

THE HISTORIC PARK VOL I

LYTHAM HALL
HLF Stage II Submission
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Heritage Trust for the North West

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1 Understanding the Park and its History

1.1 Introduction

That Lytham Hall is a hidden treasure is an undeniable fact to all those who know about it.

This report aims to identify the issues that need addressing, and propose measures that can be implemented in order to restore the historic park of Lytham Hall to a state which will not only be fit for present needs, but reverse the recent decline and start the process of regeneration which will ensure the long term health of the park.

1.2 The History of Lytham Hall and it's Park

Lytham Hall is the site of a small Benedictine priory built some time after 1190. After the dissolution of the monasteries a house was built on the site. The Clifton family owned the Hall and surrounding agricultural estate from 1606 until the 1980's. They carried out various reorganisations of the estate, of which the earliest are poorly documented. Major changes in the later 18th century included rebuilding of the house and creation of new estate and parkland landscapes. It is not until 1812 that there is a reliable map showing the Hall and its surroundings. This shows the Hall as rebuilt between 1751 and 1764 by John Carr of York, and its landscape setting, within an agricultural landscape of enclosed fields.

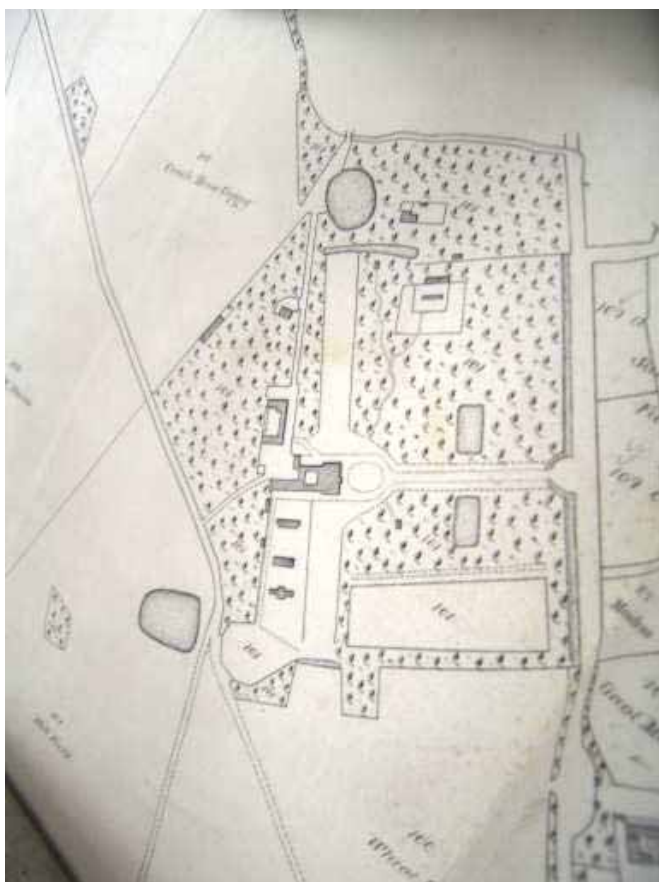


Figure 1: 1812 Map showing the Hall, stables, the garden wall and Mount, two large ponds, three vistas or prospects, and a boundary ditch to the east, all of which are still there. It shows woodland in areas which are still wooded. Other features are not now visible, and the extent of the woodland has altered.

In 1799 a Captain Latham, in *'History of Lytham'* describes the park:

"Follow the road to the iron gates through which is the carriage road to the front of Lytham hall, from hence it appears through a vista in the wood to the greatest advantage. Here the visitor halting to contemplate the scene, may at the same time fancy himself some hundred miles from the coast; continuing forward under the wood, cross a brook, and then leave the Blackpool road, taking that to the left, which leads past the north front of the hall over a neat stone bridge, to a gate at the corner of the white wall, which pass through and pursue the wall to the foot of the mount, then take a direction towards the church, over a fine ridge of ground, affording most delightful views of surrounding country hence through an opening in the wood is seen the south front of Lytham-hall pass the church and enter the marsh."

"The gardens hot and green houses, shrubberies, wood and plantations are extensive, well disposed; and kept in high order. On the south side of the hall, is a noble mount, crowned on the summit with a lofty and ornamental flag-staff: hence there is a fine extensive view into Westmoreland (sic) and Cumberland, over a considerable part of Lancashire, and in clear weather Cumbria's curtained mountains, hanging in majestic grandeur over the watery surface, arrest the eye in the south west." (Surely north-west).

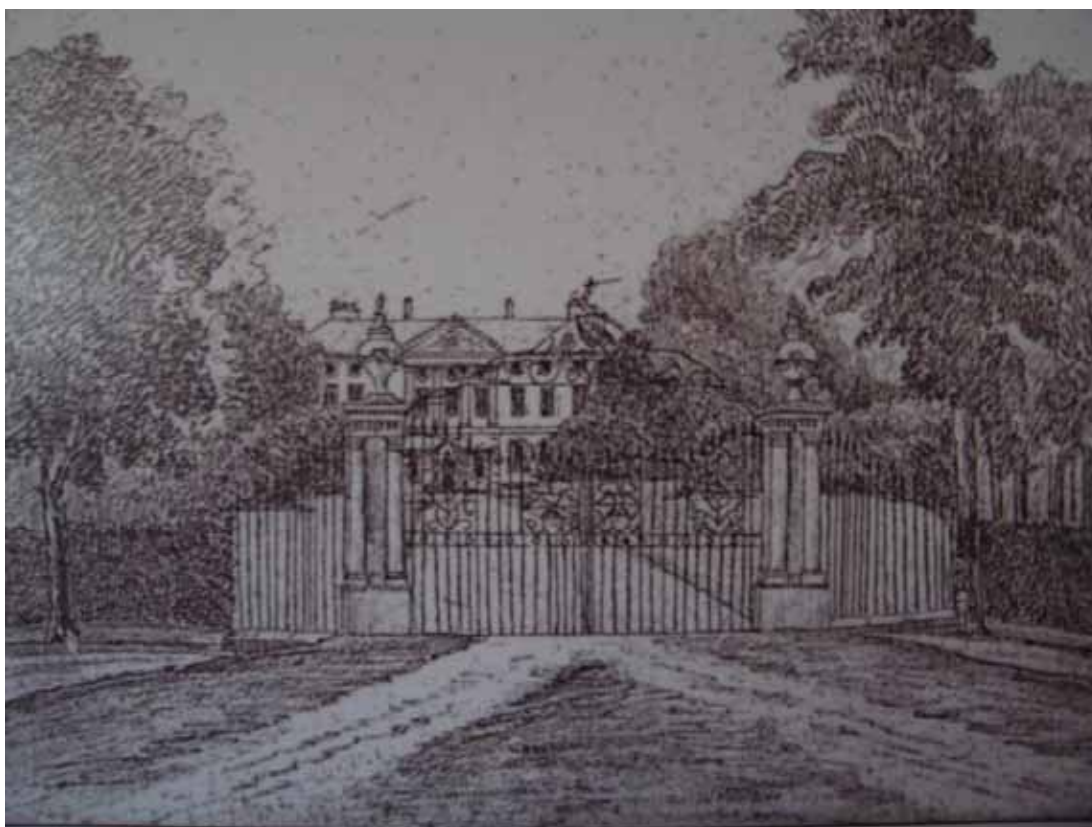


Figure 2: Early 19th century sketch of main gates by Thomas Weld

It is known that the garden wall dates to the 17th and 18th centuries. The date of the construction of the Mount is not known, but it is typical of late 17th and early 18th century landscape schemes. It is assumed that the two features were key parts of a garden layout which predates that shown in the 1812 map. Study of the few references to the garden, and site surveys have failed to come up with any firm evidence as to what the earlier layouts consisted of, and in particular, whether the existing garden wall and mound formed the western and south western features of a walled garden. There have been various conjectures as to what earlier layouts may have been like, but these are impossible to substantiate with any reasonable certainty.

John Clifton inherited Lytham Hall in 1783, and commissioned the undated plan shown in Figure 3, which illustrates a proposed 'Brownian' landscape, which would have swept away many of the earlier features. The park is shown extended to include the fields which surrounded the smaller parkland mapped in 1812, up to perimeter woodland belts. This proposal was not implemented in John's lifetime.



Figure 3: Park Improvement Plan Commissioned by John Clifton

Thomas Clifton, remembered as Thomas the Tree Planter, inherited the property in 1832, and over the next ten to twelve years, carried out extensive remodelling of the estate including the perimeter woodland belts and the extension of the parkland tree blocks to the east.

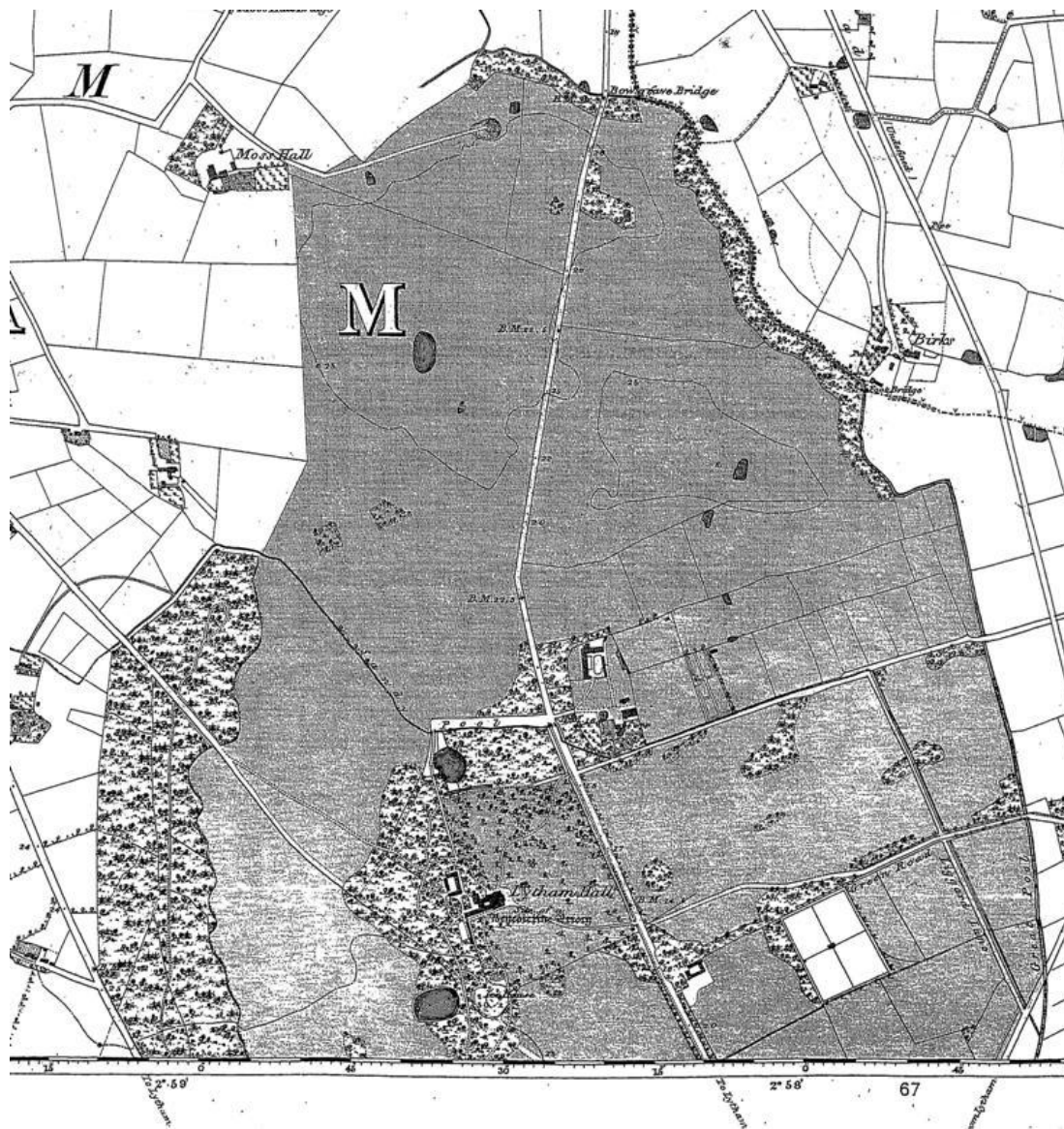


Figure 4: 1846-7 OS Map

This map shows the Hall set in parkland, as extensive as that proposed to John Clifton, but different in detail, in particular that more older features have been retained, especially close to the Hall. Ballam Road is still shown running 200 yards east of the Hall, and although New Ballam Road is shown much further east, it didn't open until the next year.

The principal change to the landscape is the addition of the new carriage drive designed by Edward Kemp (1817-1891) who was active in the area at this time, and removal of the central drive to the house. Trees to the south and south east of the Hall have been removed and the grass area to the south of the house has become indistinct, so that the layout of the woodland blocks and prospects as been modified to one of parkland with trees.



Figure 5: 1893 OS Map

This map shows most of the features mapped in 1846-7, with the main drive designed by Edward Kemp, and the removal of Old Ballam Road away from its historic line close to the Hall. The parkland east of Old Ballam Road which had been shown in 1846-7 is shown as being remodelled and extended further east beyond New Ballam Road, to create a more extensive setting, fitting for the hub of a large agricultural estate, so that distinct ‘inner’ and ‘outer’ park areas are now evident.

At the entrance to the inner park a new gatehouse, Hull’s Lodge, is shown. There are some significant additions to the inner park including an Italian Garden to the south of the Hall; a partly wooded pleasure ground, probably in the form of a shrubbery, between the Italian Garden and the old garden wall, a square clearing of unknown purpose close to the foot of the Mount; the creation of a garden aviary to the north of the Hall; and the remodelling of the pool to the north of the Hall in a picturesque style. The areas of woodland have increased, and are shown framing the north and east prospects, and the south prospect has re-emerged as a feature.

The 1891 OS 1:2,500 map in Appendix 15 provides more detail, including the dovecot north west of the Hall, the paths in the pleasure garden, and a service area next to the potting sheds, on the west of the historic garden wall.

The 1891 OS 1:10,560 map in Appendix 15 shows the changes to the south of the Park. In the 1860’s, during the ownership of John Talbot Clifton, the railway from Kirkham to

Blackpool was built across the south edge of the Park, and the town of Lytham has developed on Clifton estate land as a result of the railway, to the considerable financial benefit of John Clifton, due to the efforts of his agent James Fair. Although John Clifton was not normally resident at Lytham Hall, care has been taken to preserve the view from the Mount to the south south east, across the cricket ground.

For detailed studies of the history of the Park see:

- Appendix 1: The Historical Development of the Grounds, Research by Ruth Thurnhill, MA
- Appendix 2: The Lily Pond, Research by Ruth Thurnhill, MA
- Appendix 3: The Parterre, Research by Ruth Thurnhill, MA
- Appendix 4: Historic Landscape Assessment, Dr A. G. Crosby for Lancashire County Council, 2002.

1.3 Changes in the 20th Century

The maps in Appendix 15 show the changes that have occurred since 1900. In relation to the outer Park, the 1:10,560 map shows plenty of interesting detail, but little change from 1891, i.e. further woodland planting down the drive to the church, north of the railway, and minor changes to the field pattern. The 1930 map shows the development of a golf course, and cemetery and crematorium in the west and north west parkland, and additional planting south of the main drive to Ballam Road. The 1928 map appears to be unchanged.

The 1971 1:10,000 map shows substantial changes. The south Park is being developed for housing, and by the 1989 map the housing had reached what is now the south boundary of the Park. By this time the agricultural part of the estate had been sold by the family, and the Hall and remains of the Park bought by the Guardian Assurance Company. The 2002 map shows a small additional area of housing south south east of the Mount, which reduced the extent of the vista from the Mount across the cricket field, which was shown as being preserved in 1989.

The 1911 and 1932 1:2,500 maps show no changes from the 1891 map. However the 1964-66 maps show changes south of the Hall, i.e. the Italian Garden is shown blank, and the paths in the pleasure garden to the west are rationalised to a single route heading south. The 1974-77 map shows that this path has disappeared, and Hull's Lodge has been replaced by a new building: The Tape Store, built by G.A. for back-up storage. The 1988 map shows the path north east from the Hall to Home Farm has disappeared.

The 1990 map shows paths constructed from the car park on the site of the Italian Garden, across the former pleasure garden and around the Mount, to Curtains Pond, and back to the potting sheds by the West Wing of the Hall.

1.4 Archaeology

In 2009-10 a programme of trial excavations was carried out by a team of volunteers under the supervision of Nigel Neil. These concentrated on the Mount, and the area between it and the Hall.

The excavations have gone some way to confirming an earlier report that an ice house shown on early maps existed, and was of timber construction and turf roofed, in the American pattern, of which there are a few surviving as sites or extant.

The excavations also identified clinker edgings to the spiral path on the Mount, and the isolated remnant of a brick pier south of the garden wall. Trenches in the area east of the garden wall were also made. The report which details the trial excavations, and considers a future programme of archaeological work which, amongst other objectives, will inform the detailed landscape design work.

1.5 The Current Condition of the Park



Figure 6: 2005 Aerial Photograph

1.5.1 English Heritage Register

The site is on the English Heritage Register of Parks and Gardens of Special Historic Interest, classified as Grade II. The historical interest is summarised as ‘Gardens and pleasure grounds with elements dating from the mid-late 18th century or earlier, and from the early 19th century; parkland of the 19th century’. The citation, together with the Lancashire County Heritage Site

Map of the Biological Heritage Site which includes the current park, is included in Appendix 5.

1.5.2 Planning Consent

In 2002 Lancashire County Council granted planning permission for the development of country park facilities on the site, including countryside recreational developments and woodland management. In 2005 Fylde Borough Council granted planning permission for alterations to the previously approved L.C.C. application for car parks and paths. Details of this permission and the approved drawing as well as a woodland management plan, which formed part of the L.C.C. application, are included in Appendices 6 and 7.

1.5.3 The Landscape

A recently completed topographical survey (Figure 67) follows page 50, and together with the 2005 aerial photograph (Figure 6), and the latest maps in Appendix 15, illustrates the current state of the landscape of Lytham Hall Park.

What is there now is predominantly woodland, with the Hall and buildings hidden in it. There are narrow prospects from the Hall to north and east. The inner section of the main drive remains a fine approach to the Hall. Concealed in the woodland are stables, dovecot, two ponds and the ruins of a boat house, the historic garden wall with attached privy, Gardener's Cottage and potting sheds and the Mount. In season, the widespread snowdrops provide an exceptional display.

While the woodland is superficially attractive it does not bear close examination. The good older trees include some especially fine specimens, but are swamped by rampant secondary growth, especially of sycamore, and underplanting of *Rhododendron ponticum*, and young plantations of miscellaneous species.

Comparison of the landscape as it now exists with the records of earlier layouts leads to the following conclusions:

- the 1812 map (Figure 1) shows the beginnings of the current landscape pattern.
- the proposed Park improvement plan (Figure 3) commissioned by John Clifton influenced the development of the outer Park but not the inner Park.
- the 1847-6 and 1893 maps (Figures 4 and 5) show the inner Park developing to become a picturesque landscape including the historic features of the Mount and the garden wall, the basic woodland and prospect structure of that shown on the 1812 map, albeit softened at the edges, with the addition of the Edward Kemp drive from the inner gate to the Hall, the Italian Garden and the pleasure gardens.
- this landscape pattern remained relatively intact until the mid 20th century, but subsequent neglect of woodland management, abandonment of the gardens and aviary, change of use of the Hall, and insensitive additional tree planting, has resulted in it no longer resembling the 'garden, pleasure gardens and parkland' described by English Heritage in Appendix 5.

1.5.4 The Woodlands and Trees

The woodlands are the subject of a Management Report (Appendix 7) prepared by Lancashire County Council in 2001, in which they are categorised as:

- Mature broadleaves
- Immature broadleaved or mixed broadleaved/conifer
- Conifer plantation
- Amenity/specimen

The mature broadleaved areas have an overstorey of mature senescent oak, beech, lime and sycamore with the occasional sweet chestnut, and horse chestnuts. The spacing is variable. There is either a dense cover of rhododendron or an understorey of closely spaced young sycamore, especially where the canopy opens up.

The areas of immature broadleaf, mixed broadleaved and conifer, and the conifer plantations, are in themselves variable. Some are relatively pure stands of oak. Others, generally younger, are dominated by pine or larch, or by sycamore which are the result of natural regeneration rather than planting. Many of the younger areas are overcrowded, and vulnerable to wind blow, and all are out of character with the original woodlands, as represented by the mature broadleaved areas.

The amenity category includes parkland with specimen trees, arboretum-like areas in Hall Wood (north west of the Hall) and north west of the Mount, and areas adjacent to the drive and gate lodges off Ballam Road. The category contains a number of exotic specimen trees, and a small number of trees over two years old.

The woodlands and individual trees are an important nature conservation resource, providing habitats for a wide variety of birds, bats and insects. The veteran trees are particularly valuable in this respect, as is the area of dense young birch trees east of the Hall, which is an unusual habitat for the area and which attracts unusual birds.

The topographical survey of the Park identifies the location of all larger trees and their species.

A quantitative tree risk assessment carried out by L.C.C. in 2010 (Appendix 10) provides recommendations for work to trees where there is a risk of harm, and for restrictions in public access to areas of risk.

1.5.5 Access

Access to the Hall and park is via the main lodge and drive. Other gates are either to private land, or are kept locked. All vehicles follow the main drive to the Hall, and round to the stables. Public car parking is provided south of the Hall on the Italian Garden site, and north of the stables, with an overflow north of the dovecot. Staff parking is provided west of the

Hall. On occasion egress for coaches has been taken down the old church drive, to provide a one way system for busy events.

Pedestrians have to share the drive up to the inner gate at the site of the Hall's Lodge, where they are offered a choice of woodland walks, the old route of Ballam Road, or following the drive. The woodland walks are west to Curtains Pond, and north through Hall Wood, linking with the old drives in the west and north of the park.

1.5.6 Features

The main drive is tarmac, with passing places. The Hall is surrounded, on its east and north sides, by extensive areas of tarmac. The car parks and other drives are unsealed but generally fit for purpose. The woodland paths are generally unmade, with bark/wood chip surfacing in some areas. The brick wall extending between the west wing of the Hall and the Mount is in need of repointing, partial recoping and replacement of small areas of modern brick. The privy by the wall has been restored. The Gardener's cottage further north was restored, but is in need of refitting and is currently disused. The Gardener's sheds nearer the Hall are sound.

The planting south of the Hall, and east of the garden wall is a mixture of a few fine old trees and a few shrubs, with recently planted groups of beech, oak and flowering cherry, and self set sycamores, which form a dense screen towards the Mount, which is itself covered with self set sycamore.

The north face of the Mount is mis-shaped due to slippage and archaeological digging. The path up to the Mount is discontinuous and difficult to locate. Scattered clinker path edgings can be found. The fence around the Mount has largely disappeared with the exception of two gate posts to the north. At the edge of the Mount, opposite the end pier of the garden wall, is the base of a similar pier, uncovered during archaeological excavations searching for the ice house which was known to have existed somewhere in the Mount.

Enclosing the Mount on the west and south is a ditch in need of clearance. This connects via a culvert to a ditch to the west, and is typical of the ditches found throughout the woodlands. With the exception of the main ones, for example that draining the adjacent golf course, they are overgrown and silted up, and linked by sections of culvert, all of which are in need of attention to control ground water levels.

Curtains Pond is maintained for fishing, and is most attractive. Lily Pond by comparison is badly overgrown. The perimeter path is neglected. The boathouse is a ruin.

The Dovecot is in good condition, but surrounded by dense sycamore woodland, with no access for the public to its remarkable interior which is in full working order.

The Main Lodge and its gates have been restored. The gates and one post at the site of Hull's Lodge have disappeared, and the remaining very fine gate post and fence are in need of restoration.

Remnants of one or two sculptures have been located. Other features of the pleasure gardens appear to have been removed and apart from the occasional changes in ground level are not traceable.

Older features such as what appears to be to be a boundary bank across the area south of the Mount are traceable in the woodland, with difficulty. Many features one would expect to find in such a park were sited in areas which have been disposed of, e.g. the kitchen garden.

1.6 Conclusions Regarding Lytham Hall Park

The conclusions from this study are that:

- the landscape of Lytham Hall Park has developed over many centuries, with 17th century features (the Mount and garden wall), being incorporated into an 18th century landscape to suit the Hall as rebuilt by John Carr, and that landscape being modified in turn to create a more picturesque and extensive parkland in the 19th century.
- the second half of the 20th century has seen the Park reduced to something close to its 18th century extent. The loss of the pleasure gardens, neglect of woodland management, rampant secondary woodland dominated by sycamore, young plantations of ill chosen species and in the wrong place, and car parking in lieu of the Italian Garden.
- on balance the landscape pattern of the late 19th century is the only practical and affordable one to follow in restoring the Park. Apart from the features which were incorporated into the 19th century landscape, there is little physical evidence or record of the earlier landscape. To attempt to recreate the 18th century landscape would be a very expensive option requiring considerable conjecture due to the lack of records or physical evidence.
- despite the decline in the late 20th century there is a lot that is very attractive in the Park: the extensive woodland, the individual older trees, and features including the Mount, the garden wall, the dovecot, the inner fence and gateway, the main lodge, the mown grass prospects to the north and east, the Kemp driveway, and of course the wonderful show of snowdrops. However the dominant impression is of under-investment, lack of management and insensitive development.
- in addition to establishing a strategy for the whole Park, it is essential to identify areas where the tide of neglect can be reversed immediately, substantial benefits created in terms of increased attractions for users, the setting of the Hall transformed, and a clear demonstration made of the intention to restore Lytham Hall to its former glory. These have been identified as the restoration of the inner gateway and fence, the diversion of the drive away from the Hall, and the restoration of the prospect, Mount and pleasure garden area to the south of the Hall.

2. Understanding the Objectives for the Park and the Activities Within it

2.1 Significance

The Lytham Hall Park is unique in the Fylde, and exceptional in the wider context in that it is the setting for what is probably the largest Georgian house in Lancashire. The combination of features makes it an important example of a designed landscape for a stately home. In addition it provides an extensive recreational resource, and a natural habitat of a kind not available elsewhere in the district.

2.2 Objectives

There are six objectives for the restoration of the park:

- to provide an appropriate setting for Lytham Hall in a landscape of coherent style.
- to provide facilities for public recreation appropriate to a stately home and its wooded parkland setting, which complements those available elsewhere in the district.
- to conserve and enhance the nature conservation value of the site.
- to conserve and interpret the historic features of the site.
- to restore the landscape to a sustainable condition in terms of durability, longevity and economy of future interventions.
- to balance the desire for a coherent landscape style and a suitable setting for the Hall, with the needs of public recreation, nature conservation and sustainability.

2.3 Access

Vehicular access to the park is physically limited by both access points and routes, and is disruptive to the enjoyment of the Hall since it runs past the front of the building. A combination of improvement and re-routing is needed to alleviate the problems and improve capacity.

Pedestrian access is poor, limited to one access point, marred by shared surfaces with vehicles, and limited off-road routes. Additional routes are needed to minimise the need for pedestrians to share surfaces with vehicles and maximise enjoyment. All pedestrian routes need to be well surfaced and wide enough for wheel chair access as well as to cope with increased usage.

2.4 Activities

People will visit the site for a number of reasons, which will increase as restoration proceeds. Current usage is restricted by the access arrangements, and tends to be by people, mainly local, who already know the site. These include those who visit the Hall despite its current condition, those who come for a walk, especially with dogs, bird watchers, snowdrop enthusiasts in late winter, and visits to events held there.

All these categories of users are likely to increase. A restored Hall will be a major attraction. Improved paths will draw more walkers. The site will be capable of accommodating more events. A radically improved setting for the Hall, e.g. displays, plant sales, access to the Mount, the dovecot and gardener's house, and a café with an outside eating area in a garden setting, will provide more reasons to visit the site, especially for a wider audience.

Overall it is certain that a well restored and developed facility will increase visitor numbers both local and distant, result in more repeat visits, and become a destination of note. The proposals must ensure that there is adequate capacity for the anticipated visitors, and circulation that is arranged to spread the usage, minimise clashes and congestion, and to segregate different users when necessary.

3. Developing the Proposals

3.1 Introduction

Over the years a great deal of thought and effort by a variety of people and agencies has been put into considering how best to restore Lytham Hall Park. This proposal by Heritage Trust for the North West draws on the results of all these efforts, and has been led by the Garden Research Group appointed by H.T.N.W., whose members are Ruth Thurnhill (Lancashire Garden Trust), Alan Ashton (founder of Lytham Town Trust and woodland specialist) and Roger Dyson (H.T.N.W. co-ordinator). What is new is that this proposal for the restoration of the parkland as an entity has been considered alongside plans for the full restoration and development of the Hall. In doing this, the proposal has taken on board the earlier proposals for country park use, and for woodland management, and related them to the stately home aspects of the site.

3.2 Public Consultation

An open day was held at the Hall on Sunday 30th January 2011, at which the proposals were displayed, as attached in Appendix 12. Of those who attended 77.7% (230 people) gave the highest score to restoring the garden including the Mount, the Garden Wall, the Italian Garden, and Gardener's Cottage, and improvements to the Country Park. A tour of the area south of the Hall led by Ruth Thurnhill, assisted by Pauline Randall and Edward Thorp, was attended by fifteen people. Comments included 'wonderful', 'why haven't we known about this before?' and 'we must increase awareness of this'. There were no comments on specific items of the proposals, and no negative comments. The response was entirely positive.

3.3 Strategy for the Park

The conclusions stated earlier in this document have enabled the proposal to be drafted with a clear strategy for the park, are illustrated on the plan (Figure 68) which follows page 50, and described in the subsequent pages under the headings of:

- Landscape
- Woodlands and Trees
- Access
- First Phase

3.3.1 Landscape

The landscape strategy for the park is to re-create the late 19th century landscape, in so far as is possible within the current site boundary. The principal elements of this are:

- opening up the prospects to the north, east and south.
- conserving the character of the Kemp drive in the Inner Park.
- opening up the areas round the Lily Pond and the Dovecot.
- opening up and restoring the Mount.
- clearing and re-creating the Italian Garden and pleasure gardens between the Hall, Mount and the South Prospect.
- restoring the inner gateway and fence, the garden wall, park railings and gateways, and restoring or conserving and interpreting all other historic features.

The Woodland and Access strategies will also make major contributions to re-creating the character of the late 19th century landscape. Ecological surveys will be undertaken, in order to identify those species and habitats which must be protected, and provide the baseline information to enable every opportunity to be taken to improve and create new habitats.

The following pages illustrate what is involved in each of these principal elements of the strategy.

- **Opening up the Prospects:**



Figure 7: The North Prospect: encroaching sycamore and Rhododendron to be removed



Figure 8: The East Prospect: encroaching birch and Rhododendron to be removed



Figure 9: The South Prospect: inappropriate planting block in the centre of the prospect, and encroaching sycamore and Rhododendron to be removed

- **Conserving the Character of the Drive designed by Edward Kemp**



Figure 10: The main drive of the Hall is still largely as designed by Edward Kemp, and will be more readily appreciated and conserved by the removal of the majority of vehicular traffic, and careful preservation of the landscape character.

- **Opening up the Area round the Lily Pond**



Figure 11: Remove the majority of the shrub and tree growth around the pond edge to allow views in and sunlight onto the water



Figure 12: Clear vegetation round the ruins of the boathouse and stabilise the structure to prevent further deterioration



Figure 13: Clear fallen trees giving access to the island

- **Open up the Area round the Dovecot**



Figure 14: Remove sycamore trees round the Dovecot to re-create the open space in which it would have formerly stood



Figure 15: Provide a path to the door of the Dovecot and access to view the interior from a point just inside, since the interior which is in working order is vulnerable



Figure 16: The interior of the Dovecot



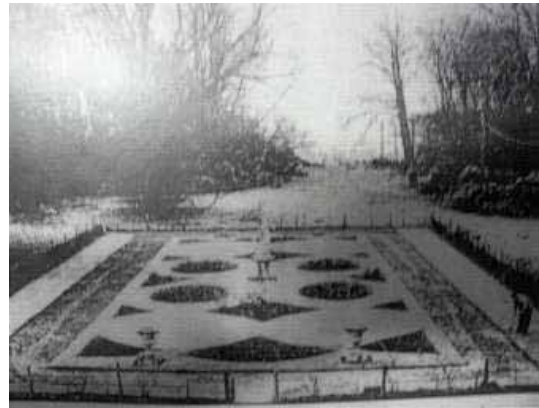
Figure 17: The interior of the Dovecot

- **Opening up and restoring the Mount**



Figure 18: The Mount from the north east: see 3.3.4 for proposals

- **Clearing the site of and re-creating the Italian Garden**



Figures 19 & 20: The Italian Garden has been turned into a car park (left) and the open vista to the south has been planted up with spruce and larch which should be removed: see 3.3.4 for proposals

- **Clearing the site of and re-creating the Pleasure Garden**



Figure 21: Clearing and re-creating the Pleasure Garden: see 3.3.4 for proposals

- **Restoring the Inner Gateway and Fence, and the Garden Wall**



Figure 22: Restoring the Inner Gate and Fence: see 3.3.4 for proposals



Figures 23 & 24: Restoring the Garden Wall: see 3.3.4 for proposals

- **Restoring and Conserving other Park Railings and Gateways, and other Historic Features**



Figure 25: The railing at the end of the East Prospect will be repaired



Figure 26: The gateway on the former drive to Hey House Lodge will be restored as a viewing point across the golf course



Figure 27: This remnant of a statue in Hall Wood and all other historic features will be restored or conserved and interpreted

3.3.2 Woodlands and Trees

The strategy for the woodlands and trees is to manage them to ensure their longevity and improve habitats, with the public excluded from certain areas for nature conservation and safety reasons. This will include phased management works to:

- take care of trees of great age, and undertake work to trees where there is an identifiable risk to the public.
- to promote the regeneration of the woodlands so that they become dominated by oak, lime and other locally occurring native species. This will require the replacement of areas of inappropriate planting, such as pine and larch, and of sycamore, which is becoming dominant in many areas, and the removal of most of the *Rhododendron ponticum* which is inhibiting natural regeneration.

The following pages illustrate what is involved in these strands of the strategy.

- **Take Care of Trees of Great Age**



Figure 28: Veteran sweet chestnut on the Kemp Drive to be conserved

- **Undertaking Works to Trees where there is an Identifiable Risk**



Figure 29: Veteran Horse Chestnut tree just south of the Hall in need of minor works and protection

- **To Promote the Regeneration of Woodlands**



Figure 30: The existing woodland will be managed to promote young oak woodland as seen above on the western boundary



Figure 31: Area east of the Mount invaded by sycamore and Rhododendron, typical of those which will be cleared



Figure 32: Young planting of inappropriate species near the south boundary, typical of those to be replaced with suitable species

3.3.3 Access

The strategy for access is to:

- divert vehicular traffic away from the vicinity of the Hall, by taking the main driveway along the route of the Old Ballam Road, then through Hall Wood to the Home Farm Drive, to a new main car park in the existing clearing north of the Dovecot which is currently used for overflow parking.
- to create a new visitor reception/information point in the former log store, entered from the west, to suit visitors walking from the main car park, and a coach drop off point nearby.
- to provide additional woodland paths, and a new path from the Main Lodge to the inner gate at the site of Hull's Lodge.
- to widen and improve all paths to accommodate wheelchairs and increased usage.

The location of these are illustrated on the Strategy Plan (Figure 68) after page 50. The following pages illustrate what is involved in each of these strands of the strategy.

- **Divert Vehicular Traffic away from the Hall**



Figure 33: The diversion of the main drive on the Old Ballam Road, leading to Hall Wood



Figure 34: The main drive will run along Home Farm Drive to the new main car park

- **Create a New Visitor Reception/Information Point**



Figure 35: The kennels in the foreground of this photograph will be used as a plant sales area, and the log store behind used as a visitor reception and information point. The structure will be renovated and fitted out for these purposes.



Figure 36: The new facility will lead visitors into the West Courtyard

- **Widen and Improve all Paths**



Figure 37: A typical existing woodland path in need of improvement



Figure 38: A typical existing woodland path in need of improvement

- **Provide New Path from the Main Lodge**



Figure 39: A new path from the Main Lodge to the Inner Gate is proposed, to separate pedestrian and vehicular traffic

3.3.4 First Phase

The strategy for this first phase is to concentrate on:

- diverting the main drive, away from the immediate vicinity of the Hall.
- restoring the Inner Fence and Gateway
- restoring the area south of the Hall, i.e. restore or re-create:
 - the Italian Garden
 - the South Prospect
 - the pleasure gardens
 - the Mount
 - the garden wall and adjacent areas

This will require the clearance of all the young plantations of inappropriate species, of the sycamore and *Rhododendron ponticum* which has colonised formerly open areas, and of the existing car park on the site of the former Italian Garden.

The location of these elements is shown in the key plan on the proposals drawing, Figure 70, which follows page 50.

The following pages illustrate what is involved in each element. A brief specification and costing of the proposals is included in Appendix 13, and a programme for implementation is included in Appendix 14.

- **Diverting the Main Drive**



Figure 40: Diverting the drive to the line of the Old Ballam Road will provide visitors with this view of the Hall along the South Prospect at the point where the main gate to the Park and Hall was situated in the 18th century



Figure 41: The line of the Old Ballam Road



Figure 42: New access to the main car park from Home Farm Drive, i.e. the proposed main drive

- **Restoring the Inner Fence and Gateway**



Figure 43: The fence and gates are in need of restoration, replacement of missing parts, and repainting



Figure 44: The west side of the gateway

- **Restoring the area south of the Hall to Re-create the South Prospect**



Figure 45: The 2005 aerial photograph shows the current condition of the area south of the Hall

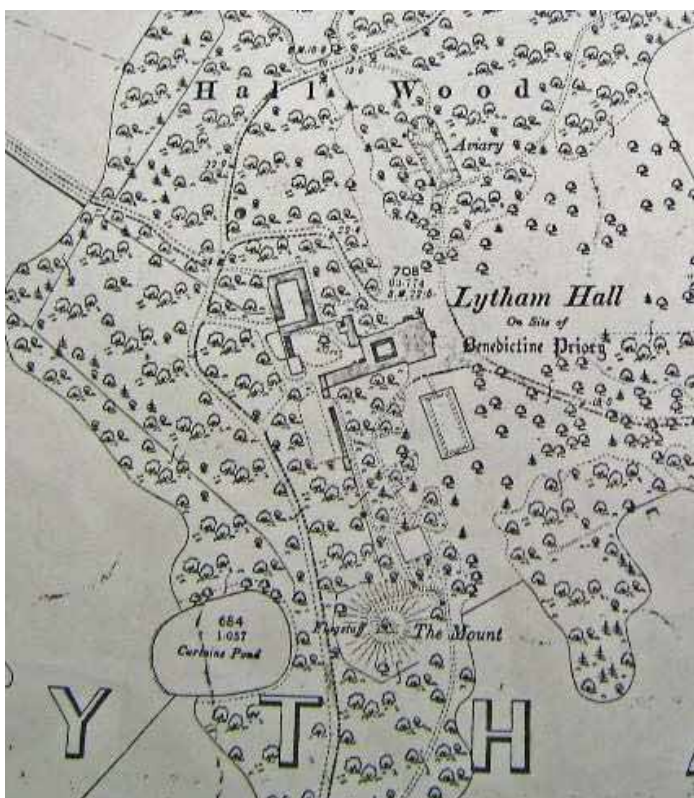


Figure 46: The 1893 OS map bears the closest resemblance to what is on the ground now. The South Prospect will be cleared as illustrated here, with the exception of the boundary planting which will be retained but converted to oak woodland. The planting to be cleared is illustrated in Figure 9. The proposal for the main area of the South Prospect is to restore the gravel area adjacent to the Hall, re-create the Italian Garden, then re-create an open grass meadow leading to a new feature bridge across the re-aligned and opened up existing ditch, beyond which will be an arc of beech hedging to close the end of the vista. A single Cedar of Lebanon will be planted close to the retained fine trees to the east of the South Prospect, and care will be taken not to alter the setting of the main drive as laid out by Edward Kemp.

- **Re-create the Italian Garden**



Figure 47: In its later years the Italian Garden was planted with roses. The intention is to replant it as a formal parterre with clipped hedges, feature plants, and beds of herbaceous and seasonal plants, with a framework of lawns and gravel paths. The statue and urns will be replaced

- **Re-creating the Pleasure Garden**



Figure 48: The dense sycamore and Rhododendron woodland north of the Mount will be cleared



Figure 49: The sycamore and other undesirable trees south of the West Wing of the Hall will be removed so that it is no longer overshadowed



Figure 50: A café terrace will be created along the south face of the West Wing on the model of the Chelsea Physic Garden, as illustrated above. The terrace will have access from the café in the building. Climbers will be planted against the West Wing wall, and planting beds created, to make an attractive outdoor seating area, with visual interest both close at hand and in the more distant views to the Mount and to the South Prospect. The aspect and shelter together with a careful choice of plants will ensure that this area is attractive to users in most months.



*Figure 51: The area between the South Prospect and the historic garden wall, running from the West Wing to the Mount, will be laid out as a picturesque garden, utilising the few good retained trees. Tree and shrub planting will be selected to create all year round visual interest, and will utilise species, such as *Hamamelis mollis*, introduced by Charles Maries, who had close associations with the park. Shrubs will be planted as individuals in a grass and wildflower sward.*

The path layout will be based on that shown in the 1893 OS map, with some additions and re-alignment only where needed to suit changes that have taken place since 1893. For comparison, an overlay of the 1893 OS map on the proposed layout, is included at the end of Appendix 15 in volume 2 of this report.



Figure 52: The best of the shrubs, and trees like the horse chestnut illustrated in Figure 29, will be retained

- **Restoring the Mount**



Figure 53: Looking across Curtains Pond the Mount is almost invisible since it is overgrown with sycamore trees



Figure 54: The self-sown sycamore will be cleared from the Mount, restoring the open aspect, the views to and from the Hall and Pleasure Garden, and out across the cricket ground to the south south east



Figure 55: The north face of the Mount will be regraded to repair slippage and fill former archaeological excavations

The ditch south of the Mount will be cleared out, and opened up where culverted, and will link to lengths of estate fence linking to the historical wall in the west, and run alongside the South Prospect to east, to define the garden area.



Figure 56: The gate posts at the foot of the Mount will be restored and the spiral path re-created, with the original clinker edgings where possible, and a viewing area with seats at the summit. The slopes of the Mount will be sown with a grass and wildflower mix for stability and visual interest. The few good trees, mainly Yew, on the lowest slopes of the Mount will be retained.



Figures 57 & 58: Remnants of the of edgings and alignment of the spiral path on the Mount

- **Restoring the Garden Wall and Adjacent Area**



Figures 59 to 63: The historic garden wall (above and below) will be repointed. Small areas of modern brick will be replaced, and modern coping will be replaced with brick coping to match the surviving length of the original detail.





Figures 64 & 65: The restored privy in the wall (left) will be open to visitors, and the gardener's cottage (right) refitted for information/interpretation, accessed from the garden. The planting bed will be created along the full length of the wall, with fruit trees as espaliers at the south end, and climbers to the north.



Figure 66: The existing potting shed will be restored to use, and a fenced yard created adjacent, as shown on old maps. The kennels and the log store, as illustrated on Figure 33 will also be renovated to provide storage facilities for materials and tools for the works.

4 The Park Restoration, Maintenance, Management and Activity Plans

4.1 Park Restoration Plan

4.1.1 The strategy for the restoration of the Park, as set out in Section 3, will be implemented over a period of years, but with a concentrated effort in the initial year to create maximum impact in terms of transforming the setting of the Hall, increasing attractions for users, and a clear demonstration of the intention to restore the Park and Hall to its former glory.

4.1.2 The implementation of the remaining strands of the strategy will continue for many years, since it is primarily woodland management. This has to be phased to prevent windblow, provide sheltered conditions for replanting and minimise the temporary loss of amenity in terms of access and views, as well as disturbance of habitats. Restoration of the remains of historic features concealed in the woodland will be done on the same timescale.

4.1.3 In practical terms, getting the woodland back in order will be carried out in several ways:

- work to individual trees where there is a risk to public safety.
- work to existing stands of trees to remove undesirable species, allowing desirable species to thrive and creating clearings for natural regeneration.
- clear felling of areas of undesirable species and replanting with appropriate species.

It is likely to take ten to twenty five years to deal with the backlog of woodland management, after which the degree of intervention will be much lower.

4.1.4 Careful consideration has been given to the ways and means of carrying out the first phase works, to balance the requirements of efficiency and economy, while maximising public involvement and meeting an early deadline.

4.1.5 The Open Golf Championships will be held at Royal Lytham & St Anne's in July 2012, and it is intended to bring the first phase works to a state where there can be a well publicised public opening in advance of The Open. This will enable H.T.N.W. to make best use of local interest and pride in showing off the best of Lytham, and will give the volunteers that are intended to be involved a very real and exciting target.

4.1.6 The proposed phase one works include elements which are best done by contractors, others which are best done by volunteers, and a lot which could be done either way. H.T.N.W. have considerable experience in utilising volunteers, and in this instance have identified a number of organisations who are keen to find meaningful employment for people with time on their hands and a need to gain experience. These include Kirkham Prison, which has in the past welcomed such work; Myerscough College, which has an excellent reputation for horticulture and agriculture; as well as Army Reservists, who are keen for challenges. There is also scope for providing training for those wanting to return to employment. Locally there are experienced and skilled horticulturalists keen to be involved, as is the Lancashire Garden Trust. It is the intention of H.T.N.W. to appoint a volunteer co-ordinator as well as a head gardener, in order to make the best use of volunteer resources.

4.1.7 The works have been costed, broken down by area and element, with brief specifications and quantities taken from the plans. This costing is included in Appendix 13. The result of this exercise are summarised below:

- the estimated net cost of the works if carried out by contract is:

1.	Diversion of the main drive	£103,136
2.	Restoration of the Inner Gateway	£10,000
3.	Restoration of area south of Hall	<u>£222,206</u>
	Total	£335,342

- if volunteers are used as proposed for the restoration of the area south of the Hall with an equipment cost of £26,700, and input of volunteer time valued at £85,375, there would be a reduction in value of £45,235 on contract works.

4.1.8 Work programming has been considered in some detail, and a simplified bar chart is included in Appendix 14. The combination of a short period in which to do the works, nature conservation requirements in terms of species protection, and the seasonal requirements for different elements of the works, result in limited periods in which to carry out many elements. This will require careful planning and resource management, and result in a more detailed programme with defined linkages between activities to ensure orderly and technically satisfactory progress. In essence, it will be necessary to carry out all the tree and shrub clearance in the first month, which is anticipated to be October, to bring the potting shed and Gardener's Yard and other facilities needed for the works into use at the start, and to do the remaining site clearance, soil strip and construction of paths and terrace up to base course levels, as a swift first operation. After this the horticultural works can commence and planting be done in season. The bar chart illustrates the periods in which operations should be undertaken rather than their anticipated duration, which will fit within the windows of opportunity illustrated.

4.2 Park Maintenance Plan

Currently the Park is maintained by one groundsman and a grass cutting contractor. As stated in 4.1.6 H.T.N.W intend to appoint a Head Gardener, who will be responsible for managing the volunteer work force carrying out the restoration, and subsequently undertaking the maintenance. The intention is to offer individuals or groups of individuals the opportunity to adopt a specific item or area, implementing and subsequently maintaining the works, thereby gaining a sense of ownership and satisfaction. The costing in Appendix 13 includes the first year's maintenance and estimates of the manpower requirements for the differing elements, which will inform the recruitment and training processes. A draft job description for the Head Gardener is attached in Appendix 9.

4.3 Park Management

Currently the Hall has a manager employed by H.T.N.W, and Lancashire County Council manage and maintain the parkland, dedicating a part time countryside ranger to the site. It is considered more appropriate for the restored gardens to be managed in close association with

the Hall, than as part of what is effectively a country park, so the Hall Manager will take responsibility for the Garden.

4.4 Park Activities

The current light usage of the Park for informal countryside recreation will intensify. The restored South Garden will attract substantial numbers of visitors in its own right and in association with the Hall and the café.

The diversion of vehicular traffic away from the front of the Hall will improve both the enjoyment of the average visitors, and more particularly visitors for private events held in the Hall and its immediate vicinities.

The continued involvement of volunteers in the maintenance and development of the gardens will involve a substantial number of people. H.T.N.W. will continue to develop its policy of inviting school and youth groups to visit the Park, enjoy a learning experience and to contribute to its well being.

5 Outcomes, Long Term Benefits and Evaluation

5.1 The Benefits of the Proposed Phase One Works are:

- by diverting vehicular traffic to the Old Ballam Road, not only will the character of the Kemp drive be protected for quiet enjoyment, but the Hall will regain it's undisturbed linkages with its setting in the north and east, improving visitor experience and opportunities for activities to overflow from the Hall to adjacent areas.
- the restoration of the Inner Fence and Gateway will show all visitors the intention to restore Lytham Hall to its former glories.
- the restoration and re-creation of the areas south of the Hall will provide an appropriate setting for the Hall and considerable additional visitor attractions.
- the overall effect of the works will be to remove the major causes of blight, creating the impression of a place being restored to a high standard, which the later phases of the works will enhance.

5.2 Evaluating the Outcomes of the Activity

The success of the phase one proposals will be measured in two ways:

- by assessing the level of community involvement in the restoration process, by recording the amount of volunteer input.
- by recording visitor usage of the Park, both during and after the works are complete, and analysing the usage of the various aspects of the facility in order to inform future development decisions. Recording of visitor numbers will be supplemented by recording visitor responses to the facility, using questionnaires.

This report has been produced by Randall Thorp for **the Heritage Trust for the North West**