

Bunbury Mill

New Lower Picnic Area Proposal

Introduction

This document is for the second area of proposed development of the grounds to the side and rear of the visitor centre. It focuses on reviewing the previously identified options of the creation of a lower picnic area, establishing a viewing platform and the feasibility of a double door access to the lower picnic area.

Through the many discussions held by the group it was felt that a dedicated viewing platform was not practical, largely on health and safety grounds, but the principle of having an improved view of the mill pond from the picnic area was an important one to incorporate.

The idea of opening up the side of the visitor centre was also discussed but it was felt that this should be the subject to a future separate project which focussed on the use, design and layout of the whole visitor centre. The proposals within this document do not impact any potential future changes to the VC.

Summary

This document details the benefits, scope, ecology impact statement, task plan, indicative cost and risks to undertake improvements to the lower picnic area. At a high level this proposal includes redefining the existing fence line near the entrance to the VC, options to either grass or block pave an area, consideration to additional drainage and the relocation of soil which will support the extension of the woodland walkway/the development of the dedicated wet area.

The work will be carried out by: - mill volunteers, fencing contractor, hired ground works equipment and if option 2 selected red brick paving contractor. Richard has offered the use of his tractor to help relocate soil.

- Any work proposed must not impact the in season (start of April though to end of Oct) visitors or otherwise must be scheduled for out of season

Timing to undertake and complete the work will be in the mill off season - End Oct 2024 to early March 2025. The fencing contractor has indicated a 4 -6 weeks lead time and the paving contractor is earliest 2nd week in Jan 2025

Outline benefits

To create a new flat area that will have the following improvements: -

- Additional picnic benches for visitors to the mill.
- Area that gazebo could be erected for planned events
- Accommodate larger groups such as school visits in area adjacent to the Visitor centre.
- Provide improved access to the upper levels of the woodland area.
- Create a mill pond viewing area.
- Provides wheelchair friendly accessible outdoor space and access to extended woodland walk.

The new extended area will utilise current ground that is fenced off adjacent to the mill pond (supporting drawing page 4).

Scope description

1 New mill pond boundary fence.

The existing fence section will be removed and new posts with 4 bar horizontals installed to create the area required for the lower picnic area. A gate will be installed to allow access to strim vegetation around the mill pond and maintain the rest of the area (photos page 11 & 12).

2 Soil excavation and grading

Soil will be excavated from the mounded area at the side of the VC in order to make a flat area that will extend to the new mill pond boundary fence. Excess soil will be redistributed to level off the extended woodland walk route, all slopes will be graded to allow walk access.

Existing stairs to upper level will be removed and the upper ground graded to a shallower slope. New steps will be placed to access the upper picnic area, this will utilise the existing railway sleepers in combination with a wide gravel inter step. (photos page 13)

Plants will be excavated from where the extended woodland walk meets the current walk area these will be relocated to the new wet garden. Plants in the upper picnic area are to be left in position.

Slope edge support may be required in the form of wood at the new step's sides, this will be reviewed when grading has been carried out.

Wheelchair access is required to the new picnic area and extended woodland walk.

3 Land drainage

To prevent water logging of the new area drainage will be installed in the form of underground pipe 250mm below surface level and grated V section along path boarder. These will be directed to allow water to free flow into the Mill pond. (Illustration page 10)

4 Finish

Under option 1 Soil will be levelled and graded, grass seed scattered throughout up to the new fence and exiting block paving edge. When grass is established 4 of the picnic benches (recently donated by Bunbury Church) will be positioned on slabs to ensure firm footings. The existing benches will be retained in the upper picnic area.

Under option 2 Red paving brick will be laid as pre the sketch layout drawing, this paving will be the same as exists in front of the VC, the colour will be brighter as they are new however jet washing the existing bricks should bring them to a closer match.

Any soil edges will be graded to meet the edge created by the new block paving and stair way access to upper picnic area. Donated picnic benches will be positioned directly on the block paving. Drainage will be surface v gutter around paving.

Block paving will be integrated into the woodland walk path to ensure a smooth transition and allow wheelchair access.

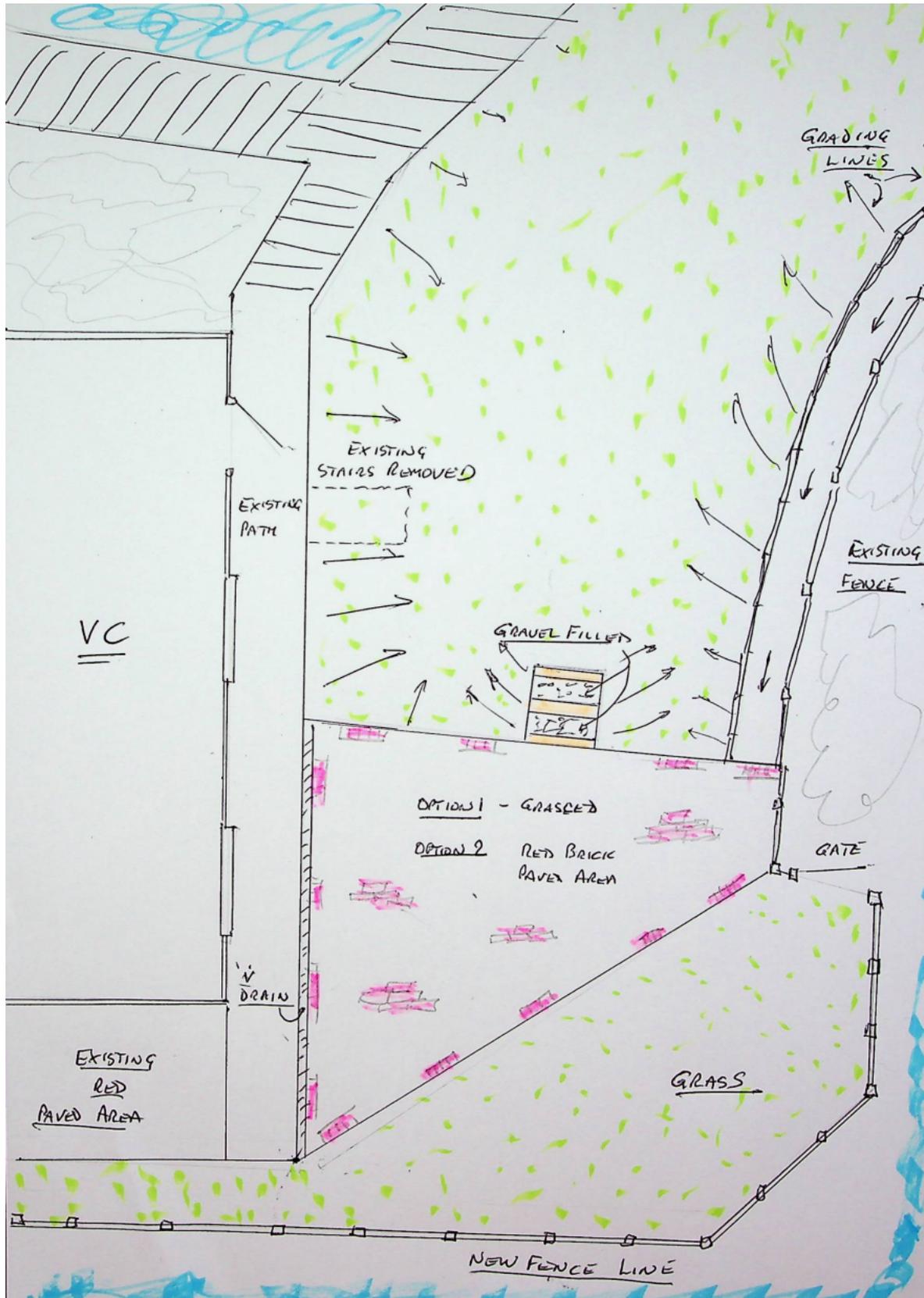
Interaction with other improvements

The extended woodland path will link in with the new area along the fence line, some excavate soil will be used to better level the pathway route. Costing for gravel, edge logs and membrane is part of separate proposal.

A new wet garden area will be created, plants will be repositioned from the top of the new pathway into this (photos page 14).

A future proposal to fit a bi fold door in place of a VC side window was considered so to allow access to the new lower picnic area. The current proposal would enable future access through where the entrance desk is located.

Sketch layout



Ecology impact statement

- Any work proposed must aim to achieve a positive or considered impact on the ecology of the area.

This proposal has been prepared to follow a minimal impact philosophy on the areas being worked on by, use of similar materials, construction care, visual appearance, consideration of pond and wildlife, impact on mill operation and VC

Option 1 retains the grassed surface and repositioning the fence does not reduce access or habitat for wildlife.

Option 2 does extend the paved area in keeping with the current front of VC area.

Question	Impact	Comment
Is site drainage affected	Yes	New drains are included
Is access to the pond affected	No	New gate will be installed to allow similar access
Is access for duck feeding altered	No	Relocated fence will still allow ducks to approach the VC
Are plants to be removed	No	One set of plants will be relocated to the new wet garden area
Is watercourse affected	No	Pond area or shape not reduced or altered
Is bird habitat affected	No	Duck nesting location and feeding area not changed
Are trees or bird nesting affected	No	No trees or branches changed
Does the construction or project affect Traffic movements	No	Material drop off will be supervised. Access for digger will be via VC front area
Is public footpath or right of way affected	No	No change, construction tape will be used to warn public or working area
Will addition waste be created	No	All construction material will be removed from finished site

Task sequence

Task	Sequence (Not time)											
Install new fence	█											
Remove old fence		█										
Excavate soil to create lower area			█	█								
Dig drainage, install pipe and back fill				█								
Level off new area				█								
Grade soil to upper level					█							
Grade soil for new woodland path					█							
Lay new stairs from lower to upper levels						█						
Grade soil to allow improved grass cutting						█						
Tidy and make good all works							█					
Scatter grass seed									█			
If Red brick												
Scrape soil up to new fence line			█									
Excavate foundation			█									
Fill with crusher run and levelling sand				█								
Lay blocks and drain edging									█	█		
Level and sand joints											█	
Tidy and make good all works											█	
Scatter grass seed												█

Paving contractor is not available until 2nd week in Jan 2025

Cost Estimate

- Any work proposed must have a reasonably high understanding of any costs involved.

Option 1 -Grassed finish	Cost £
• Hire of digger and driver for 2 days (£375/day)	750
• Removal and installation of new mill pond fencing and gate. Ref quotation	1,379
• Buried drainage pipe 15M + surface V section drain 16M	350
• Cement and sand for V section drain support	20
• Slabs for bench support 16 off @ £4 each	64
• Grass seed	30
• Edge retaining wood 10 M	100
Total	£2,693

Option 2 – Red block paving finish	Cost £
• Hire of digger and driver for 3 days. (additional day due to extra soil removal for paving base)	1,125
• Paving Contractor supply and lay red paving (Ref quotation)	2,880
• Removal and installation of new mill pond fencing and gate. Ref quotation	1,379
• Grass seed	20
• Edge retaining wood 10M	100
Total	£5,504

Note:

Costs are based on site meeting with contractors, verbal communication with known suppliers of equipment and research online.

Firm quotes for new fence and red brick paved area (page 15 & 16).

A scope and cost contingency is therefore suggested as 10 to 15%.

Reference

Meeting held in the VC on 14 Aug 2024 to review proposals and initial scope of each. Ref notes as issued on e mail.

Follow up meeting on 11th Sept 2024 where red brick paved area was reduced and scope firmed up.

Risks

Risks to be discussed with all personnel entering the work areas. Work areas to have red hazard tape to warn public and members of restricted access.

Identified risk	Likelihood	Mitigation
Rubble found under soil to be excavated	M	Review any records of what was put into the area by United Utilities. Larger digger may be required to move soil
Falling into pond when working near edge during installation of new fence	L	Workers discussion before work starts Warning tape to be installed along pond edge. Lifebuoy to be close to work area
Underground elect cables found when excavating soil	L	Review if any members have knowledge of supply routes Stop all work if any found
Personnel injury from digger operation	L - M	Digger operator to be experienced / certified Public Foot path to be warning taped off More than one person present to support potential dangers
Grass seed germination	M- H	Time of year may delay grass seed from growing before mill opening. This would delay public access to: Option 1 - Pond area Option 2 -New lower picnic area and pond

Revisions

REV	Notes	Date
A	Draft Issued for information	Sept 2024
B	Rid brick paved area reduced, layout drg. updated and quote for paved area added	11/09/2024
C	Proposal text clarified. Drawing updated. Risk assessment updated	29/09/2024

Supporting drawings and photographs

Soil movement, new fence, Grass for option 1 and red paved area for option 2



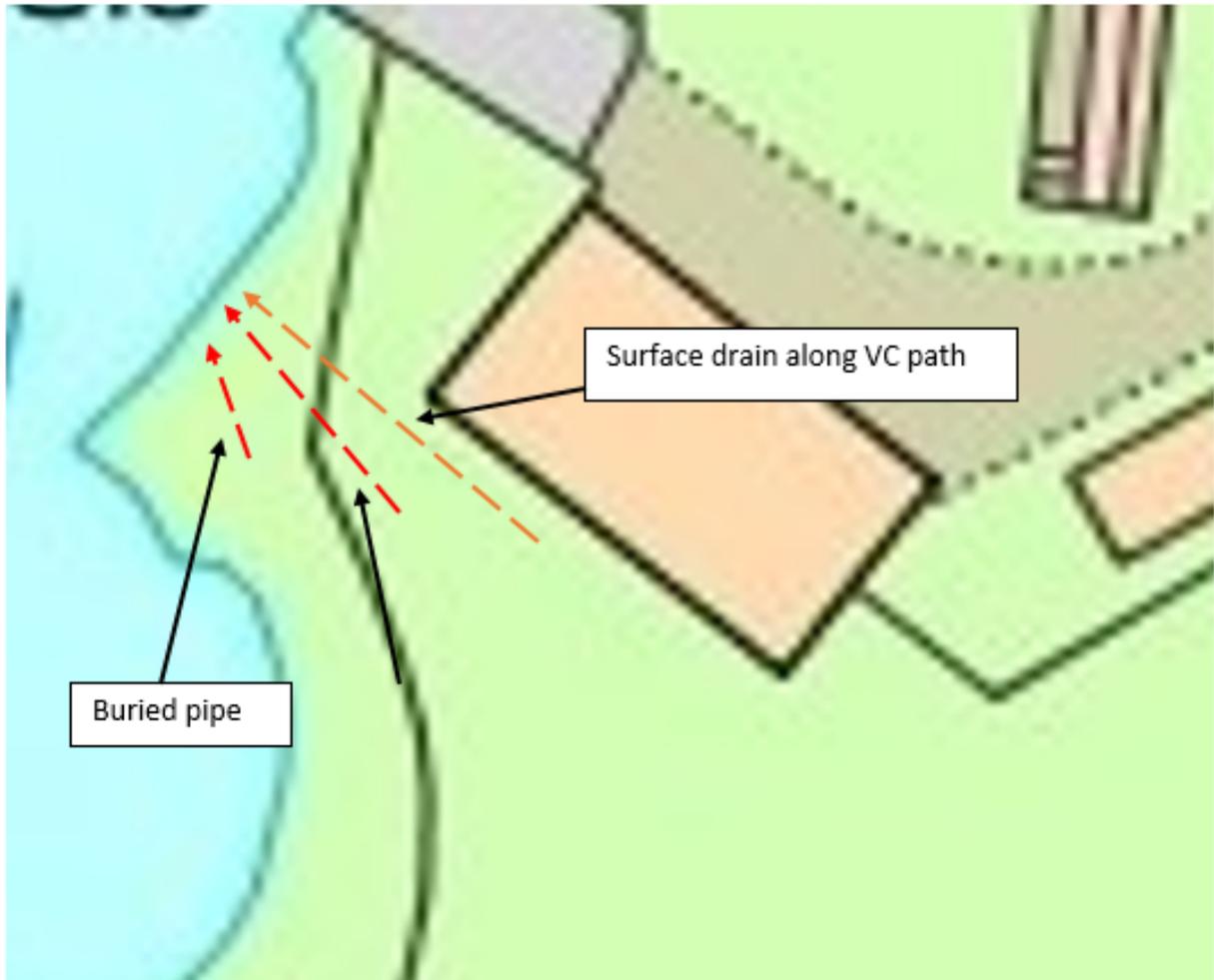
Notes

Wheelchair access required to extended woodland walk

Soil grading to support woodland walk edge

Soil grading to match up with new steps to access upper picnic area

New Drainage location



Notes

Surface V drain to match existing style

Buried field drain pipe to be have gravel fill around and topped with soil

Photographs

Area smoothed to allow better level for grass cutting



Dip at fence line to be made level in preparation for woodland walk extension.



Fence and gate to be removed. New fence and gate to be installed closer to pond to create larger lower picnic area



Fence to be removed and new one installed closer to pond



Soil to be removed to path level to create new lower picnic area. Level reduction at bank to allow stair “wide step” walk access to upper level. Extended woodland walk to meet new lower picnic area so as to allow wheelchair access



Stairs to be removed and bank incline reduced. Railway sleeper to be used to create new stair way from lower to upper picnic areas. Plants in view to remain



Style of stairs to upper picnic level. Wide footing made up of railway sleepers filled in with grave, grass banks graded to suit and possible wood side supports.



Plants to move.

Plants to be relocated to allow route for extended woodland walk



Move plants to new wet garden area



New fence quotation

QUOTATION			
From: Marshall Fencing Contracting Limited 63 Sandringham Avenue Vicars Cross Chester CH3 5JF		Reference number: BM001	
To: Richard and Ken RE: Bunburry Mill		Invoice date: September 5, 2024	
	DESCRIPTION	RATE p/day (£)	TOTAL
	Take down existing fencing around the pond and leave on site Erect post and 4 rail fencing around the new fenceline at the pond 22 Sawn Rails 10 Shamfered posts incised (30 year guarantee against rot) 2 6x6 Gate Posts 1 4ft field gate 14 bags of postcrete Fixtures and fittings for the gate	- - - - -	
		Materials	£ 599.00
		Labour	£ 650.00
		VAT @ 20%	£ 130.00
		Total	£ 1,379.00
VAT Registration Number 465937544			

Red brick paving quotation

From: Barry Taylor <barrytaylor143@gmail.com>
Date: 20 September 2024 at 19:17:29 BST
To: richardjlangley@hotmail.co.uk
Subject: Bunbury mill

Estimate for block paving and ako drains

All materials

Blocks 4 packs

9 ako grids

5 bulk bags of mot

2 bulk bags of grit sand

4 bags of cement

4 bags of dry kiln sand

Materials £ 1,580.00

Labour £ 1,300.00

Total £ 2,880.00

B.A.TAYLOR GARDENING SERVICES

Price may change due to material price increases

Regards Barry