

Chamberlain Highbury Trust**Garden Project**

At its meeting on 18 September the Committee was briefed about the development of an urgent programme of works, costing in the order of £300,000, in the historic grounds at Highbury that could be the subject of applications for grant aid to both the National Lottery Heritage Fund (NLHF) and Historic England (HE), both of which would have to be made jointly by the Chamberlain Highbury Trust (CHT) and the City Council and a financial contribution from both applicants would be required.

Highbury represents a rare example of a Grade 2* listed mansion and Grade 2 Grounds commissioned by Joseph Chamberlain. Both the house and grounds are now on the HE At Risk Register. The proposed programme of works focuses on the thirty acres of gardens designed by Edward Milner in 1879 to compliment the naturalistic detailing of the mansion, which are currently the responsibility of the Highbury Trust.

The gardens currently receive over 100,000 visits annually, mainly by people from the surrounding areas of Kings Heath, Moseley and Stirchley. Nearly a third of the local community is aged 18-30 and rent flats, meaning Highbury gives them access to vital greenspace. Consultation with local people, groups and schools demonstrates demand for forest schools, woodland play, therapeutic gardening for vulnerable adults, garden restoration and nature conservation. Volunteers want to be active and get involved with project, the final costings of which are predicated on significant volunteer input.

Whilst many of the garden's original features and planting are not lost but await recovery, much of the vegetation is seriously overgrown, meaning parts of the gardens are no longer easily accessible, particularly for people with disabilities. Parts are also susceptible to flooding and drainage problems leading to public safety issues on paths, most of which now require urgent repair or replacement. This project provides the opportunity to address these important issues but also to begin to restore the historic landscape and recreate the views between the mansion and its surroundings, improving the settings for outdoor and other events.

The following table sets out the details and final costs of the proposed scheme:

	£
Yew Tree Road/Moor Green Lane Entrance	
Restore timber gates, and gate piers, install new bollards, replace tarmac bell mouth, welcome and orientation signing	14560
Yew Tree Road Boundary	
Clear vegetation and unwanted trees (volunteer input), remove timber fence, new planting	42200
Driveway from Entrance to Mansion	
New Path (to vehicular standard), clear vegetation (volunteer input), fell unwanted trees, new planting and sowing	66350
Footpath Network-East of House	
Reinstate existing paths and install new paths, clear vegetation and associated works	54650

Main Pond Footpath	
Install drainage strip, rod existing pipework, relocate benches, new silt traps	19880
Restore Rhododendron Garden	
Clear vegetation and brambles, remove unwanted trees, strim coppiced shrubs (volunteer input), plant rhododendrons, ornamental plants, restore lawns and associated works	79400
Woodland to South East of House	
Remove unwanted trees	19200
Other minor items	3760
Total Cost	300000

NB-Excludes the cost of demolishing the Caretakers House which would be required to reopen the driveway from the Moor Green Lane/Yew Tree Road entrance at an estimated cost of £25-30,000.

The cost of the work would be financed as follows:

	£
Grant from NLHF	100000
CHT funding already secured	20000
Other CHT Funding including HE Grant*	100000
Contribution from BCC	80000
Total	300000
* to be confirmed	

The Committee is asked to:

- Approve the submission of joint bids from BCC and CHT to NLHF and Historic England
- Subject to approval of funding from NLHF and HE, authorise that the works be carried out on Highbury Trust land
- Approve match funding from the City Council Highbury Trust Funds of £80000

[illegible]

HIGHBURY HALL REVISED NLHF COSTINGS 09.09.19

1a Yew Tree Road/Moor Green Lane entrance

	No.	Unit	Rate	Total
Selective clear fell / crown lift – see item 2a				
New gate railings	9	m	80	720.00
Make good timber gates (2 veh; 1 ped)	3	No.	item	1,440.00
Clean gate piers 2 x (4 x 0.675 x 2.5)	14	m2	37	518.00
Tar spray & chip over existing tarmac bellmouth	67	m2	35	2,345.00
Granite sett trim between gate piers	3.2	m2	150	480.00
General welcome & orientation sign	1	No.		1200.00
Remove metal barrier	1	No.		370.00
Remove softwood bollards	3	No.		150.00
New removeable hardwood bollards	3	No.	415	1245.00
New fixed hardwood bollards	3	No.	80	240.00
'Restore' gate pier light fittings with orb metalwork (no glass)	2	No.		<u>1,000.00</u>
				£9,708.00

2a Yew Tree Road boundary

Remove timber fence (just to ground level)	198	m	6	1,188.00
Volunteers clear / prune shrub vegetation; contractors stump grind	2,980	m2	4	11,920.00
Raise tree crowns	10	No.	100	1,000.00
Fell trees; stump grind	10	No.	500	5,000.00
Prep ground, 100mm topsoil, turf (20% of cleared area)	600	m2	4	2,400.00
Prep ground, sow wildflower seeds (80% of cleared area)	2,380	m2	0.60	1,428.00
New rhododendron / ornamental planting incl. bark mulch		item		<u>5,200.00</u>
				£28,136.00

3a Driveway from Yew Tree Road/Moor Green Lane entrance to Highbury

Middle section (3am)

Volunteers clear vegetation for new path; contractors stump grind	291	m2	4	1,164.00
Fell trees; stump grind	5	No.	500	2,500.00
Reprofile mounding		item		400.00
New 2.75m tar spray & chip path (but to vehicular standard)	182	m2	88	15,972.00
New pcc kerbs to path	140	m	26	3,640.00

3A cont.

Southern section (3as)

Volunteers clear vegetation for new path; contractors stump grind	3150	m2	4	12,600.00
Fell trees; stump grind	10	No.	500	5,000.00
Raise tree crowns	5	No.	100	500.00
Reduce privet hedge height to just 1.2m agl	34	m	10	340.00
Prep ground, 100mm topsoil, 1m wide turf on south side of path	66	m2	4	264.00
Prep ground, sow wildflower seed	3084	m2	0.60	<u>1,850.00</u>
				£44,230.00

3b Footpath network to the east of the house

New 2.4m wide ramped CEDEC / Breedon gravel path*	144	m2	50	7,200.00
New timber path edging	120	m	7	840.00
Reinstate existing 2.4m paths with CEDEC / Breedon gravel	1126	m2	14	15,764.00
Reinstate existing path with timber edging	938	m	7	6,566.00
New 2.4m curved CEDEC / Breedon gravel path link section	20	m2	50	1000.00
New curved timber path edging	16	m	7	112.00
New 1.8 wide CEDEC / Breedon gravel path	54	m2	50	2,700.00
New path timber edging	110	m	7	770.00
Clear vegetation on new path routes	260	m2	5	1,300.00
Clear remnant chainlink fence & posts	7.2	m	25	<u>180.00</u>
				£36,432.00

3c Main pond footpath

New 0.55m wide Tegula sett drainage strip / channel (288m)	159	m2	60	9,540.00
Incl. for rodding existing pipework; tarmac reinstatement		item		1,500.00
Incl. for new & existing connections to pipework / silt traps	3	No.	250	750.00
Relocate benches	3	No.		450.00
Relocate litter bin	1	No.		150.00
Re-turf adjacent to new drainage strip	288	m2	3	<u>864.00</u>
				£13,254.00

5f Rhododendron Garden

Clean pulpit	1	No.		1,500.00
Restore rockwork (spray weeds, new soil)	1	No.		1,000.00
Volunteers clear vegetation; contractors stump grind (n.w.)	1,700	m2	4	6,800.00
Volunteers strim previously coppiced shrubs / brambles (s.e.)	3,020	m2	2	6,040.00
Spray out previously cleared shrubs / brambles (s.e.)	3,020	m2	0.08	242.00
Prep ground, 100mm topsoil, new turf (n. of pulpit)	509	m2	4	2,036.00
Replant rhododendron / ornamentals (supply only)	1,373	m2	13	17,849.00
Incl. for 75mm bark mulch	103	m3	40	4,120.00
Grass seed remainder of n.w., s, & s.e areas	3,347	m2	0.50	1,674.00
Incl for 100mm topsoil	335	m3	5	1,675.00
Fell trees; stump grind	20	No.	500	<u>10,000.00</u>
				£52,936.00

6d Woodland to south east of house

Fell trees; stump grind	25	No.	500	12,500.00
Raise tree crowns	3	No.	100	<u>300.00</u>
				£12,800.00

Thunderbox composting toilet

Supply and install to HOCCIC area	1	No.		£2,500.00
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Section costs :-

1a	£9,708.00
2a	£28,136.00
3a	£44,320.00
3b	£36,432.00
3c	£13,254.00
5f	£52,936.00
6d	£12,800.00
Toilet	£2,500.00

Total £199,996.00 plus 60% on costs £119,998 TOTAL COST £319,994

But if 50% on costs £99,998 REVISED TOTAL COST £299,994

*CEDEC / Breedon gravel deliveries by artic only. Significant increase in cost if by smaller lorries.