

# LEECHWELL GARDEN ASSOCIATION - POOL PROJECT

Minutes of meeting held on Tuesday 5<sup>th</sup> February 2013 at Totnes Fire Station.

**1. Present;** Jim Carfrae; David Mitchell; Roma Church; Shirley Prendergast; David Martin; Liz Warnes; Susan Taylor

**Apologies:** Ed Vidler; Jeannette Willington; Catherine Munro; Keith Rennells;

**2. Minutes of the previous meeting:** the minutes of the last Pool Group meeting (held on 16<sup>th</sup> October 2012) were agreed.

### **3. Matters Arising**

All of the actions identified in the Project Plan at the last meeting have either been completed or are underway. It was noted that knotweed in the pool area needed dealing with as a matter of urgency and that Keith should be informed of this. Susan suggested marking the affected areas with canes.

### **4. Discussion of pre-circulated items (attached to these minutes):**

Shirley summarised the letter and attachments sent to Richard Gage, SHDC, pointing out that as SHDC were the owners of the land, they will have to give formal consent to a submission to English Heritage for Scheduled Monument Consent. As yet Richard has not replied but it was agreed that we would wait another week before pushing the matter.

### **5. Decisions:**

The design/plan of the pool area plan was agreed. Jim suggested that we should make it clear that we were conserving/repairing the stone edging of the pool rather than replacing it with something new.

After some discussion the planting plan was also agreed.

EH (Phil McMahon) has agreed that we can reposition the pipe feeding water to the pool so it enters in the middle of the top end, rather than to one side. It was agreed that we should initially ask for consent for a simple terracotta pipe, with the end shaped something like the spout shape drawn by Peter Randall-Page. This would allow us to later apply to use his spout, supposing that we had raised the necessary funds. David Martin agreed to search builders catalogues for suitable low-cost pipes.

**Action: David Martin**

The matter of seating in the pool area was discussed. It was felt that the formal and expensive design of seating in the herb garden was not what was needed. Something simpler (like that in the Lamb Garden?) would be more appropriate.

### **6. The Application Process**

The group discussed Shirley's list of tasks to be completed.

The production of detailed drawings of the water inlet and outlet and stone surrounding the pool was discussed. It was agreed that we might be able to produce preliminary drawings ourselves (based on John Clipson's plans and Dave's photos). Jim suggested Quadrant Surveys (Laura Keeley) could be held and agreed to talk to Laura later in the week.

**Action: Jim Carfrae**

### **7. AOB**

Roma pointed out that she was no longer able to attend meetings on Tuesday evenings so after some discussion it was agreed to shift meetings to Wednesdays.

It was also noted that David Martin was not currently on the Pool Group circulation list and nor was Di Reeves. It was agreed to rectify the omission in future emails.

### **NEXT MEETING:**

**6pm, Wednesday 27<sup>th</sup> March, Totnes Fire Station (Pool Project Meeting)**

Letter to Richard Gage  
Richard Gage, Conservation Officer  
South Hams District Council  
Follaton House, Totnes.  
24.1.13

Dear Richard,

Re: Scheduled Monument Consent for the Leechwell Pool, Totnes.

We would like to update you on our progress regarding conserving/repairing and planting the area around the Leechwell Pool. We believe that we are getting close to putting forward a draft application for SMC as Phil MacMahon of English Heritage has suggested.

Jill Tomalin who discussed this with you on behalf of the LGA last year, has had to pull out due to pressure of work in her role as Town Councillor. The Leechwell Garden Committee are now picking up where Jill has left off.

Following your advice and with Phil MacMahon's guidance we have been fortunate in being able to draw on the expertise of John Clipson, a qualified archaeologist and on that of Charlotte Rathbone, the landscape architect who drew up the original plans for the main garden. We have of course also been working closely with Keith Rennells (SHDC Natural Environment and Recreation Team) throughout.

We enclose the following documents which give some indication of where we are to date:

1. E-mails between Phil MacMahon and LGA.
  2. A Report, including drawings and photographs, from John Clipson (who has surveyed the empty pool) on the construction and condition of the interior, outlet and the hard edging surrounding the pool. We have also located the path across the garden of the modern pipe feeding the pool. This is mapped onto the final photograph in the Report and onto the Design Plan (6)
  3. John's suggestions as to the minimum structural repairs/replacements/changes necessary to stop some of the leaks and make the pool function more safely and effectively.
  4. Phil MacMahon's response to (3)
  5. Charlotte's drawing showing a possible model for relocation of entry pipe to centre back of the pool.
  6. Following public consultation and Charlotte's suggestions, a draft Design (not to scale) for the pool garden area, showing the location of existing trees and suggestions for new planting, the location of new wood/bark steps down to the pool area, a slightly extended area of hard standing, the location of two seats and the existing and proposed new line of the water pipe and point of entry into the pool.
- As you will see from (4) Phil has now advised us to submit a formal application for SMC. This will involve us in making decisions about the nature of the entry pipe, preparing scaled drawings of the pool design, detailed drawings showing repairs/changes, specifications of the materials to be used and quotes from approved contractors who might do the work on the pool.

Keith will be involved in the final planting design and advising us as to contractors for the general work (wooden steps, path, hard standing and benches) in the wider pool area.

We would be most grateful for your recommendations as to suitable contractors for conservation/repair work on the pool and the immediate stone surround and for your suggestions as to the materials involved. We would also welcome any general comments or specific advice you can give at this stage in the process, before we proceed further with the application.

We have looked at the paperwork and see that we will need permission from SHDC to apply for SMC.

With all best wishes,

David Mitchell  
Secretary, Leechwell Garden Association Committee.

cc. Keith Rennells, Greenspace Projects Officer, SHDC

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**Leechwell Garden Pool**  
**Za** Draft design and planting plan.  
 Based on outcomes of previous consultation.  
 SP/JCW January 2013

<b>Hard Surfaces</b> Pool edges: stone Path and seat area: hoggin Shallow steps to pool: timber and bark Benches: timber New water outlet: to be decided.	<b>Rough Grass</b> Underplant: English bluebells, primroses, michaelmas daisies etc. Strim 2x pa.	<b>Shrubby Cover</b> Buddleia, fuschia, cornus, elder etc. Underplant: bluebells, foxgloves. Cut back 2x pa.	<b>Dense Ground Cover</b> Ferns, hellebore, ivy, wild strawberry etc. Underplant: cyclamen, snowdrops, fritillaries etc. Thorny wild roses along wall. Weed as needed.	<b>Hedge/fence</b>	<b>Existing pipeline and outlet</b>	<b>Proposed pipeline and outlet</b>	<b>25.5 LEVEL</b>
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<b>Trees</b>	Existing Magnolia Cobnut Hazel Apple	New Crabapple (Yellow Hornet?) Winter Flowering Cherry Hawthorn (Glastonbury Thorn?) Small Birch x 3 (Betula medwedewii?)	Hedge (already planted)
			Native species, wildlife friendly mixture: Green Beech, Blackthorn, Elder, Guelder Rose, Hazel, Green and Silver Holly, field Maple, Evergreen and English Oak, Wild Privet, Quickthorn, Dog Rose, Sweet Briar.

Leechwell Garden  
 Immersion Pool Area  
 As surveyed 9/8/2012  
 Dave Mitchell/Jim Carfrae

PRIORITY: what is needed for SMC for Leechwell Pool Garden. (SP 1.2.13)	Already done	To complete for SMC- *for LGA to decide ** who will co-ordinate?	WHAT NEXT? Obtain costing /quotes for FUNDRAISING etc
1.Advice/input of SHDC as landowner. SHDC consent for LGA application.	Richard Gage/Keith contacted by letter 24.1.13		
2.Detailed drawings of: <i>a.Lower water outlet by 75mm</i> <i>b.Move water entry to centre back</i> <i>c.Pattern of lay surrounding stone pool edge 500mm wide, wider standing area at bottom edge.</i>		**Who do we approach to do 3 technical drawings? Who in LGA will co-ordinate this?	Finalise detail according to EH feedback.
3.Identify conservation accredited contractors. Get quotes and specs: <i>Repairing pool lime render to 450mm deep + a-c as above</i> <i>Appropriate stone/render</i>	RG and others approached- one suitable name so far	**Who in LGA will co-ordinate this?	Finalise detail according to EH feedback.
4.General design of pool garden- - showing levels, location of pipe, hard standing, path, seat base, wood/bark steps	*2 <sup>nd</sup> draft for LGA agreement	Re-do if needed and check scale. **SP will re-do	Finalise detail according to EH feedback. Find contractor/quotes for path, hard standing, steps, seat base. Identify and quotes for 2 seats
5. General planting plan showing location of existing and new trees.	*2 <sup>nd</sup> draft for LGA agreement	Ditto	Finalise detail according to EH feedback. Can begin to estimate planting costs/quotes, soil preparation, planting etc.
6. Form of new water spout  EH have agreed that this can be delayed and submitted for later approval after SMC gained.	BUT delayed decision has implications for timetable and fundraising.  <b>The Pool Garden cannot be completed/open to the public without relocating water entry point and some form of new spout in place.</b>	<b>*I suggest: we apply now for SMC for a simple terracotta spout (1)</b> indicating that we will investigate and apply later for consent for Peter Randall Page spout(2).  That way (1) could be put in place without delay, to be replaced by a really exciting option (2) if EH agree/ when funds raised etc.  **Who will co-ordinate investigation of spouts 1 /2?	Continue to investigate/fundraise for PRP spout while simple pipe in place. This will not hold up completing and opening the garden.
7. Application form completed. <b>EH will respond within 42 days of submission</b>		** Shirley and Dave will co-ordinate this	<b>Successful SMC!</b> <b>SMC unsuccessful= incorporate EH feedback and resubmit!</b>