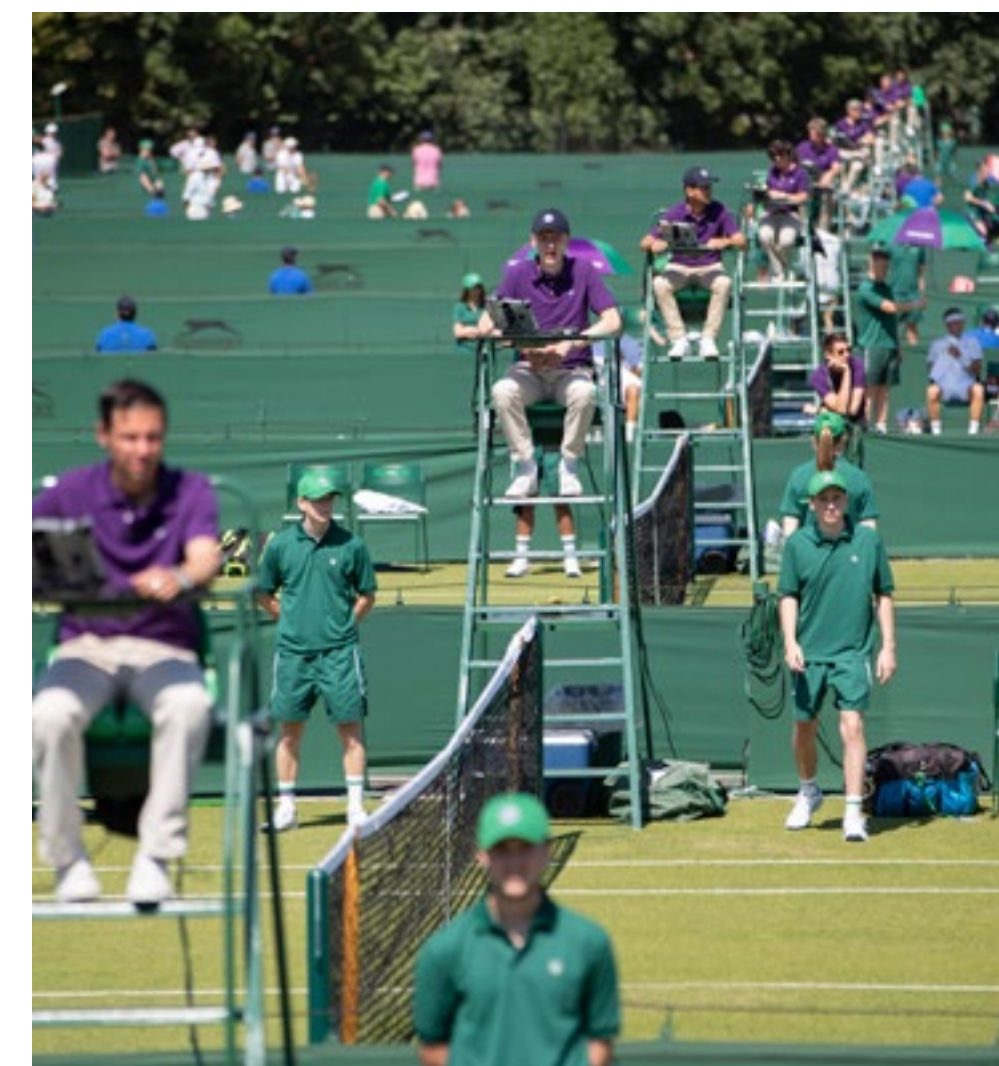
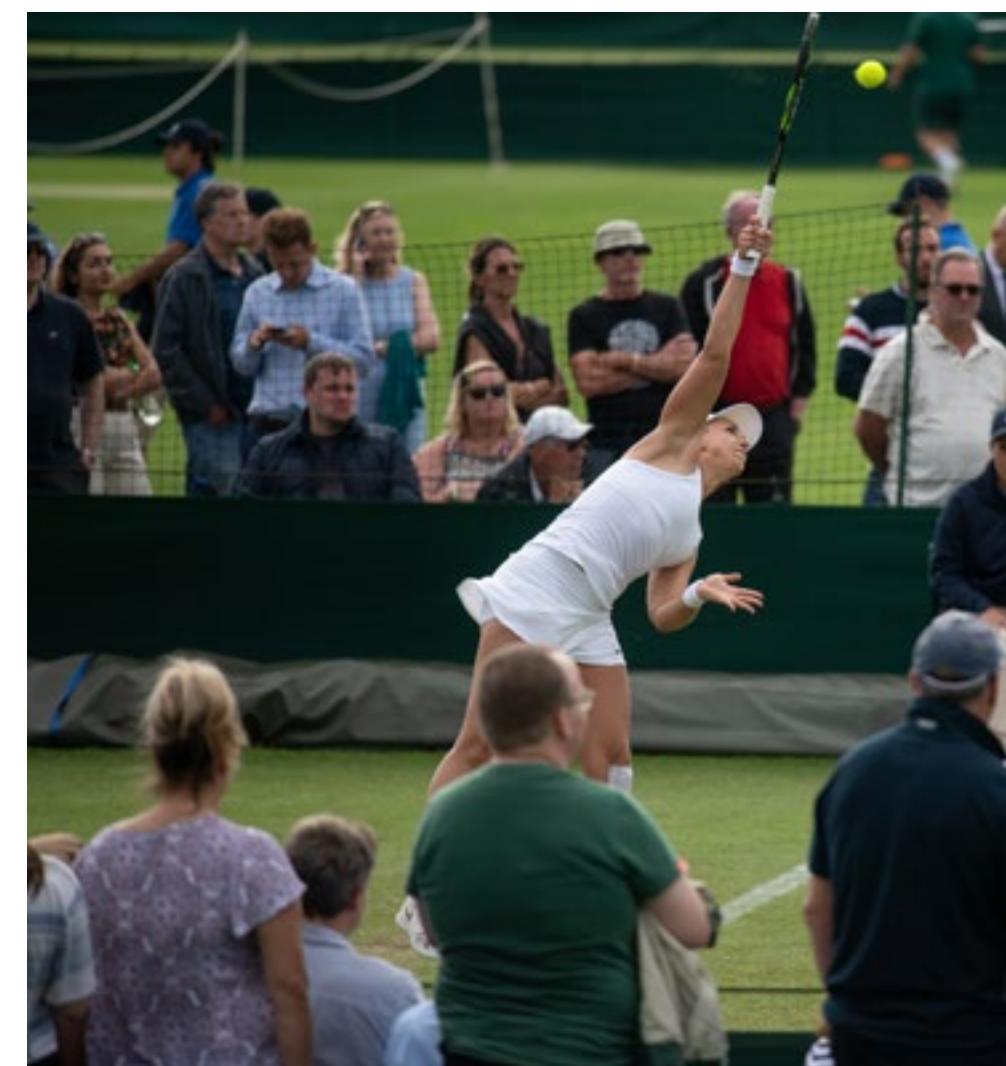
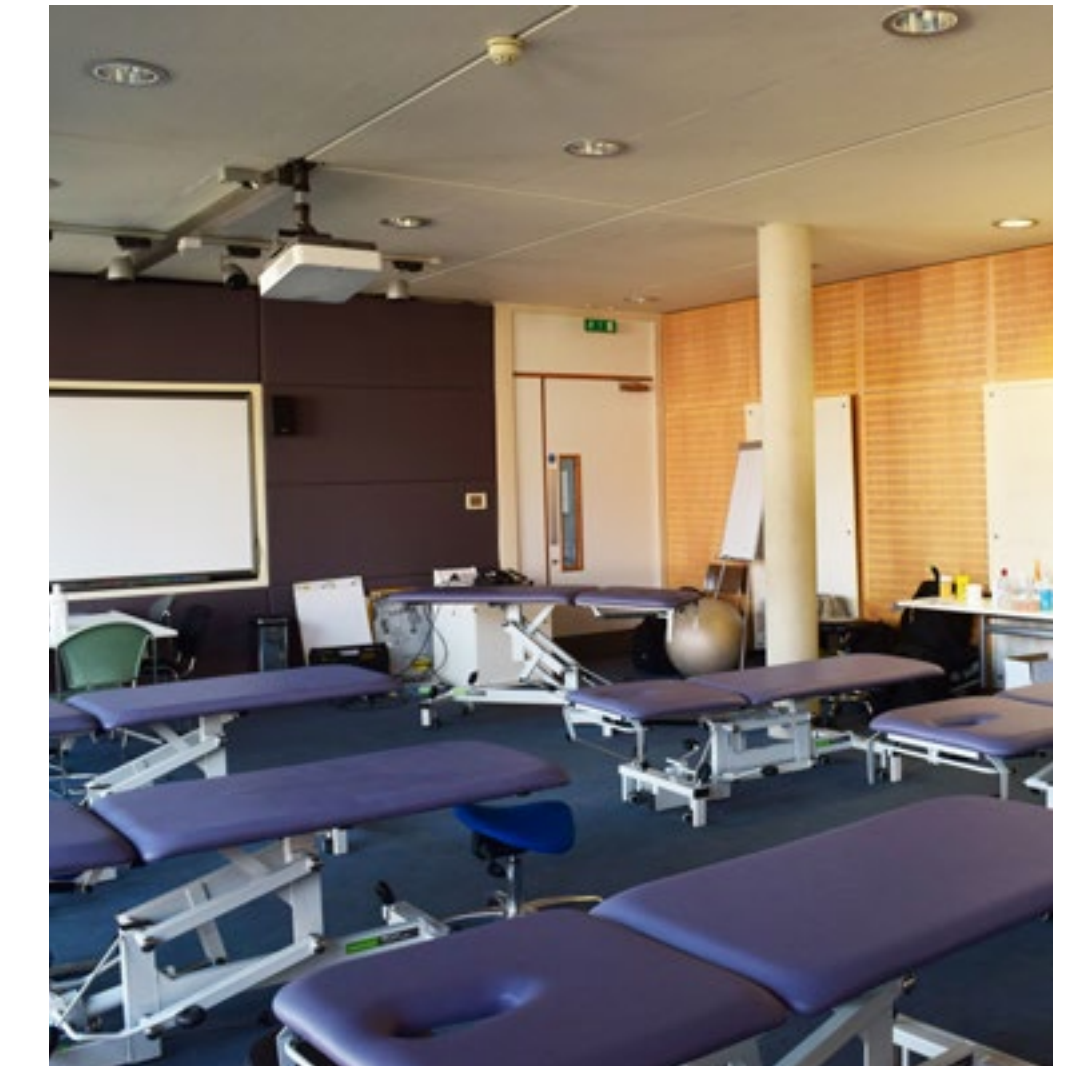
Qualifying

All other Grand Slams hold Qualifying rounds on their main site, which enables those players competing to feel genuinely part of the tournament - a sense of anticipation that we'd like to also harness at Wimbledon.

The AELTC Wimbledon Park Project application includes plans for 38 new grass courts which will facilitate the Qualifying event and support The Championships for Main Draw matches, Main Draw practice and new junior events.

We are, necessarily, very limited in the number of fans we can welcome to the Qualifying event at Roehampton. Moving the location to the expanded AELTC Grounds will allow us to offer many more fans the chance to see the stars of the future in action.

Outside of The Championships, we intend for the increased number of courts to host a wider tennis programme including grass roots tournaments and events, school groups and other clubs to promote tennis participation in collaboration with the LTA.



Current set up of Qualifying at Roehampton



PUBLIC BENEFITS:
A NEW PUBLIC PARK

The AELTC Wimbledon Park Project will provide a new 9.4ha park for London (larger than Wandsworth Park), opening the site to the public and restoring the historic landscape for generations to come.

Many local residents and groups have shared their ideas with us for the park over the past year, and we are delighted to share how that feedback has influenced our final submitted plans as part of this exhibition.

About the AELTC Park

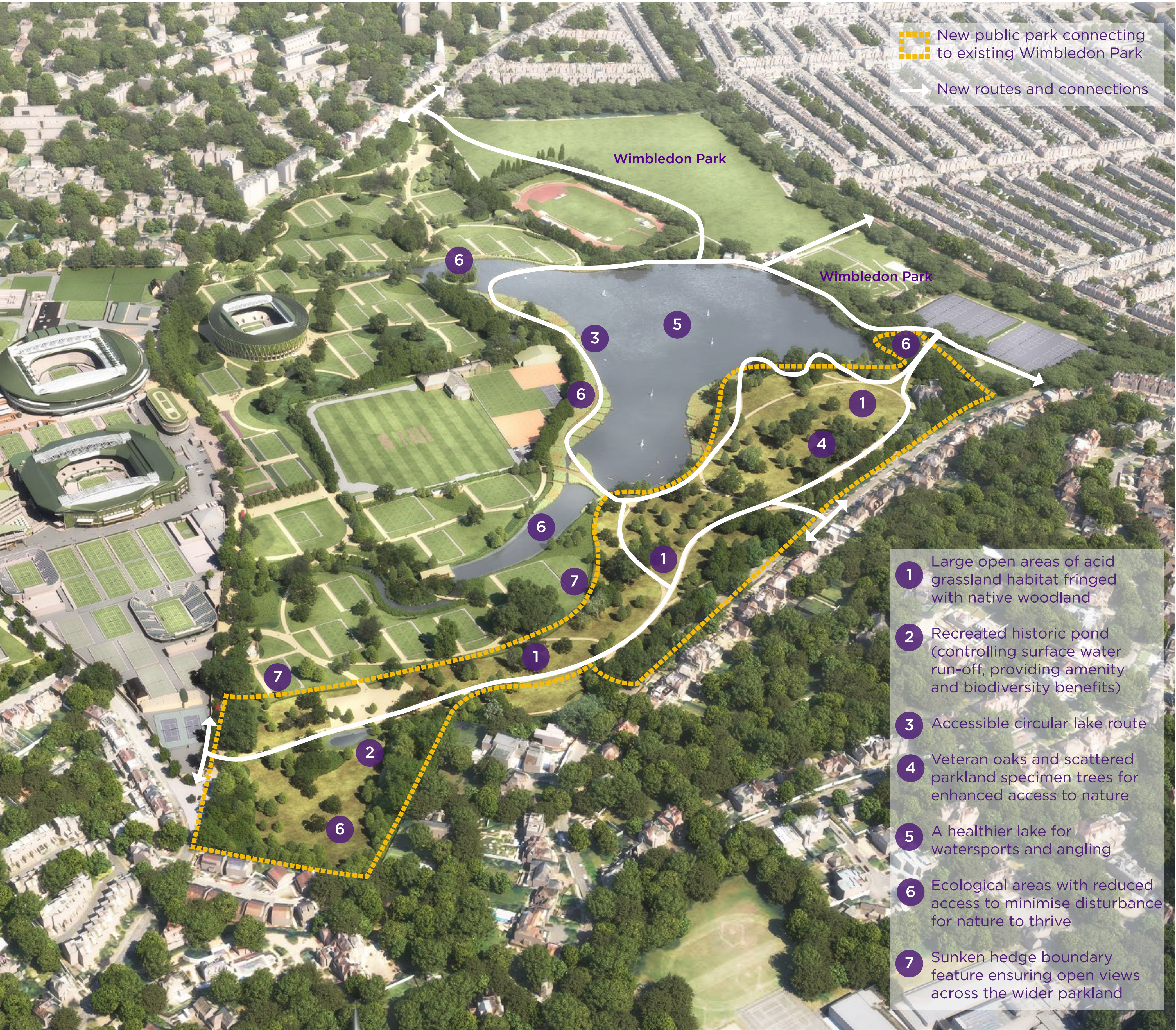
The AELTC Park, known as the southern parkland for now, was previously part of the private members’ golf course. By creating this new park, it will become one of the largest areas of private land in London to be opened to public access.

How will the park be managed and when will it be open?

The southern parkland will be directly managed by us and will provide year-round public access around the Wimbledon Park lake for the first time, other than very short periods during The Championships. Park opening and closing hours will be like those of Wimbledon Park, currently 8am weekdays and 9am weekends till dusk.



The lake and boardwalk will provide amenity and recreation throughout the year



Our new park for London: 9.4ha (23 acres) 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. Accessible year-round (outside of The Championships)



STEWARDSHIP OF THE LANDSCAPE

It is important to us that the very positive benefits of the project are there to be enjoyed for the long-term.

As owners of the land we take our custodian role extremely seriously, and we understand the importance of caring for the landscape and ecology of the site. We ensure the works undertaken for any AELTC project respect environmental or wildlife restrictions, for example adhering to and respecting the bird nesting season.

For the AELTC Wimbledon Park Project, we have conducted a thorough environmental impact assessment, which shows significant ecological enhancements and a biodiversity net gain. Our proposals have also been informed by feedback from heritage groups such as Historic England and Natural England.

Maintaining 'Capability' Brown's open parkland

To preserve the vital character of the landscape and environment, our plans are to maintain the parkland's openness, as originally designed by landscape architect 'Capability' Brown.

These landscape enhancements contribute invaluable health, recreation, biodiversity and environmental benefits that AELTC are very committed to achieving and looking after. The guarantees of such land will be formed within the planning permission if granted.





TREE RESTORATION

The site is a ‘Site of Nature Conservation Interest’ and includes a large number of trees (and other vegetation) which provide important habitats and biodiversity.

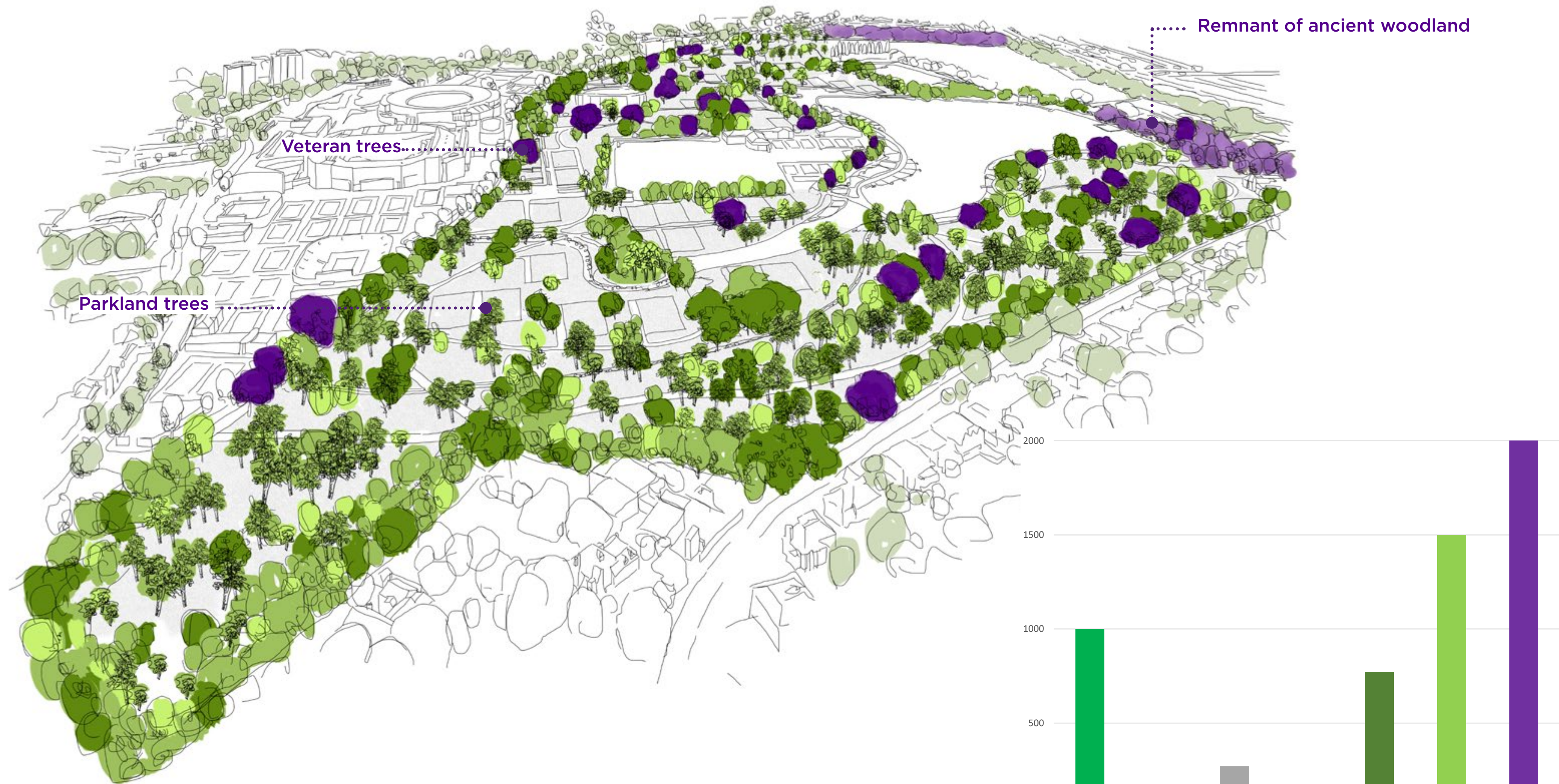
We have researched and analysed the existing tree stock on-site very carefully, particularly the more mature trees and those with veteran status (many of which date from or before ‘Capability’ Brown). Many of the trees present have been planted to create the layout of the golf course making the linear fairways around the greens and tees which is not in line with the original ‘Capability’ Brown design. As a result, much of the newer planting is of poorer quality and has obscured the historic layout of the land, including the original views and vistas.

The proposal offers the opportunity to repair sections of the landscape, bring back some of the original landscaping designed by Brown and significantly enhance ecology/ biodiversity value.

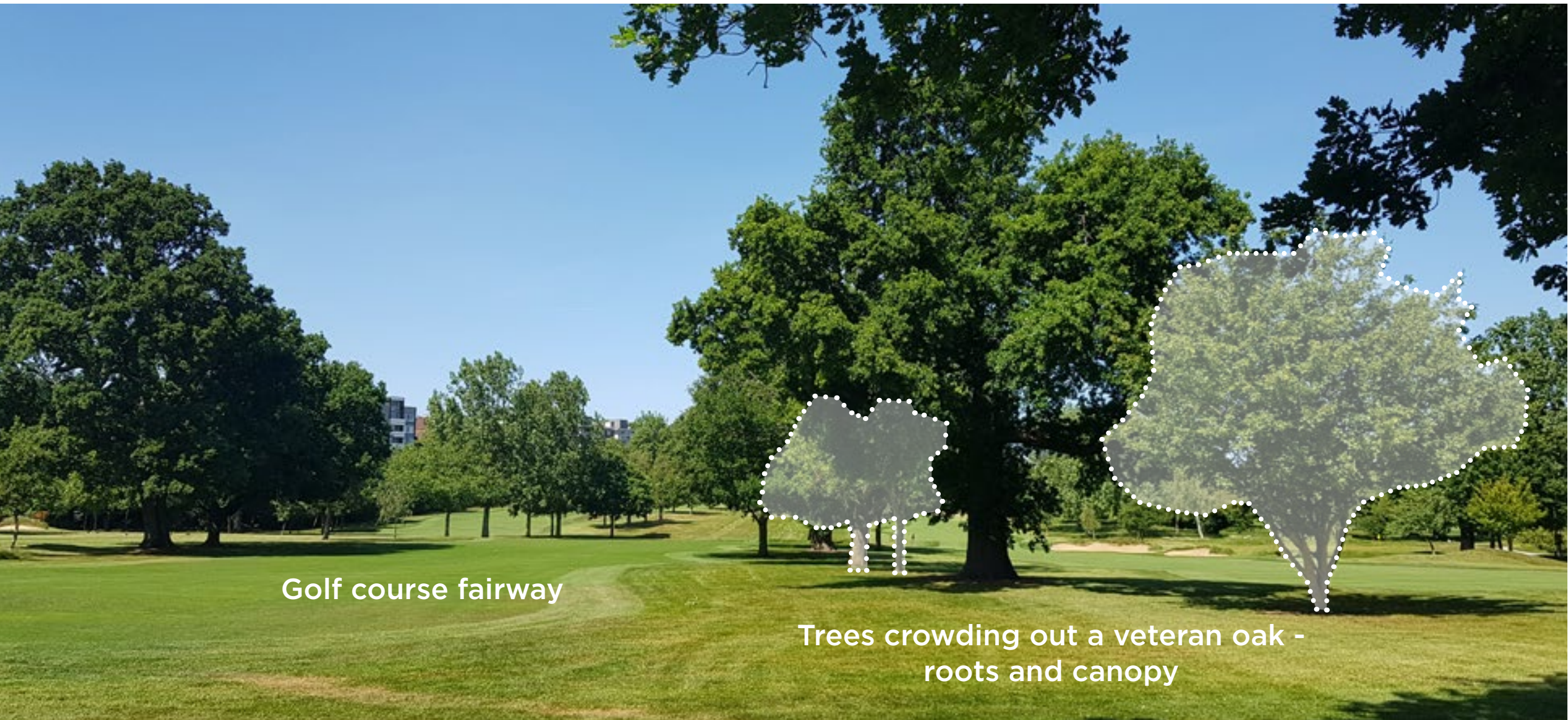
As part of this, the proposals will see double the number of trees on the golf course through the retention/ protection of veteran trees and significant new planting - giving a net gain of 1,500 important new genetically resilient trees.



Existing tree canopy with proposed tree removals shown in grey



Estimation of tree canopy twenty years after planting as per the proposals



As part of on-going arboricultural management and as part of our restoration of the Brownian landscape, trees that crowd out the canopies or root plates of veterans will be removed to increase their heath and longevity. This is an example of how it can be achieved.

- Existing trees
- B trees to be removed
- C trees to be removed
- U trees to be removed
- Retained trees, totalling over 700 (including over 300 Veteran, A and B grade trees)
- New trees to be planted
- Estimated total tree population in 2030



INVESTING IN THE WIMBLEDON PARK LAKE

More than 250 years ago, Brown dammed the two natural brooks that run from west to east across the parkland, creating a large lake in the natural valley. It is now an important reservoir, ecological asset and recreational amenity, but it is in need of major maintenance and enhancements to maintain these functions.

We hope to safeguard the long-term future of the lake and ensure that the heritage, ecological and recreational value of this vital community asset is not only retained but improved for future generations.

We will contribute substantially to de-silting the lake which, based on all informed advice, is in danger of material deterioration and requires de-silting for its long-term preservation to protect the most vital component of Brownian heritage in the park.

If this work is not done, the lake will be lost and is at risk of becoming a large boggy area.

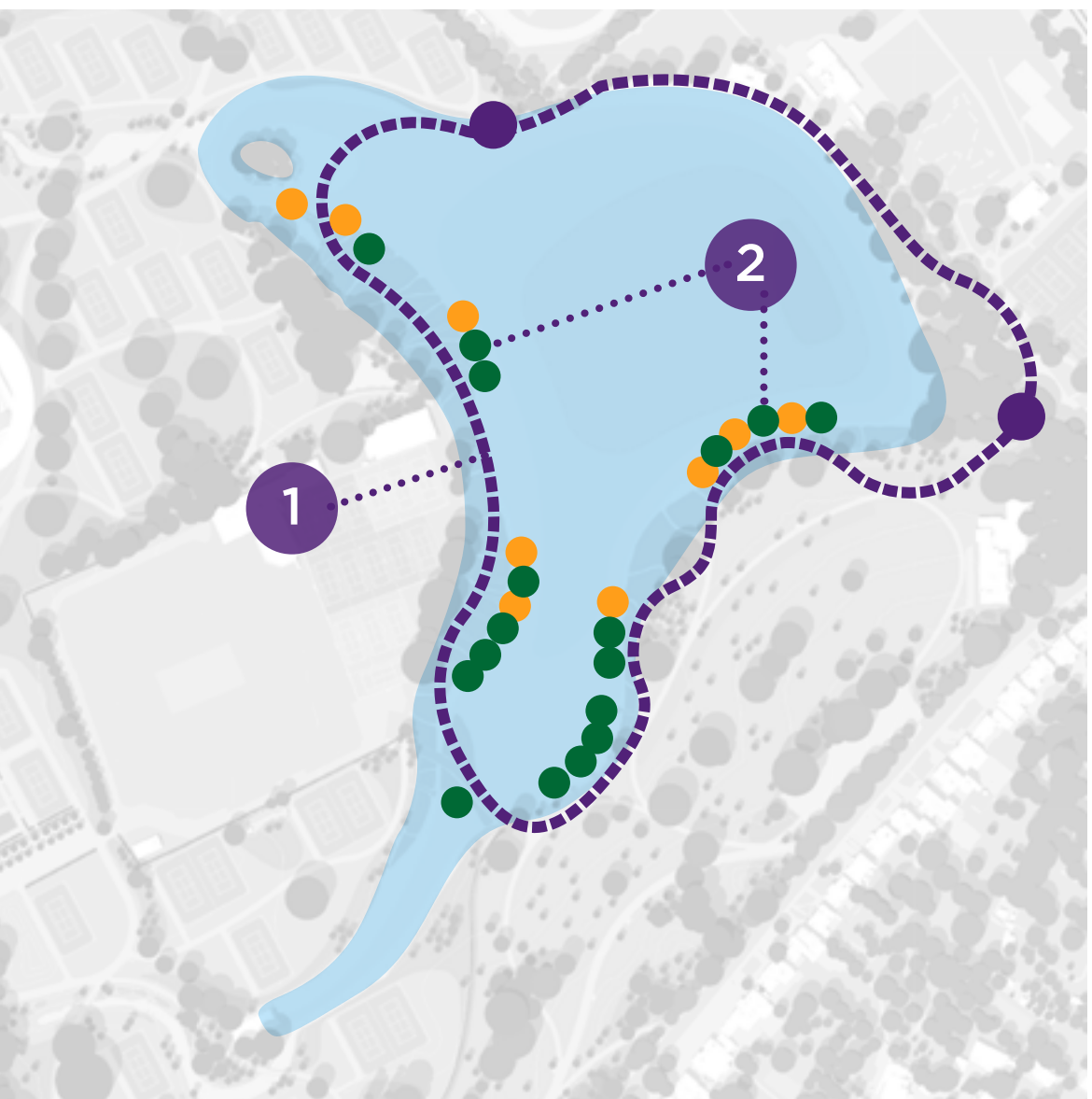
A new circular lake route

We will deliver a public, fully accessible circular route on and around the lake, creating enhanced access to nature for visitors, protected areas of rich habitat for flora and fauna, and reveal previously hidden historic views. Extensive planting including reed beds, water lilies and pockets of wet woodland will be created and strengthened, providing a wide and diverse lake ecosystem.

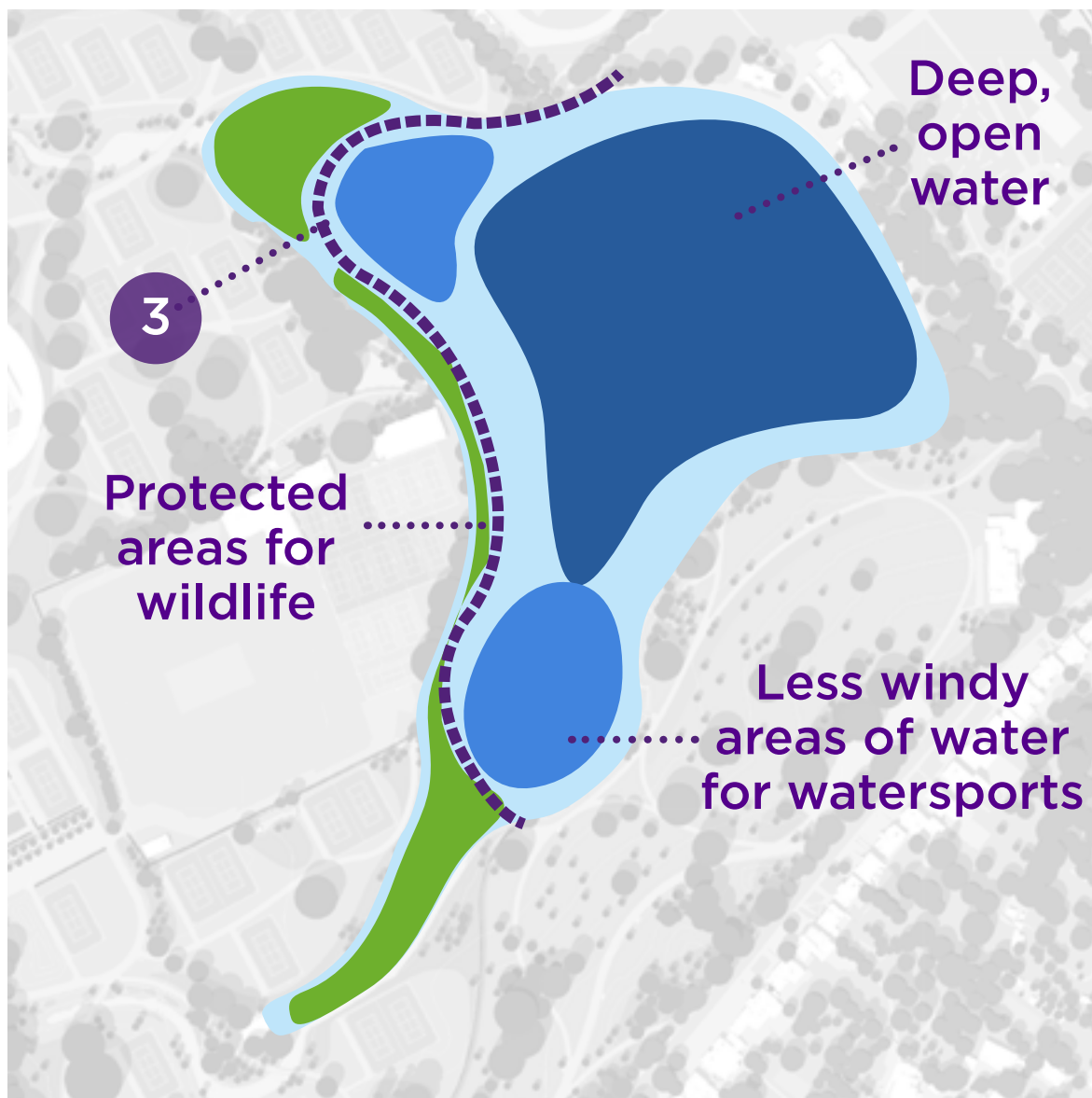
Following consultation with the Wimbledon Park Watersport Centre, we have moved parts of the boardwalk closer to the lake edge to ensure a large area is available for sailing. The boardwalk has been designed with pontoons for the Wimbledon Park Angling Club.



Illustrative view of the northern lake tip from the boardwalk



Lake route (1) and angling pontoons (2)



Lake uses diagram with the adjusted boardwalk position (3)



Illustrative view of the lake boardwalk and ecological areas



PROJECT OVERVIEW YEAR-ROUND

This bird's eye view illustrates our proposals for the AELTC Wimbledon Park Project outside of The Championships with key features highlighted. Further detail on specific topics is included on the subsequent boards.

- 1 New public access to AELTC-owned parkland stretching from Church Road to Home Park Road connects with the public Wimbledon Park. Access hours similar to the public park outside of The Championships.
- 2 New public circular lake walk
- 3 New sunken grounds maintenance hub
- 4 Re-imagined parkland landscape and integration of tennis courts
- 5 New public access gate
- 6 New Parkland Show Court
- 7 AELTC black railing along Home Park Road to match Church Road
- 8 Upgrades to surfacing and public realm along Church Road
- 9 Extensive tree planting programme including protection and enhancement of veteran trees
- 10 Reinstatement of 18th century lake tip
- 11 Opening up of natural brooks currently buried below ground in culverts
- 12 Creation and enhancement of diverse ecological habitats
- 13 Community learning hub
- 14 Places for nature to thrive; no public access
- 15 Desilting of Wimbledon Park lake





PROJECT OVERVIEW THE CHAMPIONSHIPS

This bird's eye view illustrates our proposals for the AELTC Wimbledon Park Project during The Championships with key features highlighted. Further detail on specific topics is included on the subsequent boards.

- 1 Northern guest entrance on Wimbledon Park Road consisting of temporary structures
- 2 Southern guest entrance on Church Road consisting of temporary structures
- 3 Church Road closed to through traffic for duration of event
- 4 New Parkland Show Court
- 5 Retained event car park
- 6 Location of 'the Queue' for the duration of the event only in partnership with Merton
- 7 Church Road forms the primary pedestrian route for Championships visitors between the parkland and the main grounds
- 8 Temporary seating stands around four courts at centre of the site
- 9 Championships practice courts in northern parkland
- 10 Qualifying and Junior Qualifying courts
- 11 Qualifying practice courts
- 12 Northern player hub
- 13 Southern player hub
- 14 Southern parkland accessible to Championships visitors only during Championships period
- 15 Event car park retained at the outset with an aim to remove over time





TENNIS COURTS

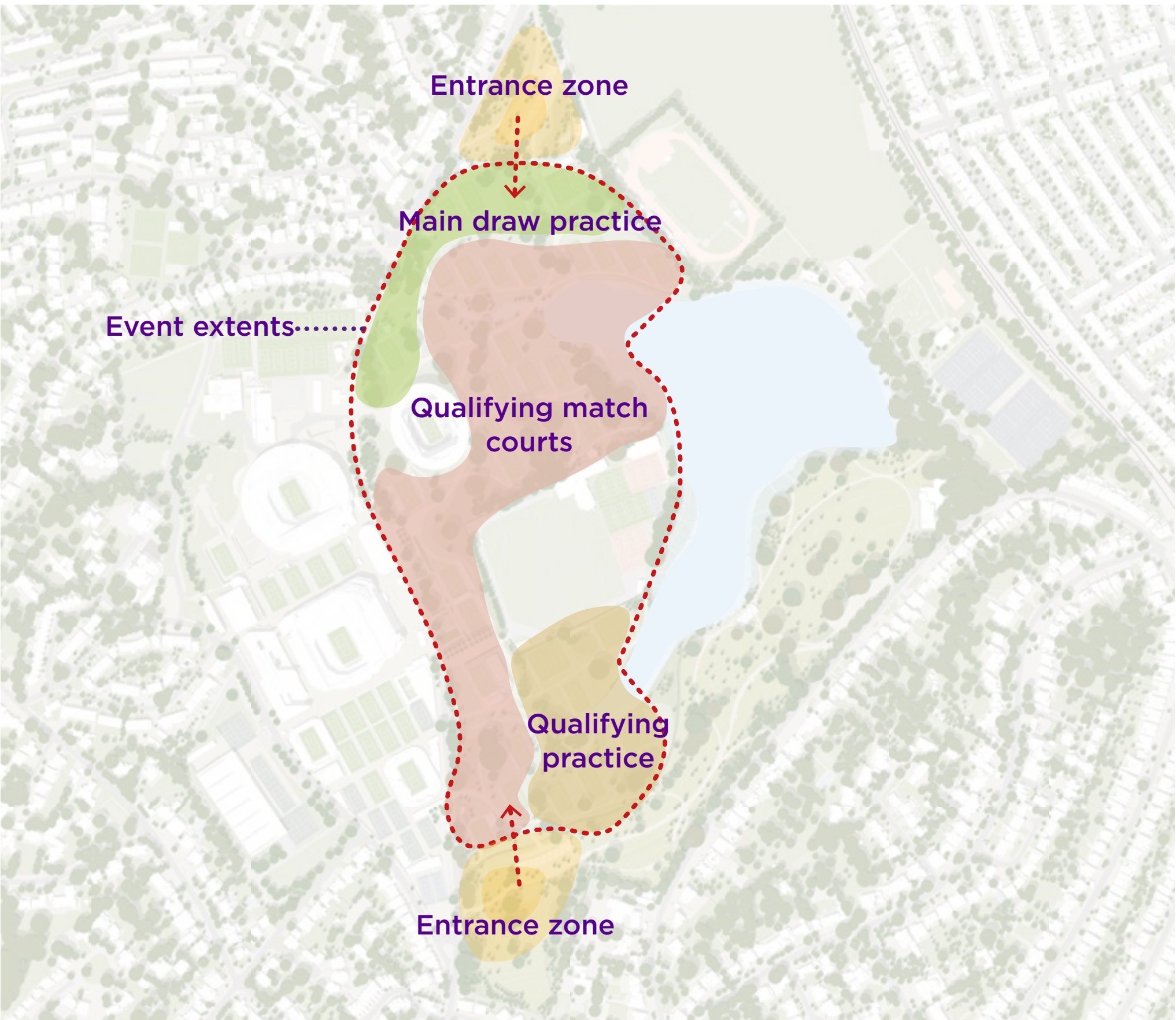
The Championships is the only remaining Grand Slam played on grass. As it is a living surface, grass courts cannot sustain the same intensive use over a three-week period like acrylic or clay courts. Therefore, we need separate courts for Qualifying match play, Championships play and practice.

We have proposed to build 39 grass tennis courts including a new Show Court. We appreciate this seems like a large number. However, it is calculated from the number of match and practice courts transferred from Roehampton (18 and 8 respectively), plus 6 temporary practice courts which currently take over our croquet lawns. We have also added 6 courts for Championships Main Draw practice so that each player can have a whole court on which to practice each day, rather than half a court as currently provided.

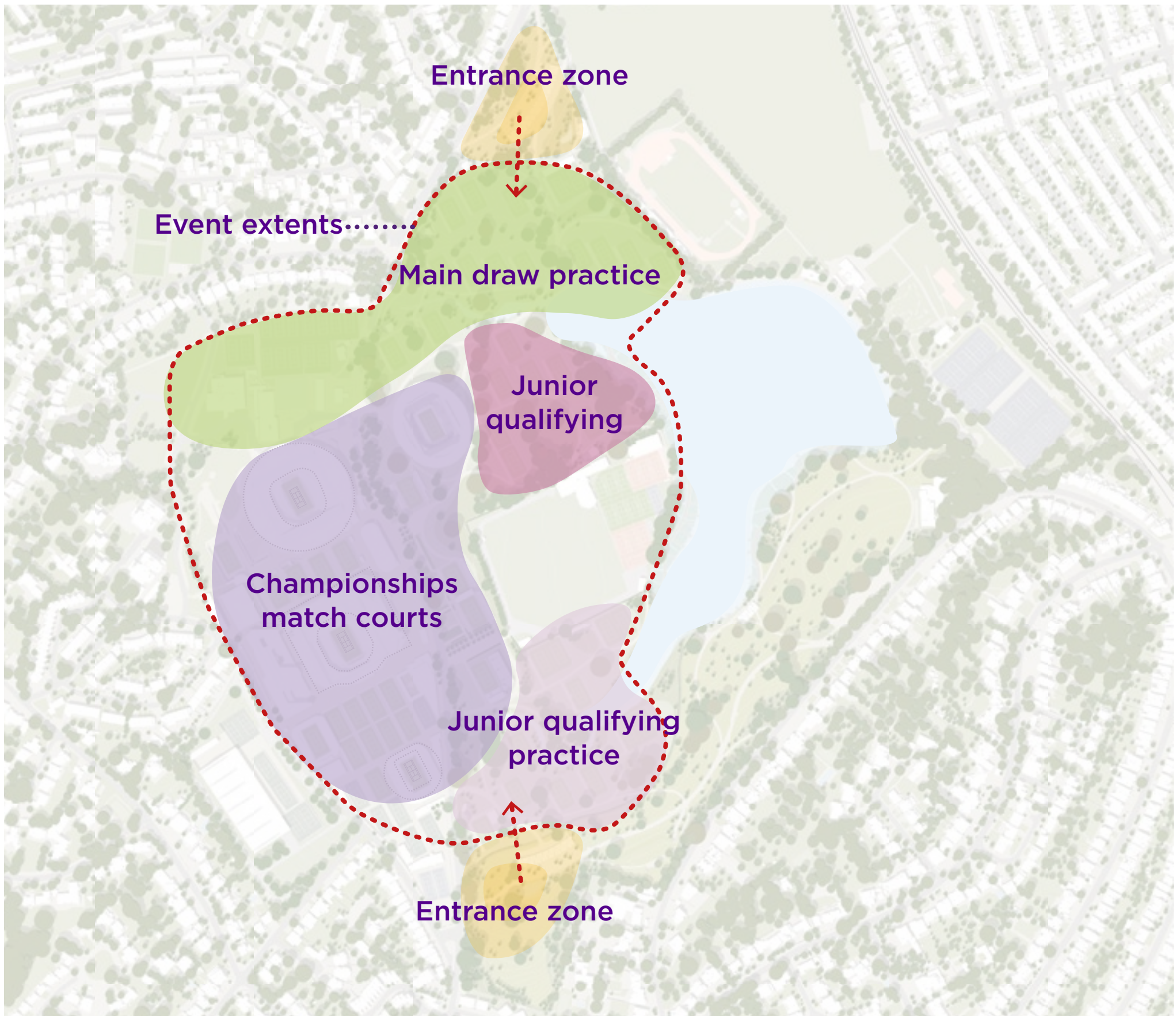
The additional courts provided for the Qualifying tournament can also be utilised during The Championships Fortnight to increase the amount of tennis on offer. This includes doubling the size of the Wheelchair Tennis draw, taking it well beyond the other Grand Slams, bringing the Junior Qualifying event on-site, and an extended Draw for the 14 and under Championships, which will be staged for the first time in 2022.

The grass court season means that the courts will be in use from May to late September. Outside of The Championships they will be allocated for wider tennis use: examples may be hosting organised events in conjunction with local schools, our other community tennis programmes, grass-roots and other events run in collaboration with the LTA.

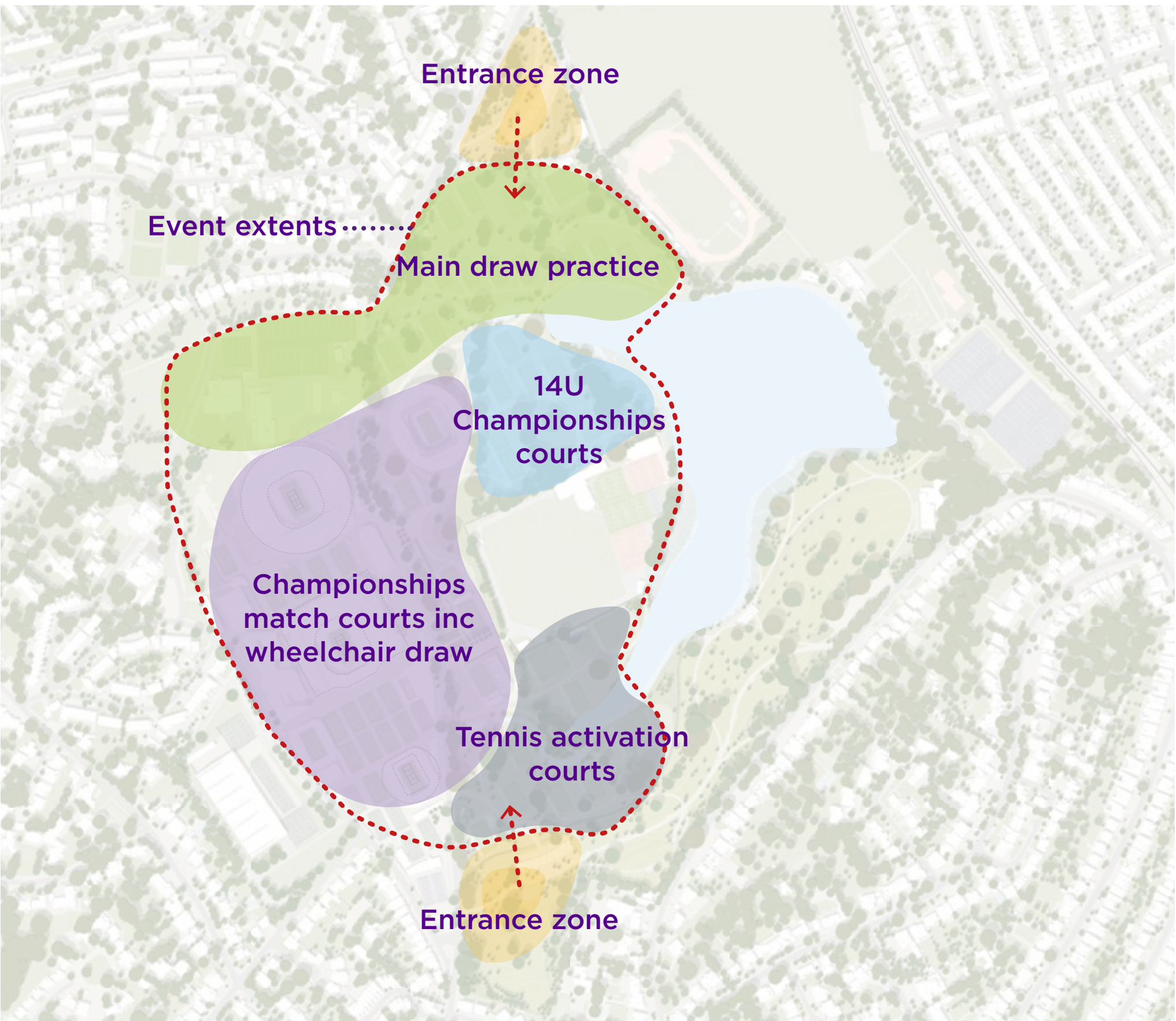
Outside of the grass court season the courts will not be used and they will not have permanent fences or seating structures. There will be no floodlit courts other than illumination under the proposed Parkland Show Court roof.



Qualifying Week



Championships Week 1



Championships Week 2



Year-Round

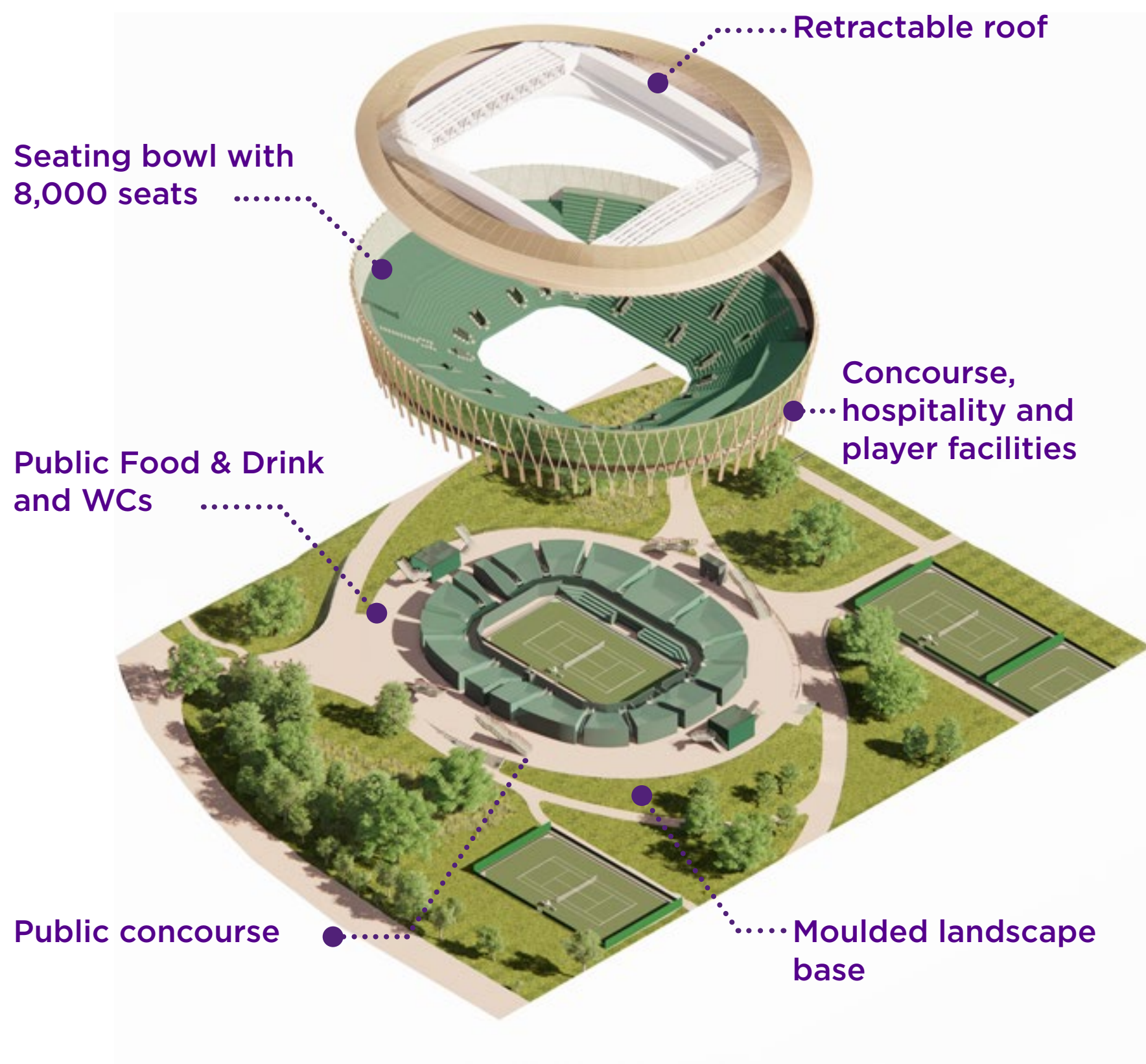


PARKLAND SHOW COURT

The proposed new Parkland Show Court has been conceived as an extension of the landscape, embedded within a ring of mature oak trees, minimising the impact on its setting. The tree-like structure will support the building while also providing a frame across which climbing plants can flourish.

Sustainability is at the core of the design for the new Show Court.

Rather than just retrofitting low carbon technologies onto a predetermined design, our proposals are for a building that is inherently sustainable, where the drive to reduce embodied carbon and energy use, both in its construction and use, has directly informed the design vision.



Spring view from inside the Grounds near Church Road looking towards Wimbledon Park lake



The Parkland Show Court during The Championships



The Parkland Show Court in autumn



PUBLIC BENEFITS: SUPPORTING THE COMMUNITY

We aim to bring multiple benefits to the community year-round through this project, both from the park itself and our new facilities. These include:

- Using the southern parkland for bespoke outdoor learning workshops, bringing to life the landscape, its heritage and the many species who call it home
- An outdoor learning trail to discover the landscape, nature and habitats
- Pond dipping to uncover all kinds of interesting creatures
- The Wimbledon Park Golf Clubhouse as a community hub, with a particular focus on outdoor learning
- The new Show Court and its facilities
- A wider tennis programme on the new grass courts to support tennis participation

We’re excited to work with local residents and community groups to shape what the year-round uses for each space might look like, and curate a programme of activities that the community value and appreciate.

The AELTC Wimbledon Park Project will also bring an unrivalled opportunity for the Wimbledon Foundation in their hands-on support to groups and organisations on top of its financial investment, which amounts to a total of £4.8 million.

Foundation initiatives include providing multi-year financial support for nine organisations to tackle health and wellbeing challenges in the local community and issuing small grants to 30 groups to promote physical activity and mental wellbeing. Through the Wimbledon Junior Tennis Initiative, which has been running for 20 years, 200,000 children have benefited from tennis lessons delivered in all primary state schools in both boroughs.

At the end of last year, we spoke to more than 35 different community groups to get a thorough understanding of what was lacking in terms of existing community infrastructure and what would be of benefit.



The Parkland courts can be used for WJTI, LTA and other lawn tennis youth tournaments



The Wimbledon Park Golf Clubhouse

Through this engagement, we saw that there is potential to use the Wimbledon Park Golf Clubhouse as a community hub that brings real benefit to local groups and residents.

Alongside facilitating outdoor learning workshops, we hope that the Clubhouse can play a significant role in hosting community groups and talks, ensuring the facility is open to and can benefit everyone, not just those playing tennis. This would be covered by a separate, future planning application.

Other community benefits

We are in ongoing discussions with Merton Council as the manager of the public park regarding any potential investments that will help to enhance users experience, as well as local groups.

WE WANT TO HEAR YOUR IDEAS FOR HOW TO USE THE GOLF CLUBHOUSE



TRANSPORT AND CONSTRUCTION MANAGEMENT

The AELTC is committed to becoming environment positive by 2030.

This investment in the new site will allow us to become more sustainable in the long term through reducing the need for multiple sites and allow us to enhance and secure the future of the landscape's biodiversity.

To further support our commitment, we are implementing several initiatives to support and encourage better public transport access to the Club and The Championships, reducing the reliance on cars.

The AELTC already has good public transport links via the underground, overground and bus routes. The District Line upgrade, which is currently underway, will increase capacity on the underground in coming years and our new entrance arrangements will make the journey time into the park and arrival at The Championships just a short (and more attractive) walk from Southfields or Wimbledon Park stations.

We have been engaging with TfL on future transport options and active travel measures including cycling.

Car parking and the Queue

In undertaking the new development, we are actively looking to reduce car trips by guests and others to and from The Championships and the Qualifying event.

As part of this, we are investigating the potential removal of all event parking from Wimbledon Park.

However, the planning application and Environmental Impact Assessment has taken a reasonable 'worst case' approach to assessing the impact of the development and associated traffic on local roads.

In tandem with this, the planning application includes a Travel Plan and Car Park Management Plan which aims to reduce travel by private car, promote sustainable travel modes and reduce associated parking.

Church Road

Church Road is an important local link between Wandsworth and Wimbledon, mainly used by local traffic and it is not a main TfL route.

We propose that Church Road will be closed for three weeks over The Championships and Qualifying period. The temporary closure of Church Road each year will be the subject of a separate Traffic Management Order, and **there is no intention or need for Church Road to be closed year-round.**

During those three weeks, the 493 bus will be rerouted locally to avoid Church Road. Data from 2021 showed this had little impact on local traffic. Initial data also showed the closure had a positive effect in reducing through traffic, which was broadly welcomed by close neighbours.

Overall, we wish to link both parts of our site as one seamless event space with a central focus on Centre Court.

We also propose a series of improvements to the layout and design of Church Road which will enhance pedestrian safety and comfort and encouraging active travel such as cycling year round. This will result in an overall improvement to Church Road.



Illustrative view of Church Road year round

Construction management

We fully recognise that many residents are concerned about the disruption this project will create through construction traffic. We will take every effort to reduce disruption as much as possible and will be working closely with local authorities and TfL. A full list of measures and the proposed construction strategy is contained within the submitted draft construction management plan.

Other measures we will take in our approach include:

- Identifying measures to reduce transport impact through the different construction phases, which includes making as many standalone components as possible off-site.
- Taking careful consideration of the topography of the site in order to optimise cut and fill.
- We are fully committing to using only the minimum number of deliveries needed and to spread them out over the construction period.
- We would like to establish regular and open lines of communication with all local resident groups throughout the construction period so that we are able to manage any issues proactively and swiftly and provide support wherever we can.



Illustrative view of Church Road during The Championships



NEXT STEPS

Now that our application has been submitted, all the application materials are available to view at www.wimbledon.com/wpp and on both councils' websites. There are hard copies of all submitted planning application documents at both Southfields and Wimbledon libraries. We are hoping for a planning decision in early 2022.

Subject to approvals, construction works could start in early 2022 on the north part of the site and construction on the south part of the site would commence in January 2023 at the earliest. We estimate the Qualifying event can be held on site for the first time in 2028. The new Show Court is estimated to be completed in 2030.

We want to continue a dialogue with our local community throughout this project. Part of this may be in the form of topic-specific Q&A sessions and we will be publishing regular updates on the progress of the AELTC Wimbledon Park Project on our website.

Thank you for your interest and, we hope, support for this important project which aims to secure the future of Wimbledon and our ability to positively give back to our local community and beyond.

