

13. TOTAL BUDGET SUMMARY**COSTS**

Legal fees for Framework Agreement	750
Planning permission fees	110
Phase 1 creation	57750
Phase 2 creation	74000
Phase 3 creation	23500
Project, volunteer and site management	33093
5% contingency	9460
TOTAL COSTS	198663

INCOME

		Confirmed?
Local Heritage Initiative (Excavation/Villa in Garden)	18900	Yes
Countryside Agency – Creation Grant	50000	Yes
Shanks First Fund	20000	Yes
Co-op Dividend Fund	2000	Yes
Wolverton & Greenleys Town Council	11870	Yes
People's Places	8000	Applied for
Milton Keynes Community Foundation for art works	7500	
Donations/sponsorship/other trusts	10393	
Living Spaces	70000	
TOTAL INCOME	198663	

Description	Area/ No./ Time	Rate costs	Total costs
Hire of petrol strimmer	3	30	90
Grass cutting			800
Weeding			525
Annual routine maintenance & repairs			1050
Litter clearance			425
Public Liability cost		400	400
Volunteer Organiser		1000	1000
Total for Year 2			4290

Year 3 (April 2006-2007)

Description	Area/ No./ Time	Rate costs	Total costs
Hire of petrol strimmer	3	30	90
Grass cutting			800
Weeding			525
Annual routine maintenance & repairs			1050
Litter clearance			425
Public Liability cost			400
Volunteer Organiser			1000
Total for Year 3			4290

Total site management costs Years 1-3

Description	No	Rate cost	Total costs
Hire of petrol strimmer	9	30	270
Grass cutting			2400
Weeding			1575
Annual routine maintenance & repairs			3150
Litter clearance			1275
Public Liability cost			1200
Volunteer Organiser			2000
Total for 3 years	9	30	11870

Site management Cost £11870

TOTAL COST OF PROJECT, VOLUNTEER AND SITE MANAGEMENT £33093

E. Grand opening celebration

We want to organise a high profile, large-scale community event to publicly celebrate the completion of the project

Cost - **£1500**

TOTAL COST OF CREATION PHASE 3 £ 23500

SITE/PROJECT AND VOLUNTEER MANAGEMENT

The complexity of the project and the combination of contract and volunteer labour requires professional site/project management from our landscape designer and the appointment of a local Volunteer Coordinator. We also wish to negotiate with BTCV to provide training and support for our volunteers and Volunteer Coordinator.

Cost

Landscape architect fees

- Redesign scheme in accordance with site and brief changes following site clearance, villa excavations, omission of bridge and Wolverton gateway concepts by others £4953.00
- Detail and specify elements for implementation by contractors and volunteers £2745.00
- Obtain quotations for works and source materials £ 850.00
- Supervise/advise implementation by contractors/volunteers £3175.00
- Prepare cost plan/monitor costs £1000.00
- Prepare landscape management plan £3000.00

TOTAL (Living Spaces) £12,723.00

-Volunteer Coordinator – 2 years @ £3000 **£6000**

- BTCV Training and advice over 2 years **£2500**

SITE MANAGEMENT

The site management in the first year will be alongside the Secret Garden development. In Year 2 when the creation is finishing and in Year 3 when the creation is finished we have included costs for the Volunteer Organiser in Site Management Costs.

The Town Council employs a Town Caretaker whose job brief will be extended to included visiting the site daily to check on problems and nip them in the bud. The basic landscaping of the site will be paid for by the Town Council and be included in routine landscape maintenance tasks. This ensures that in the long term , when perhaps volunteer effort may have waned, the Secret Garden will continue to be well maintained.

Site Management Costs

Year 1 (April 2004-April 2005)

Description	No.	Rate costs	Total costs
Hire of petrol strimmer	3	30	90
Grass cutting			800
Weeding			525
Annual routine maintenance & repairs			1050
Litter clearance			425
Public Liability cost		400	400
Total for Year 1			3290

Year 2 (April 2005 –2006)

E. Bat survey and Tree surgery (October – December 2004)

There are a number of very large and old trees that need attention to be made safe. Many of these trees are known to house bats and a survey will need to be done before work can commence.

Cost £12000

Living Spaces £4800

F. The Canal Edge

The canal edge is in poor condition in parts having been damaged by tree roots. Complete restoration would involve the removal of trees, which are a fundamental component of the unique character of the site. Comparatively minor works only are therefore intended to make the canal edge safer and more resistant to erosion.

Cost £1000

G. Other two villas' footprint (September-December 2004)

The site of the other two villas will be marked with some paving and hedge planting

Cost £7500

Living Spaces £3000

TOTAL COST OF PHASE 2 £74000

PHASE 3 – Furnishing and finishing off (July 2004 – June 2005)

A. Permanent Sign (April 2005)

We intend to commission a local artist to design and create a permanent sign for the site. We want the sign to be made from locally recycled materials.

Cost £3000

B. General Planting (October 2004 – April 2005)

Some tree and shrub planting will be undertaken to maintain and perpetuate the secret garden character of the area, and slightly increase the range of species which occur at present: a programme of planting woodland wildflowers and bulbs is also included. This work will be undertaken by volunteers.

Cost £5500

Living Spaces £2500

C. Furnishings (April – June 2005)

Seating and picnic tables will be of two types, formal manufactured units and log structures made largely from on site timber. A large shelter will be included alongside the Villa gardens and overlooking the canal.

Cost £6000

Living Spaces £6000

D. Artworks, Feature and Found Objects (July 2004 – June 2005)

Sculptures created by individual commission and by local artists working with the community are to be located around the site. A range of materials will be used including plants and ground shaping, concrete, timber and iron.

A scheme for a mural composition of bat roost structures, and bird boxes mounted on the wall of the large factory building on the west boundary can be produced by schools in the town.

Sculptural root forms and found objects particularly with a railway works connection will also be used.

Cost - £7500

F. Temporary sign (July 2003)

A sign has been erected on the road at the entrance to the site advertising its presence and acknowledging funders and sponsors.

Cost £500

G. Interpretation Panel (September 2004)

A panel will record the history of the villas' site devised from the research and excavations done on the site

Cost £3,000

Total cost of PHASE 1 £57750

PHASE 2 Infrastructure (March 2004 – December 2004)

A. Setting up costs, Compound and Site Protection (March 2004)

There will be a requirement for secure on site for tools etc.. We wish to negotiate with the adjacent warehouse to extend their CCTV system to overlook the site.

Cost £4,000

B. Tools (March)

We will purchase tools and protective clothing that will be used by volunteers. These includes spades, shovels, forks, rakes, sledge hammers, gloves etc.

Cost £1000

Living Spaces £300

C. Access and Path Network (March – December 2004)

Paths within the scheme consist of vehicular access, a main circuit and through route, a network of woodland paths (bark surfaced on MOT aggregate) and gravel and brick paths within the garden areas (*see Phase 1*). The bark surfaced path construction will be coordinated with recycling from the tree surgery. The main circuit and through route work will be done by contractors but the woodland paths will be made by volunteers. Where the main path passes alongside the canal edge extensions will be made at various points to provide disabled-friendly fishing stations. The main vehicular access will be 2.5 metres wide and the main path system 2 metres wide with a tar spray and chip finish. There will be a need to move earth and create new foundations to the access slope in order to meet the disabled access requirements.

Cost – Level adjustment of access slope to meet disabled access requirements £5000

- **Main vehicular access and 4 disabled parking bays - £9000 (Living Spaces £3000)**
- **Main circuit and through route £15500 (Living Spaces £7677)**
- **Woodland paths £ 5000**

The western boundary of the site at present has a security track constructed by Electrolux, occupiers of the adjoining building. The scheme includes for redefining the edge of this track and using the new crenellated edge as a site for a series of 'found objects' or sculptures. (*Phase 3*). Total of 600sq metres of crushed limestone with concrete sett edge

Cost £12000

D. Ground Shaping

In parts of the site in addition to clearance operations some ground levelling and mound formation is required.

Cost £2000

8. SAFETY ISSUES

The community consultation identified the crossing of the Stratford Road to the site to be a concern and providing a safe crossing of the Stratford Road will be a priority. We have already made contact with Milton Keynes Council's traffic engineers and it is intended to provide a safe crossing point in the not too distant future. The costs of providing the crossing are not included in the costs for developing the Secret Garden.

9. CREATION WORKS

The project is divided into 3 distinct phases. The amount of money requested from the Living Spaces grant is marked in red.

PHASE 1 May 2003 – September 2004 – Archaeological Excavation of Stationmaster's House and reconstruction of Villa Footprint and creation of Villa Gardens

A. Site Clearance (May 2003)

The area was overgrown with sycamore saplings, blackthorn and ivy. These were cleared but the trunks were saved and branches etc. were chipped for later use on paths.

There was also an amount of mixed rubbish on the site as a result of its long period of dereliction and misuse.

Earth was cleared by JCB to expose the foundations of the two northern-most villas and cleared earth move to form a butterfly bank on the west side of the site alongside the entry path.

Cost £3,00

B. Archaeological Excavation (June-August 2003)

The Stationmaster's House was excavated by schoolchildren and adults under the expert guidance of professional archaeologists. The cellar of the Stationmaster's House was dug out by volunteers. Portable toilets and storage were provided on site and tools hired.

Cost £8,000

C. Reconstruction of Villa footprint and paths system (March-June 2004)

The footprint of the villa walls will be topped with reclaimed bricks and the cellar walls will be delineated with blue engineering bricks and topped with railings and a brick path system will be installed to access the 'rooms' more easily (total length of 101 linear metres)

Cost - brickwork £20,000

Living Spaces £10,000

- railings **£5,000**

D. Main formal garden path system (March-June 2004)

Tar/spray and chip path 1.5 metre width, 152.5 linear metres

Cost - £7250

Living Spaces £5000

E. Cherry Orchard and General Planting (March – September 2004)

Associated with these gardens, and in a location where it can be clearly seen from the road, a flowering cherry 'orchard' of 30 trees is included to replace some of the cleared scrub. The butterfly bank will be planted and the 'rooms' of the villa will be a mixture of gravel, lawn and small shrub beds.

Cost - Cherry orchard £1000

-Planting **£10,000**

and linked with the canal and the railway would also provide a context for the town and a study area for students.

Many of respondents said they would like to see a bridge over the canal to link the town to the towpath and thence to the rest of Milton Keynes by foot, as part of the garden development. This, however, will only be possible if funds can be raised specifically for a bridge, separately from this application.

Result from questionnaires:

Bridge: 148	Lighting: 11	Viewing platform: 8	Play area:30
Mooring: 10	Art: 39	Nature: 40	Orchard: 2

Most expressed anxieties were the road crossing, safety and vandalism

Other suggestions: (in rough order of popularity) many made by the students

Fountain, stream, water feature

Area for older children – seating, games, nooks

Animal sanctuaries – mole runs etc

Lighting in trees

Competition to design a sculpture or poster

A tower

A bird hide/bird watching

Basket ball net – kick about area

Vegetable garden

Discovery area - (to dig for finds)

Railings

D Links to other initiatives

- We have contacted the British Conservation Trust for Volunteers about using their expertise to train and support the work of our volunteers.
- We have also had an expression of interest from McInyre Care who are keen to involve their residents with special needs as volunteers working alongside local volunteers. McInyre also have their own nursery and we have talked about them providing plants and trees for the project.
- We have got agreement from Foundation Training in Wolverton that the young people in their Environmental Task Force will work as volunteers on the project
- We will also be talking to the Probation Service about the possible use of people on Community Service Orders in working on the project.
- We have contacted Milton Keynes Disabled Angling Association about ensuring that their needs are met in the provision of fishing stations alongside the canal bank.

6. COMMUNITY INVOLVEMENT & TRAINING NEEDS

Volunteers will be used extensively in the creation and maintenance of the garden and the costs for a part-time Volunteer Organiser are included in the Creation costs and Site Management costs.

7. EQUAL OPPORTUNITY AND GREEN HOUSEKEEPING POLICIES

Wolverton Secret Garden Society has adopted an Equal Opportunities and Green Housekeeping policy for the project. (See Appendix 2)

5. COMMUNITY CONSULTATION

A consultation process in 2002 was led by local volunteers. They spent a training day working through techniques for consultation led by Debbie Greaves of Milton Keynes Global Centre with Nick Bird from The Quest Trust talking about Community Involvement Techniques.

The site has various pros and cons, eg. there are currently some dangerous ‘drops’ on the site; it boasts some beautiful mature trees, but some of these are in a dangerous condition; the canal bank is unstable; crossing the road is hazardous; we felt it best to employ a Landscape Architect to draw up three notional plans for the creation of the Garden, rather than encourage people onto the site.

The landscape design work was put out for tender and we unanimously chose Neil Higson of Landscape Town & Country to undertake the work.

The Newspaper produced by our Town Council advertised the first public consultation. A ‘Down Memory Lane’ event displaying old photographs and artefacts relating to the town's history was used as the launch event for the consultation. These events always attract a large number of people and the initial ideas for the garden sketched by Neil Higson were on display together with questionnaires for people to complete. Neil kindly produced 3 designs although he was only paid to produce two.

Consultation Diary:

March 3 2002 : Planning Day: Planning for the consultation including drawing up the questionnaire, production of posters and preparing the exhibition.

March 24 2002 : *Down Memory Lane*: Sunday afternoon between 2.00 and 6.00 pm. The event was attended by over 200 people, of whom 61 gave written responses to the questionnaire – many others just said they liked all the plans and would be happy with whichever one was chosen.

April 12 2002: Consultation session with display of plans conducted at the popular weekly Wolverton WI Market

April 29 – May 18 2002: Plans were displayed in the local library together with questionnaires. Volunteer consultants were in attendance when possible. A further 77 responses were received – but we do not know the total of people who showed an interest in the plans.

May 27 2002: An evening meeting at 7.30 pm. Neil Higson and a local community artist attended the meeting with 20 Wolverton residents. Neil had produced further sketches in response to ideas put forward in the questionnaires already submitted. The plans were received with delight, but both this meeting and the already received questionnaires expressed concerns about the road crossing.

May 29 2002: Two volunteers spent 4 hours in the local Middle School consulting students between the ages of 7 to 12 years. 90 questionnaires were completed. The children were thrilled with the idea of the Secret Garden and came up with a wealth of ideas for inclusion – and some very sensible cautions. They were very keen to be involved in the garden ‘archaeology’ and also to help build wild life features. It was however stressed that they should wait until the work started!

Of the 228 questionnaires returned all were enthusiastically in support of the Secret Garden and we were pleased that a reasonable proportion of these came from the Asian community.

B: Aspirations and Objectives

The community feeling was that the Secret Garden would be a welcome haven, a miniature ‘country park’ in Wolverton. There was general agreement that the creation of the Garden should meet the needs of all ages and should continue to support wild life. It was agreed that the Garden should be totally accessible to all with areas attractive to small children, ‘features’ for older children to sit and chat, seats for the elderly, together with a significant wildlife area with bat and owl boxes and other environments to attract wild creatures. The footprints of the old houses, some of the earliest in Wolverton, should be part of the design

Physical features of the site

The northern end of the site has brick buttressing of the road and in front of it the overgrown ruins of one of the former railway villas. There is a good deal of brick debris and signs that the area has been used as a camp for down and outs. A five metre strip alongside the warehouse on the western side was cleared of vegetation when the warehouse was rebuilt following a fire. The canalside has a dirt path alongside a damaged stone revetement. There are remnants of a wooden canalside fence at the southern end of the site. There are a number of large horse chestnuts that shade this area. Most of the remainder of the site is covered in a variety of trees of varying maturity including horse chestnuts, lime and sycamore. There is a predominance of sycamore saplings, hawthorn and blackthorn scrub. There is also a woodland glade which is especially beautiful in spring.

Existing buildings

There are no buildings on the site, just the ruins of former railway villas.

Features of interest

Surveys by the Milton Keynes Natural History Society and the Milton Keynes Council's Wildlife Officer noted little of unusual flora and fauna on the site.

Constraints and hazards

There is much rubble and other associated debris from the demolished railway villas. There may be discarded needles from former visitors to the site.

Rights of way and links to other green space or countryside

There is a footpath which comes off the Stratford Road down badly maintained steps and runs alongside the canalside of the site. This strip of land is under the ownership of British Waterways. As part of the development of the Secret Garden we would seek to redirect the right of way to the new path that will run through the site as it will be safer and more friendly to wheelchairs, pushchairs and cyclists as well as walkers. The path continues along the canal and eventually joins up with the Milton Keynes Redway system at the former track of the Wolverton to Newport Pagnell railway.

The main canal towpath is on the other side of the canal. Access from the towpath into Wolverton is currently up a set of metal steps that is not only impossible for wheelchairs, extremely difficult for pushchairs but is also intimidating and steep for pedestrians.

Planning permission

Planning permission for change of use to Recreational Use has been obtained.

3. DETAILS OF LAND ACQUISITION

The ownership of the site was transferred from Network Rail to Wolverton & Greenleys Town Council in 2003 for £1. A condition of the transfer was that the site should only be used for recreational purposes.

4. LOCAL COMMUNITY PROFILE

Wolverton is a railway town. It is now part of the new city of Milton Keynes and has a substantial ethnic population, mostly of Pakistani origin. Some statistics on the community of Wolverton and its hinterland are included as *Appendix 1* to this document.

1. ORGANISATIONAL STRUCTURE AND PARTNERSHIP AGREEMENTS

The Secret Garden project is a joint initiative between the Wolverton Secret Garden Society and Wolverton & Greenleys Town Council. The Town Council has acquired the ownership of the land from Network Rail. Wolverton Secret Garden Society will be intimately involved in the whole development and management process in an agreement enshrined in a Framework Agreement.

2. DESCRIPTION OF THE SITE – THE WOLVERTON SECRET GARDEN

Location of site – Stratford Road Wolverton, Milton Keynes, MK13 0DY
OS Grid Ref: 825/4125

Wolverton Secret Garden is situated on the eastern side of Wolverton on land bounded to the north by the Stratford Road, to the west by an Electrolux Distribution Centre and to the east by the Grand Union Canal and a short distance beyond it, the main London to Birmingham railway line.

The area was formerly the site of six semi-detached ‘villas’ built by the London & Birmingham Railway Company in the 1840s to house the station master and senior management in the Railway Works and their families. The houses were sizeable in comparison with the town’s workers’ housing and one of the large gardens contained a tennis court.

Two of the houses were soon demolished to make way for the expansion of the Railway Works in the 1860s. This adjacent industrial building (formerly the Railway Works Paint Shop) and the four remaining villas were acquired by Robert Maxwell in the late 1960s and the tenants were moved out. The villas were then demolished but nothing was built in their place and the site gradually became more and more overgrown.

Existing use of site and surrounding land

The site is a rectangular shaped piece of ground. It is one of the few green spaces that people in the town have access to, for Wolverton is a railway town – ‘a geometric pattern of raw red brick’ in the words of a former resident, with few trees or green spaces – very reminiscent of a northern industrial town.

The footprints of the former railway villas were originally overgrown particularly with ivy, sycamore saplings and blackthorn. There are a number of good specimen mature trees and the spring brings carpets of snowdrops, primroses and bluebells in some areas. A footpath runs along the canal bank that is used by cyclists and those on foot who work in Wolverton. Anglers sit on the banks and teenagers make camps and fires. There is a considerable amount of rubbish on the site. The overgrown nature of the southern section of the site does give it an ‘undiscovered’, ‘secret’ feel.

The special atmosphere is one which local residents care about and want to enhance and make accessible to many more people of all ages and backgrounds in the community. At the moment the access to the site from Wolverton, necessitating the crossing of the busy Stratford Road and the debris on the site means that young people at present cannot be encouraged to visit the site.

Size of the site

0.8 hectares (1.5 acres)

Existing ownership

Wolverton & Greenleys Town Council has acquired the land for £1 from Network Rail.

WOLVERTON
SECRET GARDEN

PROJECT PLAN