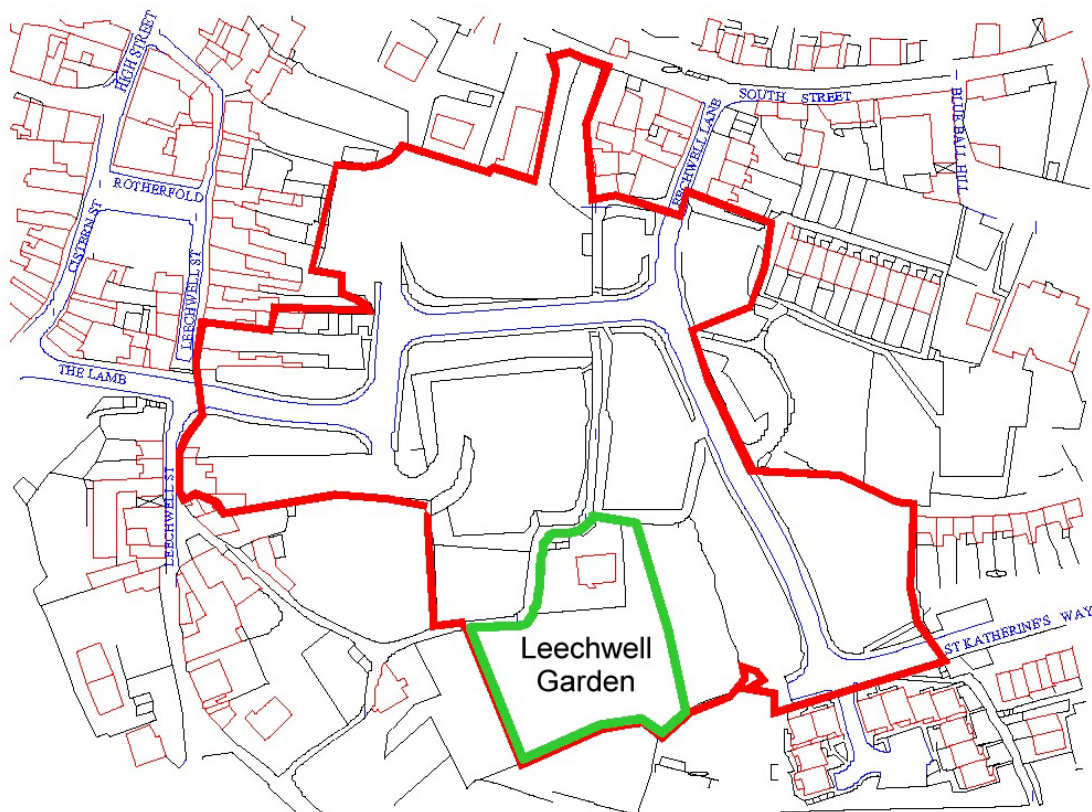


DOS OPEN SPACE EXHIBITION DOSSIER

SUMMER 2005



The Leechwell Garden within the Development Area

INTRODUCTION

This document is a record of the work done by the DOS Open Space Steering Group in five months during the period February 2005 to June 2005 when the Leechwell Garden was investigated as a future public space as offered by SHDC to the community.

The study by volunteers included: weekly meetings, analysis of the existing garden, study visits to other examples of open spaces, a search for potential methods of funding, identification of potential partners with expertise and production of possible designs for the future.

An all day exhibition displaying the work of the group was shown in the Civic Hall on Thursday 30th June followed by a public meeting in the evening. The display was then moved to 17 High Street where it was arranged on view in a slightly briefer form for two further days, Friday 1st and Saturday 2nd July.

The objective of this dossier is to record the work of the DOS Open Space Steering Group for future use in planning better open public spaces within Totnes Town.



Fig 2. Some Concentration on the Possibilities for the Garden

SUMMARY AND RECOMMENDATIONS

1/ PHASED DEVELOPMENT

The garden should be developed in phases beginning with minimum intervention and moving on to the more ambitious changes as funds become available. Ninety percent of the design questionnaire responses supported this concept (see page 50).

2/ OTHER TOTNES SPACES

The garden cannot be expected to answer all the unmet needs of the town. Its position and topography are not suited to some purposes. Other spaces in the town, some of which are poorly used, need remodelling to meet the public needs of the inhabitants and visitors.

3/ PLAYSPACE FOR YOUNG CHILDREN

A children's playspace should be provided elsewhere in the town closer to the centre. The Belsham Court space on South Street (picture on page 34) is the best opportunity and could be instigated before the Leechwell Garden becomes available and with no impact on other parts of the overall development plan.

4/ THE ELDERLY AND TEENAGERS

Provision needs to be made for residents of all ages, particularly the elderly and teenagers. The elderly and disabled need safe paths and seats. Teenagers should be involved wherever possible by encouraging them to take part in the construction of appropriate items in open spaces. Sections on pages 35 and 37 discuss youth roles.

5/ RENAMING

The garden should be renamed. Leechwell Garden was the most popular choice indicated by the survey but was prompted by the wording of the survey. Other suggestions are on page 7. A new name would be in keeping with the transformation which is planned.

6/ DARTMOUTH COMMUNITY ORCHARD

The garden plan, in the initial stages, would do well to follow the local example of Dartmouth Community Orchard. Page 51 shows three views of this orchard.

7/ NORTHAMPTONSHIRE POCKET PARKS

This has been a very successful project of over 80 spaces between a County Council and many communities. More could be learned from this example which could be applied to the several sites in Totnes to be improved. A map of some Pocket Park sites is on page 52.

8/ FUTURE WORK

Some issues which have not yet been fully tackled include:

- a) The Belsham Court green specifically as a children's playground
- b) Provision by DOS of a Public Art Officer role
- c) Paths in the garden: suitability for pushchairs and the elderly
- d) Gates to the garden: access for the disabled
- e) Alternative locations as dog walking areas e.g. a track within Castle Meadow

These issues need to be considered and should be addressed by the newly proposed Design and Implementation Group. ***It is hoped that this group can be funded and that future funds can be obtained from sources other than SHDC.***

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2/ THE EXHIBITION DAYS

2a) In the Civic Hall

An exhibition was held on Thursday 30th June in Totnes Civic Hall. This included the work of the DOS Open Spaces Steering Group on the Leechwell Garden and the first presentation to the public of the commissioned work by Harrison and Sutton on more detailed designs for phase one buildings on the Southern Area. The displays were put up in the morning and left on display until after a public meeting in the hall in the evening.

There were about 100 attendees during the day and about 200 at the evening meeting which was addressed by SHDC, Harrison and Sutton and very briefly by DOS.

2b) In the DOS Office

The displays were then moved to 17 High Street where they were on view in a slightly briefer form for two further days, Friday 1st and Saturday 2nd July.

The attendance at number 17 was very good with about 120 people visiting per day and some lively discussion taking place in the smaller space. The office was manned by DOS staff for two days. They explained the community proposals for the Leechwell Garden as well as the Harrison and Sutton designs.



DOS are grateful to Windeatts, solicitors, of Totnes, who allowed DOS free use of No. 17 High Street for the exhibition. This allowed about 240 more people to see the proposals and allowed extra time for discussion in front of the plans for the housing and the open spaces.

It was pleasing to hear many attendees of the exhibition at No. 17 thanking the DOS volunteers for their explanations and for their efforts at moving the Leechwell space designs towards publicly acceptable ideals. Both DOS and the community would benefit from a continuing presence in the High Street as the exhibition demonstrated.

Fig 3.

A DOS volunteer explaining the Harrison and Sutton designs

2c) Surveys by Questionnaire

Attendees of the exhibitions were encouraged to complete questionnaires and give feedback via a suggestions book. The surveys included one on the design of the garden and one on the renaming and potential use of the garden. The results of these questionnaires were added to some previously obtained returns and all were then analysed. During the exhibition 52 forms on design and 31 forms on names and use were received. This provided good feedback from the public on the proposals made by DOS and the comments book provided Harrison and Sutton with reaction and ideas.

The basic analysis of the survey on “name and use” of the garden is below. For this survey DOS collected a total of 61 responses from different people.

The survey on the “design” of the garden was completed by 52 people and the basic results are shown in section 4 on design proposals. This showed very good support for developing the garden in phases.

The complete results of these surveys including the written comments are presented on pages 42 to 51 of the “Big Picture” Strategy Report.

NAME AND USE QUESTIONNAIRE RESULTS

INTRODUCTION

- Total number of questionnaires completed 61
- By community between May and July 2005
- Half from general public, half from visitors to Exhibition

1. COMMUNITY SUPPORT FOR CHANGE OF NAME

A. Southern Area to Leechwell Valley **80%**

B. Bungalow Garden to Leechwell Garden **95%**

C. Other suggestions:

- Leechwell Community Garden
- Leechwell Haven
- Leechwell Orchard
- Leechwell Ley
- Heath Garden

2. USE OF LEECHWELL GARDEN

A. Footfall 300 visitors per week = 2.5 visits by 2 people pw

B. Use Walk 31% Rest 36% Play 13% Heritage 20%

C. Arrive Walk 73% Bike 10% Car 15% Bus 2%

D. Age 10-20 3% 20-40 20% 40-60 42% 60+ 35%

3. COMMUNITY SUPPORT FOR USE OF ‘POOH CORNER’ AS YOUNG CHILDREN’S PLAY AREA WITH SEATING

- FOR 58 **(97%)**
- AGAINST 2 **(3%)**



Fig. 4. A wide range of material at the exhibition



Fig. 5. The present garden layout

3/ PARTICIPANTS WORK BY SUBJECT

3a) Boundaries and Security

BOUNDARIES OF LEECHWELL GARDEN

Green Boundaries are preferred. Appearance need not conflict with security.

Hedging can disguise and give extra protection to other barriers.

The stone wall is attractive in its own right.

Hedges encourage wildlife. They are in sympathy with the character of the garden which, even in its present state, exists.

Present State: south – Devon Bank approx 50m. long, 60% angle with flat top topped with 10m. high overgrown hedge, mainly hazel, large multi trunk holly halfway along bank degraded to the west.

Leechwell Lane Boundary – old stone wall approx 60m. long and 1.5m. high on garden side 2m. high on the lane side.
Leechwell Cottage boundary – approx 45m. long
Old wooden paling on Leechwell Garden side
Sound concrete posts at intervals
20m. of *Lonocera nitida* overgrown hedging at the wall end
north – old larch-lap fencing covered with ivy at the wall end
entry space to bungalow then broken paling and open space between car park and garden
west – boundary, yet to be determined, will be the interface with the new private properties

Security:

- * private gardens from Maudlin Road need barriers up to 1.8m high
- construction should not be easily scaleable
- dense thorny planting in front of the barriers
- no trees close enough to climb to gain access
- if the garden is to remain open there will be no need for extra security between the garden and Leechwell Lane or the Car Park
- type of barrier between public and private on W side unknown

Maintainance:

hedges – expertly pruned for 3 to 4 years to ensure a dense base then cut once a year
Wooden/ metal fencing of high quality to last (expensive) but no maintenance required.
Walls – checking that plants with invasive roots do not erode and weaken them (wall repair is very expensive)

LEECHWELL GARDEN SECURITY

An Open Garden?

- Having clearly marked limits and distinct entry ways it has been suggested the garden could be closed at night?
- But without unacceptable additions to the top of the Wall, malefactors and mischief makers could certainly scale it.
- Besides, house holders will need access to the West gates of their new market properties, and the local community wants a path into the Garden from Heath Road (understood to be in the latest proposals).
- If the gates provided and locked at dusk, that would exclude only law abiding people; mischief makers would get in anyway.
- So we propose an **Open Garden**, with probably four entrances, two from Leechwell Lane, one from Heath Car Park, and one from Heath Road, between or beside the new market housing.
- **Secure boundary needed to South and West.** At the end of the long back gardens, 1.8m. high strong steel fencing will be needed to reinforce hedging for maximum security against malefactors transgressing those boundaries.

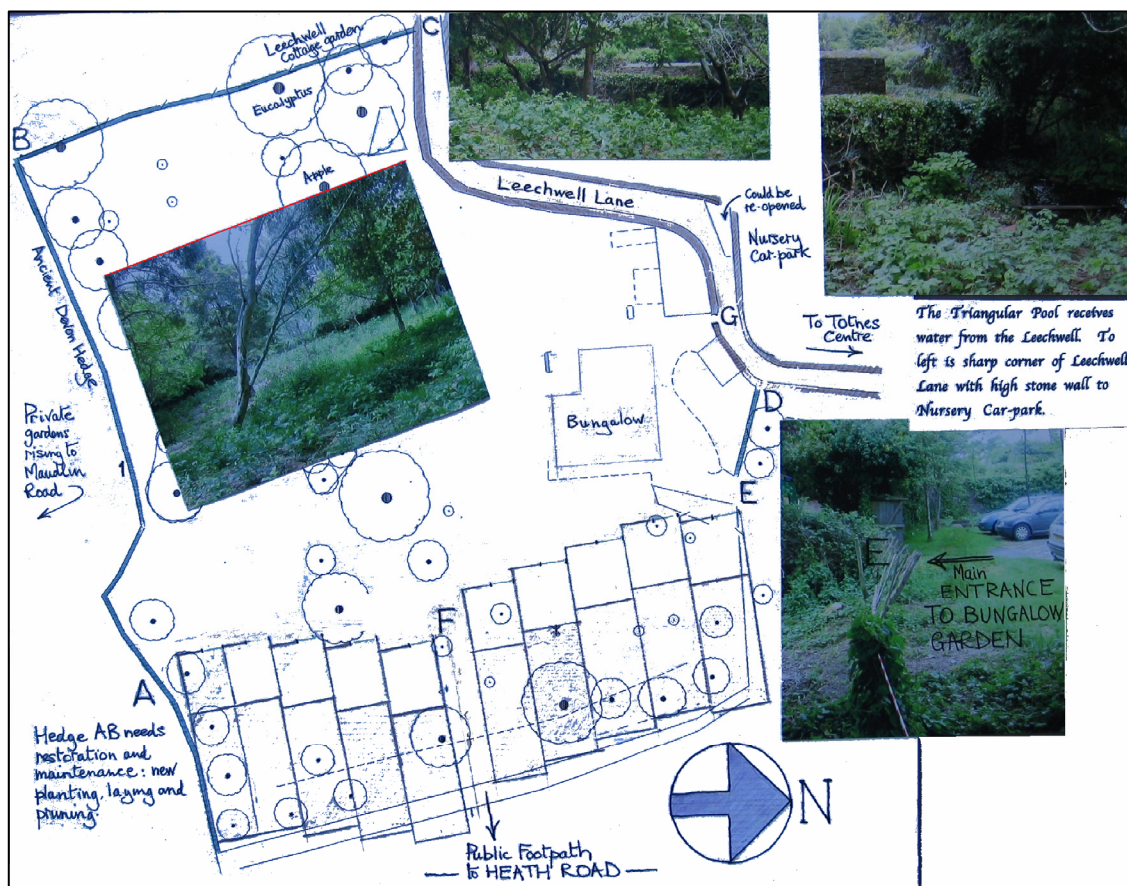


Fig 6. The boundaries with houses added

Security *Within* the Garden depends on:

- **Clear recognition as a Valued Amenity Resource** by the Community generally, and especially people living nearby. The Garden will need to be obviously well cared for; enjoyed and treated with respect by people visiting it.
- **Layout and Design** with Security considerations paramount. *Avoidance of creating cover* for trouble makers; such as tall bushes and shrubbery, low branches on trees. No flower-beds, which invite vandalism and theft. There should be *good visibility across the garden* from entrances and nearby houses.
- **Garden Furniture** Benches and other items such as litter bins and dog bins need to be *rugged and firmly secured*, and not too costly to repair or replace.
- **Buildings** invite break ins if not occupied; *need to be designed and sited for security*, with no easy entry points “round the back”. One building could provide a *café with toilets*, also an integral garden store. *A flat upstairs for a warden* or other worker perhaps would provide valuable oversight and deter intruders.
- **Lighting** There is no plan for a police security camera system in Totnes; so high level lighting is not needed and would be unsuitable. But lamp standards in the Land and Heath Car Park, sited on the boundary, so avoiding throwing wall or hedge shadows, should provide useful light level. Further lamps needed at entrance from Heath Road. Main path intersection and to light exterior of building. Low level lighting would be likely to be vandalized.
- **Public Toilet** Outside the Garden, but nearby, at the end of Heath Car Park?

SECURITY - ADVICE FROM THE POLICE

***Notes of issues raised and points made during Site Meeting with Police:
Thurs. 16th April ‘05***

Meeting arranged by David Willington with *PC Michael Elliott* (Neighbourhood Beat Manager) and *PC Jane Flatman* (Crime Reduction who advises developers and others on security matters). Also present were *Alex Wish of SHDC*, *Sue Holmes*, (*Co-Chair of the Steering Group*), *Dave Mitchell*, *Wendy Reid*, *Janet Mitchell* and a *third PC, not named*. In the course of more than an hour in the garden various topics were discussed in small groups. What follows is from DW’s notes and from some notes of Sue’s – and relates to the attached sketch plan.

1. **Perimeter Security** *Even if the garden is open day and night*, the **boundary AED** (see plan) needs to be as secure as possible to prevent law breakers entering private gardens or making their get away from them via the Bungalow Garden. This is a priority, as the East side of the Garden is likely, in the latter part of the year, to become a building site. PC Flatman said that even a well made *Devon hedge* (stone/ earth base with thorny hedge on top) would not prevent passage by determined persons. She thought a strong metal barrier, chain link at least, would need to be incorporated. She will send inf. to DW about various types of fencing.

The boundary CD will be the *interface between Leechwell Garden and proposed Private Sector Housing Units*. The precise position and nature of this boundary is not yet known. The Scheme One plan notes this housing will “overlook public space, improving security”. If these houses are terraced then they will form a

secure boundary behind line CD. PC Flatman was strongly against there being a public pathway between the Garden and the South end of Heath Road; she felt that there should not be more than one gateway open for movement into and out of the Garden after dark. She recommended that that should be from the Heath Car Park at C. (There would need to be a through way there, to provide access for people to the west side of their houses, fronting on to the public Gardens).

The boundary BC, *between Car Park and Garden*, might be marked with a good looking fence with a gateway at C; so giving identity and status to the “Bungalow Garden Family Park” or whatever?

The boundary AB *is the wall of Leechwell Lane*. This is about seven feet high on the Lane side in this section and determined young people could scale it quite easily. The police suggested it could be topped with a trellis to deter night climbing! During daylight hours, at least, movement between Lane and Garden would be very desirable. A new opening, just East of A, near to the Triangular Pool, could lead on to push-chairable paths around the Garden and to a main gate at C. The existing gate in the wall, just North of the Bungalow is close to an old ramp, which could give access to the Garden, via the Lane, from the Nursery Car Park.

The police recommend that all entry points to the Garden, except a main gate, probably at C, should be closed at dusk, so making it easier to deal with any trouble in the Garden. *A rota of volunteer wardens could undertake this and other tasks*. Complete night-time closure would not be possible because of the need for access to the house fronts, and trouble makers would find a way in anyway.

2. **Oversight.** When the new housing on the East Side of the Garden is completed and occupied, *if the dwellings face into the Garden that will provide valuable oversight*. The back windows of Maudlin Rd. houses are further away, and the view from them into the Garden is blocked by the canopies of trees, especially when in leaf. Of some trees were removed the view into the Garden would be improved.

CCTV: The police advise that there is no likelihood of a system of cameras being provided in view of the technical, legal and financial difficulties. It would not be suitable for the Garden; a high level of lighting would be needed. For quick response, the screens would need constant staffing. There would be some *police foot patrols*.

Building within the Garden If the existing bungalow is retained, or any other building put up, the Police advise it will need to be used or occupied at all times otherwise it would attract crime.

Bushes and Branches providing cover within 6 ft. of the ground should not be allowed as they block surveillance.

3. **Health and Safety** The police at this site meeting did not have special knowledge of these matters. A common sense discussion at the Triangular Pool concluded that a low wall around it to prevent toddlers falling in would be sensible. There should be a warning notice for parents. Further advice will need to be obtained with regard to any play equipment which may be provided.

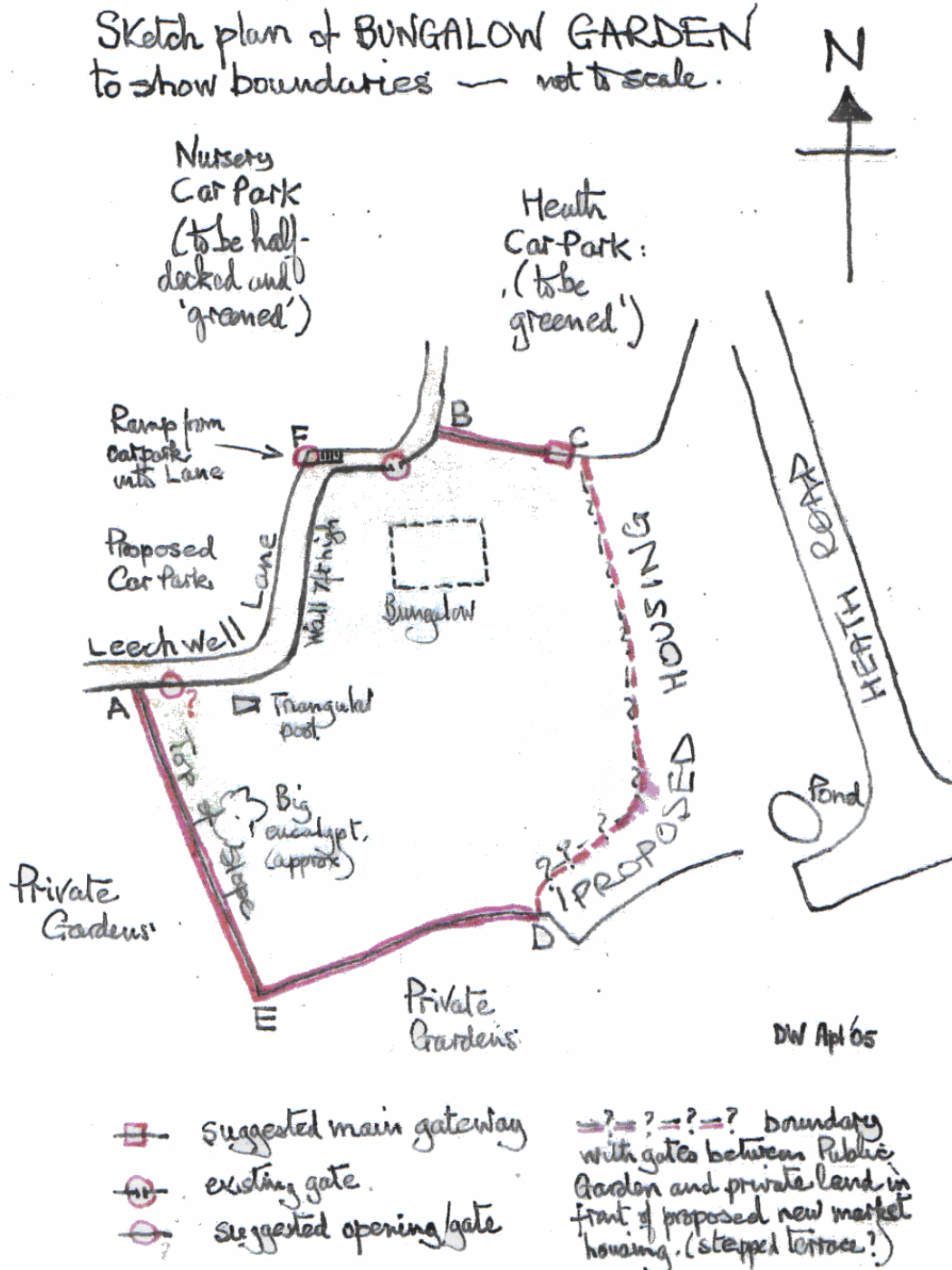


Fig 7.

Sketch plan of boundaries

**Quotes from “Designing out Crime:: “Designing in Community Safety”
Devon & Cornwall Constabulary Document**

Private space of rear gardens needs strong defensive walls and fencing, min 1.8m.

Gardens bordering open land should be protected with higher fencing with thorny shrubs planted against it.

Metal fencing in the form of plastic coated welded mesh panels is more robust than traditional chain link.

Chain link fencing is a woven metal product relatively easy to cut and penetrate.

Dark coloured coated fencing is known to aid visibility, which can be important against wooded areas and open land.

Plants can be used to enhance perimeter security and to soften the image of a physical barrier

Properly constructed Devon Bank can provide a very effective boundary solution

4. Conclusion *If the Garden is set up properly as a Public Open Space, perhaps a Family Park, valued as an important Amenity by the people living beside and around it, then antisocial behaviour will be discouraged.*

Quality needs to be kept up and the Garden must be seen to be cared for.

Bye laws could be established and enforced relating to dogs, litter, age limits for use of specified areas, and other matters.

David Willington

3b) Plantings

Including: **Native Hedges** **Wet Areas**
 Devon Banks **Ground Cover**
 Wildflower Meadows

Aims To create within Totnes a place of harmony with local environmental conditions, where a high proportion of the plantings is of native plants suitable for the area, offering insects, birds and animals a favourable habitat.

Preparation > clearing roots of brambles, nettles and bindweed
 > deciding which shrubs and hedging can be kept, and pruning them
 > soil analysis

Suitability identifying the areas of the garden for;
 * Soil type and nutrient status
 * Slope and aspect
 * Light and shade (hedges, trees, walls)
 * Drainage and water management

Maintenance the priority is low maintenance, possibilities are;
 *Rough grass with bulbs coming through (twice a year mowing)
 *Ground cover plants (no attention)
 *Shrubbery (mulching and minimal pruning)
 *Native plants (occasional control)
 *Native hedging (occasional trimming)

This excludes herbaceous borders, close turf, and bedding, which need high maintenance.

SOME GARDENER'S POINTS

1. Local plants are adapted to both local soils and climate and have low maintenance requirements.
2. Once established, native plants usually withstand long periods of dry weather. Many will grow in difficult areas with little or no fertilizer.
3. Local plants are of the essence of regional identity and preserve the character of the English countryside.
4. People are concerned with the destruction of the natural environment. We should take care to conserve our own flora by bringing native plants into cultivation in gardens and public places.
5. Native plants in Britain are those already present before the formation of the English Channel

NATIVE HEDGES

In the Leechwell Garden the function of the hedging is both as a barrier and a pleasing boundary to the garden. It could be combined with, or used to conceal, man made barriers such as wooden fencing, post and wire mesh or link fencing.

The case for mixed native hedges:

- Provides a rich variety of colour, flowers and fruits throughout the seasons.
- Is hardy and suited to the soils
- Attracts wildlife
- Makes a good security barrier
- Needs minimal trimming
- Can be brought bare rooted therefore is cheaper
- Creates a micro climate
- Protect other plants



The advantages of mixed native hedging over other options are overwhelming. It should be noted though, that the plants tend to be slow growing. Do not expect an immediate effect. We can make a contribution to conservation.

Fig 8.

Natural
Hedging

The common element in all native hedging is the use of hawthorn and blackthorn. They usually make up to 50% of the total number of plants (originally to keep sheep and cattle enclosed). These two plants help to knit the hedge together.

SUITABLE HEDGING PLANTS

Native:

Hawthorn
Blackthorn
Field Maple
Alder
Hazel
Dogwood
Spindle
Wayfaring Tree
Guelder Rose
Dog Rose
Oak
Holly

crataegus monogyna
prunus spinosa
acer campestre
alnus glutinosa
corylus avellana
cornus sanguinea
euonymus europaeus
viburnum lantana
viburnum opulus
rosa canina
quercus robur
ilex aquifolium

Climbers

Travellers Joy
Honeysuckle
Ivy

clematis vitalba
lonicera periclymenum
hedera helix

Introductions:

Beech
Cherry Laurel
Hornbeam
Shrubby Honeysuckle
Green Berberis
Snowberry
Rosa Rugosa
Bay
Cotoneaster

fagus sylvatica
prunus laurocerasus
carpinus betulus
lonicera nitida
berberis thunbergii
symphoricarpos albus
rubra & alba
laurus nobilis
cotoneaster lacteus

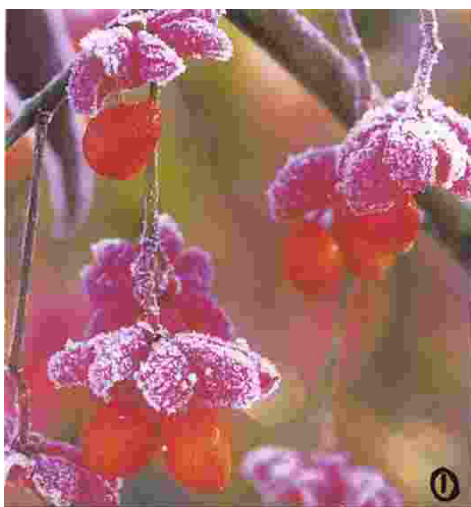


Fig 9. Spindle

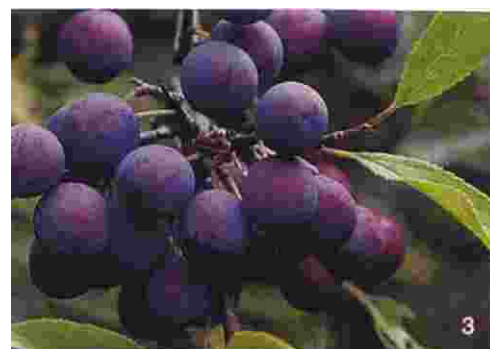


Fig 10. Blackthorn

COSTINGS FOR NATURAL HEDGING

“Gardening Which” survey recommends suppliers BTCV and Hope Grove Nurseries. BCTV is the cheaper.

This costing is for native hedge along the boundary with Leechwell Cottage.

It is for double row spacing to give a really dense hedge. Rows 40cm. apart with plants staggered at 50cm. intervals.

The length of the boundary is approx. 45 metres.
Estimate 180 plants would be needed.

No.	Plant		Unit Price	Total Price
45	Hawthorn	@	0.78	35.10
45	Blackthorn	@	0.51	22.95
45	Hazel	@	0.70	31.50
10	Field Maple	@	0.79	7.90
10	Beech	@	1.31	13.10
10	Oak	@	1.10	11.00
5	Wayfaring Tree	@	0.70	3.50
2	Spindle	@	0.67	1.34
4	Guelder Rose	@	0.78	3.12
4	Holly	@	2.36 (potted)	9.44

180 Total plants £180.95 + VAT & carr

These are for good sized (average 60 to 90cm) bare rooted plants. Only holly is unavailable bare rooted.

The 50 plant Bareroot Hedge Collection at £19.75 + VAT is for one year ol seedlings of 20 to 40 cm.

DEVON BANKS

A Devon Hedgebank consists of an earth bank faced with stone or turf which usually has bushy shrubs growing along the top.

Massive hedgebanks line mile after mile of sunken lanes in the South Hams.

This type of hedge is, in Britain, unique to the West Country.

Historically, these hedgebanks were constructed for agricultural purposes. They served as stock barriers, shelter for stock and crops against the wind, and for the control of soil erosion and run-off from tilled slopes.

As boundary features, hedges contain the history of the landscape.

Some rare and threatened species are associated with Devon hedges. More important is the value of the hedges for a vast range of more common wildlife species.

In addition to native hedgerow plants along its top, the bank itself also supports plants according to the light level it enjoys.

There is an existing stone faced hedgebank along the southern boundary of Leechwell Garden. Its age is still to be determined, as is the purpose for which it was built. The condition of the bank varies along its length, the more intact section being about 1.5m. high.

The growth along the top (mainly hazel and holly) is neglected, growing in places up to about 9m. high.

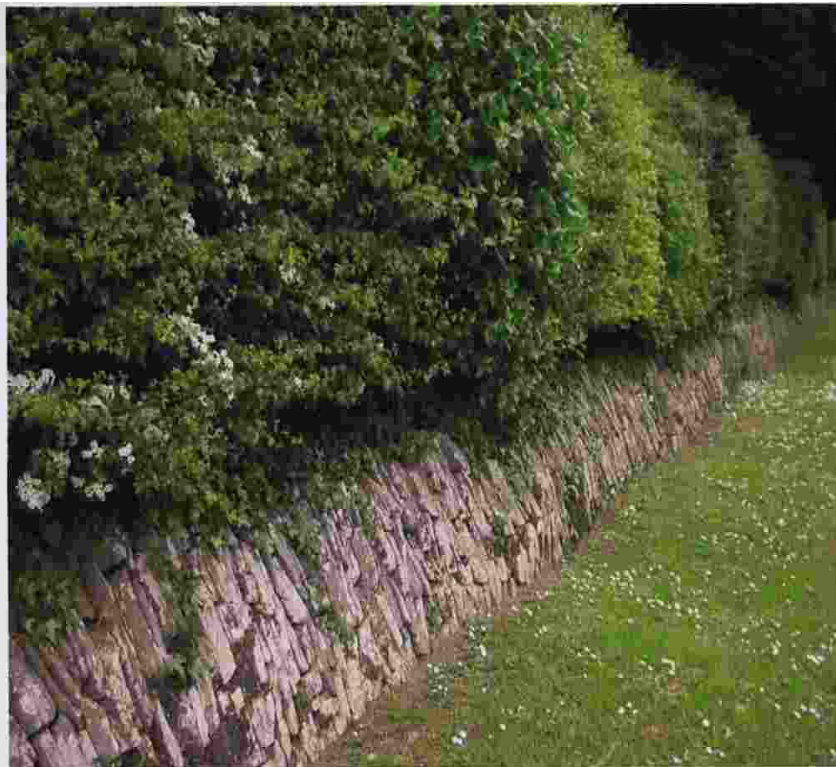


Fig 11.

Stone faced Devon bank with hedge at Dartington Hall

A trimmed mixed hedge of hawthorn, laurel, beech, holly etc.

Stones have been arranged edge on. A typical bank may also have the stones laid horizontally or be faced with turf.

WILDFLOWER MEADOWS

Meadow flowers can provide a home and food for insects and have evolved to be attractive to a wide range of species.

It would be possible to have some areas of a grass dominated habitat supporting a populations of wild flowers.

This would work best on areas of low soil fertility.

If the soil is fertile the grasses will out-compete wild flowers.

Meadow flowers can provide a home and food for insects and evolve to attract a wide range of species.

Traditional meadow was grassland cut for hay in early summer, then later used as pasture for grazing.

This is not easy to recreate in a garden.

There are still plenty of grasslands but most are agricultural mono-cultures where few wild flowers grow.

A successful wild flower meadow depends on;

Low fertility soil

Removing all existing vegetation, particularly perennial weeds.

Creating a fine tilth for seed sowing.

Choosing the right proportion and varieties of grass seed and wild flower seed.

Managing it correctly in the first year (cutting regime).

Thereafter cutting once in summer after seed has set and again in late autumn.

N.B. planting yellow rattle (annual) which is parasitic, reduces the vigour of grasses which allows the wild flowers to thrive.



Fig 12. Yellow rattle

List of flowers for Wild Flower Meadow

This is only a selection, which is tolerant of most conditions and soils.

Clover Perennials:

Bird's foot trefoil
Common knapweed
Lady's bedstraw
Meadow buttercup
Ox-eye daisy
Self-heal
Yarrow
Red campion
Bladder campion
Red clover
Small scabious
Teasel (uncut)

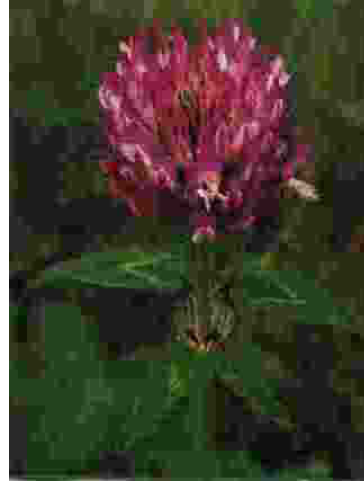


Fig 13. Red Clover

Grasses:

Cat's tail
Crested dog's tail
Common quaking grass
Red fescue
Sweet vernal grass
Yellow oat grass

Suppliers:

Emorsgate Wild Seeds	www.wild-seed.co.uk
John Chambers' Wild Flower Seeds	01933 652562
Landlife Wildflowers	www.wildflower.org.uk
Scott's Wildflowers	www.scottswildflowers.co.uk

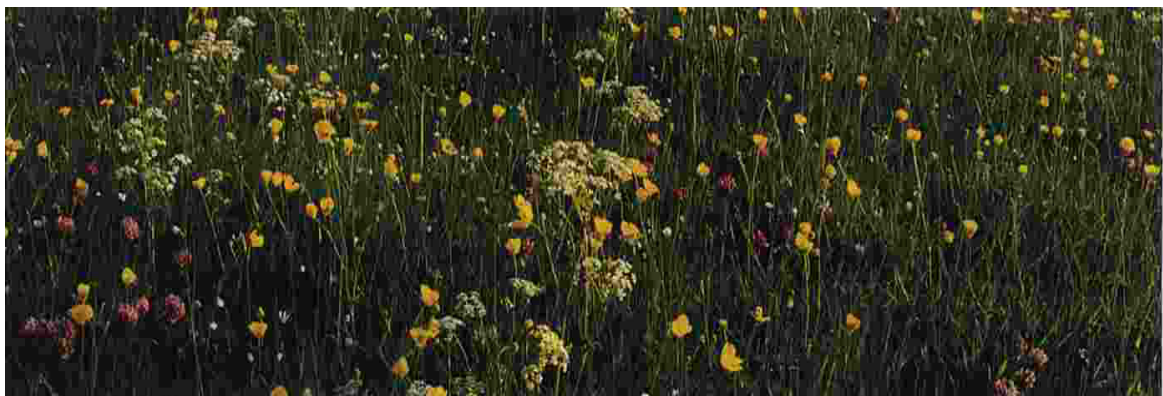


Fig 14. Traditional Hay Meadow

WET AREAS

In the Leechwell Garden

There is great enthusiasm for having a stream to run from the triangular pool down through the garden.

The natural outflow from the pool could feed such a stream if a lined channel was made instead of the water being piped as now.

In the corner of the garden, there is also a natural pond and marshy area in need of clearing and managing.

These are valuable habitats



Native and introduced plants for moist areas would flourish and provide a home for insects such as dragonflies and damselflies and amphibians, frogs, toads, and newts.

Fig 15. Flowering Rush

PLANTS SUITABLE FOR WET AREAS

<i>Submerged</i>	these release oxygen into the water Water starwort - hornwort Spiked water milfoil - water violet (important for newts which wrap their eggs round the leaves)
<i>floating</i>	these help to control algae and provide shade over the water amphibious bistort - water soldier common water crowfoot frogbit (instead of water lilies which get out of hand)
<i>marginal boggy area</i>	cover for amphibians, and places for dragonflies and damselflies to breed. Purple loosestrife - meadowsweet Marsh marigold - lady's smock Hemp agrimony - astilbe bugle Candelabra primulas - mimulus Iris siberica - cotton grass - arrow arum Hairy sedge - tufted hairgrass Common spike rush - field woodrush
<i>Shallow water</i>	bogbean - water forget-me-not Brooklime
<i>Deeper water</i>	yellow iris - flowering rush - arrowhead
Supplier:	Pond Conservation Trust www.pondtrust.org.uk



Fig 16. Natural stream with marsh marigolds, ferns and red campion

GROUND COVER

It is possible to limit maintenance by using plants as ground cover in certain areas.

They make a one or two foot canopy above the ground. This cuts off light from undesirable weeds.

A spread of ground cover can be effective in a strong, simple design. They create texture, predominantly with leaf shape and colour, but also seasonally when flowering.

There are shade tolerant plants to carpet difficult shady areas under trees. In sunny areas certain herbs can be used as carpeting and will attract numerous bees and butterflies when flowering.

As they do not look like walk-on vegetation they can make a natural barrier next to paths.

Choice of plants, both native and garden, is very wide.

Ground cover probably has limited application in the Leechwell Garden which, ideally, will be free from movement space.

Jeanette Willington

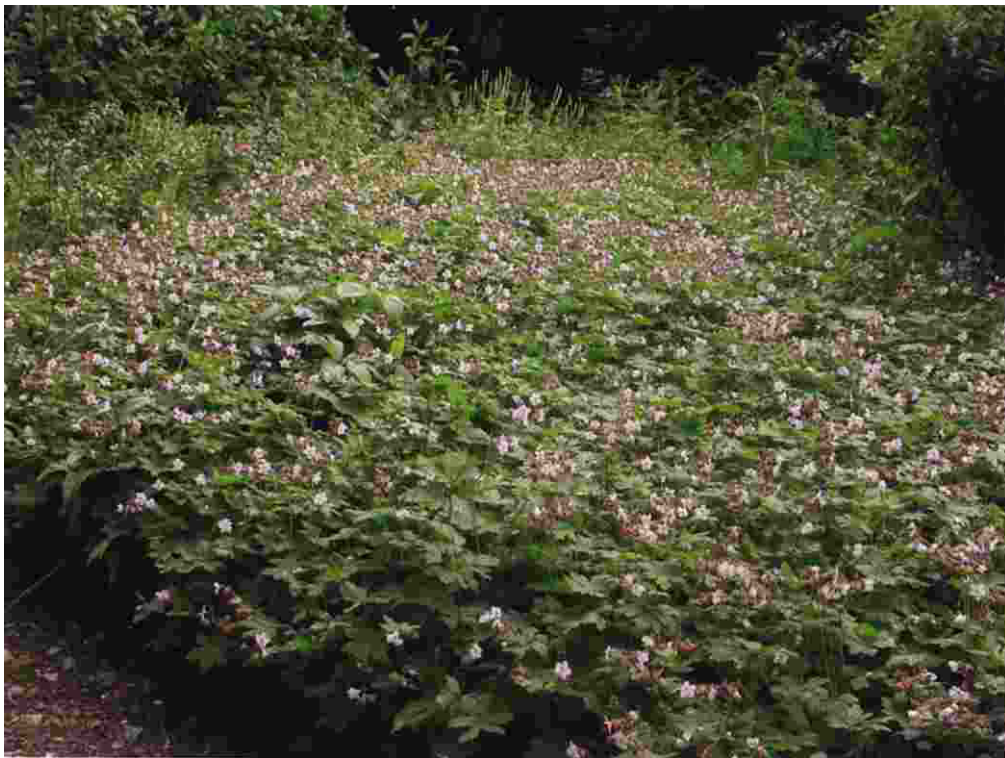


Fig 17. Geranium ground cover

3c) Trees

AN OPPORTUNITY:

The garden space presents a good and welcome opportunity to have a planned and managed tree planting scheme within the town. The opportunity was granted by SHDC to the community after DOS pressed for the bungalow garden to be public open space.

EXISTING TREES:

Set out below is a list of the trees in the garden excluding those which are to be removed for housing. They were been classified by SHDC for various categories; condition, amenity value, life expectancy and according to the British Standard Tree Classification. None in the garden none were classified “retention most desirable”.

Common Name Classification	Amenity Value	Botanical Name	BS Tree
Eucalyptus x 4		1 x B 3 x C	Medium
Apple x 9	Malus sp.	C	Low
Sycamore	Acer pseudoplatanus	C	Low
Lime	Tilia	C	Low
Cypress	Chamaecyparis	C	Low
Norway Maple x 2	Acer platanoides/ Poss. Drummondii	C	Low
	poss. Atropurpureum	C	Low
Birch x 3	Betula pendula	C	Medium
Beech	Fagus sylvatica	B	Medium
Ash	Fraxinus excelsior	B	Medium
Oak	Quercus sp.	C	Medium
Twisted willow	Salix tortuosa	C	Medium
Willow	Salix sp.	D	Low (almost dead)
Blue spruce	Picea sp.	C	Low (poor shape)
Pittosporum	Pittosporum tenuifolium	C	Medium
Hazel x 3 (2 coppiced)	Corylus sp.	B	Medium
Poplar (poss. Black)	Populus nigra	C	Low
Rowan x 2	Sorbus	C	Low
Sweetchestnut	Castanea	B	Medium

A - retention most desirable C - could be retained
B - retention desirable D - for removal

Currently several of the existing trees are in poor condition. The apple trees in particular need radical pruning to assess their long term value and vigour. Some trees are growing too close together thereby inhibiting their growth and shape. The space is also presently too shaded for good growth underneath. The shade will limit the growth of grasses and some wildflowers but brambles and nettles, however will continue to thrive.

Apart from the apple blossom and two rowan trees the remainder do not exhibit the added attraction of flowers, berries, autumn colours, food for bees, birds and other wildlife.

SUGGESTED NEW TREES:

New trees could provide attractive blossom, berries or fruit, colour especially in autumn and even in winter, interesting shapes, texture and coloured bark. Bees, butterflies, birds and other wildlife need certain trees for a successful habitat.

Possibilities which provide one or more of these are set out below:

<u>Name</u>	<u>Common Name</u>	<u>Added Attraction</u>
Amelanchier lamarckii		Clusters of white flowers in early spring Good autumn colour
Acers	Various Japanese maple	Good autumn colour in shades from yellow through orange to deep red
Liquidamber	Sweet gum	Conical shape Fantastic autumn colour
Sorbus Joseph Rock	Rowan	Flowers and wonderful yellow berries in autumn, good for birds
Sorbus vilmosinii	Rowan	Delicate leaves giving dappled shade Berries white, changing to pink
Sorbus aria Lutescens		Leaves emerge creamy white developing to grey – green in summer
Malus floribunda	Japanese crab	Long arching branches, crimson flower buds Open to pink and white. V. dense blossom - excellent for bees, small yellow & red fruits
Pyrus salicifolia	Willow leaved Pear	Young leaves emerge with white flowers, foliage attractive, grey green, shape generally weeping
Salix alba 'Britzensis'	Scarlet willow	Conspicuous orange – scarlet young stems in winter
Betula - various - utilis Jacquemonti	Birch	Attractive coloured bark in winter White bark, yellow autumn colour, long catkins in spring
Euonymus europaeus	Spindle	Bright pink fruit, 4 lobes open to reveal orange seeds. Could be tree or used in boundary hedging

Viburnum
opulus

Guelder rose

Persistent large red translucent fruit clusters
autumn colour. Could be used in boundary
hedging, native to old hedges

Within the space we can first provide a pleasant area for leisure and relaxation
which can then be developed over the years.

DONATIONS:

It is hoped that some people will donate one of their favourite trees or give one as a
memorial to someone.

RECOMMENDATIONS:

- 1) Remove dead or dying trees**
- 2) Remove dangerously leaning and poorly functioning trees**
- 3) Gradually replace some trees with others which provide more all year round
interest and encourage wildlife**

If this plan is followed the trees remaining will be shown off to greater advantage.

Wendy Reid



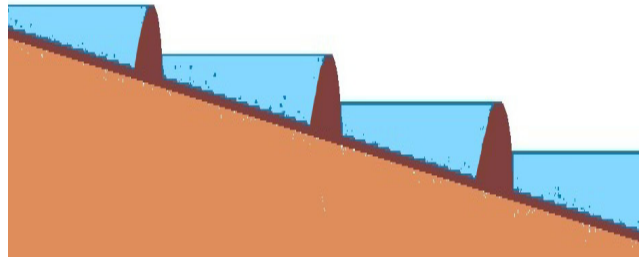
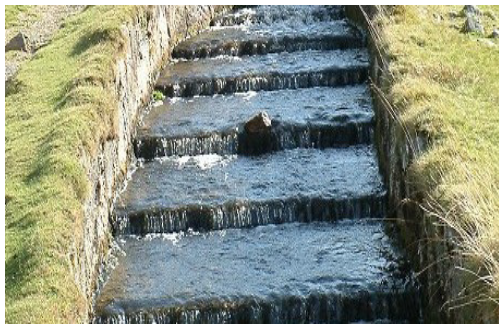
Fig 18. Birch Trees, *Betula Jacquemontii*

3d) Pond and Water flow

Streams, Leats and Rills

Let's assume we want an **open watercourse** running from the pool, through the garden, between the houses and then under the road to Moorashes. What should it look like?

Given the variation in the flow from the Leechwell to the pool, we need to make sure that it looks good even when there isn't much water flowing. A series of small dams will keep the watercourse looking full even when there isn't much flow. And when the flow increases, water tumbling over the dams will create pleasant sounds.



There are advantages in having a narrow stream running in a brick or stone channel rather than having earth banks, which can get washed away or trodden down. Between the houses at least, a leat or rill might be best.



Fig 19. Stepped rills

Fig 20. A straight rill

Fig 21. Stone edged stream

In the garden itself, a stream might look better, though a rill or leat need not be straight and geometric.

Dave Mitchell

3e) Heritage of the stream

The Leechwell Stream

There is considerable evidence that the water from the Leechwell once flowed as an open stream from near the well to the pool in the Bungalow Garden. In 1864, the land that now forms the gardens of Leechwell Cottage and Leechwell Bungalow was sold at auction. The poster advertising the auction stated that the area for sale was 1 $\frac{3}{4}$ acres, and contained the words:

“and a perpetual Stream of the celebrated Leechwell Water runs through the Premises”

A survey dated 1873, shown below, shows the path of this stream as a blue line. One idea we are proposing is re-instating this stream and extending it down through the garden and proposed development as an open water-course.



Fig 22. 1873 Survey Map

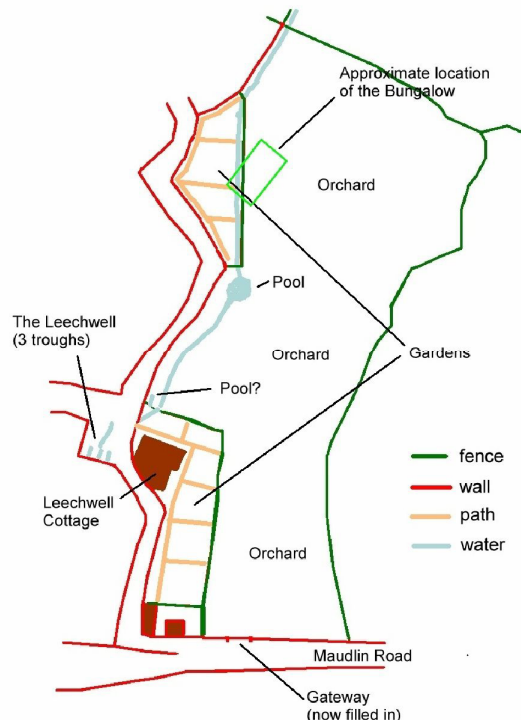


Fig 23. Labelled Map

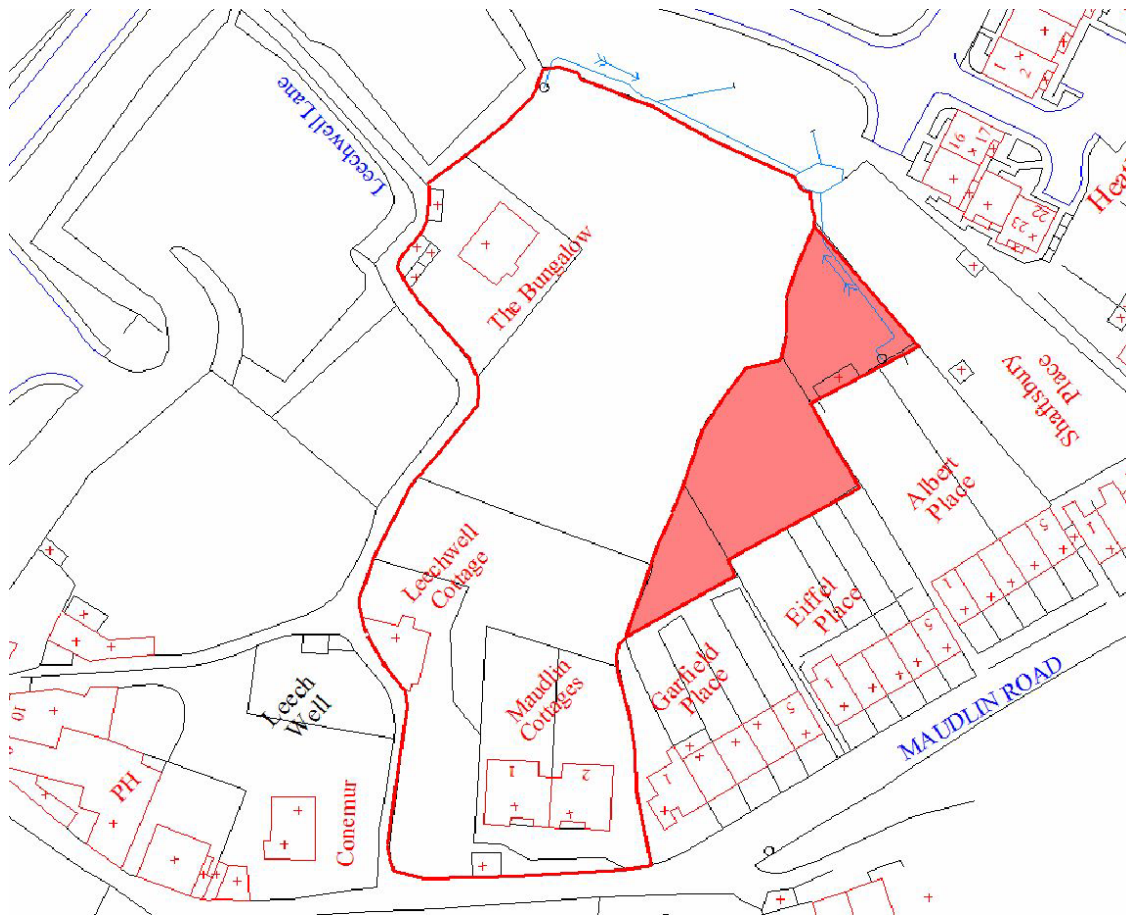


Fig 24. Map of areas sold separately

Note. The 1864 poster gave the garden area as $1\frac{3}{4}$ acres, while the area shown on the 1873 map is about $1\frac{1}{2}$ acres. The missing area may have been the various 'orchard' pieces (shaded pink below) which are now owned by houses in Maudlin Road. Taken together these exactly make up the difference.

David Mitchell

3f) Wild Flower Maintenance

GENERAL

The garden has been neglected for several years and its flora contains wildflowers but also many pernicious weeds, nettles, brambles, bindweed, etc. These can be controlled by continuous mowing but to eradicate them they will need harsher and more specific treatment.

It is hoped that some parts of the garden, possibly adjoining the boundaries, Devon walls or edges, will be made into wildflower areas.

Wildflower areas need careful maintenance. Leave them to themselves and within a few years there will only be grasses and a few strong flowers. In the past they were maintained by sheep grazing or rabbits. The management required will depend on whether the plants flower in spring or in summer.

SPRING FLOWERING

The area should be left unmown from late autumn until early July when all the flowers have seeded. Cut to a height not less than 10 cm with a trimmer or high set rotary mower.

SUMMER FLOWERING

Cut once in May or weekly up until then and then leave unmown to allow flowering over the summer.

If grasses become dominant trim at high level in June or July.

After cutting it is good to walk over ground to ensure seed heads are pushed into the soil. Then it is IMPORTANT to rake up grass cuttings to prevent build up of rotting vegetation which stifles wild flowers and favours grasses. The less fertile the soil the better the wild flowers will look.

AUTUMN FLOWERING

In late autumn the area should be mown short and generally tidied up. If nettles emerge they should be trimmed during the winter and a haircut should be given before bulbs make their appearance

COST

The Darmouth Community Orchard, which is about six times larger than the Leechwell Garden, costs £2000 per year to maintain using a contractor. The Leechwell Garden may cost about half of this.

RECOMMENDATIONS

- 1/ Control pernicious weeds**
- 2/ Choose separate areas for spring and summer wild flowers**
- 3/ Arrange for contract maintenance**

Wendy Reid

3g) Seating

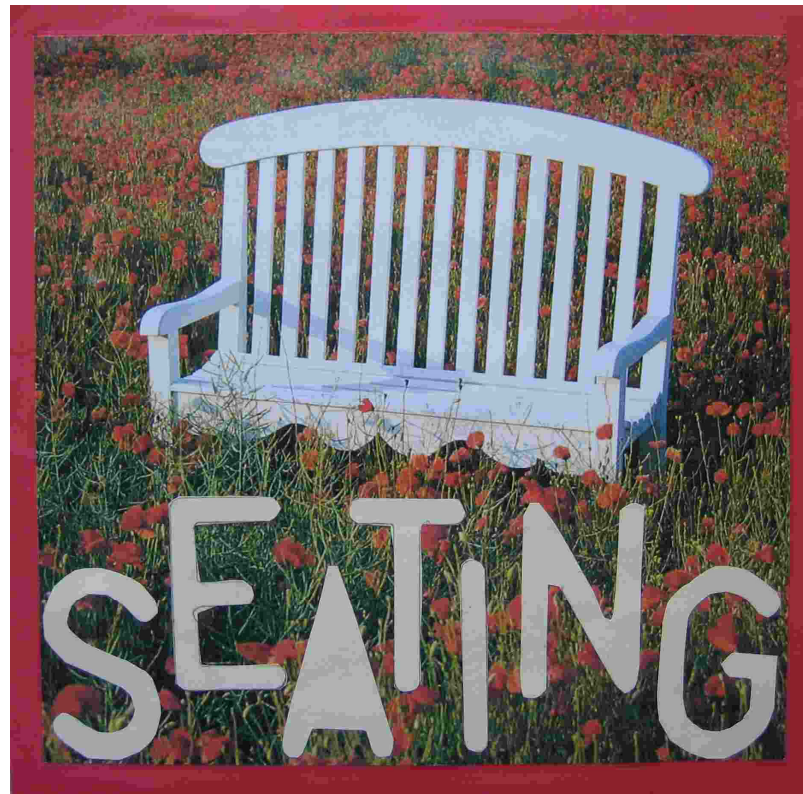


Fig. 25. An Expensive Seat

Seating will be expected to be part of the plan for the garden. This is especially important for use by elderly visitors but will be enjoyed by all.

Seats should be placed in a variety of locations in the garden, in sunlight, in shade, where there are views, where mothers would be able to watch young ones at play. The garden could contain a variety of seating such as benches in woodland, and more elaborate and artistic seating by the immersion pool. Seating should be of natural material possibly including granite.

It is preferred that seating should be bought from local manufacturers. Two possibilities are Chapelton Sawmills in North Devon and Powderham Sawmills in South Devon. Others will be identified.

The price range for suitable three or four person wooden seats is £200 to £1600.

As the garden becomes established more seats can be added. Donations should be encouraged as on the Devon Coast Path and beauty spots.

RECOMMENDATIONS

- 1/ Source seats locally or from non profit organisations,
e.g. the Wildlife Trust
- 2/ Seats should reflect the ambiance of their immediate area
- 3/ Install seats over a period of time as funds become available

Wendy Reid

3h) Public art

The inclusion of public art is important in involving the local community in the project.

There is obvious support in Totnes for the inclusion of public art within the newly designed Leechwell area. The preference is to use local artists of which there are several to choose from. Spaces, even small ones, should be designated within the overall scheme to allow the display of public art. A percentage of funds should be earmarked for public art when the phases of the project become funded (a “ % for art “ concept).

Posters were exhibited which showed a delightful range of possibilities for public art and final choices of artists and works need to be made when the spaces designated. Mike Jones, a local landscape architect, displayed photographic examples of his work for children’s play areas at the exhibition and received many compliments. The way he involves children in the installation process is highly valuable. The posters were removed after the exhibition and are available to view by contacting Mike Jones directly.

The public’s comments on public art **from the survey** were:

- Renewable display screens needed
- Art links with water, seats, entrances etc – not keep separate
- Competition for public art (in) later phase
- Public art if required could evolve naturally when site is in use and areas might present themselves
- Changing pieces of art would be preferred
- Security?
- Many of the examples illustrated involve sententious ideas. Avoid this.

The DOS group note that there is no public art officer within SHDC. This is a role which could be fulfilled by a volunteer group within DOS.



Fig 26.

Octagonal Shelter

Something similar could be built buy a youth group or designed in more rustic style by a local artist.

3i) Play areas

The DOS study of 2004 revealed a strong community wish for a young children's play area close to the town centre. The feedback received during the 2005 work confirmed this request from the public.

Playspaces were not studied in detail but the observation has been made that the space required is met by the green space between the Masonic Hall and Belsham Court. The illustration below shows a playspace equivalent in area to that available beside Belsham Court.

The Leechwell Garden is mainly sloping and has only a small area that is level. It is distant and steeply downhill from the main concentration of houses within the town which have little or no gardens. These houses are mainly in the old Saxon centre. It has the hazard of open water. It is not therefore the best location for a playspace within Totnes.

The playspace in Borough Park is excellent but is even further from the town centre. A journey there by pushchair from the centre is of 20 minutes duration steeply down hill, and then steeply back up, and involves crossing the busy Station Road.

The use questionnaire showed 97% support for the Belsham Court site to be used as a play area for young children, from those who completed the form.



Fig 27.

Green space beside Belsham Court



Fig 28. Playspace similar in size to Belsham Court Green

3j) Youth survey

Children and Young People

Local schoolchildren were asked a number of questions about what they think they would like to do in the community space. It was headed thus:

“There is an area behind the Civic Hall where we (the community) have been given some space outdoors. We would like to know what your opinions are about what kinds of things you would like to see there. We know that you are going to be around here for a long time and might even bring up your own children here so be creative. We also want to know if there is anything you would like to do to make it more the way you want it to be!”

KEVICC

When asked if they were interested in doing anything in the space, 35 out of the 43 young people in Year 7 and 8 responded positively.

Year 8

5 out of 19 students were interested in building things themselves, 7 in drawing pictures of the site, and 5 in talking about it in class. A further 7 would like to build waterways there and draw plans. 10 young people want to do sports there, 3 to take part in drama, dance and storytelling and 7 would happily just sit on the grass. All of these students see the site as being a summer one.

Year 7

10 students want to draw pictures of the site, and 10 to talk about it in class. 11 wanted to draw plans, 17 to do sports, and 8 in doing dance, drama and stories there.

Dartington Primary

35 boys and 24 girls from Years 3 and 4 were surveyed. Of these 59 children, 51 responded positively to the idea of a community garden.

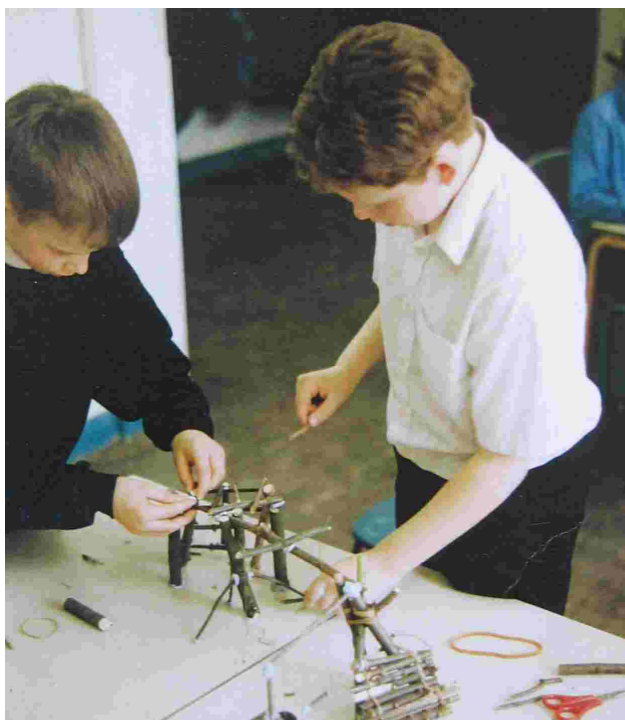
Boys (35)

17 would like to build things there themselves, and 19 to draw pictures of the site. 19 would like to be involved in making waterways and 11 to draw plans of the site. 10 boys would like to dig and plant things, 19 to do sporting activities and 7 could see themselves using the site in winter.

Girls (24)

8 of the girls would like to build things themselves there and 16 to draw pictures. 8 would like to do digging and plant things and 14 make waterways. 14 would like to do sports and 6 take part in drama, dance and stories. 5 wanted to use the site in winter.

From this analysis it is clear that young people and children in the area are very interested in being involved in a community space, from drawing pictures and plans for the garden to practical involvement, planting and digging and making the waterways that we will have there.



A need for further spaces for sport, dance and drama has also been identified. It is hoped that these can be provided, if not in the garden then elsewhere.

For further analysis contact:

Corrie Fox

Fig 29. A Mike Jones project

3k) Young people's role in the garden

Children and young people have a need for spaces in Totnes and this has been widely recognised. Throughout my discussions with children and young people it has become increasingly apparent that most young people are craving the company of respect-worthy elders. Cross-generational interaction fosters this respect.

Young people from primary schools all the way up to those in their early twenties feel passionately about the outdoors, and have many ideas for activities such as arts and crafts that can be carried out in both indoor and outdoor spaces. Some ideas that young people have spoken to me about in terms of using the bungalow (or alternative building) and the gardens are:

Round-table for outdoor discussion	Basket making
Greenwood working	Willow sculpture
Educational herb garden	Making pizza ovens
Forging	

Most agree that the space would work better if there was someone who was overseeing it, and that it would be locked at night unless events or activities were in progress. It is a sacred space, and needs to be looked after and respected

Young people themselves need to be involved with setting up the garden and it is generally agreed that spaces are less likely to be vandalised when young people are involved in the process of design and development as well as maintaining a space

Art and Crafts are very popular, and can take place in a variety of different environments. Children love to make dens and willow sculptures, which are made of live wood. This form of self build can be created by the children themselves.

At this time it is very important for teachers to feel that they can fulfil national curriculum guidelines through activities they take part in. Our local primary schools care so well for their own grounds, and with the Heritage aspect of the Leechwell and the three sided pond there plenty of opportunities to for involvement this garden .



Fig 30. Children in wicker

I feel very strongly that we need to find ways for young people to be involved with their local communities and environments, and I think this community garden is a fabulous opportunity to fulfil some of those needs, inspiring and educating youth, and in these circumstances they are less likely to get involved with criminal activities as respect for their environment and community have been nurtured.

Corrie Fox

3l) Dog Policy

Dogs and the Leechwell Garden

There are three options for how dogs could be treated:

1. Let dogs exercise freely
2. Keep dogs on leads
3. Ban dogs completely

And four issues to bear in mind:

1. The high percentage of dog ownership in Totnes, especially among older residents
2. The need for dog facilities in the Southern Area
3. The relationship between maintenance of grass and dog contamination (short grass regularly cut and collected is best)
4. The feasibility of restricting dog use

There are currently no areas in Totnes where dogs are banned completely.

There are no areas in the town specifically set aside for dog walking.

South Hams District Council have two categories for grass cutting:

1. 'Amenity' where grass is cut every two or three weeks and cut grass is **not** collected (this makes it harder for owners to clear up any mess, which also tends to be less visible to the public)
2. 'Ornamental' where grass is cut **and** collected every week

We recommend:

1. That only **dogs on leads** should be allowed in the garden
2. That adequate facilities (signs, bins, bag dispensers) are in place to support dog owners and to control and educate irresponsible ones
3. That if there is to be cut grass, it is cut to an 'ornamental' level

Shirley Prendergast

3m) Other work

The group met almost every week during the five months from February to June 2005 to identify issues, commit to assignments and discuss each others ideas and work.

The group assisted at the time of the clearance of the garden when work was done by SHDC staff and DOS.

The Group and subgroups and individuals made visits to locations outside Totnes where there were examples of public open spaces worth studying. Visits were made to Mothercombe House, Dartmouth Community Orchard, Dartington Forest Garden, Torbay Community Gardens.

Representatives from other organisations were invited to visit the garden and/or to address the group on the subjects of their expertise and possible involvement. Those who came were the Police Authority, BTCV, Groundwork, the Federation of City Farms and Community Gardens and the Chamber of Commerce. Valuable insights were obtained from these incoming visits.

The brief of the group was to study future possibilities for the garden but this is only possible in conjunction with considering the other spaces in Totnes which could be arranged to perform functions which are not appropriate for the Leechwell Garden. A development plan for the other spaces is therefore in need of being fully acknowledged by groups other than DOS. The map below shows three spaces – the Leechwell Garden (A), the area beside the Masonic Hall (B) and Castle Meadow (C) which are all mentioned within this report. Possible future uses of these three space interact with each other.

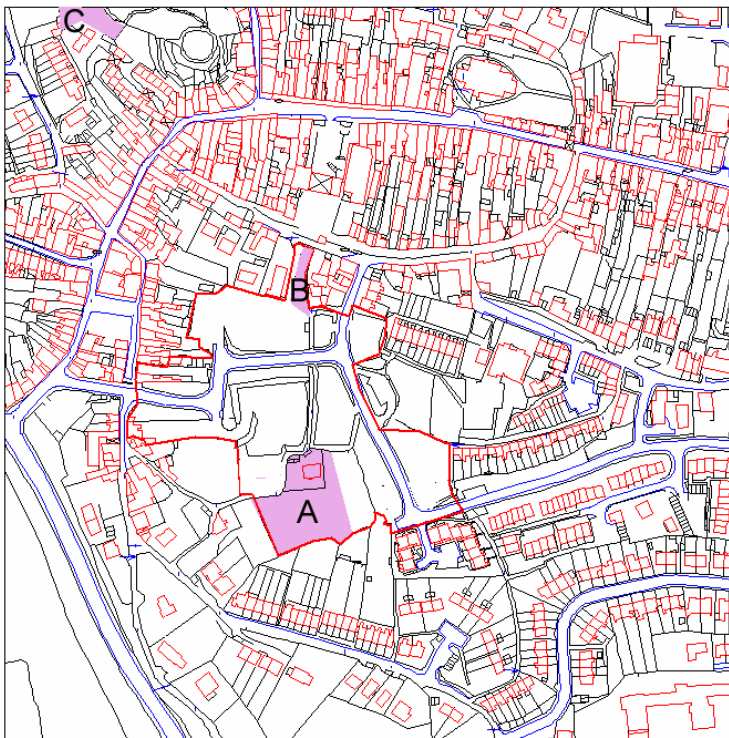


Fig. 31.

Other spaces in Totnes

4/ DESIGN PROPOSALS

4a) Proposed garden design - Jeanette Willington

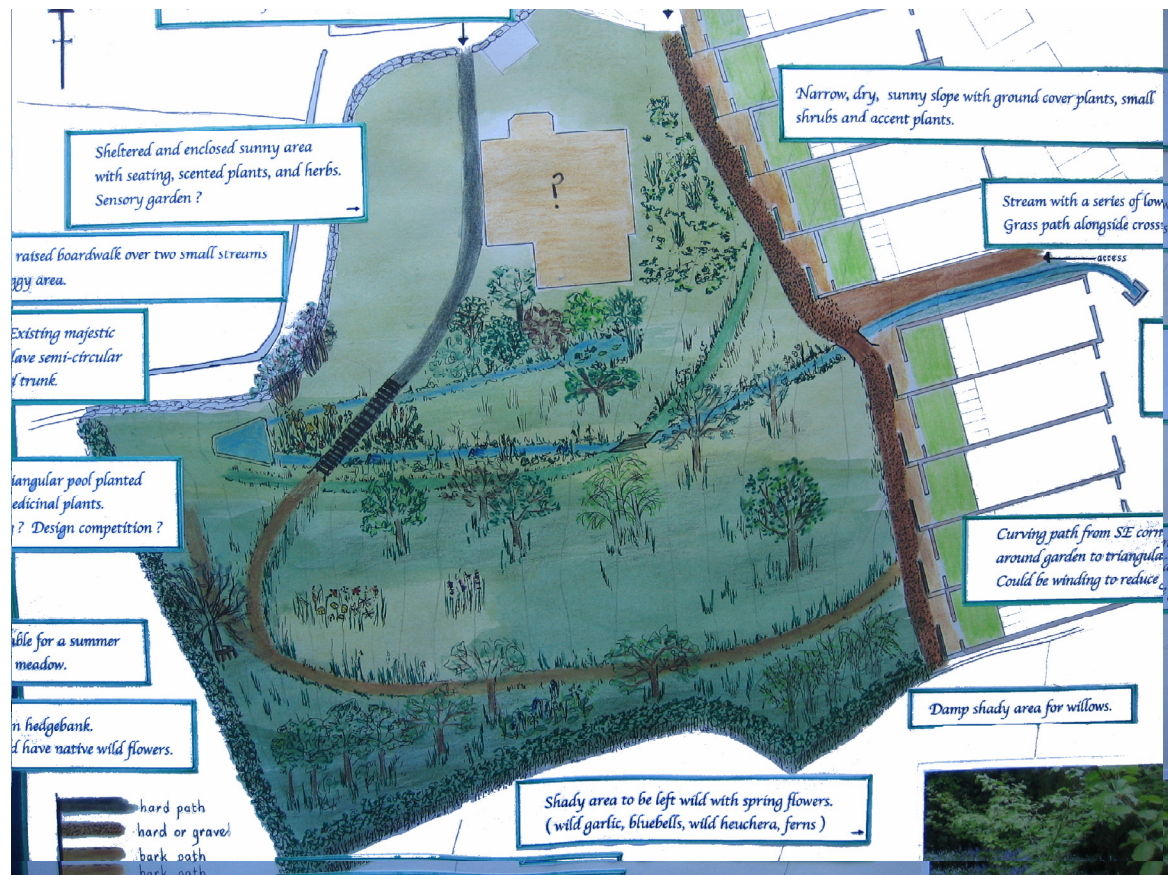


Fig 32. Water colour of garden design – part of poster

Suggested Overall Plan

1. New native hedge or Devon hedgebank as boundary with the garden of Leechwell Cottage. (turf faced bank could have native wildflowers).
2. Access path to triangular pool from Leechwell Lane entrance (bridge over stream).
3. SUNLIT AREA - In the area between Leechwell Lane wall and the bungalow a scented plants and herb garden with seating (the access path alongside).
4. MIXED SUNLIGHT/ SHADED AREA - Area around triangular pool planted with historic and medicinal plants. Possible low enclosure? Entrance? Sculpture incorporating inflow? (there will be heritage requirements to consider). (Idea – open competition to design that area).
5. SUNLIT AREA - Downward slope east of eucalypt – mini flower meadow.
6. MIXED SUNLIGHT/ SHADED AREA - Southern area leave wild – plant bluebells, wild heuchera, wood anemones among the wild garlic. (There will be more light when the overgrown boundary hedgebank is dealt with).
7. SUNLIT AREA - Narrow slope between bungalow and housing – ground cover and low growing shrubs for dry area. (Main entrance access with path for rear of houses creates a corridor).

8. SHADED AREA - A willow stand in the damp south
9. SHADED AREA - Leave the central area – *free for roaming* - rough grass with bulbs under trees; mown grass paths (all cut in June).
10. Proposed stream and path running from west to east (the actual route cannot yet be determined).
Stream running in a gentle curve with a series of low falls.
Grass path alongside, crossing once.
(low growing plants to avoid obscuring the stream).
11. Curving path from south east corner around garden to triangular pool (for disabled access this would need to be a zig-zagging path to take account of the gradient).
12. Seats in strategic places.
13. Imaginative play constructions in appropriate situations all over the garden.
14. Bird nesting boxes, bat boxes and (possibly) bird feeders.

The Suggestions above take account of aspect, slope, light and shade as studied below

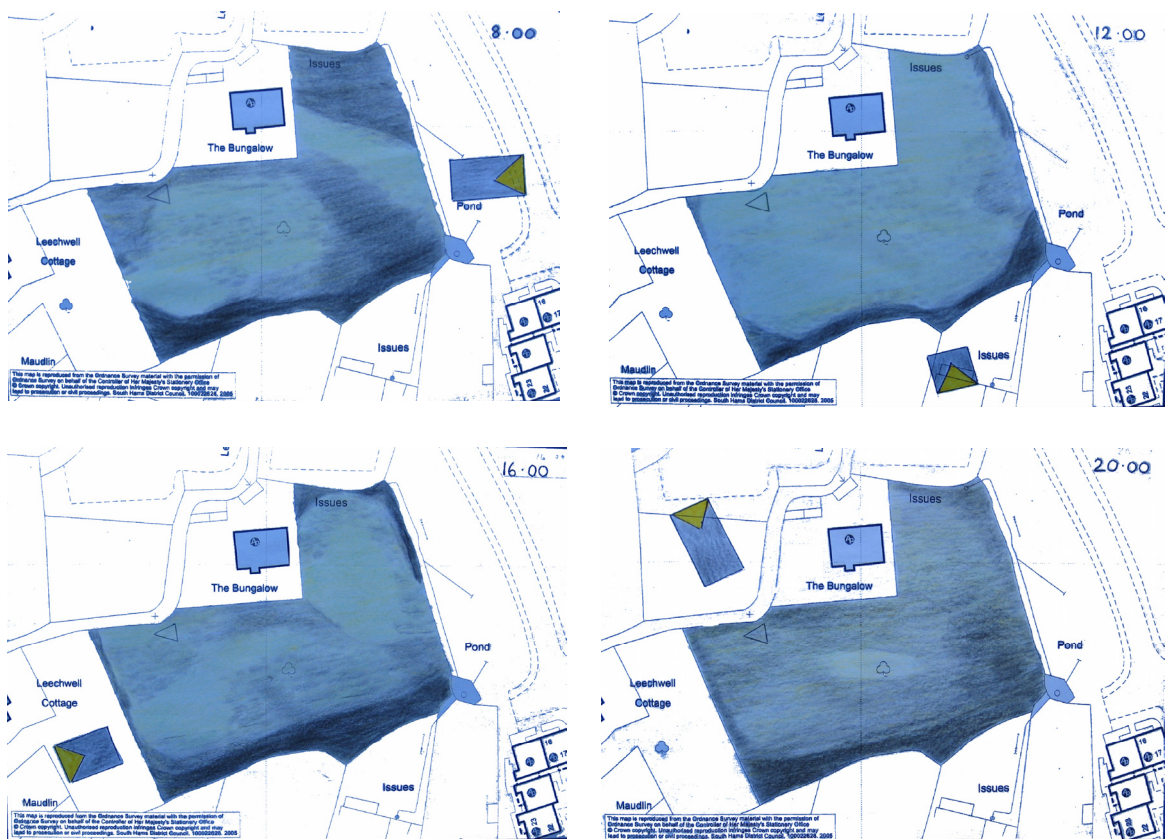


Fig 33. Light and Shade in the garden at different times of the day
8.00, 12.00, 16.00, and 20.00 hours

4b) Three possible stages of development - Sue Holmes

When people in the community and visitors to Totnes were consulted in 2004, most said what they wanted to see in the open space in the garden were:

- The site's heritage protected and enhanced
- Nature reserve
- Trees
- A feature of the pool and water
- Seating for rest and quiet
- Places for meeting and viewing the surrounding places of interest
- A small café/covered area/centre
- Play space for children
- Space for young people
- Public art
- No large buildings on site

A design for the garden should reflect and respect the communities wishes. Meeting all these needs in one sloping space of less than an acre is difficult. The phased design approach detailed in the "Big Picture" Strategy Report is summarised here in three diagrams of three phases of the garden as it is developed towards these ambitious aims.

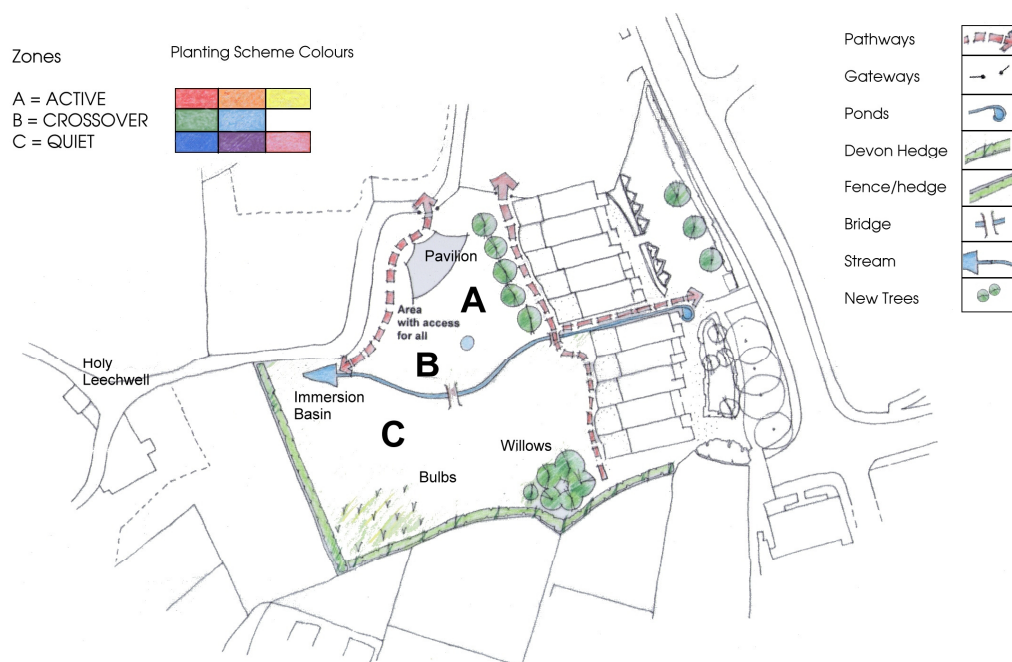


Fig 34. Phase 1

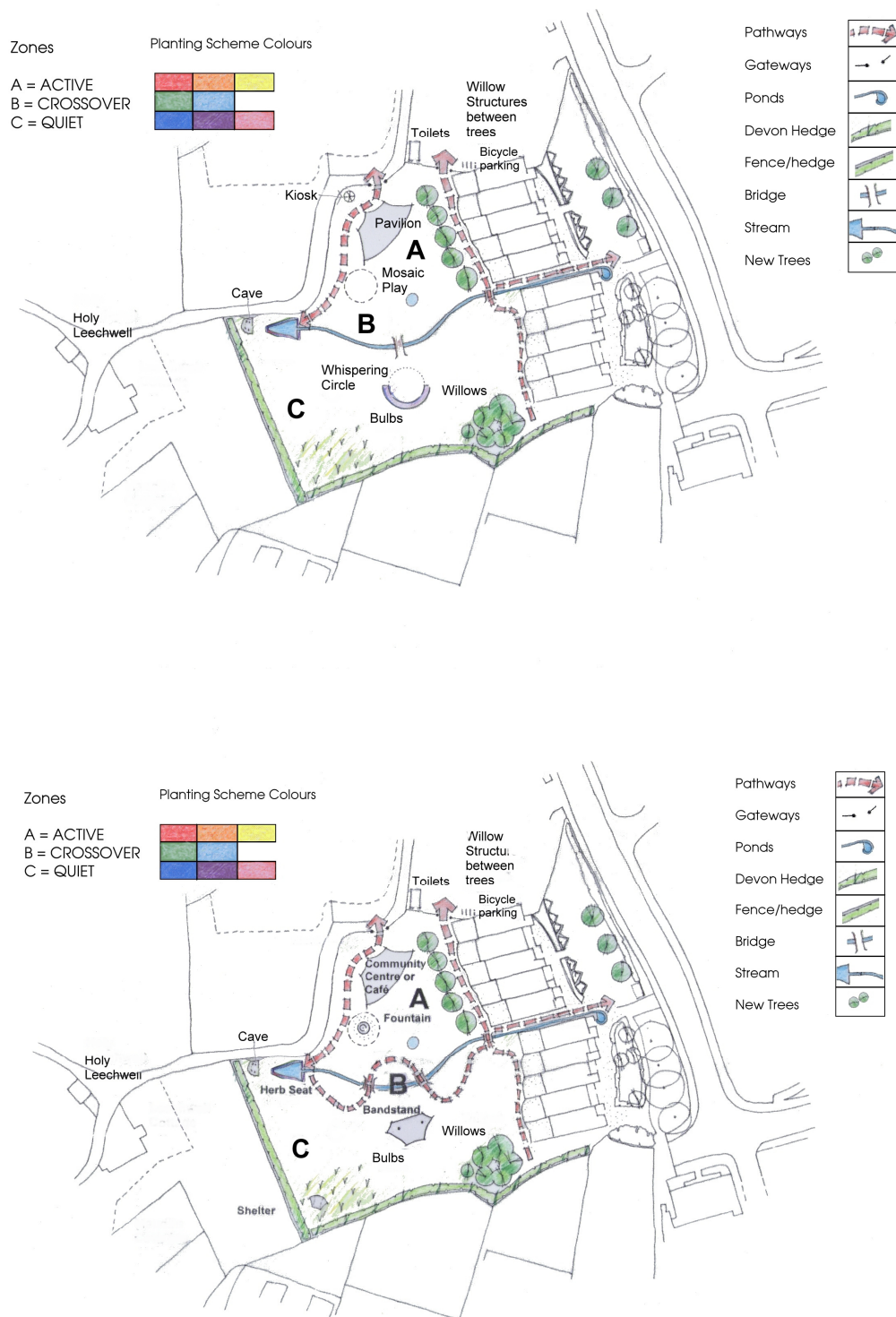


Fig 35. Phases 2 and 3

These three stages in the development of the garden show the garden becoming more complex as funding arrives and work proceeds. The thoughts behind the plans are explained more fully on pages 10 to 13 of the “Big Picture” Strategy Report.

4c) A simple water garden - Sheila and Serge Tozer/Jouravleff



Fig 36. A simple water based design

IDEAS ARISING from SHEILA & SERGE'S BRAINSTORM

1. Top area to be left as a Wild Play Area – for rope slings, dens, small “Assault Course”.
2. The triangular Healing Bath (possibly restored with the help if English Heritage).
3. The Leechwell Stream helped to flow down through the Garden with curves, flowforms, inbuilt rills, and widening in front of the café to a shallow stony pool, where children and dragon flies can play in warm weather.
4. Simple wooden or glass fibre shapes for the under fives – but tough enough for anybody.
5. Wooden eco-build café cum information centre with solar panels, sitting out area within close proximity to a small persons’ play area.
6. Basketball practice net and small paved space for older children, with seats – tough ones, could also provide skate boards ramps (on a small scale).
7. Areas where “sound” objects could be hung amongst the trees.
8. Areas where sweet smelling plants, herbs and shrubs could be planted.
9. Wetland Garden.
10. Terrace of houses with main windows looking onto the Garden; set back from the road.

Paths to be laid after they appear by natural use and seats to be provided where needed.

4d) Proposed café design - Harri Kemp-Gee

Introduction

After considering all the possibilities for a potential building I have come to favour the possibility of a moderately sized community centred café. I offer this as a proposal for discussion and consideration.

I would propose that this café be more than an ordinary Café in its focus and facilities for community and its members. As well as a café area the building has a meeting room on its first floor that could support a number of groups and activities.

It is intended that the café itself is a natural and relaxing environment that is as good for well being and health as the garden. With this in mind I propose that the café specialises in healthy, life giving food that benefits the land as much as the people. Herbs and edibles could be grown in the area adjacent to the café and used for teas and salads etc (Obviously not all!)

An initial idea for the building was for it to be a place for mothers to come with there children. The mothers could relax in the café while there children could be playing safely nearby in the garden. If this was to be followed through an appropriate area of the garden for children would need to be created near the café.

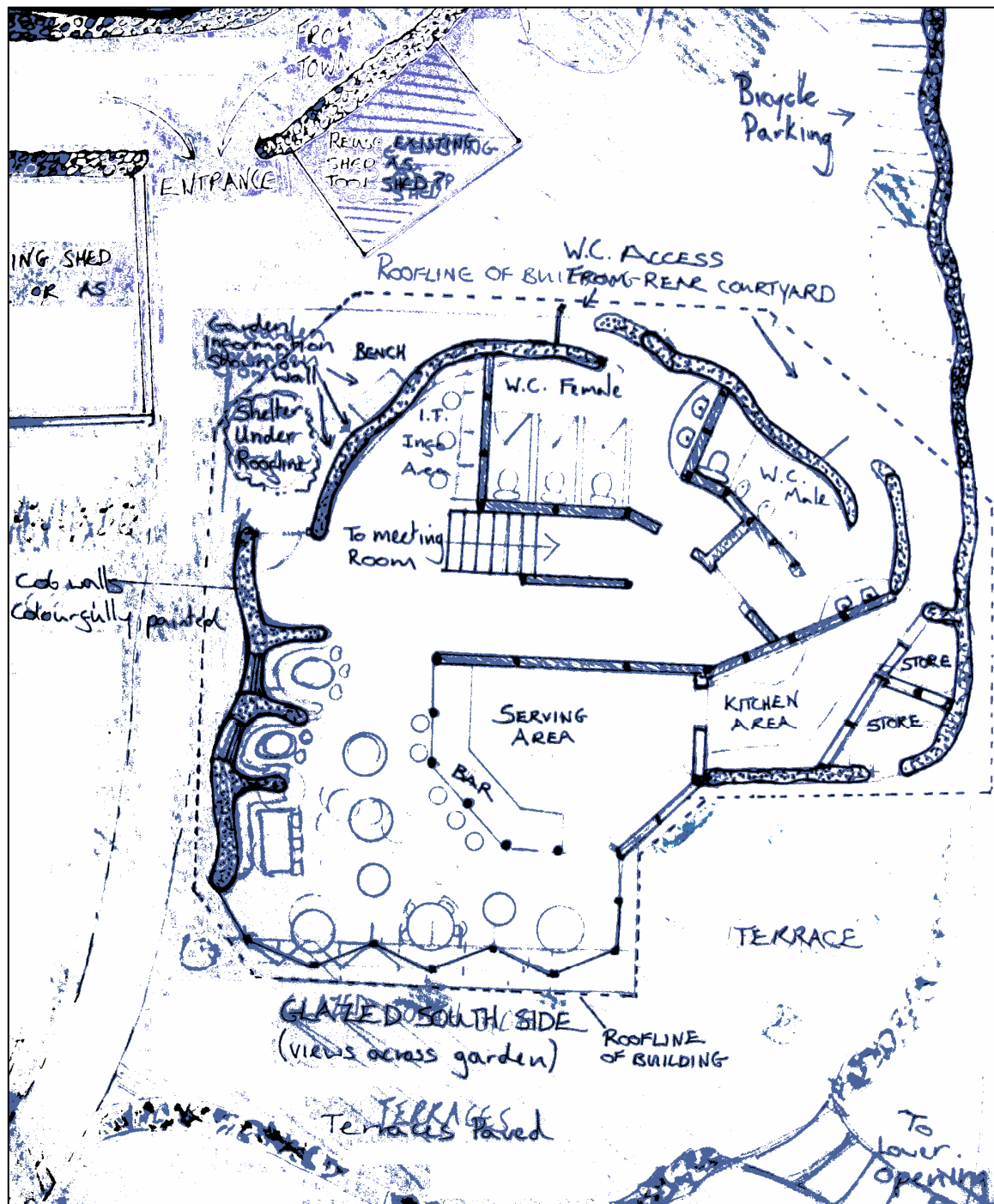


Fig 37. Proposed café - instead of the bungalow

In order for the garden and building to exist in symbiotic relationship and harmony then they both need to be planned and created in a close sensitive relationship with one another. It is my hope that this may now happen as the DOS process continues.

Building With Community participation

Much of the buildings construction would be the work of experienced builders; however there are stages of its construction where there would be room for community participation. Primarily this would be in the construction of the Cob walls.

Cob as a contemporary building material

Cob is an ancient material for making buildings that has been used in Devon for many centuries. If used in the right situation cob provides good insulation and is great for the environment and for people. One of the reasons that cob has not been popular in recent times is because it is labour intensive and thus costly when labour is expensive.

Round the world however, people are able to build cob buildings inexpensively with the help of volunteers. Under correct supervision almost anyone can contribute in making a cob construction. As an activity and practice making cob can be very satisfying and enjoyable. Devon is at the heart of the renaissance in Cob building and I am certain that enough interested volunteers could be found to construct the cob walls of the future café.

Animated Walls

The cob walls when constructed are able to be earth rendered and coated in lime that protects them. This also becomes then becomes an ideal surface for painting on. There is then the possibility for the community and youth to creatively paint murals on the walls perhaps in fantastic colours.

Conclusion

This proposed building requires further work in many areas and a more comprehensive analysis of its costs, construction, and program for management and maintenance needs to be undertaken. Unlike other areas of the Southern Area development however I don't think that the garden and its building need to be planned and built to the wider development areas time frame. I hope that the council and town now find a way of going forward with the garden to explore its design and planning more deeply before going forward with permanent changes.

These plans I offer are not intended to be fixed and I hope that their design may evolve through public participation and discussion.

4e) A holistic scheme - Lizi Jamal

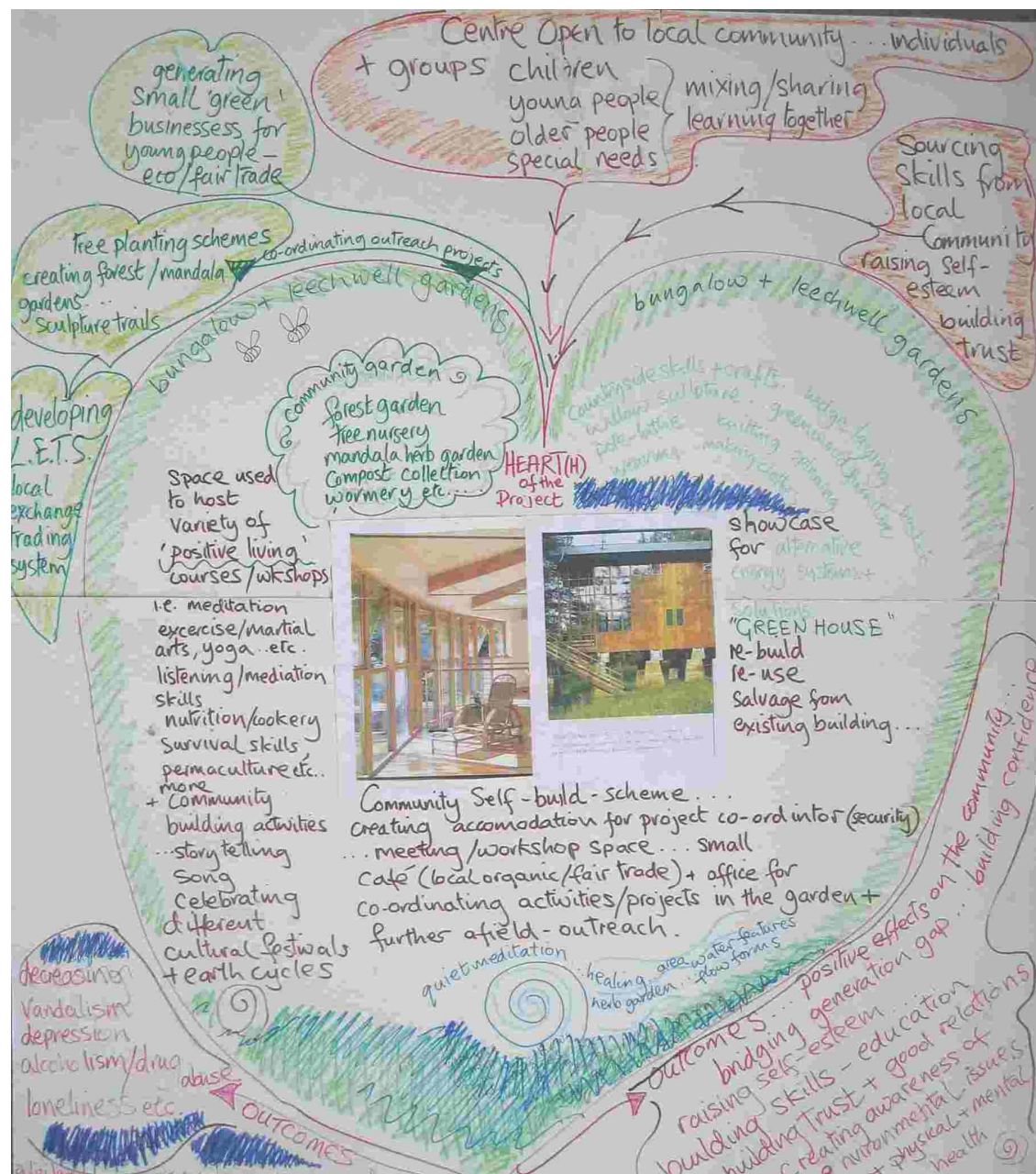


Fig 38. A holistic scheme

THE POSITIVE/CREATIVE LIVING INITIATIVE

PROPOSAL

To regenerate the bungalow & garden area, near the Leechwell for the benefit of the community. Focusing the project towards young people especially, but involving all age groups, abilities...community building.

AIM...

Retrofit or rebuilding the existing building, salvaging as much as possible , re-building an eco house as a self build project involving the community in the design & building process, it becomes a beautiful example of low impact design & an ongoing resource for the whole community & visitors to the area...a small centre of alternative technology...specializing in low tech solutions

...it would house accommodation for the project coordinator who also takes on a caretaking role for the site...plus workshop/meeting space & a small café area & office from which to co-ordinate activities/ projects/ courses both on site & further afield...

PROVIDE DAILY CLASSES/workshops on site

Sharing life skills, eg. Health care, nutrition, cooking, gardening, survival skills, permaculture design, environmental awareness & action, meditation, movement & creative expression.

Also countryside skills & crafts.

Create tree, herb & plant nursery, organize compost collection from surrounding area...

Create meditation/healing garden area around the pond, sensory gardens, mandala garden.

Initiate community celebrations.

PREDICTED OUTCOMES...

I would expect a growing sense of belonging & community & therefore less vandalism, mental health & behavioural problems...less drug & alcohol abuse, less loneliness & isolation.

We would also operate a L.E.T.S.(local exchange trading system)...everyone using the facility could be part of this thus making it more financially available to those young & elderly who are less resourced.

SOCIALIZING ...

An important & unique part of this initiative is that it is based around a home/heart/hearth...something that is fast disappearing in our institutionalized culture of today ...

Permaculture is about designing systems that work based on principles of ...

1/ working with nature & not against her. 2/ Earth care, people care & fair shares

3/ developing variety/bio-diversity 4/ multi functionalism

5/ re –spect, re-use, repair, re-cycle. Lizi Jamal - Permaculture designer

4f) Public Ideas expressed in Design Survey feedback

The basic results of the questionnaire on the design of the garden are below. The forms were filled in mainly at the exhibition by attendees from the public who came in., saw the presentations, and made their own input. Note the high support for phased design and the strong negative response to the retention of the existing bungalow.

DESIGN QUESTIONNAIRE RESULTS

INTRODUCTION

- Total Number of questionnaires completed 52
- By visitors to DOS Exhibition 30 June to 2 July

1. COMMUNITY SUPPORT FOR PHASED DESIGN:

- FOR: 45 (90%)
- AGAINST: 5 (10%)

2. MOST COMMUNITY SUPPORT, WITH NO 'DISLIKES', IN ORDER OF PRIORITY:

1. Wildflower areas (most positive response)
2. Additional children's play areas outside garden
3. Stream through site
4. Devon banks
5. Seats
6. Disabled access

3. LEAST COMMUNITY SUPPORT, WITH MOST 'DISLIKED' FIRST:

1. Use of existing bungalow (most negative response)
2. Lockable space
3. Children's play area (unless use of natural environment as play)
4. Open sided shelter

These indicate a preference for nature over man-made structures

4. MOST FREQUENT ADDITIONAL COMMENTS

1. Very impressed
2. Keep as natural as possible: wildlife important
3. Children's play from natural surroundings e.g. logs, or willow structures. Mike Jones' designs highly praised.
4. Site too small to have everything for everyone
5. Changing pieces of public art preferred
6. No dogs
7. Small natural shelter/ kiosk only acceptable buildings
Concerns over security and vandalism

In addition to the above analysis of the feedback there are four pages of comments reproduced in the strategy report, "The Big Picture". The comments are on pages 48 – 51.

5/ EXAMPLES of RELEVANT WORK or SITES

5a) Dartmouth Community Orchard

In Dartmouth there is an interesting example of a managed grassland and wooded slope within South Hams. This is off Ridge Hill (Road), opposite the front of the Naval College, and is called “Dartmouth Community Orchard”. It is maintained by a subcontractor for approximately £2000 per year and is owned by the Town Council. Dartmouth even use a small number of sheep on the site. It is approximately six times the size of the bungalow garden.



Points in common with the Leechwell Garden:

- 1/ A sloping site
- 2/ Within the town
- 3/ Mature trees and apple trees
- 4/ Owned by the community
- 5/ Within SHDC area

The layout of Dartmouth Community Orchard includes trees, grassy slopes, mown paths, old and newly planted apple trees, wildflowers, rustic gates, simple seats, steps in wood at some points, and a connecting path across the site.



Fig 39. Three views of Dartmouth Community Orchard

5b) Northamptonshire Pocket Parks Scheme

The group made contact with this open spaces organisation run by the county council in Northamptonshire.

It is an important example of a successful co-operative movement to provide public open space. The scheme has been running for 18 years, has helped to create 80 such open access spaces and only one of these has had to close. The partnerships are between Northamptonshire County Council and local volunteers.

This example is a most encouraging and one to learn from. More details are on pages 24 and 25 of the Feasibility Report “How It Could Work”.



Fig. 40

Some Pocket Park locations

6/ REFERENCES to OTHER REPORTS

6a) Funding Sources

Sources of money outside SHDC were investigated. The organisations actually contacted were:

Groundwork	BTCV
Heritage Lottery Fund	Hanson Environment Fund

as well as other organisations who were coordinating bodies rather than direct sources of funds. More information and contact details are to be found in the Feasibility Report “How It Could Work” on pages 26 to 33.

6b) Potential Partners

There are organisation outside SHDC and DOS who have expertise in developing public spaces and working on community projects. The group identified and approached a number of these. They included:

English Heritage	Police Authority
Groundwork	Probation Service
BTCV	Prince's Trust
CVS	
Environment Agency	
Devon Wildlife Trust	
English Nature	
Countryside Agency	
Robert Owen Foundation	
Federation of City Farms	
BBC Gardening	

Management of the project and potential partners are well discussed in the Feasibility report.

6c) Survey on “Names and Use”, Survey on “Design”

The surveys are mentioned above and the basic analysis of each survey is in this report.

The complete results of these surveys including the many written comments are presented on pages 42 to 51 of the “Big Picture” Strategy Report. The comments recorded during the surveys are relevant feedback, include reactions and some new ideas.

6d) Time and Space Tour

This is a proposal by a member of the DOS open spaces steering group which is conceived as a focusing theme for an integrated open spaces plan for Totnes.

The idea is expounded in the “Big Picture” Strategy Report on pages 34 to 38. It is an idea for a trail around Totnes connecting sites of visual and historical interest. It could be the subject of a major application for funds for open space development within the town.

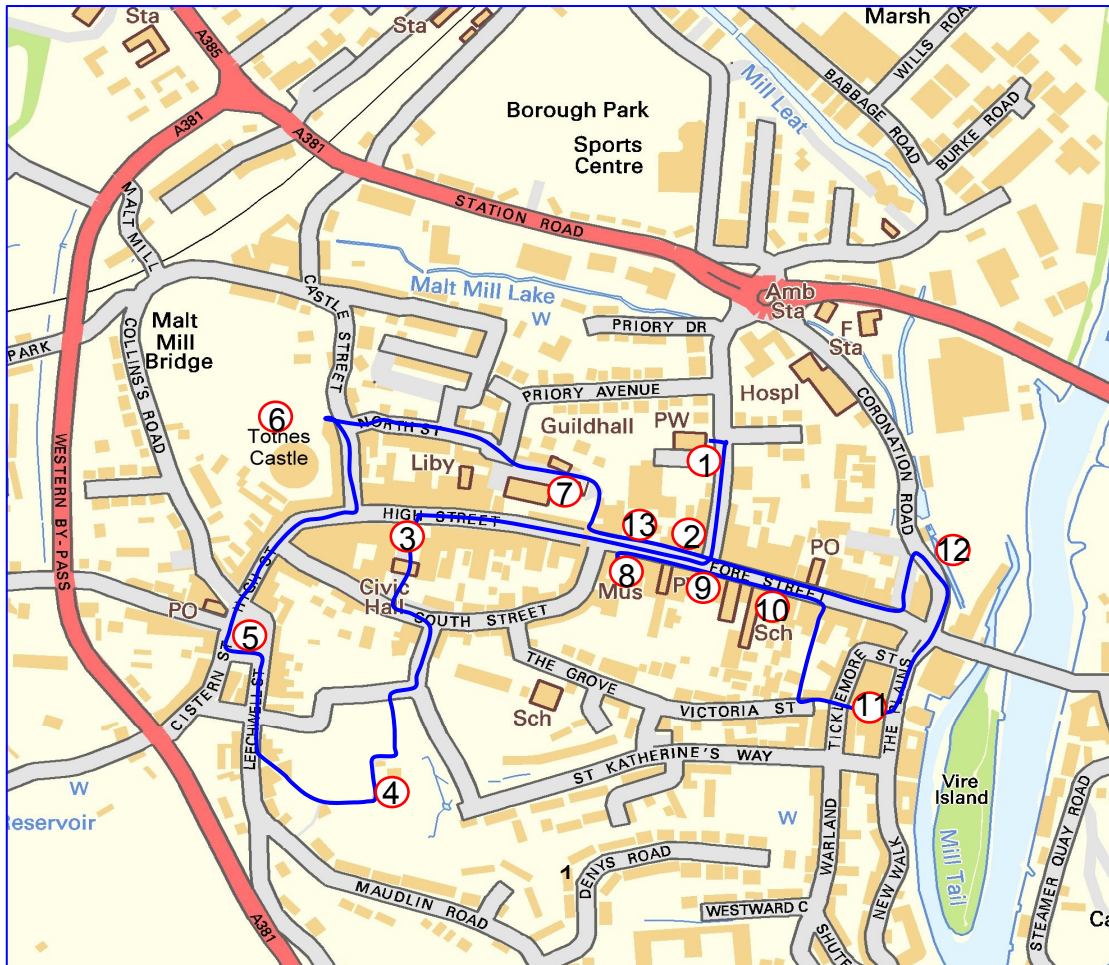


Fig 41. Map of Time and Space Itinerary

The sites visited on the time and space tour are described in more detail in pages 35 to 37 of the “Big Picture” Strategy report.



Fig 42. A model for the future stream?

The Leechwell stream could run through the garden like this, as in Mothercombe House Garden. The stream is a constructed one with a rock slab bed. There is planting of hosta, astilbe, alchemilla, iris, siberica and candelabra primula .

7/ TIMING

Development of the complete garden will not be able to proceed until the southern boundary becomes defined by the backs of ten proposed new four bedroom houses to be constructed. It is of particular importance to the arrangement of the garden as to whether the houses have rear entrances opening in to the garden (which could be separated off by an extra fence/bank). In the meantime the other three boundaries could be secured and the proposed Devon banks could be established.

The most pressing space need of the town expressed in the 2004 and 2005 DOS studies is for a formal playspace for young children with seating in the centre of the town where private gardens are minimal and density highest. Funding and a plan for this should be a priority.

8/ APPENDIX

8a) List of participants in this DOS group

People who worked in the DOS Open space steering group included:

Richard Bailey
Susie Boyd
Corrie Fox
Jeffrey Gale
Mary Guyon
Wayne Hill
Sue Holmes
Lizi Jamal
Serge Jouravleff
Harri Kemp-Gee
Robin Lacey
Dave Mitchell
Janet Mitchell
Jan O'Highway
Shirley Prendergast
Wendy Reid
Gill Smith
Sheila Tozer
Peter Ward
Derek Williams
David Willington
Jeanette Willington

SHDC staff Alex Whish and Ross Kennerley attended many DOS meetings and DOS thanks them for their support outside meetings as well.

8b) List of DOS posters shown at the exhibition

Name	Source	Recorded as
Bungalow garden within southern area	Dave Mitchell	adobe file
Boundaries of the garden	David Willington	jpg photo
Boundaries diagram	David Willington	jpg photo
Hedging	Jeanette Wilkinson	jpg photo
Trees (1)	Wendy Reid	jpg photo
Trees (2)	Wendy Reid	jpg photo
Observations of Light and Shade	Jeanette Willington	jpg photo
Streams Leats and Rills	Dave Mitchell	adobe file
Leechwell Stream Heritage	Shirley Prendergast	adobe file
Wild flower management	Wendy Reid	jpg photo
Seating (heading)	Wendy Reid	jpg photo
Seating (poster)	Wendy Reid	jpg photo
Public Art	Robin Lacey	jpg photo
Dartmoor Flight, public art trail	Sue Holmes	jpg photo
Dogs	Shirley Prendergast	adobe file
Dartmouth community orchard	Wendy Reid	jpg photo
Mike Jones play areas (1)	Mike Jones	jpg photo
Mike Jones play areas (2)	Mike Jones	jpg photo
Other ideas (1)	Wendy Reid	jpg photo
Other ideas (2)	Wendy Reid	jpg photo
First Steps	Sue Holmes	adobe file
Proposal for the bungalow garden	Jeanette Willington	jpg photo
3 Phases of the bungalow garden (1)	Sue Holmes	jpg photo
3 Phases of the bungalow garden (2+3)	Sue Holmes	jpg photo
A simple water garden	Sheila & Serge Tozer	jpg photo
Community café proposal	Harri Kemp-Gee	jpg photo
A holistic scheme	Lizi Jamal	jpg photo
Beginning to clear undergrowth	Gill Smith	jpg photo
Bungalow garden clearing (multiphoto)	Gill Smith	jpg photo
Bungalow garden – May 2005	Gill Smith	jpg photo
Other spaces - How much land useable?	Sue Holmes	jpg photo
1:200 Garden plan with cafe	Harri Kemp-Gee	jpg photo
Funding – Hansen Fund	Dave Mitchell	adobe file
Funding – Immersion pool	Dave Mitchell	adobe file
Time and Space Tour (1)	Sue Holmes	jpg photo
Time and Space Tour (2)	Sue Holmes	jpg photo
Storm damage to Moorashes	Gill Smith	jpg photo
Aerial view of 1930's Totnes	Gill Smith	jpg photo
Now as opposed to then	Gill Smith	jpg photo
Poster headings, many and various	Derek Williams	jpg photo
Bungalow garden aerial shot	Dave Mitchell	not copied*
Composite aerial view - Leechwell site	Dave Mitchell	not copied**
Youth needs	Corrie Fox	unavailable
Design of an eco friendly house	Jeffrey Gale	ref. J. Gale

* = Reproduced on Strategy Report cover

** = Photo-montage of many overhead photos

8c) CDROM

See insert pocket. The CDROM contains:

- i) Images of posters at the exhibition
- ii) Plantings report in full – 31 pages
- iii) This report in Adobe PDF format
- iv) Folder of images in this report
- v) Copies of the Feasibility and Strategy Reports in Adobe PDF format



Fig 43. Maple in autumn

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