

Greenhill Gardens Management Plan



Weymouth & Portland
Borough Council

Greenhill Gardens

This site description and action plan, together with the 'Management of Green Flag Gardens', forms the basis for the maintenance, management and development of Greenhill Gardens.

The Greenhill Gardens action plan builds on the success of previous plans, which has seen the gardens retain its Green Flag for a decade.

A large amount of development work was undertaken during 2007 to 2016 and, in the main, is complete. When the first plan was created it focussed on issues relating to antisocial behaviour, criminal damage, drunks and rough sleepers but these problems have been overcome to the benefit of all. Now, with a great sense of achievement and satisfaction, the latest plan moves on to ensure the maintenance of the high standards continues and will identify new and emerging requirements for the gardens. The plan will be reviewed annually but on-going feedback from stakeholders and meetings with the Friends will enable continuous development.

Introduction

Greenhill Gardens are situated adjacent to the promenade in the centre of the built seafront, which borders the main Weymouth bay. They comprise formal carpet type bedding, annual bedding, perennial planting, a floral clock, lawns, hedges and shrub beds along with tennis, bowls and putting facilities.

The gardens are owned and maintained by Weymouth & Portland Borough Council, which also had ownership as Weymouth Town Council prior to local government re-organisation in 1974.

Local Plan Designation

The gardens lie within the electoral ward of Melcombe Regis and are within the conservation area of Weymouth town centre. They are designated as such because of "the high architectural quality of the buildings and groups of buildings, many of which are included in the statutory list of buildings of architectural and historical importance".

Greenhill Gardens are designated as local open space by Policy C9 of the Weymouth & Portland Local Plan Review. This policy protects the form and function of the site by preventing built development that is not ancillary to the recreational and amenity value of the gardens. However, the policy does allow such local open space to be used flexibly, depending on the open space needs of the area, ie. for formal parks, informal recreation, children's play or formal sport, etc.

- The gardens are within the town centre conservation area and are subject to Local Plan Review Policy B8, which requires the character and appearance of such areas to be preserved or enhanced, with specific reference to open spaces, views, gardens and hedges that contribute to the character.
- No listed structures are contained within the gardens but many are present in the area adjacent to them, the main elements being the unique Georgian seafront buildings. These buildings help to set the character of the area the gardens are situated within and the gardens reflect this, being predominantly comprised of traditional formal bedding schemes and garden structures, such as a shelter and trophy monument, in a pleasure garden setting.
- The gardens offer one of the best view points out across Weymouth bay, similarly the gardens are part of the larger "seafront" being accessed directly from the esplanade.

A Welcoming Place

Greenhill Gardens provide a range of facilities and services for visitors to the gardens to use and enjoy.

The Floral Clock

The floral clock, one of the most popular features in the gardens today, was built in 1936 by Richie and Sons of Edinburgh at a cost of £200.

This building is on two levels, a lower sunken level that houses weights and takes the drive to the hands below ground and the upper level that has the original mechanism, the majority of which is phosphor bronze and is almost entirely original. It requires nothing more than cleaning and the occasional repair to wearing brushes, etc. The hands were originally of copper but have been replaced by G.R.P hands made from moulds of the original design. It is an ordinary small turret clock with pendulum movement.

The building is timber above ground, access being gained by a short flight of steps. Maintenance is on an annual basis for timber treatment and on an “as required” basis for other repairs. Its condition is generally acceptable.

The gardeners are aware of the clock's history and are on hand to explain further to interested members of the public. The clock has a “cuckoo” type chime which is two-tone and powered by leather bellows re-conditioned in the late 1980's. This is believed to be one of only two mechanically driven floral clocks still working in the country and it is of national interest as a result.

The mechanism is original and made from phosphor bronze. It was renovated from a previously poor mechanical state by the gardener, who now cleans and maintains it on an annual basis. Research has enabled painting of the cradle work in the original colours.



Greenhill Gardens Floral Clock

Carpet Bedding Display

The carpet bed is situated to the side of Bennett's Shelter and is crescent shaped with a cross fall to give a better view of the design. All plants are of carpet bedding type and are grown in the Authority's nursery from cuttings and stock plants, each year over 5000 individual plants are used.

The design is in the form of a logo for an organisation celebrating a specific anniversary or achievement in the current year. Organisations usually apply in the previous year requesting to be selected and, wherever possible, local organisations are favoured.



Promotion of FOGG July 2011

Bennett's Shelter

This armistice shelter was a benevolent donation made by local Mayor V H Bennett to celebrate the end of the First World War on 11 November 1918. It was constructed after 1919 to serve as a reminder of this wonderful day and is now known as the Bennett's Shelter.

In 2007 the shelter was renovated by volunteers from Weymouth Community Academy. This organisation provides opportunities for people to volunteer to help with projects which benefit the community; they in-turn learn skills and develop confidence to help them back into the workplace.

The group replaced damaged and rotten windows, renovated the seating and painted the building. The Perspex broken window panels were replaced and the loose clay tiles on the roof were reinstated. The shelter has now been fitted with ornamental wrought iron gates, which prevent its use by rough sleepers, etc. The gates are opened and closed daily.

The shelter continues to be painted bi-annually. Weymouth Civic Society recognised the refurbishment and maintenance of the historic Bennett's Shelter at their award ceremony in 2016.

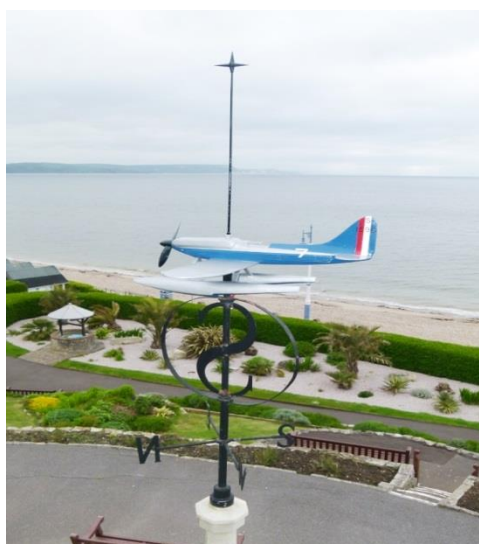


Weymouth's Brass Band performing in the Bennett's Shelter at The Carol Service, December 2014

Stainforth Memorial

The Stainforth Memorial comprises a Portland stone plinth and column topped by a model of a Sea Plane. It was originally made by Vickers Supermarine to compete for the Schneider trophy in 1931, during which the world airspeed record of 406.92 mph was set. Its pilot, Wing Commander George Stainforth, was a student at Weymouth College from 1915-17 and it is his achievement that the memorial commemorates. The original plane was a weather vane sited on the roof of the college until the war when it was removed to be replaced in the garden as part of the larger structure in 1952.

In April 2014, the memorial was removed, renovated and is flying high above the gardens again. A tablet of Portland stone is engraved with details of the trophy.





Renovated Schneider Trophy being reinstated on top of the weather vane in May 2014

Putting Hut & Green

The putting green is an area of maintained sports turf which has the sole use as a putting green for which a charge is made when the green is open; through the summer months and at Easter. Although access is not restricted, the green is laid out in such a way as to deter any other use out of season which allows the grass to recuperate after autumn renovation operations.

The timber putting hut acts as a store and shelter for the putting and tennis attendant. The hut stores putters and tennis equipment and is a simple timber building with a felt roof. Maintenance is on an annual basis for timber treatment and on an "as required" basis for other repairs. Its condition is generally acceptable. (See Greenhill Chalets & Pebbles Cafe regarding the property review on page 10).



Greenhill Gardens Putting Green

Tennis Courts

The tennis courts comprise two pairs of tarmac surfaced courts surrounded by a galvanised chainlink fence with tubular construction posts and top rails. The tennis court fencing is repaired when necessary. It is in need of replacement but there is a property review on the chalets and this may make the replacement unnecessary. (See Greenhill Chalets & Pebbles Cafe regarding the property review on page 10).



Greenhill Tennis Courts

Lamp Column

A decorative cast iron lamp column installed to illuminate the carpet bedding display, this is still functional and was renovated in 2007.

Gardeners' Store and Mess Facility

The store and mess facility comprise the main service buildings within the gardens and they are contained within a single building. The building is of block and re-constituted Portland stone with a small amount of brick facing. Contained within this building is the gardeners' toilet facility. Structural repairs are funded by the Property Services Section but simple maintenance is the responsibility of the Parks Section. The structure is currently in reasonable order.

Wishing Well

In the late 1980's a "wishing well" was sited in the lower gardens. This was constructed by Melcombe Regis Rotary Club and is there to encourage donations from the public who visit and enjoy the gardens. The charity then uses donations on various projects.

The wishing well is emptied of any monies daily by the Rotary Club and is maintained by them. It has a timber upper structure and a stone well head. The structure is in good order.



Melcombe Regis Rotary Wishing Well

The Property Services Section is responsible for the management and, in some cases, maintenance of the following structures.

Seascape Cafe

Seascape is the main café in the gardens and is a concrete, block, brick and re-constituted Portland stone construction with some timber facing. The building has two levels with access for deliveries to the rear. The frontage is glazed on the upper level. On the lower level the frontage comprises roller type hatches.

Associated with this building is the terrace area where tables and chairs are set out in the summer for customers of the café. The proprietor has installed a semi-permanent gazebo structure to provide shelter from the sun for customers. This facility is let on a lease. The building is currently in generally good order.



Southern Chalets

The southern chalets are of timber construction with felt roofing. They are let out for rent on a yearly basis but, given their elevated position in the gardens, are very popular and change hands infrequently. They have suffered vandalism in the past but this has reduced due to CCTV coverage. No night sleeping is allowed. There is a good sense of ownership within the chalet owners and they are interested in the gardens and attend “Friends of” group meetings. These chalets are to be included in any Green Flag submission area as they are a key part of the gardens.

They are currently in good order. There was a review of chalet provision in 2006 and it was decided that these chalets would remain irrespective of the findings of the review in regard to other chalet areas outside of the scope of this plan.



Greenhill Gardens Southern Chalets

Greenhill Chalets & Pebbles Cafe

The chalets comprise two levels built as part of a concrete retaining structure. There are also cast iron pillars and fencing. Although accessible from the gardens they are positioned facing out of the retaining wall and form part of the esplanade, the gardens essentially being laid out over them. Pebbles café, included within the main structure, is accessed via steps from the esplanade and there is a secondary minor access from the gardens. The chalets and cafe are not part of the gardens and fall under the remit of the Property Services Section. These buildings were listed for their architectural value in 2008.

The chalets and cafe are suffering from significant structural problems and is the subject of a property review. As a result of the review the Property Services Section has been in discussion with the Greenhill Chalet User Group about taking over the day to day responsibility and management of these facilities, including the single and two level chalets, tennis courts, putting green, Pebbles café and the development of Cactus Terrace Chalets (see Cactus Terrace Chalets on page 40).

Whilst in its development stage, Management Committee has agreed to the granting of a thirty year lease to a new Charitable Trust (Greenhill Community Trust), to be set up and formed by the current Greenhill Chalet User Group, to help ensure the long term prosperity and more cost effective management of the Greenhill Chalets and facilities.

It is anticipated that the hand over to Greenhill Community Trust will be on 30 September 2017.

Bowling Green Pavilion

The bowling green pavilion is a relatively new structure re-built in 1991 by the Greenhill Bowling Club, partially using a grant from the Authority, designed to encourage use of the facility and support the resident club. The design of the building is in-keeping with the form that was there originally from early in the 20th century. It is brick and block built with some

concrete retaining structures. It forms the changing and social facilities for the club, which is well attended.



Greenhill Bowls Club

Toilets

The toilets are positioned adjacent to the bowling green pavilion and are for public use all year round, although they are closed at night for security and the prevention of anti-social behaviour and vandalism.

The toilets are the responsibility of the Property Services Section and their cleaning is part of a specific toilet cleaning contract. The toilets are locked at night and opened 6.00am on a daily basis. The cleaning operators are responsible for checking the condition of the toilets and reporting any faults. If the faults are of a cleanable nature then it is a requirement of the operator to make good at the point of cleaning. If the fault is of a structural nature then there is a requirement to report this so that it can be repaired directly by cleansing maintenance staff or specialist contractors.

The toilets are surveyed annually and any repairs required are carried out in the early spring of each year. Being underground, water ingress is a routine problem; however, generally the condition is acceptable.

The toilets must be considered as part of the management plan and any Green Flag submission as they are important to the enjoyment of the gardens. They are accessed by steps, the nearest disabled toilets being approx. 400m away at both Lodmoor Country Park and on the esplanade.

Signage

Numerous information panels are present in the main car parks in the town centre and at Lodmoor and these indicate the location of the gardens. Information signs are also present on the esplanade indicating the direction and or location of the gardens.

The following information panels are situated at the main entranceways into the gardens.



Safe and Secure

CCTV

A closed circuit television camera has been placed on a pole centrally in the gardens. This gives real time high quality evidentially acceptable film which is monitored by the Authority's control room, along with the other cameras in the town centre network. The camera is also fitted with a night quality lens to allow for round the clock monitoring.

Lighting

In 2012, as part of the Olympic Legacy, six original Victorian "Festival" 5m cast iron lamp columns were removed from the esplanade. These were shot blasted, repaired where required, powder coat painted and fitted with new lamps. The columns were then placed in the gardens at strategic positions, agreed with the Friends Group and English Heritage (final decision makers), to illuminate walkways throughout the gardens. This led to an increase in the feeling of safety and security and improved the appeal of the gardens for use during early and later hours.

Police Community Support Officers

PCSO's have been appointed and are active in the central Weymouth area, including Greenhill Gardens. The two officers who cover the area have attended the "Friends of" meetings to obtain information and listen to users' concerns. They patrol within the gardens as part of a patch approach, the frequency and timing being based on information received about specific nuisances or incidents.

As a result of group working between the "Friends", the PCSO's and the officers of WPBC, a good line of communication has been established, which the gardener is also involved, eg. he can contact the CCTV room or the PCSO's direct to request assistance or resolution to any incidents that staff may see or have reported to them, giving the on-site staff confidence that there is support for them.

Garden Byelaw Revisions

The byelaws covering the gardens were revised in 2005/6, the revision allows for action to be taken against more modern activities that can cause nuisance to other users of the gardens.

Graffiti Policy

Although the gardens suffer little from graffiti, it is recognised that graffiti presents an image of neglect and raises fear of anti-social behaviour. The character of the gardens being formal does not allow for the tolerance of 'low level' inoffensive graffiti.

Financial and practical working constraints do, however, have to be considered to produce a policy that meets the overall aims of 'Graffiti Free' whilst ensuring it is deliverable. To that end, the basis of the policy is that:

- The site is checked for graffiti on a daily basis through the summer and through the working week in the winter.
- Graffiti that is obscene, racist or contains swear words or sexual content will be removed on that day, wherever possible.
- Lower level graffiti will be removed within a few days.

Conservation & Heritage

Greenhill Gardens were originally in the private ownership of Sir Frederick John William Johnstone, baronet, who resided in Westerhall, Scotland.

The site was divided into two parcels, the first being the area currently the gardens and the second being the tennis courts and putting green.

In 1902 the first parcel was given over to the Mayor, Aldermen and Burgesses of the Borough of Weymouth and Melcombe Regis (from then on referred to as the Corporation).

"Whereas the said Frederick John William Johnstone being desirous in celebration of the Coronation of his majesty King Edward VII to confer a permanent benefit upon the inhabitants of Weymouth". *Extract From Grant Document 26 June 1902 (See Appendix)*

The piece of land adjacent to the shore was being used as an amenity area by the public before this time so the allocation of it as a piece of land for recreational use was a continuation of its former use but one condition attached to the grant was that the Gardens be re-named "King Edward Gardens". This may have been the wish of Frederick Johnstone but the community did not take up this name for the site and the name Greenhill Gardens persists to this day.

The second parcel of land was retained by Frederick Johnstone and early plans have it designated as a site for a hotel, it is interesting to note the plans were drawn for Frederick Johnstone and, as such, would reflect his desires for the lands future use.

By 1904, however, Frederick Johnstone had changed his mind and the second parcel of land was gifted as "An extension of the Greenhill Gardens". In this case, the land was sold to the Authority for the sum of Four Hundred Pounds with, amongst others, an interesting clause allowing him to strip topsoil from the site should he wish. The boundary of the gardens has essentially remained the same ever since although much development has taken place.

Due to the loss of supporting documentation, the development history of the gardens is difficult to ascertain but a general picture of development has been established based around the use of local historical information, local photographic and postcard collections. The condition of the "gardens" shortly after the change of overall ownership in 1904 is unknown, other than that it was used as a pleasure gardens/amenity area adjacent to the seafront/beach.

There appears to have been a time of limited development prior to the First World War, which involved the development of a path network and the planting of shrubs mainly in the form of hedging to border the path network, a putting green and tennis courts.



Greenhill Gardens

Picture by kind permission of A.Hutchings

At some point during this time the first café was constructed and the Seascap Café still occupies the same site. A picture of the café is shown below.



Greenhill Gardens Cafe circa 1922

Picture by kind permission of A.Hutching

There was a period of development after the First World War, the most significant part of that being the positioning of what is now known as Bennett's Shelter, which replaced smaller less formal shelters that had previously been sited in the gardens. (Picture from circa 1922 shows the shelter to have been in place) but it is understood to have pre-dated that slightly as it was donated as an armistice celebration.



Greenhill Gardens and Bennett's Shelter circa 1922 Picture by kind permission of A.Hutchings

By the early 1930's it can be seen from the photograph below that the more formal tennis courts had been constructed along with the concrete veranda and chalets below. The old bowling green and pavilion can be seen in the rear of the photograph below situated behind the tennis courts.



Greenhill Gardens Putting and Tennis. Note the presence of the veranda with shelters below, seen here adjacent to the tennis courts. Picture by kind permission of A.Hutchings

In 1936, one of the most popular features in the gardens today was built. The floral clock was made by Ritchie and Sons of Edinburgh. It was sited on a junction of three paths near the café and is still there today. (See picture below and also page 3). It has an adjacent clock house which has been renewed several times since but the mechanism is still original.



Greenhill Gardens Floral Clock circa 1936 Picture by kind permission of A.Hutchings

It has not yet been established exactly when, due to the loss of the construction records, but around this time the final group of chalets were placed in the gardens and are known as Greenhill chalets south. The picture below shows the prime site that they occupy within the gardens to this day.



Greenhill Gardens

Picture by kind permission of A.Hutchings

As no records are available it is assumed that the period around the second world war saw little development within the gardens and it is fortunate that much original material survived the war years as Weymouth was bombed on several occasions, then being a major port on the south coast, later to be used as a departure point for part of the D Day invasion fleet.

Many municipal parks had features stripped from them to aid the war effort; another common practice was the cultivation of bowling greens as vegetable plots. It is uncertain whether this happened to Greenhill bowling green but as it happened to other municipal greens in the borough it is quite possible.

The gardens continued after the war years in a mainly unchanged way until the erection of the Stainforth Memorial in the upper section of the gardens in 1952. (See Stainforth Memorial pg. 5).

From the fifties onward, development of the gardens was limited to the creation of flower and shrub beds along with the removal of much of the path-side hedging. This gave the gardens a more open feel but the use of formal bedding displays maintained the formal character of the gardens, which is continued up to the present day.

The final significant feature that was added at this time was the crescent or “carpet” bed. This bed situated between the floral clock and Bennett’s shelter is still bedded out in a formal “carpet” bed design.

In 1971, as mentioned previously, the final building in the gardens was created, being the gardeners’ mess facility and store. Crucially this allowed staff to maintain a presence on the site during all working hours and this is continued to the present day, which brings considerable benefits to users of the gardens offering both a reassuring presence and also answers to the many questions asked by users of the gardens.

Community Involvement

Friends of Greenhill Gardens

The Parks Section works closely with the Friends of Greenhill Gardens (FOGG) to improve and enhance the existing facilities in the gardens for the use and enjoyment of local residents and users.

In March 2007 the Friends of Greenhill Gardens constituted as a group and have significant involvement in the gardens. Coming from varied backgrounds, diversity is their strength but it may also be classified as a weakness as it means they will inevitably have conflicting interest areas as individuals. The formal constitution of the group enables (through the democratic process) an overall group view to be established on any important issues arising regarding the gardens.

Meetings are currently every six months and are well attended with an average of 20 attendees, including chalet owners, café proprietor, members of the public and councillors. The meetings have focussed on establishing what is best appreciated in the gardens and where problems exist. The Friends produce two newsletters each year, they have their own website and they host a variety of events in the gardens throughout the summer period to fund raise for improvement projects.



FOGG hosts events to raise money for improvement projects, including funding a number of shrubs and assisting with planting out seafront and chalet beds.

FOGG's Successes

- FOGG's annual Christmas Sing Time was held in the Gardens on 4 December 2016 with 70 people gathering around the Bennett's Shelter to sing carols. Mulled wine and mince pies were provided by FOGG.
- FOGG host another great Quiz Night at The Brewers Fayre pub, Lodmoor on 11 November 2016 to fund raise for the new archway project for Greenhill Gardens.
- The FOGG AGM was held on 7 October 2016 at The Brewers Fayre, Lodmoor. Members and anyone interested in the work of FOGG and Greenhill Gardens were in attendance. It's an opportunity to find out what local residents think of the gardens.
- End of summer entertainment on the bandstand with the fantastic Weymouth Ukuleleans completed a summer of amazing entertainment in Greenhill Gardens for 2016 organised by FOGG.
- A great warm afternoon in August 2016 greeted the FOGG Summer Fayre with a visitor to Weymouth winning the Lamborghini model car and Rod from Rodwell in Weymouth winning the chirping birds. Darron Garnett entertained on stage and the girls from Twirl Academy performed their baton swinging routine in the afternoon.
- In August 2016 FOGG members painted the bus shelter on Greenhill. Dorset County Council erected a bus shelter near the tennis courts but it wasn't a new one and needed some refreshing.
- The Funky Fish which were attached to the tennis court railings a couple of years ago reappeared in the Gardens during July 2016. They were painted by pupils from a number of local schools and looked fantastic swimming in a shoal across the tennis court fencing. Watch this space for 2017's art extravaganza.



Local school Funky Fish art project

- FOGG designed and funded the installation of a performance area, known as the bandstand, to host a wide range of events during the summer months. In August 2013, crowds packed the gardens for the opening of the new bandstand. It is available for use by others wishing to host functions and can be booked via the Friends website.
- FOGG launched its own website in 2012. The site is regularly updated and all the current events are listed together with reports on previous events www.greenhill-gardens.co.uk
- In Spring/Summer 2012 Committee members Graham Dubben and Tim Spooner spearheaded the task of erecting refurbished gates for the Gardens. They are sited at the rear of the Seascapè Café and at the entrance to the Gardens by the Seascapè Café.
- Black powder coated handrails were installed in 2011 to one of the stepped areas of the Gardens.
- In 2010 FOGG helped Rotary Members to plant 10,000 Crocus bulbs on a grass bank in the gardens.
- Throughout the year FOGG hold various events in the gardens including....Concerts, Mad Hatter's Tea Parties, Pumpkins in the Park, Summer Fayres and Christmas Carol Singing.
- FOGG sponsored the planting of the large beds on the Esplanade just outside the gardens.
- FOGG Committee Members, Barbara Dubben and Iain Campbell, have attended various meetings at Weymouth & Portland Borough Council to voice the views of the Friends of Greenhill Gardens.



Greenhill Gardens Bandstand

Update to FOGG Members in December 2015 from FOGG Vice-Chair Barbara Dubben:

For those of you who came to the gardens through last summer for all of the concerts - thank you. What a summer of song and fun. Followed on by our Quiz night. It was a privilege to be there, our best ever. Iain was his magnificent quizzical self, and this year was joined by Darron Garnett and his wonderful music quiz. We were all singing along and it really was one of our best ever events. Do look for the next one in the Spring Newsletter, it really is a night not to be missed.

Now we are in autumn and it is wet, wet, wet but does this matter, no, it means that next year the flowers will bloom all the brighter, the grass greener all the better for us to enjoy the Greenhill Gardens. In the meantime autumn is upon us and what a fabulous display of colour there has been this year. The gardeners now have all of the winter bedding planted so we are awaiting Christmas.

Christmas for us means the Carol Service so please do join us on the 6th December at 4p.m. for Brass Tacks, a choir and mulled wine with mince pies.

Very unfortunately part of the bandstand has been vandalised BUT fear not (seasonal joke - sorry) your committee are on the case. A temporary repair has taken place and the broken part is being welded, whoever broke it was extremely strong, whilst they were at it they cut the cable ties and loosened all of the balls. We have had two years without any problems, so really count ourselves lucky. A sad sign of the times.

But now to the future. Throughout the summer months of 2016 we will have a performance each Sunday afternoon and some on Saturdays too. Please, please do check your spring newsletter and our website www.greenhill-gardens.co.uk for further details we have some old favourites and some new performers, we are all really excited. However in order to run this programme of concerts on the Bandstand it is necessary for the committee to have a roster of volunteers to help with the running of the events. Any members of the Friends of Greenhill Gardens who can help on two or three days next summer please contact Trevor Collins (tel. 830449) or Barbra Dubben tel. 782419 or any other committee member. You will find our website very informative Iain Campbell keeps it up to date for us, our quiz master as well as webmaster.

We are continuing to fund raise for the Weymouth Celebration Arch and hand railings for the steps. We will also, depending on the DCC repairing the pavements, planting in the upper banks.

Can I close by wishing everyone who helps, support and uses the Greenhill Gardens a Very Merry Christmas and a really Happy and Healthy New Year.

Barbara Dubben
Vice Chair
December 2015

Events in Greenhill Gardens 2017

ANOTHER SUMMER OF GREAT ENTERTAINMENT IS PLANNED FOR 2017 WITH MUSICAL ENTERTAINMENT ON THE BANDSTAND IN GREENHILL GARDENS at 2pm by FOGG

MAY 21 The Silhouettes
JUN 4 The Weymouth Ukuleleans
JUN 18 The Weymouth Ukulelean (Weldmar Event)
JUL 2 The Quangle Wangle Choir
JUL 16 The Silhouettes (Weldmar Hospice Event)
JUL 23 Singer Tony Lowe (in aid of Terras Youth Team)
JUL 30 Performer Tony Lowe (Weldmar Event)
AUG 13 Sizzling Summer Fayre with Darron Garnett and Twirl Academy
AUG 27 Singer Tony Lowe
SEPT 3 The Weymouth Ukulelean

(All events are outside and are therefore weather dependent)

Other 2017 events include:

ASA SW Open Water Swimming Championships held in June
Bustinskin Middle Distance Triathlon held in July
Weymouth Bay Methodist Church Songs of Praise held in July & August
The town tennis tournament is held over a week in August with the final at the weekend, which attracts a good crowd.
The town bowling competition was held at the bowling club who also host numerous visiting sides from other towns and hold 'have a go' bowling events through the year.



Weymouth Methodist Church 'Songs of Praise' event in Greenhill Gardens in 2010

Stakeholders

It is important to recognise that there are several significant stakeholders in the site and their involvement and association with the site is differing in its typology.

Bowling Club

The bowling club are a discrete unit within the gardens. Their membership is made up of the wider public within Weymouth and Portland. The green and pavilion was formerly under the management and maintenance of the Authority until the mid 1980's and is now leased to the club. There is a requirement on the club to provide rinks for the public to use.

- The club's main stake in the gardens lies in the fact that the Authority holds the lease on the bowling green and pavilion and has provided a loan to allow for re-building of the pavilion.
- Although separate to a certain extent from the gardens, the gardens do contribute to the atmosphere of the green and management and development in the gardens would affect the bowling club.
- The club undertakes limited commercial activity centred on their own members and, as such, do not have a commercial stake in the gardens but it has to be recognised that anything done in the gardens that would impact on the club and could result in it having financial difficulties.

Café Operators

There are two café type operations that run on a lease basis from premises in the gardens. The two units are run by separate individuals but they can be grouped as the terms of their leases, types of operation and interests in the gardens are similar.

- Both operators have a significant commercial interest in the gardens as any changes or development would directly affect their potential trading position in terms of both potential customer numbers and physical premises. The current options appraisal for the veranda chalets is a very good example of such a development.

Tennis Players

Although the site is not the home for any formal tennis club many members of tennis clubs in the area will use the courts and the "Town Tennis Tournament" is held annually in the summer. As with the bowling green the tennis courts are discrete from the gardens, being fenced off from them, but the gardens do have a significant impact on the character of the courts. The Town Tennis Tournament has been in decline for several years and as a result almost failed to be held in 2006 until a last minute appeal generated some interest. It is thought this is due to the provision of high quality facilities within a mile at Radipole Park Gardens, the home of Weymouth Tennis Club.

- Tennis players enjoy the site of the courts and this is affected by any development in the gardens and may be significantly impacted upon by any chalet development.

Residents of the Borough

Greenhill Gardens are embedded within the community of Weymouth and to a lesser extent Portland. It provides numerous facilities but, above all, is an area for peaceful contemplation and relaxation, offering superb views across the best coastal bay on the south coast. This means that there is good use of the facility by residents and it is regarded as a key part of Weymouth's seafront/esplanade by them. It is also viewed by many as an indicator of how the Authority shows civic pride and professionalism in service delivery. The Friends Group is comprised of residents but many more use the gardens than would ever attend a Friends Group meeting, they have to be recognised as having a stake in the gardens as they form the main group of users.

- Residents enjoy the gardens as a destination to visit or call into as part of a wider visit or walk.
- The gardens provide access to facilities for people using the Greenhill section of the beach namely the cafés and toilets.
- The gardens are viewed with civic pride and indicate Council competency and policy.

Chalet Owners

The chalet owners tend to use the gardens for long periods of time and offer a wide ranging view of the gardens and their use by the public. The chalet users have a formal group focused on chalet issues but also have a valid voice and interest in the gardens. Many are members of the Friends of Greenhill Gardens.

The chalets owners can be contacted directly on site or via Weymouth and Portland Borough Council's property services section on Tel. 01305 838378. (See Greenhill Chalets & Pebbles Cafe regarding the property review on page 10 – appropriate amendments to this section will be included in the next review).

Visitors to the Borough

Weymouth is a major resort in the central and south west coastal area and, as such, has a large number of visitors. These visitors have the same needs as the residents and use the gardens in a similar way but are more likely to visit more frequently if they stay for more than a day. They, along with the residents, are the consumers of the garden product and expect a good quality facility to be provided.

- Visitors enjoy the gardens as a destination to visit or call into as part of a wider visit or walk.
- The gardens provide access to facilities for people using the Greenhill section of the beach namely the cafés and toilets.
- The gardens form part of a wider resort package that visitors wish to use during their stay.

Sustainability

Changes to a number of environmental management practices, operational procedures and procurement processes have been introduced to reduce the impact of the service provision upon the environment.

The gardens are a site that is highly maintained as a formal pleasure garden and are relatively small and, as such, offer little potential for the development of wildlife areas that would be in keeping with the character of the site, such as a wildflower meadow. Public consultation has shown that the gardens are used and enjoyed for their current character and purpose and the Friends Group confirmed this by their listing of the character of the gardens as one of their greatest “likes”. Therefore, the gardens have not had nature or wildlife areas introduced. It is possible, however, to address wider environmental issues as part of the management practices and policies currently applying to the gardens.

There is currently no Authority wide, stand alone, environmental policy mainly due to the fact that an environmental assessment of its activities has not been carried out. There are, however, a number of practices that have been adopted by sections of the Authority and the Parks Section that are of direct relevance:

- Nectar rich permanent planting has been introduced into the gardens, after agreement with the Friends as to location. The aim is to encourage the number and variety of insects in the gardens; specifically to increase the opportunities for butterflies.
- Pesticide use has been reduced year on year and no residual herbicides are used in soft landscape applications. Path edge applications are limited to one application per year using the least harmful chemical available having carried out a COSHH assessment. Herbicide application to shrub beds has been discontinued. Herbicide application to

annual beds has been limited to the use of non-hazard rated Glyphosate products. Due to infestations of both Celandine and Oxalis, Glyphosate is used on annual beds at the end of the bedding season and through the winter on beds that are not planted out or only have bulbs planted in them. This is in conjunction with a programme of deep hand digging and organic matter incorporation initiated in autumn 2006. A major part of this initiative is the removal, by hand, of corms/plants found during the operation and it is hoped by undertaking this work that applications will cease by 2010.

- The putting green has been reduced in quality from its former standard as it was not necessary given the standard of play and its real amenity value so it is no longer regarded as an area of fine turf in its truest sense. Pesticide use has been significantly reduced and the green now receives broad leaved weed killer once a year, if required, and some weed population is tolerated until it starts to affect the ability of the sward to sustain the required play or it impairs play significantly. Fungicide is not applied. Worm killer and insecticides are not applied. All cleaning and other chemicals used on the site including the toilets are, wherever possible, non-hazard rated.
- Water use is monitored and controlled. To enable a reduction in the amount of water applied, a deep digging and organic matter incorporation programme was commenced in 2006. This has improved water retention capacity in the soil and, by removal of former cultivation pans that were present, allows for deeper water and root penetration in the soil profile.
- In 2010 drought tolerant species were planted in the beds adjacent to the putting green in order to reduce water consumption and increase plant species range.
- In 2016 a number of beds were turned over to perennial planting, which has seen a significant reduction in the number of bedding plants used and, in turn, has resulted in a drop in water consumption. However, the display of annuals in the summer and the provision of the putting green would not be possible without artificial irrigation.
- Water collection from buildings is feasible but will not offer a significant volume in comparison to need and some buildings are not located in positions appropriate for such practice. Any new building on the site will be required to have in-built rainwater collection facilities and this will be relevant to the potential redevelopment of the chalets.
- Bedding plants are sourced from the Authority's own nursery within Weymouth, as much as possible, to reduce carbon emissions due to transport.
- All our bedding plants are grown in Peat free compost.
- Onsite composting of all green waste is not possible due to the small size of the site but all green waste is taken to the Authority's composting facility at Lodmoor; approx. 1 mile away.
- The recycling bins enable the streaming of recyclables into paper, glass, plastic bottle and cans/tins, which are then collected and recycled in line with domestic recycling already carried out by the Authority. Any metals from the site are recycled. As concession licences are reviewed, there will be a requirement to recycle built into the agreement.
- Artificial fertilizers are not used in the gardens, with the exception of the bowling green, and in the bedding plants as part of the nursery compost mix. Where artificial fertilizers are used in bed preparation and to feed the putting green (if it is required but not as routine) we will use organic fertilisers.
- Due in part to the ornamental nature of the site, no formal wildlife surveys have been carried out. Casual surveys and verbal research among staff and the Friends Group have not revealed a significant wildlife presence such as would justify a formal process being commissioned. There is limited opportunity for birds other than scavenging sea birds from

the adjacent sea and beach. Some small birds do use the site, such as Finches and Tits, and these have been encouraged by the careful pruning of hedges and established shrubs to avoid nesting time and the provision of nest boxes. Bats have not been observed. Small mammals do inhabit the site and urban foxes do visit occasionally but are not resident. Insects are present but appear to be limited in variety and no reptiles or amphibians have been discovered by the staff.

- Vegetation on the Northern Embankment is allowed to grow slightly longer, this encourages the growth of existing wildflowers associated with grazed grass, such as varieties of clover, vetch and plantain. In addition, this also allows for the use of the bank by ground nesting bees.

Site Information

The following sections detail all site specific information.

Topography/Climate

Greenhill Gardens, in its entirety including the Bowling Green, has an area of approximately 16,000m². It is a linear feature being some 400m long and 40m wide, bordered along its length to the North West by the main A353 to Osmington, with the esplanade, beach and sea on its south eastern side. The north eastern and south western boundaries have houses adjacent to them. The landform is naturally a slope of approx 20 degrees dipping down from the boundary with the road to the sea. This strike of the slope extends in a linear fashion along the length of the gardens (some 400m). Landscaping work has levelled this slope into a series of terraces to facilitate the bowling green, tennis courts and putting green. The Bowling Green and tennis courts are elevated terraces and are retained from falling onto the esplanade by a significant concrete structure which contains the veranda chalets which are not part of the gardens as such but have to be recognised within this plan, as the concrete structure provides the main access from the gardens to the bowling green.

The rest of the gardens have sloping paths which allow easier access from the upper to lower levels. The approximate change in height from the road to the esplanade is 10m although this does vary along the site. The surroundings to the garden do not create any shadowing or wind tunnelling issues although structures within the gardens do affect microclimates.

Climate

Weymouth is situated at the western end of the central southern coast of the United Kingdom. It has a maritime climate with weather patterns predominantly Atlantic in origin. As such the wind tends to be south westerly and warm. A range of hills known as the Ridgeway, approx. three miles to the north effectively renders the whole Weymouth area in a rain shadow due to their effect on relief rainfall. This results in a lower annual rainfall for Weymouth than the overall average for Dorset and higher than average sunshine figures when compared with the rest of the United Kingdom. Below is a summary based on figures supplied by Weymouth & Portland Borough Council readings.

Rainfall annual average approx 750mm per year
Sunshine hours average 1600-2000 per year
Temperature range -6 to +30 degrees Celsius.

In the United Kingdom there is a general trend towards milder winters and warmer summers. It is projected by some sources that rainfall may increase where others suggest a reduction, so a clear conclusion on which to base planning cannot be drawn except to say that recent trends indicate an increase in the frequency of, eg. Heavy rainfall over a short period, events. As far as wind is concerned, there are no indications that the direction from which the wind predominates will change or indeed that the overall average wind speed will increase although recent trends show an increase in the frequency of high wind speed events. These tend to be from the south or south west in this region, directions from which the gardens have some protection but easterly and south easterly winds do fall directly upon the gardens and bring problems with scorch from both wind and salt due to the very close proximity of the sea.

Air temperatures tend to remain above freezing due to the influence of the sea approx. 30m away and only fall below freezing when large cold air masses move in from the continent.

Geology/Soil Structure/Texture

The underlying geology of the gardens is that of Oxford clay overlaying Cornbrash. The Cornbrash is a middle Jurassic limestone, which often has an orange colour due to iron staining. There is usually a layer known as the Kelloways beds, between the Cornbrash and Oxford clay, but it is not clear if this is present under the gardens. Some alluvial and littoral zone deposits are present at the bottom of the gardens but this area is much disturbed by the filling and surfacing of the esplanade.

The gardens were built on a typical low, clay sea cliff which, before the esplanade was constructed, led to typical clay over limestone rotational slippage with slumping down toward the shore where material was eroded by the sea. The construction of the elevated sea wall stopped the erosion of material from the shore so reducing, to a certain extent, the ongoing slippage by halting the removal of material from the base. Rotational slips have since occurred but these have been fairly minor and successful retention has been achieved by the construction of the veranda chalets.

There are no significant faults associated with the site. Minor settling still occurs in the planted out areas of the gardens, this is caused by the cracking of the clay in dry summers and the effect of rain in the winter. This has resulted in cracking to structures such as paths and flowerbed walls which require regular repair.

The flowerbeds have had topsoil imported into them and are generally a crumb structured medium loam. However, in some areas there is a significant percentage of sand blown up from the beach resulting in a sandy loam and in others there is a higher clay content (probably caused by double digging into the subsoil clay) which has resulted in a sand clay loam. Overall the soil structure in the beds is open. This is maintained by the incorporation of composted green waste from the Authority's composting site nearby at Lodmoor; however, there are problems which related to the existence of cultivation pans and poor texture.

Hydrology

The site, being based on clay, tends to throw both rain and irrigation water off the surface where it then flows by gravity south easterly down toward the foreshore. Here the presence of pebbles and shingle allows percolation of surface water out to the sea.

In the case of true ground water the dip of the underlying strata tends to be south easterly along the length of the gardens. It is unlikely that ground water travels very far from the site before the strata meets alluvium and then dips below sea level.

Being near to the highest point of the hill, on which the gardens are sited, there is little ground that is higher so surface flow into the site is very limited especially as there is a drained highway to the north western side where the higher ground lies. Because the clay is consistent through the site there are no known naturally occurring springs and no water courses passing through the site although run off in periods of heavy rain can occur as can the flowing of water through cracks in the dried clay leading to water issuing out before the lowest point of the gardens; although this is not a significant problem.

Drainage

The site being sloped naturally drains towards the sea. If land drainage was put in, in the past, it has long since been lost. There is no current drainage system but there are soakaways to take surplus water from the area of the standpipes which serve the southern chalets. These soakaways are of limited efficacy due to the fact that they soak into clay which means they are very limited in their capacity. Some path drain gullies still exist but again they perform nothing more than a soak away function, movement in the clay long having destroyed any drainage system present.

Services

Electricity is supplied to all the main structures in the gardens with the exception of the putting green hut, which is supplied from the main road.

Water enters the gardens in three places all being fed from the main in the highway with meters in the footway of the A353. Three meter exits: one being roughly opposite the floral clock/Stainforth memorial, one halfway along the putting green and one by the water storage tank for the Bowling Green irrigation system. Several service taps are positioned within the gardens to allow for watering and feeds also run to the cafés.

Sewerage

Sewers take both foul and waste water from the mess facility and Seascape Café back into the main on the A353. Similarly waste and foul are combined and piped into the main below the A353 from the bowling green, public toilets and Pebbles Café.

Boundaries

The site has four clear boundaries:

- The western boundary has three access points giving access to the gardens from the public highway footpath adjacent to the A353. The access at the southern end is open to the gardens via a slope which does enable limited wheelchair access as the slope has a gradient of 1 in 12. A set of steps lead down to the esplanade and there is also a vehicular access to the mess facility. The central access is via gates and a set of steps, which precludes wheelchair access and the northern access is via gates and a level path. This path runs between the tennis courts and bowling green. It also gives vehicular delivery access for the café and bowling green. The gardens are accessed by a path over the veranda chalets and the esplanade/beach can be accessed but both are via steps so wheelchair access is not possible. The western boundary is fenced along its entire length utilising key clamp with mesh infill, which was renovated as part of a highway footway scheme in 2016. Tennis court fencing then finally leads to close board fencing adjacent to the Bowling Green.
- The southern boundary has access points at both ends (see above and below). This boundary comprises close board fencing and shrubs at the bottom and the path is a flight of steps to get access from the A353 to the promenade.
- The eastern boundary borders onto the esplanade. It has three access points. At its southern end/junction with steps it has an open gated access that is level and gives wheelchair access to the gardens from the esplanade. The central access is gated and open with a slight rise into the gardens. Whilst wheelchair access is possible it is not ideal. The northern access is gated but has steps only leading into the gardens via the southern chalets. The boundary is walled with decorative wood panels and columns for half its distance and then metal railings, before the concrete retaining structure of the veranda chalets completes the length.
- The northern boundary to the rear of the bowling green is walled and abuts private property with no access points.

Access

- The esplanade forms the main access to the gardens from the north and south and is a safe route for pedestrians as there is no vehicular traffic with the exception of the land train that runs the full length of the esplanade during the summer months. This land train also offers special facilities for wheelchair users who may not wish to travel from the nearest disabled parking area at Lodmoor Country Park some 400m away. The land train has specific stops at Lodmoor Country Park, Greenhill Gardens and a couple of points on the main esplanade so giving access north to the gardens for anyone wishing to visit from the main beach area.

- Pedestrian access can also be gained via the footpath alongside the A354 which links again to Lodmoor Country Park car park and car parking to the south adjacent to the esplanade at the Pier Bandstand.
- Car parking is available mainly at Lodmoor Country Park. It is a Local Authority long stay, pay and display car park with numerous other facilities and disabled parking/ toilets. A safe route to the gardens is then enabled by a light controlled crossing to the esplanade and then via the vehicle free esplanade to the gardens as in the section above.
- On-street parking is also available nearby in Melcombe Avenue although this is limited to one hour in the summer months. Pay and display car parking of mixed time limits is also available adjacent to the promenade to the south of the gardens.
- There is a bus stop on the main A354 adjacent to the gardens. The buses passing give direct access to and from the town centre and all other major car parking areas along with the main residential areas of central and eastern Weymouth. The bus stop is high kerbed and the buses are disabled friendly in terms of access height.
- Cyclists can access Lodmoor Country Park from the Weymouth cycle path network but must then alight during the summer to use the esplanade to access the gardens. There is currently a review in progress (2006/7) to decide whether to permit the use of the esplanade by cyclists. Concerns do exist that the safety of the route could be compromised by allowing cyclists to use the esplanade.

Path Networks

The main path network within the gardens is of tarmac construction and broadly follows the layout that was put in place when the gardens were created. Formal edges do not exist, the tarmac originally being edged with timber which has now decayed. The changes in levels in the gardens are accessed by a combination of slopes and steps. Due to the gentle "soil creep" that is occurring and the occasional rotational slip, path levels have degraded in the past and significant monies were spent on remedial works in 2004. Path currently show signs of cracking or fretting but are safe and acceptable.

Borrowed Landscape

Greenhill Gardens offer commanding views over the entire Weymouth Bay area. At any point in the gardens the wider sea scape to the east is always visible and, at the higher points in the central gardens, a view of 180 degrees out across the bay is afforded from Wyke and Portland in the south, to Kimmeridge in the east and the Ridgeway to the north.

Due to the slope of the site down to the sea, the borrowed landscape tends to be of only 180 degrees centred on the view out across the bay. The western side of the gardens has a hedge which obscures most of the adjacent highway, the other side of which are flats, houses and hotels which, due to the slope of the whole area, overlook the gardens to a greater or lesser extent. These contribute little in the way of landscape but some do offer examples of interesting architecture and, to a certain extent, their presence does contribute to the sheltered nature of the gardens and exaggerate the sense of sloping down toward the esplanade and beach.

The esplanade on the western side of the gardens is the main access along the beach and, as such, is always busy with passers-by and the beach is very busy especially in the summer months, this is in contrast to the quieter character of the gardens which provide an escape from the noise and bustle of the esplanade and beach area without being divorced from them.

Noise from traffic on the adjacent A354 can be heard in the gardens but it is mainly confined to the upper path network and putting green area, the western hedge providing some sound buffering. The dominant sound in the rest of the gardens tends to be that of the sea, especially if there are waves breaking on the shore. During the busy summer months on fine days the general sound of beach users and children playing in the sea can be heard in the background.

Clean & Well Maintained

Litter and Waste Management

The gardens are litter picked and the bins emptied daily. This will include Saturdays and Sundays from May to October. The only exception is Christmas when no operations take place on bank holidays but will occur every other day between 27th to 31st December. For further information on the above, please see the 'Management of

Grassed Areas

The Embankment

This is situated along the western boundary of the gardens and has a slope of approx 45 degrees. It is bordered on one side by a hedge and on the other by a path; it also has seat bays built into it. There are plantings of Phormium within it along with annual beds. The slope precludes formal maintenance to a high standard. It is cut using strimmers with no collection and at a frequency to maintain a low grass sward that is full of wildflower. The quality is good but soil creep is a problem.

In the 2010/11 planting season 10,000 donated purple crocus will be introduced to the southern end of the embankment as part of The Rotary Club's "Purple Pinkie" campaign which aims to eradicate Polio by 2012.

The Triangle

This is the central area of grass within the gardens and is a formal area which is sloping but has a poorly levelled surface which only just allows for formal maintenance. The grass contains annual beds in various shapes and is bordered by paths on all sides. If required, once annual selective weed killer application is restricted to this area. Sward is scarified annually.

The Lower Embankment

The lower section runs along the eastern boundary and is on a slope which precludes formal maintenance. This grass area again contains annual beds and is bordered by a wall and a path. The slope prevents formal maintenance to a high standard but it is regularly cut using pedestrian rotary machines, (fortnightly cut) no collection. Quality is good.

The Chalet Grass

This grass area is broken into small sections of grass in front of the southern chalets and it is used to border annual beds and provide a green backdrop. There is also an embankment area. All of the grass areas slope and, as such, are not formally maintained to a high standard but are regularly cut using pedestrian rotary machines, (fortnightly cut) no collection. Quality is good.

Hedges

The western hedge comprises Ligustrum species and forms the boundary with the main road alongside a key clamp fence. The hedge provides a valuable green screen to visually block passing traffic from users of the garden. It is planted along the very highest points of the gardens and is very prone to wind and salt scorch as well as drought in the summer months and growth is affected as a result. Mechanical cutting using hand held machines when required, avoiding nesting birds, min. two operations per year. Quality is acceptable but growth is patchy. Hedge provides limited traffic noise reduction.

The Wishing Well Hedge comprises Ligustrum spp are planted as a thick hedge to provide protection from salt laden easterly winds. Conditions for growth are good. Mechanical cutting using hand held machines when required, avoiding nesting birds, min. two operations per

year. Quality is good although there will be a need for reduction in thickness in the near future. The hedge provides a green backdrop to the annual bed and also screens the new chalet site, reducing their impact when viewed from the gardens. The hedge then continues to provide a green backdrop to the college bed.

The Esplanade hedge along the lower eastern boundary of the gardens to the front of the southern chalets is bordered by *Escallonia* spp. The hedge is important in providing some shelter from the easterly wind for users of the chalets. It has a hoop top galvanised fence between it and the esplanade. The hedge is exposed to the easterly wind so growth is restricted by wind and salt scorch. Mechanical cutting using hand held machines when required, avoiding nesting birds, min. two operations per year. Quality is good.

There are several seating bays have hedges to the rear. The species are *Ligustrum*. They are prone to wind and salt scorch but provide adequate growth. Mechanical cutting using hand held machines when required, avoiding nesting birds, min. two operations per year. Quality is good.

Shrub Beds

Whilst shrubs do exist around the gardens they are often planted as specimens, as in the case of several groups of *Phormium tenax* to be found on the embankment.

The Wishing Well Bed

The wishing well annual beds are planted with palm trees and tropical foliage plants to increase the character range, interest and species range within the gardens. Plantings to comprise large palms, eg. *Phoenix* spp, *Butia* spp and other smaller species eg. *Cordyline*, *Yucca*.

Esplanade Beds

The new esplanade shrub beds were funded, designed and planted by the Friends of Greenhill Gardens. The design brief was to produce a permanent display of perennials which are drought and salt tolerant and also of interest to bees and insects.

The plantings have been very successful; the beds are mulched with fabric and gravel. No irrigation water is used and the Friends maintain the beds to a high standard.

Annual Bedding

Annual bedding provides the main theme for the formal gardens and comprises numerous beds of various shapes and sizes some of which are raised, others cut into formal grass areas and others in beds surrounded by paths such as the Stainforth Memorial. In all some 28,000 summer bedding plants are used and 20,000 in the winter along with approx. 6,000 bulbs. In general the quality of the displays is acceptable but significant problems are occurring due to the presence of cultivation pans at approx 125mm as determined by the digging of trial pits. In addition, there has been a lack of organic material added to the beds in a consistent manner for the last decade so the soil profile on which the plants are growing is showing significant structural problems. There are significant persistent weed problems in the form of *Celandine* and *Oxalis* in many of the beds. A programme of deep cultivation and organic matter incorporation commenced in 2006/7. Quality is generally good.

Floral Clock

The floral clock is planted with various carpet bedding species, such as *Sagina*, *Alternanthera* and *Sedum*. In addition, specimen *Echeveria* species and gravel are used to enhance the effect. The clock is planted in the summer and left coarsely dug and fallow over the winter to rest. All stock is grown in the Authority's nursery and planted out by the on site staff. Quality is good but soil renewal using locally sourced topsoil ameliorated with compost from the Authority's composting site is required in the medium term.

Carpet Bed

All plants are of carpet bedding types and are grown in the Authority's nursery from cuttings and stock plants each year. Approx. 10,000 plants are used each summer, the display running from late June to October. The gardener and his staff are responsible for all aspects of the work, with the exception of plant production, and continue to maintain the design by weeding, clipping, etc. through the summer. The bed is roughly dug at the end of the summer and allowed to lay fallow to rest over the winter period.

Putting Green

The putting green is an area of maintained sports turf which has the sole use as a putting green for which a charge is made when the green is open, through the summer months and at Easter. Although access is not restricted, the green is laid out in such a way as to deter any other use out of season which allows the grass to recuperate after autumn renovation operations.

The attendant has also issued tickets for tennis in the past but the letting out of the facilities as a franchise is to be investigated in late 2006 with a view to letting the site in summer 2007. Quality is currently good. Franchise was let very successfully in 2007 with the operator very keen to develop further in 2008.

Bowling Green

The bowling green is sited to the northern end of the gardens and forms the northern boundary. The green was originally constructed and maintained by the Authority but it was let out on a lease to Greenhill Bowling Club as part of a self management initiative. Money was loaned by the Authority to enable a re-building of the pavilion. Public access to use the green is still required under the terms of the lease but, other than that, the green is managed and maintained by the club. (See also section 3:6:3). Quality is very good.

Trees

Within the gardens there are a total of four trees which are located around the café building and on the southern boundary. The species are:-

X2 Acer pseudoplatanus

X2 Crataegus laevigatus

Environmental Management

The gardens are a site that is highly maintained as a formal pleasure garden and are relatively small. As such, they offer little potential for the development of wildlife areas that would be in keeping with the character of the site, ie. a wildflower meadow habitat.

Public consultation has shown that the gardens are used and enjoyed for their current character and purpose and the Friends Group confirmed this by their listing of the character of the gardens as one of their greatest "likes". However, to provide a balance, nectar rich permanent planting has been introduced into the gardens after agreement with the Friends. The aim is to encourage the number and variety of insects in the gardens and specifically to increase the opportunities for butterflies.

Vegetation on the Northern Embankment is allowed to grow slightly longer, this encourages the growth of existing wildflowers associated with grazed grass, such as varieties of clover, vetch and plantain. In addition this also allows for the use of the bank by ground nesting bees.

Legal Issues

Leases and Covenants

Extracts from the original documentation transferring ownership of the gardens to the Local

Authority can be found in the evidence folder.

Some restrictive covenants do still pertain to the site, which requires a deed of release from the current family of Frederick Johnstone.

The main ones still of modern day relevance being:

- No building or erection whatsoever to be placed in the gardens.
- No structure, construction or planting to be allowed, which prevents the neighbouring properties from fully enjoying the view across the gardens.
- No nuisance to be created to the neighbouring properties, eg. water issuing from the site onto their property.

The relationship between the family and the Authority has always been a good one and various releases have occurred in the past to allow the gardens to develop. The most recent of these being a deed of release in 1971 to allow for the construction of a gardeners' mess facility and store.

Pebbles Cafe

The chalet café is leased out on an annual basis.

Due to potential development of the site and the options for change suggested by the Property Services Manager, an annual lease is now in place rather than the previous 5 year lease basis.

Seascape Cafe

The café, known as Seascape Café, is leased out on a bi-yearly renewable lease.

Putting and Tennis Franchise

The putting and tennis facilities were licensed out to an operator for the first time in 2007; this was a one year agreement to establish if the operator could make the franchise pay. Despite significantly poor weather in 2007, the operator was keen to renew for 2008 and expressed interest in developing a publicity leaflet for the gardens to increase public awareness and usage from 2008 onwards which the Friends/cafes and parks section are actively and financially supporting.

The franchise operator issues tickets and collects monies for putting and tennis through the summer from 1 June to the end of October, plus Easter. The facilities are available to all members of the public from 10.00am until dusk seven days a week. Equipment can also be hired. Their duties also include daily checks of each facility and the hire equipment, litter picking, sweeping and light maintenance. Any serious or developing faults are reported to the head gardener who will arrange for repair, etc.

Greenhill Bowling Green & Pavilion

The bowling green and pavilion were leased out to the resident, Greenhill Bowls Club, with the aim of enabling the club to develop the site, have self-management and continue to provide access to bowls for the general public.

The current lease is for 28 years and commenced in 2000. As part of the lease, the old pavilion was demolished and a new one constructed using a loan from the Authority as part funding for the project.

Future Planning

KMC Performance Management System

The KMC performance management system is designed to provide data in site specific format that provides very detailed information about individual sites that can then be collated to provide a general overview of a service or area of delivery.

The system assesses the quality of service provision, the value of the open space to the community, resource allocation and customer satisfaction. It enables the Parks Service to measure improvements and introduce the concept of community involvement in the management of open spaces. The management plan will be monitored through two stages:

- A Professional Audit
- Residents' Consultation Exercise

Inspectors from KMC Consultancy carry out audits of parks and open spaces through the performance management system. For the purposes of this management plan the emphasis will be on Greenhill Gardens.

These audits are carried out regularly and the results can be used to determine whether the objectives of management plans are being achieved. The next audit will be carried out in 2017.

The audit procedure requires each park or open space to be categorised into a hierarchy so that comparisons can be made between parks of a similar quality, with similar facilities. This then enables an effective comparison to be made against other providers of similar facilities.

Design

The site is well designed and provides an attractive sea-front open space for people to sit and relax or play putting. The music area provides another attractive feature.

Staffing

The standard of maintenance would suggest that work is very regularly carried out. It would not be appropriate to consider full time staff on this site, except for the collection of fees. However, the Council may like to think about the possibility of patch based working.

Interpretation and Signage

This was very good.

Maintenance

The standard of maintenance was very good.

Facilities

The facilities were good for a site of such limited size.

Health and Safety

There were no health and safety issues identified.

Accessibility

The site appeared to be very accessible being on the main road adjacent to the sea. Much of the site was accessible to wheelchair/pushchair users, provided they entered through the main gate.

The Council needs to think about its policies on access for all and equal access for all, and as mentioned on other sites this should include the ease with which children and those in wheelchairs can access the information put on notice boards.

Usability

The site is very usable for passive recreation and for playing putting.

Usage

The site was being extremely well used.

On-site Marketing

The location of the information could perhaps be better.

Security

The site felt 'safe' due to the location, very high level of maintenance and high usage, etc.

Overall Quality

Overall the site is well designed and very well maintained. The facilities are fair (but relatively good for such a small site). The overall appearance was extremely good and the site fully deserves its Green Flag.

Greenhill Gardens is now ranked 12th nationally in the scheme, which is a significant rise in ranking from 61st in 2005.

KMC Performance Management Professional Independent Audit Scores

Sept 2017

Greenhill Gardens

Design	Staffing	Signage, etc	Maintenance	Facilities	Health and Safety	Accessibility	Usability	Usage	On-site marketing	Security	Overall quality of the site
7	9	7	9	7	8	8	8	8	6	8	8
+1		+2		+1 Change from 2006				+5			
<u>National Averages</u>											
6.83	6.28	4.26	6.31	6.09	7.67	7.09	6.94	6.79	2.24	7.74	6.55

OBJECTIVES	ACTIONS	DUE BY	RESPONSIBILITY	COMPLETED
Carry out general maintenance operations and agree priority with on-site staff and stakeholders	Rub down and paint seats	April 19	PT	✓
	Paint railings by the putting green	April 19	PT	✓
	Edge putting green and clear channels	April 19	PT	✓
	Paint gates by the tennis courts	April 19	PT	✓
	Paint lines on the tennis courts	April 19	PT	✓
	Paint railings and gate by the chalets	April 19	PT	✓
	Clean wishing well	April 19	PT	✓
	Clean the base of the Stainforth memorial	April 19	PT	✓
	Paint clock house	April 19	PT	✓
	Paint light column on triangle and CCTV	April 19	PT	✓
	Repair fence by steps (3 x posts) and paint	April 19	PT	✓
	Paint Friends noticeboard	April 19	FG	✓
	Clock maintenance	April 19	PT	✓
	Maintain tools/machinery/tools	April 19	PT	✓
	Check repair hose points	March 19	PT	✓

PT: Parks Team

FG: FOGG

PS: Property Services

OBJECTIVES	ACTIONS	DUE BY	RESPONSIBILITY	COMPLETED
Grounds maintenance operations in winter/spring	Digging beds	October 18	PT	✓
	Planting bulbs and bedding plants	March 19	PT	✓
	Hoeing and weeding	Fortnightly	PT	✓
	Dead Heading	On-going	PT	✓
	Edging	Fortnightly	PT	✓
	Designing beds	October 18	PT	✓
	Top up gravel	March 19	PT	✓
	Prune/trim and shape shrubs and roses	March 19	PT	✓
	Weed spraying	April 19	PT	✓
	Grass cutting	Monthly	PT	✓
	Clearing leaves and blowing off paths	On-going	PT	✓
	Renovate putting green, including seeding, edging, cutting	April 19	PT	✓

OBJECTIVES	ACTIONS	DUE BY	RESPONSIBILITY	COMPLETED
Grounds maintenance operations in summer/autumn	Digging beds	May 19	PT	✓
	Planting bedding plants	May 19	PT	✓
	Hoeing & weeding	Fortnightly	PT	✓
	Edging beds	Fortnightly	PT	✓
	Replace dead or stolen plants	On-going	PT	✓
	Planting 'welcome' bed	June 19	PT	✓
	Planting floral clock	June 19	PT	✓
	Creating the carpet bedding design	June 19	PT	✓
	Hedge cutting starting in May	Monthly	PT	✓
	Grass cutting: Putting green x 2 operations	Weekly	PT	✓
	Triangle grass	Weekly	PT	✓
	Banks	Weekly	PT	✓
	Maintaining pots and hanging baskets	Fortnightly	PT	✓
Introduction of an alpine border	A £500 private donation to fund new alpine plants	May 16	PT	✓
Reconstruction of two painted timber chalets following their destruction by fire	Matching the materials and design exactly so that they blend seamlessly with the original terrace of chalets.	Feb 16	PS	
Crocus bulb planting	Plant 2,000 crocus bulbs planted	Jan 17	FG	✓

Projects

Friends Projects for 2017, 2018 and 2019

Greenhill Chalet Users Community Group lease facilities within Greenhill Gardens

A Charitable Trust has been formed from the Greenhill Chalet Users Community Group and, as from the beginning of February 2019, the group has taken a 30 year lease with the Council to manage and maintain the chalets, Cactus tea room, putting green and tennis courts that lie within Greenhill Gardens. The group is now responsible for full maintenance of these facilities.

The work includes lining out, daily litter picking, sweeping and weeding of all hard surfaces on the tennis courts. The putting green must be cut twice a week and edged up once a week throughout the season. Scarifying, solid tining, weed/moss killing, re-seeding and dressing will be undertaken annually. (Update January 2019).

Funding for Greenhill Gardens Entranceway Arch

FOGG's latest fund raising project is for an ornate archway over the main esplanade entranceway into the gardens. Many local Dorset Tesco stores have a special area where voting in token form for local projects can take place. Anybody who uses the stores can use their token to vote for local projects. FOGG's proposed Greenhill Gardens Arch is one of the projects.

In September 2017 the Council's Management Committee agreed to award a one-off grant of £6,000 to the Friends of Greenhill Gardens as a contribution to the cost to install a 'Queen Elizabeth II Celebration Arch' at the entrance of the Gardens. Consequently the full funding is in place and the project is progressing. A designer has been working with the Friends and a consultation day to show the archway design has been planned for the 3 February at Weymouth Methodist Church from 11am to 3pm. (Update January 2018).

The footings for the archway are being installed at the beginning of February in readiness for the new archway installation in spring 2019. (Update January 2019).

Events for 2019

FOGG will be booking a number of performers who will be providing free musical entertainment on the bandstand this summer. In addition Weldmar Hospice Care will be co-ordinating their own events. Check out the events page for full details www.greenhill-gardens.co.uk

Pebbles Café Development

The longstanding tenants at Pebbles Café wish to develop the existing facilities to provide and indoor, all year round delivery to its customers. The footprint of the café doesn't alter to significantly, however, there is a potential loss of trees if the development goes ahead.

A planning application to develop a balcony and kitchen extension to the existing café was submitted to the Borough Council in December 2017. (Update January 2018).

Planting Crocus 'Ruby Giant' bulbs is back for 2017

In 2010 FOGG helped Melcombe Regis Rotary members to plant 10,000 Crocus bulbs on a grass bank in the gardens. The Big Bulb Plant was created to raise awareness of the Rotary 'Purple Pinkie campaign to End Polio Now', which aimed to eradicate Polio by 2012.

The Netherlands Flower Bulb Information Centre and The Eden Project, in association with Rotary International (RIBI), launched a plant Crocus 'Ruby Giant' bulbs in gardens, parks,

schools and communities across the country so they were in mass bloom for Rotary Day on 23 February 2011.

The 'Ruby Giant 'purple' Crocus represents the dye colour dabbed on children's little 'pinkie' finger, to indicate they have been immunized against Polio in the few remaining parts of the globe, since Rotary International commenced its campaign in 1985.

In January 2017 FOGG helped to plant an additional 2,000 Crocus bulbs so the display next spring will be bolder and brighter.



Rotary Members show off Greenhill Gardens 'mass bloom' in early March 2011

Art Project 2017

FOGG member, Iain Campbell, has been speaking with a local art teacher from Budmouth College to formulate an art project. Look out for colourful kites, bunting and ice creams that will be created by children from local schools and displayed on the tennis court fencing this summer.

Development Projects

Cactus Terrace Chalets

There is a great demand for additional chalets in the Greenhill Gardens area. The waiting list for the adjacent two runs, comprising 24 chalets, is over 100 and is currently closed. People who are now coming to the top of the list have often been waiting for around twenty years. The area proposed for this new provision is a steeply sloping terrace, sandwiched between a large hedge and a wall separating the gardens from the esplanade. The scheme has been designed in consultation with members of the local Chalet Users Group and other local chalet tenants.

The proposal is for 12 new chalets running in front of the existing hedge but not going beyond this point. This will provide an enclosed area with great views out to sea but it will neither overlook nor be overlooked by people on the lower esplanade. As with the adjacent block of chalets, the hedge will screen all but the roof tops from the main part of the gardens above.

The new chalets will be identical in size to the adjacent row and, looking upwards from the beach and esplanade, will appear as a continuous 'stepping down' to the esplanade level of the two higher runs.

The area will be levelled out to provide a base for the new chalets and this will be detailed to match the adjacent run with the difference that, rather than steps, the base will be run into the path on both ends to provide a level access. Any areas not covered by the new base will be detailed to avoid any 'un-mow able' areas of lawn and a planting scheme will be designed in conjunction with the Parks Supervisor.

Essentially the new shelters will be identical in appearance to the adjacent run with the exception of a decorative finial modelled on that decorating the nearby upper level chalets. The colour scheme will also be similar but the painted finishes previously used on these buildings do not weather well in such an exposed situation and the proposal is that an opaque wood stain system be used which will adapt to shrinking and expanding wood, resist peeling and fading as well as being simpler and less disruptive to re-apply when necessary. The colour scheme has been chosen to reflect the slightly more subtle scheme which was used for the recent Victorian shelter refurbishment and which will eventually be rolled out along the whole esplanade. Rainwater collection butts and solar electricity supply panels on the west facing pitches will be provided.

The level thresholds and easy access to the adjoining paths will make these new chalets more easily accessible for elderly and mobility impaired people and wheelchair and buggy users. Details such as the positioning of handles and switches and the contrasting colour scheme design will also assist those with visual impairments. (See Greenhill Chalets & Pebbles Cafe on page 10).

Awards

In July 2016 Greenhill Gardens was awarded Green Flag status for the tenth year.

In November 2016 the Parks team were presented with two awards by the Weymouth Civic Society.

The first award recognised the Society's appreciation of the works that had been carried out in Greenhill Gardens. These included the refurbishment and maintenance of the historic Bennett's Shelter and the reconstruction of two painted timber chalets following their destruction by fire. The regular planting and general care of these attractive gardens is was noted as very commendable.

A second award recognised the Society's appreciation of the fine planting and maintenance of the public gardens in the Borough, and the Esplanade flower beds. They continue to delight the eye and are greatly enjoyed by both residents and visitors alike. The work of the Parks & Open Spaces Service of the Borough is most commendable.



Parks' staff receive two Weymouth Civic Society Awards in 2016