



Wimbledon and Putney Commons Draft Masterplan - Stage I

WPCC Masterplan Design – Barker Langham | MRG Studio | IF_DO | Barry Stow



Wimbledon
and Putney
Commons

MRG Studio

BARKER
LANGHAM

Forward from the Conservators



Masterplan Consultation: Forward from the Conservators

In 2017, WPCC developed the first ever strategy for the Commons and the development of a Masterplan is intended to provide the long-term planning for this strategic framework. Funded by a grant from the National Lottery Heritage Fund, the work was led by cultural consultancy Barker Langham, alongside landscape architecture practice MRG Studio, architecture and design practice IF_DO and historic buildings architect Barry Stow.

The Masterplan assesses the investment requirements for both the natural and built environments of the Commons and the way in which these requirements will be met. Unfortunately, the project has suffered from delays due to both the pandemic and WPCC's constitutional reform initiative. As such, the Masterplan has been progressed in two stages. Stage I focuses on the natural environment, encompassing both the conservation and access aspects, details of which are set out in the following report. Stage II focuses on the built environment, progression of which is dependent on constitutional reform and as such will be developed at a later date.

The proposals set out in this report reflect those that constitute Stage I only. Conservators support the increased focus on the natural environment that Stage I proposals represent and recognise the investment needs in this area in part due to the impact of the pandemic but also the increasingly extreme climatic conditions.

As such, Stage I identifies a total of 21 projects that address opportunities for targeted intervention in the natural environment as well as investment requirements to improve footpaths, signage and bike racks.

Total investment to deliver the projects is estimated to be approximately £4.1 million excluding professional fees, surveys, risk and inflation.

Please note that all material in this report has been produced by Barker Langham and partners MRG Studio, IF_DO and Barry Stow, unless noted otherwise.

Introduction



Introduction

Project vision

Celebrating their 150th anniversary in 2021, Wimbledon and Putney Commons are among the UK's most significant natural and heritage landscapes. Key moments in national history can be recognised across this vast green wilderness in southwest London. Points of significance, including well-known landmarks like the iconic Windmill, and those which are now hardly visible such as earthworks from WWI training camps, are scattered across an unspoilt tapestry of internationally important habitats. It is a credit to the unique governance structure of the Commons, which has ensured the landscape remains wild and true to its natural form whilst being enjoyed by so many for outdoor recreation. Now, as at so many moments in the past, the Commons are an essential green space and wellbeing lifeline for local communities.

Even before the recent surge in footfall, it was recognised that this much loved place is in great need of considerable capital investment in order to meet the needs of the communities it exists to serve. As an organisation there is a drive to become more financially resilient and develop and grow income streams which sympathetically allow the Commons to better enable future generations from all areas access to and fulfilment of their needs which the site can achieve so powerfully. The principal ambition is to unlock the full potential of the Commons whilst maintaining the delicate balance between ecosystems and diverse audiences.

This Masterplan is the result of extensive research and consideration of this fragile balance. Sensitive landscape interventions will absorb increased user numbers sustainably, while a step-change in facilities, interpretation and programming will empower more diverse audiences to access, understand, enjoy and respect the ecology and history. Underpinned by appropriate business planning this project provides the building blocks to create a once in a generation opportunity to construct both a sustainable, inclusive future for the Commons and a timely new model for greenspaces.

Project context

An introduction to Wimbledon and Putney Commons

Wimbledon and Putney Commons ('The Commons') are unique: 1140 acres of countryside in the heart of London. Their varied, unspoilt landscape takes in woodland, heathland, grassland, lakes, ponds, streams and bogs, and their habitats are home to a diversity of wildlife. For these reasons, much of the Commons are a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

The Commons are also home to outstanding cultural heritage, tracing the history of settlement and society in the area from the neolithic period. This can be seen in built heritage from the Bronze/Iron Age hillfort of Caesar's Camp, to cattle pounds evidencing common agricultural usage, to First and Second World War Memorials. Most emblematic of the Commons, however, is the early nineteenth-century Wimbledon Windmill, now a museum exploring mills and milling as well as the site's strong links with the Scouting movement. The Wimbledon Windmill Museum is leased from WPCC and operated by a separate charitable organisation. Several of the Commons' built heritage assets are Listed. The Commons also boast highly significant intangible heritage, for example as the home of the world's oldest amateur cross-country running club and as the official location of the National Rifle Association for much of the 19th century. The Commons are also a significant site for community groups, including the Romani community and the Ahmadiyya Muslim Community.

The Commons are exceptional for both their natural and cultural heritage - but they are also invaluable as a green space for their community. Their unspoilt, open landscape supports those who live near the Commons to exercise, encounter nature, and enjoy the wellbeing benefits of time in this beautiful outdoor setting. This vital role has never been more apparent than in the period since Covid-19 hit the UK.

The Commons also encourage outdoor exercise through their sports facilities. The Richardson Evans Memorial Playing Fields (REMPF) and sports pavilion are used by several local sports teams and schools, while two golf clubs play on the Commons' course.

The governance and funding model of the Commons is both a unique piece of heritage and an exemplar of local accountability and engagement. The Commons were designated by an Act of Parliament in 1871. The Act established a rate levied on local residents to maintain the Commons. The levy is still set annually by the Commons' Board of Conservators and collected from those living in the levy-paying area, who are able to both vote and stand in the triennial elections of Conservators. WPCC was registered as a charity in April 1972, with a founding objective 'to preserve the Commons as open space for purposes of exercise and recreation and other purposes'.



Heathland & woodland edge on Wimbledon Common

Introduction

The Commons and Covid-19

Green spaces like the Commons are now more essential than ever. In the months since March 2020, they have been vital to individual and collective coping mechanisms in the face of the Covid-19 pandemic and accompanying restrictions. They have been our oases of solitude and of social contact; our gyms, running routes and regular walks; our places to connect with nature and see the seasons change. They have been lifelines for mental and physical wellbeing.

Our relationship to these places has been irrevocably changed by Covid-19. While the unique and substantial health and wellbeing benefits of time outdoors and in nature were well established before the pandemic, they have now become strikingly apparent to everyone. We flocked to spaces like the Commons because restrictions limited our options. We will continue to flock to them because necessity has become choice and, for many, dependence. We are more aware than ever of the impact of these green spaces on our mental and physical wellbeing. Many have discovered a new joy and interest in nature. For many others, daily exercise will continue long after lockdown eases.

Wimbledon and Putney Commons have been this essential, affirming place for their local community during Covid-19. Their visitor numbers have rocketed. Although WPCC does not currently have a mechanism to record visitor numbers, this dramatic rise is reflected in the increase in litter management costs from £1k per week before the pandemic to £10k per week in summer 2020.

This demand demonstrates the unique and vital role the Commons now play, and will continue to play, in the lives of the local community. But it has come at a cost. The Commons are a sensitive landscape, an SSSI and an SAC home to several important habitats. Their wild, unspoilt character is what makes them so valuable to people, as well as wildlife. They are a slice of countryside in the city. The surge in users and associated footfall during Covid-19 has had a significant, detrimental impact on the landscape, with vegetation and ecology damaged alongside infrastructure.

This Masterplan addresses this challenge: how to ensure the Commons continue to support and nourish their local community as a whole in the wake of Covid-19 and beyond, while protecting their unique ecology and value.

Balancing the needs of people and the landscape

A wide-ranging and rigorous audience research and engagement exercise has formed a central part of this master planning project. As well as uncovering the experiences, needs and aspirations of users and non-users with regard to the Commons, this exercise investigated the demographics of the Commons' usership. Although further research is needed to determine the detailed profile of the visitor base, those who participated in the surveys were disproportionately older and wealthier than the communities the Commons serves. This research also suggested that ethnic minority audiences and people with disabilities may be underserved by the Commons. As such, there is strong potential to attract new audiences whose lives may be enriched by use of the Commons.

This audience research exercise came to an end in February 2020. Since the Covid-19 pandemic hit the UK in early 2020, usage of the Commons has soared, with unprecedented numbers visiting as the value of green, outdoor spaces became paramount. While demonstrating the vital role of the Commons as a unique local resource, this surge in users has had a serious, negative impact on the site's ecology.

The demographics of the expanded Commons usership are unknown – it is possible that some audience diversification has taken place as part of this process. However, if the Commons' visitor numbers remain elevated in the 'new normal' of the coming months and years, then attracting new audiences, and therefore more visitors overall, would add to the serious challenge to the site's ecological sustainability.

Simultaneously, equality of access to green spaces like the Commons is more essential than ever in a Covid and post-Covid context.

A balance must therefore be struck between ensuring the Commons are an accessible, open and welcoming place for the community as a whole, and protecting the landscape and experience that give the site its value. This Masterplan lays out moves to achieve this balance through infrastructure and landscape interventions that will make the site and its ecology more resilient and encourage sympathetic usage, enabling the Commons to absorb their increased usership sustainably. It also proposes elements that will enhance the site's accessibility, removing tangible and intangible barriers to visiting through programming, interpretation, facilities and infrastructure. These are carefully designed to target key audience segments without seeking to encourage a more general increase in visitation across the board.

Core target audiences for this Masterplan have been selected to represent both existing users, whose experience will be enhanced, and potentially under-represented audiences, who will be attracted to become users of the Commons. These audience segments are:

- Regular users of the Commons (adults)
- Young families (with children of primary school age or younger)
- Teenagers/young adults
- School groups
- Scientists/nature enthusiasts
- Richardson Evans Memorial Playing Fields users

The wider range of activities undertaken through this project, along with enhanced facilities and staff capacity, will support a renewed and expanded volunteer programme. This will provide high-quality opportunities for a wider range of people to engage deeply with the site, supporting their wellbeing and development while also supporting the Commons' sustainability. This will further contribute to striking this balance between diversifying audiences and conserving the landscape. For details, see this project's Volunteer Development Plan.

Introduction

Heritage at risk

Since the outbreak of Covid-19, the natural heritage of the Commons has been put at unprecedented risk. Increased footfall from elevated user numbers has severely impacted vegetation and habitats, threatening the site's important ecosystems. Visitor numbers are not expected to drop back to pre-pandemic levels in the foreseeable future; people's relationships to green spaces have fundamentally changed. Urgent steps must therefore be taken to protect sensitive areas of the site and enable the landscape to support increased visitor numbers without compromising its ecology and character.

Due to resource constraints, much of the site's rich built heritage has deteriorated over time and is now in need of conservation interventions. Grade II and II* listed structures including the Wimbledon Windmill, historic cattle pounds, and military memorials are in need of restoration, repairs or maintenance. A rare and fine example of a purpose-built Victorian golf pavilion, the London Scottish Golf Club is in serious need of repairs, particularly to its roof, with water penetration into the interior a significant issue. More rigorous, regular ongoing maintenance and monitoring is needed across the board.

The current funding model and income streams of WPCC are insufficient for the financial sustainability of the Commons. The levy, originally intended to fund the Commons, has not been updated in line with demands on the Commons and now covers only two-thirds of WPCC's operational costs, with no contribution to capital funding needs. This endangers all elements of the Commons' heritage, tangible and intangible, in terms of maintenance of the site and user accessibility. Several of the site's facilities - including public toilets and the REMPF sports pavilion - are not fit for purpose, and poorly maintained paths across the site are often impassable. This limits the ability of the Commons' community to engage with the site's heritage.

The WPCC archive comprises almost 300 boxes of material, some dating back to before 1871. It is one of the most important archives of any open space in the country, and includes minute books recording the fight to save the Commons from enclosure that culminated in the creation of WPCC. At present, it is stored in inadequate conditions in the main WPCC office. It is at major risk of deterioration due to unsuitable environmental conditions and from theft, fire or flooding. There is currently no public access to the archive. Digitisation of the archive is therefore both urgent and essential.

Masterplanning process

A wide-ranging and rigorous audience research and engagement exercise has formed a central part of this Masterplan and is the result of an eighteen-month development project. This was undertaken in partnership with cultural consultancy Barker Langham, alongside landscape architecture practice MRG Studio, architecture and design practice IF_DO, and historic buildings architect Barry Stow.

The project began with a situation analysis, combining a review of existing information and new research to examine the Commons' current operations and context. This established the depth of understanding required to develop a sensitive, feasible and impactful Masterplan. The situation analysis covered the Commons' history, constitution, organisational structure, local context, landscape and ecology, user experience and current users, and built heritage. It also identified seven comparator green spaces with relevance to the Commons, analysing and drawing key learnings from them. In addition to wide-ranging research and analysis by Barker Langham, the situation analysis incorporated the findings of:

- an appraisal and survey of the entire site's landscape, ecology and accessibility by MRG Studio
- an access audit of all non-residential buildings by disability and inclusive design consultancy Proudlock Associates

- a survey of the Commons' 38 elements of built heritage by Barker Langham and Barry Stow
- a survey of the Richardson Evans Memorial Playing Fields (REMPF) pavilion undertaken by Barker Langham and IF_DO as part of the business planning workstream for REMPF

The Masterplan development process also included an extensive, mixed-methods audience and stakeholder engagement exercise. The stakeholder engagement exercise comprised both quantitative and qualitative research, with a range of approaches designed to capture the experiences, perceptions and needs of both users and non-users of the Commons. The engagement was conducted between December 2019 and February 2020 (both during and after the development of the Situation Analysis), with qualitative and additional quantitative research building on and responding to the initial findings of surveys primarily focused on user feedback.

The research strands were:

- Onsite user survey (239 participants)
- Self-selecting online survey (240 participants)
- Area representative survey (700 participants)
- Focus groups with four core audience groups:
 - Adult users of the Commons
 - Adult non-users of the Commons
 - 16-18 year olds (users and non-users)
 - Children aged 7-11 years old (users and non-users), accompanied by a parent
- Focus groups with WPCC staff and WPCC Stakeholder Forum members
- Interviews with nine key stakeholders identified by WPCC
- Interviews with five experts from comparator sites
- A two-day open consultation event at two sites on the Commons

The findings of this stakeholder engagement have been analysed and synthesised into an audience development strategy for WPCC. The priorities, strengths, opportunities and weaknesses identified through this work have shaped this Masterplan.

Throughout the Masterplan development process, WPCC has worked with fundraising consultant Clare Fairbrother, who has formed part of the project steering group alongside WPCC staff, Barker Langham and the Chair of the Wimbledon Windmill Museum Trustees. The Wimbledon Windmill Museum Trustees have been consulted at multiple points throughout the process, as key stakeholders for this master planning project.

Constitutional context

While the constitution of WPCC is in many ways a strength and a unique piece of heritage, it places limitations on the Commons' development. Some proposals within this Masterplan will require constitutional change in order to enact them. Constitutional change is likely to take at least a few years and be costly – and may not achieve the intended outcomes. It should be emphasised, however, that the proposals for the natural environment, signage and programming are not dependent on constitutional change. It should also be noted that the need for investment in the natural environment has increased because of the impact of high visitor numbers and a recognition of how fragile the environment is to both high visitor numbers and climate change.

Introduction

Structure and Framework

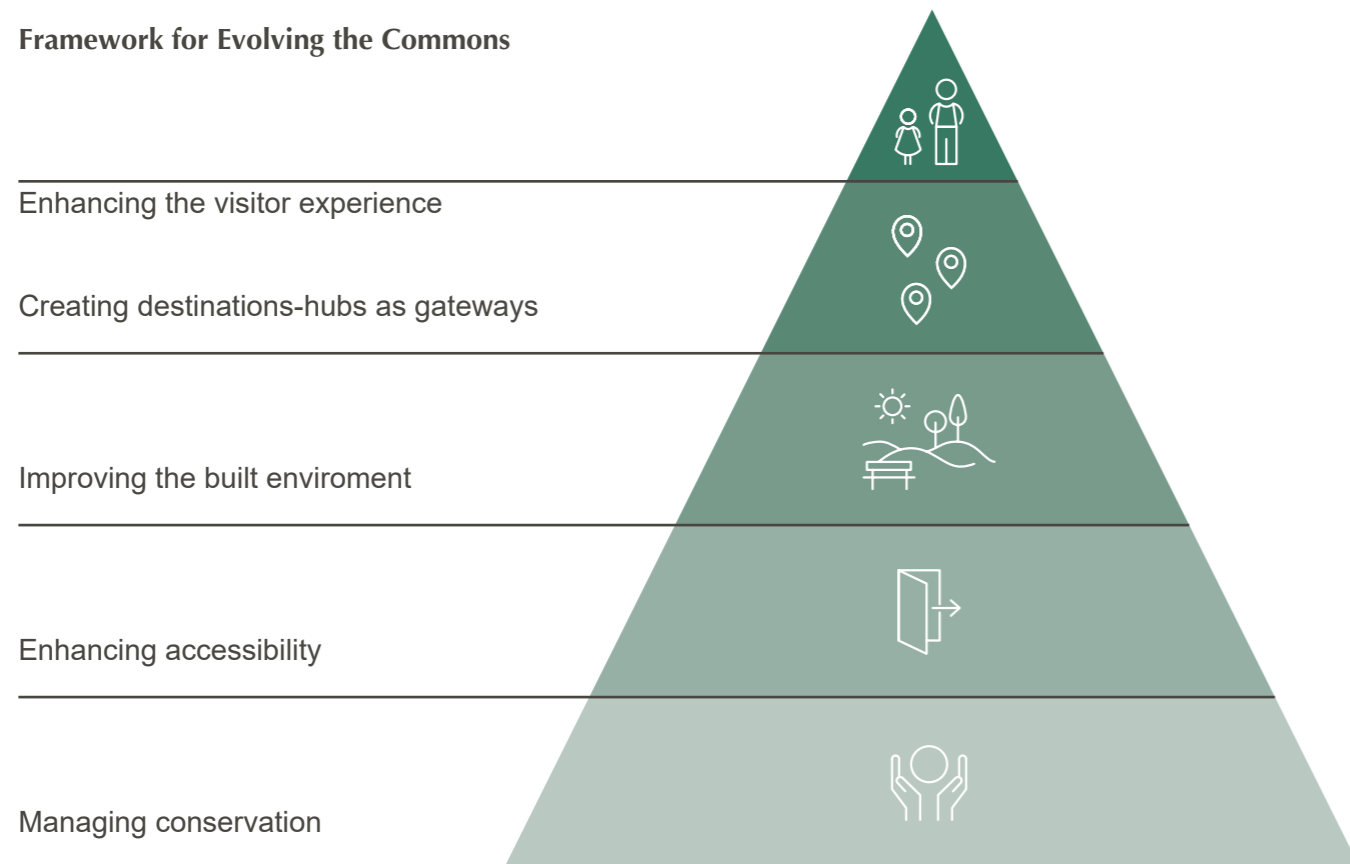
Masterplan structure and framework

This document lays out the proposals of the WPCCC Masterplan in summary, in order to convey the vision, strategy and key moves of the Masterplan. The appendix to this document provides a comprehensive and detailed list of all proposed Masterplan elements. This appendix also provides the master of the numbering system for the Masterplan elements that is used in this Masterplan document.

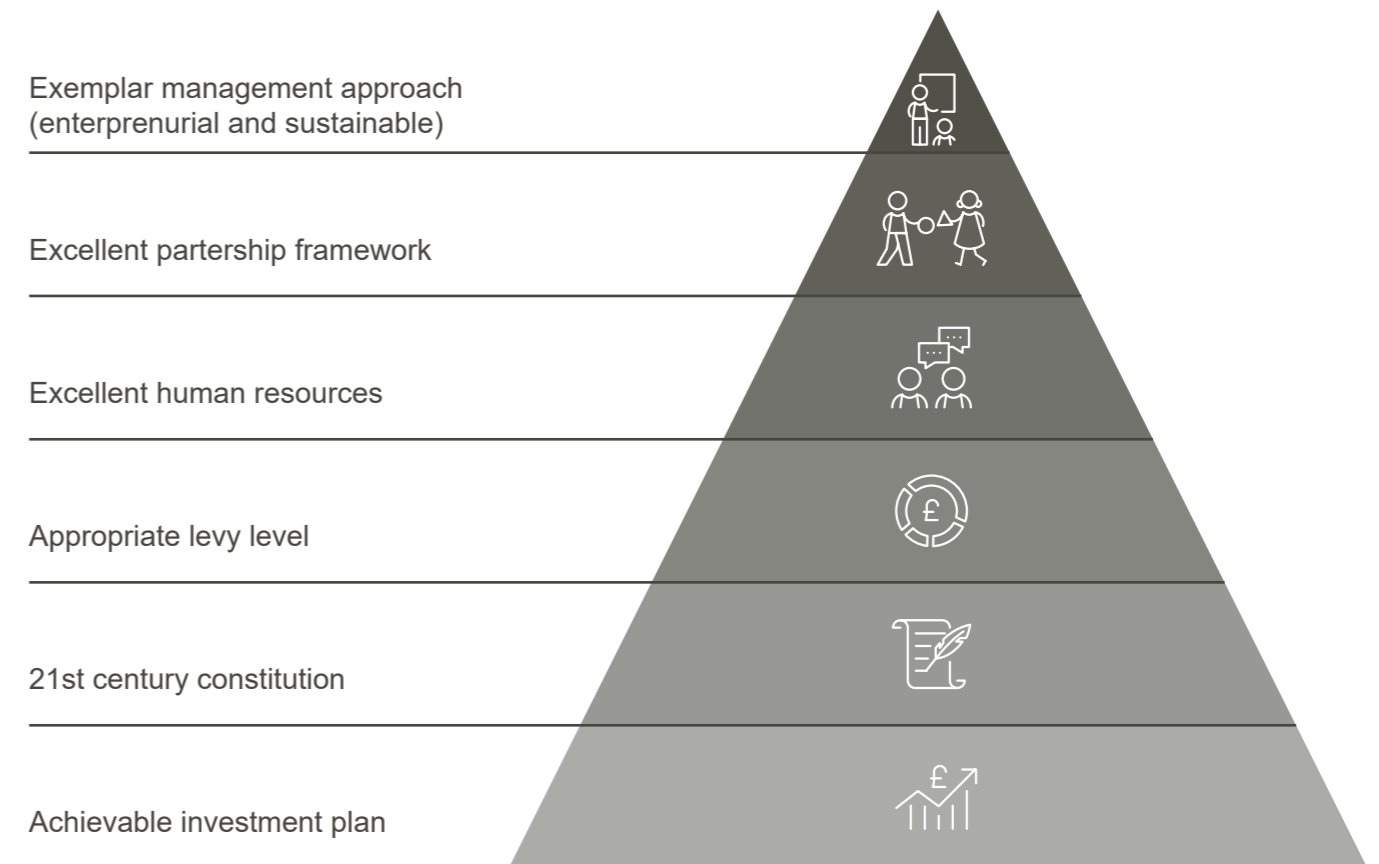
This Masterplan is supported by, and should be read in conjunction with the Business Plan, and dedicated architectural and business plans for the development of the Richardson Evans Memorial Playing Fields (REMPF) sports pavilion. The background and context of this Masterplan can also be understood more fully through project documents issued in earlier phases, particularly the Audience Engagement Strategy and Situation Analysis.

This Masterplan presents its proposals across two frameworks: 'Evolving the Commons' and 'Delivering the Future'. The former addresses physical interventions on the site while the latter sets out how these developments will be realised and supported operationally and financially. Each pyramid is constructed from a series of themed 'blocks', each building on the last and together setting out a holistic approach to developing the Commons.

Framework for Evolving the Commons



Framework for Delivering the Future



Evolving the Commons



A. Evolving the Commons

Stage I Consultation:

A.1 Managing conservation

This is the first step in Evolving the Commons. Conservation of the built heritage and landscape will be key for the Commons as a whole, ensuring its ecological and physical longevity.

A.2 Enhancing accessibility

Accessibility to and within the Commons will be key to enhancing the current visitor experience and removing current barriers to visitation. This is the next step in the pyramid for Evolving the Commons.

Stage II Consultation:

A.3 Improving the built environment

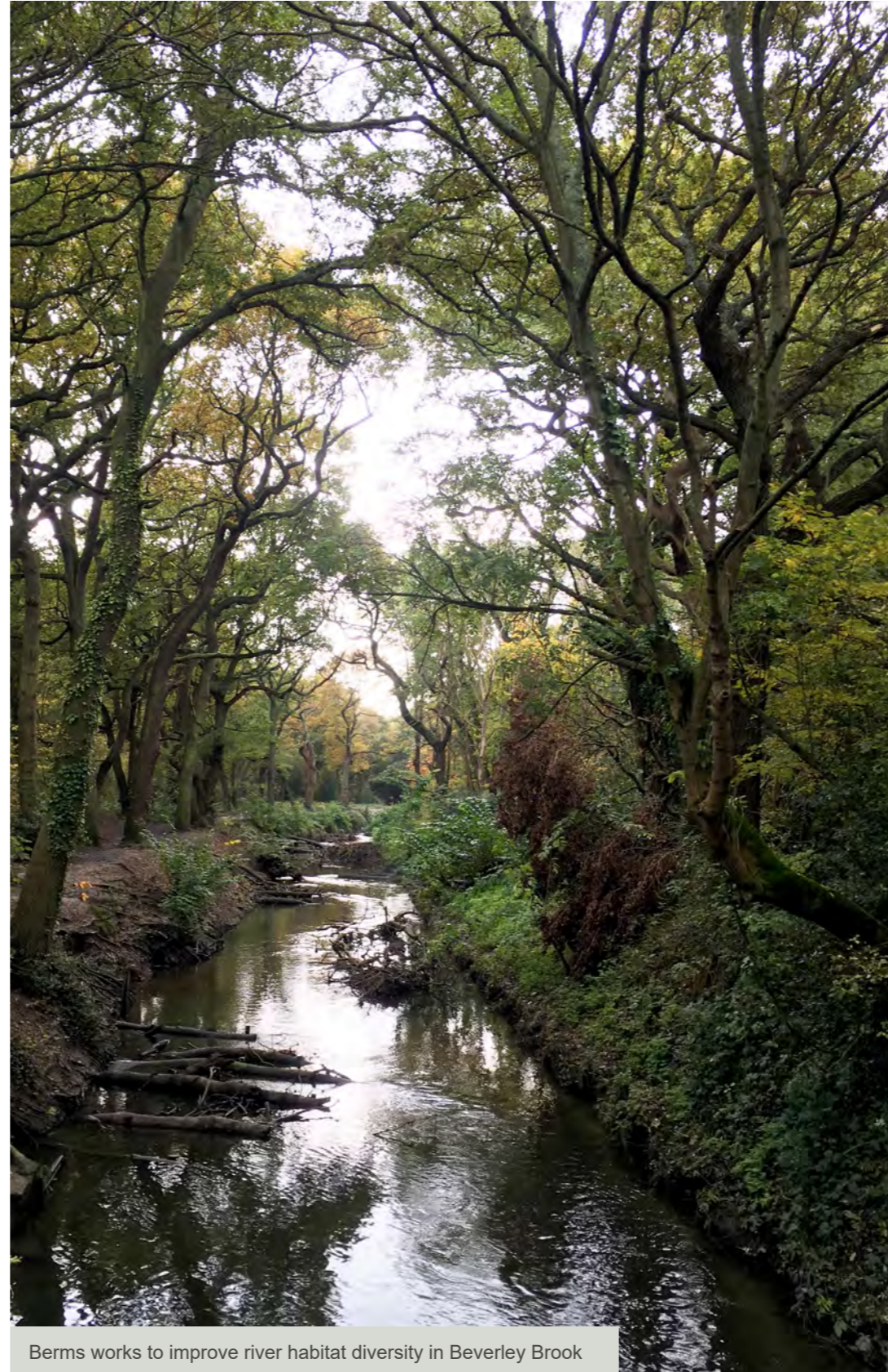
Ensuring the maintenance of built assets and their synergy with the landscape is the next step in the pyramid for Evolving the Commons.

A.4 Creating destinations: Hubs as gateways

Two distinct hubs for the Commons will be created to act as gateways to the wider site - the Windmill enclosure and the REMPF pavilion area. Each will offer a sense of arrival and welcome, and provide a hub for programming and activities, facilities and further information. Each hub will have a defining asset in the form of a new building, replacing existing structures which are not fit for purpose. At the Windmill hub, this will be a new, multifunctional welcome building, while at REMPF it will be a best-in-class rebuild of the sports pavilion.

A.5 Enhancing the visitor experience

The Commons has the potential to create an exemplar experience through engaging, creative interpretation and programming. Interpretation and programming will be light-touch and sensitive, reflecting and protecting the natural, wild character of the site.



Berms works to improve river habitat diversity in Beverley Brook



Heathland is one of the iconic landscapes of the Commons and must be protected



User experience will be enhanced

A. Evolving the Commons

A.1 Managing conservation

This is the first step in Evolving the Commons. Conservation of the built heritage and landscape will be key for the Commons as a whole, ensuring its ecological and physical longevity.

WPCC is currently preparing a five-year Land Management Plan which will set out in detail the work required to conserve and enhance the habitats, species and landscape of the Commons.



A. Evolving the Commons

A.1 Managing conservation

A.1.1 Bog improvement works, including water loss prevention

Damper habitats on the Commons, such as wet heath and bogs, provide an open habitat for a plethora of wetland species that need such open spaces with water to thrive.

These rare natural features, which are rare in London, need to be protected from scrub encroachment, and potentially compromised water supply and retention associated with climate change.

Encroaching plant species on the bogs will to be cut back to keep the areas open to sunlight and prevent them drying out.

Light regrading works to improve drainage into them, in association with ditch works, and preventing loss of water with natural damming, will help them retain the water that might otherwise be lost.

Work is already being undertaken by the WPCC staff and volunteers on Farm Bog, Stag Bog and Ravine Bog to make such improvements, which proposed works would complement. Before any larger scale works are undertaken, WPCC will carry out feasibility and survey work to ensure that any additional restoration is completed in a sensitive and appropriate manner. *



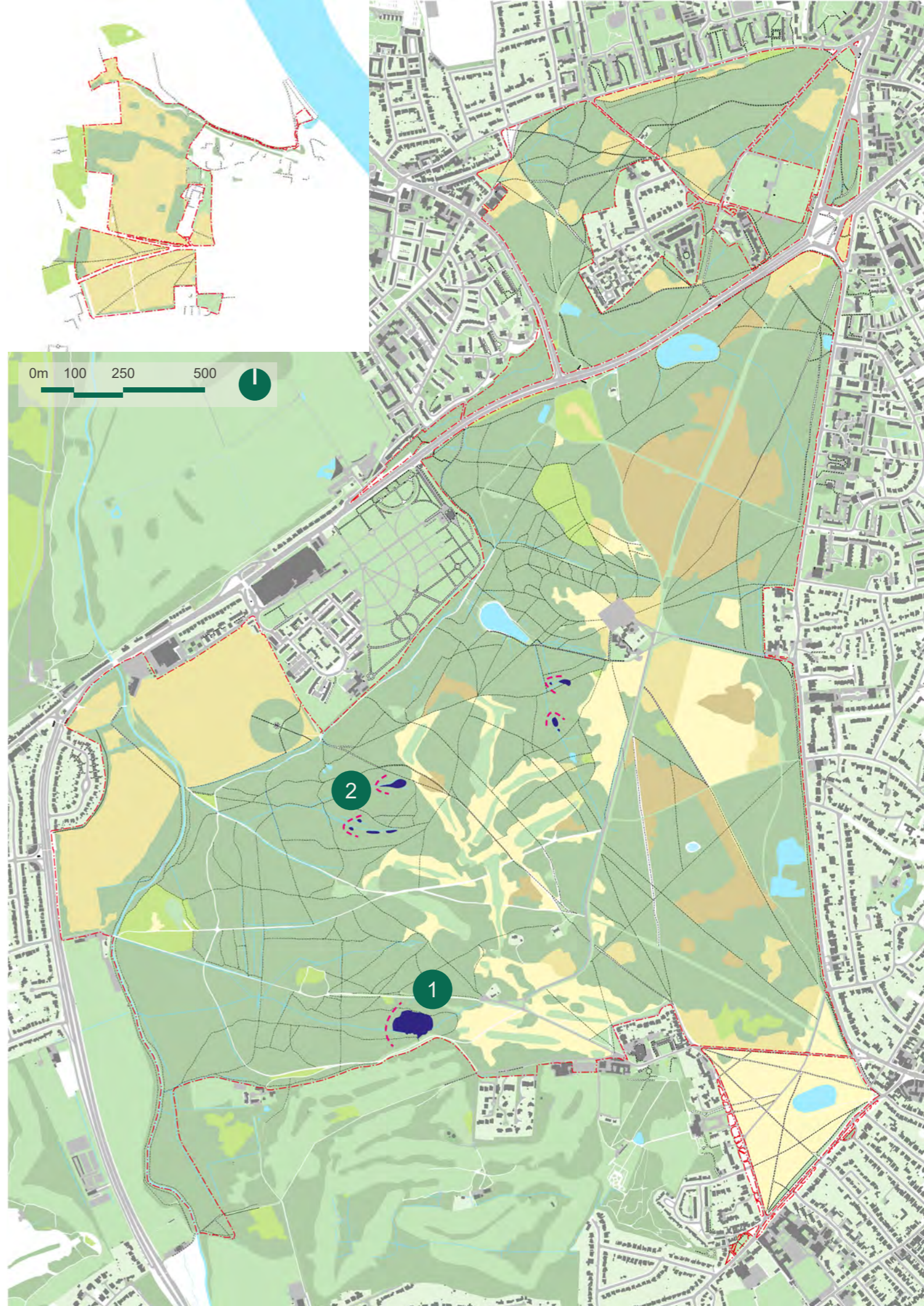
1 Farm Bog is a locally rare and threatened mire habitat



2 Stag Bog

- - - Works to retain water in bogs
- Bogs

*Note: Comment provided by WPCC.



A. Evolving the Commons

A.1 Managing conservation

A.1.2 Pond improvement works, including de-silting

Some of the ponds in the Commons are in need of de-silting works to ensure the various depths are maintained for wildlife needs.

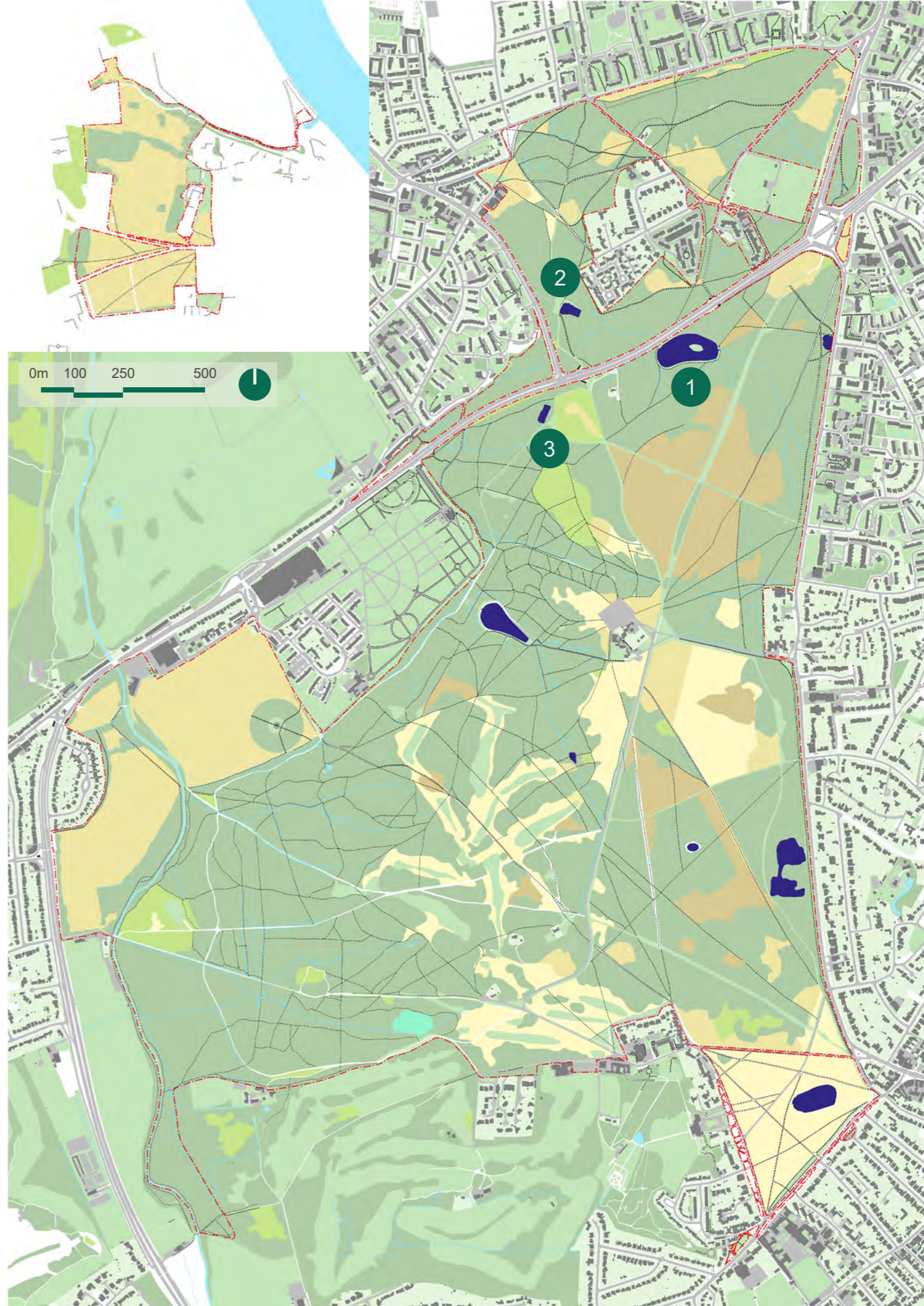
Paths around ponds such as Queensmere and Kingsmere will be improved to prevent them becoming muddy and inaccessible.

Wetland planting/seeding can be introduced around the edges of the ponds to increase their biodiversity. This will be done in consultation with Natural England to ensure protected habitats in the SSSI are not consequently compromised. Barriers will need to be installed to protect vegetation from trampling.

These include:



 Ponds



A. Evolving the Commons

A.1 Managing conservation

A.1.3 Naturalisation of Beverley Brook using wooden berms

Placing natural wooden berms into a canalised river creates meanders, which helps diversify the available habitat in the river. The meandering differentiates areas of faster and slower flow, thus providing different habitats for river species, such as gravel beds which are important for fish, such as trout, to spawn their eggs in. The berms themselves create a space for riparian plant species to take root - providing a space for other river creatures to shelter in.

Berm works have already taken place on the Wimbledon Common section of Beverley Brook and will therefore be implemented on Putney Lower Common (PLC) to improve the river habitat there as well. The silt in the river at PLC is very deep which could prohibit safe works on the Brook. Site investigation will therefore be required before any work is undertaken.



These include:

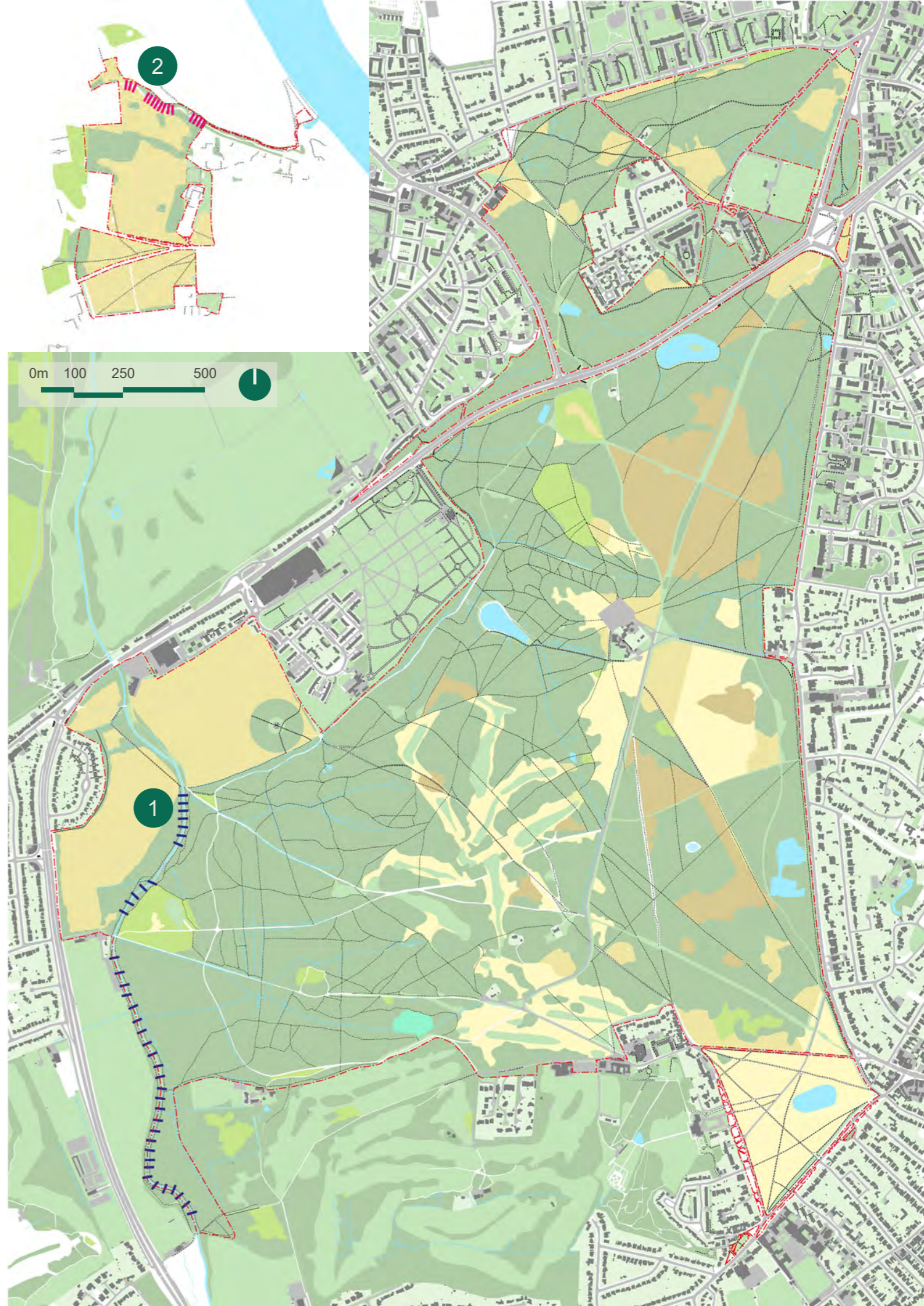


1 Wooden berms recently made in Beverley Brook by the South East Rivers Trust on the Wimbledon Common section of the river



2 Clear areas of vegetation around Beverley Brook to improve biodiversity and make it a visible feature. Add natural berms to diversify the channel's flow to improve biodiversity

-  Proposed wooden berms
-  Existing wooden berms



A. Evolving the Commons

A.1 Managing conservation

A.1.4 Opening up rides by cutting back trees and shrubs

Ride management is proposed on major paths around the Commons; this work has already commenced and an example can be seen on the Upper Gravelly Ride. Cutting back minor trees and shrubs approximately 10-15m from either side of the path will increase sunlight to the ground and make these important entrances and paths more welcoming to visitors, in keeping with the historical scale of these openings into the Commons.

The pushing back of the canopy is also very valuable for wildlife as it provides light for woodland edge species that need plentiful light to flourish between the high canopy woodland and the heathland/grasses. The berries and flowers that grow on plants that thrive in such spaces are important food sources for numerous animals and pollinators. The edges of the rides could be scalloped (see following page for details) to create variations and layering horizontally as well as vertically.

Rotational coppicing will also be introduced in selected areas to help diversity the age structure of the woodland edge.

Note: when trees are cut down as a result of works, some logs will be left in situ as informal natural play equipment so to provide numerous and changing features for children to play with across the Commons.

These include:

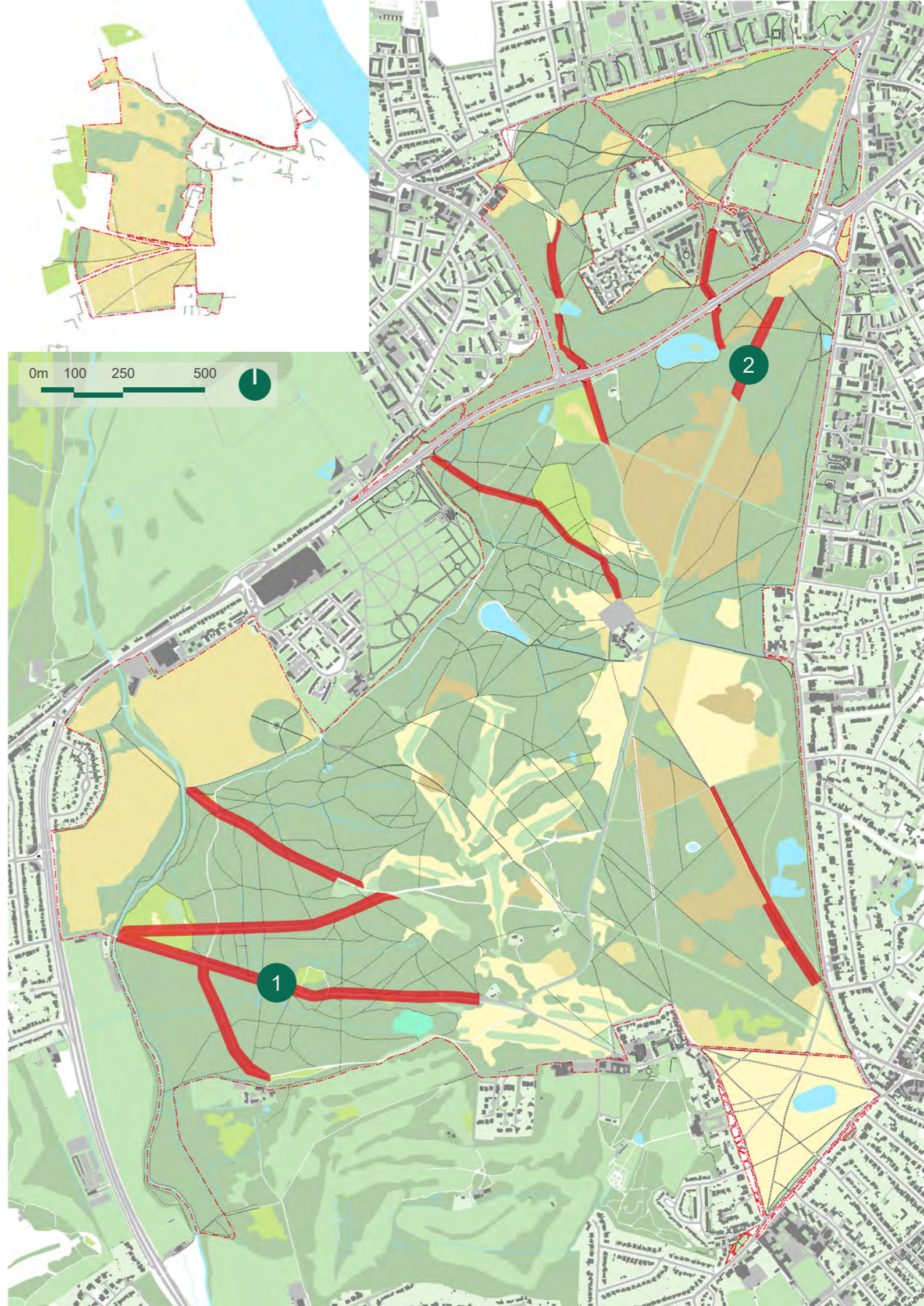


Rides can be widened to make them lighter and more welcoming, whilst also improving biodiversity. Feature trees will be maintained, while younger trees can be cut back



the clearing of vegetation to let in more light allowing space for shrubs and field layer species to thrive

 Ride management



A. Evolving the Commons

A.1 Managing conservation

A.1.5 Scalloping woodland edges

Scallop management creates a similar effect to ride creation by diversifying the age structure of the woodland edge and allows more light in by cutting an approximate 'D' shape into the woodland edge.

Scalloping will take place on the edge of woodland areas that have a more homogeneous character and need breaking up and roughening to help them look more natural and diversify the age structure.

Scallop management works have already been undertaken by the WPCC team and continue to be carried out currently as part of the woodland management works.

Note: when trees are cut down as a result of works, some logs will be left in situ as informal natural play equipment so to provide numerous and changing features for children to play with across the Commons.

These include:



Roughen woodland edge by making scallops into the tree blocks to diversify and make it look more naturalistic. Scrub can be allowed to grow up to increase biodiversity



A scallop clearing by a woodland path. More light allows other blossoming tree species to thrive. (Reference image not of the Commons)

- • • • Higher priority scallop management
- • • Lower priority scallop management



A. Evolving the Commons

A.1 Managing conservation

A.1.6 Introducing new native species and broadening the genetic diversity of existing habitats for ecosystem resilience to climate change

A key principle underlying landscape management in the Commons is the preservation of the unique character of the landscape, while strengthening its resilience with regard to climate change.

Various habitats on Wimbledon and Putney Commons are at risk of decline due to the extreme conditions brought about by climate change. Habitats and species change and evolve, but the speed at which climate change is taking place is too fast for species to adapt, increasing the risks of decline and disappearance, which would result in further loss of biodiversity.

Resilience will be improved by introducing and enhancing the diversity of plant species on the Commons with species that are associated with the existing habitats there, but are at the moment rare or absent from the landscape, such as small-leaved lime and wild service tree - both of which are often seen as indicators of undisturbed ancient woodland in the UK.

Broadening the range of species will also prevent species-specific diseases having such a dramatic effect on areas of monoculture or species-poor landscapes. The current risk of disease to oaks is particularly relevant to the Commons due to their prevalence and narrow age-range in the landscape.

Any effort to address this problem will involve careful consultations to bring consensus between WPC, Natural England, the Forestry Commission and DEFRA to provide the best approach to achieving these goals.



Narrow age range of oaks in the woodlands heightens risks associated with species-specific diseases.



Other woodland species such as lime could be planted to diversify the woodland areas.



Wild service tree: A rare woodland tree that thrives on clay soils.



Crab apple: A sun-loving species from woodland edges and scrub that is a valuable food source for wildlife and pollinators.



Black poplar: a very rare and declining native species that grows by rivers and on floodplains.

A. Evolving the Commons

A.1 Managing conservation

A.1.7 Planting additional native tree saplings and shrub species

The planting of additional native trees and shrubs will improve the biodiversity of the existing habitats to help them support more wildlife and make them more resilient to climate change and disease. The planting of these is linked to the ride and scallop management which will create space to plant these species.

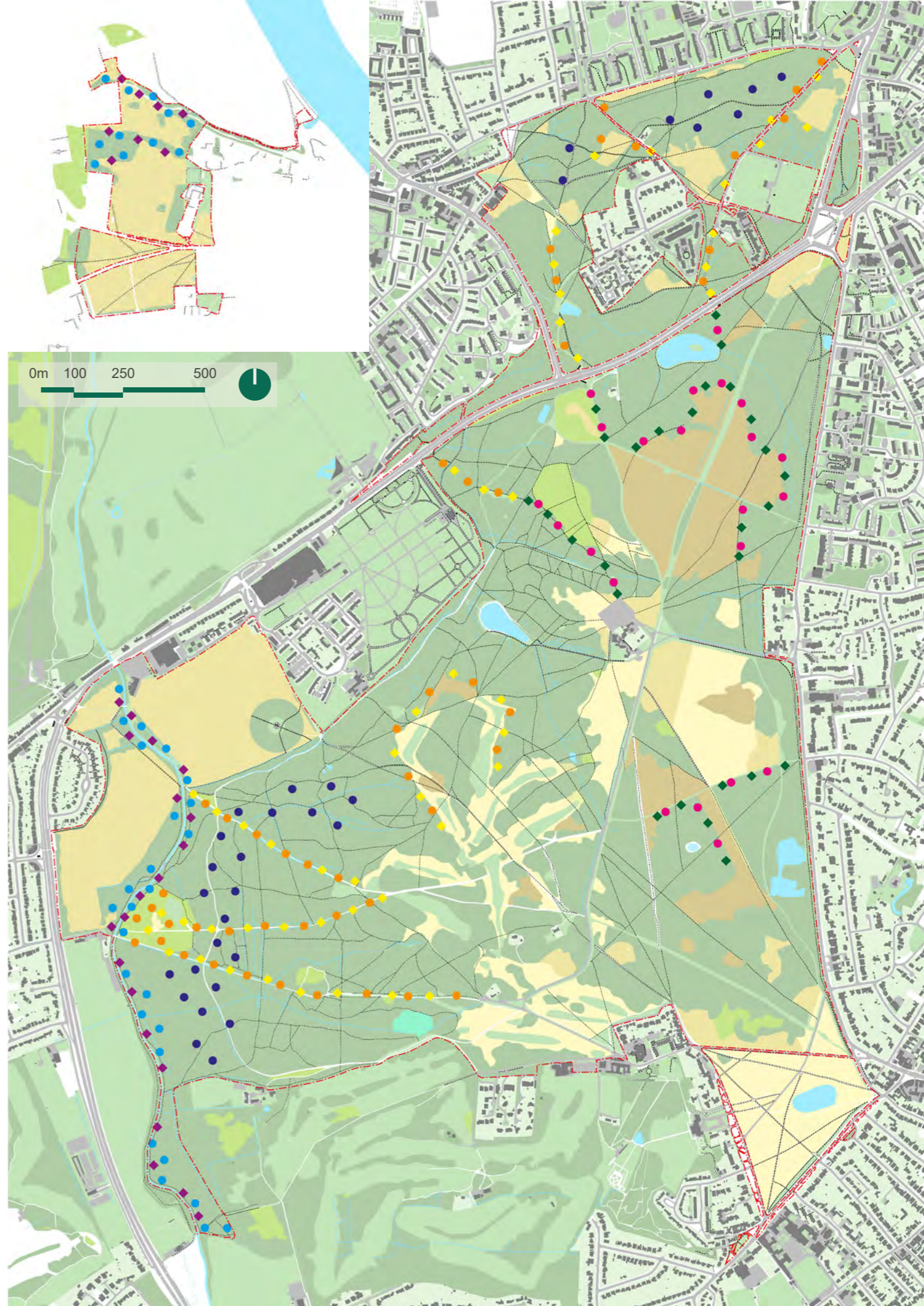
Species have been chosen according to the native species that are found within the associated plant communities on the Commons as defined by the Joint Nature Conservation Committee's (JNCC) National Vegetation Classification (NVC) field guide to woodland.

The main plant communities that the proposed planting will respond to are:

- Oak woodland (NVC W10: *Quercus robur* - *Pteridium aquilinum* - *Rubus fruticosus*)
- Oak/birch woodland (NVC W16: *Quercus* spp. - *Betula* spp. - *Deschampsia flexuosa*)
- Heathland (NVC H2: *Calluna vulgaris* - *Ulex minor*)

Although no wet woodland has been classified on the Commons according to the NVC format, riparian tree and shrub species have been chosen to help diversify the plant community along Beverley Brook to help support a greater mix of riparian wildlife. These correspond to the NVC community W6 (*Alnus glutinosa* – *Urtica dioica*) woodland and various sub-communities of W6.

- Oak/birch woodland edge tree species: *Sorbus aria*, *Sorbus aucuparia*, *Malus sylvestris*, *Prunus avium*
- ◆ Oak/birch woodland edge shrub species: *Vaccinium myrtillus*, *Sambucus nigra*, *Cytisus scoparius*, *Rosa spinosissima*, *Rosa canina*
- Oak woodland edge tree species: *Sorbus aucuparia*, *Malus sylvestris*, *Prunus avium*, *Crataegus monogyna*, *Corylus avellana*
- ◆ Oak woodland edge shrub species: *Rosa arvensis*, *Cornus sanguinea*, *Euonymus europaea*, *Ligustrum vulgare*, *Sambucus nigra*, *Prunus spinosa*, *Rosa arvensis*, *Viburnum lantana*
- Oak woodland tree species: *Tilia cordata*, *Sorbus torminalis*, *Corylus avellana*
- Riparian/wet woodland tree species: *Populus nigra*, *Salix cinerea*, *Salix fragilis*, *Alnus glutinosa*
- ◆ Riparian/wet woodland shrub species: *Frangula alnus*, *Viburnum opulus*, *Salix viminalis*, *Prunus spinosa*, *Cornus sanguinea*, *Salix cinerea*



A. Evolving the Commons

A.1 Managing conservation



Rowan [*Sorbus aucuparia*]



Hawthorn [*Crataegus monogyna*]



Small-leaved lime [*Tilia cordata*]



Black poplar [*Populus nigra*]



Whitebeam [*Sorbus aria*]



Crab apple [*Malus sylvestris*]



Wild service tree [*Sorbus torminalis*]



Crack willow [*Salix fragilis*]



Crab apple [*Malus sylvestris*]



Wild cherry [*Prunus avium*]



Hazel [*Corylus avellana*]



Alder [*Alnus glutinosa*]

OAK/BIRCH WOODLAND EDGE TREE SPECIES
(Species: *Sorbus aucuparia*, *Sorbus aria*, *Malus sylvestris*, *Prunus avium*)

Incorporating scallops and rides in areas of oak/birch woodland will create space to introduce native species that are associated with this woodland community. The current tree community is not particularly diverse, being dominated by oak and birch. Adding this species to the mix will provide a valuable mix of species that will support greater biodiversity.

OAK WOODLAND EDGE TREE SPECIES
(Species: *Crataegus monogyna*, *Malus sylvestris*, *Prunus avium*, *Corylus avellana*)

Light-loving tree species associated with oak woodland edges will be planted along proposed rides and scallops across the Commons. Such blossoming species are important for pollinators, and the following fruit are an important source of food for wildlife on the Commons.

OAK WOODLAND TREE SPECIES
(Species: *Tilia cordata*, *Sorbus torminalis*, *Corylus avellana*)

The existing oak woodland in the lower lying areas of Wimbledon Common is dominated by evenly spaced, similarly aged oak trees. Species such as *Tilia* and *Sorbus* will be planted to diversify the species range to encourage greater biodiversity and vary the age structure of the woodland. Other species associated with W10 oak woodland such as hornbeam [*Carpinus betulus*] and beech [*Fagus sylvatica*] are already present on site in characterful stands. The planting of the *Tilia* and *Sorbus* has been prioritised for areas in need of diversification and in order not to change the character of certain areas of the woodland.

RIPARIAN/WET WOODLAND TREE SPECIES
(Species: *Populus nigra*, *Salix fragilis*, *Alnus glutinosa*)

Wet woodland species such as poplars and alder support numerous species of wildlife. Willows in particular support a very large range of other animals and are only just behind the oak when it comes to the number of creatures they support. There is already an extensive stand of aspen [*Populus tremula*] on the Commons which is a riparian species. Riparian corridors and wet woodlands are quite characterful landscapes due to the lighter canopy of the associated tree species, often providing a more open, airy character with a richer field layer.

A. Evolving the Commons

A.1 Managing conservation



Bilberry [*Vaccinium myrtillus*]



Burnet rose [*Rosa spinosissima*]



Spindle [*Euonymus europaea*]



Guelder rose [*Viburnum opulus*]



Elder [*Sambucus nigra*]



Dogwood [*Cornus sanguinea*]



Wild privet [*Ligustrum vulgare*]



Osier [*Salix viminalis*]



Broom [*Cytisus scoparius*]



Field rose [*Rosa arvensis*]



Alder buckthorn [*Frangula alnus*]



Grey willow [*Salix cinerea*]

OAK/BIRCH WOODLAND EDGE SHRUB SPECIES

(Species: *Vaccinium myrtillus*, *Sambucus nigra*, *Cytisus scoparius*, *Rosa spinosissima*, *Rosa canina*)

The drier and more free draining nature of the gravels that the oak/birch woodland and heathland are associated with supports a specific group of shrubs adapted to such a habitat. Planting such species will help maintain the specific character of the landscape associated with the plateau of the Commons.

OAK WOODLAND EDGE SHRUB SPECIES

(Species: *Rosa arvensis*, *Cornus sanguinea*, *Euonymus europaea*, *Ligustrum vulgare*, *Sambucus nigra*, *Prunus spinosa*, *Viburnum lantana*)

Woodland edges and rides support a larger range of species due to the increased light levels. The higher levels of light often encourage more profuse flowering and the production of berries and fruits, which is a valuable source of food for numerous species of wildlife.

RIPARIAN/WET WOODLAND SHRUB SPECIES

(Species: *Frangula alnus*, *Viburnum opulus*, *Salix viminalis*, *Prunus spinosa*, *Cornus sanguinea*, *Salix cinerea*)

Wet woodland and riparian corridors have a specific set of species associated with them due to the damper and more waterlogged soils. Choosing such species will provide a wider source of food and shelter for wildlife associated with Beverley Brook.

A. Evolving the Commons

A.1 Managing conservation

A.1.8 Creating new glades and maintaining existing ones

Glades are important habitats for similar reasons as rides: they provide an oasis of light, a hole in the forest canopy for light-loving species to thrive in and so help diversify the woodland ecosystem.

Most of the proposed glades are in the south-west of the Commons within the most extensive areas of woodland, though there are numerous of varying size scattered across the Commons already which will be maintained to prevent reversion to secondary woodland.

The new glades are proposed in areas of the woodland that already have quite an open structure, so fewer trees will have to be cut down. Specific locations will be ground-truthed with the Ranger team to find the spaces currently occupied by less desirable younger trees, rather than more mature specimens. As well as their benefits for wildlife, glades will provide spaces for visitors to use and relax in the woodland.

Note: when trees are cut down as a result of works, some logs will be left in situ as informal natural play equipment so to provide numerous and changing features for children to play with across the Commons.

These include:

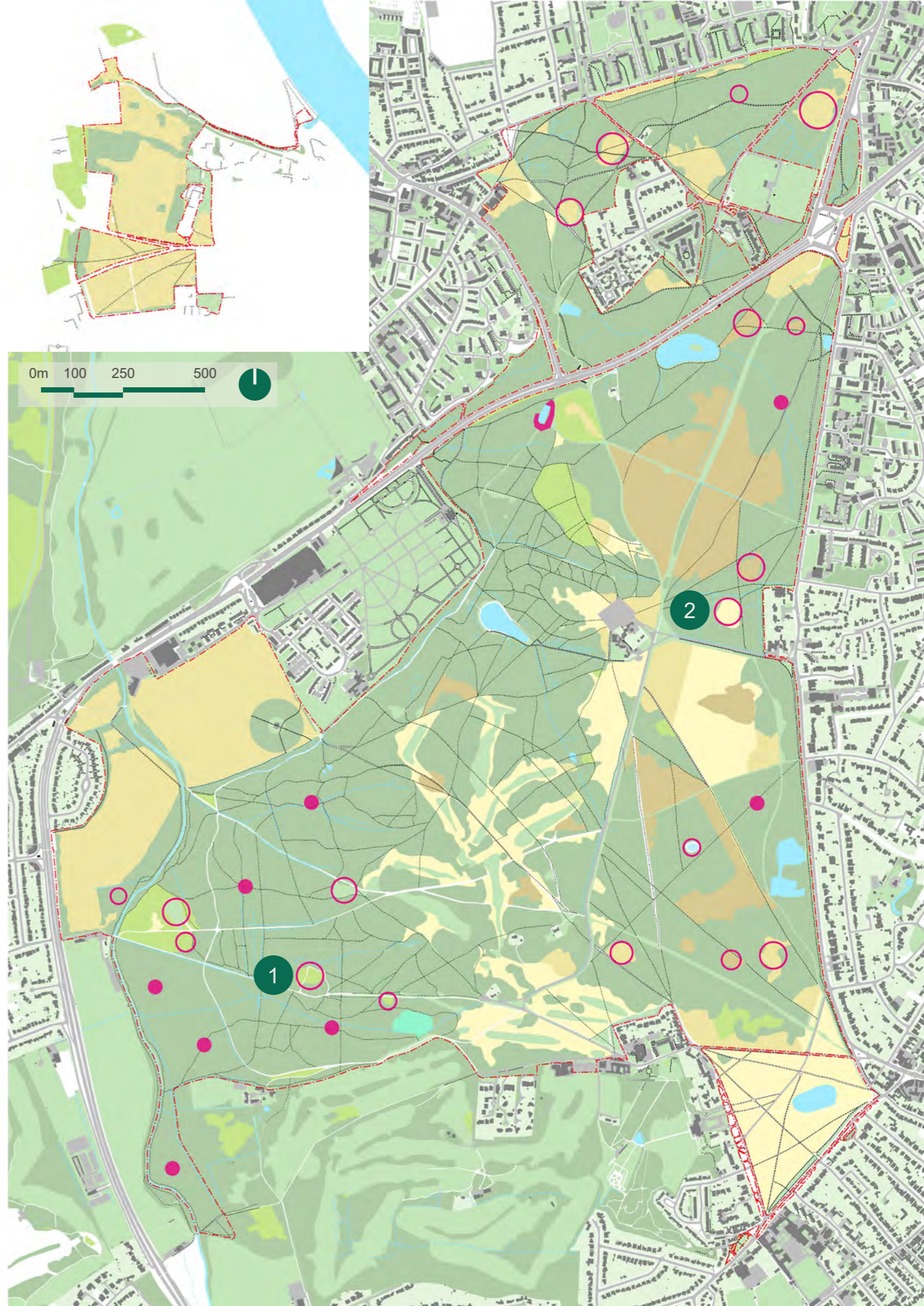


The existing glade on Robin Hood Ride near the old brick works



An existing glade along the Nature Trail near the Windmill

- Proposed glades
- Existing glades



A. Evolving the Commons

A.1 Managing conservation

A.1.9 Protecting and increasing heathland through tree and shrub removal

The heathland habitat on the Commons is an important and defining character of the landscape, particularly due to the rarity of lowland heathland in the UK today. Heathland elsewhere is often naturally maintained by grazing animals, but due to the challenging nature of introducing such animals on the Commons, the heathland must be manually cut back occasionally - this is already being undertaken by the Ranger team and 'scrub basher' volunteers. This labour-intensive task must continually take place to prevent the succession of secondary woodland, which would shade out this valuable open habitat and its associated wildlife.

A SSSI assessment in 2015 noted 'areas of heather-dominated vegetation tend to be even-aged and lack the structural elements that would be provided by grazing such as patches of short turf, bare areas and damp hollows. There is on-going rotational cutting of these areas which provides some of this complexity.'

To help diversify the heathland, it will be expanded by cutting scallops into the surrounding woodland, which will help diversify the woodland edge age structure. Increasing the size of the heathland is also important as the larger the area of heathland is, the more resilient it will be to the effects of climate change.

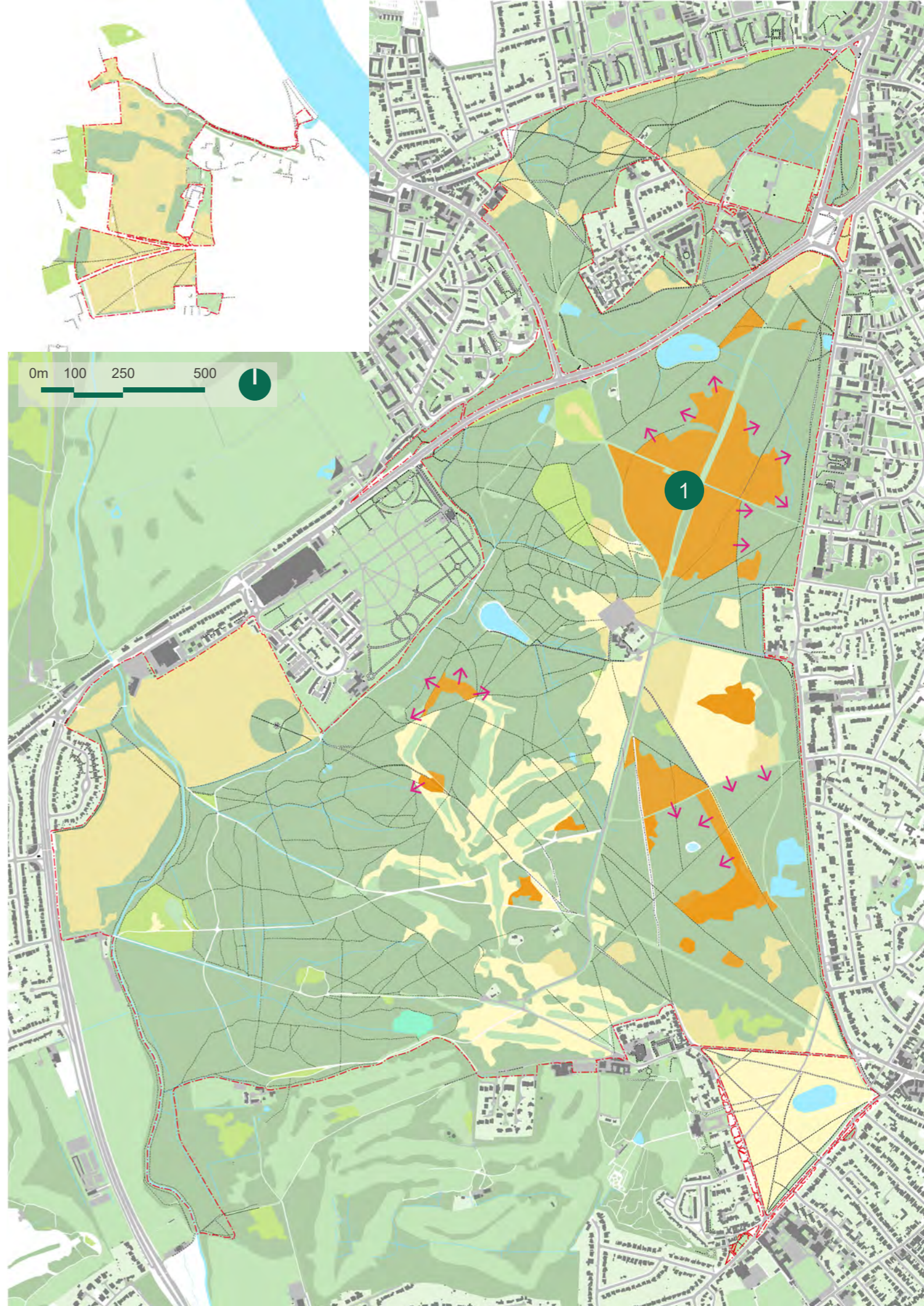
The team is aware that such management of heathland runs counter to currently popular re-wilding approaches to landscape management and therefore requires thoughtful outreach communications to the public to explain the need of cutting back trees to mimic the action of grazing animals and help keep a mosaic of open habitats that the heathland is a part of.

These include:



1 Birch and scrub encroaching on the heathland. This needs to be cut back to prevent the heath turning into secondary woodland

- Expansion of heathland into scallops
- Heathland



A. Evolving the Commons

A.1 Managing conservation

A.1.10 Cutting and baling of acid grassland (in patches)

There is a mixture of neutral and acid grassland on the Commons, although acid grassland is a particularly important open habitat, the areas south-east of the Windmill being particularly species-rich.

The areas around the golf courses are less so, but are still in good condition and need protecting. The edges of the fairways contain remnants of acid grassland, which through improved management could be preserved/extended.

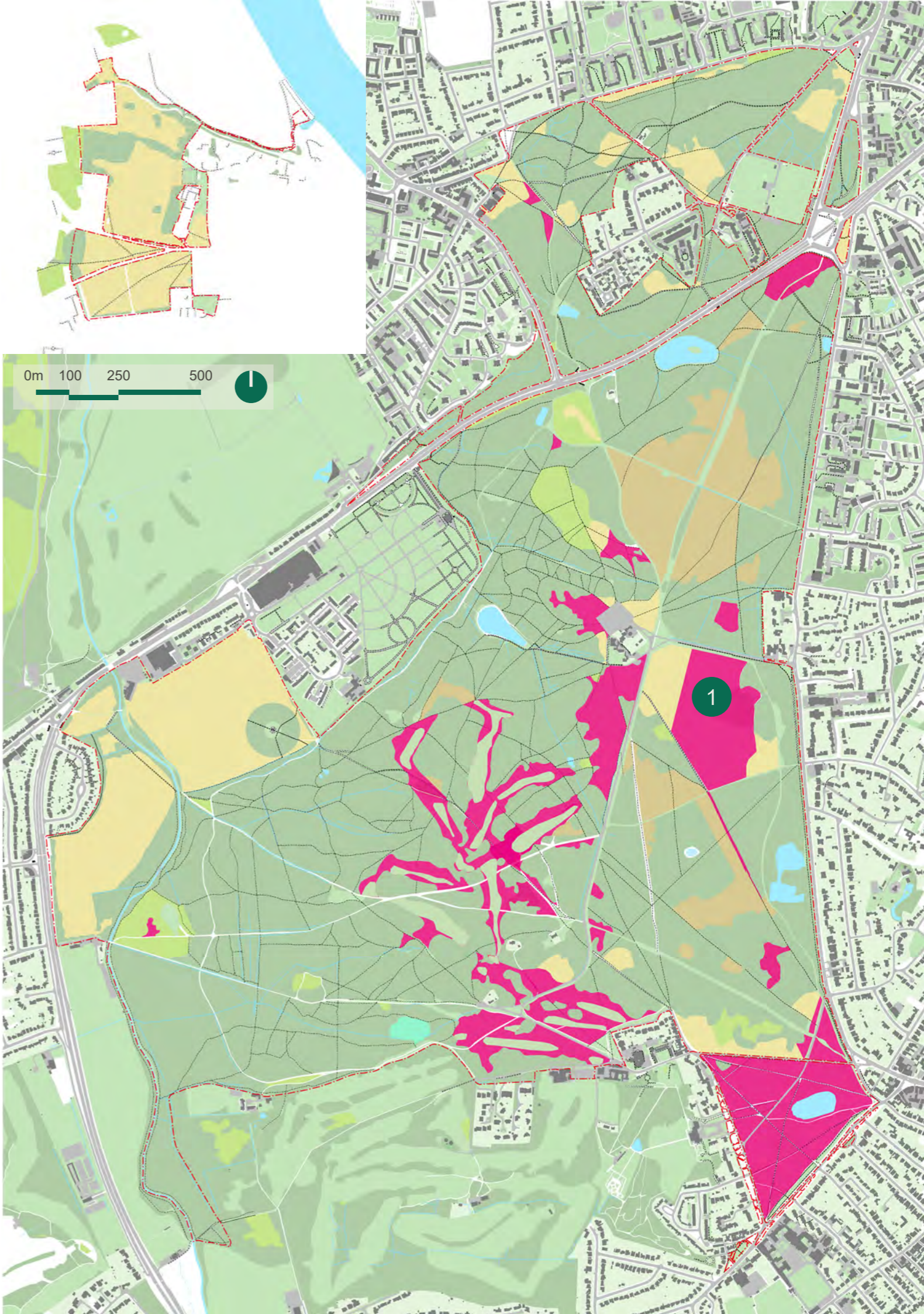
Like the heathland that it is associated with, acid grassland needs to be continually maintained with cutting and baling to keep the successional processes at bay due to the lack of grazing animals as it is an important part of the mosaic ecosystem that the Commons provides.

These include:



Acid grassland with heather mixed in

 Acid grassland



A. Evolving the Commons

A.1 Managing conservation

A.1.11 Meadow cut and bale management to improve biodiversity

The meadow areas on Putney Lower Common are nutrient-enriched from years of use as allotments and a cutting regime that leaves the cuttings on the meadow. This results in smaller range of dominant grasses taking over and preventing a more diverse mix of meadow species from thriving. A regime of cutting and baling once a year will help turn the meadows into a more diverse habitat as the removing of cuttings will prevent excessive nutrients being returned to the soil.

A similar approach will be taken on the Rushmere meadows and REMPF, which have a more regular cutting regime to keep the grass short for use by the public. A section in the south-west of Rushmere can be left to grow long and have a yearly cut and bale to provide an area of longer acid grassland that will benefit wildlife. The area considered for this management leaves space for the Book Fest that takes place there every year.

These include:

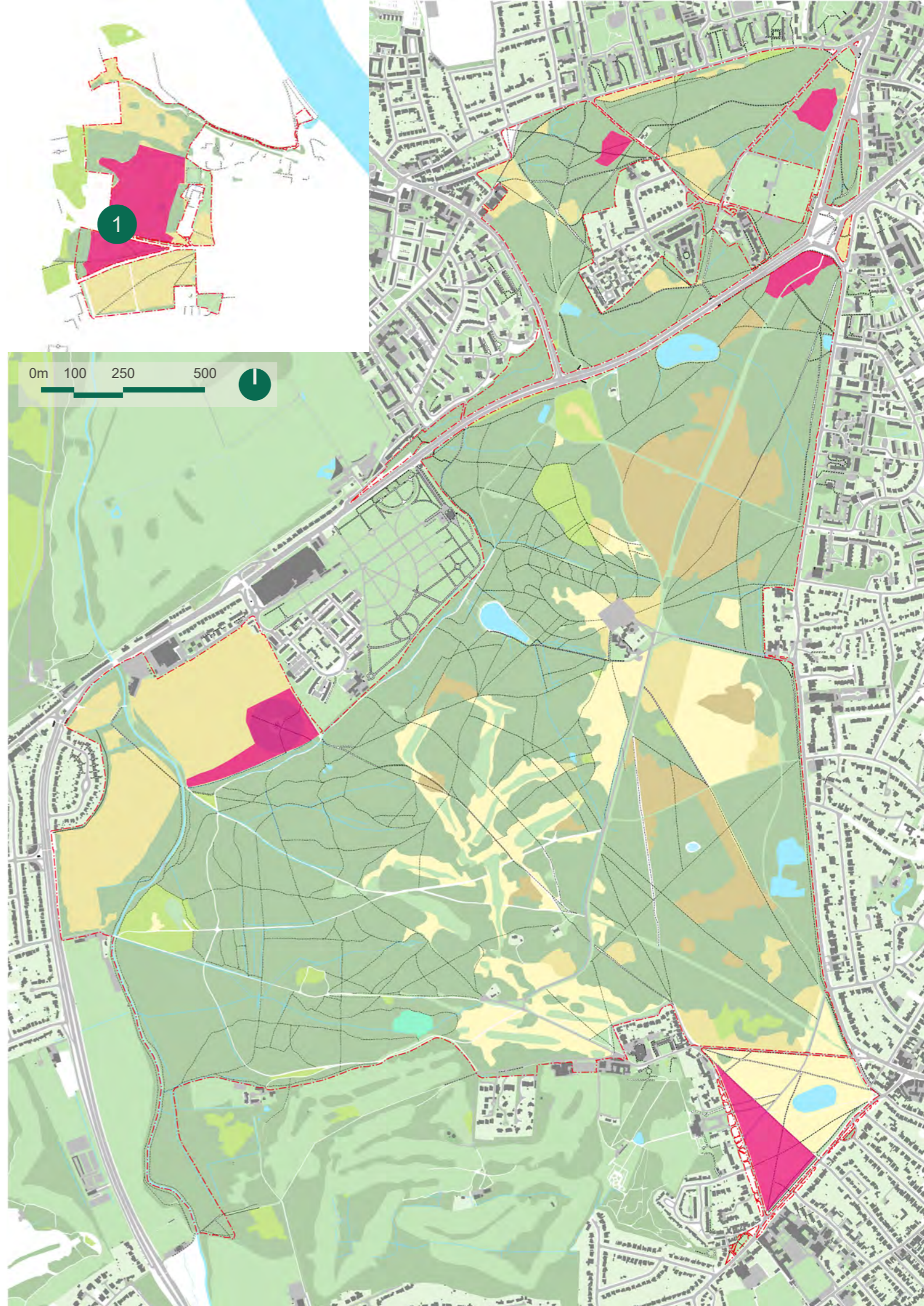


The extensive meadows on Putney Lower Common are nutrient rich, resulting in a smaller variety of grasses taking over and preventing other plant species from growing



Lowland dry acid grassland habitat is associated with pastoral landscapes and heathland. (Reference image not of the Commons)

 Meadow cut and bale management



A. Evolving the Commons

A.1 Managing conservation

A.1.12 Management of high and medium priority ditches

Many ditches across the Commons are in poor repair and some require clearing and maintenance. However, before we undertake any work to ditches, we require a better understanding of the movement of water around the site. In simple terms we need to ensure water is able to flow into the wetland habitats (bogs/ponds/wet heath) and that flow away from these habitats is slowed. We also need to ensure that drainage around busy footpaths is effective, to prevent water-logging.

Therefore high priority ditches are likely to be those located alongside paths or ditches that drain towards water bodies, such as Farm and Ravine Bog.

Medium priority ditches include those which are important for drainage but are located away from the paths, so thereby causing lesser problems for accessibility when they fail.

The ditches shown on the adjacent plan are indicative only and are subject to the findings of a planned hydrological survey. *

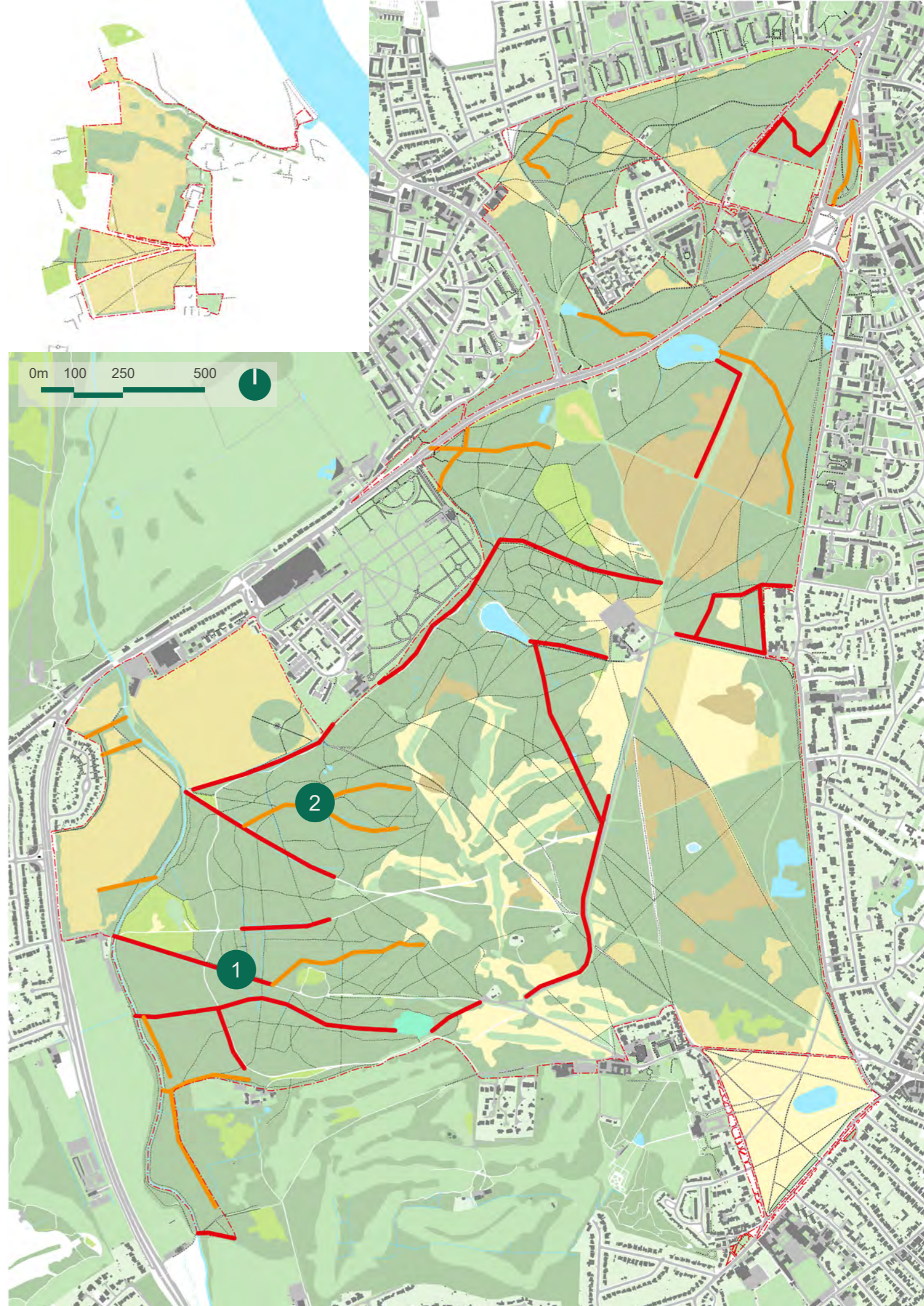
Movement of water may also be managed by installation of dams to slow the flow of water where this is deemed to be ecologically beneficial.

These include:



- High priority
- Medium priority
- Low priority

*Note: Comment provided by WPCC.



A. Evolving the Commons

A.1 Managing conservation

A.1.13 Managing low priority ditches

Low priority ditches include the smaller ditches across primarily the west and north areas of the Commons.

Although they are narrow and shorter than the major ditches, they are still essential to the holistic water surface water management on site, as they help to slow down the water running across the slopes and help redistribute the water from the main ditches.

The low priority ditches also include those which have already been recently cleared and so are not in need of immediate attention.

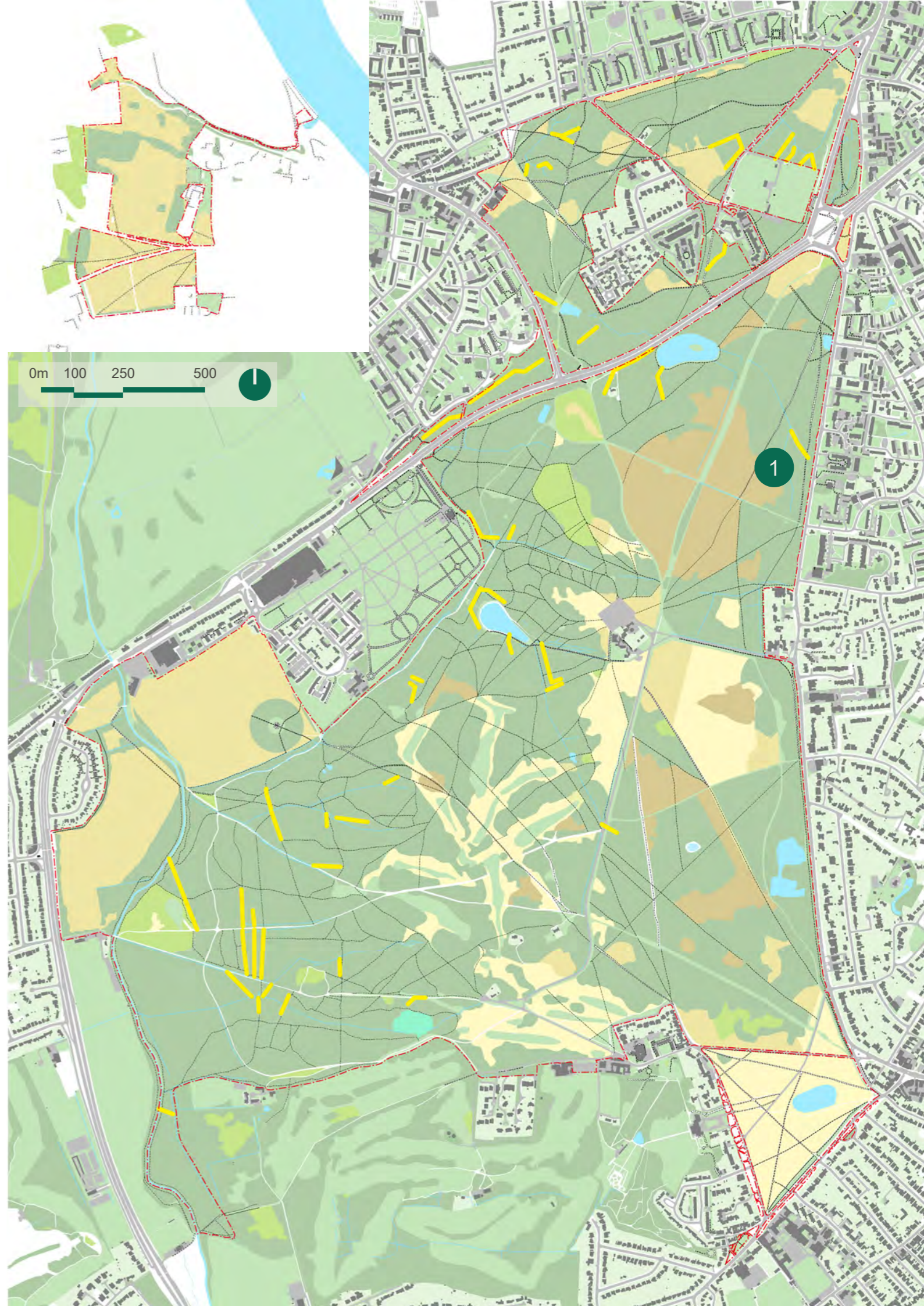
The ditches shown on the adjacent plan are indicative only and are subject to the findings of a planned hydrological survey. *

These include:



- High priority
- Medium priority
- Low priority

*Note: Comment provided by WPCC.



A. Evolving the Commons

A.1 Managing conservation

A.1.14 Expand implementation of scrapes

The WPCC team have already created several shallow scrapes around the golf course area to expose the soil in order to encourage the growth of heather from the existing seed bank.

Scrapes are valuable for biodiversity as they strip back the more vigorous grasses, creating space for other plant species to thrive, and providing an exposed spot for wildlife to sun themselves, which in turn attracts predators. More scrapes will be introduced on the edges of the golf course in order to diversify the habitats there, which are generally poorer due to the intense mowing applied for the course. These scrapes may need to be fenced to prevent trampling/rabbit grazing.

Scrapes may also be introduced on Putney Lower Common (PLC), though to establish more diverse grassland habitats. Stripping back the turf to expose the soil will help remove the excess nutrients, thus encouraging a wider range of plants to thrive. Because PLC is not part of the Site of Special Scientific Interest (SSSI), these scrapes can be sown with seed collected from the wildflower meadow near the Oasis Academy to encourage other species to take hold and quickly achieve a visible impact.

These include:

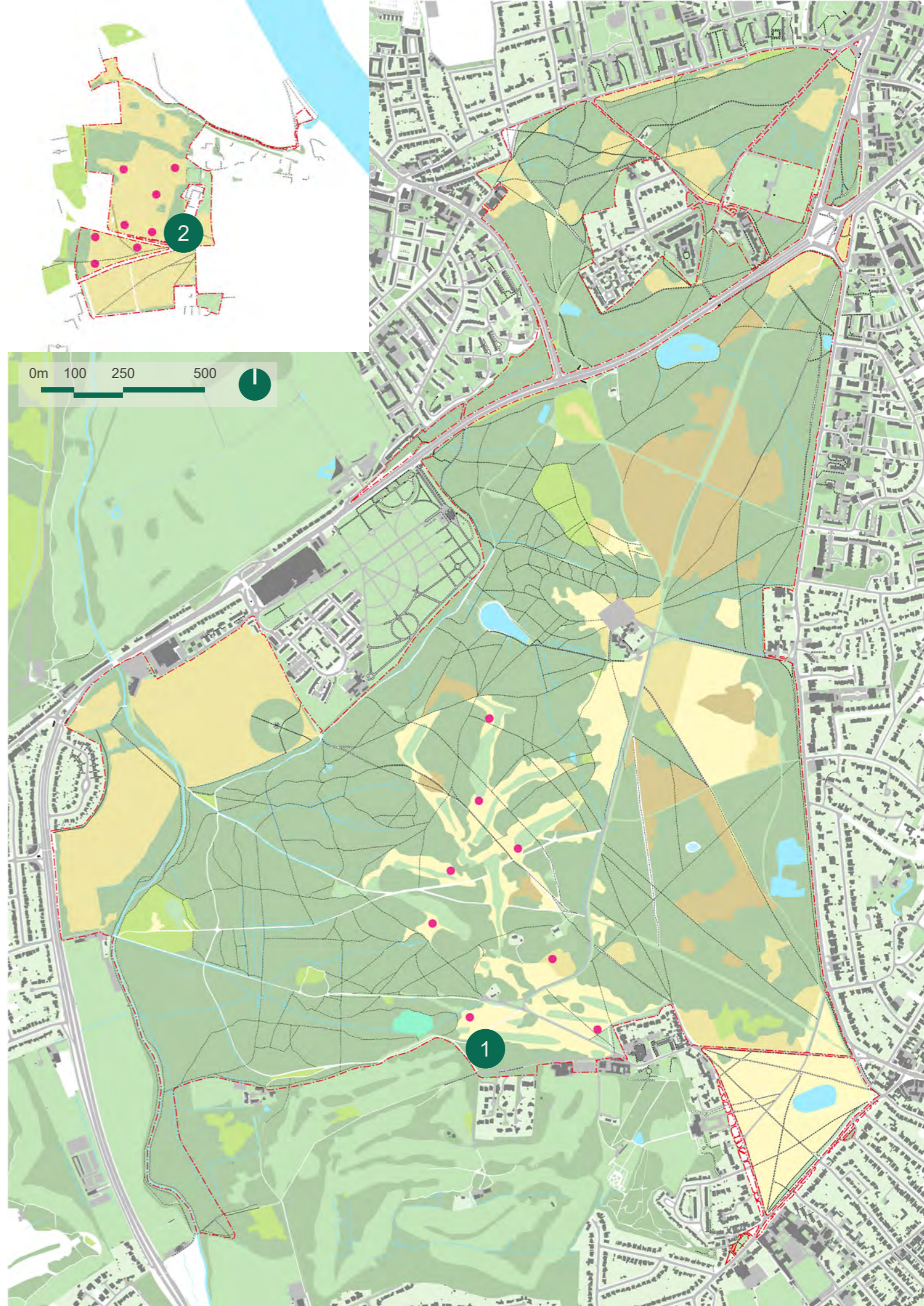


Scrapes created on the golf course on Wimbledon Common with new heather growing



Seeds collected from the planted meadow by the rangers hut by the Oasis Academy can be scattered on the scrapes on Putney Lower Common to encourage wildflowers to grow

● Scrape management



A. Evolving the Commons

A.1 Managing conservation

A.1.15 Meadow creation along road edges

Leaving a 20m meadow buffer with an annual cut and bale along the edge of roads that surround and pass through Rushmere will provide valuable meadow habitat for that space whilst also acting as a barrier between the traffic on the roads and the visitors to the Commons.

Similarly as mentioned with the cut and bale management earlier in the report, leaving strips of meadow that are only cut once a year with the cuttings removed will help this area revert to a low-nutrient, species-rich habitat.

These include:



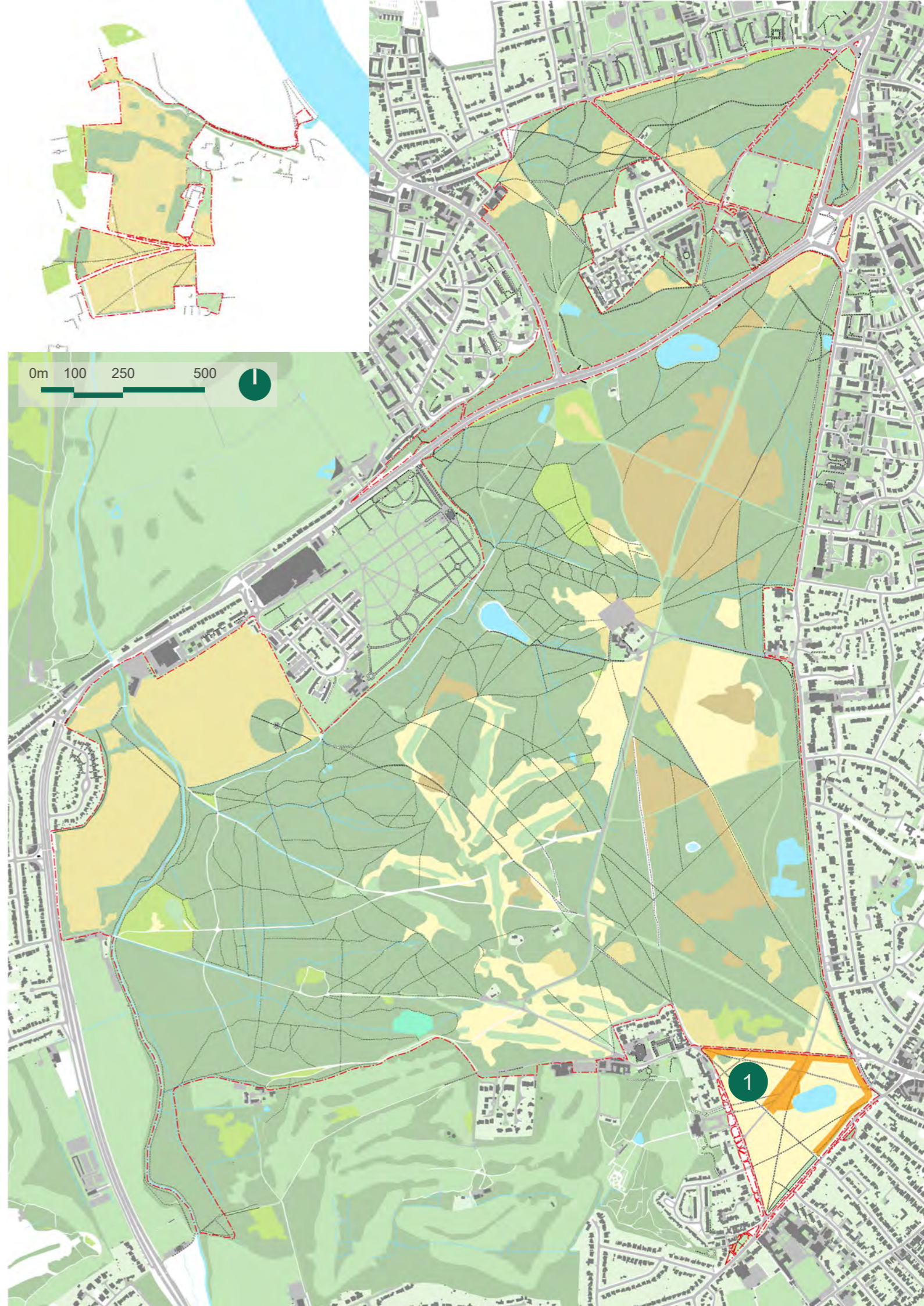
1 Cannizaro Road running through Rushmere. The existing meadow buffers on either side of the road are very narrow



Certain species will benefit from not being disturbed by a regular mowing routine. The buffer will also act as a space for wildlife to take refuge in. (Reference image not of the Commons)

Other areas of meadow creation could also include creation of meadow areas across the Commons – to include Putney Lower Common, REMPf and Putney Heath.

 Meadow buffer management



A. Evolving the Commons

A.2 Enhancing accessibility

Accessibility to and within the Commons will be key to enhancing the current visitor experience and removing current barriers to visitation. This is the next step in the pyramid for Evolving the Commons.



A. Evolving the Commons

A.2 Enhancing accessibility

A.2.1 High and medium priority path improvements

Access across the Commons can be categorised as shared paths (pedestrian and cyclist, with pedestrian priority), pedestrian paths (pedestrian only) and horse rides (horses/pedestrians only). Visitor vehicular access (to car parks only) is provided via tarmac roads, which are excluded from this study.

The paths and rides vary widely in condition, ranging from those recently laid with self-binding gravel to narrower, simply graded paths, many of which are seasonally muddy and pot-holed. The levels of priority for improvements have been chosen according to how much the paths are used and how much they are in need of repair. Red indicates paths that are well used and in immediate need of improvements. Orange indicates those that are less heavily used but require improvements to prevent further degradation.

Some high priority paths such as those near the Windmill and Ladies Mile will be regraded and resurfaced with self-binding gravel similar to materials used on Inner Windmill Road to help improve surface drainage and maintain their longevity. Other high and medium priority paths such as Robin Hood Ride and Green Ride will be improved with compacted gravel similar to what has already been used on other paths. This type of material is also easier to maintain and repair than the self-binding gravel.

The next two pages highlight the updates to path improvements and maintenance in response to the COVID-19 pandemic and works that have taken place by the WPC team in the meantime since the Options Appraisal was submitted.

These include:

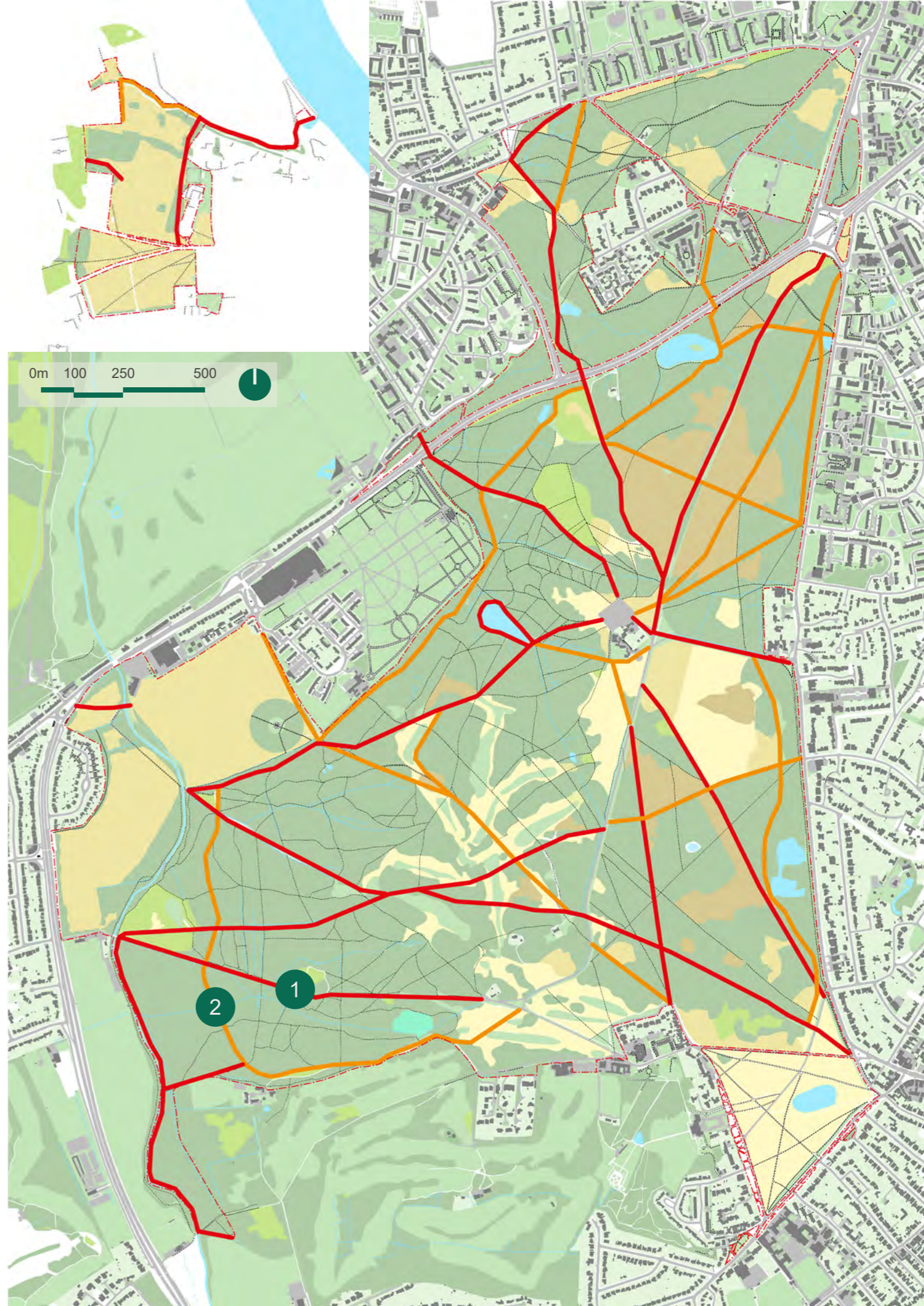


Higher foot traffic high priority path



Lower foot traffic medium priority path

- Path left as existing
- High priority (up to 8m wide)
- Medium priority (up to 5m wide)



A. Evolving the Commons

A.2 Enhancing accessibility

A.2.1 High and medium priority path improvements:

The Commons, over the course of 2020 and continuing through 2021, has seen a large increase in users as a result of the COVID-19 pandemic, as people try to stay fit mentally and physically.

With this influx of visitors, many of the paths have widened as pedestrians try to stay two metres apart, forcing them into the landscape to try and remain socially distanced. This has resulted in many of the paths becoming very muddy and potholed and expanding into the surrounding sensitive landscape.

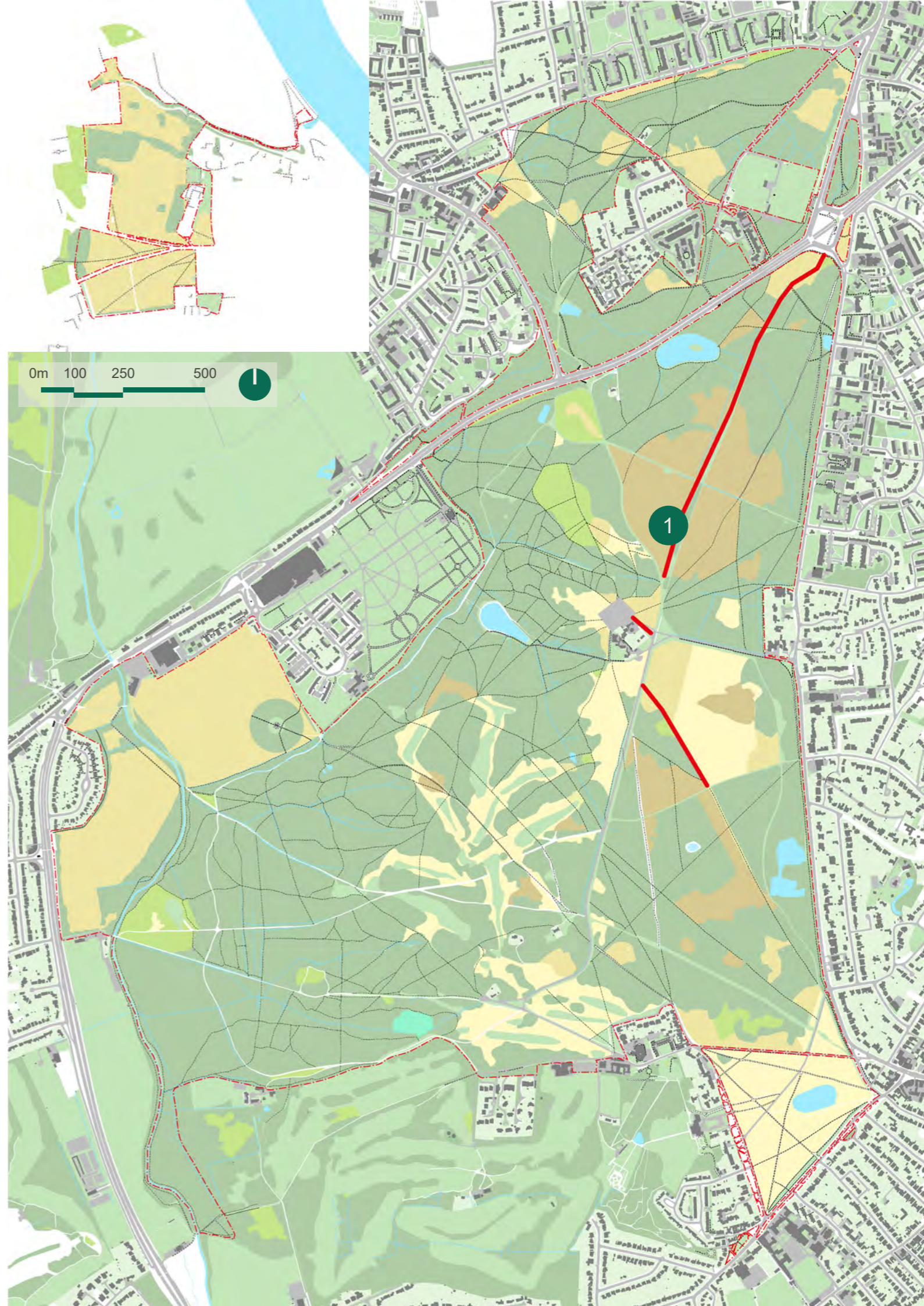
The WPCCC team has identified the worst affected paths in need of repair as Ladies Mile, the north end of Green Ride, and the section of path at the front of the Windmill. These sections of path will be resurfaced to provide accessible routes for visitors that prevent them from having to stray into and damage the adjacent sensitive habitats.

These include:



Ladies Miles

 High priority path widened in response to COVID-19



A. Evolving the Commons



A.2 Enhancing accessibility

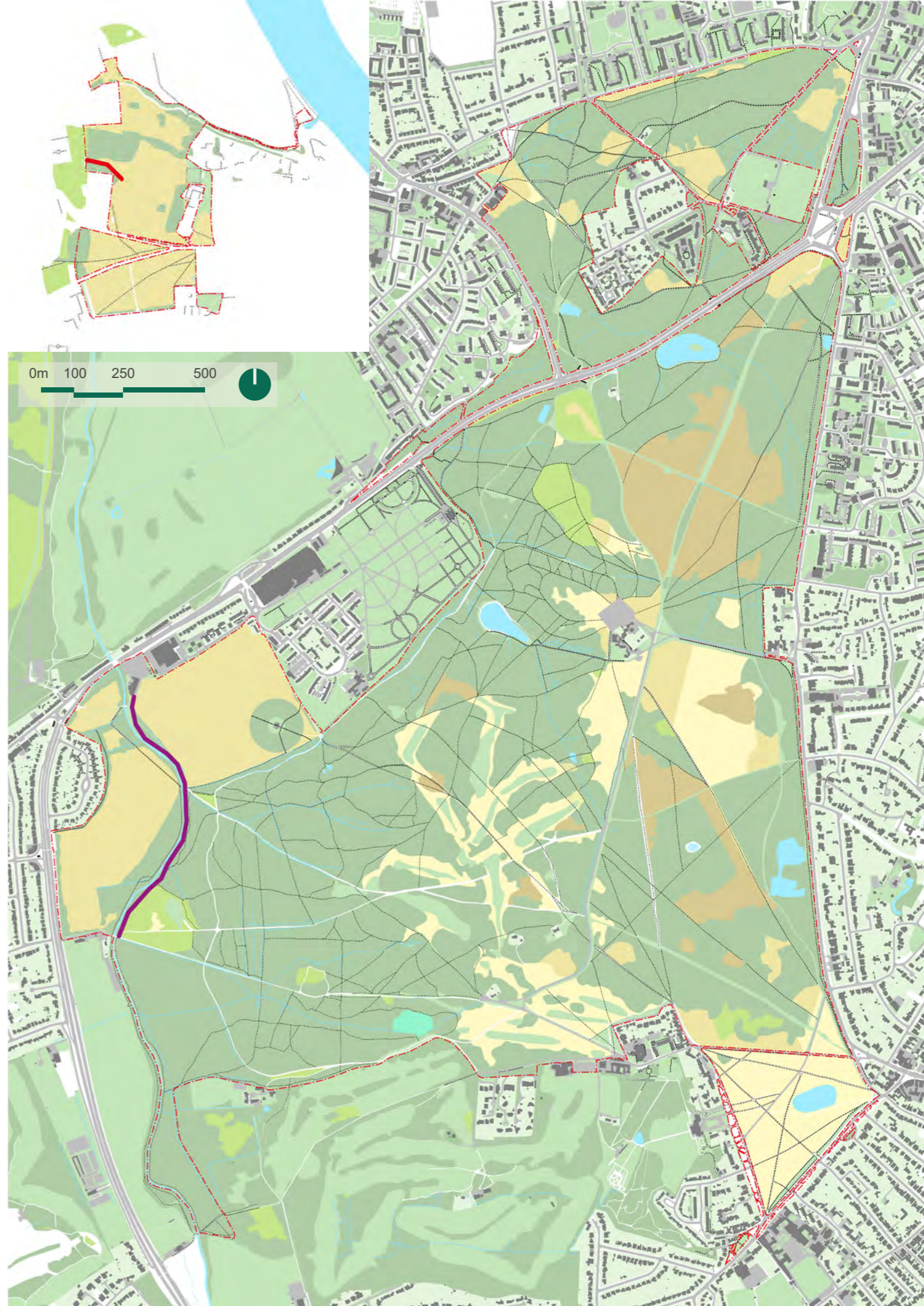
A.2.1 High and medium priority path improvements: Path addition and removal

A small stretch of informal path has become particularly damaged on Putney Lower Common from the increased footfall of visitors. The WPC team has recommended this as an additional path to be laid with a high priority.

Since the Options Appraisal, a section of the Beverley Brook path has been newly surfaced by the WPC team and so can be removed from the plan for high priority paths maintenance.

Upcoming phases of consultation and development will explore the potential of extending cycling routes to provide improved access from Parkside to the Inner Windmill Road and Ladies Mile. The potential for creation of a circular cycle 'loop', providing a safe, vehicle free circuit for young and inexperienced cyclists, will also be explored.

-  Additional high priority
-  Path newly laid by WPC team



A. Evolving the Commons

A.2 Enhancing accessibility

A.2.2 New signage at hubs and across the Commons

There is a clear need for improved signage and wayfinding on the Commons in order to create a more accessible, navigable experience for current and new users. Significant demand for this was found through the audience engagement phase of this project. Clarifying appropriate usage of different parts of the site and guiding visitors away from more fragile habitats through wayfinding has the potential to create frictionless space sharing between different user groups and protect the site's ecology. However, it is essential that signage and wayfinding are subtle and sympathetic to the setting, and that they do not compromise the unspoilt character of the site.

A bespoke signage and wayfinding solution is proposed for Wimbledon and Putney Commons, using natural materials and complementing the landscape. Presented here is a mood board of comparator images that suggest a possible look and feel for these interventions. They are intended to be indicative and inspiring rather than prescriptive.

Signage across the Commons is proposed to help visitors to orientate themselves. Improved signage has the potential to encourage and support new visitor groups to use the Commons. All signage must, however, be sympathetic to the landscape to uphold the 'wild' feel of the Commons. Most signage will be located at entrances to the Commons to avoid intruding on visitors' direct experience of the landscape once they are within.

At the Hubs and main pedestrian entrances, A0-sized information boards will provide visitors with basic orientation including the location of trails, key landmarks, and designated usages of paths. Other information and updates, such as works on the Commons or events programming, will also be provided at these points.

At 'local' secondary entrances, smaller-scale signage will also provide orientation and information of this type.

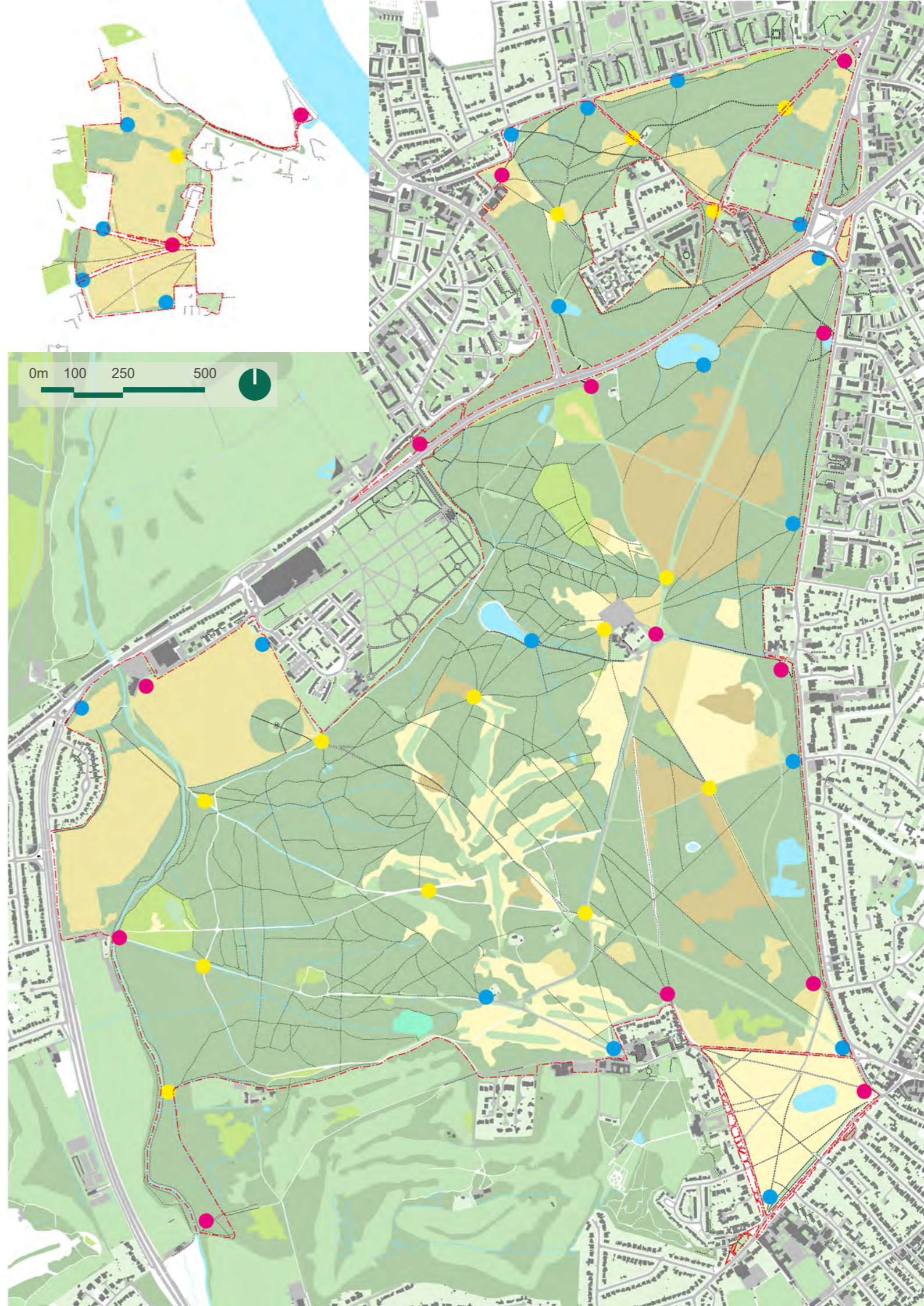
A.2.3 Named bus stops along the Commons

Signage highlighting the Commons at bus stops adjacent to the site and/or discussions with TFL to rename bus stops. (Commons wide, locations TBC)

A.2.4 Light touch wayfinding across the site

Within the Commons, particularly at junctions where several major paths meet, subtle wayfinding will help visitors with basic navigation, with the Windmill as a key reference point. The Commons are loved for their 'wildness' and the sense that one could wander a little and easily get lost, so the design and placement of these wayfinding signs will need to be sympathetic to the landscape.

- A.2.2 Main entrance information board
- A.2.4 Local entrance information board
- A.2.4 Finger post directional signage





Light-touch wayfinding
Source: Nature Design



Interactive wayfinding solution, including tactile elements
Source: Anglesey Abbey Trust



Branding for San Francisco Based company _Atera_, USA
Source: Wayfinding Parts and Labor Design



Wayfinding design for AFIA/ACE awards, by Wood Solutions
Source: AFIA/ACE awards



Floor paving wayfinding
Source: National Park Service, Boston



In-site signage with metallic finish
Source: Gecko Group



Light-touch wooden wayfinding
Source: Norbury Park Sawmill



Signage outlining the Jani Riviera, Mexico
Source: Daniela Theodore



Carved stone plinth wayfinding solution
Source: Anna Louise Parker



Metallic wayfinding on pathway, Elfin Forest
Source: I Hike San Diego



Subtle metallic wayfinding solution within natural landscape,
West Covington Park
Source: ASG Architects



Natural signage by wood sculptor Caroline Webb
Source: Caroline Webb

A. Evolving the Commons

A.2 Enhancing accessibility: Windmill Hub

A.2.8 Bike racks

Capacity for 100 bikes - sympathetic materials (natural where possible)



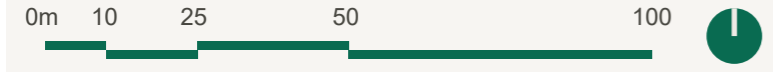
Windmill Hub

A. Evolving the Commons

A.2 Enhancing accessibility: REMPF

A.2.8 Bike racks

Capacity for 100 bikes - sympathetic materials (natural where possible)



REMPF Hub

A. Evolving the Commons

A.3 Improving the built environment

Ensuring the maintenance of built assets and their synergy with the landscape is the next step in the pyramid for Evolving the Commons.

Most of the initiatives in this section will form part of Stage II consultation, the exception being the tree work at REMPF.



A. Evolving the Commons

A.3 Improving the built environment

A.3.1 Tree management and meadow creation at REMPF

Fifty oak trees were planted in concentric circles to create the War Memorial Grove nearly a hundred years ago. Arboricultural works to the trees have varied over the years, leaving some trees in better condition than others.

Works to the trees will ensure the remaining ones grow to their optimal health -- consideration will be given to the spaces between the trees to allow healthy growth, as well as branching structure and form.

Works to these trees will also allow more sunlight to reach the ground and meadow areas will be introduced here. This may require more thinning of the oaks.

Herbaceous plants at the base of the woodland edge will attract bees, butterflies and other insects, and provide ground cover for smaller animals, as well as providing a natural floral tribute to those commemorated by the memorial. *



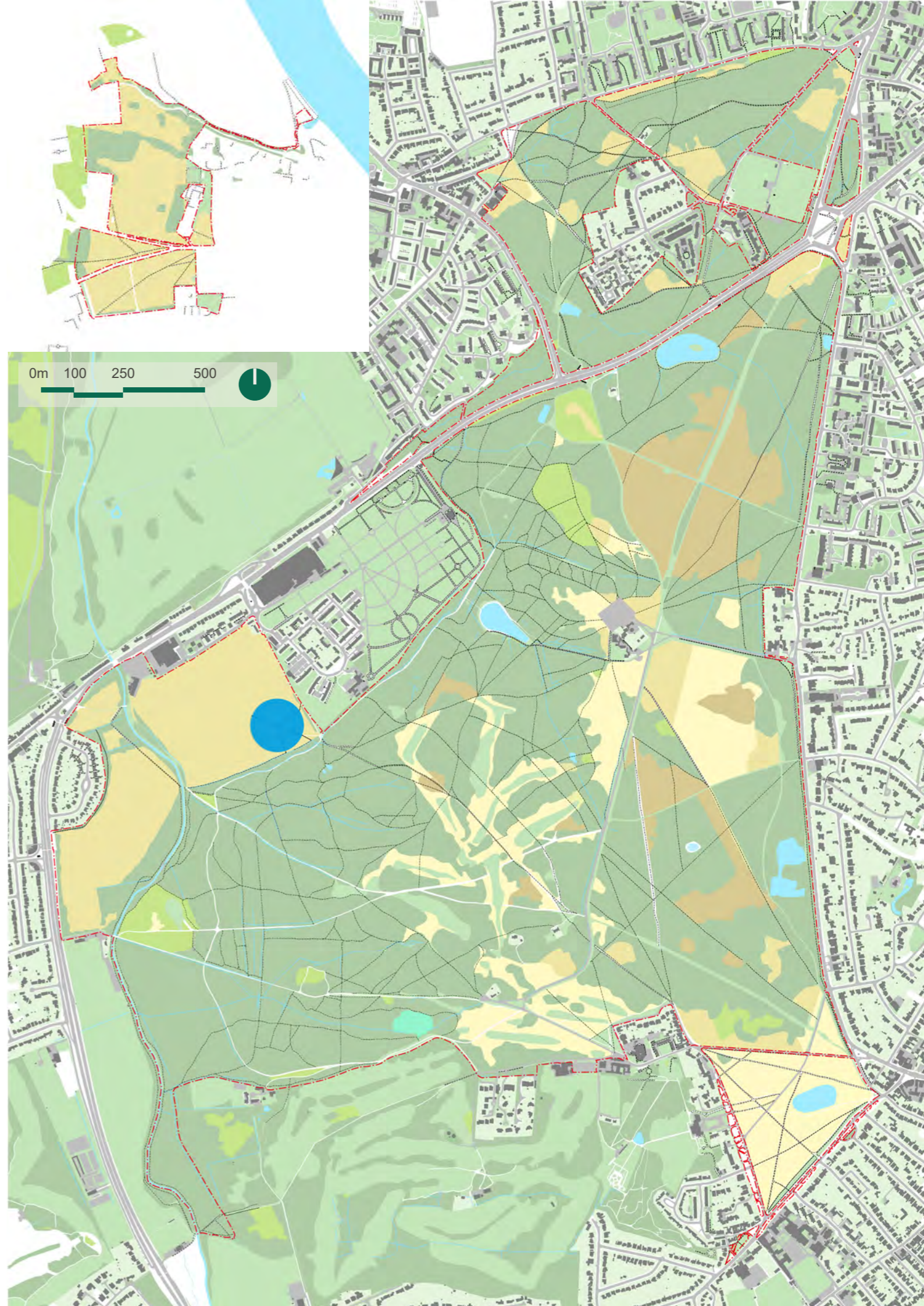
Trees in the war memorial circle



Meadow creation under oaks

 Tree works and meadow creation

*Note: Comment provided by WPC.



Masterplan Consultation: Stage I Cost Estimates - Details

Masterplan Stage I			One-off Project Costs (£) - Note 1		Annual Costs (£/year) - Note 2
Subgroup	Project	Description	Externally Funded	Internally Funded	
1. Ponds and wetlands	A.1.1	Bog improvement works including water loss prevention			2,340
1. Ponds and wetlands	A.1.2	Pond improvement works including de-silting	2,124,400		3,120
1. Ponds and wetlands	A.1.3	Naturalisation of Beverley Brook using wooden berms		7,324	3,744
2. Woodlands	A.1.4	Opening up of rides by cutting back trees and shrubs			9,360
2. Woodlands	A.1.5	Scalloping woodland edges			
2. Woodlands	A.1.6	Introducing new native species and broadening the genetic diversity of existing habitats for ecosystem resilience to climate change			
2. Woodlands	A.1.7	Planting additional native tree saplings and shrub species		14,700	
2. Woodlands	A.1.8	Creating new glades and maintaining existing ones		5,000	780
3. Heathlands and grasslands	A.1.9	Protecting and increasing heathland through tree and shrub removal			12,480
3. Heathlands and grasslands	A.1.10	Cutting and baling of acid grassland (in patches)			5,000
3. Heathlands and grasslands	A.1.11	Meadow cut and bale management to improve biodiversity			1,560
3. Heathlands and grasslands	A.1.14	Expansion of implementation of scrapes		6,400	
3. Heathlands and grasslands	A.1.15	Meadow creation along road edges			1,560
3. Heathlands and grasslands	A.3.1	Tree management and meadow creation at REMPF		15,990	936
4. Paths and ditches	A.1.12	Clearing high and medium priority ditches			3,000
4. Paths and ditches	A.1.13	Clearing low priority ditches			
4. Paths and ditches	A.2.1	High and medium path improvements	1,829,892		50,000
5. Signage and bike racks	A.2.2	Signage at hubs and across Commons	78,000		4,936
5. Signage and bike racks	A.2.3	Bus stop signage			
5. Signage and bike racks	A.2.4	Light touch wayfinding	23,000		1,468
5. Signage and bike racks	A.2.8	Bike racks		20,000	
Total Cost - Stage I			4,055,292	69,414	100,284
			4,124,706		
Annual Cost (assuming 20 year delivery of projects)			202,765	3,471	100,284
				103,755	
Note 1: All one-off cost estimates (with exception of A 2.8) provided by Barker Langham and partners					
Note2: All annual cost estimates provided by WPCC					

Masterplan Consultation: Stage I Cost Estimates - Summary

Masterplan Stage I			One-off Project Costs (£) - Note 1		Annual Costs (£/year) - Note 2
			Externally Funded	Internally Funded	
1. Ponds and wetlands			2,124,400	7,324	9,204
2. Woodlands				19,700	10,140
3. Heathlands and grasslands				22,390	21,536
4. Paths and ditches			1,829,892		53,000
5. Signage and bike racks			101,000	20,000	6,404
Total Cost - Stage I			4,055,292	69,414	100,284
			4,124,706		
Annual Cost (assuming 20 year delivery of projects)			202,765	3,471	100,284
				103,755	
Note 1: All one-off cost estimates (with exception of A 2.8) provided by Barker Langham and partners					
Note2: All annual cost estimates provided by WPCC					

