

Shepherds Cot Trust Strategic Plan



Draft proposals November 2015

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1. Introduction



- This draft strategic plan sets out proposals for the future of the Shepherds Cot, home to four North London cricket and tennis clubs.
- The plan seeks to develop the land and sporting facilities of the Cot for the benefit of all Members.
- The Clubs have worked together since 2012 through a Development Group to develop the plans.
- This strategic plan is still being developed. Before being adopted it will be subject to consultation with club members and development of a financial plan.

2. About Shepherds Cot



- An extraordinary green oasis only six miles from the centre of London, between Crouch End and Highgate.
- Over 150 year history of outdoor sports.
- Home to three Member-run sports clubs : Hanley Lawn Tennis Club, Highgate Cricket and Lawn Tennis Club and North London Cricket Club.
- Land is owned freehold by the three Member Clubs through the Shepherds Cot Trust which is also landlord to a private tennis club also on the site, Georgians Tennis Club.
- Shepherds Cot Trust is affiliated to Fields In Trust and committed to maintaining the land as playing fields.
- More information: shepherdscostrust.org

Shepherds Cot in 1897 (Crouch End Playing Fields)

Home to at least 22 cricket and tennis clubs, many affiliated to churches, colleges or voluntary organisations

ESTABLISHED OVER 100 YEARS.

AQUILA, CLAPSHAW & SALMON,
MANUFACTURERS
OF THE
CELEBRATED "RESILIENT"
SPRING
HANDLE BAT
NOW SO LARGELY USED.

JUST THE BAT TO
ENSURE BIG SCORES.

Grandest Driving Bat in the
Market.

Address—
CAYTON STREET, CITY ROAD, E.C.

REFERENCE
To CRICKET and LAWN TENNIS CLUBS
on PLAYING FIELDS ASSOCIATION
GROUND.

Ashley 22	Holly Park (L.T.) . . . 10
Beaumont 15	Holy Trinity 13
Blythwood (L.T.) . . . 7	Hornsey Rise 4
Cannon 24	Independent (L.T.) . . . 2
City Albion 16	Iris 17
Cromwell (L.T.) . . . 20	Leopold 6
Crouch End . . . 18 & 23	Leopold (L.T.) 5
Director's Pavilion . . 3	Mount View 8
Highgate 19	Refreshment Pavn. . . 12
Highgate Bohemians 11 (L.T.) & 14	St. Andrews 21
Highgate Valley (L.T.) 9	St. George, Blooms- bury 1
Holloway College 25-6	Tollington Park Col- lege 27 & 28

RECENT LETTINGS.

St. Botolph marked A*

Forne Park B*

**HOPSON'S
HANDY
MAP
OF
THE
Crouch End Cricket Fields**
Price 2d

Playing Fields
Association

HORNSEY C.C. & Co
Entered at Stationers' Hall.

TRAINS. [Subject to Alterations.]

King's Cross (Suburban) to Crouch End	King's Cross (Suburban) to King's Cross	Crouch End to King's Cross	Hornsey to King's Cross
7.15	7.30	7.45	8.00
8.15	8.30	8.45	9.00
9.15	9.30	9.45	10.00
10.15	10.30	10.45	11.00
11.15	11.30	11.45	12.00
12.15	12.30	12.45	1.00
13.15	13.30	13.45	2.00
14.15	14.30	14.45	3.00
15.15	15.30	15.45	4.00
16.15	16.30	16.45	5.00
17.15	17.30	17.45	6.00
18.15	18.30	18.45	7.00
19.15	19.30	19.45	8.00
20.15	20.30	20.45	9.00
21.15	21.30	21.45	10.00
22.15	22.30	22.45	11.00
23.15	23.30	23.45	12.00
24.15	24.30	24.45	1.00
25.15	25.30	25.45	2.00
26.15	26.30	26.45	3.00
27.15	27.30	27.45	4.00
28.15	28.30	28.45	5.00

* Change at Finsbury Park.

Shepherds Cot Today

Clubs within the Cot (red line boundary):

- Hanley Lawn Tennis Club
- Highgate Cricket and Lawn Tennis Club
- North London Cricket Club.
- Georgians Tennis Club.

Clubs adjacent to the Cot:

- North Middlesex Cricket Club
- Crouch End Cricket Club
- Hornsey Cricket and Tennis Club
- Wood Vale Lawn Tennis Club



Cot club membership

	Adults	Juniors	Non- playing members	Totals
Cricket	194	306	40	540
Tennis	350	226	13	589
Totals	544	532	53	1129

- Over 1,100 Members across the three Cot Member Clubs
- Probably at least another 1,000 people play sport on the Cot through tennis and cricket camps, non-member attending coaching, hire outs of the facilities and the private tennis club Georgians.



3. What club members want – top priorities

- Preserve the green and peaceful character of the Cot
- More joint working between the clubs
- More cricket pitches and tennis courts for use of the Cot member clubs
- Indoor cricket and tennis facilities if possible
- Improved security, particularly lighting
- Improved drainage

A full report detailing the results of the consultation is available on request from the Trust and member clubs.



4. Opportunities and drivers for change

Georgians tennis courts



We lease 8 tennis courts and a club house to a private club, Georgians Tennis Club. These leases end in 2019 (for the first four courts nearest the Park Road entrance) and 2024 (for the remaining courts and the clubhouse). This represents an opportunity to bring those facilities back into use by Cot members.



The bungalow

The bungalow near the Park Road entrance to the Cot was built as a temporary structure and is nearing the end of its life. A decision needs to be made about the future of this building or its replacement.



Water

About half of the Shepherd Cot Trust's annual expenditure is on mains water, mainly used to water cricket squares and shale tennis courts. If we could store and re-use rainwater there is an opportunity to save money and improve the environment.



School collaboration

The Cot clubs have a good relationship with Highgate Wood Secondary School immediately adjacent to the Cot, including shared use of school tennis courts, the school sports hall and coaching programmes for pupils. There are further opportunities for collaboration e.g. shared car parking, use of the school field for cricket, joint development of indoor sports facilities.



Security

The Cot suffers from some crime and anti-social behavior issues particularly at night when people and vehicles can enter and operate relatively free from surveillance.

5. Constraints



Metropolitan Open Land

The Cot is designated by the Council as Metropolitan Open Land, similar to Green Belt land. This prohibits the development of buildings not directly related to outdoor sport or recreation and requires the 'openness' of the site to be retained.



Site of Importance for Nature Conservation

The Cot is also within a 'Grade 1' Site of Importance for Nature Conservation which requires any proposals to be very carefully considered for their impact on the ecology of the site e.g. impact of lighting on wildlife. Many mature trees are also protected.

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Parking and servicing

Any changes to the Cot will need to retain a similar level of car parking as at present because the Cot is poorly served by public transport. In addition, the four main clubhouses and the Ferme Park clubhouse all require regular vehicular access for deliveries.



Funding

The three member clubs are non-profit organisations that rely on member subscriptions and occasional grants and loans from sporting bodies. The Shepherds Cot Trust has very limited funding in the form of a contribution from each of the member clubs plus rent from Georgians Tennis Club and the Bungalow. Raising significant sums of money for improvement to the Cot is challenging.

6. Objectives and Projects

Objective 1: Expand the tennis and cricket offer to meet demand

Objective 2: Explore the potential for indoor cricket & tennis facilities
with Highgate Wood School

Objective 3: Widen access to the Cot's sports facilities

Objective 4: Create a safer environment

Objective 5: Preserve and enhance the Cot's natural setting

Objective 6: Redevelop the bungalow to accommodate a site manager
and other uses

Objective 1. Expand the tennis and cricket offer to meet demand

What club members want:

- Additional tennis courts split between the existing clubs (*supported by 52% of tennis players*) or shared between the clubs (49%)
- New tennis court surfaces (*supported by 57% of tennis players*)
- Use of school field as an extra cricket pitch (*supported by 48% of cricketers*)





Proposed projects

School field 

Negotiate with Highgate Wood School to agree use of school field as an additional cricket pitch

Georgians Tennis Courts

When leases ends, bring courts back into use by the Cot's member clubs:

-  4 courts including 3 artificial grass (2019)
-  4 hard courts and clubhouse (2024)

Brookside courts 

Replace 3 Brookside shale courts and clubhouse with two full LTA size courts (shale or artificial clay) forming set of three with Holly Park hard court resurfaced to match.

Objective 2. Explore the potential for indoor cricket & tennis facilities with Highgate Wood School

What club members want:

- Indoor cricket nets
(supported by 63% of cricketers)
- Indoor cricket/tennis
facility in partnership with
Highgate Wood School
*(supported by 54% of cricketers
and 44% of tennis players)*



Proposed projects

Research suggests that stand alone indoor cricket facilities would be very difficult to secure planning consent for and would probably be financially unviable.

There may be a potential to develop new indoor cricket and/or tennis facilities on the school site in partnership with the school.

This is likely to be a longer term project.

Objective 3. Widen access to the Cot's sports facilities

What club members want:

Members supported the need to make the Cot a more welcoming place, including for children and young people e.g.:

- "Clear up the area around the Cottage. It isn't a very good first impression"
- "Need better signage to Hanley Tennis Club including along the road to the club"
- "If we want the Cot to develop and continue there needs to be further investment in links with local schools to attract families and future playing members"



Proposed projects

Signage ●

New signs throughout the Cot and improving appearance of entrances

Cot events and activities

- Cot-wide open days
- Cot-wide coaching sessions open to non-members

Pay and Play

If site manager project viable, could introduce pay and play tennis court/cricket nets access.

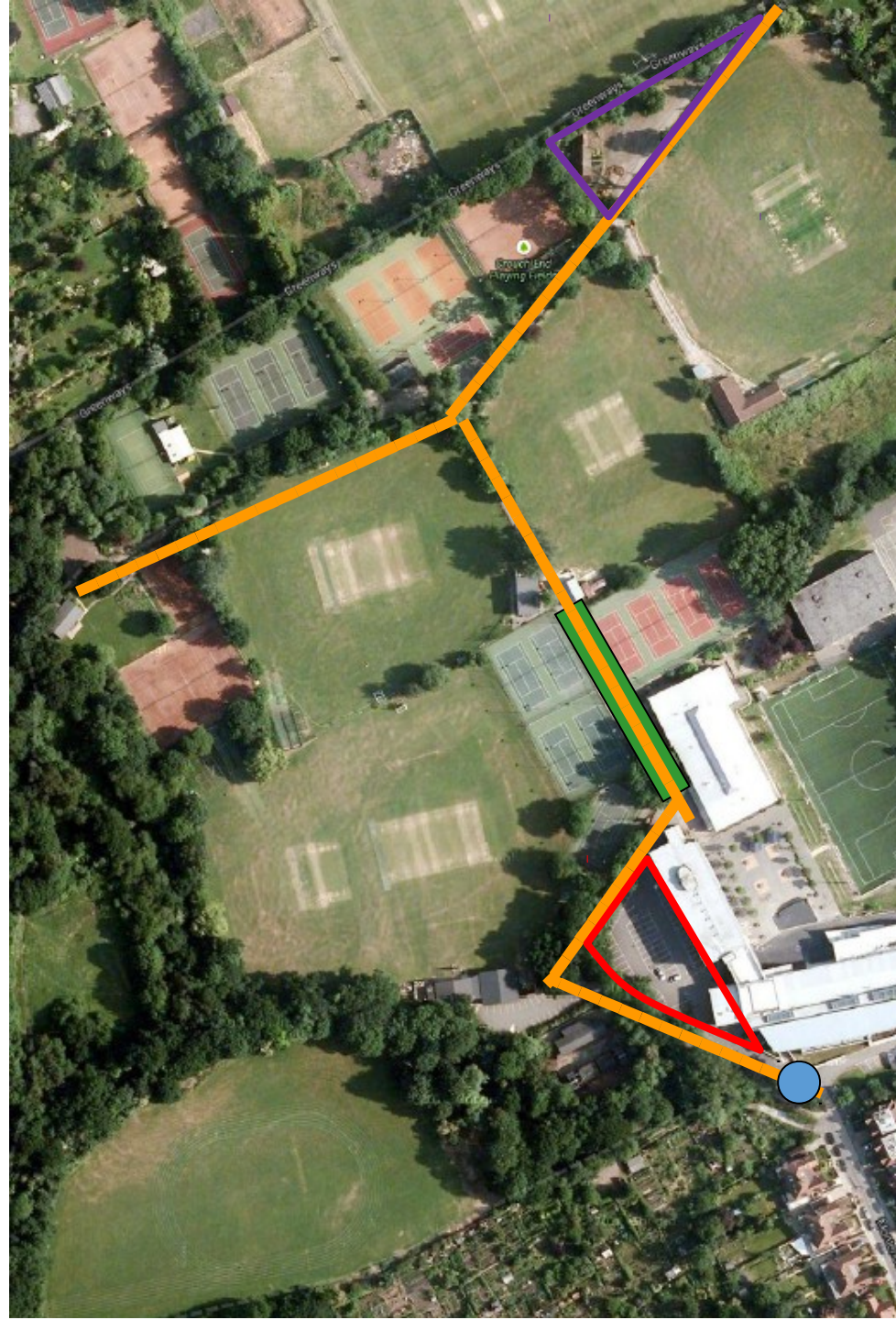
Mini-tennis courts ●

If useful to support coaching programme. Exact location to be identified

Objective 4. Create a safer environment

What club members want:

- More lighting to roads, paths and car parks *(supported by 53% of members)*
- Parking area improvements *(supported by 47% of members)* and reducing danger to pedestrians
- A Cot caretaker *(supported by 46% of members)*






Proposed projects

Lighting

Install low level bollard lighting on all paths

Parking and access strategy

- Introduce pavements
- Improve layout of parking area (42 new spaces) 
- Agree shared use of school car park
- Close road  (except for cyclists and pedestrians) and introduce seating and planting
- New vehicle  to reduce anti-social behaviour at night

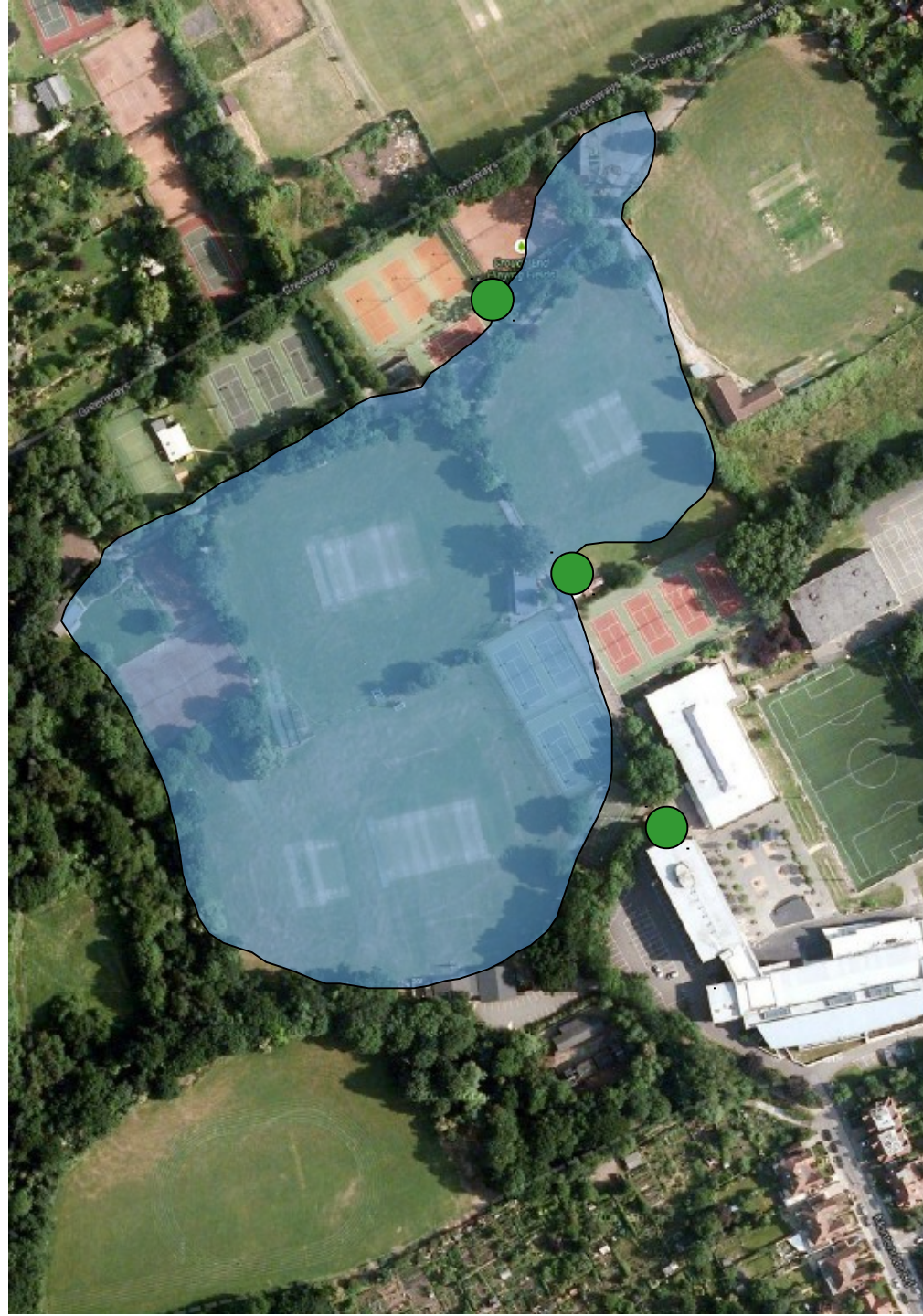
Site manager

Potential role shared with school/Council

Objective 5. Preserve and enhance the Cot's natural setting


What club members want:

- Overwhelming support for preserving the Cot's beauty, tranquillity and natural setting (*member workshop March 2014 and numerous survey response comments*)
- Improved drainage including water recycling measures (*supported by 53% of members*)
- Some concerns about overdevelopment (*although less than 2% of survey respondents didn't want any new facilities*)



Proposed projects

Water management and ecology measures

- Working with Crouch End Open Space, Haringey Council and neighbouring landowners to enhance ecology
- Water storage and re-use measures 
- Potential for attractive pond(s) as part of water management system (location to be confirmed)

Landscaped seating areas

Places to sit, relax, watch some sport and enjoy the natural setting

Objective 6. Redevelop the bungalow to accommodate a site manager and other uses

What club members want:

- Demolition and rebuilding of the bungalow
- A live-in caretaker
- No consensus on other potential uses e.g. gym, sports shop, flat for rent



Proposed projects

Site manager

Investigate potential for site manager role shared with Highgate Wood School and Haringey Council. Duties could include:

- Opening and closing gates at night
- Security patrols and liaison with police
- Cot reception and operation of pay and play facilities
- Management of new bungalow building.
- Procuring and managing maintenance & repairs

Bungalow redevelopment

Demolish existing bungalow and build new single storey building. Market research required to establish viable uses, potentially including:

- Site manager office/Cot reception
- Site manager flat
- Small fitness studio
- Treatment rooms for sports massage, osteopathy, etc.

7. Masterplan

Preliminary
design exercise by
Levitt Bernstein
Architects



7. Masterplan

Key area of change:
**Brookside and the
Bungalow**



7. Masterplan

Brookside and the
Bungalow

Current layout



7. Masterplan

Brookside and the
Bungalow

Proposed layout



10. Next steps

- More detailed costings
- Consultation with club members, stakeholders and neighbours
- Design work and fundraising for early projects:
 - Signage
 - School field
 - Lighting
 - Road closure (on trial basis initially)
 - Ecology and water management measures
- Business planning for longer term projects:
 - Tennis courts
 - Bungalow redevelopment
 - Brookside



PLAYING FIELDS, CROUCH END.