



London Borough
of Hounslow



Ealing

www.ealing.gov.uk

GUNNERSBURY PARK SURVEY

Final Report

By

Jura Consultants

November 2009



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CONTENTS

Section	Page
1. Introduction	1.
2. Demographics	5.
3. Use of Gunnersbury Park and Other Parks	11.
4. The Proposed Options	17.
5. Additional Comments	25.

1.0 INTRODUCTION

1.1 Introduction

This report presents an analysis of a survey concerning the future of Gunnersbury Park undertaken from August to September 2009. The report has been prepared by Jura Consultants on behalf of Ealing and Hounslow borough councils.

1.2 Background

Gunnersbury Park is situated within the London Borough of Hounslow and is unique in being jointly owned by both Ealing and Hounslow borough councils. Gunnersbury Park is a Grade II* Registered Park containing 22 Grade II* and Grade II listed buildings, placing it in the top 30% of Registered Parks and Gardens and containing some of the top 10% of historic buildings in England. Many of the buildings within the Park are designated as 'at risk', and English Heritage has named Gunnersbury Park as one of the top 12 'at risk' properties in England, due to the significant investment needed urgently to stabilise and ultimately repair the buildings.

In 2008 a study team led by Jura Consultants with LDN Architects and Montagu Evans was commissioned by Ealing and Hounslow borough councils to carry out an options appraisal for Gunnersbury Park. The consultants were asked to prepare a development plan that would:

- Reverse the decline of Gunnersbury Park
- Preserve and protect the buildings, structures and landscape
- Create funding for future maintenance
- Ensure that all visitors to Gunnersbury are provided with an enjoyable and high quality experience

The intended outcome of the study was the identification of a preferred option. As a result of extensive research the preferred option chosen by the consultants would see the restoration of the Small Mansion House to accommodate the museum, the Large Mansion House to provide a functions venue, meeting space and restaurant, the Stable Blocks as an accessible museum store, and improvements in the landscape setting for these heritage assets. A programme of investment would also look to improve the sporting provision, including new changing rooms, an indoor multi-use games hall, improved football pitches, tennis courts and a new artificial grass pitch, as well as secure the condition of the remaining heritage assets. Income generated from the Large Mansion House would support an ongoing maintenance plan. The total investment needed for this option was an estimated £21.5 million for the Listed Buildings, £2.3 million for the landscape and a further £15 million for the sports hub.

The preferred option was considered by the consultants to be the only option capable of meeting the aspirations of the Conservation Management Plan as well as the requirements of both the Planning Authority and English Heritage. It would also be deliverable in terms of

attracting external grant support, although enabling development of £14 million would be required to supplement this funding. The proposed enabling development, which would require the appropriate permissions, was the sale of a strip of land measuring 5.6 acres at the west end of the park. All funds raised from the proposed sale would be reinvested in the park.

As the proposals for investment and development of Gunnersbury Park were considered to be significant it was determined that a consultation process involving those living in the area surrounding the park was required.

1.3 Survey Process

The survey was prepared by Ealing and Hounslow borough councils with an input from Jura Consultants. The borough councils were responsible for printing and arranging the distribution of the questionnaire. The survey was distributed by an agency, commissioned by the councils, to over 70,000 households within a two-mile radius of Gunnersbury and included the provision of a prepaid return envelope. The survey questionnaires were additionally made available in the Gunnersbury Park Museum and online at www.tinyurl.com/gunnersbury. This was highlighted on the Gunnersbury Park website at www.hounslow.gov.uk. Additional background information was also provided on the website including the Options Appraisal report and the Conservation Management Plan.

The survey ran from early August 2009 to the end of September 2009. All responses, postal and online, were received by Jura Consultants. Jura Consultants were responsible for coding, inputting, analysing, and reporting the results.

1.4 Response

Jura Consultants received a total of 4,304 responses. This included 3,682 postal responses and 622 online responses. All postal responses received by 30th September 2009 and all online responses submitted before midnight on 30th September have been included in the analysis. In addition, 58 persons or organisations submitted e-mail and letter responses either directly to Jura Consultants or to the Gunnersbury Park Project Manager.

1.5 Report Structure

The remainder of this report is structured as follows:

- Section 2** considers the demographics of the survey respondents
- Section 3** presents the current usage and uses of Gunnersbury Park
- Section 4** reports the response to the preferred option
- Section 5** analyses the comments provided in response to the final 'free text' question included in the questionnaire and the letters and e-mails.

2.0 DEMOGRAPHICS

2.1 Introduction

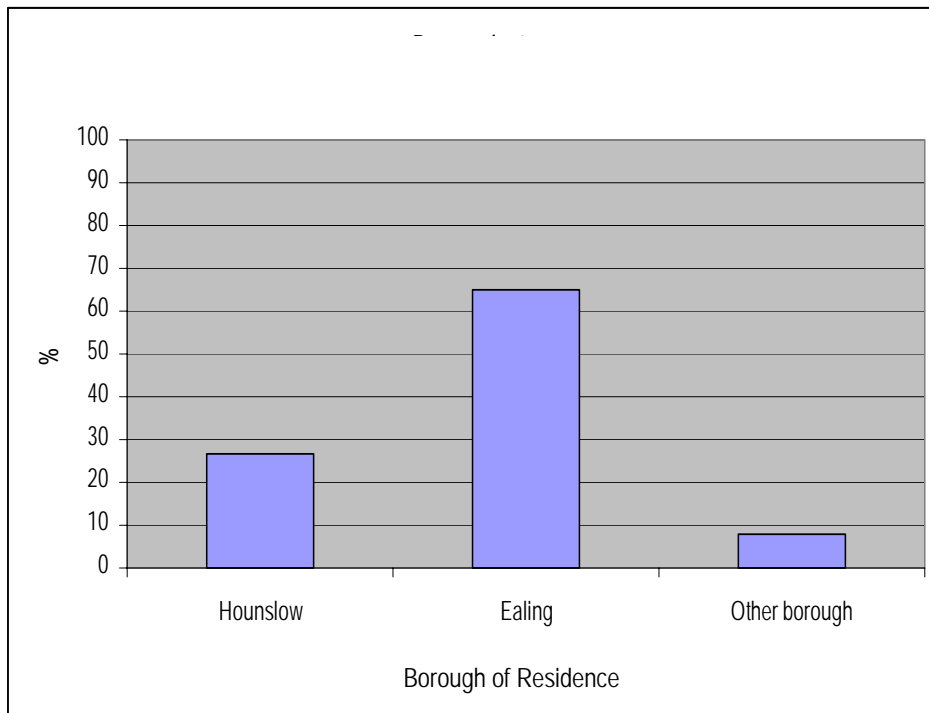
Survey respondents were invited to volunteer demographic information including gender, age, ethnic group and whether they had a disability. These questions were optional but some 85% of respondents provided their details. Two compulsory questions concerning their place of residence required respondents to indicate which borough they lived in and their postcode.

The analysis of these responses is set out below.

2.2 Place of Residence

The following chart indicates respondents were mainly from the London Borough of Ealing (65.3%) and the London Borough of Hounslow (26.8%). A variety of other places of origin were reported by the remaining respondents (7.9%).

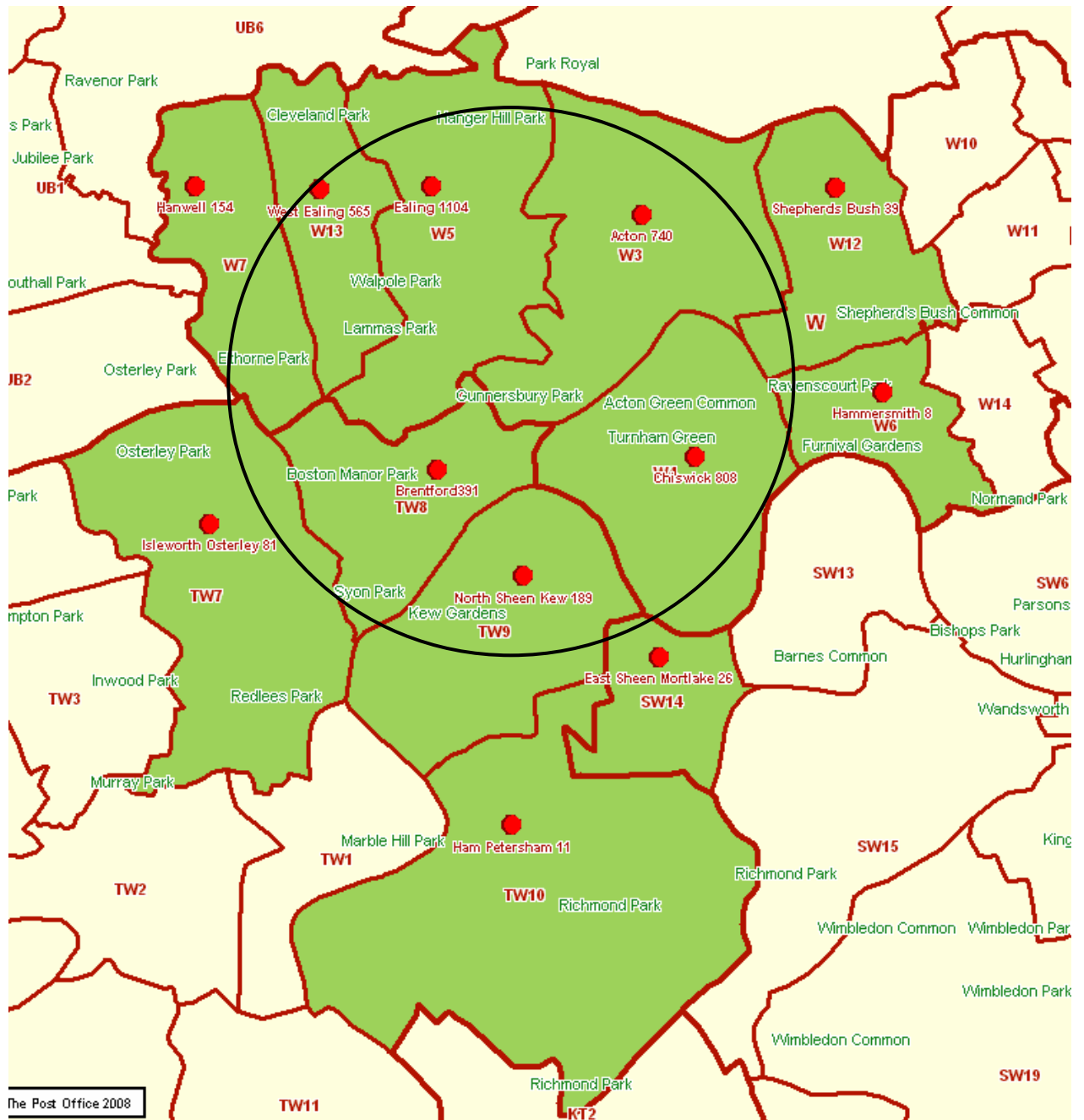
**CHART 2.1
PLACE OF RESIDENCE**



The most frequently reported postcodes were as follows:

Postcode	Name	Frequency	Percentage
W5	Ealing	1,104	26.1%
W4	Chiswick	808	19.1%
W3	Acton	740	17.5%
W13	West Ealing	565	13.3%
TW8	Brentford	391	9.2%
TW9	North Sheen, Kew	189	4.5%
W7	Hanwell	154	3.6%
TW7	Isleworth, Osterley	81	1.9%
W12	Shepherd's Bush	39	0.9%
SW14	East Sheen, Mortlake	26	0.6%
TW10	Ham, Petersham	11	0.3%
W6	Hammersmith	8	0.2%
Other		120	2.8%
TOTAL		4,236	100.0%

Over 85% of the survey respondents are resident in the top 5 reported postcode areas of Ealing, Chiswick, Acton, West Ealing and Brentford. A map of the postcodes and the number of respondents from each one is shown overleaf. The map also shows a circle approximately the two-mile radius from Gunnorsbury Park.



2.3 Gender

Based on the completed responses to the question on gender, 46.3% of respondents were male and 56.4% were female. This compares with the following gender split in Ealing and Hounslow.

Gender	Ealing and Hounslow	Survey Respondents
Male	49.1%	46.3%
Female	50.9%	56.4%
Total	100.0%	100.0%

2.4 Age

3,604 respondents provided details of their age. The age distribution of these respondents is shown in the following table and compared to the age distribution in Ealing and Hounslow.

Age	Ealing and Hounslow	Survey Respondents
16-24	15.5%	1.3%
25-34	24.6%	11.6%
35-44	19.9%	21.5%
45-54	15.0%	23.6%
55-64	10.5%	21%
65 +	14.4%	21.1%
Total	100%	100%

2.5 Disability

3,683 respondents indicated whether they considered themselves to have a disability. The survey responses are compared with the available data on the proportion of the Ealing and Hounslow population categorised as experiencing long-term illness.

Disability / Long-term Illness	Ealing and Hounslow	Survey Respondents
Yes	15.0%	9.1%
No	85.0%	90.9%
Total	100.0%	100.0%

2.6 Ethnicity

3,560 (83%) respondents provided details of their ethnicity. The results are summarised in Table 2.5 below and compared with the available data on ethnicity for the boroughs of Ealing and Hounslow. We acknowledge that the survey did not include the entire boroughs but the borough figures are presented for comparison.

Ethnicity	Ealing and Hounslow	Survey Respondents
White	61.3%	90.9%
Mixed	3.4%	2.1%
Black	7.0%	1.7%
Asian	24.6%	3.0%
Chinese	3.8%	0.4%
Other	0.0%	1.9%
Total	100.0%	100.0%

3.0 USE OF GUNNERSBURY AND OTHER PARKS

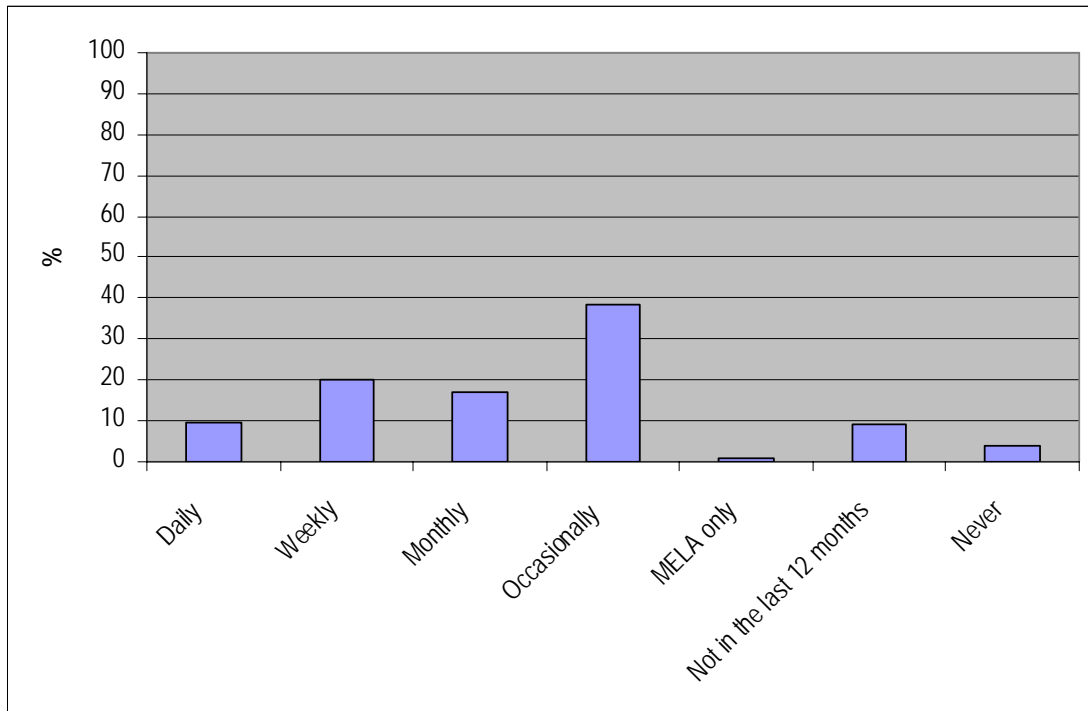
3.1 Introduction

The survey posed a number of questions about respondents' nature of and frequency of use of Gunnersbury Park. It also investigated the satisfaction and importance associated with a number of features of the park.

3.2 Usage of Gunnersbury Park

The following chart shows the frequency with which respondents used Gunnersbury Park.

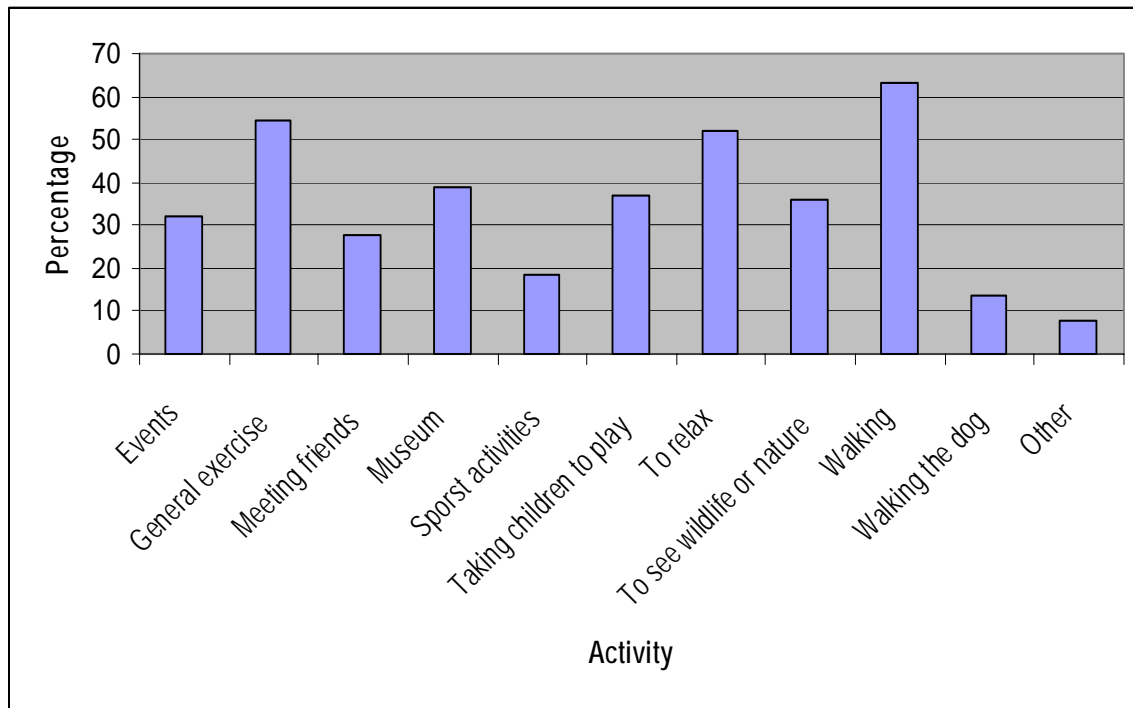
CHART 3.1
FREQUENCY OF USE OF GUNNERSBURY PARK



3.3 Nature of Use

Respondents were asked to identify from a predefined list the activities that they used Gunnersbury Park for, or would use it for if they visited it.

**CHART 3.2
USE OF GUNNERSBURY PARK**

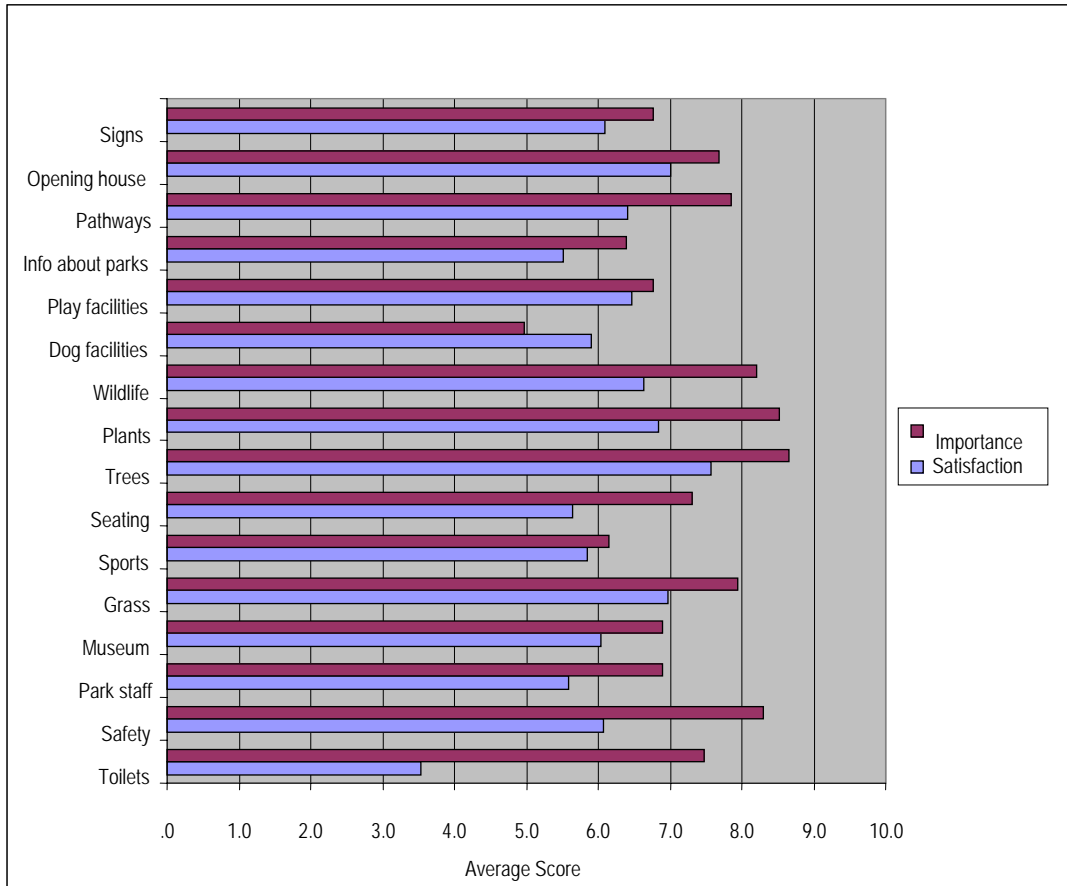


3.4 Satisfaction and Importance

The methodology adopted invited respondents to identify and score their satisfaction with particular features of Gunnersbury Park and the importance of those features. The gaps between the satisfaction and the importance of facilities highlight areas where improvements are required.

The following chart highlights the gaps between satisfaction and importance.

CHART 3.3
SATISFACTION WITH PARKS – GAP ANALYSIS



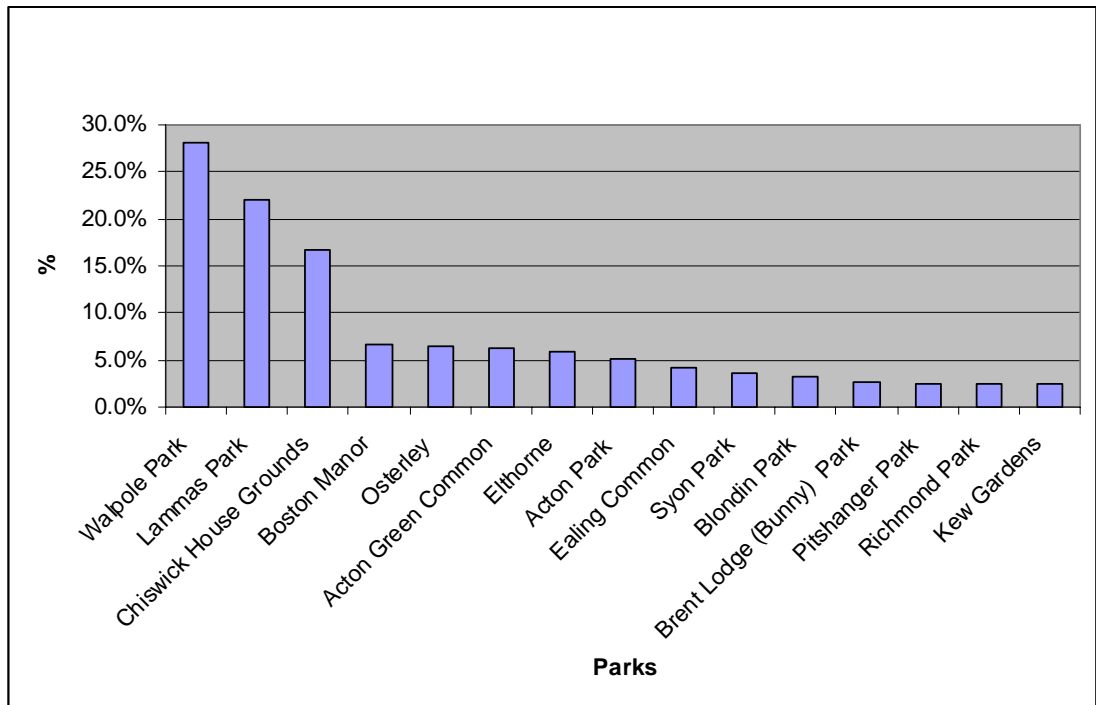
Respondents were also asked why they did not visit Gunnersbury Park more frequently. The following table summarises the responses.

Location	36.6%
Access	7.9%
Car Parking	7.2%
Toilet	16.5%
Other	28.7%

3.5 Other Parks Visited

Respondents were asked to name other parks that they used as often as, or more frequently than Gunnersbury. Respondents were able to name more than one park, hence the responses sum to more than 100%. The following chart shows the percentage of respondents that cited the top 15 other parks visited.

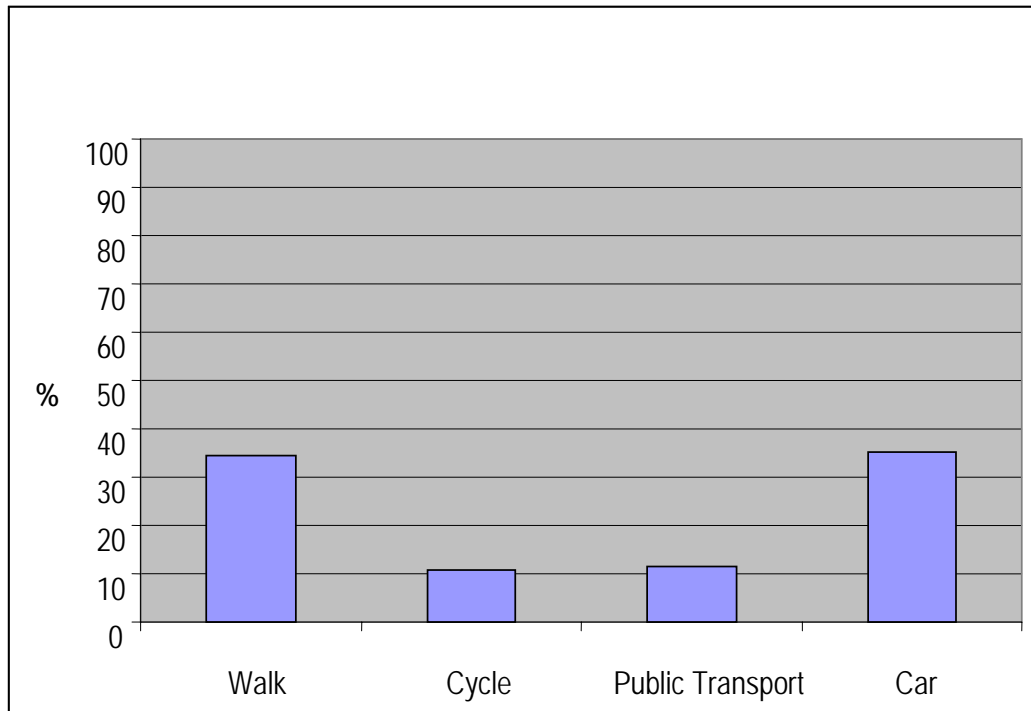
CHART 3.4
PERCENTAGE OF RESPONDENTS VISITING OTHER PARKS



3.6 Park Access

Respondents were asked to identify their means of getting to Gunnersbury Park which are shown in the following chart:

CHART 3.5
MEANS OF GETTING TO GUNNERSBURY PARK



4.0 THE PROPOSED OPTION

4.1 Introduction

The survey presented Option 4 identified by Jura Consultants as the preferred option. A number of critical aspects of the preferred option were presented and respondents were invited to comment on whether they strongly agreed, agreed, were neutral, disagreed, or strongly disagreed with each aspect presented. This section considers the responses.

4.2 Major Investment Proposals

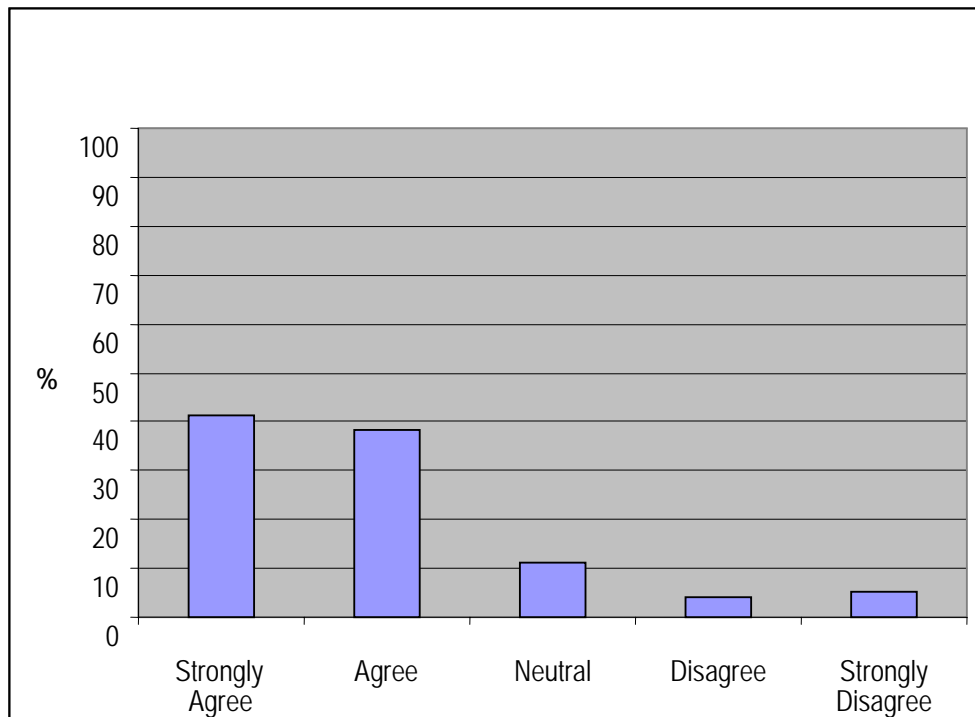
The survey presented a series of statements as follows:

Large Mansion House

'We propose to use the grand interiors of the Large Mansion House to create a functions venue and meetings space with a restaurant. This would preserve public access and produce a significant annual income for the Park. The costs of the restoration would be some £9.2 million.

a) I would like to see the Large Mansion House developed as a functions venue and meetings space with a restaurant.'

CHART 4.1
VIEWS ON LARGE MANSION HOUSE PROPOSALS

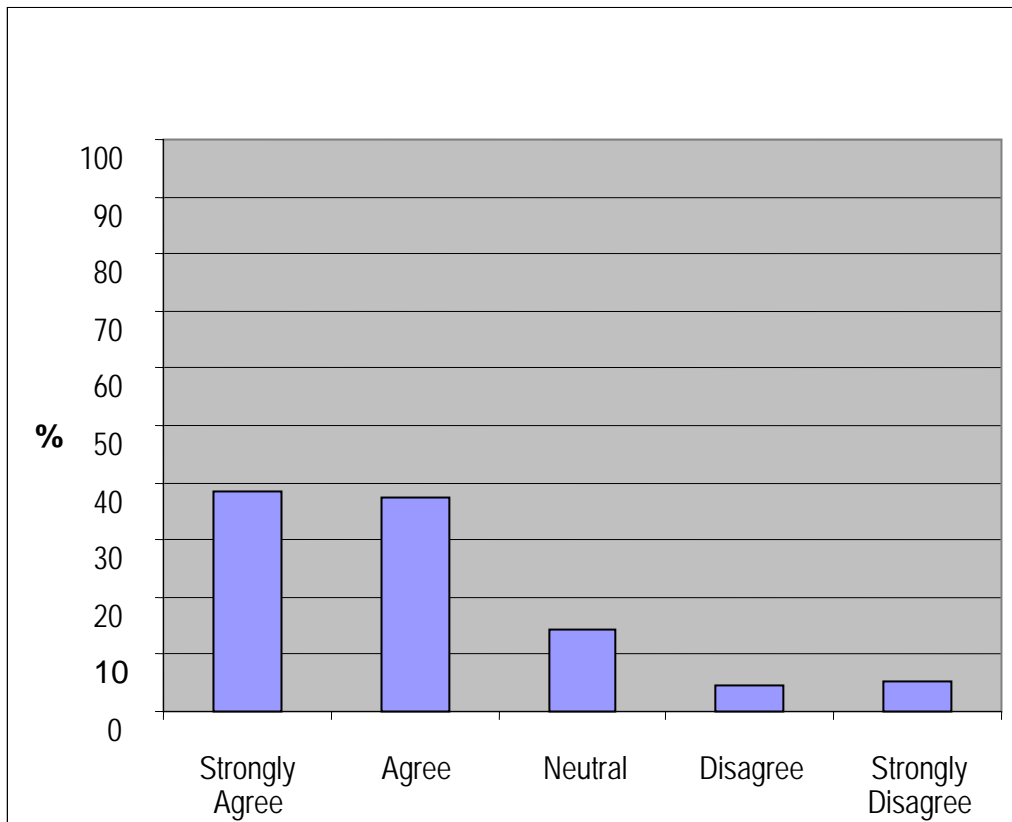


Small Mansion House

'We propose to restore the Small Mansion House and move the Museum Service into it. New displays will give opportunities to present the story of the people of the boroughs of Ealing and Hounslow in exciting and relevant ways. The costs of this work would be some £6.1 million.

b) I would like to see the Small Mansion House developed as a new home for the museum collections, to include new displays and provide a museum service for Ealing and Hounslow.'

**CHART 4.2
VIEWS ON SMALL MANSION HOUSE PROPOSALS**

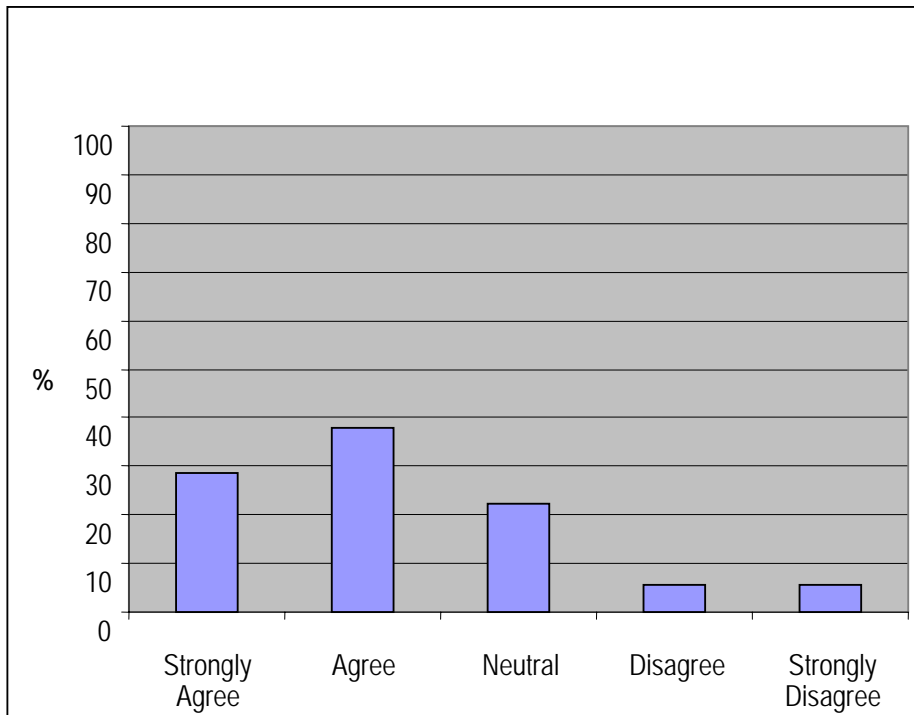


Stable Blocks

'We propose to restore the Stable Blocks and use them to provide an accessible store for the museum. Like the Mansions, the buildings are historically important but their location limits potential uses. The cost of restoration, repair and fit-out would be some £4.8 million.

c) I would like to see the Stable Blocks developed as an accessible store for the museum where the public would have access to the collections.'

**CHART 4.3
VIEWS ON STABLE BLOCKS PROPOSALS**

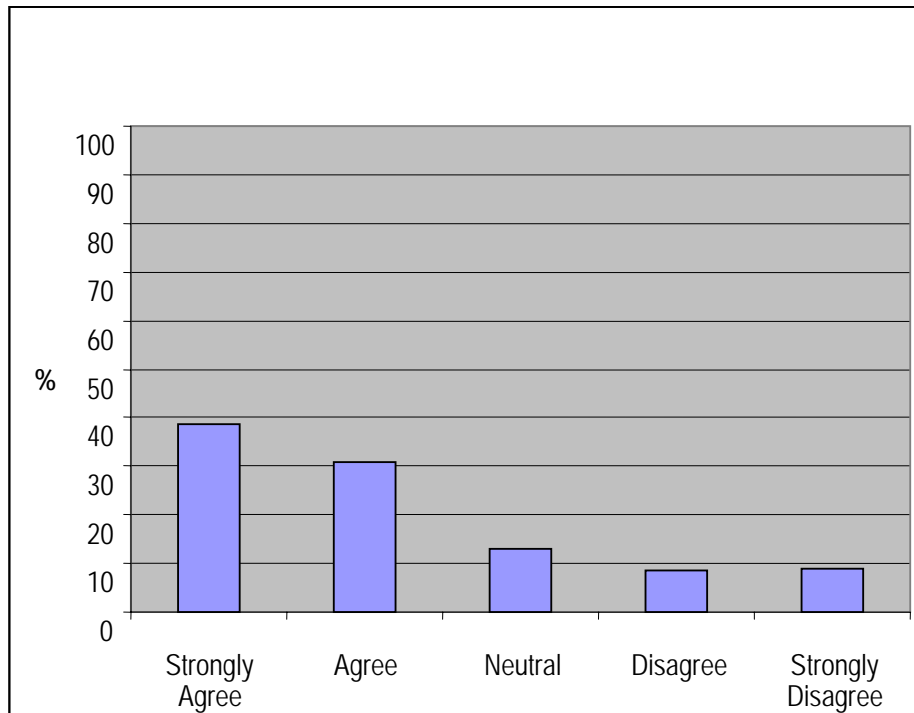


Gunnersbury Park Landscape

'The proposals include an enhancement of the planting, improvements to signage, a development of the path network and removal of the Pitch and Putt course, all designed to reconnect the buildings with the Park physically and visually. The costs of these improvements would be some £2.3 million.

d) I would like to see the quality of the Park planting and setting improved as described above.'

CHART 4.4
VIEWS ON LANDSCAPE PROPOSALS

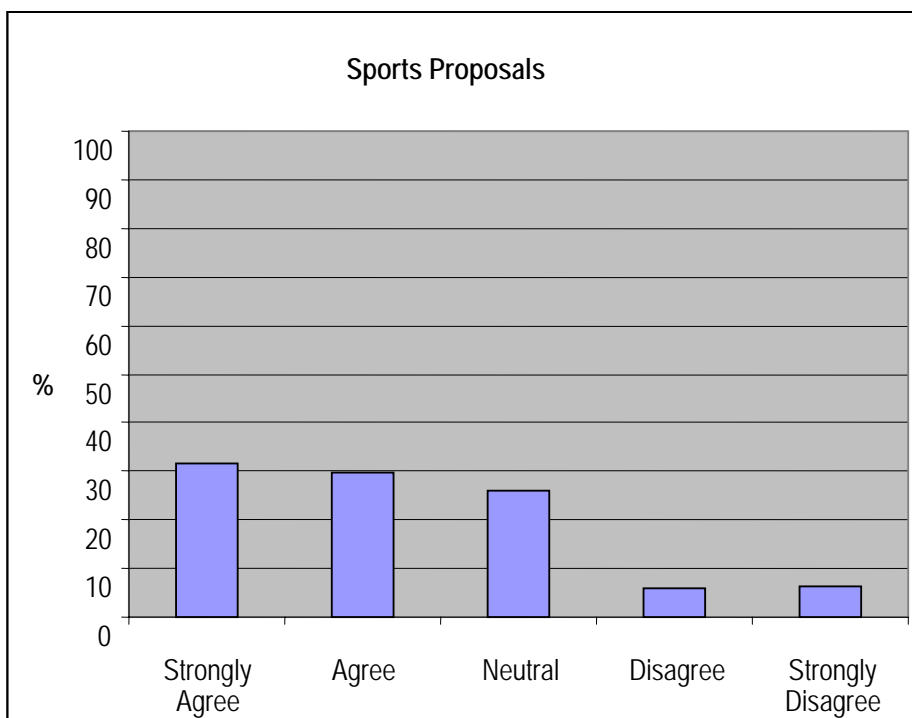


Sports Facility

'Sporting provision has long been an integral part of Gunnersbury. The current changing rooms do not support the use of the pitches and part of the provision is derelict. A sports facility is proposed at the south end of the playing pitches close to the Potomac and accessible from Lionel Road North. The new development would include changing rooms to support the continued use of the grass pitches as well as an indoor multi-use games hall, a new artificial grass pitch, five a side pitches and tennis courts and improvements to the existing football and cricket pitches. The estimated costs would be up to £15 million.

e) I would like to see improvement to the sports facilities at Gunnersbury Park'

**CHART 4.5
VIEWS ON SPORTS PROPOSALS**



The following table summarises the responses for each of the main investment proposals within the consultant’s preferred option.

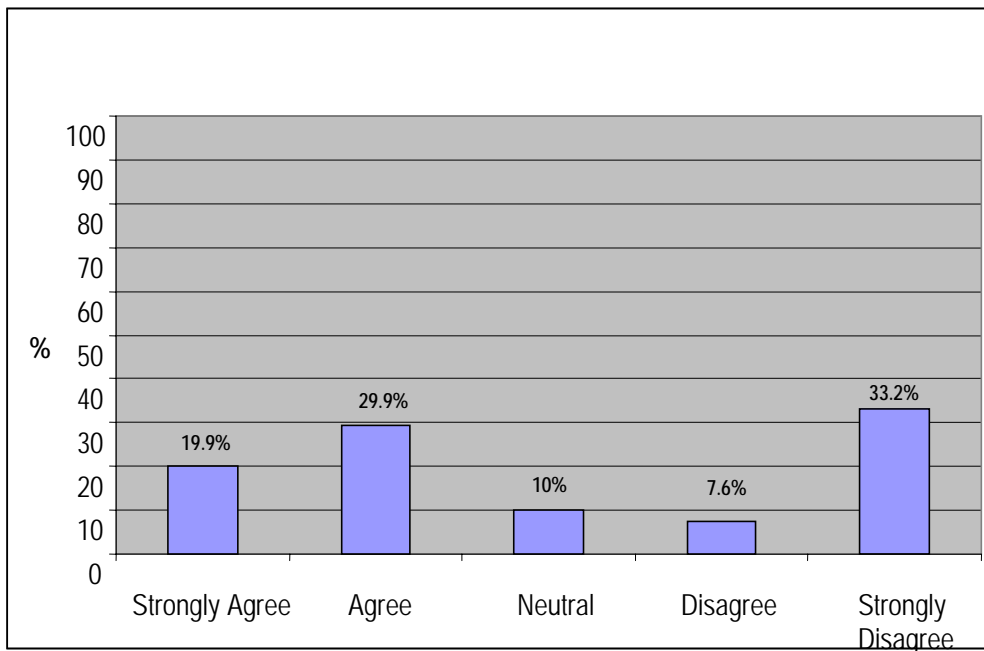
	Large Mansion	Small Mansion	Stables	Landscape	Sports
	%	%	%	%	%
Strongly Agree	41.2	38.5	28.5	38.7	31.5
Agree	38.3	37.4	38.0	30.9	29.9
Neutral	11.3	14.5	22.4	13.1	26.0
Disagree	4.0	4.5	5.6	8.6	6.0
Strongly Disagree	5.3	5.1	5.5	8.8	6.5

4.3 Funding

Respondents were asked two questions about the acceptability of the funding proposals. The first of these questions set out the funding strategy and asked respondents to consider the following statement and the extent to which they agreed or disagreed with it.

‘I would be prepared to see a strip of land measuring 5.6 acres along the boundary of Gunnersbury Park with Lionel Road North sold or leased for housing development to enable the option to restore Gunnersbury Park.’

**CHART 4.6
RESPONDENTS’ WILLINGNESS TO ACCEPT SALE OF LAND**



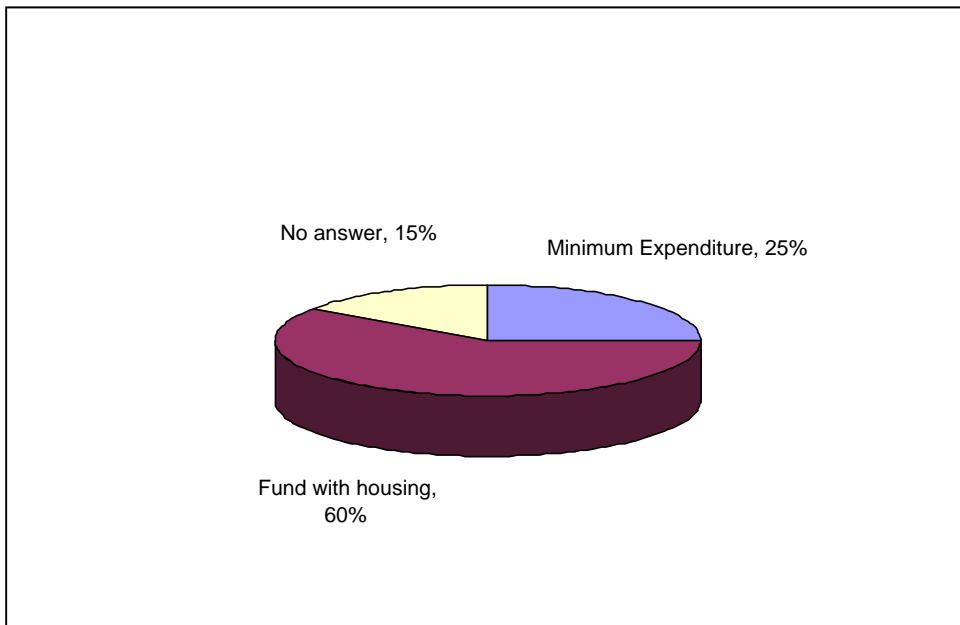
Respondents were also invited to choose between two statements as follows:

'I would like to see Gunnersbury Park to continue with the minimum required to keep things as they are, accepting that there will be further decline in the condition of the buildings and the park.

Or

I would like to see Gunnersbury Park restored with these works being partly funded by a housing development along Lionel Road North'

CHART 4.7
CHOICE OF STATEMENT ON PREFERRED FUTURE FOR GUNNERSBURY PARK



5.0 ADDITIONAL COMMENTS

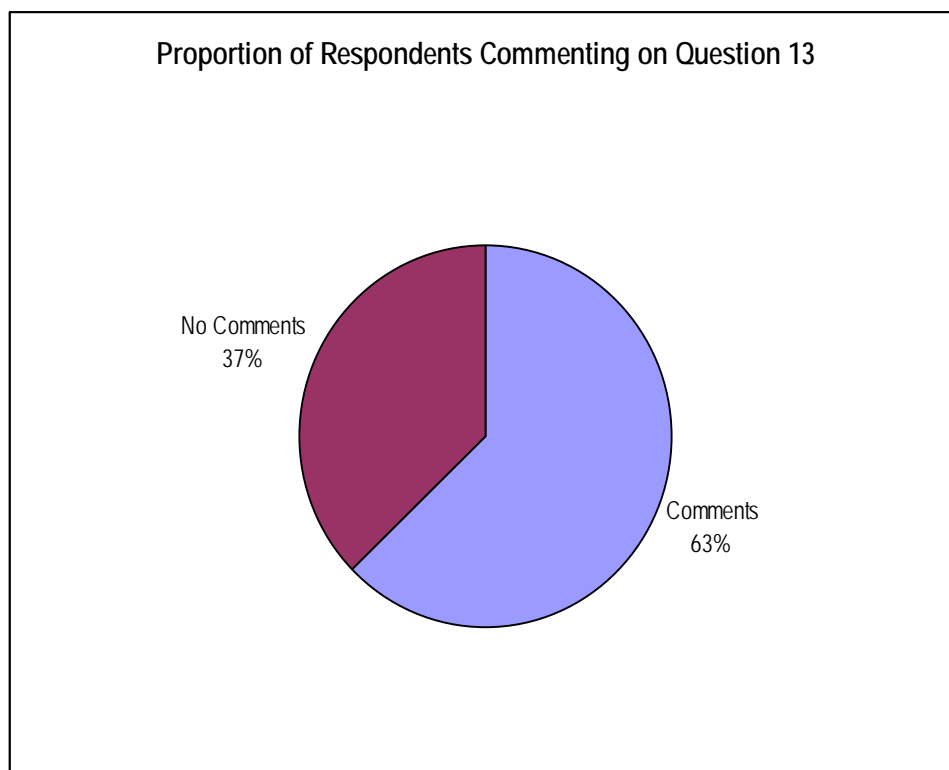
5.1 Introduction

Question 13 (printed survey) and Question 17 (online survey) invited respondents to add further comments about the proposals as a free text response. In addition to the considerable survey response a number of letter and e-mail comments were also received. All comments are summarised in the analysis, however only a representative selection of responses provided by those who took advantage of the opportunity to provide additional comments have been featured.

5.2 Response Summary

A total of 2,696 respondents took the opportunity to provide comments in Q13 of the survey (Q17 of the online version), representing 63% of all survey respondents.

CHART 5.1



In addition, a further 58 provided direct e-mail or letter correspondence that was submitted directly to Jura Consultants or the Gunnersbury Park Project Manger. Some, although not all, of these letters were sent in addition to respondents completing questionnaires and others represented the views of groups rather than individuals.

5.3 Commentary

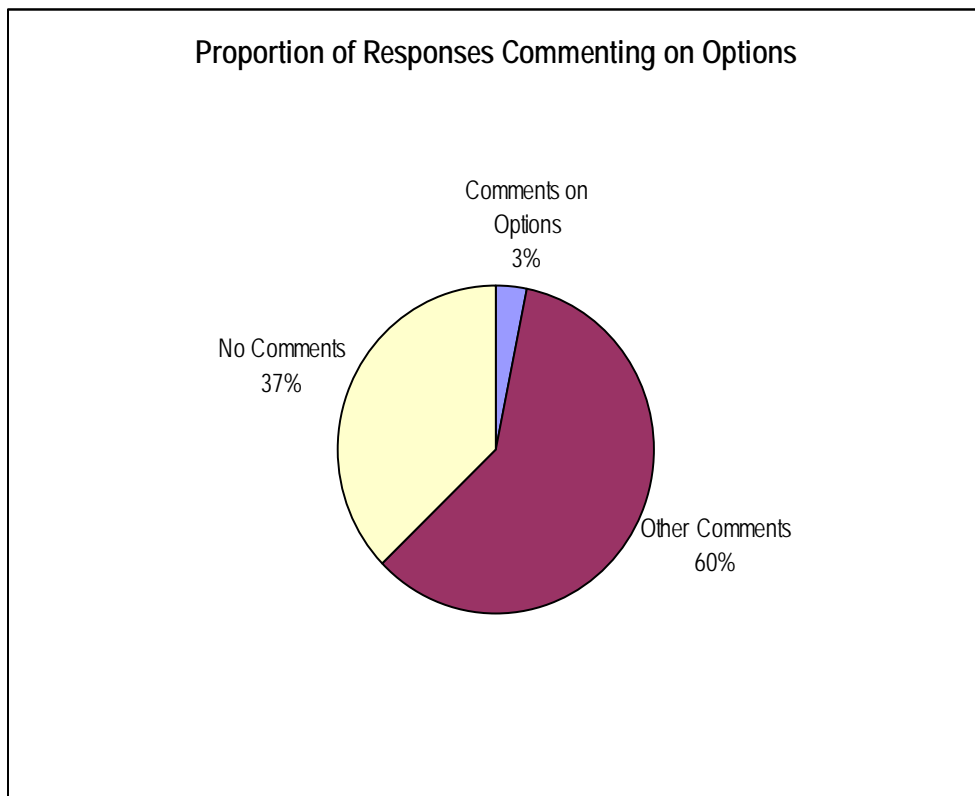
5.3.1 Introduction

The comments collected cover a wide range of topics. For each topic, comments have been grouped and illustrative examples from the submissions provided. Correspondence has been treated in a similar fashion, although the smaller numbers mean that the comments are very specific and do not lend themselves to aggregation. The analysis has concentrated on those comments that amplify the responses provided in the previous section and have not analysed those that merely repeat the questionnaire response.

5.3.2 Alternative Options for Consideration

A total of 136 respondents indicated a preference for alternative options in their response to Q13.

CHART 5.2



The specific options that were highlighted were as follows:

TABLE 5.1 ALTERNATIVE OPTIONS	
Response	Nos. Respondents
Preference for Option 1	4
Preference for Option 2	3
Preference for Option 3	4
Preference for Option 4	23
Preference for Alternative Option	102

A number of comments expressed a view that the options that were considered did not offer adequate alternatives and that the options should include the following:

TABLE 5.2 ADDITIONAL ALTERNATIVE OPTIONS	
Comment	Nos. Respondents
Respondents thought that the option should be scaled down or replaced by a phased development	67
Other parks should be restored before Gunnersbury	33
Respondents thought that Carville Park should be used as the development site rather than Gunnersbury Park.	17
Respondents thought that housing in the park should be relocated from the proposed site to another site in the Park	11
Respondents considered that rather than sell any land it should be leased only	7

A typical example of the comments was as follows:

'Why not phase development more slowly and use income generated by events to upgrade park facilities?'

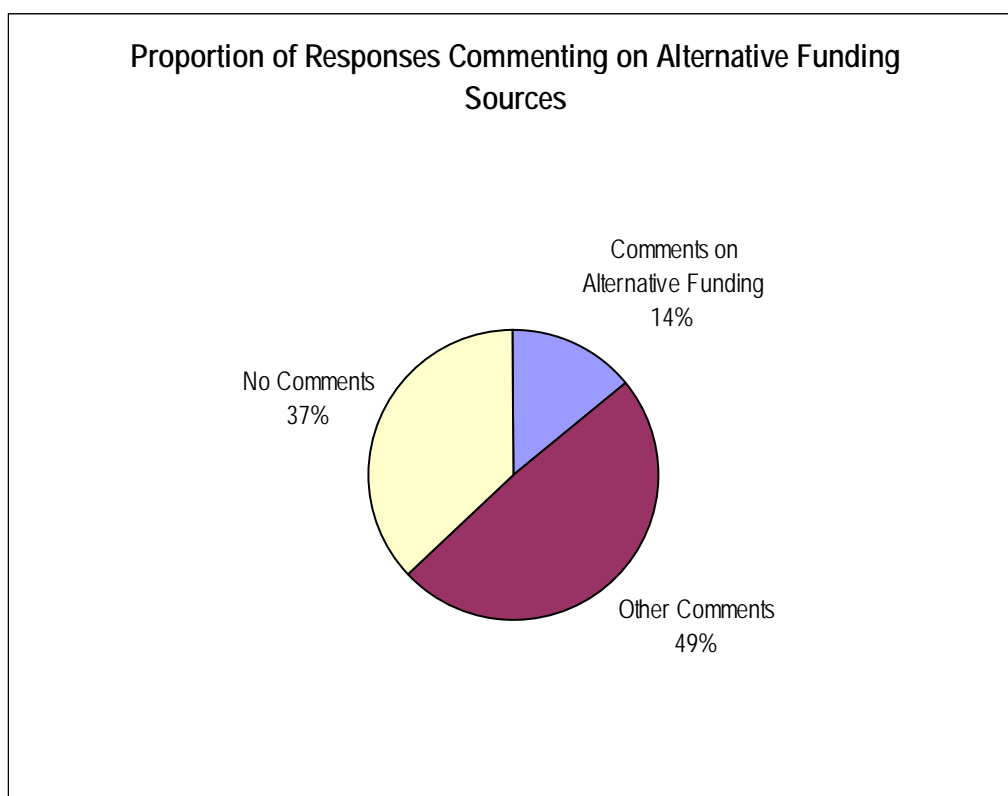
The 58 written submissions included some suggested alternatives and these are summarised below:

TABLE 5.3 CORRESPONDENTS' SUGGESTED ALTERNATIVES	
Comment	Nos. Respondents
Respondents thought that the option should be phased, scaled down or proceed on the basis of what the Council's could afford.	3
Postpone the development of the sports hub	1
Develop the Brentford Community Stadium and associated sports facilities at Gunnersbury Park and develop housing on alternative sites	1
Mothball all of the buildings	1

5.3.3 Alternative Funding Sources

A number of respondents thought that alternative funding sources should be considered to avoid having to sell part of the park for enabling development.

CHART 5.3



A total of 608 respondents indicated that alternative funding sources should be sought for any investment in Gunnersbury Park. The specific suggestions were numerous and included the following:

TABLE 5.4
ALTERNATIVE FUNDING SOURCES

Comment	Nos. Respondents
Referring to the recent Council Tax repayment of £50 to every household in Ealing, a total of £7 million, respondents thought that this should have been applied to the restoration of Gunnersbury Park.	51
Respondents thought that Lottery Funding should feature in the funding package	45
Rather than selling the park for enabling development respondents thought that the funding should be provided by the local authorities.	35
Respondents thought that the buildings in the park should be sold or at least let to private occupiers to raise more funding.	32
Respondents thought that there should be a charge for all events held at Gunnersbury, e.g. Mela	25
Respondents thought that the park should be self funding	25
Respondents wanted to see the Park buildings licensed for weddings	19

TABLE 5.4 ALTERNATIVE FUNDING SOURCES	
Comment	Nos. Respondents
Respondents thought that English Heritage should provide the necessary funding.	15
Respondents wanted to see Donations and Sponsorship being used to fund Gunnersbury Park.	12
Respondents wanted to see opportunities to involve the community	11
A number of respondents stated that 'This shouldn't come from our money'	10
Respondents wanted to see the Park supported by the Rothschild Family.	10
Respondents wanted to see a Garden Centre developed at Gunnersbury Park	9
Respondents wanted to see an independent Trust set up to take the project forward rather than relying on the local authorities.	8
Respondents wanted to see the National Trust involved.	8

Typical examples of the comments were as follows:

'... is robbing land from the park the only option? Surely there are other small parcels of land or buildings elsewhere in the council which could be provided to developers for housing without destroying part of this one, large parcel? Disused council or works buildings? Perhaps several small parcels around the council?'

'Don't spend too much of tax payers money - make it self funding'

'I'd like to know exactly what other sources of revenue have been investigated, such as the national lottery fund, city hall funding, government funding, community fundraising etc etc.'

'... I would rather my proposed £50 rebate from Ealing Council be used on upgrading the park. (£7m altogether for whole Borough).....'

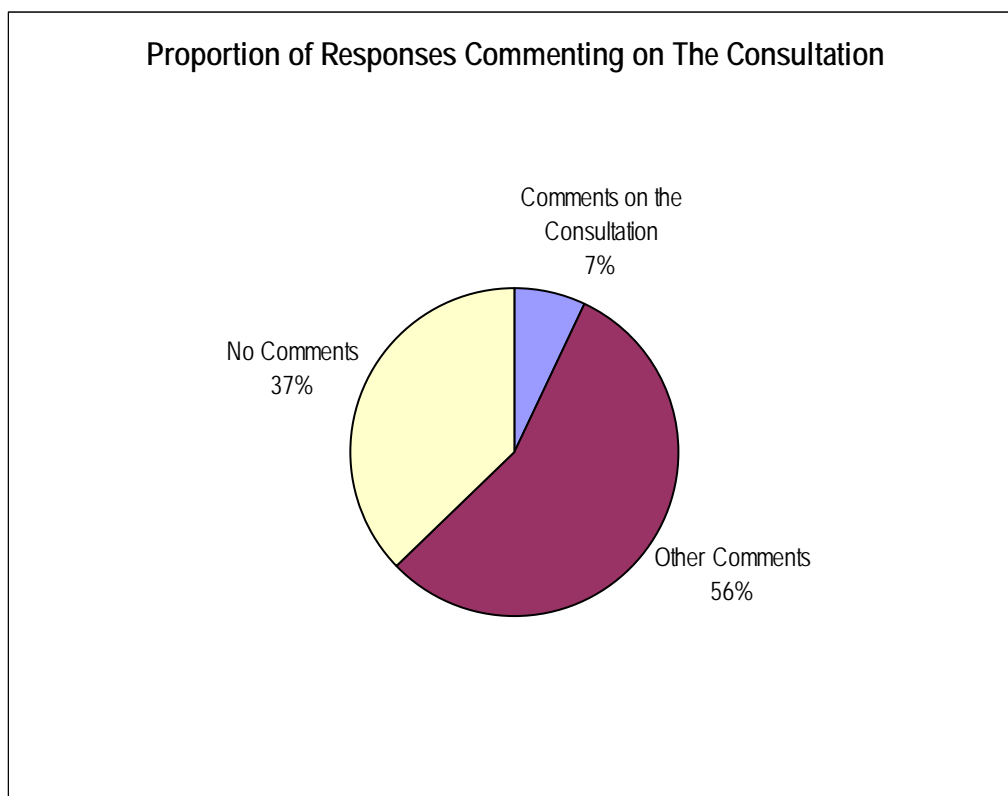
The 58 written submissions included some alternative funding and these are summarised below:

TABLE 5.5 CORRESPONDENTS' ALTERNATIVE FUNDING SOURCES	
Comment	Nos. Respondents
No area of the park should be sold	20
I am opposed to the proposed housing development	4
To sell Carville Park North as an alternative to the Lionel Road North site	4
Do not sell Carville Park North as an alternative to the Lionel Road North site	3
Consider a Council Tax levy or apply the funds used by Ealing to fund the recent cashback	4
Seek wholly private sector solutions including leasing all of the buildings	3
Use donations and sponsorship to secure the necessary funding	1

5.3.4 Consultation Process

In addition to comments on the options and funding, the consultation process also attracted a number of comments and questions.

CHART 5.4



A total of 302 respondents considered the questionnaire to include a forced choice at Question 12. Of these respondents 158 declined to answer, and of the remaining 144 that did answer, 84 opted for the minimum expenditure option and 60 for the housing development.

Further comments included the following:

TABLE 5.6 CONSULTATION PROCESS	
Comment	Nos. Respondents
Biased survey with a hidden agenda	65
Why were Scottish Consultants used?	14
Further consultation is required with park users and residents	13
Some of the questions are unclear	9
Consultation lacked objectivity	8
How much has been spent on consultants?	6
Poor consultation document	5
Why has Richmond been included in this survey?	4

The 58 written submissions included some alternative funding and these are summarised below:

TABLE 5.7 CORRESPONDENTS' COMMENTS ON THE CONSULTATION PROCESS	
Comment	Nos. Respondents
The consultation is flawed	10
We object to the forced choice in Question 12 (Q16 online version)	9
We refuse to complete this questionnaire	2
The questionnaire only contains a limited range of questions	1
I object to questions 1 to 8, 12, and 14 to 18	1

5.3.5 Additional Suggestions

Many of the comments were specific suggestions for inclusion or consideration as part of the development of Gunnersbury Park. The suggestions were wide ranging and frequently responded to or developed the proposals included in the options appraisal. The topic areas and specific suggestions were as follows:

Water Features

TABLE 5.8 WATER FEATURES	
Comment	Nos. Respondents
Boating lake to be improved/boats on the lake	84
Potomac Pond to be improved/ restocked	30

Typical examples of the comments were as follows:

'It would be really nice if you could bring back the boats that used to be on the lake.'

'I would like to see the Potomac pond open again'

Sports Facilities

A variety of comments was made about the sports hub and associated proposals. One issue that attracted considerable comment in Q13 was the provision of pitch and putt and the proposal to remove the pitch and putt from its present location. 243 respondents expressed a desire to retain the pitch and putt as it is. Some 9 respondents indicated a desire to see the pitch and putt removed from the present location. Additional comments are summarised as follows:

Comment	Nos. Respondents
Tennis Courts should be upgraded	26
Gym to be included in Sports Hub	22
Changing/showers Rooms upgraded	20
New cycle paths	16
Spend less on sports	16
Swimming pool to be included	13
Bowling to be brought back	12
Indoor sports - squash, climbing, aerobics, etc. to be included.	12
Running Track to be introduced	9
Football/Rugby Pitches	8

Typical examples of the comments were as follows:

'I would not like to see the pitch and putt removed – good fun and attracts people to the park'

'It would be a real shame to lose the pitch and putt course. It would be more frequently used if it was better advertised. In the past, I have struggled to find information on the course, its opening hours, etc'

'Can the bowling green be restored, opposite Greenscene, it looks dreadful now.'

'Very dilapidated - particularly tennis courts ...'

'The current facilities provided for sports are shameful, the pitches are dangerous and the changing rooms are unfit for use. These need to be address ASAP. I think the following needs to be addressed as a matter of urgency.

- 1) Showers cleaned (and cleaned weekly, power hosed down) and the water temp seen to, the cold showers are a health risk.
- 2) Changing rooms cleaned and painted (they are covered in cobwebs, it is truly disgusting.'

'Consider an enhanced network of cycle paths to avoid having to commute along the busy and dangerous roads that surround the park.'

Museum and Cultural Facilities

Respondents also commented on proposals for the museum and other cultural facilities.

Comment	Nos. Respondents
Keep the Small Mansion House as an Arts Centre / Arts Studio	18
Art Classes to be continued	8
Exhibitions to feature in the museum	4

A typical example of the comments was as follows:

'I would very much like to see a specific allocation of space in either the large or small mansion devoted to the Arts in practice.'

Other Park Buildings to be Restored

Some respondents suggested that other park buildings should also be included for restoration.

Comment	Nos. Respondents
Cricket hut	13
Orangey	6
Victorian Kitchen	4
Gothic Tower	3
Butterfly house	3
Boathouse	3

Other Leisure Facilities

Some respondents made suggestions on additional leisure facilities they would like.

Comment	Nos. Respondents
New Café	69
Children's Playground	47
Quality Restaurant	35
Facilities for older children	14
Covered picnic area	9
Area for a small zoo	8
Allotments	7

Typical examples of the comments were as follows:

'It would be good to have a café suitable for coffees and afternoon tea – not just an expensive restaurant '

'Mind the fact that in this country the weather is not on our side and we spend most of the day in darkness so indoor facilities for children and sports should be considered

- café with playground
- studio that can be hired for gym, yoga classes etc. (Help raise revenue)'

'you did not mention playground for young teenagers and children. There are few good quality ones in the neighbourhood and they are much needed and used. In particular for older children (e.g. in Highbury Park, Islington are really useful to the community)'

Park Infrastructure

A variety of comments were also made about park infrastructure improvements.

Comment	Nos. Respondents
New / Improved Toilet Facilities	66
Improved / Larger car park	28
Disability Facilities	18
Improve paths	17
Access	14
Benches/seating provision	14
More signs	13
Address the vandalism in the park	7

Typical examples of the comments were as follows:

'...please ensure that however the park is improved that the lack of toilet provision is addressed. The toilets in the museum apart from being a long way from the sports and playground areas are not open as long as park hours. It is ridiculous that essentially there are no toilets in such a large park'

'.....No mention of car parking facilities is made. Ealing Council already use quiet residential streets as a revenue hunting ground from parking fines. A similar approach by the council around an improved Gunnorsbury Park will deter visitors.'

'It is hard to get around the park if you are disabled or in a wheelchair.'

Horticulture

Comments regarding planting and horticulture are summarised below.

TABLE 5.14 HORTICULTURE	
Comment	Nos. Respondents
More plants and Flowers	13
Restore the lost Japanese garden	5
Allow the wilder areas of the park to develop	5

A typical example of the comments was:

'The Japanese Garden should be restored'

Management

The following table summarises the comments made regarding park management.

TABLE 5.15 MANAGEMENT	
Comment	Nos. Respondents
Should be used for education / links with schools	17
More marketing on the park	16
Management of the Park so far has been poor	12
Sort Management out/ Only one council should have management with the other helping with funding	10
Clear opening and closing times	7
New management	4
National Trust should advise not English Heritage	3

Safety

Several comments were made about improving park safety.

TABLE 5.16 SAFETY	
Comment	Nos. Respondents
More safety in the park e.g. Park staff/ park rangers/police/lighting	36
Clean up the park	13

An example of the type of comment on safety was as follows:

'SAFETY and security for the public and anti vandalism means MUST be incorporated.'

Dogs

Respondents also commented on the management of dogs and use of the park by dog walkers.

TABLE 5.17 DOGS	
Comment	Nos. Respondents
Control of dogs - Controlled dog area	24
More dig bins/ dog waste controlled	15
Don't compromise dog walking	4
Ban dogs	3
Limited number of dogs	3

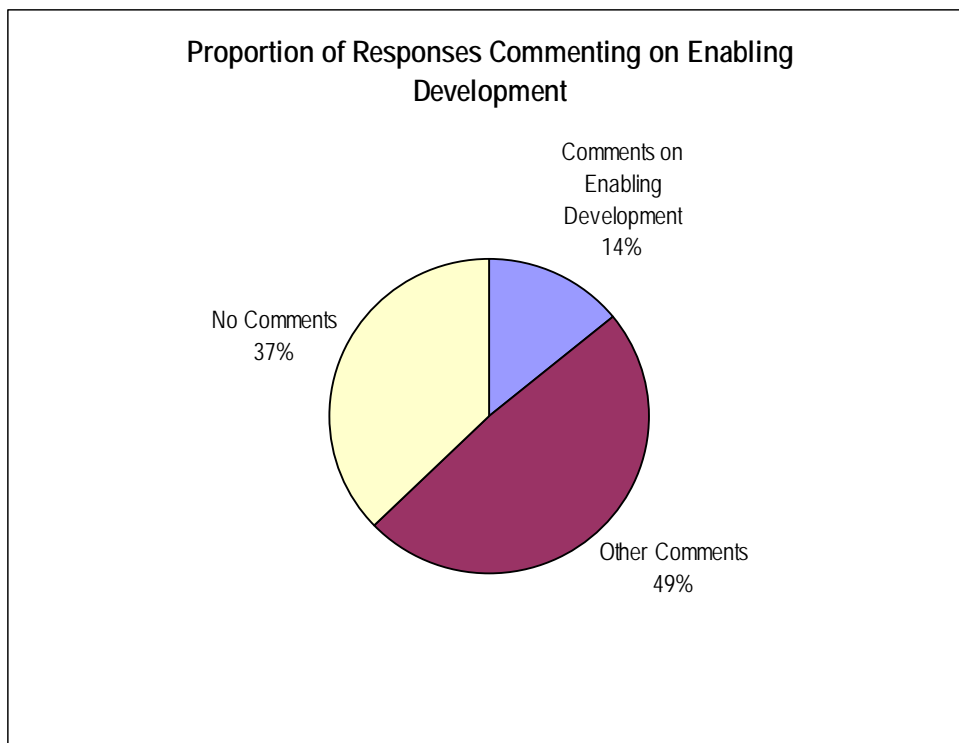
An example of the type of comment on dogs was as follows:

'Dogs should be more strictly regulated in the park. They should be kept on leads at all times and confined to certain designated areas. Owners who allow their dogs to foul the park should be banned. Commercial dog walking should be banned and other dog walkers limited to 2 dogs only.'

5.3.6 Enabling Development

A total of 608 respondents indicated in the response to Q13 that alternative funding sources should be sought to fund the development proposals.

CHART 5.5



Further specific comments included the following:

TABLE 5.18 ENABLING DEVELOPMENT	
Comment	Nos. Respondents
If land is sold then there must be restrictions on subsequent sales	51
Pond should remain/Keep the part of the park next to the pond as it is	45
Will cause more traffic and pollution	37
Housing should be kept in line with existing housing	35
The proposed enabling development breaks the covenant and should not be allowed to happen.	29
Quality/carefully designed/ Strict planning	22
Have schools and other support services been consulted and is there enough school places to cope with the extra housing ?	20
Public transport impacts to be considered.	15
Off street Car parking spaces to be provided for housing	15
If land is sold there must be an assurance that all funds raised will be applied to Gunnersbury Park	12
Environmentally friendly housing to be developed	10
Keep the gate at the north west corner	8
Housing should be affordable housing	8
No public houses	7
Some Social housing	4

Examples of comments on the enabling development included the following:

'I don't object to the proposed housing development but hope it will be designed to work in with the environment.'

'If reasonably priced, 2 storey housing for local people by the roadside in keeping with neighbouring houses, which does not affect the overall layout of the park and facilities'
'This area is overpopulated and with traffic congestion which building development would exacerbate'

'I think there are other places of land, particularly in Hounslow which could be sold off'

'I would very much like to see the park restored without selling off any of the land for housing therefore other funding options must be considered'

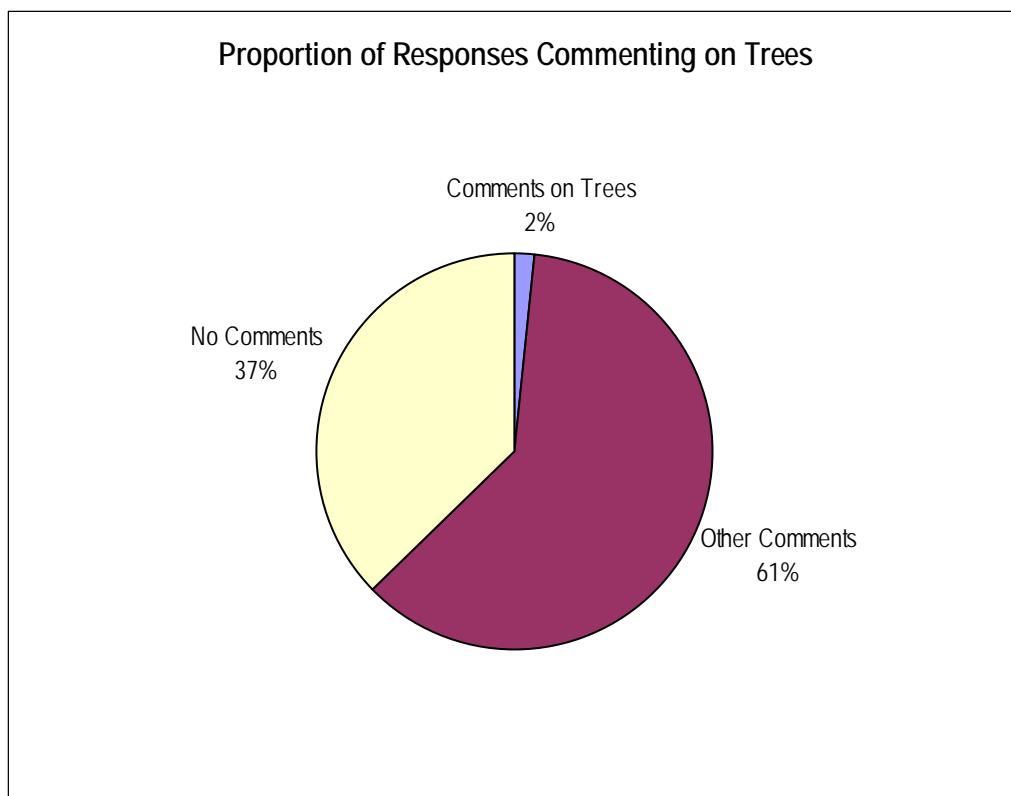
The 58 written submissions included the following comments on enabling development:

Comment	Nos. Respondents
The selling of this land is a short-term expedient which would be regretted	1
We do not accept that we need to sell the land to fund these proposals	1
I am in favour of the housing development	1
We must ensure that we do not have to repeat this land sale in 70 years from now.	1

5.3.7 Trees

The most frequent comment in relation to the trees in Gunnersbury Park was a request not to cut them down.

CHART 5.6



A total of 66 respondents highlighted this in the Q13 responses. In addition a further 35 respondents wanted compensation planting to offset any trees felled, and 14 while supporting the enabling development, wanted to ensure that the loss of trees associated with it was minimised.

Comment	Nos. Respondents
Do not cut down any trees	66
If trees have to be felled new trees must be planted	35
The loss of trees must be minimized as far as possible	14
Tree buffer zone round houses	11
Plant more trees	7

The 58 written submissions included specific comments relating to trees and these are summarised below:

Comment	Nos. Respondents
It would be a pity to lose the trees	4
People need green space	3
Are the trees protected, e.g. by a Tree Preservation Order?	1
Will new trees be planted?	1
The impact on the bio-diversity is a concern and a bio-diversity mitigation plan should be put in place.	1
Building in the most sensitive area of the park is not the best option.	1
The enabling development would destroy and ecological niche	1
I would let the buildings go to save the trees	1
Once land is gone it is gone forever	1
I like the proposals for Gunnorsbury but not at the expense of the trees	1



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