



# DEVELOPMENT PROPOSAL CONSULTATION REPORT

**May 2022**

## **The proposals**

Ealing Croquet Club has recently embarked on a new project to develop the pavilion and lawns in Lammas Park. The proposal includes a social hub within Lammas Park, sympathetically restoring the existing buildings to encourage the widest possible participation by local residents, park users and community groups, with croquet remaining the core activity, providing a holistic solution that better integrates the site with the park.

Lammas Park has been home to croquet for over 100 years. The aim is to create a new community hub with croquet at its core, preserving the heritage of the site for future generations.

The proposals can be found at: [www.ealingcroquet.org/vision](http://www.ealingcroquet.org/vision)

This report sets out the results of the club's consultation on these proposals.

## **Publicity**

Publicity for the consultation was primarily targeted at current club members, local residents and park users. Two public consultation drop-in events were held on Sunday 13th and Saturday 19th February 2022 in the Lammas Park Pavilion and online feedback was sought via a website feedback form. Ealing Croquet Club members were also consulted as part of the consultation.

The consultation ran from 12th February to 30th March 2022.

The consultation was advertised by:

- Two articles in Ealing Today online newsletter.
- Requests for circulation via the following 4 local residents associations: Walpole Residents' Association, The Park Community Group, Ealing Fields Residents' Association and Boston Manor Residents' Association.
- A leaflet drop of 1,200 leaflets to the streets immediately surrounding all 4 sides of Lammas Park in the week leading up to the public consultation events.
- Posters within Lammas Park around the fences at the Croquet site and at all park entrance gates throughout the consultation period.

## **Feedback**

Respondents were asked to provide their postcode, to give their feedback on the proposals in free format and to answer the following question:

How likely are you to support our proposals?

Answers using the following scale: 3 = "very likely"; 2 = "undecided", 1 = "not likely"

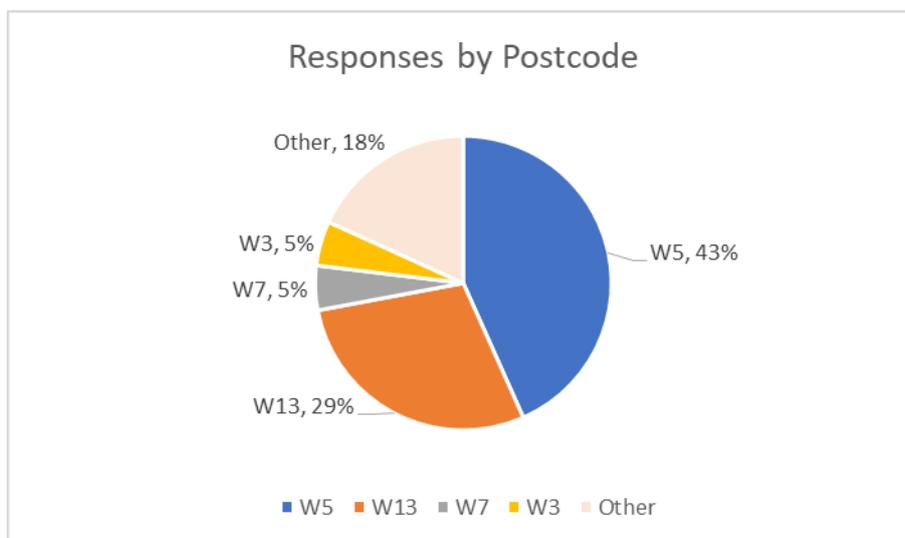
## **SUMMARY OF RESPONSES**

- 143 written responses were received in the consultation exercise.
- An overwhelming majority of 94% indicated their strong support for the proposals.
- 82% of respondents live in an Ealing Borough postcode.

**Membership responses:** Members responding gave unanimous support to the proposals. Members' responses represent 79% of the current Croquet Club membership. 69% of members who responded live in Ealing borough postcodes.

	No of replies
<b>Total Members responses</b>	<b>45</b>
<b>Non-members:</b>	
website	79
Consultation events	19
<b>Total Non-member responses</b>	<b>98</b>
<b>TOTAL CONSULTATION RESPONSES</b>	<b>143</b>

Response	Percentage
Very likely	94%
Undecided	5%
Not likely	1%
	100%



Ealing postcodes = 82%

*“The proposals are sympathetic not only to the existing building, but to the park as a whole and will provide much needed community facilities for many years to come.”*

*“Love this proposal and the idea of having a croquet club - quite a unique feature for Ealing.”*

*“Well thought out designs and good to see croquet at the heart of the proposal. It would be a travesty to lose the only croquet site in this part of London.”*

*“This looks like a very positive way of encouraging a healthy outdoor community activity for all ages and levels of fitness, while also increasing local resources for social interaction. I think it would score highly as a mental health and wellbeing tonic!”*

**Themes emerging from the written free format feedback comments:**

Responses were overwhelmingly positive regarding the overall proposals, and very enthusiastically received by local residents, with the development being seen as a viable and realistic proposal in keeping with the character of the area.

Within the free format comments:

- Support for accessible access and opening the site to community-based activities was specifically mentioned by over half of all respondents.
- The inclusion of a café in the development was mentioned as a positive addition by around a quarter of respondents.
- The continuation of the site as the home of Ealing Croquet Club and the provision of public access to croquet was supported by just over a quarter of non-member respondents (including Croquet Club members responses would bring this to just under half of all respondents supporting the continuation of croquet).
- There was considerable support shown in the heritage of the site and in respecting and sympathetically restoring the existing pavilion without significantly altering its current look and design.

A few comments questions the level of public interest in croquet and the viability of running regular public Pay & Play sessions and this is being further tested throughout 2022 by the club, with early indication that there is considerable interest from a broad cross section of local residents, and the format and overall experience has to date been very positively received.

Funding and council support & backing was also raised as a key point for success and discussions with the council are ongoing in this regard.

The Council's Northfields Conservation Area consultation was brought to the attention of the club in comments during the consultation and the club has submitted a response to that consultation.

### **EALING CROQUET CLUB MEMBERS FEEDBACK**

Members' feedback was overwhelmingly supportive of opening the site to broader community use and in particular the inclusion of a café and improved accessibility throughout the site. The positive role that croquet can play in improved health and wellbeing for the local community and the potential to build further links with other local organisations such as businesses and schools was reflected in a number of comments.

A strong sense of pride also came through in members comments emphasising the unique proposition that a thriving croquet club truly integrated with the local community could offer.

*"To have a Croquet Club in Ealing with some of the best lawns in the country and with potential for international games is something for Ealing to be proud of."*

*"I fully support the vision of creating a new social hub within Lammas Park, centred around croquet as the core activity."*

*"The new proposals appear to be the surest way to protect the special lawns and the club itself. In addition, becoming more open and more involved with the community is especially pleasing and will inevitably add a positive contribution to Lammas park."*

## POINTS FOR FURTHER CONSIDERATION

A number of points and areas for further consideration were received as part of the consultation and these will be taken forward in the next stages.

In particular:

- Consideration of the position of the terrace with regards to sun.
- Noting that a number of people are looking for toilet facilities in the park.
- Any seating outside of the site boundaries should not be permanent/ pack away at night to avoid encouraging an area for informal congregation at night and potential anti-social behaviour. The proposal should not be seen as 'stealing' additional parts of the park.
- That local residents do not support any floodlights, late night activities or changes to park access.
- To give further consideration to the design of the café with respect to the heritage and character of the site, and in terms of most appropriate layout and design for a park café, including aspects such as a dog free area, and baby buggy storage.
- Ensuring true accessibility for wheelchair users to use in an independent capacity. Suggestion to contact the Occupational Therapy service at Ealing Council in the design and planning of disabled facilities.
- Seeking specialist expertise in the heritage of the building and professionals with experience to modernise the site in a sensitive and sustainable way.
- The first floor Community room could be divided into 2 spaces with a removable divider and appropriate storage which would be useful to maximise use of the space for different activities.
- A number of points were raised around ensuring the safety of public on site when croquet was in play, and ensuring that members' privacy, clubhouse security and peaceful enjoyment of play were also preserved in the overall development.

Suggestions made for additional community use were as follows: Bowls, boules, pilates, yoga, ping-pong, tai chi, visual arts community hub upstairs: Life drawing; Film club; Pop up Exhibitions and education workshops. As a result, some new contacts have been made and are being followed up.

"Great to see this opened up for public use while maintaining this historic building and character. Excellent! We give our full support."

"Amazing idea! Can't wait to see (and use) it!"

### **Ealing Croquet Club**

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