Jane Pit
Landscaping Plan

1. Introduction

The purpose of this plan is to outline requirements for the initial landscaping at Jane Pit. The plan has been written by Workington Town Council (Alison Saxby, Estate Team Leader and Chris Bagshaw, Town Clerk). Advice was sought from several experts in order to prepare this plan, including Westwood Landscaping (landscape contractors) and Allerdale Borough Council (land owners).

The project has the main aim of commemorating the contribution of mining to the town's history and to act as a memorial to the former mineworkers. Jane Pit is a 19th century coal pit (National Heritage List Entry: 1017559) and the remains are protected as a Scheduled Monument. The project is split in two halves: a development phase (now complete) and a delivery phase. This plan relates to the delivery phase of the project. The contribution from the National Lottery Heritage Fund covers all aspects of this project.

The development phase of the project included a dig / excavation of the site by archaeologists (appendix 7) and structural surveys to inform consolidation works (appendix 12).

This plan was written in September 2018 and updated in February 2019.

This plan is to be used in conjunction with our management and maintenance plan which outlines how we will maintain the landscaping and site once initial landscaping is complete.

2. Jane Pit Heritage / project background

Workington's present day fortunes are founded on the coal mining and iron industries of the eighteenth and nineteenth centuries. Although mining of the Workington coalfields extends back to at least the seventeenth century, it was not until the eighteenth century that coal mining really took hold, culminating in 1802, when the coalfield was producing 65,309 tons of coal per annum. It was the availability of both coal and iron ore, coupled with the Workington port facility, that encouraged the development of the iron and steel industry in Workington. Throughout this period, the town of Workington was expanding rapidly to house the increasing workforce, and its development was closely tied to that of the coal and steel industries.

The discovery of a rich seam of coal at Jane Pit in 1846 was heralded with much celebration that included all the occupants of the town. Although the coal industry had been in a slow decline since the beginning of the nineteenth century, the wealth of the new seam provided a period of optimism and hope for the future of the town. The working of the mine was relatively short lived, closing in 1875, but it was in production longer than many of the others in this part of the coalfield, such as Annie's Pit and Buddle Pit.

The pit used both a horse gin and a steam engine, housed in an elaborate engine house, to lift the coal and overburden, but also to pump water from the mine. Subsequent to the abandonment of the mine, housing has encroached on the area and rugby and football pitches have been constructed. The latter resulted in the removal of a substantial spoil heap around the mining site; however, this process allowed the survival of the large engine house and two chimneys which are now scheduled monuments and provide the most visual representation of the mine. There are, however, less visual, but nevertheless significant components of the mine that have survived as either structural or earthwork components. These include the former gin pit, a marshalling yard for a rail track, a former building associated with the western chimney, the shaft, and sections of retaining wall.

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The project will educate the community on the Town's history and heritage, especially important to the people of Workington who had relatives and friends who worked at the mine or who were involved in some way.

The project will interest local and national historians as it is the only pit with remains left of the horse gin. Jane Pit is a rare example of how mining evolved from horse power to steam power and is one of the best surviving examples of the ornate castellated style of colliery architecture in the world.

3. Landscaping aims and objectives

At present, there is minimal maintenance around the site; the amenity land is subject to a grounds maintenance schedule of grass cutting and shrub trimming which is carried out by the land owners' (Allerdale Borough Council) contractor, Tivoli.

The land in the immediate proximity to the remaining pit buildings is covered in unkempt grass and vegetation. There is therefore a need for landscaping that will enhance the area, make it more pleasurable to visit and look at.

Our proposal is to add a path around the site therefore making it accessible for all. Currently people with mobility issues would not be able to get up close to the site and would have to struggle across the grass.

We plan to add interpretation panels and seats so people can sit and look at the magnificent buildings and learn about the history of the pit and the impact it had on Workington. We aim for the new landscaping to increase well-being as people will take a walk across our new path and be able to not only sit and look at the buildings, but stay for a while and read a book or newspaper while enjoying their morning coffee.

The plan includes creating an arch with trees and the introduction of additional shrubs to create a communal feel to the site.

We gathered costs and information from professional landscape companies who will carry out the initial landscaping, before it is handed over to our Estates Team.

4. Full Landscaping Specification

All work is to be done in accordance with relevant Codes of Practices, British Standards (detailed at the bottom of the page), CDM Regulations 2015, equalities legislation, biosecurity risk assessment due to the presence of Japanese Knotweed on site, and all management plans and RAMS.

Existing grass and scrub is to be removed before cultivation. The area of Japanese Knotweed (JKW) is to be managed by Workington Town Council.

Due to the presence of Japanese Knotweed the landscaping is divided into 3 phases. The year for the final phase 2024 is provisional as its dependent on the removal of JKW.

Soft Landscape:

All plant stock, plant handling and planting to be undertaken in accordance with the following: British Standard Specifications and Code of Practice:

- BS 3936:1992 Part 1 Nursery Stock - Specification for trees and shrubs;
- BS 3936:1981 Part 10 Nursery Stock - Specification for ground cover plants;
- BS 4428:1989 - Code of Practice for General Landscaping Operations (excluding hard surfaces);
- BS 8545:2014 Trees from Nursery to Independence in the Landscape;
- The Code of Practice for Plant Handling 2002 (Horticultural Trades Association).

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Planting Schedule Shrub Borders

Numbers	Area m²	Status/ year	Year
n/a	0	phase 1	2021 (Spring)
50	40	phase 2	2021
83	68	phase 3	2024*
Est. Cost	£2,500.00		

Shrub Planting Schedule – Phase 2 (spring 2021)

Name	Pot Size	Form	Numbers
Rosa rugosa	Bareroot	40-60cm	9
Rosa rugosa 'Alba'	Bareroot	40-60cm	9
Elaeagnus ebbingei	C3	40-60cm	10
Syringa vulgaris	C3	30-40cm	3
Viburnum tinus	C2	20-30cm	10
Escallonia 'Apple Blossom'	C3	30-40cm	9

Shrub Planting Schedule – Phase 3 (earliest planting autumn 2024)

Name	Pot Size	Form	Numbers
Rosa rugosa	Bareroot	40-60cm	12
Elaeagnus ebbingei	C3	40-60cm	13
Syringa vulgaris	C3	30-40cm	3
Cornus stol. 'Flaviramea'	C3	60/80cm	20
Viburnum rhytidophyllum	C3	30-40cm	2
Cornus alba 'Siberica'	C3	40-60cm	20
Viburnum tinus	C2	20-30cm	13

Note: 1kg of slow release fertiliser per 300 square metres. (Isobutizidene divrea or sulphur-coated urea or similar approved) plus weed control membrane 110g/m² & bark mulch with settled depth of 75mm.

Area of perennial native pictorial meadows - https://www.pictorialmeadows.co.uk/product/native-meadow/

Total m²	Status	Year
30 (seed sowing)	phase 3	2024*
Est. Total Cost	£828.00	

Note: sowing rate 2g/m²; sterile mulch (PASS 100 green waste compost) depth 75mm

Area of amenity grass sown

Total m²	Status	Year
100(seed sowing)	phase 3	2024*
Est. Total Cost	£320.00	

Note: sowing rate 35g/m²

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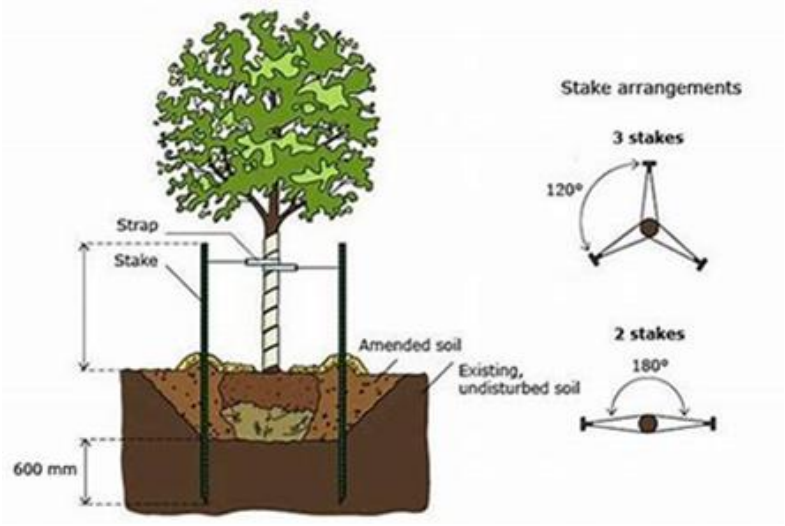
Standard Tree Planting: 3 stakes per tree 1.5m x 50mm



Planting Schedule Trees

Numbers	Size	Status	Year
7	Standard /bareroot	phase 1	2021 (autumn)
5	Standard/bareroot	phase 3	2024*
Est Total Cost	£2,866.20		

Tree Planting Schedule – Phase 1 (2021)

Trees – selected Standard					
Name	**Girth**	**Height**	**Root condition**	**Habit**	**Numbers**
Sorbus aria 'Lutescens'	8-10cm	2.5-3m	Bare Root	8-12m creamy, bushy	5
Betula pendula 'Purpurea'	8-10cm	2.5-3m	Root balled	7-12m purple birch, pyramidal	2

Tree Planting Schedule – Phase 3 (autumn 2024)

Trees – selected Standard					
Name	**Girth**	**Height**	**Root condition**	**Habit**	**Numbers**
Carpinus betulus Fastigiata(w)	8-10cm	2.5-3m	Root balled	Tree up to 15m with good Autumn colour	5

Note: tree pit: 800x800x800mm; Base of pit to be filled with 200mm of rootmaster tree shrub planting soil conditioner compost. Stake 1.5m x 50mm

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Planting Schedule Hedge

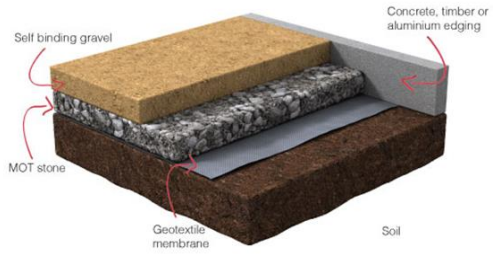
Plant Name	Numbers	Size	Length m	Width m	Planting distance cm	Status	Year
Lonicera nitida Elegant	83	30/45cm	13	1	23	phase 3	2024* (autumn)
Est. Total Cost	£250.00						

Note: slow release fertiliser 7:7:7 rate of 159gms added and weed control membrane 110g/m² & bark mulch with settled depth of 75mm

Single row to be planted behind total length of benches plus gap between benches.

Hard Landscaping

Path Installation Self- Binding Gravel



Path width: 1.5m
Path Tray: 100mm (below final level required)
Camber: 2% across width
Timber Edging: Softwood preservative treated board size: 150x38mm
Fixing: Galvanized nails into softwood pegs (50x50x600mm long); Centres: 1200mm and maximum 500mm on radii of less than 6m
Geotextile membrane: Yes
Sub-Base (Foundation): MOT Type 3 40mm
100-125mm depth 50mm (when compacted)
Self-Binding gravel Derbyshire Self-Binding Gravel or similar:
0(dust) to 10mm
70-100mm depth consolidated to 50mm thickness

Preferred colour for self-binding gravel: grey

Length m	Width m	Area m²	Status	Year
71	1.5	107	phase 1	2021 (spring)
15	1.5	23	phase 3	2024*(autumn)
Est Total Cost	£13,016.10			

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Curved Seating/bench: Windsor Curved manticore lumbar (recycled plastics)
www.envirobuild.com

Unit seat measurements

Length mm (curved)	Width mm	Height mm (of gabion)	No. of seats Units	Status	Year
1800	435mm	450mm	3	phase 3	2024*(autumn)
Est. Total Cost	£924.86				

Ground Anchor for bench
Each bench is to be ground anchored with a manticore ground anchor soft surface kit
Bench fixing kit includes:
2 x Anchors
2 x Anchor Caps
2 x Bench Brackets
8 x Screws (4 cross point, 4 vandal resistant)
1 x Drive Bar
1 x Drive Bar Sleeve

Surplus Material
All subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, pruning's and other arising's/ rubbish to be removed from site.
Due regard to the Environmental Protection Act 1990, Code of Practice on Litter and Refuse, Control of Waste Regulation 1992, Registration of Waste Carriers and Waste Management the "duty of care" Code of Practice.

Total Costs:

Shrub Borders	£2,500.00
Meadow	£828.00
Grass	£320.00
Trees	£2,866.20
Hedge	£250.00
Path	£13,016.10
Curved seat	£924.86
TOTAL	**£20,705.16**

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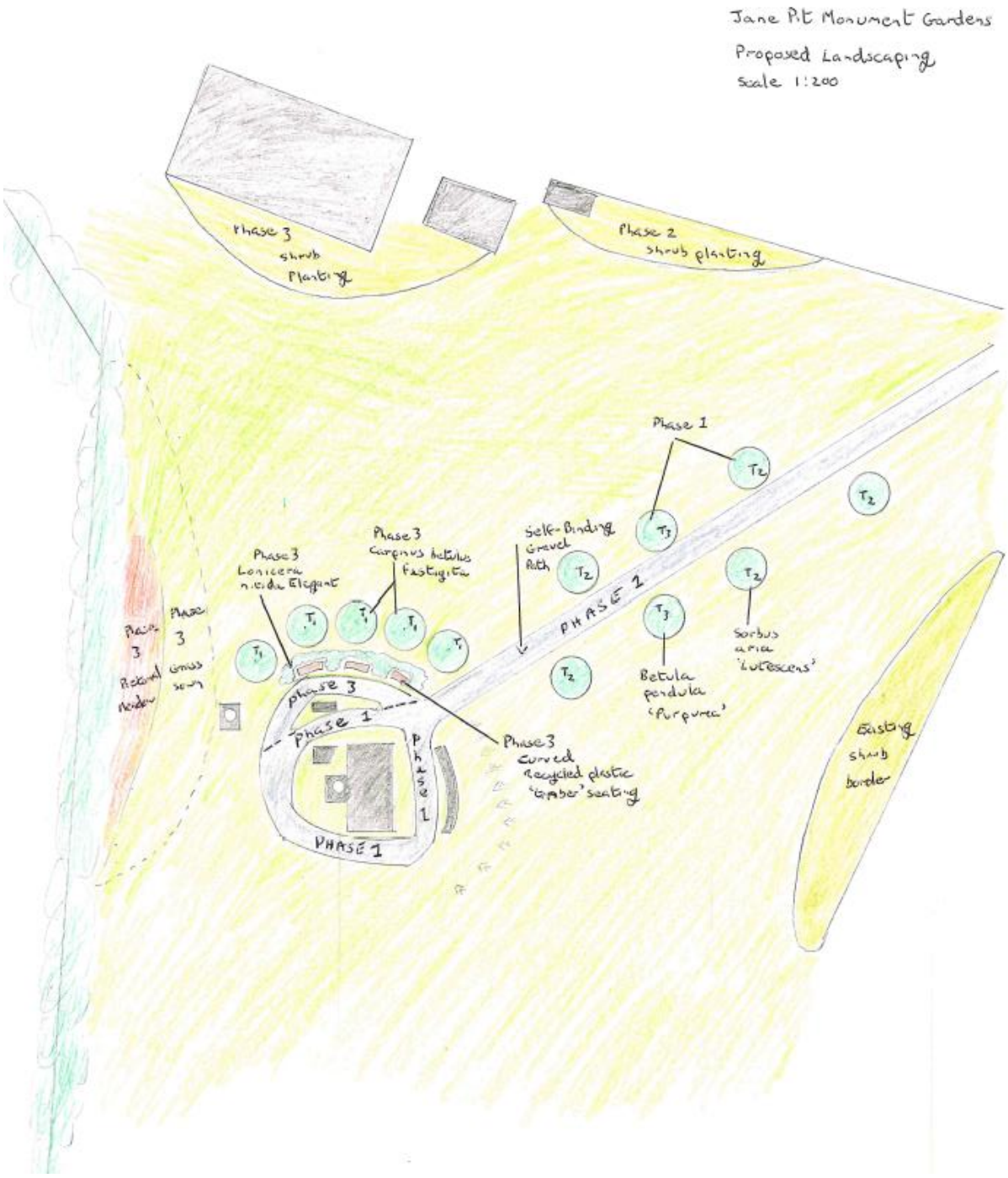
5. Landscape Design Visual



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6. Review / Evaluation

Initial landscaping will be reviewed and evaluated against our specification to ensure our requirements have been carried out as requested. We will also ensure that all standards have been met.

Once the initial landscaping has taken place the management and maintenance plan will be reviewed and updated. The plan will be reviewed every quarter to begin with. Jane Pit will be added to the Estates Team weekly checklist to ensure that any issues with the site or any work that needs to be carried out is identified and actioned in a timely manner.
The Town Clerk will review the plan along with the Estate Team Leader. The plans will be maintained on the council's IT system.

British Standards

British Standard	Part	Specification
BS 3936:1992	Part 1 Nursery Stock	Trees and shrubs
BS 3936:1981	Part 10 Nursery Stock	Ground cover plants
BS 4428:1989		Code of Practice for General Landscaping Operations (excluding hard surfaces);
BS 8545:2014		Trees from Nursery to Independence in the Landscape
BS4043:1989		Recommendations for transplanting of root-balled trees
BS EN 13285		Categories for unbound mixture properties