

APPENDIX A

Bolehill/Cobnar Cottage

Proposed Horticultural/Memorial Garden

Description of Works

The Friends of Graves Park is proposing that the cottage is carefully taken down to approximately 1 metre in height with some variations retaining window and door positions on the rear elevation.

- Serviceable stone and lintels retained for use in developing the garden area framework (brick toilet, porch and roof of the stone outbuilding removed completely), including the internal cottage wall.
- The electricity and gas service disconnected with water and drainage retained.
- Positions of both fireplaces and the stairwell area would be transformed into stone built, soil filled sensory herb beds.
- The 500mm wide outer wall structure would be creatively finished to form a centrally soil filled container for planting i.e. with ferns, aubrietia, saxifrage etc.
- The doorway from Cobnar Road would be retained with an improved stone ramp from the road and a self-closing gate installed inside the entrance affording a 1 metre wide disabled access.
- At the rear doorway to the garden the stone jambs and lintel framework with some supporting stonework would be secured and retained with a view to it supporting climbing roses and honeysuckle.
- Internally the cottage floor is concrete; reclaimed flat stone would be bedded and laid raising the level and creating a stone paved finish, also preventing the area tanking water.
- On the top section of the reduced south facing cottage wall, 3 York stone memorial plaques would be installed, illustrating the historical significance to the Bolehill Hamlet of Robert Lindley, Ethel Gallimore, J. G. Graves and Jan Wilson.
- The boundary between the cottage garden and the car park would be fenced with a timber post and bow-topped panel fence 1.5 metres high, which would allow the garden to be viewed by the public.
- The current garden access from Cobnar Road would be used as a combined self-closing double leaf gate, retaining the historic stone gate pillar set in the boundary wall, which would afford pedestrian, wheelchair and a service vehicle access provision; the surface of the drive would be paved with reclaimed flat stone from the cottage.
- A small dry stone wall would form the framework of the access and the garden surrounds.

□ Around the outside of the reduced cottage walls a dry stone wall would be constructed forming a soil filled container 600mm wide and 300mm deep, planted with roses, jasmine, campanula and sensory herbs. This wall would

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- continue alongside the Cobnar Road boundary and be planted with pyracantha, berberis and herbaceous geranium.
- The Patio area of the garden would be cleared of debris and the paving exposed and enlarged using reclaimed flat stone from the cottage.
- A use of the stone lintels would be to create some seating within the patio area.
- The remaining garden area up to the timber fence and along the park side wall would be soiled.
- The stone built store would be reduced in height; the interior filled with stone debris, soil filled and planted as a feature with a combination of poppy and crocosmia, to create a colourful floral display.
- The remaining garden area would be planted with a wide selection of flowering berry bearing shrubs, herbaceous perennials and fragrant herbs; the existing female holly being retained as a feature.
- The grassed border along the frontage of the cottage would need to be protected from car parking by the installation of reclaimed large stone from the wall of the store. The poor quality grass would be removed and the margin planted with cotoneaster and a selection of bulbs.

Mature Beech Tree Specimen

In respect of the purple beech, a tree surgeon has been consulted with a view to reducing some of the excess weight of heavy branching, shaping up the canopy to enable the better survival of the tree.

All heavy branches removed will be cut into manageable lengths to form outline bulb planting areas, the bark chippings would remain on site for mulching purposes.

The established brambles will be removed from beneath the tree, the area soiled, fertilised and cultivated to improve its nutrient content.

Information Centre

The cottage outline and refurbished garden would form the base for an information centre, giving details of the history of Norton Park, the Bolehill Hamlet as it is uncovered by the "Norton in the Heart of Chantreyland" group currently working on uncovering the history and archaeology of the area. Business Plan Researched and produced by Ernest Brewin 19th December 2014

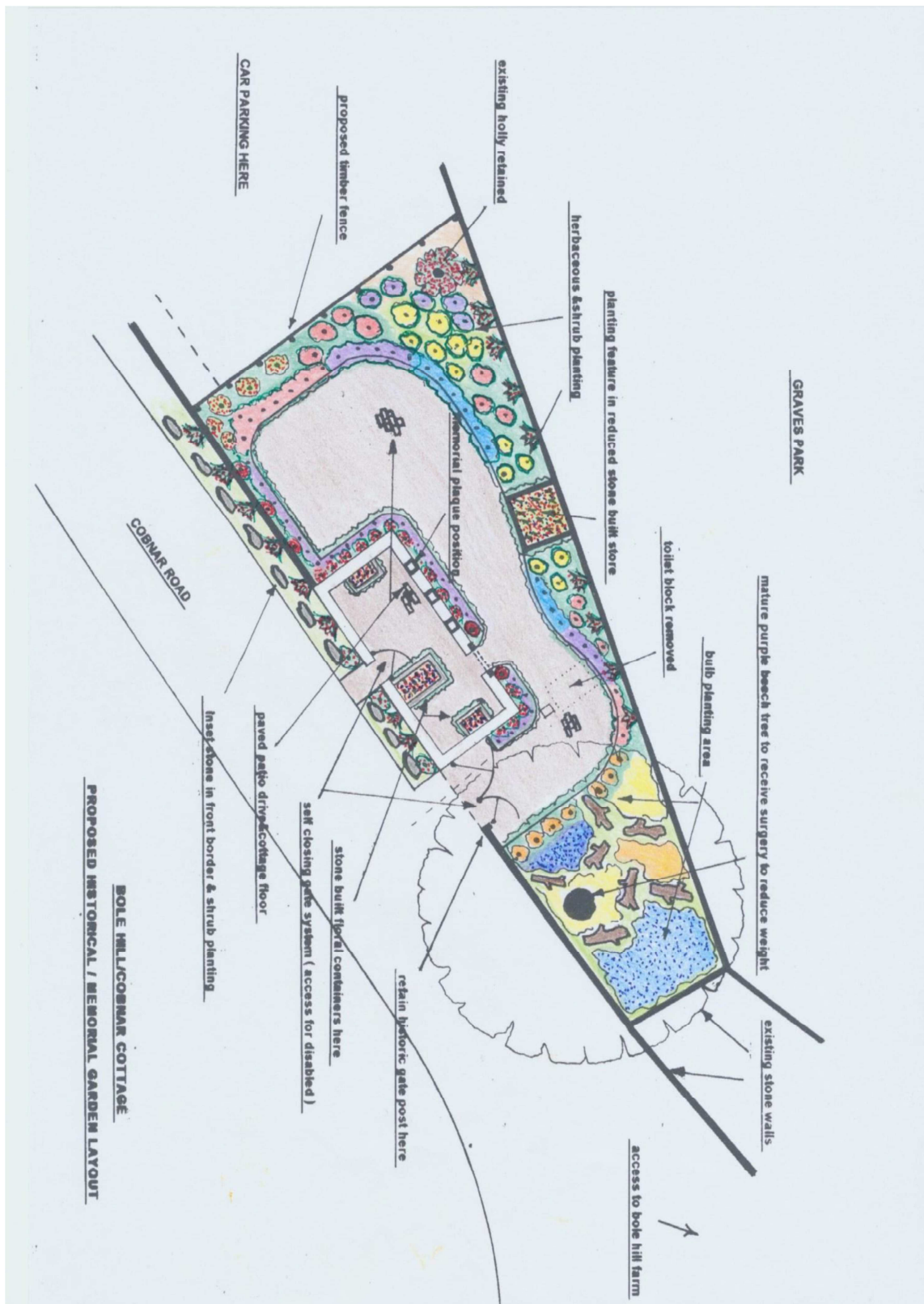
Budget Costings

Whilst more work is required to draw up exacting costs for all the works involved, the Friends of Graves Park Trust has arrived at some realistic figures. Item

	Description	Cost £
1	To carefully take down the cottage structure, conserve all the necessary selected stone and preserve the outline of the building (private contractors). NB not a demolition	10,000.00
2	To the supply and installation of a timber post and panel fence between the car park and cottage boundary	2,048.00
3	To the supply and installation of self-closing gate systems	3,072.00
4	To clear area of general debris. Create garden feature with dry stone walls, paving of patio, drive, floor of cottage and stone built containers within the cottage. To the supply and spreading of topsoil	5,500.00
5	To supplying and fixing of 3 x York stone memorial stones to fit reduced cottage wall NB cost of wording not yet known (no cost) (estimate)	300.00
6	To the supply of selected shrubs, herbs, herbaceous plants and bulbs to be planted by Friends of Graves Park	1,500.00
7	To tree surgery required to conserve the mature beech tree	660.00
	Total budget costs =	23,080.00

Conclusion

These proposals are made by the Friends of Graves Park Trust, making the site into something of a historical, memorial, ecological and information centre, the group undertaking a considerable amount of the work including maintenance. The restored garden area will be used by members of the public; including disabled wheel-chair access. The plan incorporates the reuse of reclaimed stone from the cottage on site. Further savings may be made by encouraging the plants at item 6 to be donated for free by the public. In addition, members of the local community have already expressed an interest in providing some labour and involvement for free. In addition the considerable impact from the Heritage sponsored "Norton in the Heart of Chantreyland" historical survey makes the whole project viable in raising finance from such as the Heritage Lottery and others.



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