

## Lytham Hall – Drainage and Green Car Parking Capital Scheme

### Description of Scheme:

The Chief Executive at Heritage Trust Northwest (HTNW) has approached the council for a capital contribution towards the creation of a green car parking scheme and essential drainage improvement works at Lytham Hall. The scheme is vital to maintaining accessibility and improving the infrastructure to the Hall which has gone from strength to strength in recent years under new management and leadership both at the Hall and HTNW. Lytham Hall is a significant and primary heritage asset in the HTNW portfolio.

Lytham Hall is the only Grade 1 listed asset in Fylde, it has significant heritage and historical value as well as being a primary tourist destination attracting 220,000 visitors per annum. Support for the Hall is an identified action in the agreed Corporate Plan along with corporate priorities that include heritage, conservation, and tourism. The footfall at the Hall contributes to the local economy with ancillary spend in shops, eateries, hotels, bars as well as attracting a new audience to other heritage assets such as the windmill and lifeboat museum.

The Hall provides a relaxing “Green Space” free of charge seven days a week for tourists and the local community contributing to well-being and mental health which are priorities for the council and its partners. The provision of education, promotion of conservation; and awareness of heritage assets are also delivered through the work at the Hall. The charity has been extremely successful in attracting smaller grants and creating its own additional income to provide for the restoration and upkeep of the Hall and parkland, whilst at the same time improving the offer at the Hall to place it in a stronger long-term position.

One of the greatest assets at the Hall is the army of volunteers, currently circa 340 active volunteers, who provide a wealth of support which has contributed immensely to the transformation and success of the Hall in the last few years. The volunteers carry out roles such as tour guides, stewards, archivists, conservation cleaners, grounds maintenance, joiners, maintenance, arboriculture, vegetable and fruit gardening, gatehouse duty, event coordination, animal and wildlife care, hospitality, plus a host of other duties. Besides being a significant ‘sweat equity’ that saves the charity hundreds of thousands of pounds, volunteering brings a range of benefits by combating stress, loneliness, providing a sense of purpose and involvement, giving individuals a sense of belonging, and can also lead to a local network of friends.

The Hall provides a community hub and base for local groups and activities and is the location for the very successful annual Lytham Club Day, which attracts thousands of local visitors. The Hall has become an integral part of the local community structure making significant progress over the last few years under the leadership and management of HTNW. The Lytham Hall estate provides employment to local people with around 30 full and part time posts. With the continuous plan of improvements to the infrastructure of the heritage asset, the Trust will continue to attract more visitors to the site. The Hall has museum accreditation and has made significant improvements to the archives and collections management systems, as well as increasing historical artefacts with relevance to the Clifton family and the Lytham Hall estate.

Lytham Hall is the finest example of a Georgian country house in Lancashire, which is the reason why the heritage asset is significant both locally and regionally. The Grade I listed Hall and historical parkland is also a hub for tourism, entertainment, community, heritage, history, preservation and more. The HTNW charity does not receive regular grants towards the maintenance and upkeep of the Hall. The recent success is a result of leadership, management, employees, and volunteers who are totally committed to a sustainable model for the Lytham Hall project, with its best interest at heart.

The drainage and green car parking scheme is essential for the Hall to accommodate the increased demand from visitors and the local community. On occasions during busy periods the car parking infrastructure cannot meet the visitor demand. The site used to have an informal agreement with large commercial neighbour for car parking at weekends. Due to extended opening hours at their site this overflow facility is no longer available and it has been necessary to request the occasional use of Lytham Green. Investment in the development of the infrastructure is essential to the continued success of the Hall as well as future progress and improvement. There have been several projects delivered over the last few years that have improved access, connectivity and drainage within the grounds, The Hall itself, has undergone extensive restoration over the last few years which has resulted in the expansion of the large visitor attraction evident of today. This has also resulted in winning the prestigious national Restoration Award from Historic Houses. Work is ongoing and many other improvement projects are currently underway and planned for the near future.

The drainage and green car parking scheme will be on the site known as the “Paddock”, a grassed space on the left-hand side of the main drive. It is the nearest large uninterrupted section to the Georgian Hall and its main parkland. The location allows easy access to the facilities, without the need for parking adjacent to the Hall spoiling the vista of the historic Grade 1 listed asset or interfering with the Grade 2 listed inner parkland.

The proposed green car park will have a “Groundtrax” grid system that permits grass / vegetation to continue grow so that the visual appearance of the landscape is unaltered and will create up to an additional 173 car parking spaces. This is a design used in the National Parks and by the National Trust and it will be possible to mow the grass with the surface protected from disturbance. To enable the creation of a green car park at the Paddock, significant drainage works are required as the area has a high-water table during heavy rainfall. This can lead to flooding of the driveway, the Paddock and surrounding residential gardens. On occasions it has been necessary to close the Hall because of the flooding to the drive.

The solution requires a scheme of gentle swales and shallow retention pools within the surrounding hidden landscape to be constructed to retain top water, allowing time for natural drainage. Technical advice and drawings are attached which have been supported by the council’s drainage officer. Schemes of this nature are supported by the Environment Agency, Ribble Rivers Trust, and Lead Flood Authorities because they prevent standing surface water, create habitats for wildlife and promote biodiversity, as well as sitting neatly into landscapes. The scheme will lower the water table across the Paddock area to reduce flooding, which in turn will enable a green car parking option. The environmental benefits from the drainage works are consistent with the aims, objectives, and outcomes in the council’s flood management policy for the South Fylde region.

The cost of material for 4000 square metres of surfacing is included in the capital bid however, the work required to install the surfacing would be carried out by volunteers at the Hall who have previously delivered similar schemes, without this ‘sweat equity’ there would be an additional £42,747 on the project cost.

The cost to carry out the drainage scheme has been quoted at £46,600, and the supply of materials for the green car park surface reinforcement is £28,653. Making the total capital requirement of only £75,253, rather than the full quotation of £118,000 for the complete works. The charity has been successful in delivering a range of projects over recent years that have led to sustained improvement and success at the Lytham Hall estate, the current circumstances with parking pressures and flooding require this project to be delivered at the earliest opportunity.

The Budget Working Group (BWG) has considered the request from Lytham Hall for a capital contribution for the drainage and green car park scheme. The BWG have asked to ensure:

- i) that Lytham Hall provide an update on any other recent fund raising it has achieved or is in the pipeline,
- ii) value for money by ensuring the quotations for the work are competitive,
- iii) proper accountability and payment approvals for any work undertaken.

The significant recent works and projects at Lytham Hall include the following, to name but a few...

- Extensive roof work to the Georgian and Jacobean sections of the building
- Elimination of wet rot and dry rot in roof trusses and replacement of timbers.
- Chimney repairs and repointing.
- Extensive re-leading and reroofing works to numerous areas.

- Pointing and brickwork repairs to all estate buildings.
- Replacement and repair of windows where necessary throughout Georgian and Jacobean Hall.
- Significant repairs to woodwork and stonework to all the exterior elevations of the Hall and estate buildings
- Extensive repainting of woodwork and stonework to all the exterior elevations of the Hall and estate buildings
- Reinstatement of collapsed ceilings with reed, lathe and lime plaster.
- Lime plaster repairs throughout the interior of the buildings
- Extensive interior decoration to all floors.
- Extensive electrical certification and updating works to the Hall and estate buildings
- Removal of outdated/condemned storage heating system and the introduction new sympathetic energy efficient clay core heating system. Suitable for future renewable energy sources.
- Installation of 6km of paths throughout the historic parkland
- Re-instatement of the historical parterre and the restoration of the Grade 2 listed Diana statue.
- Repairs to the Paradise Wall
- Repairs and replacement of replica windows to Gardeners Cottage
- Restoration and refurbishment of Gatehouses.
- Replacement bridges throughout the parkland
- South prospect garden restoration scheme
- Creation of an award-winning Kitchen Garden
- Restoration of the Japanese Garden around the boating lake
- Stabilisation of Boathouse ruin.
- Installation of security boundary fencing and gates
- Creation of a Garden centre
- Creation of an Antiques centre
- Creation of estate / gift shop
- Development of animal petting hub
- Significant tree works, tree surveys and arboriculture reports
- Archaeological surveys
- Introduction of digital infrastructure including fibre optic broadband and Wi-Fi throughout the buildings
- Resurfacing of main drive with support of FBC grant.
- Extension of Woodlands car park
- Resurfacing of existing car parks.
- Interpretation and curation throughout all the rooms of the Georgian Hall
- Extensive dyke works and maintenance.
- Development of a new foul drainage system and water treatment plant - currently going through planning approval.
- Creation of a new Archive and Research Centre with latest collections management software systems.
- Creation of a range of permanent and rolling historical exhibitions.

Fylde Council Technical Services will provide contract management support and drainage advice to Lytham Hall to provide project assurance to Fylde Council that funds are defrayed in accordance with project objectives.

**Capital Request:**

Description	Total (£)
Drainage & surface water management works	£46,600
Green car park surface reinforcing material	£28,653
<b>Total Capital Request:</b>	<b>£75,253</b>

**Outputs (what the investment will specifically deliver):**

The proposed works will provide:

- Improved drainage and water surface management in the immediate and surrounding area through the creation of retention pools and other water retention features incorporated into the natural landscape
- A green car parking scheme that will accommodate an estimated 173 vehicles

**Outcomes (the broader benefits achieved by the investment):**

The project will:

- Improve that quality of the landscape of the area
- Support biodiversity and environmental sustainability
- Prevent flooding and the risk of closure / restricted access
- Relieve car parking pressure on the Hall and the surrounding area during events
- Improve access leading to return visits and customer confidence
- Accommodate additional visitor numbers
- Support events and footfall at the Hall

**Contribution to corporate objectives:**

**Economy**

- Facilitate improved transport infrastructure and connectivity
- Protect the character of communities (heritage assets, listed features, town centre markets)
- Support and promote appropriate development
- Work with partners to attract new employment and create vibrant economic communities

**Environment**

- Create and maintain high quality parks and open spaces
- Improve coast and countryside accessibility
- Provide drainage infrastructure to protect against flooding

**Tourism**

- Provide parking solutions that meet the needs of residents, workers, and visitors
- Provide high quality leisure, tourism, and recreation facilities
- Support and facilitate heritage and arts
- Develop and promote unique destination points across the coast and countryside
- Develop leisure offer along the coast to cater for residents and visitors all year round
- Work in partnership with Lytham Hall to enhance and preserve the Grade 1 listed asset

<b>Budget Resource Requirements</b>				
Breakdown of initial capital costs and future revenue implications				
Estimated Total Capital costs of bid (£000's):		£ 75,253		
Annual additional Revenue costs arising from the bid (£000's):		£ 0		
OR				
Future Annual Revenue Savings achievable because of the bid: (£000's):		£ 0		
<b>Please provide any further details of revenue savings below:</b>				
The indirect added value to the tourism economy at the Hall and the wider local economy will be preserved and enhanced by the project.				
<b>Value and phasing of bid:</b>				
<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	Additional capital investment required (the value of the bid)
£75,253	£000	£000	£000	Contribution through labour provided of £42,747 through HTNW
<b>Existing resources in the Capital Programme relating to this scheme: N/A</b>				
<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	Existing capital resources in the approved Capital Programme
£000	£000	£000	£000	
<b>Estimated timescales for the bid:</b>				
Start Date: April 2023			Completion Date: July 2023	

<b>Project Risks (outline any risks to delivery of the project and how these will be mitigated)</b>		
<b>Risk</b>	<b>Impact</b>	<b>Mitigating Action</b>
That the work is not funded and carried out	Drainage, flooding, and surface water continue to be a risk to the operation of the Hall and the local environment (including residential gardens). Car parking restrictions will limit and / or lead to the loss of events, custom as well as continue to impact on residential areas.	Capital support provided to deliver the scheme that is already planned and designed.
HTNW contribution through the volunteer workforce does not have the capacity and / or capability to deliver the project	Length of time or ability to complete the project is extended and funds are required to commission the works.	Works plan and scheduled provided by HTNW with advice, support and monitoring of works by Technical Services officers from Fylde.

## Technical Drawings

**Fixing Pins & Pegs**

These pins and pegs are used to secure the GRASSPROTECTA to the ground. Fodder material may be required if required.

Product	Code	Colour	Material	Length	Weight	Quantity per 1000
Fixing Pin	FP01	Yellow	Galvanneal Steel	100mm	1.5g	666
Fixing Peg	FP02	Yellow	Galvanneal Steel	150mm	2.5g	400

**Grassprotecta product details**

Product	Code	Colour	Material	Length	Weight	Quantity per 1000
Grassprotecta	GP01	Green	PP	100mm	1.5g	666
Grassprotecta	GP02	Green	PP	150mm	2.5g	400



Notes

INSTALL 'GRASSPROTECTA' MIN. GRADE 'MEDIUM' FOR NEW PERMEABLE CONSTRUCTION REINFORCED OVERSPILLTEMPORARY CAR PARK 173 SPACES, 3992m<sup>2</sup>

EX. INLET I.L. 3.2m INSTALL INLET EROSION CONTROL AND NEW MEASURIT CHECKMATE OR WASTOP INLINE NON-RETURN VALVE OR SIMILAR APPROVED. EXISTING OUTFALL PIPE DIAMETER TO BE CONFIRMED PRIOR TO COMMENCEMENT OF THE WORKS.

NEW SWALE WITH CRUSHED ROCK EROSION CONTROL OUTLET TO DETENTION BASIN

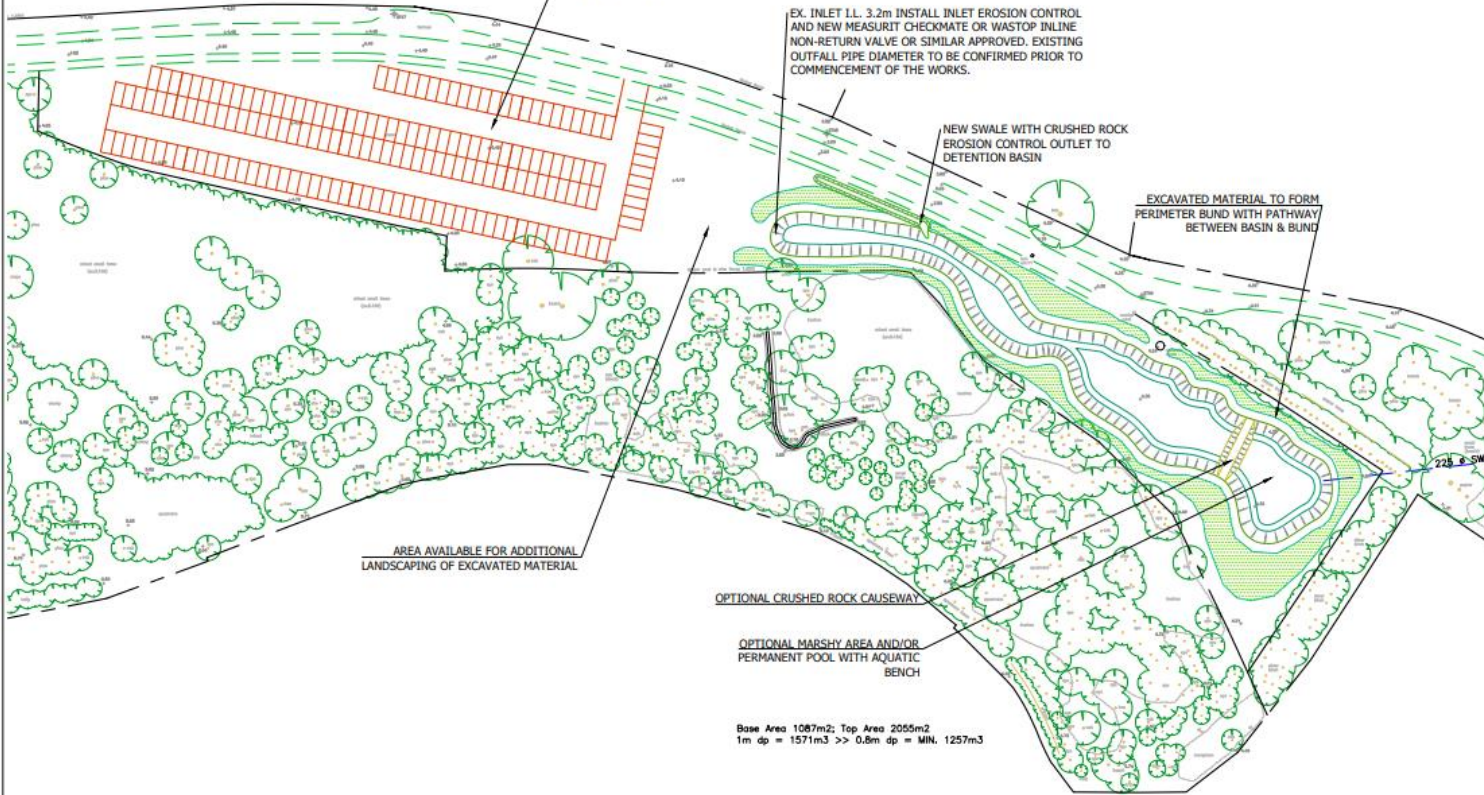
EXCAVATED MATERIAL TO FORM PERIMETER BUND WITH PATHWAY BETWEEN BASIN & BUND

AREA AVAILABLE FOR ADDITIONAL LANDSCAPING OF EXCAVATED MATERIAL

OPTIONAL CRUSHED ROCK CAUSEWAY

OPTIONAL MARSHY AREA AND/OR PERMANENT POOL WITH AQUATIC BENCH

Base Area 1087m<sup>2</sup>; Top Area 2055m<sup>2</sup>  
1m dp = 1571m<sup>3</sup> >> 0.8m dp = MIN. 1257m<sup>3</sup>



Date	Revision
AS	AUG 2022
AMS	1:500

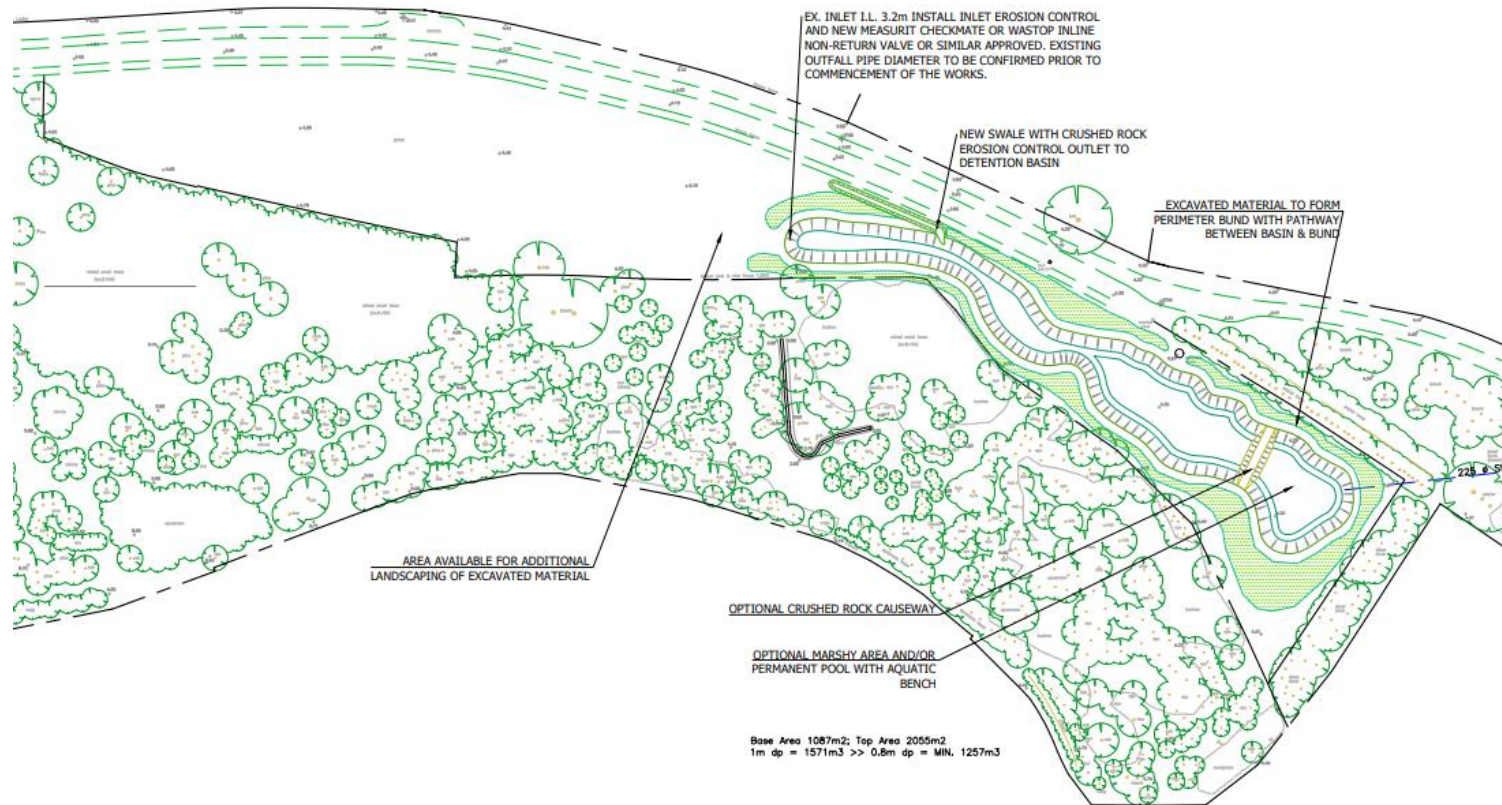
**Fylde Council**

Technical Services  
Development Services  
The Town Hall  
Lytham St Annes  
Lancashire  
FY8 1LW

Tel: 01253 658658 E-mail: webmaster@fylde.gov.uk

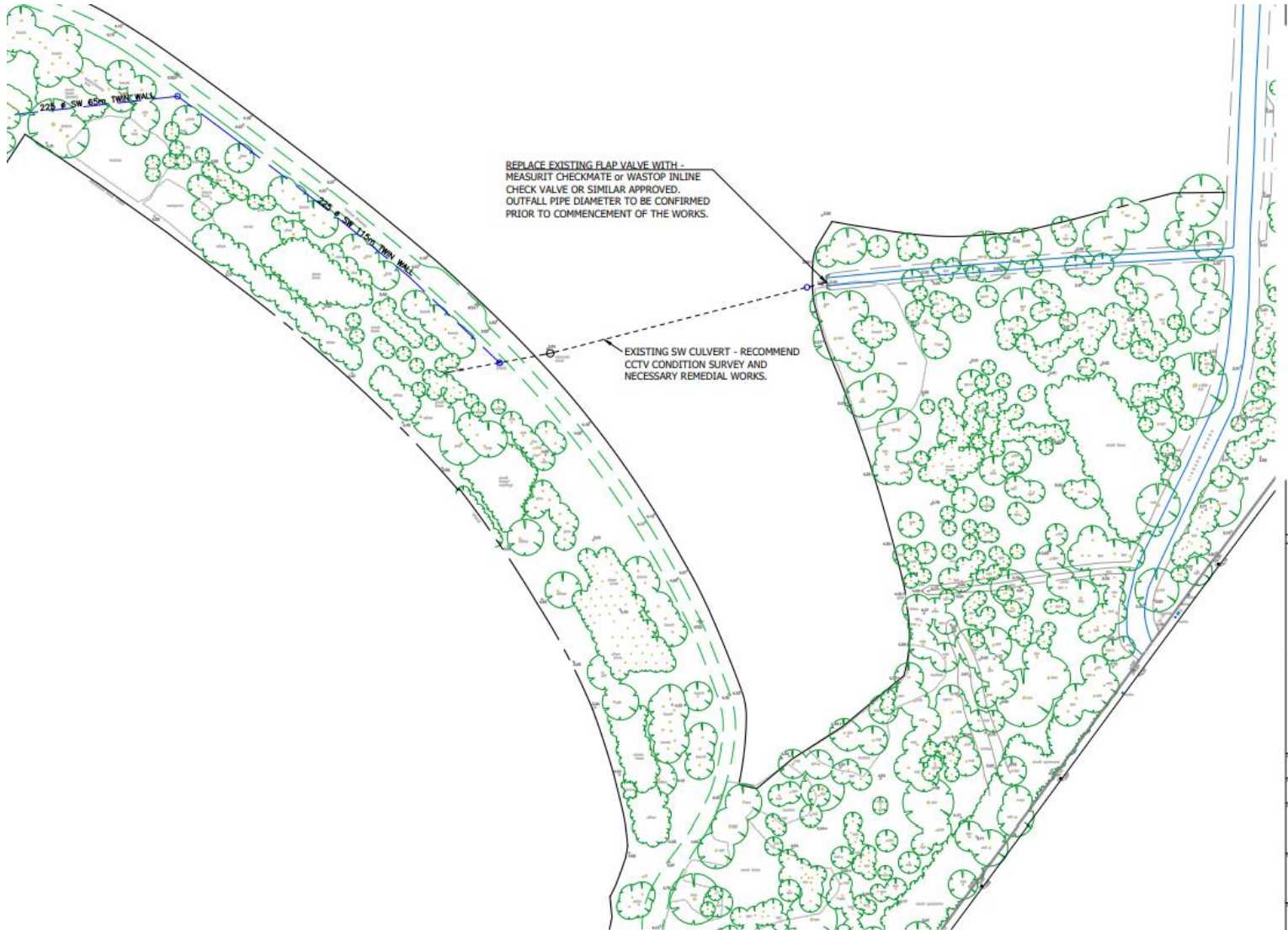
LYTHAM HALL





Date	Revision
 <b>Fylde Council</b>	
Technical Services Development Services The Town Hall Lytham St Annes Lancashire FY8 1LW Tel: 01253 658658 E-mail: webmaster@fylde.gov.uk	
AS	AUG 2022
AMS	1:500
LYTHAM HALL	





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Technical Services Development Services The Town Hall Lytham St Annes Lancashire FY8 1LW Tel: 01253 658658 E-mail: webmaster@fylde.gov.uk	
AS	AUG 2022
AMS	1:500
<b>LYTHAM HALL            SW DRAINAGE IMPROVEMENTS</b>	
<b>GENERAL ARRANGEMENT            SHEET 2 OF 2</b>	
TS 20014-SK02	

# WILLIAM PYE L I M I T E D

CHAPEL QUARRY, CHAPEL HILL TRADING ESTATE, LONGRIDGE, PRESTON, PR3 3BU  
T: 01772 782447 W: WILLIAMPYE.CO.UK

Heritage Trust for the North West  
Lytham Hall  
Ballam Road  
Lytham St Annes  
Lancashire  
FY8 4JX

Our Ref: 185021

F.A.O. Steve Williams

19 December 2022

## QUOTATION

Dear Sirs

### Lytham Hall Drainage

We thank you for your enquiry and take pleasure in quoting as follows: -

To carry out works for the paddock drainage as set out in the drawings received.

Our price to carry out the works would be £46,600.00, plus VAT at the standard rate.

Trusting the above meets with your approval.

Yours faithfully  
WILLIAM PYE LIMITED

WRP Pye - Contracts Manager

civil  
engineering

Registered in England No. 1190086  
VAT Reg. No. 156 1694 51  
UTR No. 3587007737  
Payments to Account: 01-67-14 93979967



## Quotation for Car Park Materials

### Sales Quotation

**GROUNDTRAX**  
Ground Protection and Reinforcement

To: Lytham Hall	Project Name/Postcode: Lytham Hall, FY8
FAO: Peter Anthony	Quote Ref: LT1037
Contact Tel: 07776 687459	Quote Date: 24/10/2022
Thank you for your interest in Groundtrax Systems Ltd. Following your recent enquiry, we have pleasure in providing a quotation for the supply of the materials required on the above project:	

Description	Unit	Unit Price (£)	Qty	Price (£)
GrassProtecta Medium 2m x 20m x 13mm (each roll covers 40m <sup>2</sup> ) – Genuine British made Terram product – beware of Chinese copies.	roll	£230.00	100	£23,000.00
Steel U Pins – 50 per bag (3 bags per roll + 1 extra)	bag	£17.95	301	£5,402.95
<a href="https://www.groundtrax.com/grassprotecta-ground-reinforcement-mesh/">https://www.groundtrax.com/grassprotecta-ground-reinforcement-mesh/</a>				
Delivery to a FY8 postcode on a 3 day service				£250.00

## Quotation for Car Park Materials with Labour

**WILLIAM PYE**  
L I M I T E D

CHAPEL QUARRY, CHAPEL HILL TRADING ESTATE, LONGRIDGE, PRESTON, PR3 3BU  
T: 01772 782447 W: WILLIAMPYE.CO.UK

Heritage Trust for the North West  
Lytham Hall  
Ballam Road  
Lytham St Annes  
Lancashire  
FY8 4JX

Our Ref: 185022

F.A.O. Steve Williams

19 December 2022

### QUOTATION

Dear Sirs

#### Lytham Hall Drainage

We thank you for your enquiry and take pleasure in quoting as follows: -

To carry out works to include the paddock drainage works as set out in drawings received, plus supplying & fitting the paddock grass reinforcement scheme to cover 4000sq metres.

Our price to carry out the works would be £118,000.00, plus VAT at the standard rate.

Trusting the above meets with your approval.

Yours faithfully  
WILLIAM PYE LIMITED

WRP Pye - Contracts Manager



**Example of a Green Car Park / Groundtrax**



**Examples of flooding at The Paddock area**

