



Wimbledon Park and Lake Masterplan: Appendices

December 2018

LDÄ DESIGN



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A. Cost Plan; by Huntley Cartright; Quantity Surveyors



HUNTLEY CARTWRIGHT
CHARTERED QUANTITY SURVEYORS

LONDON BOROUGH OF MERTON
WIMBLEDON PARK

ORDER OF COST (FEASIBILITY ESTIMATE) - REV F

Quantity Surveyors

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April 2017



WIMBLEDON PARK & LAKE MASTERPLAN

LONDON BOROUGH OF MERTON
WIMBLEDON PARK

ORDER OF COST (FEASIBILITY ESTIMATE) - REV F

1	<p><u>DRAWINGS & SPECIFICATION</u></p> <p><u>RSB</u> Area / Accommodation Schedules - 12/02/16 Email from KR dated 28/01/16 Email from KR dated 21/02/16</p> <p><u>LDA Design</u> 4872 - Masterplan Options Table 160226 4872-001-005 Mplan Options 1-5 160226</p>
2	<p><u>REVISION HISTORY</u></p> <p><u>First Issue</u> Prepared by: LMC 28/01/2016 Checked by: IRJ 28/01/2016</p> <p><u>Revision A</u> Prepared By: LMC 18/02/2016 Checked By: IRJ 18/02/2016</p> <p><u>Revision B</u> Prepared By: LMC 24/02/2016 Checked By: IRJ 24/02/2016</p> <p><u>Revision C</u> Prepared By: LMC 01/03/2016 Checked By: IRJ 02/03/2016</p> <p><u>Revision D</u> Prepared By: LMC 02/03/2016 Checked By: IRJ 02/03/2016</p> <p><u>Revision E</u> Prepared By: LMC 04/03/2016 Checked By: IRJ 04/03/2016</p> <p><u>Revision F</u> Prepared By: CAB 07/04/2017 Checked By: IRJ 07/04/2017</p>
3	<p><u>NOTES</u></p> <p><u>Assumptions:</u> Construction works are procured using competitive tender Provisional allowances have been made for works to existing utilities (Gas, water, drainage and electricity) Existing service supplies will need to be verified We recommend a detailed estimate is prepared once the design is progressed further</p> <p><u>Exclusions:</u> No allowance has been made for costs arising from the following: Asbestos removal works Contaminated ground or land remediation Requirements arising from listed building and/or conservation area status if applicable Public enquiries, pressure groups or planning refusal CIL, s106 or s278 costs Changes in legislation relating to the built environment or employment Ecological issues - endangered species/ habitats or sites of special scientific interest Restrictions on site access and working hours Fire suppression sprinklers within the building Client Loose Fixtures and Fittings Inflation VAT</p>

WIMBLEDON PARK & LAKE MASTERPLAN

LONDON BOROUGH OF MERTON
WIMBLEDON PARK

ORDER OF COST (FEASIBILITY ESTIMATE) - REV F

SUMMARY

REF.	DESCRIPTION	ESTIMATE SUMMARY
1	Building Works	
1.1	The White Pavilion	224,500
1.2	Parks Staff Building	0
1.3	Café	321,000
1.4	Bowls Pavilion	834,000
1.5	Watersports Centre	1,394,380
1.6	Athletics Buildings	1,865,640
1.7	Lake	4,882,000
1.8	General Landscaping Works	2,503,600
	SUB TOTAL: BUILDING WORKS	12,025,120
3	MAIN CONTRACTOR'S PRELIMINARIES (14%) AND OVERHEADS & PROFIT (8%) = (22%)	2,645,526
	SUB TOTAL (1 TO 3)	14,670,646
4	OTHER PROJECT COSTS	
4.1	CONTINGENCIES (15%)	2,200,597
4.2	PROFESSIONAL FEES AND SURVEYS (15%)	2,200,597
4.2.1	ADDITIONAL FEASIBILITY STUDIES	50,000
4.3	LOOSE FF&E - TBC	TBC
	SUB TOTAL (1 TO 4)	19,121,840
5	INFLATION - Excluded - Programme TBC	Excl.
	SUB TOTAL (1 TO 5)	19,121,840
6	VAT - Excluded	Excl.
	TOTAL PROJECT COST	19,121,840
	TOTAL COST; SAY £	19,122,000

ESTIMATE					
REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
1	<u>BUILDING WORKS</u>				
1.1	The White Pavilion				
	New Build	40	m2	2,800	112,000
	Heavy Refurbishment	75	m2	1,500	112,500
	Light Refurbishment	0	m2	600	0
	Incoming services - existing	1	item	0	0
	Subtotal:				224,500
1.2	Parks Staff Building				
	New Build	0	m2	1,450	0
	Incoming services - say	0	item	20,000	0
	Subtotal:				0
1.3	Café				
	New Build	35	m2	3,000	105,000
	Heavy Refurbishment	146	m2	1,000	146,000
	Incoming services - say	1	item	20,000	20,000
	Catering equipment	1	item	50,000	50,000
	Subtotal:				321,000
1.4	Bowls Pavilion				
	New Build	300	m2	2,000	600,000
	Heavy Refurbishment	60	m2	900	54,000
	Light Refurbishment	240	m2	750	180,000
	Incoming services - existing	1	item	0	0
	Subtotal:				834,000
1.5	Watersports Centre				
	Demolition	313	m2	60	18,780
	New Build	636	m2	2,100	1,335,600
	Incoming services - say	1	item	40,000	40,000
	Subtotal:				1,394,380
1.6	Athletics Buildings				
	Demolition	444	m2	60	26,640
	Heavy Refurbishment	456	m2	1,500	684,000
	Allow a sum for refurbishment of stand	1	item	75,000	75,000
	New Build	490	m2	2,000	980,000
	Incoming services	1	item	50,000	50,000
	Catering Equipment	1	item	50,000	50,000
	Subtotal:				1,865,640
2	<u>LANDSCAPING WORKS</u>				
	Lake				

ESTIMATE					
REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
2.1	Lake				
	Suck silt from lake and set aside for fill	56,000	m3	30	1,680,000
	Fill silt retained from lake	56,000	m3	20	1,120,000
	Topsoil added to new bank	30,500	m2	30	915,000
	Planting on new banks	30,500	m2	30	915,000
	Edging to banks	900	m	30	27,000
	Allow for forming public access around perimeter of lake	1,500	m	100	150,000
2.2	Lake Embankment / Dam				
	Allow a sum for repairs; replacing sheet piling and infilling eroded areas	1	item	75,000	75,000
	Subtotal of Lake:				4,882,000
	General Landscaping Works				
2.3	Waterfall Garden				
	Allow a sum for re-landscaping; removal of existing landscaping with construction of new lake outfall as new rockwork cascade feature	1	item	150,000	150,000
2.4	Brook				
	Allow a sum for habitat and flood protection	1	item	25,000	25,000
	Allow a sum for improvement works to bridges	1	item	15,000	15,000
	Allow a sum for tree removals	1	item	15,000	15,000
2.5	The Great Field				
	Allow a sum for works to improve drainage	1	item	50,000	50,000
	Allow a sum for selective new tree planting	1	item	10,000	10,000
	Allow a sum for conservation grassland to edges	1	item	15,000	15,000
2.6	Horse Close Wood				
	Allow a sum for woodland management improvement works - to be part of ongoing revenue cost expenditures	1	item	0	0
2.7	Ashen Grove				
	Allow a sum for woodland management improvement works - to be part of ongoing revenue cost expenditures	1	item	0	0
2.8	Revelstoke Road Entrance				
	Allow a sum for improvements to railings, gates and signage	1	item	25,000	25,000
2.9	Wimbledon Park Road Entrance				
	Allow a sum for improvements to railings, gates and signage	1	item	25,000	25,000
2.10	Home Park Road Entrance				

ESTIMATE					
REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	Allow a sum for improvements to railings, gates and signage	1	item	25,000	25,000
	Allow a sum for opening golf course boundary and reinstatement works to path	1	item	10,000	10,000
2.11	Revelstoke Road Car Park				
	Allow a sum for resurfacing	1,494	m2	50	74,700
	Allow a sum for line markings	1	item	5,000	5,000
	Allow a sum for signage	1	item	2,500	2,500
2.12	Woodland Car Park				
	Allow a sum for resurfacing	1,936	m2	50	96,800
	Allow a sum for line markings	1	item	5,000	5,000
	Allow a sum for signage	1	item	2,500	2,500
2.13	Golf Club Boundary				
	Allow a sum for improvements to railings	238	m	75	17,850
	Allow a sum for thinning works to hedge	238	m	25	5,950
2.14	Railway Embankment				
	Allow a sum for maintenance and management to hedgerow	732	m	25	18,300
2.15	White Pavilion				
	See section 1.1				
2.16	Existing Toilet Block				
	See section 1				
2.17	Play Area incl Water Play				
	New feature play area	1	item	350,000	350,000
	Upgrading existing water play element	1	item	inc above	inc above
2.18	Toddler Play Area				
	Allow a sum for making good landscaped area	1	item	5,000	5,000
2.19	Tennis Courts				
	No works	1	item	0	0
	Top 5-10 tennis courts re-surfaced as 3G sports pitches (Possible future cost) - not carried forward cost	1	item	150,000	0
2.20	Café Building				
	See Section 1.3				
2.21	Parks Maintenance / Staff				
	See section 1.2				
2.22	Crazy Golf				

ESTIMATE					
REF	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT
	Allow a sum for removal of existing	1	item	5,000	5,000
	Allow a sum for replacement with new elements	1	item	150,000	150,000
2.23	Beach Volleyball				
	New Court	1	item	25,000	25,000
2.24	Bowls Pavilion				
	See section 1.4				
2.25	Bowling Green 1				
	No works	1	item	0	0
2.26	Bowling Green 2 (Picnic Area)				
	Allow a sum for floodlighting	1	item	35,000	35,000
2.27	Existing Watersport & Outdoor Centre				
	Allow a sum for making good landscaped area	1	item	5,000	5,000
2.28	New Watersports & Outdoor Centre				
	See Section 1.5				
2.29	Athletics Track				
	Allow a sum for demolition of athletic track	1	item	20,000	20,000
	New Athletics Track; 8 lane	1	item	400,000	400,000
	Allow a sum for removal of surrounding vegetation	1	item	15,000	15,000
	Allow a sum for existing boundary fencing replaced	1	item	50,000	50,000
2.30	Angling				
	Allow a sum for new platforms to lake (say 25nr)	1	item	250,000	250,000
2.31	High Ropes Course				
	High ropes course to Ashen Grove	1	item	500,000	500,000
2.32	Floating (Events) Pontoon				
	Floating pontoon introduced on lake	1	item	100,000	100,000
	Subtotal of General Landscaping Works:				2,503,600
	SUB TOTAL: BUILDING WORKS				12,025,120
3	MAIN CONTRACTOR'S PRELIMINARIES (14%) AND OVERHEADS & PROFIT (8%) = (22%)				2,645,526
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6	VAT				Excl.
	TOTAL PROJECT COST				19,121,840
	TOTAL COST; SAY £				19,122,000



B. Planning Policy Review

1.0 LB Merton's Core Planning Strategy 2011-2026 (Adopted 13 July 2011)

- 1.1. Proposals Map
- 1.2. Wimbledon Sub areas – Policy CS6
- 1.3. CS7 Centres
- 1.4. CS11 Infrastructure
- 1.5. CS13 Open Space, Nature Conservation, Leisure and Culture
- 1.6. CS14 Design
- 1.7. CS15 Climate Change
- 1.8. CS16 Flood Risk Management
- 1.9. CS18 Active Transport
- 1.10. CS20 Parking, Servicing and Delivery

2.0 Sites and Policies Plan and Policies Maps (2014)

- 2.1. DM R2 Development of town centre type uses outside town centres
- 2.2. DM C1 Community facilities
- 2.3. DM O1 Open space
- 2.4. DM O2 Nature conservation, trees, hedges and landscape features
- 2.5. DM D1 Urban design and the public realm
- 2.6. DM D2 Design considerations in all developments
- 2.7. DM D4 Managing heritage assets
- 2.8. DM EP4 Pollutants
- 2.9. DM F1 Support for flood risk management
- 2.10. DM F2 Sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure
- 2.11. DM T1 Support for sustainable transport and active travel
- 2.12. DM T3 Car parking and servicing standards

1.0 **LB Merton's Core Planning Strategy 2011-2026 (Adopted 13 July 2011)**

1.1. **Proposals Map**

Whole Site:

- * Metropolitan Open Land Policies CS13, DM01
- * Open Space Policies CS13, DM01
- * Historic Parks and Gardens Policies CS14DMD4
- * Archaeological Priority Zone Policies CS14, DMD4
- * Wimbledon North Conservation Area

Lake, District Line Corridor and woodland on west boundary only:

- * Sites of Importance for Nature Conservation Policies CS13, DM02

(Wimbledon Park [Me.BI02] & District Line through Wimbledon park [Me.BII01C])

SE corner of site

- * Wandle Valley Regional Park 400 m buffer zone CS13, para 21.13

Melrose Avenue to east of site

- * Cycle route.

1.2. **Wimbledon Sub areas – Policy CS6**

Surrounding area of Wimbledon Town Centre

i. Maintaining the unique retail and built form character of Wimbledon Village, supporting development that is commensurate to the scale and quality of the Local Centre;

j. Supporting environmental improvements and maintaining the day-to-day shopping and other services at Arthur Road Local Centre;

k. Conserving and enhancing the quality of neighbourhoods within the sub-area through **Conservation Area character protection, and by supporting incremental development that respects the character and heritage assets within the area.**

16.3 Our priority for Wimbledon is to maintain and build on its current vitality and viability as one of London's major town centres, improving the transport interchange, with more business and professional services and quality shops, balanced with community, leisure, arts, culture and associated facilities including tourism, achieving a noticeable uplift in the quality of the centre.

16.4 Supporting economic growth in Greater Wimbledon will generate uplift in the potential for employability and economic activity within the local population, including the eastern areas of the borough, as outlined in Merton's Economic Development Strategy (2010).

16.16 As set out in Chapter 18 'Housing - Policies 8-10', Wimbledon Sub-Area is projected to accommodate a range of between 500 and 600 new homes throughout the plan period. This provision will be made up of some town centre redevelopment sites and incremental residential development within surrounding neighbourhoods of existing brownfield sites through redevelopment.

16.24 The high quality residential areas to the north and west of the town centre will continue to be conserved and enhanced by enforcing conservation area designations, and ensuring that new development responds to the scale, historic value and distinctive character of these neighbourhoods.

1.3. CS7 Centres

Policy excerpt:

Outside town or Local Centres, development of **new ‘town centre type uses’¹ is discouraged.** Planning permission for the development of new ‘town centre type uses’ will only be granted if it can be demonstrated that:

- a. the sequential approach as advocated by government guidance has been appropriately applied; and,
- b. there is not a significant adverse impact on the vitality and viability of any nearby centre.

1.4. CS11 Infrastructure

We will support the provision and improvement of infrastructure of the borough for those living, working and visiting Merton and to accommodate population growth by:

- a. Requiring new development to provide for any necessary infrastructure;
- b. **Working with partners to deliver adequate provision of services and facilities to match the projected population growth, especially in areas of significant new homes or areas of deficiency.** Development proposals will be expected to identify, plan for and, where necessary, complete infrastructure prior to occupation;
- c. Supporting education services in the expansion and provision of schools to meet the anticipated increased number of children in Merton, including to enable primary school children to be educated within walking distance of their homes. We may enable land purchase if this supports education provision;

¹ The NPPF defines main town centre uses as “Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).”

d. Supporting provision of improved health services, in particular those identified by Sutton and Merton Primary Care Trust and any successor commissioners, including the use of Health Impact Assessments (HIA’s) with major planning applications;

e. Supporting multi use of social, educational, cultural and recreational facilities;

f. Resisting the net loss of social and community facilities particularly where a need has been identified;

g. Supporting the provision of emergency services as promoted by the Metropolitan Polices Asset Management Plan and other emergency service providers.

Justification

19.2 The infrastructure needs for Merton will be primarily to support the additional housing stock required over the period of the Core Strategy. We do not anticipate any major need but have identified strategic priorities are health provision, education, transport infrastructure, water and sewerage provision and supporting future needs of the police and fire services.

Social infrastructure

19.19 We are moving towards co-location, i.e. a mix of community uses/resources at one location, to encourage viable use of space and integrated provision to meet the needs of all sectors of our community. Community premises include meeting halls, places of worship, social clubs and schools.

1.5. CS13 Open Space, Nature Conservation, Leisure and Culture

We will:

a. Protect and enhance the borough’s public and private open space network including Metropolitan Open Land, parks, and other open spaces;

b. Improve access to open space and nature conservation by public transport, cycle, mobility vehicles and on foot;

c. Expect development to incorporate and maintain appropriate elements of open space, play areas and landscape features such as trees which makes a positive contribution to the wider network of open spaces. Where this is not feasible, planning contributions will be sought to do so;

d. Work with partners to develop and implement proposals for the Wandle Valley Regional Park;

e. Any proposals for new dwellings in back gardens must be justified against the:

- * local context and character of the site
- * biodiversity value of the site
- * value in terms of green corridors and green islands
- * flood risk and climate change impacts

f. Safeguard our existing allotments and encourage the use of land for growing food.

g. Nature Conservation

To improve opportunities for our residents and visitors to experience nature we will:

1. Protect and enhance biodiversity through supporting the objectives of the London Biodiversity Action Plans;

2. Encourage new green links, green corridors and islands to seek to reduce areas of deficiency in nature conservation and to create safe species movement and havens for nature;

3. Refuse development that has a significant adverse effect on the population or conservation status of protected or priority species and priority habitats;

4. Require any development proposals likely to affect a Site of Special Scientific Interest, Metropolitan, Borough or Local Sites of Importance for Nature Conservation and Local Nature Reserve, as shown on the Proposals Map, to demonstrate that such development will not adversely affect the nature conservation values of the site;

5. Protect street trees and use Tree Preservation Orders to safeguard significant trees;

6. Improve public access to and enhance our waterways, including the River Wandle and its banks, for leisure and recreational use while protecting its biodiversity value;

7. Expect new development within the area of the Wandle Valley Regional Park, where appropriate, to incorporate physical, visual and landscape connections that will encourage pedestrian and cycle accessibility and enhance the attractiveness of the park;

8. Require, where appropriate, development to integrate new or enhanced habitat or design and landscaping which encourages biodiversity and where possible avoid causing ecological damage. Developers must propose full mitigation and compensation measures for any ecological damage that is caused.

h. Leisure and culture

Based on assessment of need and capacity, opportunities in culture, sport, recreation and play will be promoted by:

1. Safeguarding the existing viable cultural, leisure, recreational and sporting facilities and supporting proposals for new and improved facilities;

2. Refurbishing and replacing culture, sport, recreation and play facilities in our parks and open spaces;

3. Promoting healthy lifestyles to encourage physical education and well-being through the use of our leisure centres, schools, open spaces, playing pitches, recreation space and engagement in the arts through the use of our schools and colleges, open spaces, theatres and libraries. We will also encourage exercise in daily routines such as when travelling to work or school;

4. Working with partners to facilitate and enable them to deliver culture, sport, recreation, play facilities and events for community benefit. To encourage shared use of sites and space through joint funding initiatives and commissioning, external funding including public and private sources;

5. Safeguarding existing and seeking to provide enhanced play facilities along with formal and informal play spaces where these are needed;

Culture and leisure

21.14 The demand for spaces that support informal activities and an expected increase in sports participation, following London 2012 Games, could result in conflict between users. It is therefore necessary to **provide a selection of facilities in a variety of locations to encourage use from all sectors of the community and meet demands.** Chapter 17 'Centres - Policy 7' deals with leisure and cultural facilities that are defined under town centre users found in PPS4: Planning for Sustainable Economic Growth.

21.15 Safeguarding our parks, play areas and leisure/cultural facilities encourages healthier, more active lifestyles and helps to improve mental well-being and social interaction. Sometimes the provision of different activities and uses will be incompatible. Wimbledon Park is a prime example, where the lake is regularly used for various water sports, such as paddle sports and sailing. This can conflict with more sedate activities such as fishing. We will aim to support different communities by providing specialist courses and a range of activities designed to meet specific needs.

21.17 The importance of providing for children's play is emphasised in the Mayor's SPG "Providing for Children and Young People's Play and Informal Recreation" (2008). Play is an important aspect in our lives, not only in terms of health but also encouraging happiness, social cohesion and development. The council is supporting play provision by enhancing 14 play facilities as part of its Play Pathfinder project and creating a new adventure playground at the Intergenerational Centre in Eastfields, Mitcham.

1.6. CS14 Design

All development needs to be designed in order to respect, reinforce and enhance the local character of the area in which it is located and to contribute to Merton's sense of place and identity. We will achieve this by:

a. Conserving and enhancing Merton's heritage assets and wider historic environment particularly the valued centres, suburban neighbourhoods, industrial heritage and iconic green spaces, through conservation areas, statutory and locally listed buildings, scheduled ancient monuments, historic parks and gardens and archaeological sites and other non-designated heritage assets;

b. Promoting high quality sustainable design that:

i. meets urban design and climate change objectives;

ii. responds to the 'distinctive areas of the borough';

iii. improves Merton's overall design standard;

iv. responds to heritage assets and the wider historic environment to enhance local character and distinctiveness;

v. retains and adapts existing buildings where appropriate to reduce CO2 emissions and secure sustainable development;

vi. provides functional spaces and buildings with adequate internal amenity;

vii. enhances community safety.

c. Protecting the valued and distinctive suburban character of the borough by resisting the development of tall buildings where they will have a detrimental impact on this character. Tall buildings may therefore only be appropriate in the town centres of Colliers Wood, Morden and Wimbledon, where consistent with the tall buildings guidance in the justification supporting sub-area policies, where of exceptional design and architectural quality, where they do not cause harm to the townscape and significance of heritage assets and the wider historic environment, and where they will bring benefits towards regeneration and the public realm. Even with the identified centres, some areas are sensitive to tall buildings.

d. Encouraging well designed housing in the borough:

(a) by ensuring that all residential development complies with the most appropriate minimum space standards;

(b) by requiring existing single dwellings that are converted into two or more smaller units of accommodation to:

i. incorporate the re-provision of at least one family sized unit where resulting in the loss of an existing family sized unit;

ii. comply with the most appropriate minimum space standards;

iii. not result in an adverse impact on the suburban characteristics of the streetscape.

e. Requiring the development and improvement of the public realm to be accessible, inclusive and safe, simplified in design and unified by Merton's green character to create an environment of real quality.

f. Using objectives, proposals and policies within national, regional and local policy, including local guidance or evidence such as design guides, character appraisals and management plans to shape new built form and enhance the overall design quality of the borough.

The Public Realm

22.32 Merton's Public Realm Strategy (2009) outlines local guidance for the design of new public spaces and improvements to the existing public realm. The strategy's vision seeks to unify Merton's public realm through simple uncluttered design to create an environment of real quality and rediscover the borough's green character. The principles of the strategy are the:

- * Creation of generous streets for all;
- * Improvement of existing and the creation of new quality public spaces;
- * Reinforcement of the green character of the borough through planting;
- * Sustainability of the borough's public realm in all aspects;
- * Reinforcing of primary movement routes;
- * Development of an image of quality for Merton;
- * Promotion of the use of colour and vibrancy through public art, planting and feature lighting;
- * Improvement of the legibility of the borough through clear signage and direct movement patterns for all users;
- * Promotion of increased activities through events, street theatre, performance, art interventions and lighting; and,
- * Creation of a better balance between vehicles, pedestrians and cyclists.

1.7. CS15 Climate Change

All minor and major development, including major refurbishment, will be required to demonstrate the following unless developers can robustly justify why full compliance with the policy requirements is not viable:

a. How it makes effective use of resources and materials, minimises water use and CO2 emissions;

b. How development proposals are making the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy

2. Be clean: supply energy efficiently

3. Be green: use renewable energy

c. How it is sited and designed to withstand the long term impacts of climate change, particularly the effect of rising temperatures on mechanical cooling requirements;

d. Regeneration plan in town centre are an excellent opportunity to implement District Heat and Power networks, and all major development would be strongly encourage to be 'Multi Utility Services Company (MUSCo) ready where viable and actively contribute to the networks where possible;

e. We will require all new development comprising the creation of new dwellings to achieve Code for Sustainable Homes Level 4²;

f. All non-domestic development over 500m² which does not qualify for assessment under Code for Sustainable Homes will be expected to be built to a minimum of BREEAM (Building Research Establishment Assessment Method) Very Good standard, and meet CO2 reduction targets in line with the requirements of the London Plan or national policy, whichever is the greater.

² The Code for Sustainable Homes has been withdrawn. Building Regulations and optional housing standards (if adopted) are intended to provide policy on some of the aspects covered by the Code.

1.8. CS16 Flood Risk Management

We will:

- a. Work with the Environment Agency, landowners and developers, based on the findings of the most recent Strategic Flood Risk Assessment and other plans, to manage and reduce flood risk from all sources of flooding;
- b. Apply the sequential and exception tests to avoid inappropriate development in relation to flood risk;
- c. Implement sustainable drainage systems (SUDs) across the borough and work towards effective management of surface water flooding;
- d. Fully engage in flood risk emergency planning including the pre, during and post phases of flooding event;
- e. Propose ensure the implementation of measures to mitigate flood risk across the borough that are effective, viable, attractive and enhance the public realm and ensure that any residual risk can be safely managed.

1.9. CS18 Active Transport

We will promote active transport by:

- a. Prioritising for the access and safety of pedestrian, cycle and other active transport modes;
- b. Supporting schemes and infrastructure that will reduce conflict between pedestrians, cyclists and other transport modes;
- c. Encouraging infrastructure appropriate for all abilities and ages, catering for both commuter and recreational users and designed in accordance with Secure by Design;
- d. Working to ensure the pedestrian environment in the borough is safe, enjoyable and attractive;
- e. Partnership working to deliver high quality links or the enhancement of existing pedestrian and cycle networks, including the Capital Ring, Wandle Trail, Wandle Beverly Brook Link, the Greenways Network, the Cycle Super Highway, and the London Cycle Network;
- f. Requiring the submission of Travel Plans to accompany development proposals which meet or exceed the Department for Transport's indicative thresholds for Transport Assessment or the thresholds in relevant Transport for London guidance;
- g. Encouraging design that provides, attractive, safe, covered cycle storage, cycle parking and other facilities (such as showers, bike cages and lockers).

1.10. CS20 Parking, Servicing and Delivery

We will seek to implement effective traffic management by:

- a. Working with Transport for London and other partners to progress a range of transport improvements in key town centres, in particular, to enhance the environment and bring about significant improvements for all road users;
- b. Prioritising for people with restricted mobility and protecting vulnerable road users;
- c. Supporting development that includes car club bays and electric vehicle charging points;
- d. Requiring developers to demonstrate that their development will not adversely affect pedestrian and cycle movements, safety, the convenience of local residents or the quality of bus movement and/or facilities; on-street parking and traffic management;
- e. Providing car parking in accordance with the council's current parking standards;
- f. Considering new or expanding existing Controlled Parking Zones (CPZ) where it is deemed to reduce trip generation, promote road safety and protect existing residential amenity;
- g. Supporting permit-free developments in areas within CPZ's benefiting from good access to public transport (PTAL 4 - 6), with good access to facilities and services and/or in a town centre location. Permit free agreements may apply to proposals with or without off-street parking;
- h. Incorporating Merton's road hierarchy and Merton's Vehicle Crossover Information Pack when locating and designing access arrangements to developments;
- i. Requiring developers to incorporate adequate facilities for servicing to ensure loading and unloading activities do not have an adverse impact on the public highway or create areas which are unsafe at night or hours of low usage in accordance with standards set by the Freight Transport Association;
- j. Requiring developments to incorporate safe access to and from the public highway as well as on-site parking and manoeuvring for emergency vehicles, refuse storage and collection, and for service and delivery vehicles;
- k. Implementing measures to discourage/reduce pavement parking in industrial areas of the borough, particularly at Willow Lane, South Wimbledon/Morden Road and Weir 184 Road / Durnsford Road;

l. Including measures for visitor drop-off and pick-up areas, taxis, bus/coach parking, off street parking, set-down and pick-up facilities and Community Transport (e.g. Dial-a-ride) in development where appropriate;

m. Seeking planning obligations to mitigate the impact of development proposals and provide improvements to the highway network/public realm;

n. Promoting measures to reduce the impact of goods vehicles on residential areas and town centres.

2.0 Sites and Policies Plan and Policies Maps (2014)

2.1. DM R2 Development of town centre type uses outside town centres

To maintain and enhance the vitality and viability of Merton's town centres, proposals for the development of town centre type uses 'edge-of-centre' and 'out-of-centre' will be permitted only where it can be demonstrated that:

a) The proposal satisfies the policy approach set out in Core Planning Strategy Policy CS7: Centres, including proposed changes to the type of goods sold or type of activity unless the proposal complies with Policy DM R2 (c). This policy may also apply to new development or extensions that are greater than 280 sqm gross floorspace.

b) The scope of the sequential test and impact assessment submitted is proportionate to the scale of the development proposed and satisfies the council's requirements.

c) Local convenience development outside town centres meets all of the following criteria:

i. The proposal will be a replacement for an existing convenience shop; or,

ii. The proposal will meet local needs in an area identified as deficient in local convenience shopping (including convenience retail activity in petrol stations); and

iii. The overall floorspace of the local convenience shop (including petrol stations) would not exceed 280 sqm net retail floorspace.

d) Vitality and viability of Merton's existing town centres are not harmed. Planning conditions may be imposed on applications, to ensure that proposals do not have an adverse impact on the vitality and viability of existing town centres. Such conditions may:

i. Prevent the amalgamation of small units to create large out-of-centre units;

ii. Limit internal development to specify the maximum amount of floorspace permitted; or,

iii. Control the type of goods sold or type of activity.

2.2. DM C1 Community facilities

a) Proposals for new development and improvements (including expansion) to existing community facilities, health and places of worship will be supported where all the following criteria are met:

i. services are co-located where possible;

ii. facilities are provided in accessible locations with good links to public transport;

iii. the size of the development proposed is in relation to its context;

iv. appropriate access and parking facilities are provided, relative to the nature and scale of the development;

v. the proposed facilities are designed to be adaptable and suitable to accommodate a range of services; and

vi. the use(s) do not have an undue adverse impact on the amenities of nearby residents and businesses.

b) Any redevelopment proposals resulting in a net loss of existing community facilities will need to demonstrate that:

i. the loss would not create, or add to, a shortfall in provision for the specific community uses;

and

ii. that there is no viable demand for any other community uses on the site.

2.3. DM O1 Open space

a) **The council will continue to protect Metropolitan Open Land (MOL) and designated open spaces from inappropriate development in accordance with the London Plan and government guidance.**

b) **In accordance with the NPPF, existing designated open space should not be built on unless:**

i. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or,

ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or,

iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

c) **Development proposals within designated open spaces, which have met the conditions set in part b) above, will be required to meet all the following criteria:**

i. the proposals are of a high quality design and do not harm the character, appearance or function of the open space;

ii. the proposals retain and/or improve public access between existing public areas and open spaces through the creation of new and more direct footpath and cycle path links; and,

iii. the character and function of leisure walks and green chains are preserved or enhanced.

d) The council supports the creation of new open spaces as part of major development proposals where suitable and viable.

e) Development in proximity to and likely to be conspicuous from MOL or designated open space will only be acceptable if the visual amenities of the MOL or designated open space will not be harmed by reason of siting, materials or design.

2.4. DM O2 Nature conservation, trees, hedges and landscape features

a) The council will protect all sites of recognised nature conservation interest and the green corridors linking them, against inappropriate development in accordance with the measures set out in Merton's Core Planning Strategy Policy CS 13 part g and wherever possible, secure measures that enhance their nature conservation value. Development which may destroy or impair the

integrity of green corridors will not be permitted and proposals in and adjacent to these corridors will be expected to enhance their nature conservation value.

b) A development proposal will be expected to retain, and where possible enhance, hedges, trees and other landscape features of amenity value.

c) Development will only be permitted if it will not damage or destroy any tree which:

i. is protected by a tree preservation order;

ii. is within a conservation area; or,

iii. has significant amenity value.

d) However, development may be permitted when:

i. the removal of the tree is necessary in the interest of good arboricultural practice; or,

ii. the benefits of the development outweighs the tree's amenity value.

e) In granting permission for a proposal that leads to the loss of a tree, hedge or landscape feature of amenity value, replacement planting or landscape enhancement of a similar or greater value to that which has been lost, will be secured through the use of conditions or planning obligations.

f) Proposals for new and replacement trees, hedges and landscape features should consist of appropriate native species to the UK.

2.5. DM D1 Urban design and the public realm

Development proposals must impact positively on the character and quality of the public realm. Proposals for all development and works to the public realm must be of the highest standard and adhere to the most appropriate policy guidance and best practice. In order to ensure this, all proposals must accord, where relevant, with the following principles of good urban design:

a) The creation of urban layouts based on a permeable and easily navigable network of recognisable streets and spaces that link in seamlessly with surrounding development and facilitate walking, cycling and use of public transport.

b) The creation of urban environments which are easy to understand and navigate through, by provision of legible routes, spaces and landmarks and clearly defined buildings and spaces.

c) The creation of buildings and spaces which are economically and socially sustainable, by offering variety and choice, and by being able to adapt to changing social, technological and economic conditions without the need for future remedial intervention.

d) The maintenance and enhancement of identified important local views, panoramas and prospects and their settings and where appropriate, create new views.

e) New development should provide and reinforce a clearly identifiable network of public streets and spaces that constitute the public realm, based on the creation of 'defensible space', and a clear distinction and appropriate gradation between public and private space.

f) Proposals for changes to and enhancement of the highway shall be designed according to best practice and, depending on their scale and impact, may be subject to a design review process.

Proposals should include tree planting where possible and appropriate.

g) Development in town centres and other retail and mixed use areas must provide a mix of compatible uses appropriate to their location that together create high quality neighbourhoods, respect local character (see Borough Character Studies) and promote vitality and vibrancy across the borough whilst supporting regeneration initiatives. Proposals must also interact positively with the public realm by the creation of active and attractive frontages that promote natural surveillance and not create dead frontage through lack of windows or provision of advertising.

h) Opportunities for enhancing biodiversity in all amenity space should be taken for all development proposals where appropriate, to strengthen the green infrastructure of the borough.

2.6. DM D2 Design considerations in all developments

a) Proposals for all development will be expected to meet all the following criteria:

i. Relate positively and appropriately to the siting, rhythm, scale, density, proportions, height, materials and massing of surrounding buildings and existing street patterns, historic context, urban layout and landscape features of the surrounding area;

ii. Use appropriate architectural forms, language, detailing and materials which complement and enhance the character of the wider setting;

iii. Provide layouts that are safe, secure and take account of crime prevention and are developed in accordance with Secured by Design principles;

iv. Ensure appropriate provision of outdoor amenity space, whether public, private or communal which accords with appropriate minimum standards and is compatible with the character of surrounding areas;

v. Ensure provision of appropriate levels of sunlight and daylight, quality of living conditions, amenity space and privacy, to both proposed and adjoining buildings and gardens;

vi. Protect new and existing development from visual intrusion, noise, vibrations or pollution so that the living conditions of existing and future occupiers are not unduly diminished;

vii. Ensure provision of appropriate energy efficient external lighting that provides safe and secure environments while not causing light pollution that adversely affects neighbouring occupiers or biodiversity;

viii. Conserve and enhance the natural environment, particularly in relation to biodiversity and wildlife habitats and gardens;

ix. Ensure trees and other landscape features are protected;

x. Ensure that landscaping forms an integral part of any new development where appropriate;

xi. Ensure the highest practical standards of access and inclusion and be accessible to people with disabilities;

xii. Ensure that construction waste is minimised and promote sustainable management of construction waste on-site by managing each type of waste as high up the waste hierarchy as practically possible;

xiii. Ensure that the traffic and construction activity do not adversely impact or cause inconvenience in the day to day lives of those living and working nearby, and do not harm road safety or significantly increase traffic congestion;

xiv. Ensure that sustainable design to make effective use of resources and materials, minimise water use and CO2 emissions are achieved by expecting these to be incorporated in the initial design stages.

DM D3 Alterations and extensions to existing buildings

a) Alterations or extensions to buildings will be expected to meet the following criteria:

i. Respect and complement the design and detailing of the original building;

ii. Respect the form, scale, bulk, and proportions of the original building;

iii. Use external materials that will be appropriate to the original building and to its surroundings;

iv. Respect space between buildings where it contributes to the character of the area;

v. Complement the character and appearance of the wider setting;

vi. Ensure that noise, vibrations or visual disturbance resulting from the development do not diminish the living conditions of existing and future residents;

vii. Where the proposal incorporates a new or altered roof profile, ensure that materials are sympathetic to the original building and the surrounding area;

viii. Ensure proposals for dormer windows are of a size and design that respect the character and proportions of the original building and surrounding context, do not dominate the existing roof profile and are sited away from prominent roof pitches, unless they are a specific feature of the area;

ix. Ensure that roof forms and materials are of an appropriate size, type, form and materials for the existing building, such that they are not unduly dominant, and respect the prevailing positive characteristics of the area.

2.7. DM D4 Managing heritage assets

a) Development proposals affecting a heritage asset or its setting will be required to be in accordance with the following criteria:

i. Principles set out in the National Planning Framework (2012) and the detailed guidance set out in the accompanying Historic Environment Planning Practice Guide, the London Plan, and further English Heritage guidance;

ii. Merton's published conservation area character appraisals and management plans and the guidance statements set out in the Borough Character Studies.

b) All development proposals associated with the borough's heritage assets or their setting will be expected to demonstrate, within a Heritage Statement, how the proposal conserves and where appropriate enhances the significance of the asset in terms of its individual architectural or historic interest and its setting.

c) Proposals that will lead to substantial harm to the significance of, or the total loss of heritage assets will only be granted in exceptional circumstances where substantial public benefits outweigh the harm or loss in accordance with the NPPF or that all of the following apply:

i. the nature of the heritage asset prevents all reasonable uses of the site; and,

ii. no viable use of the heritage asset itself can be found that will enable its conservation; and,

iii. conservation by grant funding or some form of charitable or public ownership is not possible; and,

iv. the harm or loss is substantially outweighed by the benefit of bringing the site back into use.

d) The loss of a building that makes a positive contribution to a conservation area or heritage site, should also be treated as substantial harm to a heritage asset.

e) Outline applications will not be acceptable for developments that include heritage assets.

f) Proposals affecting a heritage asset or its setting should conserve and enhance the significance of the asset as well as its surroundings and have regard to the following:

i. The conservation, or reinstatement if lost, of features that contribute to the asset or its setting. This may include original chimneys, windows and doors, boundary treatments and garden layouts, roof coverings or shop fronts. In listed buildings, internal features such as fireplaces, panelling, ceilings, doors and architraves as well as the proportion of individual rooms may also be of significance.

ii. The removal of harmful alterations such as inappropriate additions, non original windows and doors and the removal of paint or pebbledash from brickwork.

2.8. DM EP4 Pollutants

To minimise pollutants, development:

- a) Should be designed to mitigate against its impact on air, land, light, noise and water both during the construction process and lifetime of the completed development.
- b) Individually or cumulatively, should not result in an adverse impact against human or natural environment.

2.9. DM F1 Support for flood risk management

a) To minimise the impact of flooding in the borough the council will:

- i. Encourage development to locate in areas of lower risk by applying the Sequential Test; any unacceptable development and land uses will not be permitted.
- ii. Ensure that flood resilient and resistant measures are incorporated into design of development proposals in any area susceptible to flooding to minimise and manage the risk of flooding.
- iii. Ensure that developments consider all sources of flooding from fluvial, groundwater, surface water run off, ordinary watercourse, and sewer; and including the risks of flooding arising from and to the development.
- iv. All development proposals must have regard to the Strategic Flood Risk Assessment (SFRA) and the Local Flood Risk Management Strategy.
- v. Permit appropriate development in Flood Zones 1, 2, 3a and 3b subject to meeting the criteria in the following table.

Relevant Excerpt:

2.10. DM F2 Sustainable urban drainage systems (SUDS) and; wastewater and water infrastructure

The council will require all developments to reduce water consumption, the pressures on the sewer network and the risk of flooding by:

- i. Ensuring all new developments have to consider SUDS and demonstrate sustainable approaches to the management of surface water in line with the emerging National SUDS standards.
- ii. Seeking mitigating measures against the impact of flooding from all sources; and surface water run-off through the inclusion of SUDS including green roofs rainwater harvesting and other innovative

technologies where appropriate.

- iii. Ensuring developers demonstrate the maintenance and long-term management of SUDS through a SUDS Management Plan.
- iv. Requiring developers, where feasible, to incorporate soft landscaping, appropriate planting (including trees) and permeable surfaces into all new developments including non-residential developments.

For development proposals associated with existing homes, the council requires:

- * The retention of soft landscaping and permeable surfaces in gardens and the reduction, or at least not the increase in, the amount of impermeable surface associated with existing homes
- * new driveways or parking areas associated with non-residential developments and those located in gardens to be made of permeable material in line with permitted development rights
- v. Requiring any development or re-development that impacts on a heritage asset or its setting (including conservation areas) has to consider SUDS and demonstrate within a Heritage Statement, the approach taken to ensure that there is no adverse impact on the character and appearance of the asset and that there is no long term deterioration to the building’s fabric or fittings.
- vi. Requiring developers, when discharging water including wastewater into the public sewer, development proposals are required to demonstrate that the local public sewerage network has adequate capacity to serve the development and existing developments. If the public sewer does not have adequate capacity, the developer should demonstrate alternative sustainable approaches to the management of water.
- vii. Requiring any development proposals with adverse impact including potential water pollution will be refused by the council.
- viii. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact.
- ix. Requiring any new water supply, sewerage or waste water treatment infrastructure must be in place prior to occupation of the development. Financial contributions may be required for

Flood Zones	Sequential Test	Exception Test	Flood risk assessment
<p>Flood Zone 1 Low Risk: This zone has 1 in 1000 or less annual probability of fluvial flooding or less (<0.1%) in any year.</p> <p>No land development restrictions. (Except for areas that have been identified as having critical drainage problems by the Environment Agency).</p>	<p>Not applicable. (Except for areas that are within a Critical Drainage Area).</p>	<p>Not applicable.</p>	<p>Required for sites greater than 1 ha or other developments proposals where there is evidence of risk from other sources of flooding including surface water, groundwater, ordinary watercourses and sewer flooding.</p>
<p>new developments towards the provision of, or improvements to such infrastructure.</p>		<p>iii. Be within an existing Controlled Parking Zone.</p>	
<p>2.11. DM T1 Support for sustainable transport and active travel</p>		<p>iv. Ensure that the public transport infrastructure has enough capacity to serve increased demand arising from the development.</p>	
<p>a) The council will secure improved public transport facilities and better access through planning obligations and the Community Infrastructure Levy, including where appropriate rest/toilet facilities for drivers, public information infrastructure and cycle parking.</p>		<p>c) That for mixed use development parking spaces should be allocated to each specific use.</p>	
<p>b) Development must provide cycle parking in accordance with the standards set out in the London Plan.</p>		<p>d) Disabled and electric vehicle parking spaces should be provided in accordance with the London Plan standards. Where appropriate, provision should also be made for Car Clubs, Car Sharing schemes (including free floating style car sharing schemes where cars can be picked up and left within specified zones), motorcycles, taxi and coach parking where identified by a Transport Assessment or in support of a Travel Plan.</p>	
<p>c) To improve access both on the public highway and off road, development will be expected to enhance existing walking and cycling routes and provide or enable new connections and/or land where gaps or barriers to movement are identified.</p>		<p>e) That car parking in retail and leisure development is allocated towards short stay parking, takes into account local charging structures, achieves a nationally recognised safety mark standard and is not reserved for any development.</p>	
<p>2.12. DM T3 Car parking and servicing standards</p>		<p>f) Planning permission for the conversion of existing parking places for other uses will be supported where it is demonstrated to be surplus to requirement, the site is well served by public transport and supported by a range of alternative travel choices and will not adversely impact on road safety, on-street parking and local amenity.</p>	
<p>a) Development should only provide the level of car parking required to serve the site taking into account its accessibility by public transport (PTAL) and local circumstances in accordance with London Plan standards unless a clear need can be demonstrated.</p>		<p>g) New development or modification to existing development should make proper provision for loading and servicing in accordance with Freight Transport Association (FTA) guidance, except when a development would impact on a listed building or designated conservation area then facilities will be considered on a case by case basis.</p>	
<p>b) Planning permission for residential permit free development will be approved where the council is satisfied that this will not have an adverse effect on the level of on-street parking, road safety or local amenity. Permit free development will be expected to:</p>		<p>h) That car parking at ambulance, fire and policing facilities will be assessed on individual merits.</p>	
<p>i. Prohibit through legal agreement and Title Deeds occupants from obtaining a parking permit.</p>			
<p>ii. Benefit from good access to public transport (generally PTAL 4 or above).</p>			



C. Consultation Summary Report; by PPS Group

ppsgroup 

Consultation Report

Developing a masterplan for Wimbledon Park
London Borough of Merton

September 2016





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Executive Summary

- Merton Council is developing a new Masterplan for Wimbledon Park and Lake, which will act as the framework for the future of the Park over the next 25 years. It has appointed a team of independent specialists, led by LDA Design, to develop the new masterplan.
- Merton Council appointed independent specialists PPS Group to undertake a programme of community engagement and consultation on the masterplan options. This document explains the public consultation process that has been undertaken in relation to this application.
- Prior to consulting the public, Merton Council engaged with a range of stakeholders to understand the opportunities and constraints relevant to a new masterplan. The focus of this process was a series of workshops, which took place on 7 December 2015, 11 January 2016 and 1 February 2016.
- Following these workshops, the project team developed five masterplan options, taking into account feedback raised in each meeting. These were then presented to Merton's Cabinet Member for Community and Culture, Cllr Nick Draper, ward members and officers from Merton and Wandsworth Councils, the GLA member for Merton and Wandsworth Leonie Cooper AM, and Wimbledon MP Stephen Hammond, ahead of the public consultation.
- The public consultation lasted from 3 July 2016 to 22 August 2016. Consultation took place online and at a number of public exhibitions during this period.
- Notification of the consultation therefore took place through a range of means intended to ensure the widest possible range of residents were informed, including a notice in the July edition of My Merton magazine, a notice on Merton Council's website, a series of notices on Merton Council's Twitter feed, press release containing details of the consultation and posters and flyers with details of the consultation placed in prominent locations.
- A website, email address and community phonenumber were all established to encourage public participation.
- Public exhibitions were held from 11am-3pm on 3 July 2016, 5-7pm on 22 July 2016 and 11am-3pm on 14 August 2016. The exhibition dates were selected to promote attendance of the exhibitions, based on advice from Park staff on the times the Park is busiest. The exhibitions were held in Wimbledon Park Bowls Pavilion, Revelstoke Rd, London SW19 7HX. The venue was chosen for its availability, size, and ease of access. Approximately 519 local people and stakeholders attended the exhibitions.
- 248 feedback forms were received in paper format, and a further 710 responses were received online ahead of the deadline.
- Results show that the Park is well-used by respondents: the majority of respondents said that they used the Park 'frequently' or 'often' (54%) without providing a specific number of visits a week. Most commonly, respondents use the Park for walking (69%), as well as a wide range of other uses.
- There is a clear preference visible in responses to the consultation for limited intervention in the Park. 59% of respondents said they favoured the 'minimal intervention' concept, while 53% of respondents





supported Masterplan Option 1 because it represents least change. This was the Masterplan Option 1 most frequently preferred by respondents.

- The driver of this view is the unpopularity of the move of the athletics track proposed as part of Masterplan Option 2 and Masterplan Option 3. 61% of those commenting on Masterplan Option 2 and 44% of those commenting on Masterplan Option 3 cited moving the track as something they dislike. This is reinforced by the three petitions received by Merton Council as part of the consultation, each of which opposes the potential move of the athletics track.
- The consultation also received 76 responses through correspondence, rather than the feedback form, as well as three petitions opposing the potential move of the athletics track. Analysis of this feedback shows that responses mirror those received on feedback forms.
- Respondents were asked how old they are. As shown on the graph below, the largest single age group was those aged between 40-59 (41%), followed by those aged 60-79 (27%) and 20-39 (21%). Respondents were also asked about their professional status. Most (48%) were employed full time, followed by those who work part time (16%) and those who are retired (11%).
- The consultation received a significant number of responses from both sides of the Merton/Wandsworth borough boundary. The volume of responses indicates that Merton Council should continue to involve residents from both sides of the borough boundary in consultation on Wimbledon Park.





Background

Introduction

Wimbledon Park and Lake have undergone a number of changes throughout its history. The Park and Lake will require major investment in the next 25 years to address longstanding issues (e.g. the condition of the Lake) and as existing facilities come to the end of their life. At the same time, Merton Council is continually approached with proposals for interventions in the Park and Lake – from events to new infrastructure.

Merton Council therefore took the decision to explore how we can protect and enhance the Park’s heritage and ecology, while offering options for increased opportunities for greater engagement and participation in sports, cultural and leisure activities. The outcome of this would be a new masterplan which informs development in the Park over the next 25 years.

The Council appointed LDA Design as the lead consultant with responsibility for developing a new masterplan. Working as part of its team, PPS Group, an independent consultation and engagement consultancy, was engaged to seek the views of the local community on its aspirations for the future of Wimbledon Park. This report explains the methodology that PPS employed and the results that came from the consultation.

Scope

Following extensive stakeholder engagement, Merton Council opted to consult the public on three options for a new masterplan. Each of the masterplan options represents a different level of intervention in the current Park.

Option 1





Option 1 represents the least amount of change, through minimal intervention. All existing uses and most existing facilities are retained. The existing café building is demolished, with existing staff accommodation relocated to a new structure.

The Bowls Pavilion is retained, upgraded for club and community use, and extended to provide a café fronting the Lake. The existing Watersports & Outdoor Centre is demolished with a new (2-storey) building provided to the north near to the athletics compound, which is retained in its existing location allowing sharing of facilities.

All children’s play is concentrated within the area in front of the White Pavilion, which is upgraded as a refreshment kiosk with public toilets.

Option 2



Masterplan Option 2 represents a large amount of change to maximise landscape character while retaining all existing uses. The existing athletics compound is demolished and replaced with new facilities on the eastern edge of the Park alongside the railway line.

The Bowls Pavilion is retained, upgraded for club and community use, and extended to provide a café fronting the Lake. The existing café building is demolished. A new (2-storey) Watersports & Outdoor Centre building is provided to the south and the area of the former athletics compound is re-landscaped and integrated into the park, providing an improved setting for the Lake and providing opportunity for enhanced sight lines from the Great Field and the Revelstoke Road and Wimbledon Park Road entrances.

Play provision and White Pavilion upgrade are the same as Masterplan Option 1.





Option 3



Masterplan Option 3 represents a substantial amount of change, focussing on expanding commercial opportunities to ensure a financially sustainable future for the operation and maintenance of the Park.

The existing athletics compound is demolished and replaced with new, upgraded facilities on the eastern edge of the Park alongside the railway line. A new (3-storey) Watersports & Outdoor Centre building with café is provided to the south and the area of the former athletics compound is re-landscaped and integrated into the park, providing an improved setting for the Lake and providing opportunity for enhanced sight lines from the Great Field and the Revelstoke Road and Wimbledon Park Road entrances.

The top 5-10 tennis courts are converted to mini soccer, and high and low ropes courses are introduced to the Park (likely in Ashen Grove). The existing Bowls Pavilion and bowling greens are removed and the area re-landscaped as part of a more extensive flood alleviation and habitat creation project along the Brook.

The Brief

The brief given to PPS was:

- To support the onward development of the Wimbledon Park & Lake Masterplan project
- To deliver a robust and inclusive consultation programme that provides opportunities for local groups, local residents, community groups and statutory bodies to become involved in shaping the final masterplan (from the three options produced)
- To report back clearly on the consultation process and, crucially, its outcomes – in terms of preferences, additional areas for future consideration

PPS Group and consultation

PPS Group is an independent communications company that specialises in community consultation relating to planning applications and has over 25 years of experience of working with communities up and down the country.





It was one of the first companies to promote the benefits of consultation on planning applications and is expert at developing specific programmes to ensure that our community consultations contribute positively to the planning process.

PPS Group is an accredited member of the Consultation Institute, which helps all those engaged in public or stakeholder consultation to absorb best practice. As a founder member, PPS also adheres to ethical standards as set out by the Association of Professional Political Consultants.





Consultation programme

Overview

Merton Council has undertaken a thorough consultation programme. Through this it has sought to inform and engage with neighbours, local political representatives, stakeholders and the wider community, and provide them with a range of opportunities and channels for them to input into the proposals.

The consultation process set out below has encompassed PPS's Seven Point Plan, used to guide public consultations and ensure that they are carried out in a clear and transparent manner:

1. Notify The community must be made aware of the consultation programme
2. Inform The community needs to be informed, particularly of the constraints - geographical, technical, financial etc. - under which the developers are working
3. Consult Members of the public and key stakeholder groups liaise with the project team, comment on the development proposals and put forward their suggestions and ideas
4. Measure The project team analyses and quantifies the results of the consultation
5. Report The initial results are publicised within the community
6. Respond The project team should respond by amending the proposals where sensible and appropriate
7. Publicise Details of the revised scheme must be publicised with an explanation of how the consultation has influenced it, this is usually done by way of a formal report which forms part of the planning application





Stakeholder engagement

Prior to consulting the public, Merton Council engaged with a range of stakeholders to understand the opportunities and constraints relevant to a new masterplan.

The focus of this process was a series of workshops. At each of these, members of the project team presented information about the Park and Lake and sought views from stakeholders on the emerging masterplan options.

Workshops took place on:

- 7 December 2015
- 11 January 2016
- 1 February 2016

Members of the following groups were invited to take part in the workshops:

- Friends of Wimbledon Park
- Merton Council
- Wandsworth Council
- The All England Lawn Tennis Club
- The Wimbledon Club
- Wimbledon Park Bowls Club
- Hercules Wimbledon Athletic Club
- The Wimbledon Park Golf Club
- The Wimbledon Park Heritage Group

Following these workshops, the project team developed five masterplan options, taking into account feedback raised in each meeting. These were then presented to Merton's Cabinet Member for Community and Culture, Cllr Nick Draper, ward members and officers from Merton and Wandsworth Councils, the GLA member for Merton and Wandsworth Leonie Cooper AM, and Wimbledon MP Stephen Hammond ahead of the public consultation.

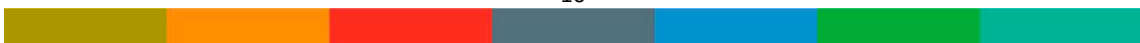
A further workshop was held on 01/06/2016 to discuss the consultation programme. The project team presented the information that would be displayed at the public consultation events, and also proposals for notifying residents about the consultation and the process itself.

As a result of this session, the project team made a number of changes to the programme, particularly to ensure that residents of the London Borough of Wandsworth were notified of events. This included distributing posters and postcards with details of the consultation to prominent locations in Southfields.

During the consultation period, the project team also surveyed children using Wimbledon Park to assess their priorities for the future. The results of this work are included in Appendix 1.

Public consultation

The public consultation lasted from 3 July 2016 to 22 August 2016. Consultation took place online and at a number of public exhibitions during this period.





Notification

A key challenge for the consultation was ensuring that each of the wide range of stakeholders and community groups which uses the Park was aware of the consultation.

Notification of the consultation therefore took place through a range of means, intended to ensure the widest possible range of residents were informed:

- A notice was placed in the July edition of *My Merton* magazine – distributed to all Merton residents
- A notice was placed on Merton Council's website
- A series of notices were placed on Merton Council's Twitter feed (audience – 7000)
- A press release containing details of the consultation was issued
- Posters and flyers with details of the consultation were placed in prominent locations, including:
 - Wimbledon Park
 - All Merton Council libraries
 - Businesses in Southfields High Street, Wimbledon Village and Arthur Road
 - Centre Court Shopping Centre
 - Southside Shopping Centre
- A dedicated consultation website (www.wimbledonparkconsultation.com)

Details of the consultation were also issued to stakeholders including:

- Friends of Wimbledon Park
- Merton Council
- Wandsworth Council
- The All England Lawn Tennis Club
- The Wimbledon Club
- Wimbledon Park Bowls Club
- Hercules Wimbledon Athletic Club

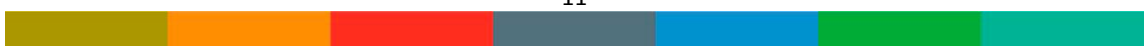
Copies of publicity materials are included in Appendix 2.

Public exhibitions

Public exhibitions were held from 11am-3pm on 3 July 2016, 5-7pm on 22 July 2016 and 11am-3pm on 14 August 2016. The exhibition dates were selected to promote attendance of the exhibitions, based on advice from Park staff on the times the Park is busiest.

The exhibitions were held in Wimbledon Park Bowls Pavilion, Revelstoke Rd, London SW19 7HX. The venue was chosen for its availability, size, and ease of access.

The exhibition itself comprised ten information boards with information on the opportunities and constraints of the site and each of the masterplan options. The display boards can be found in Appendix 3. Members of the project team were on hand to discuss the scheme with attendees and answer any questions or queries they had.





Feedback forms were provided, and attendees were encouraged either to fill in a form on the day or take one and return it by freepost or email by the close of the consultation period on 22 August 2016. Respondents were also asked to leave their contact details, should they wish to be kept informed about the proposals. A copy of the feedback form is available in Appendix 4.

Approximately 519 local people and stakeholders attended the exhibitions, and 248 forms were received ahead of the feedback deadline.

In addition, a permanent display of 10 information boards was erected on the fences of the tennis courts opposite the entrance of Wimbledon Park café for the duration of the consultation period.

Communication channels

Throughout the consultation programme, various communication channels were made available for people to contact the project team, ask questions and submit feedback.

A dedicated consultation website (www.wimbledonparkconsultation.com) was set up and launched at the time of the exhibition. It included information on the proposals and the consultation, dates and locations for each round of exhibitions, and the feedback forms and contact details. Screenshots of the consultation website can be found in Appendix 5. Also available was a direct project email address (info@wimbledonparkconsultation.com) and a free-phone telephone number (0808 168 2519). These details were published on all consultation materials.





Results

Overview

All participants in the consultation were encouraged to leave any comments, views or suggestions with the project team. Feedback forms were used to collect views, and people were also invited to email their thoughts in or use the project website if they so wished.

The feedback form consisted of a series of a series of optional questions, enabling people to:

- Provide details of how they use the Park
- Set out what they think works and does not work about the Park currently
- Identify priorities for the Park
- Comment on each of the masterplan options

If people felt that the closed questions on key components of the scheme were not relevant to them, or felt that they did not want to answer them, spaces for open comments was also provided.

Through this approach the project sought to understand what people thought was important in relation to the scheme that was on display, as well as the broader issues and concerns people had, including opposition and support for the proposals.

248 feedback forms were received in paper format, and a further 710 responses were received online ahead of the deadline.

A range of individuals and organisations also submitted feedback to the consultation as correspondence. These responses are analysed in a separate section below.

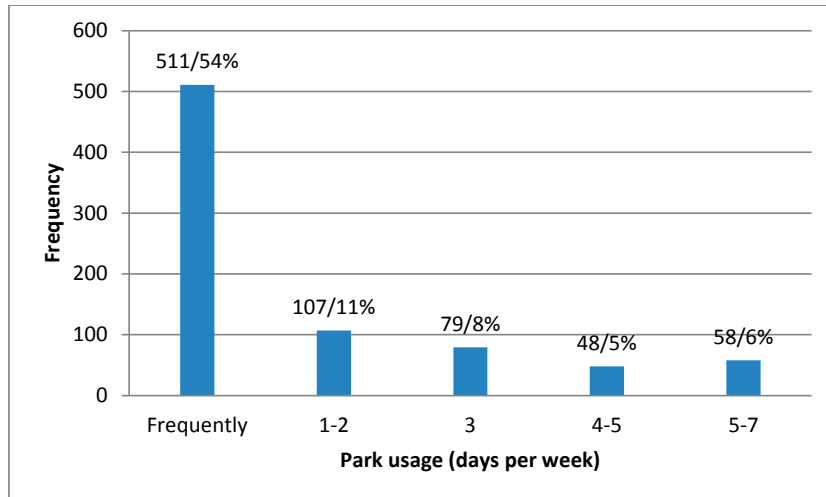
Analysis of feedback forms

Q1. Do you use the park? If so, how often and for what purpose?

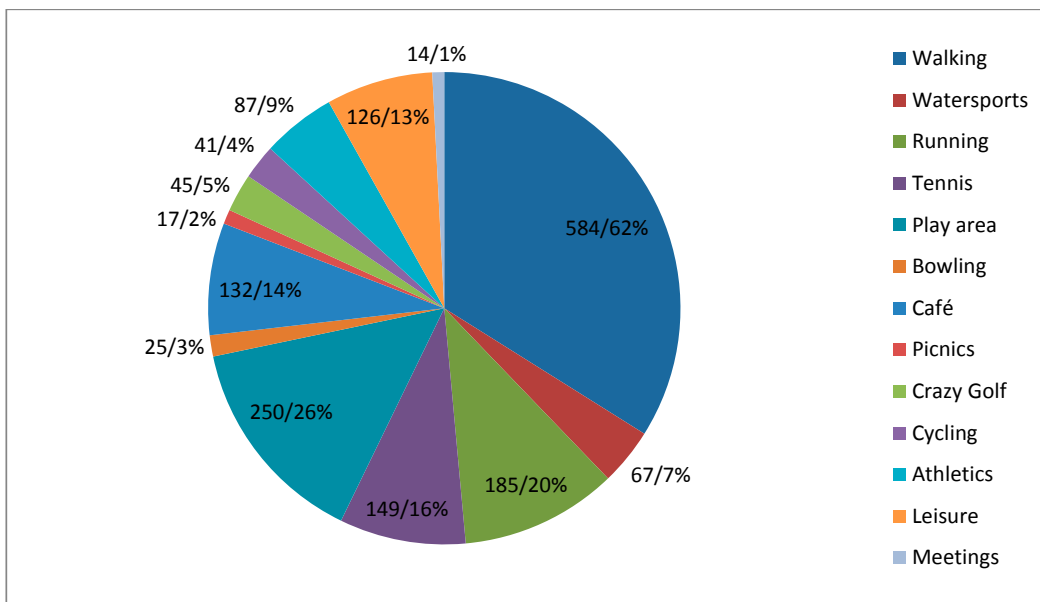
The first question asked respondents whether, how often and for what purpose they used the Park. The intention of this question was to gather information on how the Park is used.

The questionnaire provided a space for open comments in response to this question. Responses have been analysed to understand how often respondents use the Park, and





As shown on the graph above, the Park is well-used by respondents: the majority of respondents said that they used the Park 'frequently' or 'often' without providing a specific number of visits a week.



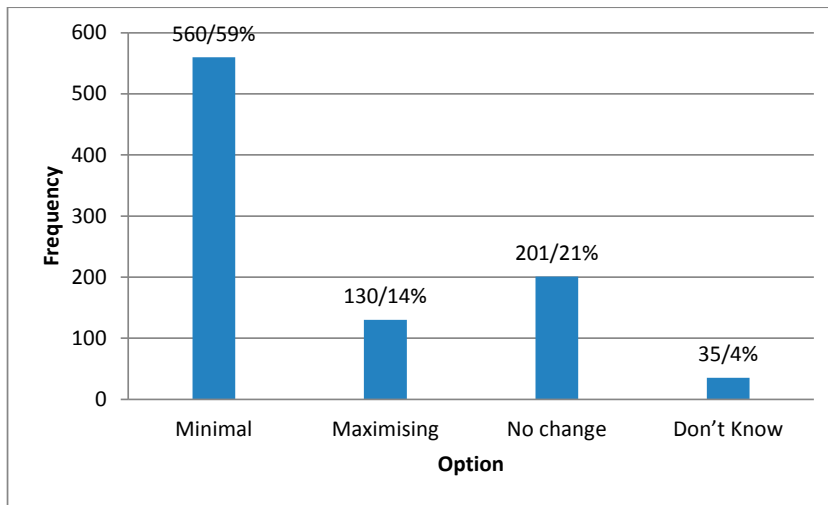
Responses to this question suggest the Park is used for a wide variety of purposes. The most common use of the Park identified by respondents was walking (62%), followed by use of the play area (26%) and running (20%). Smaller numbers of respondents identified a wide range of ways they used the Park, shown on the chart above.





Q2: Which of the concepts for change do you prefer?

This question asked about the concepts underlying each of the masterplan options. It took the form of a tick-box question, with options providing for each concept for change, no change at all, and if respondents did not know which they preferred.



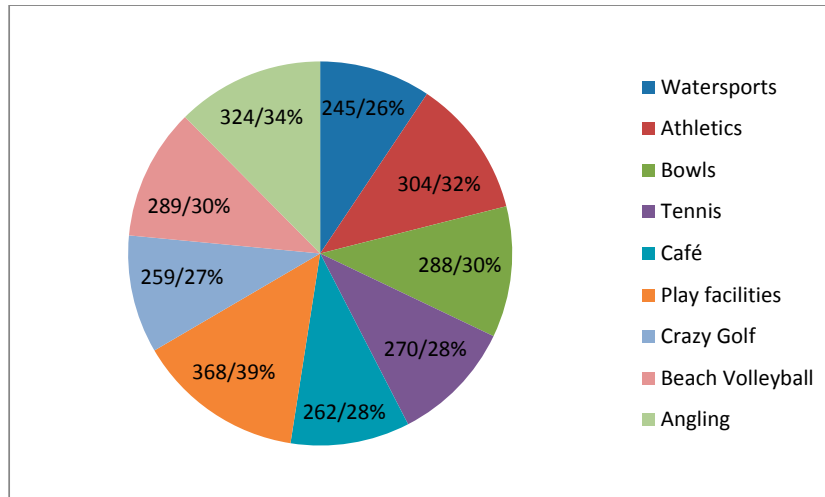
A clear majority of respondents said that they preferred the ‘minimal change’ concept (59%). Taken with the fact that those who wanted no change at all (21%) outnumbered those who preferred the ‘maximising landscape value’ (14%), there is a clear indication of a preference for less rather than more intervention.

Q3: Which facilities are most important to you? Please rank from 1-10 (1 = highest preference, 10 = least preference):

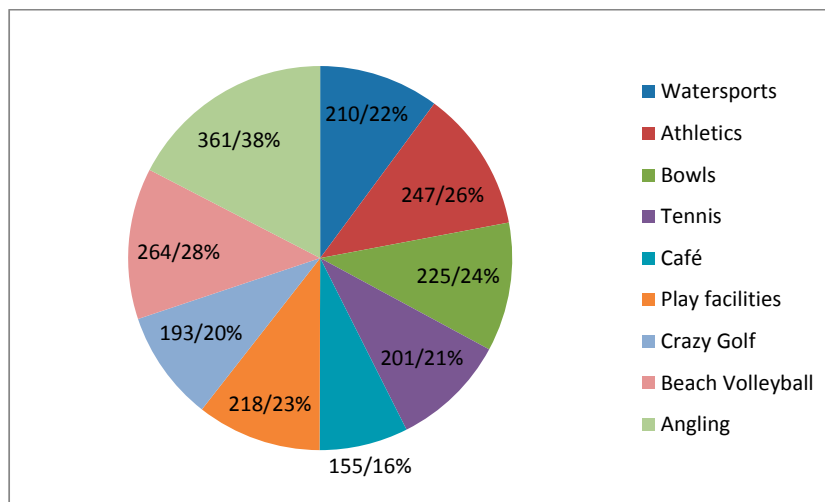
This question was designed to gather information on which uses of the Park were a priority for respondents. Respondents were asked to rank the following uses from 1-10, with 1 being the highest preference and 10 the lowest:

- Watersports
- Athletics
- Bowls
- Tennis courts
- Café
- Play facilities
- Crazy golf
- Beach volleyball
- Angling
- Other (please state):





The chart above shows the frequency with which each option was identified as a top priority. Although play facilities was identified as most important by the most people (39%), there is no strong trend in terms of what is viewed as most important in general: all other options were highlighted with a '1' by between 25-35% of responses.



There is a clearer trend in responses on which uses were deemed least important – those given a '10' by responses. Angling was deemed least important by the most respondents (38%), while the café was deemed least important by the fewest respondents (16%).





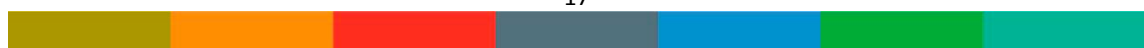
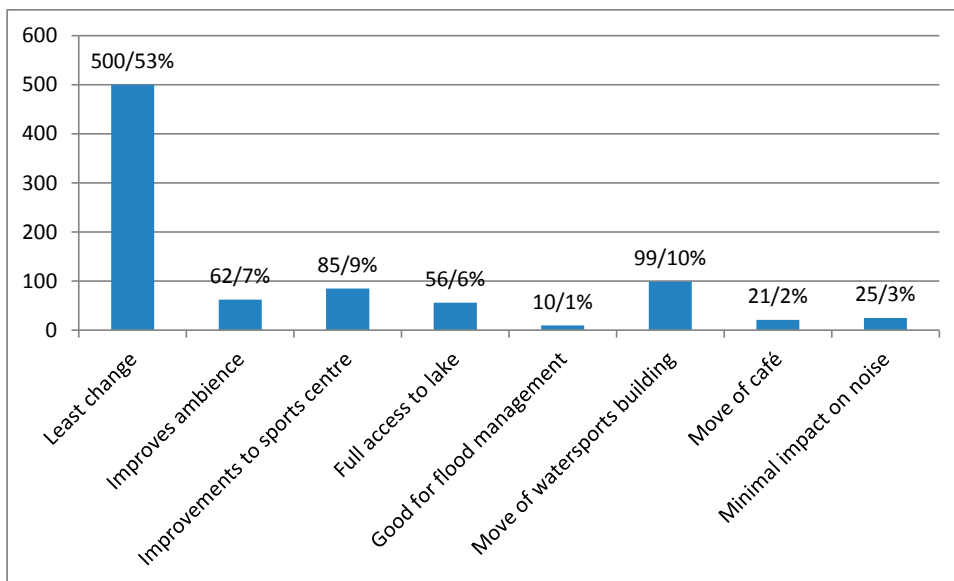
Other	Frequency	Percentage
Walking	60	6%
Green space	30	3%
General recreation	14	1%
Woodlands	7	1%
Cycling	5	1%
Running	5	1%
All equally important	2	0%
Picnic/BBQ	2	0%
Bins	1	0%
Dog walking	1	0%
Free facilities	1	0%
Grass area for football	1	0%

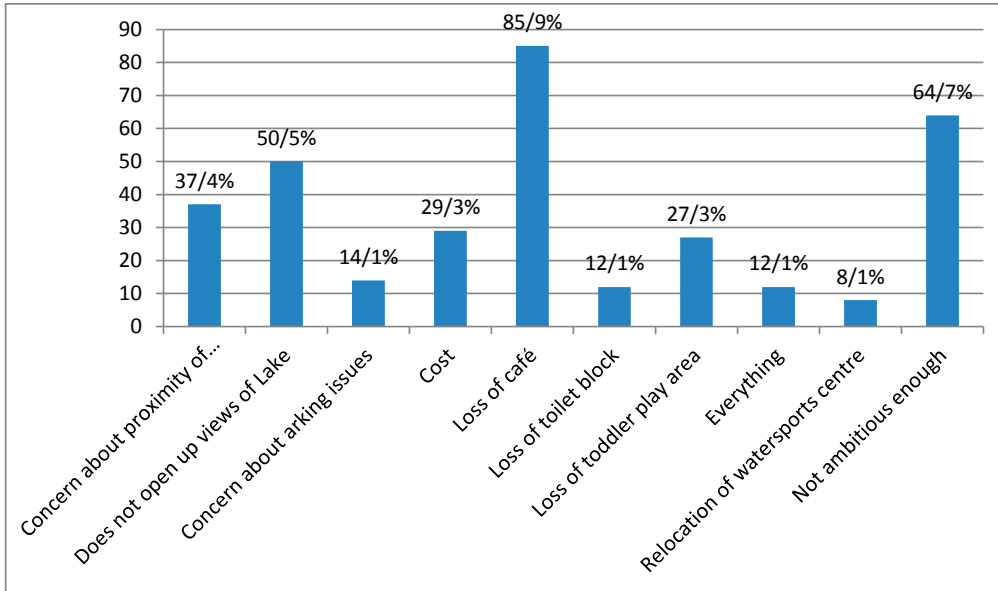
A range of other uses were also highlighted as important in the open text section by smaller numbers of respondents. These are shown in the table above.

Q4: Thinking about Masterplan 1, what do you particularly like or dislike?

This question asked respondents for their views on Masterplan 1. The question consisted of an open comments box, allowing respondents to answer in their own words.

These open ended comments have been analysed in order to provide a thorough understanding of the most frequently raised issues. As shown on the chart below, respondents raised a number of aspects of this masterplan that they liked – particularly, that it involved least change to the existing park (53%). This tallies with responses to Question 2.

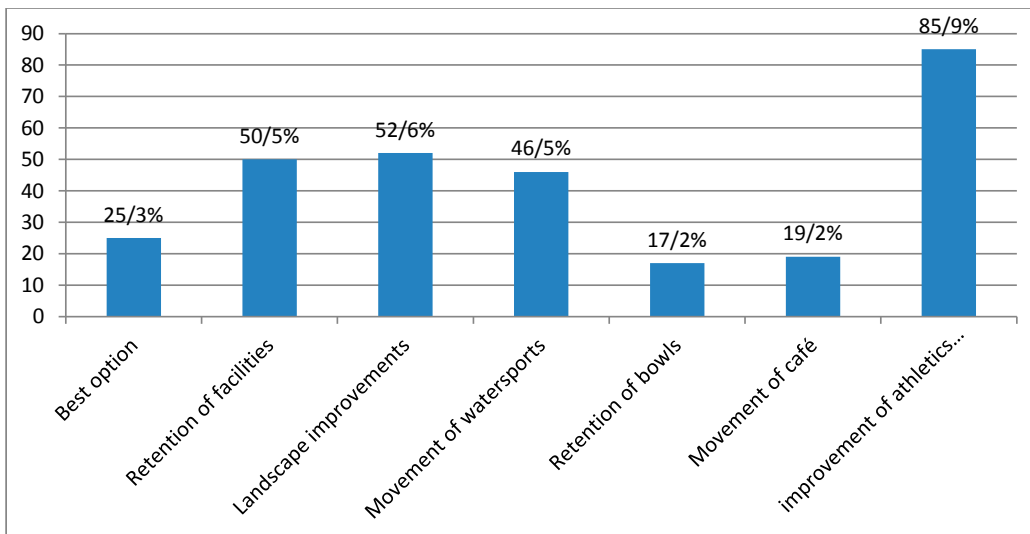




A smaller number of respondents highlighted aspects of this masterplan that they disliked, as shown on the chart above. The loss of the café was the aspect of this masterplan most frequently highlighted as disliked (9%), while 7% of respondents said that this masterplan was not ambitious enough and should go further.

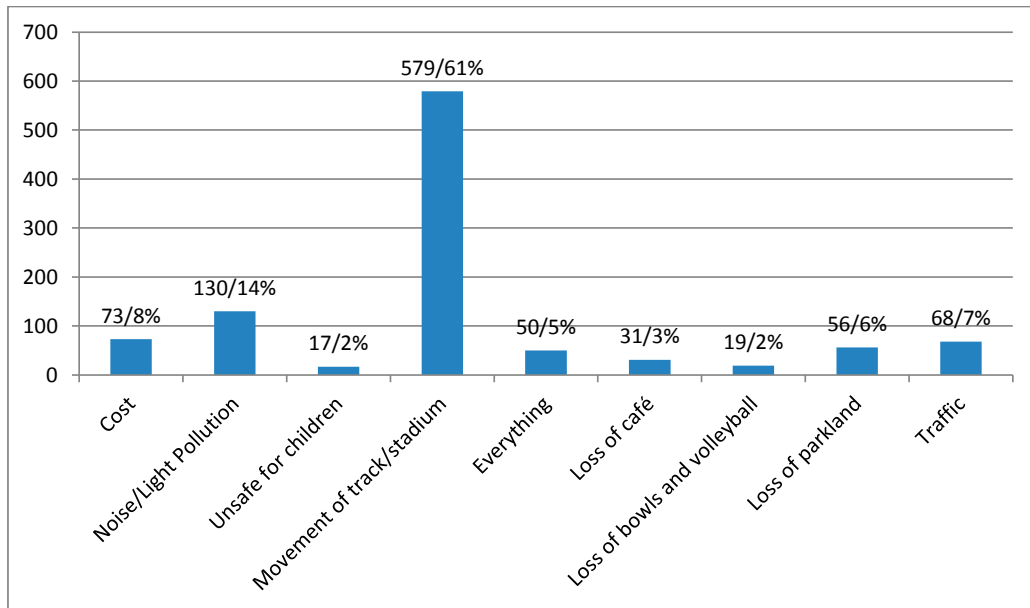
Q5: Thinking about Masterplan 2, what do you particularly like or dislike?

This question asked respondents for their views on Masterplan 2. The question consisted of an open comments box, allowing respondents to answer in their own words. Responses were analysed in the same way as Question 4.





As shown on the chart overleaf, this option drew limited support from respondents: only 3% said it was the best option. The aspect that most people liked of this masterplan was improvement of athletics facilities.



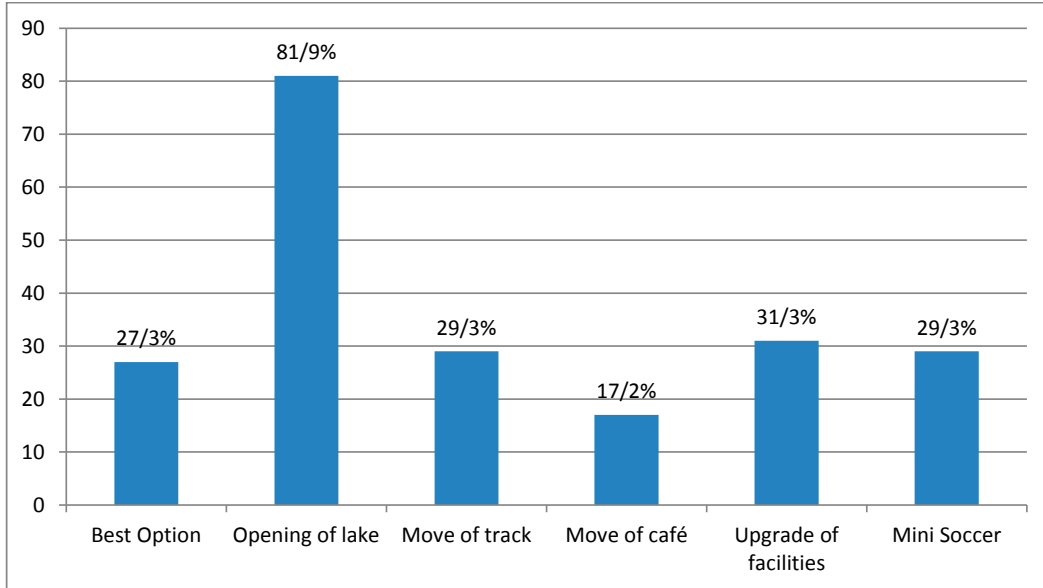
Far more respondents highlighted aspects of this masterplan option that they did not like. A clear majority (61%) said they did not like the potential move of the athletics track. A number of other issues associated with this were also raised as concerns: these included noise and light pollution (14%) and traffic (7%).

Q6: Thinking about Masterplan 3, what do you particularly like or dislike?

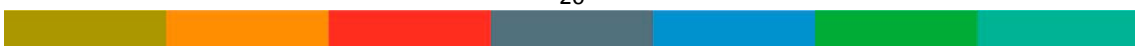
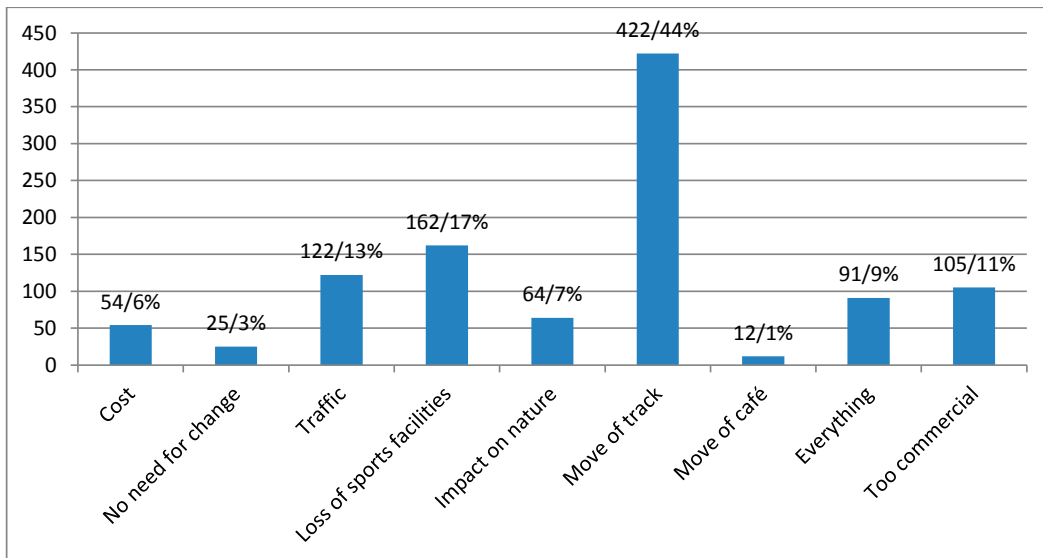
This question asked respondents for their views on Masterplan 3. The question consisted of an open comments box, allowing respondents to answer in their own words. Responses were analysed in the same way as Question 4 and 5.

As shown on the chart below, only a small number of respondents thought this was the best option (3%). Those that did like it highlighted the opening up of the Lake (9%) as a particular benefit.





Respondents highlighted a number of issues that they did not like about Masterplan 3. Most frequently, this was the potential movement of the athletics track (44%) – mirroring similar concerns about Masterplan 2. The most common concern after this was the potential loss of sports facilities including tennis, bowls and beach volleyball (17%), as well as increased traffic (13%) and concerns about commercialising aspects of the Park (11%).





Q7: What, if anything, have we overlooked?

This question offered the respondents the opportunity to highlight any issues they felt have been missed. The question comprised an open text box, and responses have been analysed to identify key themes and issues.

Topic	Frequency	Percentage
Impact on surrounding residents	140	14.7%
Congestion	85	9.0%
Funding	76	8.0%
Concerns around lack of consultation	70	7.3%
Preservation of nature	68	7.1%
Noise	56	5.9%
Lake access	47	4.9%
Improvement of existing facilities	45	4.7%
Children's play	15	1.6%
Flooding	15	1.6%
Child safety	14	1.4%
Include football facilities	11	1.1%
Impact of loss of beach volleyball	10	1%
Cycle provision	10	1%
Potential to remove athletics altogether	6	0.6%
Impact of Tennis Fortnight	6	0.6%
Facilities for young adults	6	0.6%
Relationship with AELTC	6	0.6%
Impact of loss of bowls	5	0.5%
Retention of trees by embankment	4	0.4%
Lake survey	4	0.4%
Too few tennis courts	4	0.4%
Too many tennis courts	4	0.4%
Adult education	4	0.4%
Outdoor gym	4	0.4%
Public transport	4	0.4%
Impact of construction process	4	0.4%
Increase diversity of offer at Park	2	0.2%
Include cricket facilities	2	0.2%
No demand for hockey	2	0.2%
Move athletics closer to tennis courts	2	0.2%
No set question on athletics	2	0.2%
Include artificial beach	1	0.1%
Include outdoor terrace	1	0.1%
Include table tennis	1	-0.1%
Opportunity for a nature trail	1	0.1%
Opportunity to include space for nursery school	1	0.1%





Q8: Please let us know any other comments:

This question provided respondents with an issue to include any comments they felt were not addressed by other questions. The question comprised an open text box, and responses have been analysed to identify key themes and issues.

Topic	Frequency	Percentage
Sports facilities	258	27.2%
Do not move athletics track	104	11.0%
Support for hockey facilities	19	2.0%
Opposes athletics option C	18	1.9%
Supports athletics option B	17	1.8%
Opposes athletics option A	15	1.6%
Retain bowls	15	1.6%
Retain beach volleyball courts	13	1.4%
Retain all tennis courts	7	0.7%
Welcome changes to watersports	7	0.7%
Concern regarding impact of Stadium move on Elsenham Street	7	0.7%
Improve crazy golf	4	0.4%
Desire for football pitches	4	0.4%
Support athletics option A	3	0.3%
Support minisoccer	3	0.3%
Current athletics track is the best in London	2	0.2%
Retain athletics track	2	0.2%
Open athletics track at all times	2	0.2%
Desire for swimming facilities	2	0.2%
Include basketball courts	2	0.2%
Support for Parkrun	1	0.1%
Desire for scooter track	1	0.1%
No demand for minisoccer	1	0.1%
Happy with increased use of track if position is unchanged	1	0.1%
Concern about safety implications of siting hockey near athletics	1	0.1%
Replace tennis courts with astroturf hockey pitch	1	0.1%
Support high ropes	1	0.1%
Move Stadium to Wimbledon Park Road side	1	0.1%
Concern around impact of fencing off track and field	1	0.1%
Desire for outdoor gym	1	0.1%
Open up angling to all public	1	0.1%
Desire for beach tennis facilities	1	0.1%
Cost	153	16.1%
Concerns about commercialisation	73	7.7%
Unclear why all costs are the same	50	5.3%
Waste of money	15	1.6%





Inappropriate to spend money on Park during time of austerity	8	0.8%
Not clear why Option 3 is most commercial	3	0.3%
Support greater commerciality	2	0.2%
Commercialise athletics	1	0.1%
Use funds from Tennis Fortnight to make necessary repairs	1	0.1%
Consultation	99	10.4%
Desire for more consultation	41	4.3%
Concern about consultation over Summer holidays	21	2.2%
Consult LB Wandsworth	16	1.7%
Consultation poorly publicised	8	0.8%
Consultation materials unclear	5	0.5%
Perception consultation is invalid because residents were not consulted ahead of this point	3	0.3%
Consultation is a waste of money	2	0.2%
Schools must be consulted on use	1	0.1%
Wimbledon Junior Parkrun must be consulted	1	0.1%
Support for consultation process	1	0.1%
Other	86	9.1%
Currently uses park to walk dogs	21	2.2%
Parks are important to public health	13	1.4%
Perception proposals are associated with AELTC	12	1.3%
No need for change	10	1.1%
Object to loss of waterfall garden	8	0.8%
Improve security	3	0.3%
Value quietness of green space	2	0.2%
Desire for increased policing	2	0.2%
Support for Friends of Wimbledon Park	1	0.1%
Important to consider AELTC	1	0.1%
Plans are unfeasible	1	0.1%
Hand park over to National Trust	1	0.1%
Create a masterplan for the entire Capability Brown park	1	0.1%
Make Revelstoke Rd entrance more attractive	1	0.1%
Draws attention to Dr Dave Dawson response	1	0.1%
Re-examine park opening times	1	0.1%
Concern about use of firm of well-known architects	1	0.1%
Locate staff centrally so they can monitor ASB	1	0.1%
Park activities should be for local people only	1	0.1%
Buy back land from Golf Club to create more park	1	0.1%
Desire for showers	1	0.1%
Desire for drinking fountain	1	0.1%
Improve provision for elderly	1	0.1%
Transport	73	7.7%
Concerns regarding parking	38	4.0%





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Desire for drinking fountain	1	0.1%
Improve provision for elderly	1	0.1%
Transport	73	7.7%
Concerns regarding parking	38	4.0%



Concerns regarding increase in traffic	29	3.1%
Concern regarding impact of proposals on public transport	2	0.2%
Spread accesses between different entrances to the Park	1	0.1%
Sports options should minimise impact	1	0.1%
Close Revelstoke Road car park	1	0.1%
No need for so much parking	1	0.1%
Café	42	4.4%
Retain café building	24	2.5%
Desire for licensed premises	10	1.1%
Improve café offer	3	0.3%
Retain central location of café	2	0.2%
Concern about loss of pavilion	1	0.1%
Ensure café remains reasonably priced	1	0.1%
Concern about hygiene implications of moving café	1	0.1%
Lake	27	2.8%
Desire for full access around Lake	25	2.6%
Support for floating events pontoon	2	0.2%
Environment	22	2.3%
Concern about increase in noise	8	0.8%
Concerns regarding flooding	7	0.7%
Preserve Horse Close Wood	4	0.4%
Retain Ashen Grove	2	0.2%
Concern about impact on Horse Close Wood	1	0.1%
Facilities	19	2.0%
Improve toilet facilities	14	1.5%
Desire for BBQ area	5	0.5%
Play	17	1.8%
Object to loss of toddler's play area	9	0.9%
Improve play facilities	6	0.6%
Desire for more facilities for children	1	0.1%
More creative play facilities	1	0.1%
Landscape	15	1.6%
Preference for minimal intervention	8	0.8%
Restoring landscape not as much a priority as residents' needs	4	0.4%
Reinstate wildflower area	2	0.2%
Evidence of Capability Brown's thought is limited in the historical record	1	0.1%
Construction	12	1.3%
Object to disruption caused during construction	9	0.9%
Concern regarding construction	2	0.2%
Build any new facilities before getting rid of old ones	1	0.1%
Maintenance	10	1.1%
Invest in maintenance	7	0.7%
Concerns regarding littering	3	0.3%





Use of Park for events	6	0.6%
Opposition to queue for Wimbledon Fortnight	5	0.5%
Potential to use car parks for fairs	1	0.1%

As can be seen in the table above, respondents commented most frequently on sports facilities, followed by the cost of the proposals and the consultation itself. Generally, there is a wide range of comments: the single issue raised by more than 10% of respondents was opposition to moving the athletics track.

Feedback from Correspondence

As well as the feedback forms and online responses noted above, 76 other responses were submitted as part of the consultation. These include correspondence from:

- Friends of Wimbledon Park
- Stephen Hammond MP for Wimbledon
- Justine Greening, MP for Putney
- All England Lawn Tennis Club
- Hercules Wimbledon Athletics Club
- Wimbledon Windmillers
- Wimbledon Park Junior Park Run
- Wimbledon Park Heritage Group
- Cllr Linda Taylor OBE, ward member for Wimbledon Park at Merton Council
- Cllr Oonagh Moulton, ward member for Wimbledon Park at Merton Council
- Cllr Malcom Grimston, ward member for West Hill at Wandsworth Council
- Cllr Guy Humphries, ward member for Southfields at Wandsworth Council
- Sport England
- Volleyball England

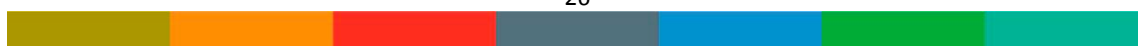
As with responses to the 'open comments' section in Question 8 of the feedback form, these have been analysed to identify key themes and topics. These are shown in the table below:

Topic	Frequency
Sports facilities	67
Opposition to moving athletics stadium	33
Retain beach volleyball	5
Current location is the best for athletics track	4
Athletic stadium needs upgrade	3
Upgrade to 8 Lane athletics track	2
Welcome proposals for watersports centre	2
Oppose moving track events into the Park	2
Health and safety concerns regarding siting hockey near athletics	1
Support Athletics Option A	1
Do not support Athletics Option A	1
Support Athletics Option B	1
Do not support Athletics Option B	1
Support moving athletics track	1





Do not support removing tennis courts	1
Support mini-soccer	1
Support retention of football pitches	1
Retain all tennis courts	1
Maintain existing tennis courts	1
Retain crazy golf	1
Retain bowls pavillion	1
Do not extend bowls pavillion	1
Upgrade watersports centre but do not move	1
Upgrade athletics stand	1
Masterplan options	26
Support option 1	8
Do not support option 2	8
Do not support option 3	8
Do not support any of the options	2
Landscape	23
No desire for restoring Capability Brown vision	4
Athletics stadium does not obscure view of Lake	4
Residents will not enjoy landscape benefits of relocating athletics track	4
Unclear why landscape heritage is a priority	4
Landscape proposals are favourable	2
More clarity required around Capability Brown heritage	2
Golf course reflects Capability Brown landscape	1
Remove conifers by athletics track	1
Restore plants in Lake appropriate to Capability Brown setting	1
Lake is important	4
Support de-silting Lake	4
Café	22
Retain café pavillion	17
Welcome proposals for relocating café	2
Welcome proposals for kiosk	2
Oppose new use of Kiosk	1
Consultation	19
Concern regarding publicisation of proposals	8
Desire for more consultation	7
Engage with Hockey Club	2
Concern regarding consultation during the Summer	2
Other	16
Perception of AELTC involvement	4
Retain waterfall	2
Desire for more clarity on visitor numbers	1
Concern regarding commercialisation	1
Plans ignore footfall in the Park	1





Patchwork nature of Park reflects historic development	1
No need to improve Revelstoke Road entrance	1
No need to improve Wimbledon Park Road entrance	1
Golf Club boundary hedge rows deter trespassers	1
Retain current toilet block	1
Retain current location for Park maintenance staff	1
Do not open gate near Dartmoor Gardens	1
Environment	10
Concern about impact of relocating track close to Horse Close Wood	4
Concerns regarding flooding	3
Concerns regarding noise	1
Manage ivy and brambles in Horse Close Wood	1
Improve management of Ashen Grove	1
Transport	4
Concern about traffic	2
Concern regarding impact of parking	1
Include honeycomb substrate to east of Revelstoke Road car park to enable use of land for parking when required	1
Play	2
Retain separate play areas	2

Other responses

The project team has also received three petitions in response to the consultation:

- An online petition on the www.change.org website bearing 259 signatures, opposing the move of the athletics track in Masterplan Option 2 and Masterplan Option 3
- A petition submitted by the Southfield Grid Residents Association bearing 437 signatures, opposing the move of the athletics track in Masterplan Option 2 and Masterplan Option 3. A further 82 signatures were received after the consultation period closed
- A petition submitted by residents of the ‘Gardens’ area bearing 109 responses, opposing the move of the athletics track in Masterplan Option 2 and Masterplan Option 3

These petitions all reinforce opposition to the movement of the athletics track visible in feedback forms and correspondence.



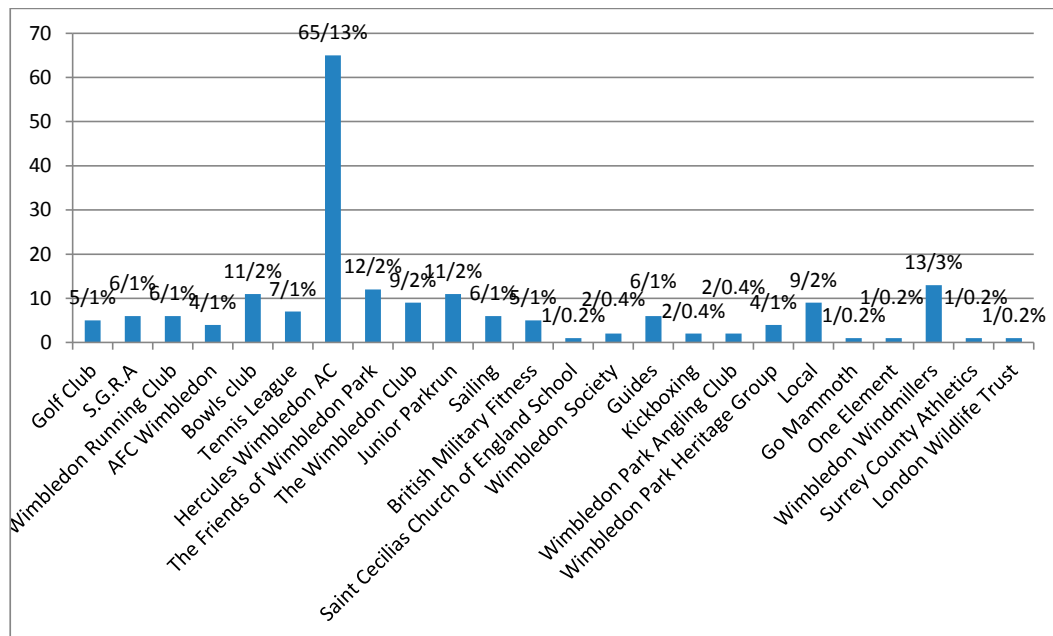


Who got Involved?

Analysis has been undertaken of those who filled in the questionnaires to understand the extent to which this consultation reached a broad cross section of the local community.

Park usage

Respondents were asked if they were members of any organisations which use the Park.

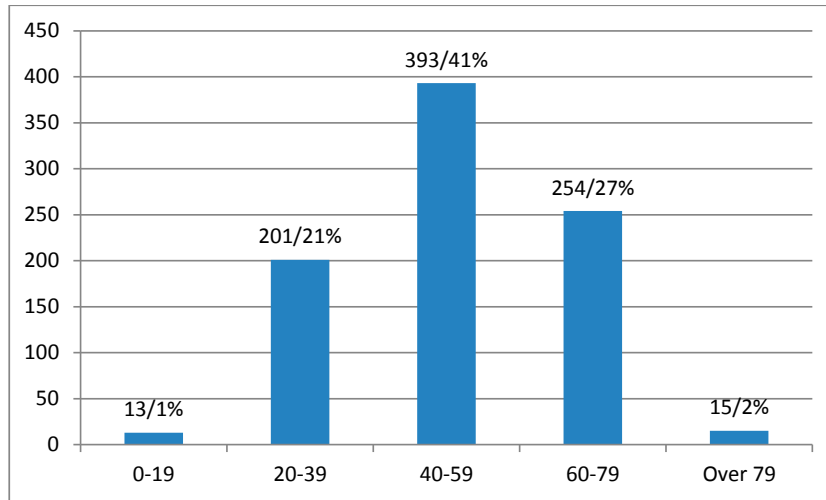


169 respondents answered this question. These respondents came from a wide range of clubs and societies, as shown on the graph above: the largest single number of respondents belonged to the Hercules Wimbledon Athletics Club.

Demographics

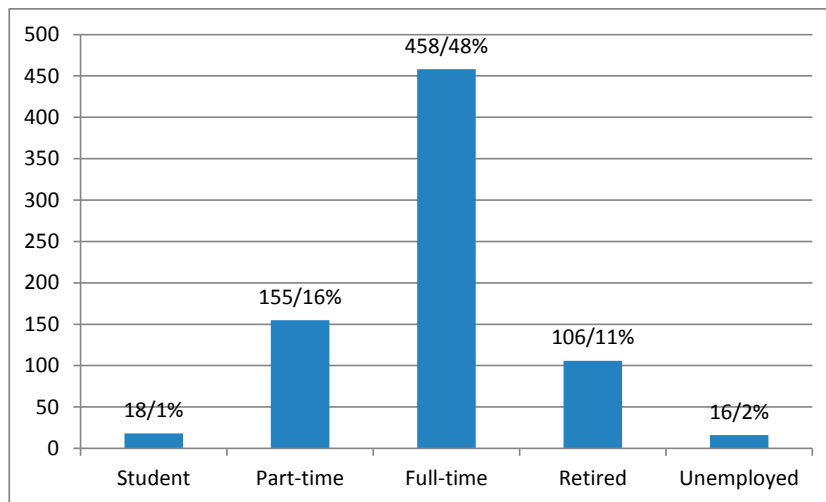
Respondents were asked how old they are. As shown on the graph below, the largest single age group was those aged between 40-59 (41%), followed by those aged 60-79 (27%) and 20-39 (21%).





This means that those aged between 40-59 are comparatively over-represented: according to the 2011 census, this group makes up 23% of the population of Wimbledon Park ward, 29% of the population of Village ward, and 22% of the population of Southfields ward.

By contrast, those aged between 0-19 are under-represented: they made up 22% of the ward population at the time of the 2011 census. This imbalance may be corrected to an extent by the separate children’s survey (please see Appendix 1).



Respondents were also asked about their professional status. Most (48%) were employed full time, followed by those who work part time (16%) and those who are retired (11%). This is closer to the general population of the neighbouring wards: for example, 78% of Wimbledon Park ward’s population was economically active at the time of the 2011 census.





Respondents were also asked for their address, to help the project team understand the geographic spread of responses. These are mapped above.

Of those who shared details of their address, 302 were residents of the London Borough of Merton and 312 were residents of the neighbouring London Borough of Wandsworth. While there is a spread of responses throughout the local area and wider, the majority are from the north east and north west of Wimbledon Park.





Conclusions and Recommendations

1. Consultation events were well-attended and participation levels were high. The project team received more than 1000 responses, including three petitions and written responses from a wide range of stakeholders. However, given comments from 4% of respondents seeking further consultation and the high level of participation in this round, there is clearly appetite for further involvement in the future of Wimbledon Park.
2. A wide cross-section of park users participated in the consultation, with members of more than 25 clubs and societies identifying themselves through the feedback forms. It is clear however that the majority of those who responded to the consultation do not identify as members of clubs or societies: the majority (62%) said they use the Park for walking.
3. The Park is well-used and for a variety of purposes: asked to rank facilities in the Park in order of preference, similar proportions of respondents identified each facility as most important to them. This suggests that masterplan options which retain the most facilities are likely to meet with a more favourable response.
4. There is a clear preference visible in responses to the consultation for limited intervention in the Park. 59% of respondents said they favoured the 'minimal intervention' concept, while 53% of respondents supported Masterplan Option 1 because it represents least change. This was the Masterplan Option 1 most frequently preferred by respondents.
5. The driver of this view is the unpopularity of the move of the athletics track proposed as part of Masterplan Option 2 and Masterplan Option 3. 61% of those commenting on Masterplan Option 2 and 44% of those commenting on Masterplan Option 3 cited moving the track as something they dislike. This is reinforced by the three petitions received as part of the consultation, each of which opposes the potential move of the athletics track.
6. There is clear concern about the potential to charge for any aspect of the Park's use: 16.7% of respondents raised the issue of cost. There was also confusion about the fact that all three masterplan options were cited as having the same projected cost. Future engagement should set out the position around the viability of facilities and the cost of options.
7. A relatively small number of respondents commented on the three options presented for the athletics track. Of these, there was a preference for Option B, supported by 1.8% of respondents; all other options were opposed by respondents.
8. Despite concerns raised in correspondence by residents of Wandsworth that the consultation had not been publicised in the borough, the consultation received a significant number of responses from both sides of the borough boundary. The volume of responses indicates that Merton Council should continue to involve residents from both sides of the borough boundary in consultation on Wimbledon Park.





D. Lake Survey; by Miles Waterscapes

Wimbledon Park Lake**Considerations for Dealing with the Sediment Build Up**

Our lake survey which included measuring the volumes of silts in the lake at Wimbledon Park recorded 72000m³ in December 2015. This equates to approximately 50% of the volume of material in the lake is silt and is a significant amount to deal with. To put it into perspective a tipper lorry has about a 14m³ capacity. It would be a significant project not only to dredge the silts but also to store or dispose of them.

There are typically three options when dealing with silts in this situation, often a combination of the three options is used. These are to remove all the silts from site, dispose of onsite i.e. to use in the landscaping or to store them with in the lake.

Some methods of dealing with the silt are extremely expensive and therefore options like removing the silt from site are ruled out immediately on a cost basis alone, it is highly likely that the dredging and disposal off site could be £100 plus per m³. Also there are of course other negative factors to consider with this option, firstly the disturbance caused by a high volume of lorries requiring access through the park and also the impact of these lorries on the local traffic using the same public roads. This solution would also require consents for planning permission and waste disposal which would be more controversial and therefore more difficult to achieve. Therefore the most viable silt disposal solution is to store it in the lake or park.

Storing the silt in the lake however, again highlights the issue of the sheer volume of silt. I.e. the amount of area potentially given up to silt storage as opposed to remaining as water could become high. By removing the silts from certain areas of the lake to achieve more depth of water at these points you would need to store the silt in other areas at a greater depth than it currently is. This therefore requires some way of retaining these silts so that they can be dredged from their current location and stored in these areas. Not only does the large volume of silt in question potentially result in taking up a great deal of the area of the lake but it could potentially require significant lengths of retaining walls if conventional techniques are employed.

Retaining walls which are capable of storing silts up to 2.5m deep would incur significant costs which ever technique was used to form that structure. Highlighting again how the large silt volume plays its part here, because to be able to retain these kinds of volumes of silt it would not be adequate to only have structures which are confined to within a few meters of the margin as they would not store enough material. This means that the retaining walls would have to go out into the deeper parts of the lakes requiring these retaining walls to be deeper and therefore more expensive.

An example of a retaining wall in the scenario described, built within the lake might traditionally be formed from a wall of steel sheet piles. This method of holding silts would offer adequate retaining properties but is aesthetically unappealing, offers poor habitat properties and can be damaging to the lake bed. An engineered solution like sheet piles would also be very expensive, you could expect to budget £2000 plus per linear meter.

Another alternative to sheet piles which can be used to retain the silts behind is to create bunds out of sub soils from the lake bed. Again this allows the silts to be retained in the lake and eventually for the area to become reed beds or similar. This method as seen in the photo below would be better value than sheet piles but it requires the water in the lake to be removed for the works, creates significant impact to the lake bed and does not allow for some of the silts to be left on the lake bed, they all would have to be removed to allow for the sub soil below to be excavated to create the bund walls.



Excavation of the lake bed subsoils in order to create bunds, behind which dredged silts are stored.

Having considered several options for retaining the silts within the lake including the ones above we feel the most viable is to use dewatering bags to store the silt and to use them in the lake to form the revetment like structure that retains the silt in its new place, similar to what is seen below in the photo.



Dredged silts stored in the silt bags at a greater depth and density than when loose in the water body.

Having stored the silts in the silt bags or behind the revetments these silts bags form, the second stage would require further work above the water level, on the top of the bag to reinstate soils suitable for holding vegetation. The results of adding stable soils on top of the silt bags would mean that the area where the silts get stored could be reclaimed as land and would allow the opportunity for the area to be planted to create features like reed beds or other excellent habitat, see the photo below.

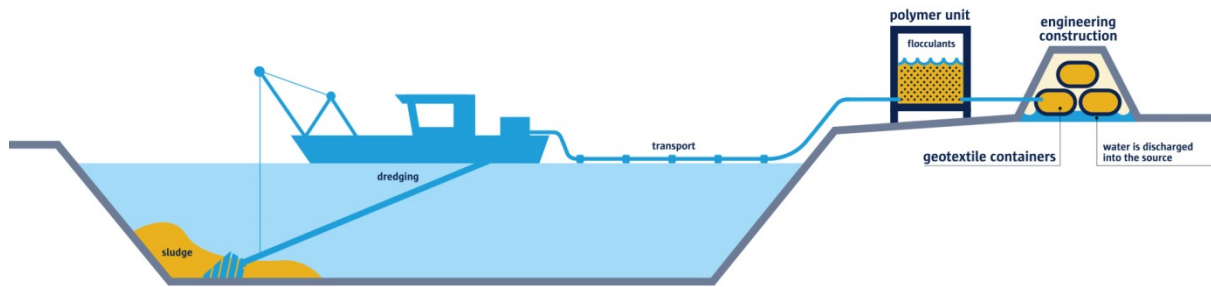


Soils being added on top of the silt bags to establish the bank edge further into the water.

The other significant advantage of creating these areas would be to allow access around the margin of the lake. Given the current lack of access this could benefit occasional access for maintenance or fishing or to be maximised as far as offering public access via a circular walkway, perhaps with or without the inclusion of a boardwalk or floating pontoon forming a bridge and connecting the new land forms up.

Our suggestion for the preferred methodology to move these silts would be to pump them. There are several reasons for this. Firstly if silt bags are to be used to retain the silts then pumping is the best way to fill them. Pumping also offers the benefit of not having to dewater the lake and possibly have to over pump the water entering the lake during the works therefore reducing costs and environmental impacts. It also means that there is no risk to the integrity of the lake bottom and because the equipment floats it would mean that if required some of the silt could be left in the

bottom whilst only a percentage of the top layer was dredged. The diagram below shows the principal of how the silts would be pumped into the silt bags and how a polymer is added to aid the dewatering of the silt and to ensure it becomes denser in the silt bags than found in the rest of the lake.



Furthermore, if any of the silt was to be used on site, outside of the lake to reduce the loss of water volume in the lake or to allow the silts to be used in the landscaping plans, pumping it to the required location would reduce the impact to the surrounding area significantly compared to hauling it in mechanical plant. The photo below shows how silts can be pumped into bags for dewatering and how these bags allow silt to be stored in relatively small areas compared to the volume.



Silt bags being used to store silts until the material has dried and become more stable.



Dried silts being cut from the silt bags to be used in landscaping.

Although it is very difficult to give accurate costs without developing the project further and more details finalised, for now I would base budgets for dredging the silts and storing them behind silt bag revetments at £30 / m³. However, £10 /m³ is a sensible budget for just dredging and pumping the silts into a bund. The intention would be to use silt bags as a way of forming the revetment and therefore creating a bund behind into which the silts can be pumped. This solution if agreed in principal by the client needs further investigation by engineers to confirm how much loose silt can be sorted behind the silt bags without them moving. The desired location of the revetment / silt bays will also have an influence on the ratio of how much loose silt can be stored behind compared to that which is in the bags. The drawing that describes this process is MWE-WP-003-02-16a which helps clarify understand the intention to be able to store the silt in a combination of bags and loose behind the bags. Therefore, with this process it is possible to allow budgets which can feasibly include for some of the silts just being pumped i.e. at £10/m³ and some being stored in silt bags i.e. at £30 /m³.

If the decision is made to store the silts in such a way as to create new marginal lands around the lake, then the impact of where they should be go needs to be fully understood. With reference to our drawings MWE- WP-001-12-15, MWE -WP-003-002-16, MWE-WP-004-002-16 and MWE-WP-005-002-16, you will see 4 possible suggestions. You will see that each of the options has an impact on how much silt is stored, only option 1 allows for all the silt to be removed and stored in these bunds but that has a negative impact on the amount of surface are of the lake which is lost. To combat this one solution is to leave some silts in the base of the lake, you will see on each of the drawings how much silt that particular solution leaves in the base and how much extra depth of water that proposal gains compared to pre works. The other advantage of leaving some of the silt in the bottom is the savings in cost of not having to pay for so much to be removed, helping budgets.

Another point I would like to highlight from these options is that only options 1 and 2 would give rise to the benefit that there would be enough room between the bank and the silt bag revetment to store some silts loose and therefore benefit from the cheaper £10 / m³ dredging rate.

A further note is that only option 4 allows for an alternative solution to using silt bags as the revetment, this is because the design includes for the revetment to be positioned in a place to go no deeper into the lake than 1 m. This therefore allows for more cost effective silt retaining structures like Nico span. However, you can see how little volume of silt this solution will retain.

Another thing to consider is concentrating the dredging works in the areas where it is most important to achieve more depth of water for example where the sailing club use their boats, potentially reducing the volume of silt needed to be moved.

You can see from these examples above that there are several factors to consider and these decisions impact both the volume of silt stored, the reduction in the surface area of the lake and the cost.

Items to Further consider / investigate

If the principals of what we are suggesting is agreed, then the next steps can be taken.

For example, contacting the Environment Agency, they will need to be consulted for several reasons and permissions gained. It is important to know that the Environment Agency consider the case for silt movement and the associated licences on a case for case basis. Therefore they will want to know the proposed solution as this will impact their decisions especially given the test results showing some elevation of heavy metals. This again highlights the importance of agreeing in principal on the potential solution for dealing with the silt, be it the one I have outlined above or another. Please refer to the attached document **Environmental Management – Guidance**, this document briefly expands on the basics involved with apply for permissions to carry out dredging projects.

Pollution levels in the silts have been examined (please find attached the results). The results have indicated elevated levels of lead and zinc. As mentioned above these levels may have an impact on the dredging / storage method agreed by the Environment Agency and the license required, again highlighting the importance of including them in developing suitable solutions. On this point of heavy metals being present this again adds weight to using silts bags and storing the silt in the lake. If the silt is stored in the lake, then there is less risk of the works releasing the pollutants and contaminating other areas. Also storing the material in silt bags is an effective way of storing contaminated silts as they are effective at containing the material in the desired location and out of harm's way.

Engineers will also be needed to consider further the recommendations made in the last Reservoirs Act report and other items like the designing of new water control structures. This would be worth considering alongside any plans for future use of the over flow water being included in the plans

being set out for the rest of the park. Engineers will also be needed to investigate the suitability of the silt bag retaining structures.

Raising the water levels is another possibility to achieve the desire of having extra depth of water in the lake. This could be done by lifting the level of the outfalls. This approach however would have other significant impacts on the hydrology of the surrounding area and therefore would require consent from the Environment Agency. I believe it is highly likely that this approach is not feasible without significant investigations, consultations and engineering works, although it may be worth pursuing with the mind to achieve a small rise in water level i.e. 50 mm.

Ecology and especially the fish stock will need considering, surveying and planning for.

Hydrology especially the flow of water entering the lake will be important when dredging both to control and mitigate any downstream risks but to ensure there is enough water to do the works. This I suggested should be monitored.

Other items to potentially consider are solutions to help water quality further other than just increasing the depth of water by dredging, and items to enhance the lake i.e. jetties, islands etc.

Giles Orford, Miles Water Engineering, March 2016

BA3**analysis report**

TS0116/08

Test Date 01/02/2016

Sample received 18/01/2016

Client:

Miles waterscapes Ltd
School House Farm
Great Ashfield
Bury St. Edmunds
Suffolk IP313HJ

Sample from:

Sample 01
Silt
-
-

Determinand	Units	value	method
pH		8.91	potentiometrically (t2.5) BS1377 - 3 section 9
Conductivity	$\mu\text{S cm}^{-1}$	1610	t2.5 soil suspension determined using conductivity meter
Copper	mg kg^{-1}	167	ICP - OES on acid digest
Zinc	mg kg^{-1}	1274	ICP - OES on acid digest
Lead	mg kg^{-1}	1058	ICP - OES on acid digest
Arsenic	mg kg^{-1}	22.0	ICP - OES on acid digest
Cadmium	mg kg^{-1}	3.91	ICP - OES on acid digest
Nickel	mg kg^{-1}	47.2	ICP - OES on acid digest
Chromium	mg kg^{-1}	39.0	ICP - OES on acid digest
Mercury	mg kg^{-1}	6.17	hydride generation AFS on an acid digest of the sample
Selenium	mg kg^{-1}	1.41	hydride generation AFS on an acid digest of the sample
Water soluble Boron	mg kg^{-1}	2.3	extraction by soil boiled with water (t2.5) then ICP - OES
Water soluble sulphate	g l^{-1}	1.64	extraction at t2.5 wt/ v then ICP - OES
Elemental Sulphur	mg kg^{-1}	1704	extracted into solvent then HPLC at 263 nm
Total Phenols index	mg kg^{-1}	13.7	Steam distillation then colourimetrically
Total Cyanide	mg kg^{-1}	<1	Steam distillation then automated colourimetrically
Benzene	mg kg^{-1}	<0.02	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Toluene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Ethylbenzene	mg kg^{-1}	<0.04	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
m&p Xylene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
o Xylene	mg kg^{-1}	<0.1	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
EPH[C10 - C40]	mg kg^{-1}	7426	petroleum hydrocarbons [C10 - C40] extracted with iso-hexane then GC-FID
Total PAH[EPA - 16]	mg kg^{-1}	3912	extracted into solvent then GC-MS
Napthaline	mg kg^{-1}	0.3	extracted into solvent then GC-MS
Acenaphylene	mg kg^{-1}	12.3	extracted into solvent then GC-MS
Acenaphthene	mg kg^{-1}	1.4	extracted into solvent then GC-MS
Fluorene	mg kg^{-1}	1.3	extracted into solvent then GC-MS
Phenanthrene	mg kg^{-1}	10.2	extracted into solvent then GC-MS
Anthracene	mg kg^{-1}	8.6	extracted into solvent then GC-MS
Fluoranthene	mg kg^{-1}	73.7	extracted into solvent then GC-MS
Pyrene	mg kg^{-1}	97.1	extracted into solvent then GC-MS
Benzo[a]anthracene	mg kg^{-1}	29.9	extracted into solvent then GC-MS
Chrysene	mg kg^{-1}	46.5	extracted into solvent then GC-MS
Benzo[b]fluoranthene	mg kg^{-1}	28.9	extracted into solvent then GC-MS
Benzo[k]fluoranthene	mg kg^{-1}	12.8	extracted into solvent then GC-MS
Benzo[a]pyrene	mg kg^{-1}	27.6	extracted into solvent then GC-MS
Indeno[1,2,3-cd]pyrene	mg kg^{-1}	17.7	extracted into solvent then GC-MS
Dibenzo[a,h]anthracene	mg kg^{-1}	4.0	extracted into solvent then GC-MS
Benzo[g,h,i]perylene	mg kg^{-1}	19.1	extracted into solvent then GC-MS

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Report authorised by:

Nigel Fahey.

Laboratory manager

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**END OF DOCUMENT**

BA3**analysis report**

TS0116/09

Test Date 01/02/2016

Sample received 18/01/2016

Client:

Miles waterscapes Ltd
School House Farm
Great Ashfield
Bury St. Edmunds
Suffolk IP313HJ

Sample from:

Sample 02
Silt
-
-
-

Determinand	Units	value	method
pH		9	potentiometrically (t2.5) BS1377 - 3 section 9
Conductivity	$\mu\text{S cm}^{-1}$	N/A	t2.5 soil suspension determined using conductivity meter
Copper	mg kg^{-1}	572	ICP - OES on acid digest
Zinc	mg kg^{-1}	922	ICP - OES on acid digest
Lead	mg kg^{-1}	542	ICP - OES on acid digest
Arsenic	mg kg^{-1}	17.8	ICP - OES on acid digest
Cadmium	mg kg^{-1}	2.48	ICP - OES on acid digest
Nickel	mg kg^{-1}	64.0	ICP - OES on acid digest
Chromium	mg kg^{-1}	68.0	ICP - OES on acid digest
Mercury	mg kg^{-1}	1.47	hydride generation AFS on an acid digest of the sample
Selenium	mg kg^{-1}	1.73	hydride generation AFS on an acid digest of the sample
Water soluble Boron	mg kg^{-1}	1.6	extraction by soil boiled with water (t2.5) then ICP - OES
Water soluble sulphate	g l^{-1}	1.62	extraction at t2.5 wt/ v then ICP - OES
Elemental Sulphur	mg kg^{-1}	376	extracted into solvent then HPLC at 263 nm
Total Phenols index	mg kg^{-1}	<1	Steam distillation then colourimetrically
Total Cyanide	mg kg^{-1}	<1	Steam distillation then automated colourimetrically
Benzene	mg kg^{-1}	<0.02	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Toluene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Ethylbenzene	mg kg^{-1}	<0.04	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
m&p Xylene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
o Xylene	mg kg^{-1}	<0.1	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
EPH[C10 - C40]	mg kg^{-1}	1548	petroleum hydrocarbons [C10 - C40] extracted with iso-hexane then GC-FID
Total PAH [EPA - 16]	mg kg^{-1}	27.1	extracted into solvent then GC-MS
Naphthalene	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Acenaphylene	mg kg^{-1}	0.7	extracted into solvent then GC-MS
Acenaphthene	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Fluorene	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Phenanthrene	mg kg^{-1}	0.8	extracted into solvent then GC-MS
Anthracene	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Fluoranthene	mg kg^{-1}	3.5	extracted into solvent then GC-MS
Pyrene	mg kg^{-1}	3.6	extracted into solvent then GC-MS
Benzo[a]anthracene	mg kg^{-1}	1.6	extracted into solvent then GC-MS
Chrysene	mg kg^{-1}	2.9	extracted into solvent then GC-MS
Benzo[b]fluoranthene	mg kg^{-1}	3.5	extracted into solvent then GC-MS
Benzo[k]fluoranthene	mg kg^{-1}	1.3	extracted into solvent then GC-MS
Benzo[a]pyrene	mg kg^{-1}	2.8	extracted into solvent then GC-MS
Indeno[1,2,3-cd]pyrene	mg kg^{-1}	2.8	extracted into solvent then GC-MS
Dibenzo[a,h]anthracene	mg kg^{-1}	0.7	extracted into solvent then GC-MS
Benzo[g,h,i]perylene	mg kg^{-1}	2.9	extracted into solvent then GC-MS

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Report authorised by:

Nigel Fahey.

Laboratory manager

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END OF DOCUMENT

BA3**analysis report**

TS0116/10

 Test Date 01/02/2016
 Sample received 18/01/2016
Client:
 Miles waterscapes Ltd
 School House Farm
 Great Ashfield
 Bury St. Edmunds
 Suffolk IP313HJ
Sample from:
 Sample 03
 Silt
 -
 -
 -

Determinand	Units	value	method
pH		8.6	potentiometrically (12.5) BS1377 - 3 section 9
Conductivity	$\mu\text{S cm}^{-1}$	1810	12.5 soil suspension determined using conductivity meter
Copper	mg kg^{-1}	475	ICP - OES on acid digest
Zinc	mg kg^{-1}	986	ICP - OES on acid digest
Lead	mg kg^{-1}	579	ICP - OES on acid digest
Arsenic	mg kg^{-1}	12.7	ICP - OES on acid digest
Cadmium	mg kg^{-1}	1.63	ICP - OES on acid digest
Nickel	mg kg^{-1}	53.0	ICP - OES on acid digest
Chromium	mg kg^{-1}	65.2	ICP - OES on acid digest
Mercury	mg kg^{-1}	0.59	hydride generation AFS on an acid digest of the sample
Selenium	mg kg^{-1}	1.36	hydride generation AFS on an acid digest of the sample
Water soluble Boron	mg kg^{-1}	2.2	extraction by soil boiled with water (12.5) then ICP - OES
Water soluble sulphate	g l^{-1}	1.91	extraction at 12.5 wt/ v then ICP - OES
Elemental Sulphur	mg kg^{-1}	804	extracted into solvent then HPLC at 263 nm
Total Phenols index	mg kg^{-1}	3.3	Steam distillation then colourimetrically
Total Cyanide	mg kg^{-1}	<1	Steam distillation then automated colourimetrically
Benzene	mg kg^{-1}	<0.02	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Toluene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
Ethylbenzene	mg kg^{-1}	<0.4	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
m&p Xylene	mg kg^{-1}	<0.2	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
o Xylene	mg kg^{-1}	<0.1	banded GRO [C5 - C10] methanol extraction then headspace GC - MS
EPH[C10 - C40]	mg kg^{-1}	3919	petroleum hydrocarbons [C10 - C40] extracted with iso-hexane then GC-FID
Total PAH[EPA - 16]	mg kg^{-1}	99.4	extracted into solvent then GC-MS
Napthaline	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Acenaphylene	mg kg^{-1}	0.5	extracted into solvent then GC-MS
Acenaphthene	mg kg^{-1}	0.3	extracted into solvent then GC-MS
Fluorene	mg kg^{-1}	<0.05	extracted into solvent then GC-MS
Phenanthrene	mg kg^{-1}	3.5	extracted into solvent then GC-MS
Anthracene	mg kg^{-1}	1.3	extracted into solvent then GC-MS
Fluoranthene	mg kg^{-1}	17.9	extracted into solvent then GC-MS
Pyrene	mg kg^{-1}	15.2	extracted into solvent then GC-MS
Benzo[a]anthracene	mg kg^{-1}	9.1	extracted into solvent then GC-MS
Chrysene	mg kg^{-1}	12.4	extracted into solvent then GC-MS
Benzo[b]fluoranthene	mg kg^{-1}	10.4	extracted into solvent then GC-MS
Benzo[k]fluoranthene	mg kg^{-1}	4.7	extracted into solvent then GC-MS
Benzo[a]pyrene	mg kg^{-1}	9.1	extracted into solvent then GC-MS
Indeno[1,2,3-cd]pyrene	mg kg^{-1}	6.3	extracted into solvent then GC-MS
Dibenz[a,h]anthracene	mg kg^{-1}	2.3	extracted into solvent then GC-MS
Benzo[g,h,i]perylene	mg kg^{-1}	6.2	extracted into solvent then GC-MS

Want to leave feedback? www.bonlab.co.ukReport authorised by:
Nigel Fahey.

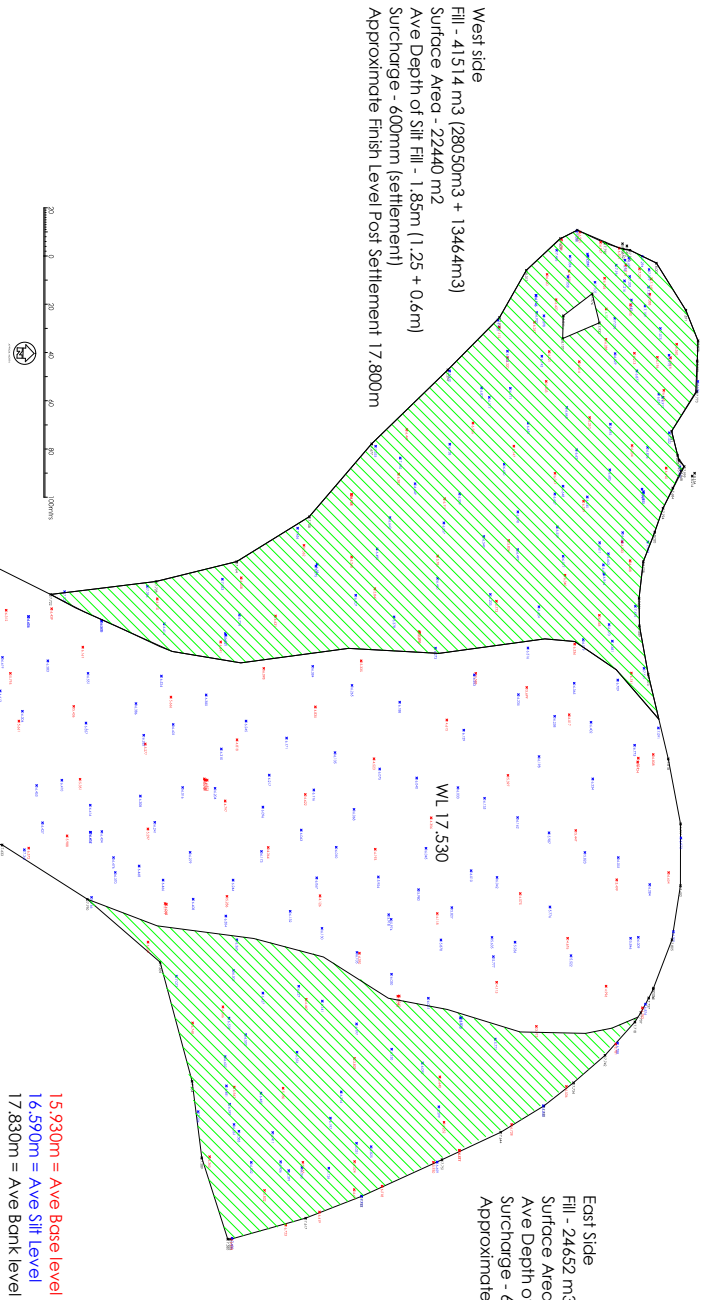
These results refer specifically to the sample submitted for analysis and not the original site as a whole. No part of this report may be reproduced unless in full and with the permission of Baileys of Norfolk Ltd
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 T: 01603 754607 F: 01603 754147 e-mail: lab@baileysofnorfolk.co.uk

Laboratory manager

END OF DOCUMENT

Volume of silt left in lake - 5770m³
 Average depth of silt left in base - 111mm (ie removing 709mm of silt)
 Average increase in water depth from 940mm m to 1.649m

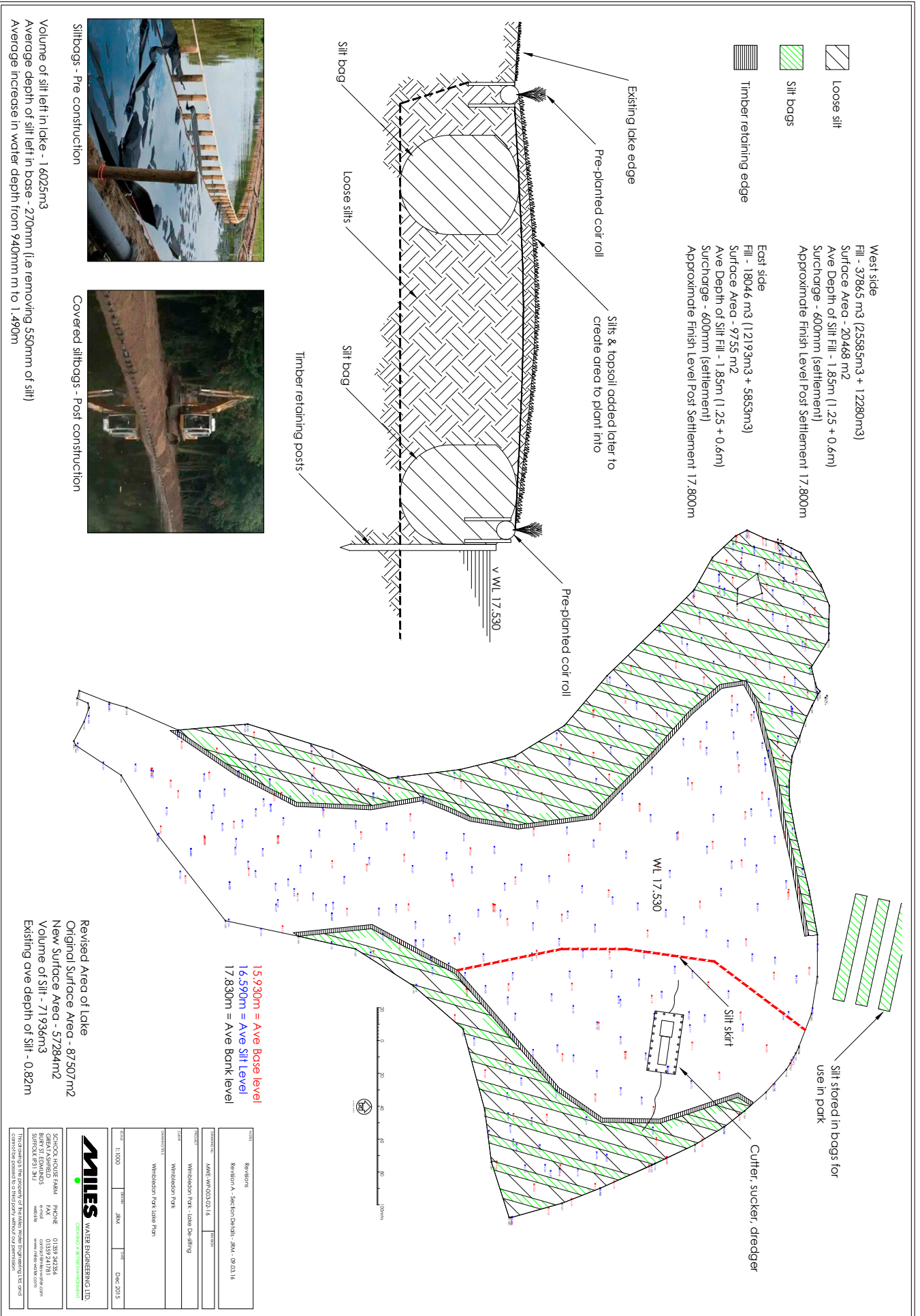
Revised Area of Lake
 Original Surface Area - 87507m²
 New Surface Area - 51741m²
 Volume of Silt - 71936m³
 Existing ave depth of Silt - 0.82m



PROJECT NO.	WAVE-WP00112115	DATE	Dec-2015
PROJECT NAME	Wimbledon Park - Lake Deepening		
CLIENT	Wimbledon Park		
PROJECT LOCATION	Wimbledon Park Lake Ponds		
SCALE	1:1000	DATE	Dec-2015

 MILES WATER ENGINEERING LTD. CONSULTING & ENVIRONMENTAL	PHONE 01392 242354 FAX 01392 242355 EMAIL info@mileswater.com OFFICE 01392 242354 SUFFOLK IP31 3HJ WWW.MILES-WATER.COM
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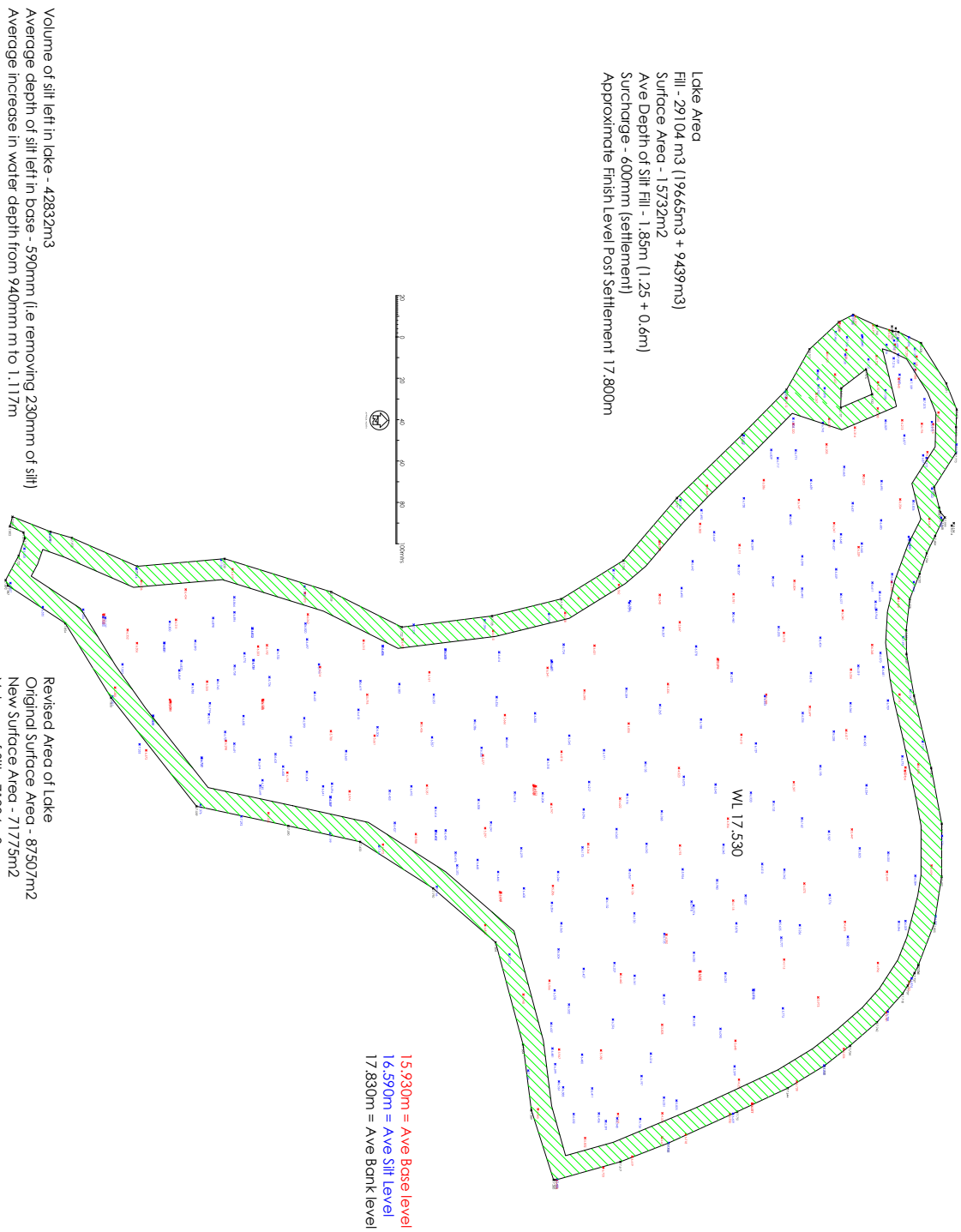
Siltbags - Pre construction



Covered siltbags - Post construction



Volume of silt left in lake - 16025m³
 Average depth of silt left in base - 270mm (i.e removing 550mm of silt)
 Average increase in water depth from 940mm m to 1.490m



Lake Area
 Fill - 29104 m³ (19665m³ + 9439m³)
 Surface Area - 15732m²
 Ave Depth of Silt Fill - 1.85m (1.25 + 0.6m)
 Surcharge - 600mm (settlement)
 Approximate Finish Level Post Settlement 17.800m

Volume of silt left in lake - 42832m³
 Average depth of silt left in base - 590mm (i.e removing 230mm of silt)
 Average increase in water depth from 940mm m to 1.117m

Revised Area of Lake
 Original Surface Area - 87507m²
 New Surface Area - 71775m²
 Volume of Silt - 71936m³
 Existing ave depth of Silt - 0.82m

15.930m = Ave Base level
 16.590m = Ave Silt Level
 17.830m = Ave Bank level

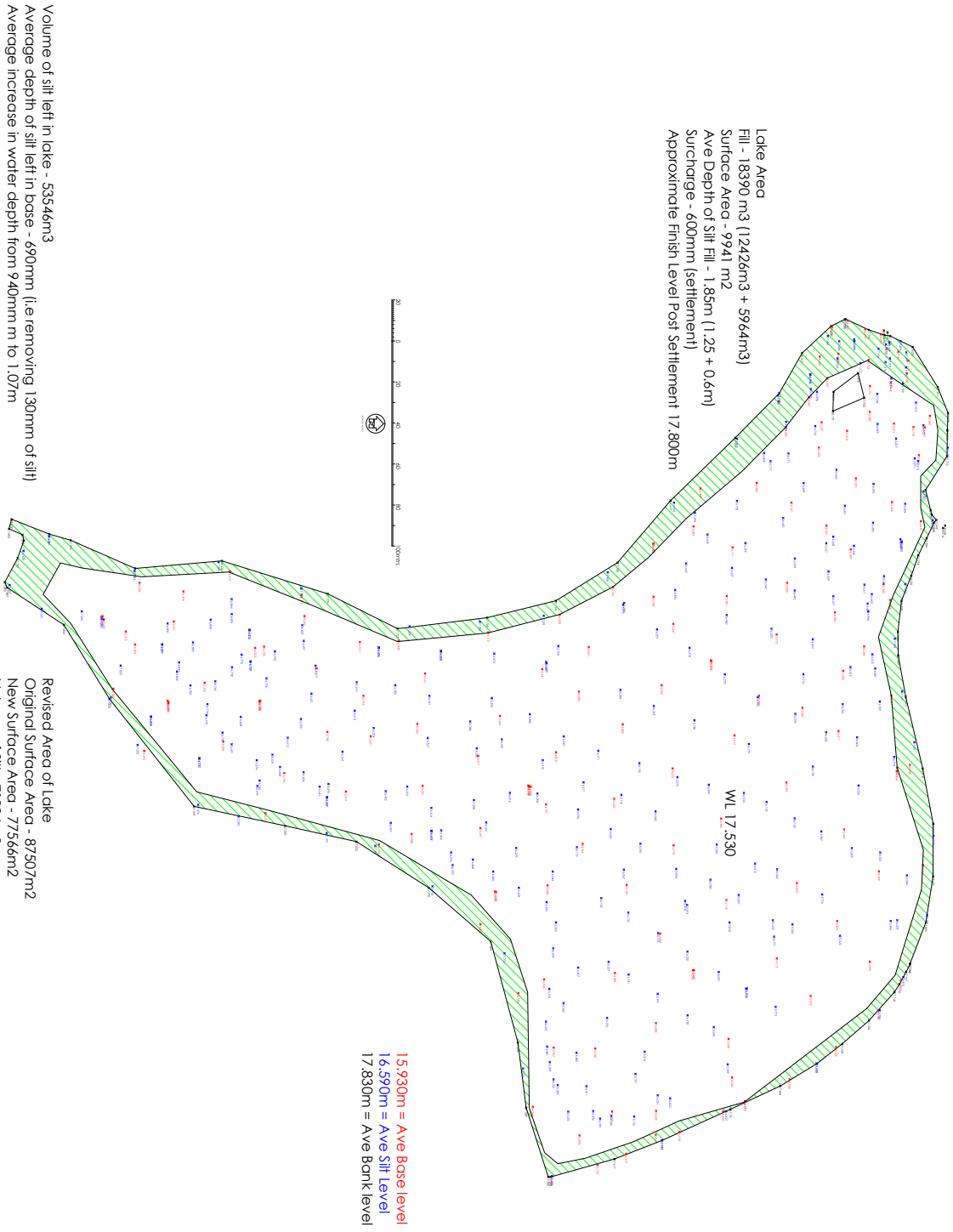
PROJECT NO.	WME-WP004-021-6	DATE	Dec-2013
PROJECT	Wimbledon Park - Lake Deepening		
CLIENT	Wimbledon Park		
PROJECT SITE	Wimbledon Park Lake Ponds		
SCALE	1:1000	DATE	Dec-2013



CHICK HOUSE FARM PHONE 01392 242354
 BURR ST EDWARDS email office@mileswater.com
 SUFFOLK IP3 3HJ website www.mileswater.com

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WIMBLEDON PARK & LAKE MASTERPLAN



Volume of silt left in lake - 535,46m³
 Average depth of silt left in base - 690mm (leaving 130mm of silt)
 Average increase in water depth from 940mm to 1.07m

Revised Area of Lake
 Original Surface Area - 775,66m²
 New Surface Area - 87,507m²
 Volume of Silt - 719,36m³
 Existing ave depth of Silt - 0.82m

15.930m = Ave Base level
 16.590m = Ave Silt Level
 17.830m = Ave Bank level

PROJECT	WIMBLEDON PARK & LAKE MASTERPLAN		
CLIENT	WIMBLEDON PARK & LAKE DEVELOPMENT		
DATE	15/06/2018		
SCALE	1:1000		
DESIGNER	MILES WATER ENGINEERING LTD.		
ADDRESS	SCHOOL HOUSE FARM, PHONE 01392 242354, BURN ST EDWARDS, SUFFOLK IP3 3UJ, www.mileswater.com		
DATE	Dwg: 2018		



E. Planning Framework & Policy Designations

E.1 Planning Policy

The following documents have been reviewed to inform this report:

National:

- * National Planning Policy Framework (NPPF)

Regional:

- * The London Plan

Local - Merton:

- * Merton's Core Planning Strategy 2011-2026 (Adopted 13 July 2011)
- * Merton's Sites and Policies Plan and Policies Maps (2014)
- * Merton's Supplementary Planning Documents
 - Accessible Environments SPD
 - Archaeology SPD
 - A3 (Food and Drink) Use SPD
 - Design SPD
 - Minimising pollution SPD
 - Planting, Landscaping and Nature - Conservation SPD
 - Sustainable development SPD
 - Sustainable transport SPD
- * Merton's other planning documents
 - Community Plan 2009-19 (Sustainable Community Strategy)
 - Sports, Health and Physical Activity Strategy (2006)
 - Infrastructure Needs Assessment (2008)
 - Merton Sports Pitch Strategy Final Report (2011)
 - Wimbledon North Conservation Area. A Character Assessment. SubArea 2: Wimbledon Park Post-Consultation Draft (2006)
 - Merton Borough Character Study (DRAFT) – Area 28: Wimbledon Park

- Merton Heritage Strategy 2010-2015
- * Merton's Local Flood Risk Management Strategy (LFRMS)
- * 2017 Strategic Flood Risk Assessment (SFRA)

Local - Wandsworth:

- * Wandsworth Local Plan: Core Strategy (Adopted March 2016)
- * Wandsworth Local Plan Policies Map Adopted March 2016
- * Wandsworth Local Development Framework: Development Management Policies Document (DMPD) Adopted Version (February 2012)
- * Wandsworth's Supplementary Planning Documents
 - Historic Environment SPD
 - Town Centre Uses SPD
- * Wandsworth's other planning documents
 - Wandsworth Playing Pitch Strategy 2014 -2024
 - Wandsworth Open Space Study (2007)

A full planning policy review is included in Appendix B.

Other guidance

- * Green Infrastructure and Open Environments: The All London Green Grid SPG
- * All London Green Grid: Wandle Valley Area Framework
- * Sport England's Spatial Planning for Sport and Active Recreation: Development Control Guidance Note (2009)
- * Landscape Institute's 5 principles of healthy places

Planning History

Revelstoke Road application (LBM ref. 12/P1181)

E.2 Designations

Relevant designations from both the Merton and Wandsworth Local Plans are illustrated in Figures E.1 - E.3.

The Park is a significant public open space within Merton, Wandsworth and southwest London. This importance is recognised by its recognition within the London Plan as Metropolitan Open Land, which is reinforced by similar designation within both the Merton and Wandsworth Local Plans. Merton's Local Plan also designates the Park as Open Space, protecting it from inappropriate development.

Cycle routes to and through the Park are identified in both the Merton and Wandsworth Local Plans.

The Park lies outside of the Wandle Valley Regional Park (WVRP); however, its proximity is illustrated by inclusion of the extreme south east corner of the Park lies within the WVRP's 400m buffer zone identified in Merton's Local Plan.

The Park forms part of a nationally important historic landscape associated with Lancelot 'Capability' Brown, which is listed at Grade II* on Historic England's Register of Parks and Gardens of Special Historic Interest, which is recognised in both the Merton and Wandsworth Local Plans. In addition, the Park forms part of Conservation Areas and Archaeological Priority Zones designated in both the Merton and Wandsworth Local Plans. Furthermore, buildings within the Park dating from its development as a public park and recreation ground in the 1920s-30s are recognised as Local List Buildings.

Parts of the Park in both Merton and Wandsworth are designated for nature conservation. The Lake, Horse Close Wood and parts of Ashen Grove are included within a Site of Importance for Nature Conservation (Grade I), which extends west to include land comprising the Wimbledon Park Golf Course and The Wimbledon Club.

The District Line through the Park is designated as a Site of Importance for Nature Conservation (Grade II). Moreover, the southern two-thirds of the Park within Merton form part of a Green Corridor designated within Merton's Local Plan.

The Park contains a number of Priority Habitats defined in the London Plan and Merton and Wandsworth Local Plans: Woodland; Large bodies of Standing Water; Rivers & streams; Fen, marsh and swamp; Reedbeds. Moreover, it may also support species of conservation concern, including Priority Species such as: Common toad; Great crested newt; Stag beetle; European eel; Hedgehog; Bats (Brown long-eared, Common pipistrelle, Daubenton's, Noctule, Soprano pipistrelle); Birds (Bullfinch, Cuckoo, Dunnock, Grasshopper Warbler, Hawkfinch, Herring Gull, House Sparrow, Lapwing, Lessor redpoll, Lesser spotted woodpecker, Linnets, Marsh tit, Reed bunting, Skylark, Song thrush, Spotted flycatcher, Starling, Tree pipit, Tree sparrow, Wood warbler,



Not to scale

Fig. E.1 - Spatial planning, land use and other designations

(LB Merton - MOL, Open Space, Green Chain, Cycle Route; LB Wandsworth - MOL) Based on Merton's Sites and Policies Plan and Policies Maps (2014) & Wandsworth Local Plan Policies Map Adopted March 2016

Legend










-  Metropolitan Open Land
-  Open space
-  Cycle routes
-  Borough boundary
-  Wandle Valley Regional Park 400m buffer



Fig. E.2 - Nature conservation designations

(LB Merton & Wandsworth - Site of Nature Conservation Importance; Green Corridor) Based on Merton's Sites and Policies Plan and Policies Maps (2014) & Wandsworth Local Plan Policies Map Adopted March 2016)

Legend

-  Green corridor
-  Site of Borough importance for nature conservation (Grade I)
-  Site of Borough importance for nature conservation (Grade II)
-  Borough boundary

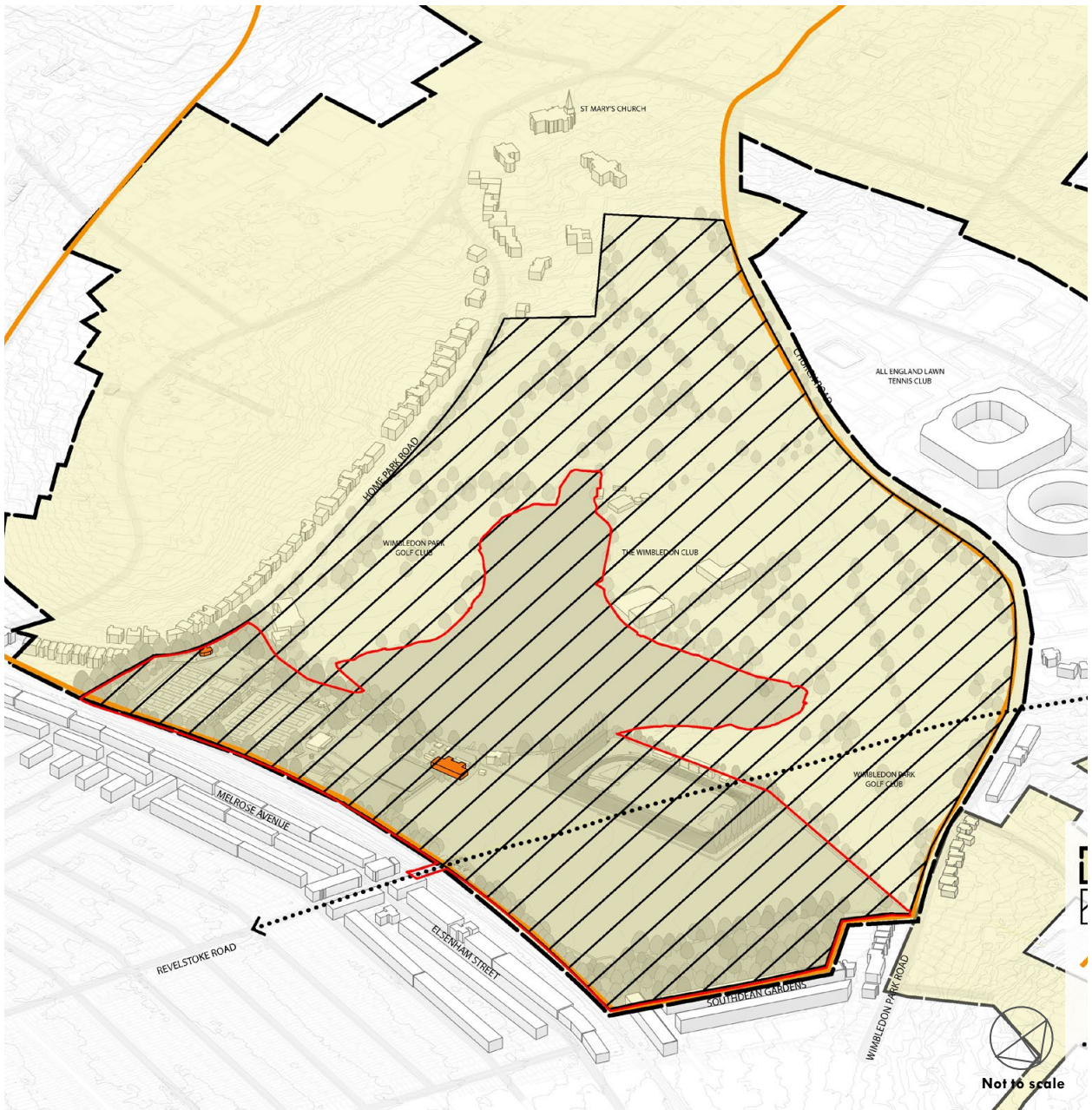


Fig. E.3 - Historic environment designations

(LB Merton - RP&G, Conservation Area, Archaeological Priority Zone, Locally Listed Buildings; LB Wandsworth - RP&G, Conservation Area, Archaeological Priority Zone) Based on Merton's Sites and Policies Plan and Policies Maps (2014) & Wandsworth Local Plan Policies Map Adopted March 2016

Legend






-  Conservation Area
-  Historic Park & Garden
-  Archaeological Priority Zone
-  Locally listed building
-  Borough boundary



Fig. F.1 - Site Survey (existing condition)

- | | | | |
|---------------------------------|---------------------------------|-----------------------------------|---|
| 1. Lake | 10. Home Park Road entrance | 20. Café Building | 28. Athletics Buildings |
| 2. Lake Embankment / Dam | 11. Revelstoke Road car park | 21. Parks Maintenance / Staff | 29. Athletics Track |
| 3. Waterfall Garden | 12. Woodand car park | 22. Crazy Golf | 30. Angling |
| 4. Brook | 13. Golf Club boundary | 23. Beach Volleyball | 31. Refer to Fig 2.2 in main report For Hydrology and Drainage features |
| 5. "The Great Field" | 14. Railway embankment | 24. (Bowls) Pavilion | |
| 6. Horse Close Wood | 15. White Pavilion | 25. Bowling Green 1 | |
| 7. Ashen Grove | 16. Toilet Block | 26. Bowling Green 2 (Picnic Area) | |
| 8. Revelstoke Road entrance | 17. Play Area, incl. Water Play | 27. Watersport & Outdoor Centre | |
| 9. Wimbledon Park Road entrance | 18. Toddler Play Area | | |
| | 19. Tennis Courts | | |

F. Detailed Needs Analysis

3.1 Sports and Recreation

Wimbledon Park provides a number of well-used and highly valued sport and recreation facilities including:

- * Watersports and Outdoor Education Centre;
- * 20 tennis courts, of which 10 are of an artificial grass surface and are floodlit and ten are hard courts;
- * 6 lane athletics track (8 lanes for 100m sprint) with clubhouse and separate grandstand;
- * Crazy golf course;
- * 2 x Beach volleyball/tennis courts;
- * Bowling green;
- * Climbing wall;
- * 2 children's playgrounds;
- * Water Play area.

There is also a large area of open space which was previously used for football pitches but is not currently marked out for this purpose but is available for unstructured physical and recreational activities and events.

Through these sport and recreation facilities the Park plays an important strategic role in the sport and recreation landscape for the Borough. The Council has three main strategic documents relating to sport and leisure / recreation provision on its website:

- * The Merton Culture and Sport Framework (2015);
- * Draft Playing Pitch Strategy (2011);
- * Merton Open Space Study (2011).

The Merton Culture and Sport Framework defines Culture and Sports Services as the provision of a range of Cultural and Sports activities, which

include: The Arts, Sport, Leisure, Parks and Open Spaces, Children's Playgrounds and Activities for Teenagers, Libraries and Heritage as well as activities that acknowledge and celebrate different backgrounds.

The framework outlines the potential these services have to deliver and contribute to the Borough's priorities and wider social outcomes such as programmes to improve health and wellbeing, learning, skills and employability, economic resilience, positive behaviour and community cohesion.

The Council's 4 key areas / themes that it is aiming to deliver outcomes in are:

- * Improving Learning, Skills and Employability;
- * Improving Wellbeing;
- * Improving Cultural Facilities and Community Engagement;
- * Increasing Physical Activity.

As the largest public park in the Borough and the provider of a range of formal sport and leisure facilities, the park clearly has an important role in the achievement of outcomes in these key strategic areas. For example, the park provides opportunities for education / training (through the water sports centre), jobs, community events and opportunities for both formal and informal physical activity (with associated health and well-being benefits).

A key benefit of the park in helping to achieve these outcomes is the facilities it offers for a wide range of different members of the community e.g. play facilities for young children, watersports for school children (and a high number of disability groups), bowls for the ageing population etc.

Wimbledon Park 2. Site analysis

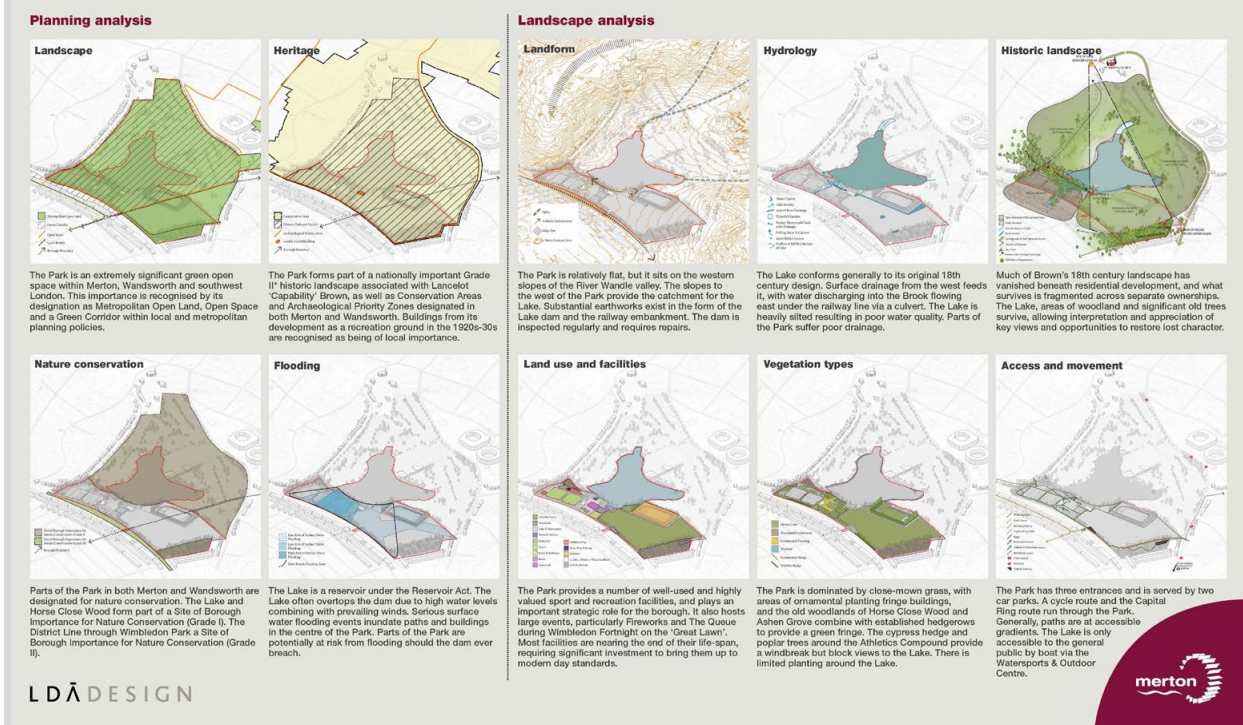


Fig. F.2 - Site Analysis from Consultation Board

As such, it is important that the masterplan protects and enhances the contribution of the park in helping to achieve the Council's wider strategic outcomes contained within the Framework.

The other two Council strategies relevant to the provision of sport and recreation facilities are the draft Playing Pitch Strategy and Open Space Study. These are strategic documents which contain information on the current and future demand for and provision of sport and recreation facilities in the Borough. The key elements of these which inform demand levels for the facilities within the park are summarised below.

Existing Demand, Future Needs

This section sets a high level summary of the existing demand and future need for the sport and facilities within the park (utilising the information available within the Council's published strategies where possible). It includes a mix of current and potential future facility types including:

- * Athletics;
- * Water sports;
- * Bowls;
- * Volleyball;
- * Tennis;
- * Climbing;
- * Crazy golf;
- * Pitch sports;
- * Health and fitness facilities;
- * Synthetic turf pitches (full size and small-sided);
- * High ropes.

A high level summary of the demand position for each of these sport and leisure activities is summarised in the table overleaf.

3.2 Summary of Existing Demand and Future Needs

Sport	Current Provision	Demand / User Summary
Athletics	<p>The park contains a 6 lane track (8 lanes on the 100m straight) with field events. There is a main stand and an additional pavilion building. Built in 1953 and refurbished in 2006 with floodlights installed in 2000.</p>	<p>There are two main clubs at the track. Hercules Wimbledon AC (primarily track and field) and Wimbledon Windmilers (primarily cross country and road running). The primary use is club training several times per week and club meetings several times per year. The track is also used by schools for PE lessons and sports days on a regular basis throughout the summer and for several events each year. Casual pay and play usage is extremely limited, thus limiting public access to this area of the park.</p> <p>There is potential to increase the track to an 8 lane track to allow it to hold additional meetings and compete with the other tracks in the catchment area which are 8 lane tracks. However this is not feasible with the mature trees surrounding it which are damaging the surface, and also detrimental to the historic significance of the park, and blocking views and access to the lake. The ancillary facilities within the main stand are also in poor condition and need upgrading.</p> <p>According to the Playing Pitch Strategy, Merton has ‘at or below average’ provision of athletics tracks when compared with other Boroughs in London. Although there are 3 other tracks within the catchment area, accessibility on foot and by public transport is not good. An additional track could not be justified but the continued provision of this track, with the comments above taken into account, is recommended with a potential additional J-Track on a school site.</p> <p>A J-Track is a compact athletics facility with a 100m home straight and a top bend (in the shape of a J). It can be used for sprint training and can also incorporate some throw and jumping areas if designed correctly. It is useful as part of an athletics development continuum to enable the basic skills of run, jump and throw to be taught before progressing onto full tracks (hence why it is particularly suitable for schools)</p>
Watersports	<p>Wimbledon Park Lake is the venue for the borough’s Watersports Centre. The centre provides a range of educational and recreational watersports activities including canoeing, sailing and other paddlesports. The Watersports Centre is currently operated out of an ageing late 1960’s early 70’s building.</p>	<p>The centre’s busiest periods are in the school holiday, particularly the summer holidays, when they run a range of watersports courses for young people. During the school term-time the centre is used by a large number of schools. It delivers a range of qualifications including GCSEs, BTECs, NGB qualifications and first aid training.</p> <p>Activities are also offered on dry land including orienteering, climbing (through the climbing / bouldering wall) and archery (within the athletics stadium). The centre is particularly busy and has no additional capacity during the summer months however there is potential to increase usage around the ‘shoulder periods’ in the spring and autumn.</p> <p>The Open Space Strategy identifies an aim to upgrade the watersports centre due to the condition of the current building. The changing facilities are clearly inadequate and storage of boats and equipment is an issue.</p>

WIMBLEDON PARK & LAKE MASTERPLAN

<p>Bowls</p>	<p>Wimbledon Park provides a pavilion and bowls green. There was previously a second bowls green although this has been taken out of use and is now used as a picnic / BBQ area. The pavilion also provides classroom / meeting facilities and is ageing and in need of upgrade.</p>	<p>The Playing Pitch Strategy identified that participation is low in bowls across the Borough, participation is dominated by older people (despite the relatively younger demographic profile in the Borough) and there is very little junior activity.</p> <p>The strategy concluded that the supply and demand in the Borough is balanced and that, although no additional greens are required, the existing provision should be retained. It should be noted that some of the bowls greens identified in the playing pitch strategy have closed since the strategy was carried out.</p> <p>The main user of the bowls green is Wimbledon Bowls Club which is based at the facility. The green is also available for casual pay and play usage although gets minimal use on this basis.</p>
<p>Volleyball</p>	<p>There are two beach volleyball courts within the park. The nets and sand were originally used in the London 2012 Olympics beach volleyball courts and transported to the Park following the games.</p> <p>The courts were funded by the London Marathon Charitable Trust, Sport England and Volleyball England Go Spike campaign.</p>	<p>There are no specific recommendations relating to beach volleyball within the Council's strategies (potentially due to the date when they were carried out). The nearest courts are at Barn Elms and Crystal Palace.</p> <p>The current facilities are high quality and can be booked by the hour on a pay and play basis. The major weakness with the courts is the lack of floodlights which prohibits play at certain times.</p> <p>There is a beach volleyball club based at the site that holds weekly training sessions. Overall usage of the courts is relatively limited with c£6k of income generated per annum (c£2.8k coming from casual pay and play bookings).</p>
<p>Tennis</p>	<p>There are 20 tennis courts within the park, of which 10 are of an artificial grass surface and are floodlit and ten are hard courts.</p> <p>The All England Club paid for the resurfacing of 10 artificial grass courts in 2003, having renewed 15 other courts previously. 5 of the hard courts are currently in relatively poor condition.</p>	<p>The playing pitch strategy identified a high participation in tennis in the Borough and potential additional demand. It recommends the retention of all of the public tennis courts in the Borough.</p> <p>The playing pitch strategy found that the courts in the park could sustain a larger tennis programme given the right promotion and development.</p> <p>There is considerable pay and play casual use of these courts which generates significant income for the Council. In addition, a number of coaches hire out the courts at a commercial rate in order to deliver coaching courses.</p>

<p>Climbing</p>	<p>There is an external climbing / bouldering wall within the grounds of the athletics track.</p>	<p>The climbing wall is not referenced in any Council strategies as it was not introduced to the site until after the strategies had been produced.</p> <p>The climbing wall is generally utilised as part of school holiday courses run from the watersports centre and does not appear to have any independent dedicated climbing wall income associated with it. As such, traditional demand models for climbing are not appropriate for this facility however the wall does not have significant revenue costs attached to it.</p>
<p>Crazy Golf</p>	<p>The park provides an 18-hole crazy golf course which is relatively basic in its nature i.e. without major obstacles etc.</p>	<p>The draft Playing Pitch Strategy references the crazy golf course in the park however it does not provide any supply and demand analysis as it states that the existing facilities will be retained to meet a recreational need.</p> <p>The crazy golf course in the park provides a casual pay and play recreational function, generates good levels of income and does not have major revenue costs associated with it. It should be noted that a major new 'themed' crazy golf course has been developed in Raynes Park / New Malden since this strategy was published.</p>
<p>Pitch Sports</p>	<p>The park has previously had football pitches marked out for use during the season but is not currently used for this purpose. Touch rugby has also been played in the park during the summer.</p>	<p>The playing pitch strategy references a requirement for 4 – 8 touch rugby pitches to be marked out in Wimbledon Park in the summer.</p> <p>Wimbledon Park is referenced as a potential location for additional football pitches in the future within the playing pitch strategy.</p>
<p>Health and Fitness</p>	<p>There are currently no health and fitness (i.e. gym) facilities within the park however they could be included in the park in the future.</p>	<p>The open spaces strategy includes a supply and demand analysis for health and fitness facilities which does not identify any need for additional fitness facilities within the Borough however the methodology utilised to calculate this conclusion is extremely basic.</p> <p>A new health and fitness facility within the park could help improve the revenue position of the park and could meet the need identified by the athletics club for better health and fitness facilities. However, there is a question mark on demand resulting from the open spaces strategy and an up to date comprehensive latent demand study for this location should be carried out at the feasibility stage if major new health and fitness facilities are planned to be included in the future.</p>

<p>Synthetic Turf Pitches (STP)</p>	<p>There are currently no artificial turf pitches within the park.</p>	<p>The playing pitch strategy identifies 9 artificial pitches in the Borough and a further 8 within a 15 minute drivetime of the centre of the Borough however many of these are on school sites and unmet demand is actually very high. Another 3.3 pitches are required in the Borough although at least one has been developed (at the Tooting and Mitcham Hub) since the strategy was published.</p> <p>Further evidence for local demand is the interest from the Wimbledon Club in the development of a new sand-based STP in this location. The Club plays in the premier league of hockey nationally and would be interested in utilising significant time on the pitch if a new pitch is developed. It is also interested in managing any new pitch facility. However such a facility would effectively take the required land out of general, publically accessible, park use.</p> <p>There is clear demand for a full-sized STP in this location and there may also be an opportunity to develop some limited small-sided pitches (either utilising the full size pitch sub-divided or through dedicated provision). This would potentially generate a positive revenue stream for the park however there is unlikely to be demand for a major commercial 5 a side centre but a smaller scale local model may be viable.</p>
<p>High Ropes</p>	<p>There are no high ropes courses in the park or the local area (Battersea Park is the nearest). A high ropes course could be added in the future to improve the revenue position of the park.</p>	<p>High ropes courses are becoming extremely popular and are good revenue generators. It would also potentially be a good fit with the watersports / outdoor education offer.</p> <p>The nearest high ropes course is a major course developed recently in Battersea Park under the 'Go Ape' brand. This facility is circa 5 miles away however this is over a 20 minute drivetime in London traffic and there may be potential for a sustainable facility in Wimbledon Park on a smaller scale than the full Go Ape model, particularly considering the high population density and the relatively youthful demographics.</p>

G. Detailed Options Development

G.1 Initial Options

The three Concepts informed the development of five Initial Options for the general layout of the Park and distribution of uses and facilities. These Initial Options present varying degrees of change to the Park, with varying levels of capital investment and ongoing expenditure for management and maintenance.

All Initial Options show only a diagrammatic representation of the location of the Athletics Compound, as there are a number options for the intensity of Athletics provision within the Park, regardless of location. These options are outlined separately in Section 5.4.

The following elements are the same for all five Initial Options:

- * Staff accommodation is relocated from the existing Café building to a new structure at the southern end of the park.
- * The toddler play area is removed and all children's play provision concentrated and enhanced within the area in front of the White Pavilion.
- * The White Pavilion is upgraded as a refreshment Kiosk with WCs serving the children's play area.
- * The existing toilet block and Watersports & Outdoor Centre building are demolished.
- * The Waterfall Garden and Brook are re-landscaped with associated flood alleviation and habitat creation.
- * Crazy Golf is retained and integrated into the new landscape alongside the Brook.
- * The Lake is de-silted, with new areas of wetland created at its edges.
- * Horse Close Wood and Ashen Grove woodland management is improved for nature conservation.
- * The appearance of and views from all Park entrances are improved.

Initial Option 1

Initial Option 1 represents the least amount of change – all existing uses and most existing facilities are retained. The Café is retained, refurbished and extended into space vacated by relocated staff accommodation. The Bowls Pavilion is retained and upgraded for Club and Community Use. A new (2-storey) Watersports & Outdoor Centre building is provided to the north near to the Athletics Compound, which is retained in its existing location allowing sharing of facilities.

Initial Option 2

Initial Option 2 represents a greater amount of change. All existing uses and most existing facilities are retained. The Café is demolished, with existing staff accommodation re-located to a new structure. The Bowls Pavilion is retained, upgraded for Club and Community Use and extended to provide a Café fronting the Lake. The existing Watersports & Outdoor Centre is demolished with a new (2-storey) building provided to the north near to the Athletics Compound, which is retained in its existing location allowing sharing of facilities.

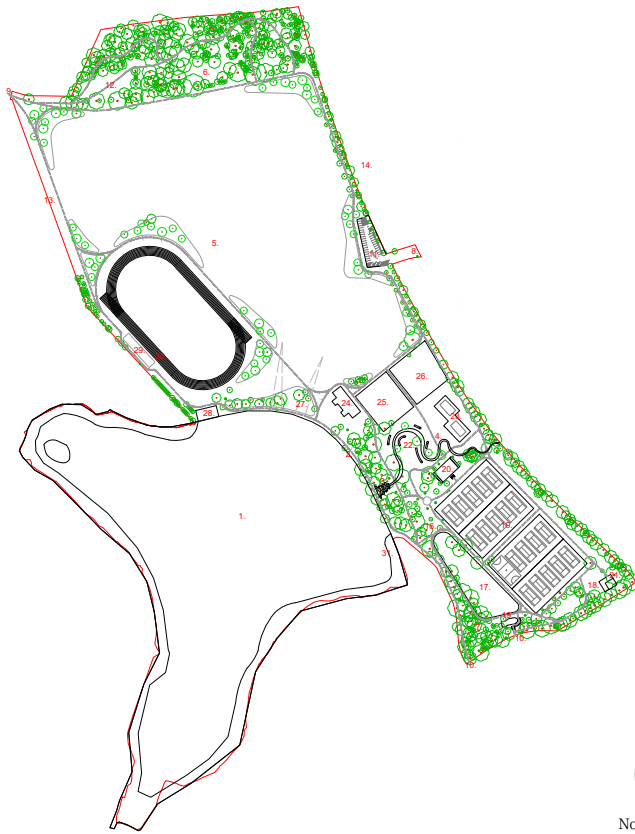


Fig. G.1 - Initial Option 1

Initial Option 1 - Benefits
All existing uses retained
Retention of greatest number of existing structures
Watersports & Outdoor Centre moved to less visually-intrusive location
Potential for improved habitat and creation of new habitat
Initial Option 1 - Issues
Limits scope to re-unite fragmented historic landscape
Limits scope of restoring historic parkland character
Limits restoration of lost views
Limits extent of new habitat creation
Continued subsidy of less profitable facilities
Potentially large capital investment to upgrade facilities

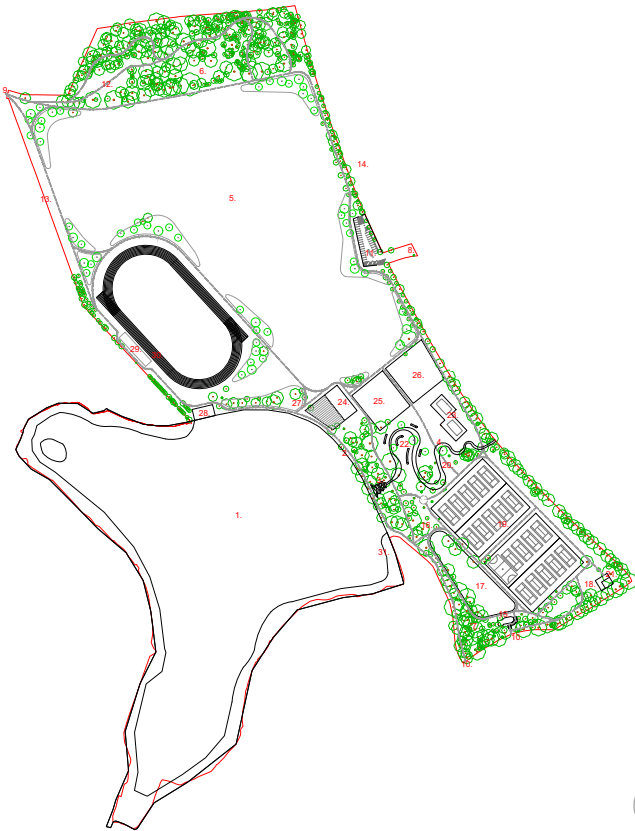


Fig. G.2 - Initial Option 2

Initial Option 2 - Benefits
All existing uses retained
Waterposrt & Outdoor Centre moved to less visually-intrusive location
Improves opportunities for alleviation of surface flooding
Potential for improved habitat and creation of new habitat
Initial Option 2 - Issues
Limits scope to re-unite fragmented historic landscape
Limits scope of restoring historic parkland character
Limits restoration of lost views
Limits xtent of new habitat creation
Continued subsidy of less profitable facilities
Potentially large capital investment to upgrade facilities

Initial Option 3

Initial Option 3 proposes some change while retaining all existing uses. The main move being the existing Athletics track and associated building facilities are proposed to be relocated on the eastern edge of the Park adjacent to the raised railway embankment, thus opening up views and access to the lake.

The Bowls Pavilion is retained, upgraded for Club and Community Use and extended to provide a Café fronting the Lake. A new (2-storey) Watersports & Outdoor Centre building is provided to the south and the area of the former Compound is re-landscaped and integrated into the park, providing an improved setting for the Lake and providing opportunity for enhanced sightlines from the Great Field and the Revelstoke Road and Wimbledon Park Road entrances.

Initial Option 4

Initial Option 4 is similar to 3, with change while retaining all existing uses. Again, the existing Athletics track and associated building facilities are proposed to be relocated to the east edge of the Park adjacent to the raised railway embankment, opening up views and access to the lake.

A new (3-storey) Watersports & Outdoor Centre building with Café is then provided to the south and the area of the former Compound is re-landscaped and integrated into the park, providing an improved setting for the Lake and providing opportunity for enhanced sightlines from the Great Field and the Revelstoke Road and Wimbledon Park Road entrances.

The top 5-10 tennis courts are converted to mini soccer, and high and low ropes courses are introduced to the Park (likely in Ashen Grove). The existing Bowls Pavilion and Bowling Greens are removed and the area re-landscaped as part of a more extensive flood alleviation and habitat creation project along the Brook.

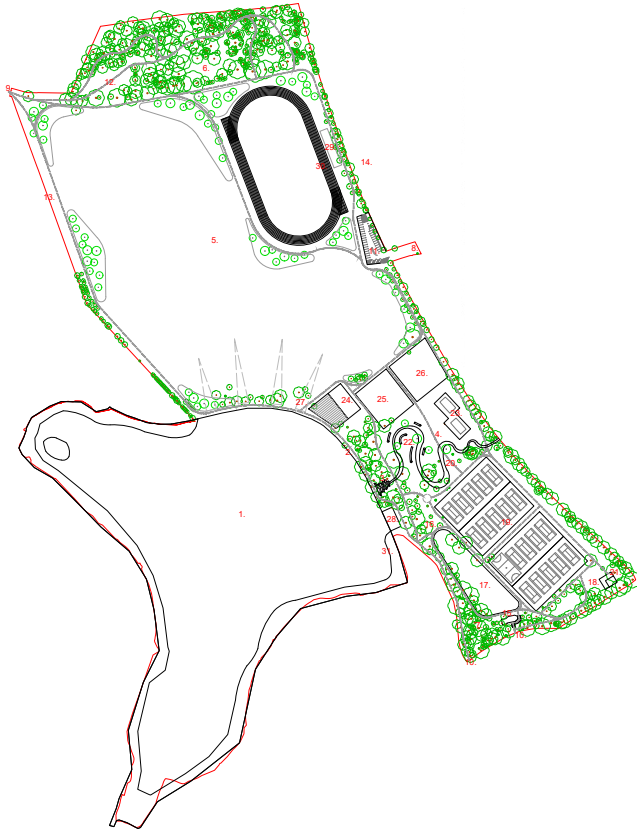


Fig. G.3 - Initial Option 3

Not to scale

Initial Option 3 - Benefits

- All existing uses retained
- Watersports & Outdoor Centre moved to less visually-intrusive location
- Athletics moved to less visually-intrusive location
- Improves opportunities for alleviation of surface flooding
- Good potential for improved habitat and creation of areas of new habitat
- Good potential for revealing and interpreting historic (Brownian) character and Grade II* status
- Good potential to re-unite fragmented historic landscape
- Good potential to restore lost views

Initial Option 3 - Issues

- Continued subsidy of less profitable facilities
- Large capital investment

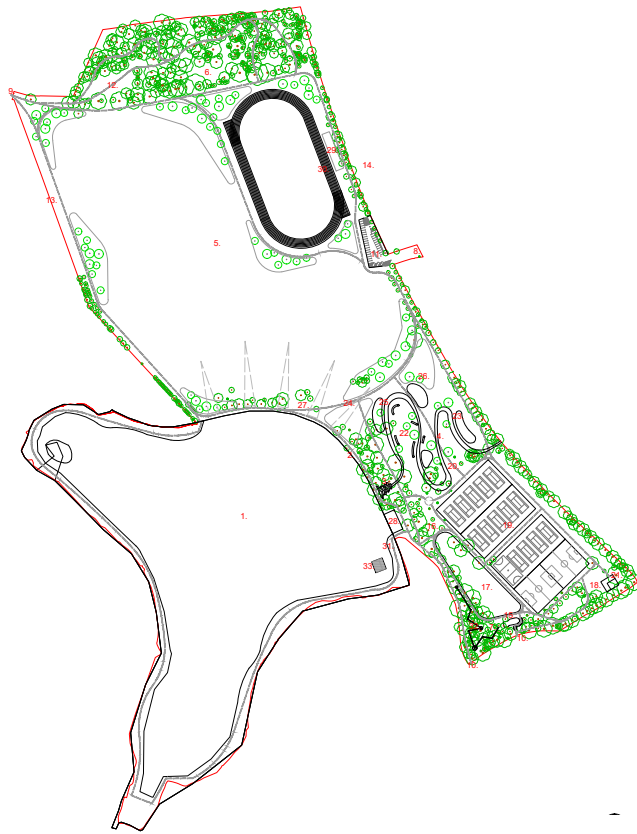


Fig. G.4 - Initial Option 4

Not to scale

Initial Option 2 -Benefits

- All existing uses retained
- Waterposrt & Outdoor Centre moved to less visually-intrusive location
- Improves opportunities for alleviation of surface flooding
- Potential for improved habitat and creation of new habitat

Initial Option 2 -Issues

- Limits scope to re-unite fragmented historic landscape
- Limits scope of restoring historic parkland character
- Limits retsoration of lost views
- Limits xtent of new habitat creation
- Continued subsidy of less profitable facilities



Fig. G.5 - Initial Option 3

Initial Option 3 - Benefits

- All existing uses retained
- Watersports & Outdoor Centre moved to less visually-intrusive location
- Athletics moved to less visually-intrusive location
- Improves opportunities for alleviation of surface flooding
- Good potential for improved habitat and creation of areas of new habitat
- Good potential for revealing and interpreting historic (Brownian) character and Grade II* status
- Good potential to re-unite fragmented historic landscape
- Good potential to restore lost views

Initial Option 3 - Issues

- Continued subsidy of less profitable facilities
- Large capital investment

Initial Option 5

Initial Option 5 represents a considerable amount of change, taking a step back towards the original layout of the leisure ground as set out in the 1920s-30s. It retains most existing uses; however, it removes Athletics provision entirely. This concentrates facilities into the south of the Park, enabling a greater emphasis on natural and historic character in the north of the Park. Cafe and user facilities are focussed on a refurbished and extended Pavilion.

Initial Options - Comparison Table

Concept Option	Minimal Intervention		Maximising Landscape		Restoration Led
Initial Option No.	1	2	3	4	5
1 Lake	De-silted; wetland areas introduced at edges	De-silted; wetland areas introduced at edges	De-silted; wetland areas introduced at edges	De-silted; wetland areas introduced at edges + public access around perimeter	De-silted; wetland areas introduced at edges
2 Lake Embankment / Dam	repaired; public access retained	repaired; public access retained	repaired; public access retained	repaired; public access retained	repaired; public access retained
3 Waterfall Garden	Re-landscaped as a 'Brownian' cascade	Re-landscaped as a 'Brownian' cascade	Re-landscaped as a 'Brownian' cascade	Re-landscaped as a 'Brownian' cascade	Re-landscaped as a 'Brownian' cascade
4 Brook	Re-landscaped to improve visual amenity, habitat and flood protection; bridges improved	Re-landscaped to improve visual amenity, habitat and flood protection; bridges improved	Re-landscaped to improve visual amenity, habitat and flood protection; bridges improved	Re-landscaped to improve visual amenity, habitat and flood protection; bridges improved	Re-landscaped to improve visual amenity, habitat and flood protection; bridges improved
5 "The Great Field"	retained; works to improve drainage	retained; works to improve drainage	retained; works to improve drainage	retained; works to improve drainage	area increased; works to improve drainage
6 Horse Close Wood	Managed for nature	Managed for nature	Managed for nature	Managed for nature	Managed for nature
7 Ashen Grove	Management improved	Management improved	Management improved	Management improved	Management improved
8 Revelstoke Road entrance	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved
9 Wimbledon Park Road entrance	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved	railings, gates and signage improved
10 Home Park Road entrance	railings, gates and signage improved; entrance on golf course boundary re-opened and path reinstated	railings, gates and signage improved; entrance on golf course boundary re-opened and path reinstated	railings, gates and signage improved; entrance on golf course boundary re-opened and path reinstated	railings, gates and signage improved; entrance on golf course boundary re-opened and path reinstated	railings, gates and signage improved; entrance on golf course boundary re-opened and path reinstated

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Concept Option	Minimal Intervention		Maximising Landscape		Restoration Led
Initial Option No.	1	2	3	4	5
11 Revelstoke Road car park	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended
12 Woodand car park	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended	√ retained & NOT extended
13 Golf Club boundary	√ Railings improved, hedgerow maintained with selective thinning to open views	√ Railings improved, hedgerow maintained with selective thinning to open views	√ Railings improved, hedgerow maintained with selective thinning to open views	√ Railings improved, hedgerow maintained with selective thinning to open views	√ Railings improved, hedgerow maintained with selective thinning to open views
14 Railway embankment	√ Hedgerow maintained and managed for nature	√ Hedgerow maintained and managed for nature	√ Hedgerow maintained and managed for nature	√ Hedgerow maintained and managed for nature	√ Hedgerow maintained and managed for nature
15 White Pavilion	√ extended to house kiosk + public WC; incorporate water play pump housing	√ extended to house kiosk + public WC; incorporate water play pump housing	√ extended to house kiosk + public WC; incorporate water play pump housing	√ extended to house kiosk + public WC; incorporate water play pump housing	√ extended to house kiosk + public WC; incorporate water play pump housing
16 (Existing) Toilet Block	x	x	x removed	x	x
17 Play Area, incl. Water Play (west of tennis courts)	√ Retained & enhanced to consolidate all formal play provision in one area	√ Retained & enhanced to consolidate all formal play provision in one area	√ Retained & enhanced to consolidate all formal play provision in one area	√ Retained & enhanced to consolidate all formal play provision in one area	√ Retained & enhanced to consolidate all formal play provision in one area
18 Toddler Play Area (north of tennis courts)	x provision re-located to consolidated play area, but dependent on further design/consultation.	x provision re-located to consolidated play area, but dependent on further design/consultation.	x provision re-located to consolidated play area but dependent on further design/consultation.	x provision re-located to consolidated play area but dependent on further design/consultation.	x provision re-located to consolidated play area but dependent on further design/consultation.
19 Tennis Courts	√ retained	√ retained	√ retained	√ retained; top 5-10 courts converted into mini-soccer	√ retained
20 Café Building	√ refurbished & extended into space vacated by relocating parks staff + public WC	x removed	x removed	x removed	x removed

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21 Parks Maintenance / Staff	√ relocated from Café building to area at south end of Park	√ relocated from Café building to area at south end of Park	√ relocated from Café building to area at south end of Park	√ relocated from Café building to area at south end of Park	√ relocated from Café building to area at south end of Park
Concept Option	Minimal Intervention		Maximising Landscape		Restoration Led
Initial Option No.	1	2	3	4	5
22 Crazy Golf	√ retained; incorporated into re-landscaped area around Brook	√ retained; incorporated into re-landscaped area around Brook	√ retained; incorporated into re-landscaped area around Brook	√ retained; incorporated into re-landscaped area around Brook	√ retained; incorporated into re-landscaped area around Brook
23 Beach Volleyball	√ retained	√ retained	√ retained	× removed	× removed
24 (Bowls) Pavilion	√ refurbed & extended	√ refurbed & extended + café extension (2-storey)	√ refurbed & extended + café extension (2-storey)	× removed	√ refurbed & extended + café extension (2-storey); new small Bowls Pavilion
25 Bowling Green 1	√ retained	√ retained	√ retained	× removed	√ retained
26 Bowling Green 2 (Picnic Area)	√ retained as picnic area	√ retained as picnic area	√ retained as picnic area	× removed	√ retained as picnic area
27 Existing Watersport & Outdoor Centre	× removed	× removed	× removed	× removed	× removed
28 New Watersports & Outdoor Centre	√ rebuild North (2-storey)	√ rebuild North (2-storey)	√ rebuild South (2-storey)	√ rebuild South (3-storey, incl. café)	√ rebuild South (2-storey)
29 Athletics Buildings (ref. Athletics Options)	√ Existing site; Options A-C feasible	√ Existing site; Options A-C feasible	√ New site along railway; Options A & B feasible	√ New site along railway; Options A only	× demolished
30 Athletics Track (ref. Athletics Options)	√ Existing site; Options A-D feasible	√ Existing site; Options A-D feasible	√ New site along railway; Options A, B & D feasible	√ New site along railway; Options A & B only	× demolished; Option E
31 Angling	√ retained	√ retained	√ retained	√ retained	√ retained
32 High Ropes Course	× Not included	× Not included	× Not included	√ introduced in Ashen Grove	× Not included
33 Floating (Events) Pontoon	× Not included	× Not included	× Not included	√ introduced on Lake	× Not included

G2. Initial Options for Athletics

A: Increased Use	B: Existing Provision (New Building)	C: Existing Provision (Refurbished Buildings)	D: Reduced Provision	E: No Provision
Existing offer increased through new building and facilities, with Compound extended into the Great Field	Existing level of provision with new building	Existing facilities refurbished, reconfigured, and extended to create a single coherent envelope	Track only within improved landscape setting	Athletics facilities removed from Park and area re-landscaped as part of the Great Field
Track can be upgraded to 8 lanes if Leylandii trees/ fencing removed OR track moved	Track upgraded to 8 lanes if Leylandii trees removed and track moved	Track upgraded to 8 lanes if Leylandii trees and fencing removed	Track resurfaced for general public use	No track
Field events relocated outside of track within fenced off area in the Great Field, and area inside Track used for hockey pitch / 3G synthetic football pitch, incl. floodlighting	Field events inside Track	Field events inside Track	No formal provision for Field events	No Field events
New building (large)	New building (small)	Existing building refurbished and upgraded	Existing buildings removed and not replaced	Existing buildings removed and not replaced
large gym (50 stations), large multi-purpose studio space, sauna and spa	small gym, small multi-purpose studio space	small gym	no gym	no gym
4 suites of changing rooms (with lockers) + 4 accessible changing suites	4 suites of changing rooms (with lockers) + 4 accessible changing suites	4 suites of changing rooms (with bagstores)	no changing rooms	no changing rooms
Restaurant / Large Cafe	Small Cafe	no Cafe	no Cafe	no Cafe
No stand, but potential viewing deck on roof	No stand	Existing stand retained	no stand	no stand
New WCs	New WCs	New WCs	no WCs	no WCs
Existing trees and hedge around the Compound thinned + new tree planting around extended Compound	Existing trees and hedge around the Compound thinned + some new planting	Existing trees and hedge around the Compound thinned + some new planting	Existing trees and hedge around the Compound removed + some new planting to integrate with The Great Field	Existing trees and hedge around the Compound removed; area-landscaped as part of the Great Field
Existing fencing around the Compound replaced and extended to incorporate field events area	Existing fencing around the Compound replaced with 'see through' fence	Existing fencing around the Compound replaced with 'see through' fence	Existing fencing around the Compound removed and replaced with low fence	Existing fencing around the Compound removed and not replaced
Feasible as part of Initial Options 1-4	Feasible as part of Initial Options 1-4	Feasible as part of Initial Options 1-2	Feasible as part of Initial Options 1-4	Feasible as part of all Initial Options

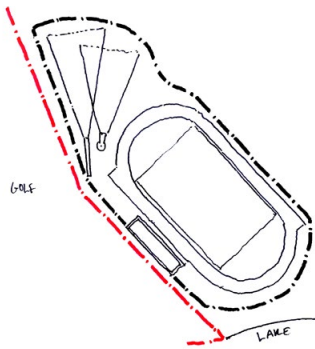


Fig. G.6 - A (existing site)

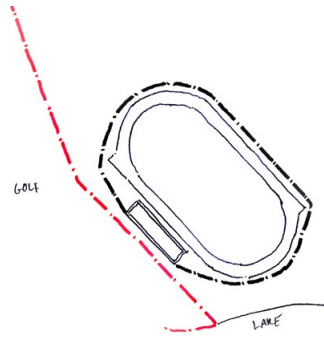


Fig. G.6 - B (existing site)

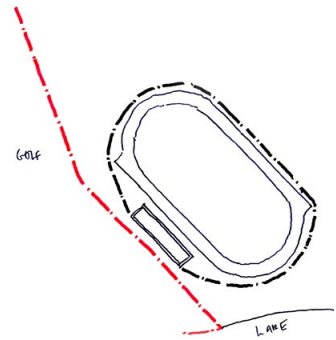


Fig. G.6 - C (existing site)

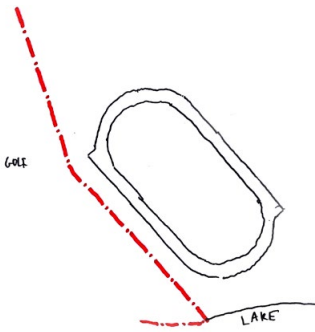


Fig. G.6 - D (existing site)

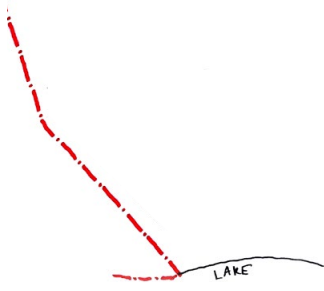


Fig. G.6 - E (existing site)

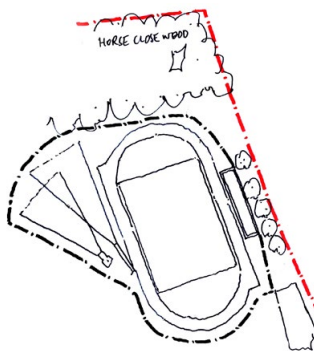


Fig. G.7 - A (new site)

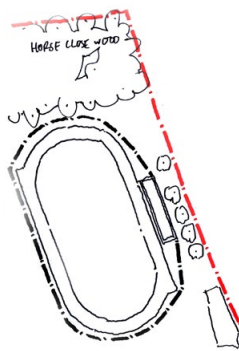


Fig. G.7 - B (new site)

not feasible

Fig. G.7 - C (new site)

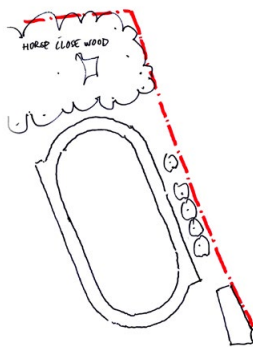


Fig. G.7 - D (new site)

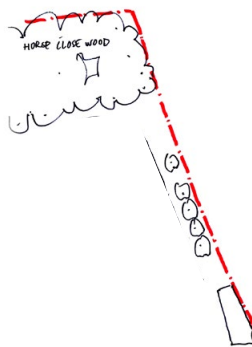


Fig. G.7 - E (new site)

G3. Initial Options for Athletics Benefits and Issues - Comparison Table

A: Increased Use (dependent on location)	B: Existing Provision (New Building)	C: Existing Provision (Refurbished Buildings)	D: Reduced Provision	E: No Provision
Benefits				
Greatly increases offer and functionality	Increases offer and functionality	Increases offer and functionality	Removes barriers and improves visual amenity of park	Reclaims large area of land for the public park
Track can be upgraded if location moved. Opportunity to remove park from Heritage at Risk if track moved.	Track can be upgraded if location moved. Opportunity to remove park from heritage at risk if track moved.	Track can be upgraded if trees removed. Possible for park to be removed from Heritage at risk register if fencing removed and access to lake restored	Greatest potential for integrating track within landscape	
		Re-uses existing buildings	Smaller capital investment	Smallest capital investment
Greatest potential for increased income generation	Good potential for increased income generation	Potential for increased income generation		
			Reduced staffing and maintenance costs	Reduced staffing and maintenance costs
If track moved, potential for revealing and interpreting historic (Brownian) character and Grade II* status, removing from HAR register			Improves potential for revealing and interpreting historic (Brownian) character and Grade II* status	Greatest potential for revealing and interpreting historic (Brownian) character and Grade II* status
			Good potential for improved habitat and creation of areas of new habitat	Greatest potential for improved habitat and creation of larger areas of new habitat
Increased offer and use may put more pressure on car parks and access	Increased offer and use may put more pressure on car parks and access	Represents least amount of change		
				Frees up space for larger events within Park

A: Increased Use	B: Existing Provision (New Building)	C: Existing Provision (Refurbished Buildings)	D: Reduced Provision	E: No Provision
Issues				
Limited public access	Limited public access	Limited public access		
Loss of public open space due to displaced field events (and erection of associated fencing/barriers) Limits scope to improve views by retaining fencing around track	Limits scope to improve views by retaining fencing around track	Limits scope to improve views or access to lake by retaining fencing around track.		
			Loss of facilities and reduced provision	Loss of provision
Largest capital investment	Large capital investment			
			Limited potential for any income generation	Loss of income from Athletics
Negligable potential for removing park from Heritage at Risk register if increased use in current location.	Very limited potential for revealing and interpreting historic (Brownian) character and Grade II* status	Very limited potential for revealing and interpreting historic (Brownian) character and Grade II* status		
Complexity in managing multiple uses				
Limits extent of new habitat creation	Limits extent of new habitat creation	Limits extent of new habitat creation		
			Potential for political and community opposition	Greatest potential for political and community opposition

G4. High Level Cost Information

Existing Budgets / Operating Costs

This section sets out the financial implications of each option. In order to put the numbers in context, we have set out below the current income and expenditure associated with the park.

The table provides an estimate of financial performance for the park based on mainly 14/15 actual outturn figures and some figures provided for the 15/16 financial year where available. It has been compiled based on information provided by Officers from the Parks and Leisure departments and all figures provided by the Council are assumed to be net of VAT.

It can be seen from the table that the Park is currently estimated to be producing a net annual surplus of circa £96.5k based on its day to day revenue running costs. However once an estimation for the Council's capital and lifecycle responsibilities are factored into the calculation it results in a net annual cost of circa £110k per annum.

It should be noted that the Council does not incur this level of capital cost every year as we have made an annualised provision to account for the Council's major lifecycle responsibilities that it incurs periodically (e.g. replacement of the athletics track, resurfacing tennis courts etc.).

It should also be noted that these financial projections for the current cost of the park have been made utilising financial information from several different Council departments / cost centres so a line by line analysis of the numbers without understanding the context of how each figure has been calculated should be treated with caution. e.g. the staffing cost is stated as circa £259k however this represents the parks department's costs for management and grounds maintenance etc. but there are additional staffing costs within the water sports centre's expenditure line.

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Category	Budgeted Income - £p.a.	Notes
Events organised by the council and income for hire of events delivered in the park by others	164,013	Events managed by the Council - fireworks and Classics in the Park. (£136,963) Hire events by external organisations e.g. funfairs. (£27,050)
Catering concessions; other concessions; rentals and other operational agreements	252,000	Café rental, catering, concessions, queue and parking. Wimbledon fortnight operations.
Pay and play income for all user types - listed below:	193,712	
Crazy golf		Pay and play usage. 28,610
Athletics		Club, school and pay and play income. 21,654
Tennis		Pay and play and commercial hire income. 116,634
Volleyball		Club and pay and play income. 6,000
Bowls pavilion		Club, pay and play, room hire and flat income. 20,814
Watersports Centre	383,000	Watersports centre / outdoor education income.
Total Income	992,725	
Events	-167,100	Additional expenditure associated with the fireworks and Classics in the Park events Includes staff, equipment, infrastructure and sundry items.
Commercial - Wimbledon fortnight	-27,000	Includes staff, equipment, infrastructure and sundry items.
Sports and Greenspaces Operations	-364,094	Athletics - includes staff, utilities, premises, waste maintenance, equipment, etc. -1,000
Parks Staffing		Direct staffing costs incurred by the Council relating to the park including on costs and overtime. -258,864
Premises		Utilities, maintenance, cleaning etc. -31,600
Other		Waste services, equipment, transport etc. -23,000
Head office support		Estimate of time incurred by Council central officer time carrying out work relating to the park.-49,636
Watersports centre	-338,000	All expenditure associated with the watersports centre including staffing but excluding equipment replacement (in capital / lifecycle funds line below), and utilities (embedded in parks utilities services structures)
Total Expenditure	-896,201	
Net Revenue Position	96,524	
Capital / Lifecycle funds	-206,763	Maint works and equipment replacement from capital. Also includes annualisation of the Council's major lifecycle replacement costs e.g. Watersports' centre fleet and equipment
Net Cost	-110,239	

Projected On-going Operating Costs

The section below sets out a summary of the impact on the above cost to the Council of each of the alternative Initial Options.

Financial modelling of each masterplan option has been carried out based on the net impact that it will have on the current cost that the Council incurs for operating the park. The projections are based on continued

Council management of the park. It is acknowledged that a procurement process is ongoing with regards to the future management of parks in Merton, however at this stage the outcome and financial implications are unknown so the base case for like for like comparison has to be based on the current management model.

This will therefore change, should the management arrangements change.

The table (opposite above) sets out the estimated revenue impact that the stadium options (as described previously in this report) will have on the Council's current cost of service per annum (based on mature year projections).

It should be noted that the Council may not be in a financial position to take the approach of allocating annual lifecycle funds as shown, due to insufficient revenue funding, and therefore will not incur the regular additional lifecycle costs (see the 5th column 'Additional Lifecycle Fund') for each option. It should be noted that this is likely to result in the Council incurring significant one-off additional costs in the future for lifecycle repairs to the buildings that have not been budgeted for.

The table (opposite below) sets out the estimated revenue impact that the masterplan options (excluding the Athletics options) will have on the Council's current cost of service per annum (based on mature year projections).

All options produce a net annual financial surplus for the Council ranging from a £108k improvement per annum (Initial Option 5) to a £233k improvement per annum (Initial Option 4). The greatest financial improvement is generated under Option 4 because it provides the most commercial mix of facilities with new high ropes and 5 a side football facilities. The other options all improve the financial performance of the park but not by such significant amounts when compared to Option 4.

The improved facilities are projected to result in increased footfall to the park which will produce increases in income across most facilities including tennis, catering, water sports and events in particular.

These tables do not take account of the capital cost of developing the facility and the associated borrowing implications to finance the cost. This is considered on pages 100-101.

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1. Option (All £ per annum)	2. Additional Income	3. Additional Revenue expenditure	4. Net Direct Revenue Impact	5. Additional Lifecycle Fund	6. Capital Budget Saving	7. Total Net Impact
Athletics Option A	674,324	-393,649	280,675	-95,161	6,416	191,930
Athletics Option B	258,516	-197,847	60,668	-59,950	6,416	7,135
Athletics Option C	198,646	-195,566	3,080	-46,593	6,416	-37,097

1. Option (All £ per annum)	2. Additional Income	3. Additional Revenue expenditure	4. Net Direct Revenue Impact	5. Additional Lifecycle Fund	6. Capital Budget Saving	7. Total Net Impact
Initial Option 1	134,546	-74,443	60,103	-25,213	74,228	109,118
Initial Option 2	139,546	-68,262	71,283	-28,685	74,000	116,598
Initial Option 3	139,546	-68,262	71,283	-28,685	74,000	116,598
Initial Option 4	348,636	-166,222	182,414	-33,699	84,590	233,305
Initial Option 5	120,694	-67,879	52,815	-18,426	74,000	108,389

The table below sets out the estimated revenue impact that the combined Initial Options and Athletics Options will have on the Council's current cost of service per annum when combined together.

As expected from the previous analysis, combining Initial Option 4 and the Athletics Option A produces the most significant net improvement on the Council's current position (£425k), but the significant cost of capital investment, and requirement to pay back the loan with interest has not been factored in.

All options do produce some financial improvement for the park. This is to be expected as it combines the Athletics Option that has the largest gym and the astroturf pitch with the Initial Option that includes the most commercial, income-generating activities.

The smallest financial improvement is from Initial Option 1 and Athletics Option C which produces a net financial improvement of circa £72k per annum. This is because the Athletics Option only refurbishes and extends the current building which is not an ideal solution and the Initial Option only makes minimal interventions under this option.

The table opposite applies these savings to the Council's current cost of managing the park to project the future cost of the park under each option.

Option (All £ per annum)	Additional Income	Additional Revenue Expenditure	Net Direct Revenue Impact	Additional Lifecycle Fund	Capital Budget Saving	Total Net Impact
Initial Option 1 and Athletics Option A	808,870	-468,092	340,778	-120,374	80,644	301,048
Initial Option 1 and Athletics Option B	393,061	-272,290	120,771	-85,162	80,644	116,253
Initial Option 1 and Athletics Option C	333,192	-270,009	63,183	-71,806	80,644	72,021
Initial Option 1 and Athletics Option D	123,516	-73,443	50,073	-33,223	80,644	97,494
Initial Option 2 and Athletics Option A	813,870	-461,912	351,958	-123,846	80,416	308,528
Initial Option 2 and Athletics Option B	398,061	-266,110	131,952	-88,635	80,416	123,733
Initial Option 2 and Athletics Option C	338,192	-263,828	74,363	-75,278	80,416	79,501
Initial Option 2 and Athletics Option D	128,516	-67,262	61,254	-36,696	80,416	104,974
Initial Option 3 and Athletics Option A	813,870	-461,912	351,958	-123,846	80,416	308,528
Initial Option 3 and Athletics Option B	398,061	-266,110	131,952	-88,635	80,416	123,733
Initial Option 4 and Athletics Option A	1,022,960	-559,871	463,089	-128,860	91,006	425,235
Initial Option 5 and Athletics Option E	98,690	-64,898	33,792	-18,426	100,416	115,781

WIMBLEDON PARK & LAKE MASTERPLAN

Option (All £ per annum)	Estimated Current Annual Cost	Total Net Impact of Option	Estimated Future Annual Cost
Initial Option 1 and Athletics Option A	-110,239	301,048	190,809
Initial Option 1 and Athletics Option B	-110,239	116,253	6,014
Initial Option 1 and Athletics Option C	-110,239	72,021	-38,218
Initial Option 1 and Athletics Option D	-110,239	97,494	-12,745
Initial Option 2 and Athletics Option A	-110,239	308,528	198,289
Initial Option 2 and Athletics Option B	-110,239	123,733	13,494
Initial Option 2 and Athletics Option C	-110,239	79,501	-30,738
Initial Option 2 and Athletics Option D	-110,239	104,974	-5,265
Initial Option 3 and Athletics Option A	-110,239	308,528	198,289
Initial Option 3 and Athletics Option B	-110,239	123,733	13,494
Initial Option 4 and Athletics Option A	-110,239	425,235	314,995
Initial Option 5 and Athletics Option E	-110,239	115,781	5,542

G5. Projected Capital Costs

It is important to understand the capital cost of implementing these options alongside the revenue impact. The next section addresses the estimated capital costs of each option.

Capital cost projections for the five Initial Options have been prepared - the full breakdown of capital costs and all assumptions utilised are included in Appendix a.

The five Initial Options and Athletics Options costs have been combined together to provide a total estimated capital cost for each Initial Option scenario in the table (opposite top).

Each option has a significant capital cost associated with it. There are various avenues that the Council could explore for funding the capital cost such as:

Council borrowing;

- * Private sector investment / sponsorship;
- * Grant funding;
- * Fundraising activities;
- * CIL / S106 monies;
- * Use of capital receipts.

At this stage the availability of capital and grant funds has not been confirmed so we have identified in the table below the worst case scenario whereby the capital would have to be funded entirely from Council borrowing.

The table (opposite below) sets out the annual borrowing cost and compares it to the annual financial saving from each option as identified earlier in the report.

It is clear from the table that, although the Council is projected to make annual financial savings from the revenue generated from the park, these are not enough to fund the repayment for the borrowing needed to fund the capital costs.

The final decision on the preferred option will need to take account of the capital available and look at ways in which the funding gap could be filled, including the capital funding routes listed above and the potential for alternative management models that could result in further financial savings.

For every £1m of capital funding accessed from an alternative source to borrowing (e.g. grant funding), the annual borrowing costs would reduce by £56,472 each year'

WIMBLEDON PARK & LAKE MASTERPLAN

Option	Estimated Capital Cost £
Initial Option 1	11,571,000
Initial Option 2	12,339,000
Initial Option 3	12,465,000
Initial Option 4	12,471,000
Initial Option 5	12,965,000
Athletics Option A	7,383,000
Athletics Option B	5,115,000
Athletics Option C	3,592,000
Athletics Option D	849,000
Athletics Option E	0*

Option	Total Estimated Capital Cost
Initial Option 1 and Athletics Option A	19,268,500
Initial Option 1 and Athletics Option B	16,877,500
Initial Option 1 and Athletics Option C	15,344,500
Initial Option 1 and Athletics Option D	12,481,500
Initial Option 2 and Athletics Option A	20,036,500
Initial Option 2 and Athletics Option B	17,645,500
Initial Option 2 and Athletics Option C	16,112,500
Initial Option 2 and Athletics Option D	13,249,500
Initial Option 3 and Athletics Option A	20,162,500
Initial Option 3 and Athletics Option B	17,771,500
Initial Option 4 and Athletics Option A	20,178,500
Initial Option 5 and Athletics Option E	13,016,500

Option (All £ per annum)	Total Annual Saving	Estimated Annual Borrowing Cost	Annual Affordability Gap
Initial Option 1 and Athletics Option A	301,048	1,088,136	787,088
Initial Option 1 and Athletics Option B	116,253	953,111	836,858
Initial Option 1 and Athletics Option C	72,021	866,539	794,518
Initial Option 1 and Athletics Option D	97,494	704,859	607,365
Initial Option 2 and Athletics Option A	308,528	1,131,507	822,979
Initial Option 2 and Athletics Option B	123,733	996,482	872,749
Initial Option 2 and Athletics Option C	79,501	909,910	830,409
Initial Option 2 and Athletics Option D	104,974	748,230	643,256
Initial Option 3 and Athletics Option A	308,528	1,138,622	830,095
Initial Option 3 and Athletics Option B	123,733	1,003,597	879,864
Initial Option 4 and Athletics Option A	425,235	1,139,526	714,291
Initial Option 5 and Athletics Option E	115,781	735,072	619,290



H. Proposed preliminary block plans for park buildings

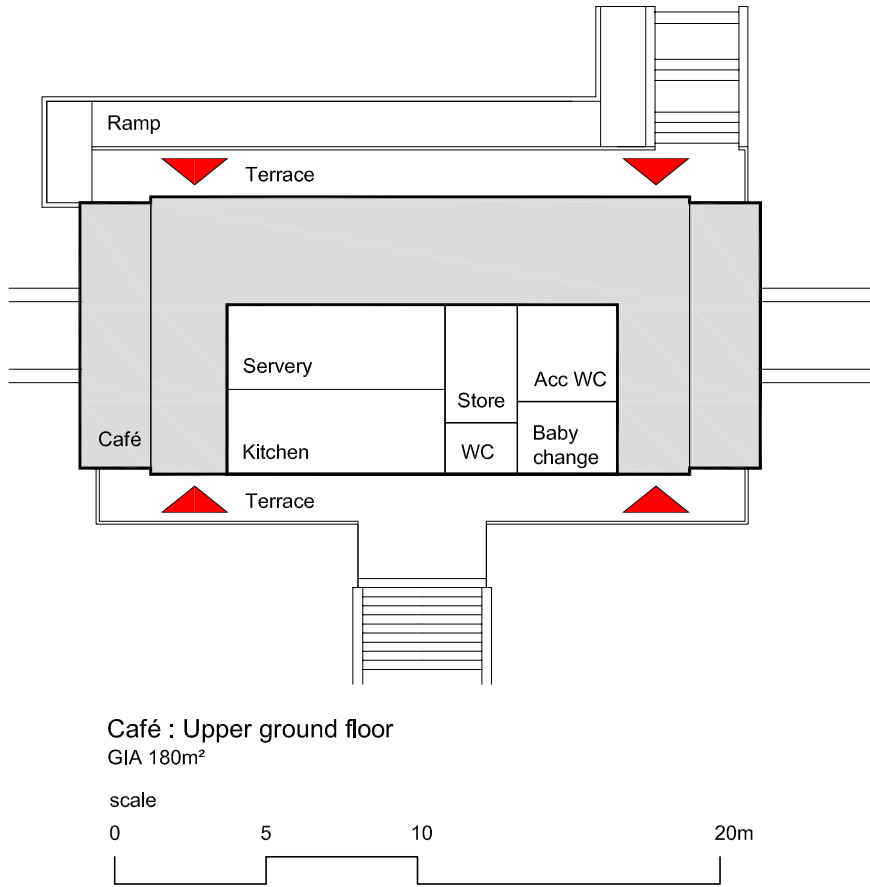
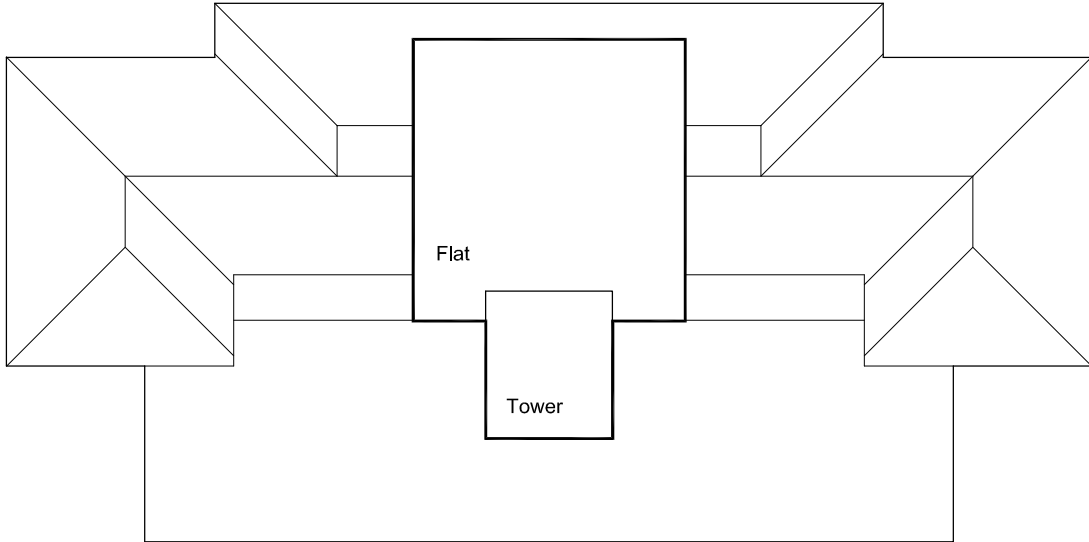
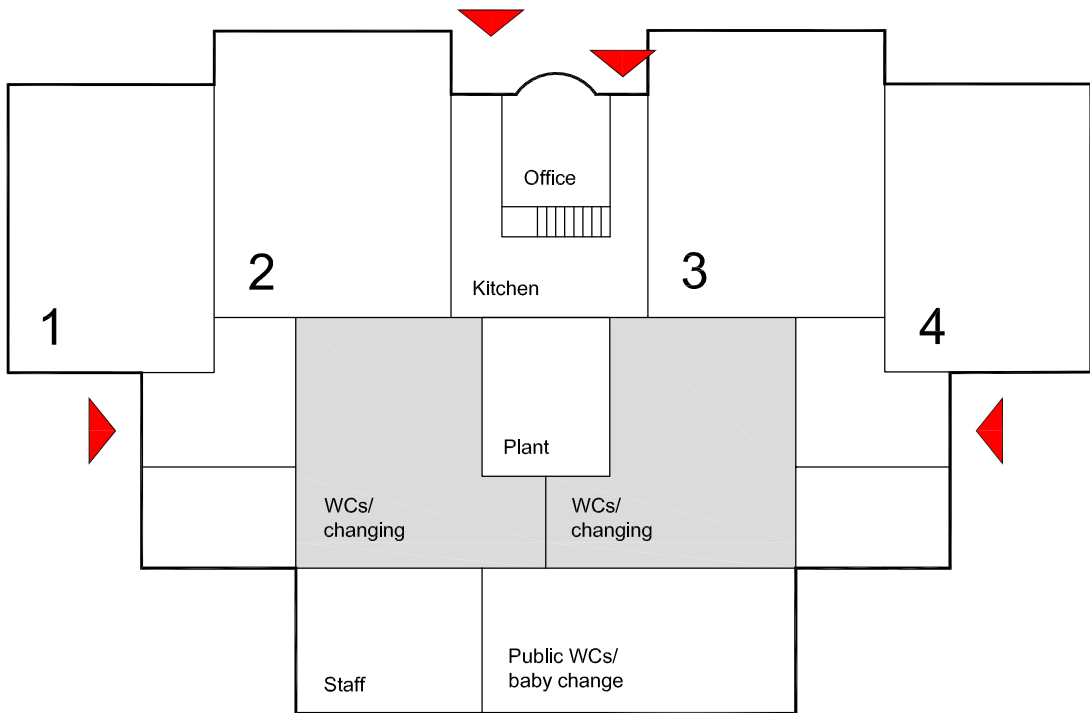


Fig H.1 Bowls Pavilion Block Plans - Upper ground floor



First floor

Fig H.2 BOWLS Pavilion - first floor



Ground floor

BOWLS Pavilion as extended
Block layouts
GIA 620m²

scale



Fig H.3 BOWLS Pavilion - shown extended, ground floor



12:00

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I. Other options considered for buildings and Athletics

I.1 The White Pavilion

In all the proposed Masterplan Options the White Pavilion is refurbished and refitted as a refreshment kiosk serving the Play Area. It will be extended on the Play Area side to provide new public WC facilities, permitting the present freestanding WC block to be demolished. Its extended area will be about 100m², of which 70m² is existing and 30m² newbuild. WC provision will be of robust type with high quality finishes and appropriate space standards, with accessible and ambulant facilities and a dedicated baby change space. The extension will be partly earth-sheltered by the bank behind it, and it may be possible to direct a ramped route across its roof to the terrace above.

I.2 Park Management Building

The existing café building houses Parks staff and maintenance facilities, which will in all Options be relocated to the present toddlers' play area site. The new Park Management Building will provide mess and welfare facilities, a small office, and potentially a base for tennis bookings etc. External stores will house gardening equipment and vehicles as well as tennis and other ball games kit. Its proposed area is about 190m², of which 80m² is internal heated space and the remainder unheated, externally accessed storage areas. The building will be a simple single-storey structure and could be a pitched-roof timber-clad building reflecting an earlier generation of the Park's buildings.

I.3 Café

Option 1 envisages the café building transformed from its heavy appearance, with walkways guarded by heavy brown balustrades, into a bright, reflective pavilion surrounded by translucent balustrading. The intention is that the upper floor will appear to float above the retained stonework base. With the Parks staff facilities relocated to the new Park Management Building the whole of the upper floor can be reconfigured, absorbing the current staff mess areas and extended as wide glazed bays at both ends across the walkway. This will enable new WC installations including a baby change room.

Reconfiguring the kitchen and servery will create a more efficient layout, and together with the increased floor area the number of covers will be increased significantly. Those sections of balustrading left after creation of the glazed bays will be replaced with stainless steel mesh set into fine-section steel frames. Elevations will be redesigned to increase glazed areas by creation of sliding doors, and all windows and doors will be replaced with high-performance metal-framed units. The dark brown boarded wall cladding will be replaced with a combination of full-height glazed doors and coloured lightweight panels, and the building reroofed with standing seam metal roofing on solid sarking boards. Overall internal area will be about 180m², an increase of about 65m² over the current café facilities.

All other options assume demolition of the café building including its base. In Options 2, 3 and 5 it is replaced by an extension to the rear of the Bowls Pavilion; in Option 4 by an additional floor on a new Watersports Centre [see below].

I.4 Bowls Pavilion

The Bowls Pavilion is retained in all Masterplan Options except Option 4. Where retained, the rear of the Bowls Pavilion will be rebuilt, retaining some perimeter external walls, to provide coherently arranged changing and sanitary accommodation. The main front rooms [classroom, clubroom and hall] and kitchen will remain, as will the first floor flat and the tower. The current area of around 415m² will be increased to about 480m², achieved by infilling the two small lightwells and extending to the rear.

Externally the Pavilion will be restored as far as possible to its 1930s appearance. The existing obtrusive white-framed windows will be replaced with fine-section metal-framed windows more closely resembling the original Crittall-type. It may be possible to reintroduce curved glass to the entrance area. The new but out-of-keeping front door to the first-floor flat will be replaced with a more appropriately detailed doorset. The visually dominant ramps to the front and side entrances will be removed and accessibility achieved by a reworking of surrounding levels, with residual balustrading detailed more sensitively than at present. Brickwork will be repaired and cleaned as necessary; roof tiles could be replaced with plain clay tiles. The tower roof will be stripped of unsightly services penetrations.

Internally, walls will be drylined to achieve current thermal standards and insulation to ceilings and roofspaces upgraded. The partitions linking the two pairs of rooms will be replaced with modern acoustically insulated operable walls. New WC provision, efficiently planned and robustly detailed, will be provided, along with a pair of changing rooms serving the space presently used for kick-boxing, which will become a multi-purpose hall for letting. The changing facilities will accommodate 30-40pp in two separate rooms, so they can be used as a suite by a school class or other mixed-gender groups. The two-room changing suite will include showers and WCs to Sport England standards, and will provide either bag stores or lockers.

The existing classroom/clubroom pair will be served by a smaller changing facility, still in two separate spaces, with fewer showers, intended primarily for Bowls Club use. Additionally, Masterplan Options 2, 3 and 5 interpose a new café between the rear of the Bowls Pavilion and the lakeside. It will be linked with the Pavilion but its ground floor will be a half-level higher, eliminating any risk of flooding and enabling views out across the lake to the landscape beyond. The café will have a glazed elevation towards the lake, fully openable on warm days allowing the

seating area to flow into to lakeside terrace with outside tables and bright canvas umbrellas. At first floor level a smaller café area, with a separate servery, will be provided, opening onto a second terrace. From here the views will be dramatic. WCs and baby change facilities will be provided. The café extension will act as an eyecatcher when viewed from Home Park Road across the golf course: a busy, colourful focus of activity within the Park at the point where the mature trees of Ashen Grove and the lakeside historically gave way to the open vista of the grassland beyond. We envisage a green-roofed building which will ameliorate drainage issues, in bright, contemporary materials. Its area will be around 150m² at ground floor, 265m² overall.

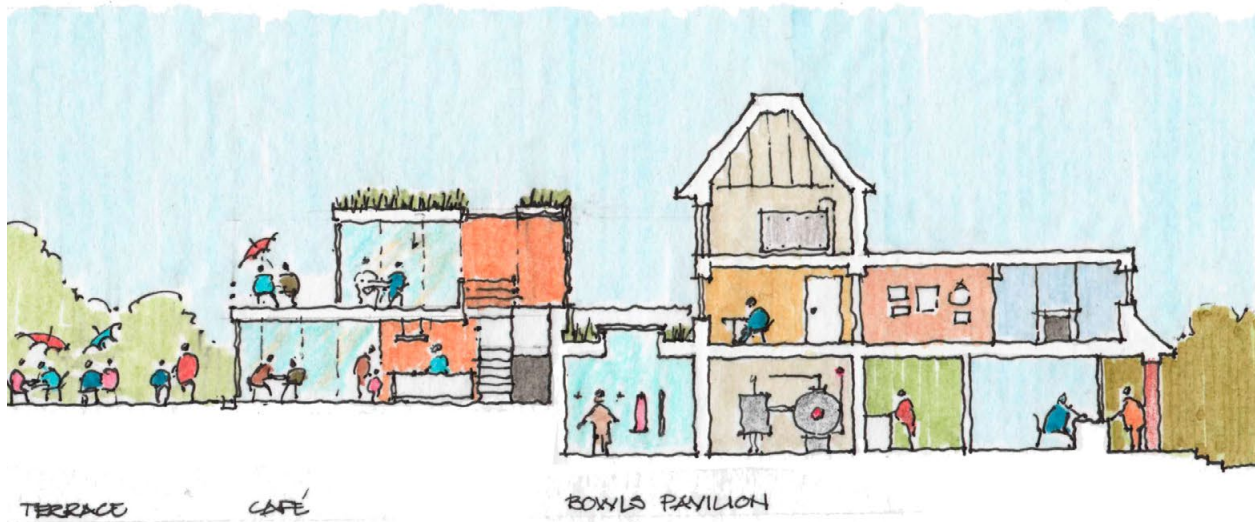
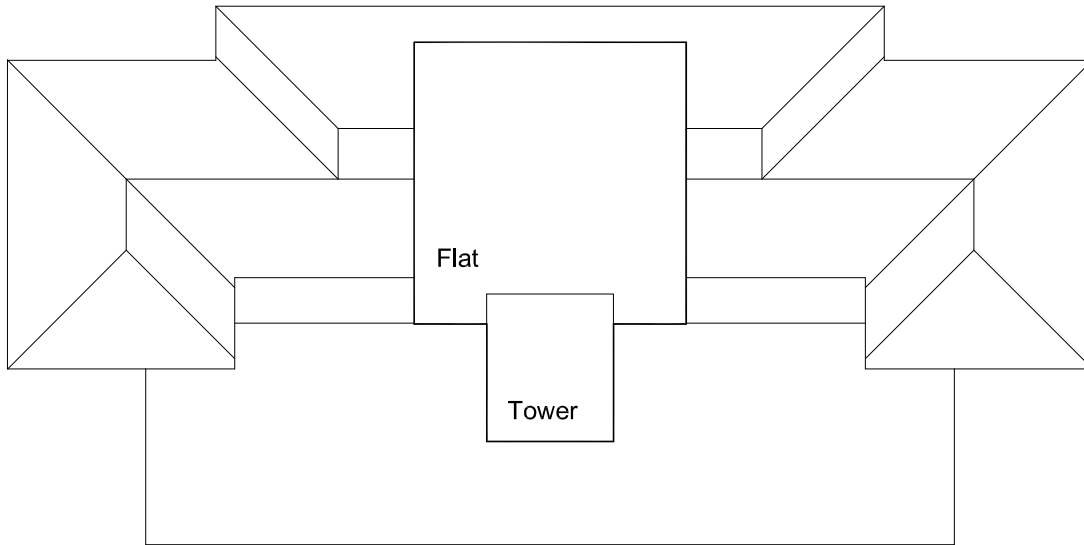
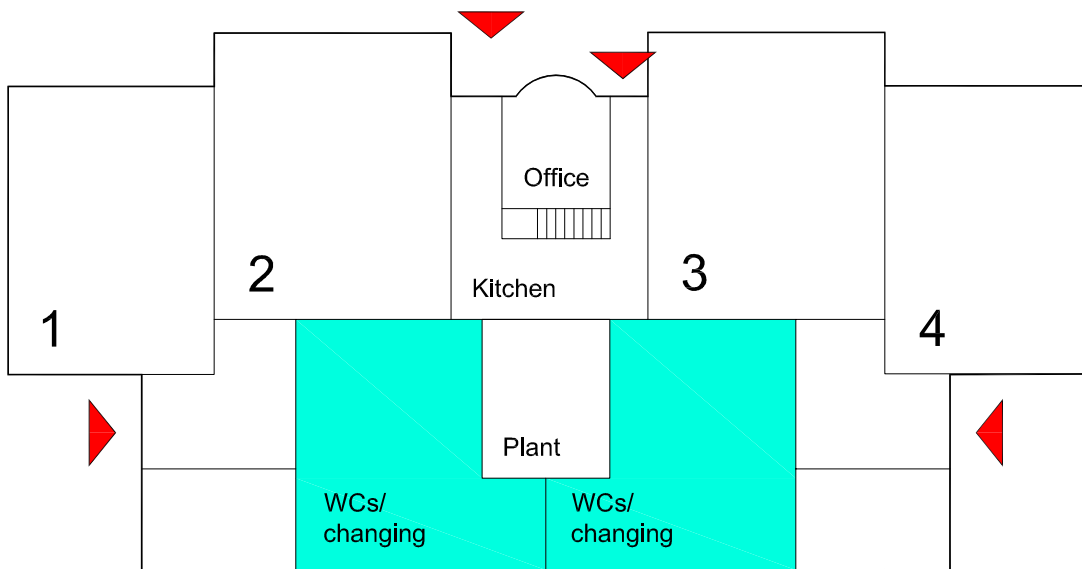


Fig I.1 Bowls Pavilion extended with lakeside cafe - illustrative section

Option 5, while still fully refurbishing the Pavilion, envisages that both pairs of main rooms are dedicated to general community uses, including exhibition and performance spaces. To maximise this provision, the Bowls Club is moved into a separate new Pavilion adjacent to the remaining bowling green. This will provide a small clubroom with kitchenette, WCs and small changing area, a total of around 100m². A timber-clad building, it will look to the tradition of park sports pavilions like the original Bowls Pavilion, demolished in the 1930s when the current one was constructed.



First floor



Ground floor

Bowls Pavilion extended *without* café

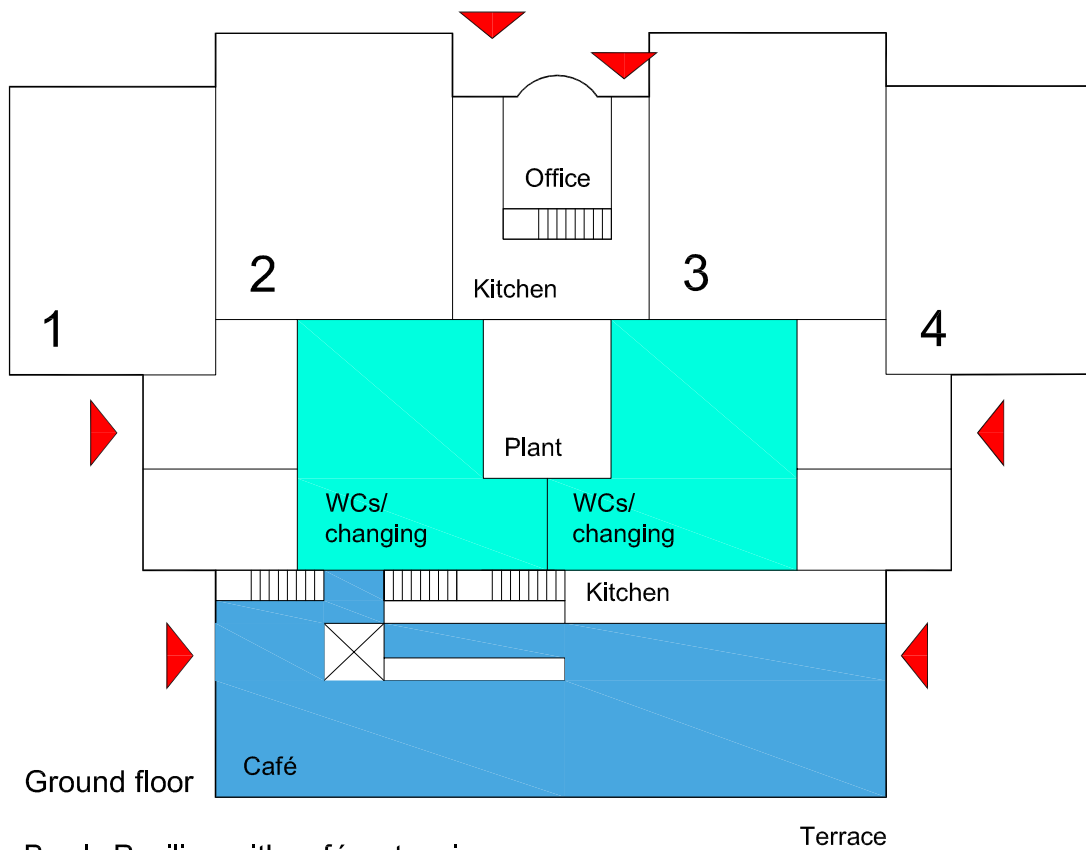
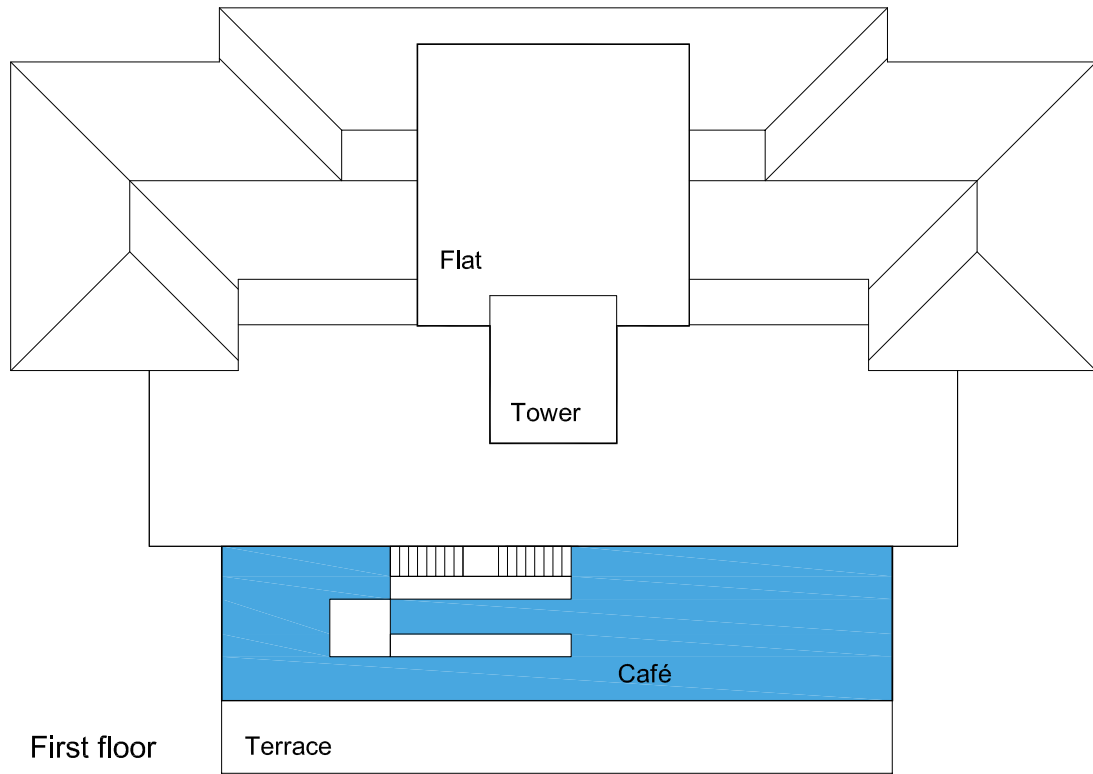
Block layouts

GIA 480m²

scale



Fig I.2 Bowls Pavilion extended without Cafe (Masterplan Option 1) - Illustrative block plan



Bowls Pavilion with café extension
Block layouts | GIA 750m²



Fig I.3 Bowls Pavilion with Cafe extension (Masterplan Options 2, 3 & 5) - Illustrative block plan

I.5 Watersports Centre

The existing Watersports Centre will be demolished in all Options. In Options 1 and 2, it is relocated further North as a two-storey lakeside building adjacent to the current Athletics site. Accommodation will include four changing suites like that to the Bowls Pavilion described above: we have assumed that a changing suite comprises two 15-20pp changing rooms, each with shower and WC provision, all to Sport England standards.

A pair of rooms can accommodate a school class of 30-35 split into single-sex groups. So the total changing provision would be around 150pp total. Since in its busiest periods 250pp use the existing Watersports Centre per day they would need to change in two shifts unless, as at present, supervised groups used changing facilities within the Athletics Building. An accessible changing suite of WC, shower and changing room, will also be provided.

A staff suite comprising offices, changing and mess facilities, will directly overlook the lake, as will a teaching room. Extensive storage accommodation, both internal and externally accessed, is intended to obviate any need to leave equipment within staff or lecture areas. There will be a small cafe/servery area where users can eat their packed lunches as well as snacks purchased on site.

Overall internal area is around 635m². It is assumed that building adjacent to the lake will require special structural and waterproofing works. The ground floor will be set slightly above lakeside level, with a first floor of changing suites above it,

although if preferred this arrangement could be transposed, putting the main spaces at first floor, so long as accessibility was ensured by provision of a lift and ambulant stair.

In Options 3 and 5 the Watersports Centre is rebuilt further South as a two-storey lakeside building close to the Play Area. It would have a lower ground floor set below lake level, like the existing Centre, containing three suites of changing accommodation, for use in the busiest three months of the year, and a raised entrance storey, with direct access to the lakeside, containing a single suite of changing accommodation for year-round use. The lower floor could be closed off during the quieter winter months. Accommodation will be generally as for the Option 1 and 2 building, with a slightly larger overall internal area of around 650m². Again, it is assumed that building adjacent to the lake will require special structural and waterproofing works.

Option 4 also relocates the Watersports Centre to the South site as Option 3, but adds a second floor housing a high quality café/restaurant for all park users, with a terrace giving lake views. It will have a lift and stair with a separate foyer area for cafe users enabling it to be hired out for evening functions. Finishes will be of appropriate standard to attract bookings. Its overall internal area increases to around 850m² plus the second floor terrace areas.

Whichever site is chosen for the Watersports, a full Heritage Impact Assessment will be required as part of the feasibility study and pre-planning process.

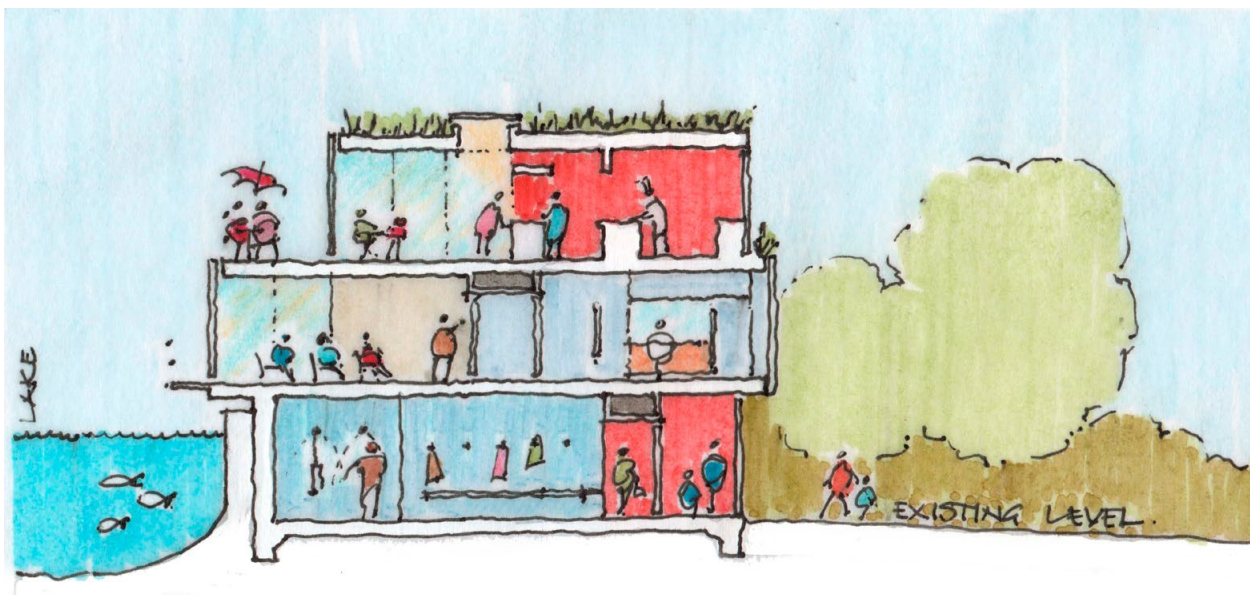
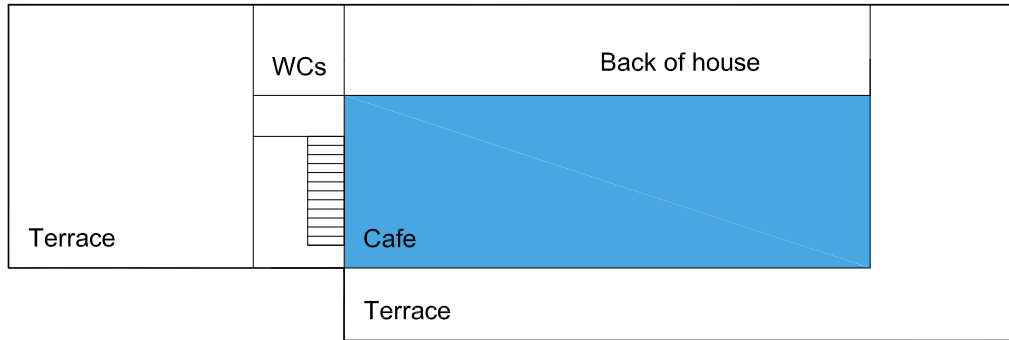
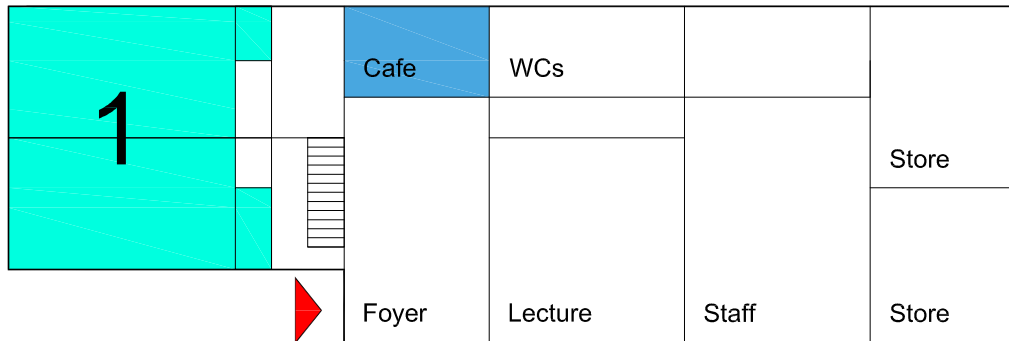


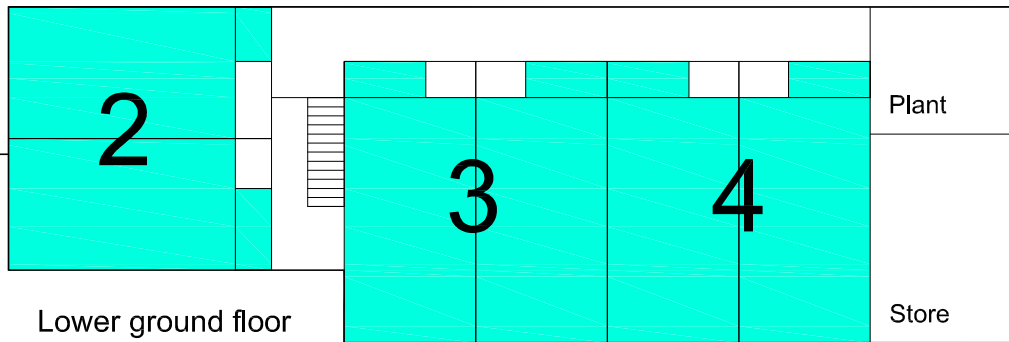
Fig I.4 Watersports & Outdoor Centre - South Site (Masterplan Options 3, 4 & 5) - Illustrative cross section



First floor



Lakeside floor



Lower ground floor

Watersports South site
 Three-storey building
 Block layouts | GIA 850m²



Fig I.5 - Watersports & Outdoor Centre - South Site (Masterplan Options 3, 4 & 5) - Illustrative block plan

Options for Athletics

Athletics Option A – Increased Provision

This Option is feasible as part of Masterplan Options 1-4.

The existing Track is upgraded to a uniform 8 lanes. Field events are relocated outside of the centre of the Track to a new fenced-off area within the Great Field. The area inside the Track can be developed for use as a hockey pitch / 3G synthetic football pitch, incl. floodlighting. The existing boundary fencing is replaced and extended to enclose the part of the Great Field containing the Field events. The existing hedge and tree planting is removed or extensively thinned and reduced to open up views and improve landscape setting, including selective new tree planting around the area containing the Field events.

The existing Stadium and Clubhouse are replaced with a new Athletics facility with a large gym and a multi-purpose studio space. It provides changing accommodation for around 150pp, in this case with locker provision. Proposed accommodation (although unlikely adjacent to the lake - Option 1, due to visual impact) comprises four 30-40 pp changing suites, each with an associated accessible changing suite, a 250m² 50-station gym and 150m² multi-purpose studio, a sauna and spa. There is a 100m² restaurant with an extensive servery and back-of-house facilities, suitable for event hire. Overall internal area is around 1750m², spread across two floors.

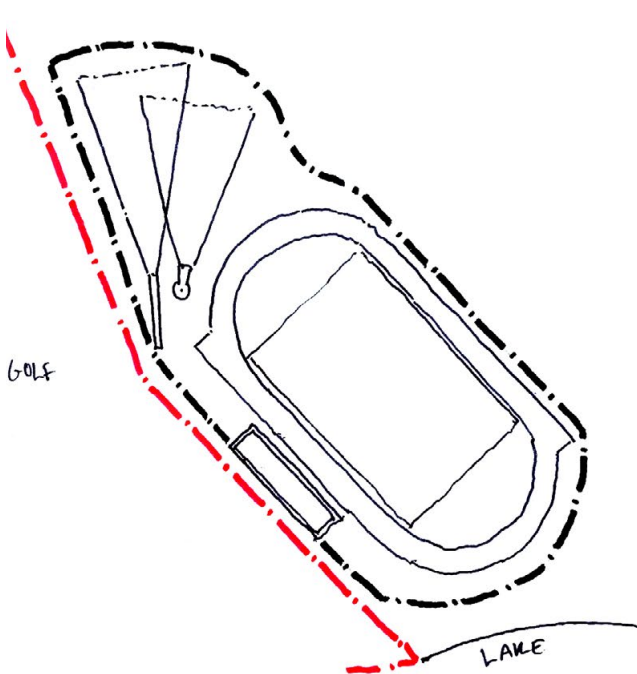


Fig I.6 Athletics Option A (existing site)

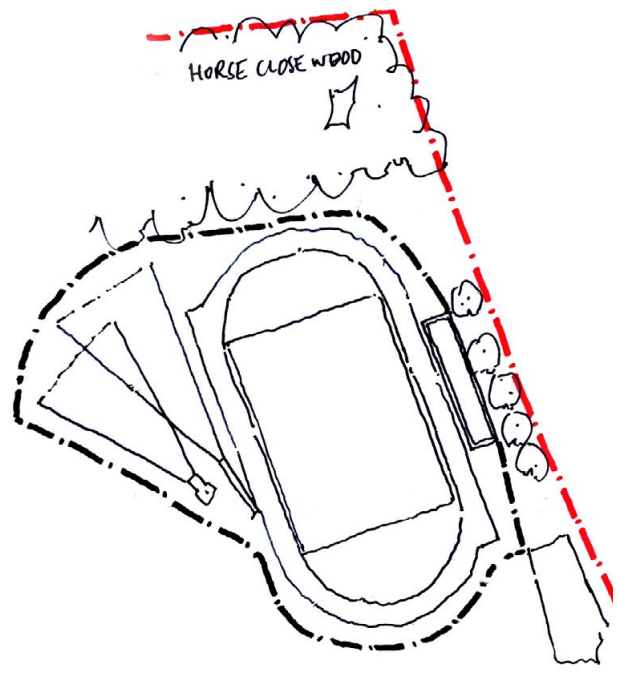


Fig I.7 Athletics Option A (new site alongside railway)

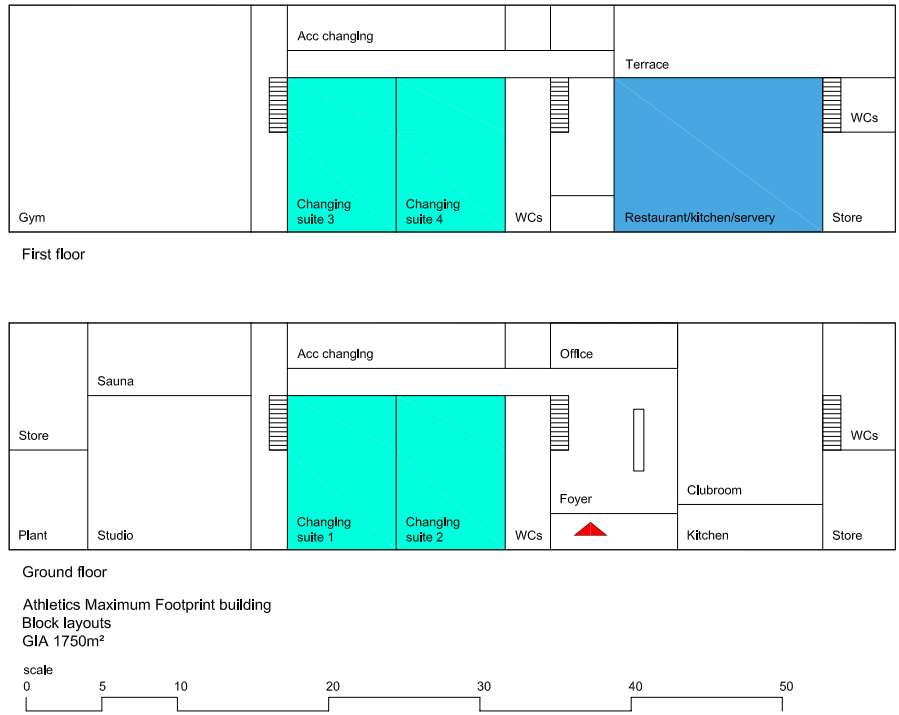


Fig I.8 Athletics Option A - Illustrative block plan

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