



Jane Pit **Management and Maintenance Plan**

1. Introduction

The purpose of this plan is to identify and outline the requirements for the successful long-term care of 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), Allerdale Borough Council (land owners), D3 Associates (Principal Designers) and Structural and Civil Consultants Ltd (Structural Engineers).

The project has the main aim of commemorating the contribution of mining to the town's history and 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 Heritage Lottery 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.

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.

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.

The initial excavation showed us a little of the life lived by the people working in the pit and also living in the nearby cottages. It will be exciting to dig further on the next excavation to see what lies beneath and what this can tell us of our Town's history.

The project also provides the community the opportunity to learn about archaeology, something that isn't often conducted in the area. People can explore the various techniques that are involved through on-site tuition and spark an interest in this field.

At present, there is minimal maintenance around this site; the amenity land it sits on 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 an effective management and maintenance plan to ensure the site is looked after correctly, once the project is completed. Workington Town Council will lease the site from ABC and can undertake the maintenance of the site within their existing land management schedule.

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.

3. Potential risks to heritage

We are aware that the structures are showing signs of deterioration and need repair to stabilise them. We invited three contractors on site to meet with our Principal Designer. They were then asked to submit costs for work that needs to be carried out on the building. A full breakdown of these costs can be seen in our detailed budget breakdown. Please also see brief for the works (appendix 2) and RIBA stage 3 drawings (appendices 3-6).

This project will provide the opportunity to rectify some of the decay and de-stabilisation of the buildings, whilst uncovering some of the structural remains which are currently obscured by vegetation to enhance the visual appearance of the site.



A soil contamination survey (appendix 13) was completed prior to the archaeological dig going ahead in April 2018. The results did not show anything of concern, beyond a few surface deposits relating to flytipping.

An overnight bat survey (appendix 14) has also been completed and did not detect any bat activity that would impinge on our project. However, it was suggested that bat boxes are installed on site during consolidation works to provide an alternative home for any passing bats. This has been factored into the timetable and budget.

There are some concerns about vandalism and graffiti, and this is reflected in the costs shown below. To date there has been no discernible increase in anti-social behaviour and we believe that involving and connecting with the community has helped this. The positive responses to the project on social media and at our events suggest the people of Workington feel proud of this site and embrace the history and heritage rather than wanting to spoil it.

Workington Town Council currently have two members of the Estates Team who will be responsible for the maintenance of the site. We are currently in the process of recruiting for a further 2 members of the team. Jane Pit will be added to their weekly schedule to ensure that any work needed to be done is logged and actioned in a timely manner. The Town Clerk will assume responsibility for the management of the site overall.

4. Management and Maintenance aims and objectives

Our aim is to make this site a credible memorial to the mineworkers and their lives and families. This project will allow us to educate the community and a wider audience on the heritage of the town, how it developed and the wealth it created. This will be achieved by installing interpretation panels, engaging with the local schools and community groups on projects such as the 'virtual museum' and 'tales of the pit'. Projects of this nature will ensure that the history and heritage we have uncovered is properly documented and shared for years to come.

We will also make the site physically accessible to as wide a range of people as possible. Currently access is difficult for people with mobility challenges, and this will be improved through pathwork.



5. Action plan and costs

ITEM	Work Requirement	Price for?	2019 price	Year 1	Year 2	Year 3	Year 4	Year 5
				£	£	£	£	£
Mowing lawns	22 cuts pa		£656.50	£3,216.00	£3,441.00	£3,380.00	£3,364.00	£4,012.68
Hedge cutting	2 cuts		£51.51					
Tree Work	Inc. ties & removal	year 1	£5.00					
		year 3	£8.00					
		year 5	£7.00					
Edging Borders	22 cuts pa	year 1	£80.80					
		year 2 onwards	£404.00					
Wild Flora Mowing	2 cuts pa Inc. removal of arising's		£30.30					
Hedge weeding	9 pa	years 1-3	£18.00					
		years 4-5	£12.00					
Annual shrub pruning	Once pa	year 5	£20.00					
Shrub Border weeding	9pa	year 1	£252.50					
		year 2-5	£202.00					
Chemical Application borders	Once pa		£20.00					
Leaf Clearance Borders	5pa		£10.00					
Leaf Clearance Lawns	5pa		£70.00					
Litter Clearance Borders	weekly		£60.00					
Litter Clearance Lawn	weekly		£101.00					
Path sweeping	monthly		£202.00					
Litter Bins	weekly		£90.00					
Dog Bins	weekly		£101.00					
Inspection of benches	weekly		£151.50					
Annual repair	As required		£303.00					
Graffiti removal	As required		£202.00					
Path edging		year 1-2	£202.00					
		year 3 onwards	£303.00					
Path surface (grit application)			£140.00					
Prep for wildflora areas	Once	year 1	£150.00					
Treat herbicide		year 1-2	£90.00					
Hire flail mower	2pa		£100.00					
Purchase of equipment	Year 5		£606.00					
Building inspection	Annual			£2,637	£2,689	£2,742	£2,796	£2,851
Cost to treat Japanese Knotweed				£3,250				
Grand Total				£34,379				
*Prices originally taken from Spons External works & Landscape Price Book 2017 plus 1% added for 2019 price 2% added each year for inflation								



6. Review

Once the initial maintenance has taken place the plan will be reviewed and updated. The plan will be reviewed every quarter to begin with, and then annually once the project is complete. The Town Clerk will review the plan along with the Estate Team Leader. The plans will be maintained on the council's IT system.