

CABINET

WEDNESDAY, 16TH DECEMBER, 2020, 6.00 PM

HYBRID MEETING – MICROSOFT TEAMS AND
SHIELD ROOM, CIVIC CENTRE, WEST PADDOCK, LEYLAND, PR25
1DH

SUPPLEMENTARY AGENDA

I am now able to enclose, for consideration at the above meeting of the Cabinet, the following information:

10 Worden Hall Project

Report of the Director of Planning and Property enclosed.

(Pages 3 - 24)

Gary Hall
INTERIM CHIEF EXECUTIVE

Electronic agendas sent to Members of the Cabinet

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REPORT TO	ON
CABINET	Wednesday, 16th December 2020



TITLE	PORTFOLIO	REPORT OF
Worden Hall Project	Cabinet Member (Finance, Property and Assets)	Director of Planning and Property

Is this report a KEY DECISION (i.e. more than £100,000 or impacting on more than 2 Borough wards?)	Yes
Is this report on the Statutory Cabinet Forward Plan ?	Yes
Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council? This should only be in exceptional circumstances.	No
Is this report confidential?	No

PURPOSE OF THE REPORT

1. This represents a further report on Worden Hall to update Cabinet on progress on the project with particular reference to the imminent planning application for the project.
2. The report will also ask Cabinet to authorise the next stage of the project which proposes to authorise the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to commence a procurement exercise to identify a contractor and professional services to implement the Worden Hall project.
3. The report will also highlight the time-line for the project which is to be on site towards the end of April 2021 and completed in time for the 2022 Leyland Festival

PORTFOLIO RECOMMENDATIONS

4. That Cabinet welcome the progress of the Worden Hall project and note the formal submission of the project to Planning this week.

5. That Cabinet authorise the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to commence a procurement exercise to identify a contractor and professional services to implement the Worden Hall project.
6. That subject to the receipt of Planning and Listed Building, Cabinet authorises the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to appoint the highest scoring contractor and professional services in terms of social value, quality of submission, timeframe for implementation and price be appointed to undertake the works
7. That Cabinet request that Officers bring back a further report to award the contract to the successful contractor for the construction phase of the project in line with the timeline for the project.
8. That a further report will be brought back to Cabinet outlining proposals as to how the refurbished Worden Hall will be run in the future to the benefit of all including local communities and visitors alike.

REASONS FOR THE DECISION

9. The Worden Hall project, under the procurement rules of the Council, require Cabinet to authorise the agreed way forward as the project moves into the procurement and construction phase as consultants to continue to support the Council through the tender and construction phases of the project.

CORPORATE PRIORITIES

10. The report relates to the following corporate priorities:

An exemplary Council	x
Thriving communities	x
A fair local economy that works for everyone	x
Good homes, green spaces, healthy places	x

BACKGROUND TO THE REPORT

11. In June 2019 the Council appointed architectural consultant Purcell and financial consultants Amion to undertake a feasibility into potential future uses of Worden Hall. The consultant's report reviewed and modelled in detail, three options for bringing the Hall back into use. These options consisted of a Community Use option, Small Weddings and Events option or large Weddings and Events option.
12. At the Cabinet meeting on 16th October 2019 the Cabinet recommended to rule out Option 3 following a public consultation exercise carried out and requested officers to work up a viable business plan for an enhanced Option 1 which

combined Community Use as well as providing for small weddings and events. This option was adopted at the Cabinet meeting of 22nd January 2020

13. A multi- disciplinary officer group then worked with the architectural and financial consultants to develop the proposals.
14. There was then a delay to the project due to the impact of Covid 19 between March 20 to early July 20. Following the gradual relaxing of the lockdown, progress on the Worden Hall project was recommenced
15. Purcell Ltd were appointed to take the project through to RIBA stage 3 which involved achieving the following working with the Council's project team:
 - Taking forward the agreed hybrid version of the Worden Hall project as supported by the public consultation to the point of being submitted for formal planning permission (see appendix 1 for plans)
 - The preparation of the planning application has involved considerable work in developing all aspects of the projects, carrying out all the necessary surveys, producing a comprehensive Heritage statement and working closely with the Council's planning team to ensure all aspects of refurbishing and developing a grade 2 listed building were taken account of.
 - Finalising the scope of the project ensuring that it can be delivered within the £2.170m allowed for in the Council's capital programme.
16. The project is now at the point of being submitted for formal planning approval. It is now crucial that we commence work on taking the project through the next phase of getting the right professional services in place and following a procurement process to get the right contractor in place for the construction phase of the project

PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

17. As highlighted in the purpose of the report the key proposal being brought forward in this report is a request for authorisation to be given to the Portfolio Holder for Finance, Property and Assets in consultation with the Chief Executive to appoint the highest scoring contractor and professional services in terms of social value, quality of submission, timeframe for implementation and price be appointed to undertake the works of completing the Worden Hall refurbishment
18. The rationale behind the above proposal is to identify the most effective way forward both in terms of best value and deliverability in taking the Worden Hall project through to completion. This is about have the right level of professional services in place to support the Council in tendering for and managing the construction phase of the project
19. This is an exciting project which will transform the look of Worden Hall as shown in Appendix 1 to this report. The proposals outlined above will allow the ambitions

of the Worden Hall project to be realised which is for the hall to be re-born as the vibrant heart of Worden Park enabling a hive of community activity, drawing local residents and visitors from across the region to the Park and hosting a myriad of local events.

CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

20. An extensive consultation exercise was carried out in late 2020 which resulted in high levels of involvement from the public. Over 500 respondents replied to the consultation exercise with the majority stating that they wanted the Hall to be a Community Venue which provided a space for meetings and hosted small weddings and events. The proposals outlined within the report are fully aligned to the feedback that was received through the public consultation exercise.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

21. There have been a number of potential options put forward for the future of Worden Hall including do nothing. Through public consultation the chosen option as outlined in this report was adopted as the preferred way forward.

AIR QUALITY IMPLICATIONS

22. Part of the project is to consider how the refurbished Worden Hall can improve its environmental performance which will improve local Air Quality. The project will also introduce new electrical charging points to the car-park.

RISK MANAGEMENT

23. The key risks to the project is ensuring that we are able to stay within the financial envelope for the project, notably the budget of £2.172 allowed for within the Capital programme.

EQUALITY AND DIVERSITY IMPACT

24. All relevant Equality implications will be evaluated through an EIA carried out as part of the project.

COMMENTS OF THE STATUTORY FINANCE OFFICER

25. As outlined in the report, the total budget in the capital programme for the Worden Hall project is £2.170m.

COMMENTS OF THE MONITORING OFFICER

26. A procurement exercise in accordance with Contract Procedure Rules will be carried out. As part of the assessment process social value considerations will be taken into account as well as considerations of price and quality. Ultimately a report will be brought back to Cabinet for authorisation to award a contract. This is subject to first obtaining planning permission and listed building consent – that of course is a matter for Planning Committee.

27. There are no concerns from a legal perspective here.

BACKGROUND DOCUMENTS

There are no background papers to this report

APPENDICES

Appendix A - Full plans of the proposals for Worden Hall

Jonathan Noad
Director of Planning and Property

Report Author:	Telephone:	Date:
Neil Anderson, Lee Nickson, Jonathan Noad(Assistant Director of Projects and Development, Senior Engineer, Director of Planning and Property)	01772 625540	16th December

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WORDEN HALL
PRE-APPLICATION CONSULTATION

October 2020



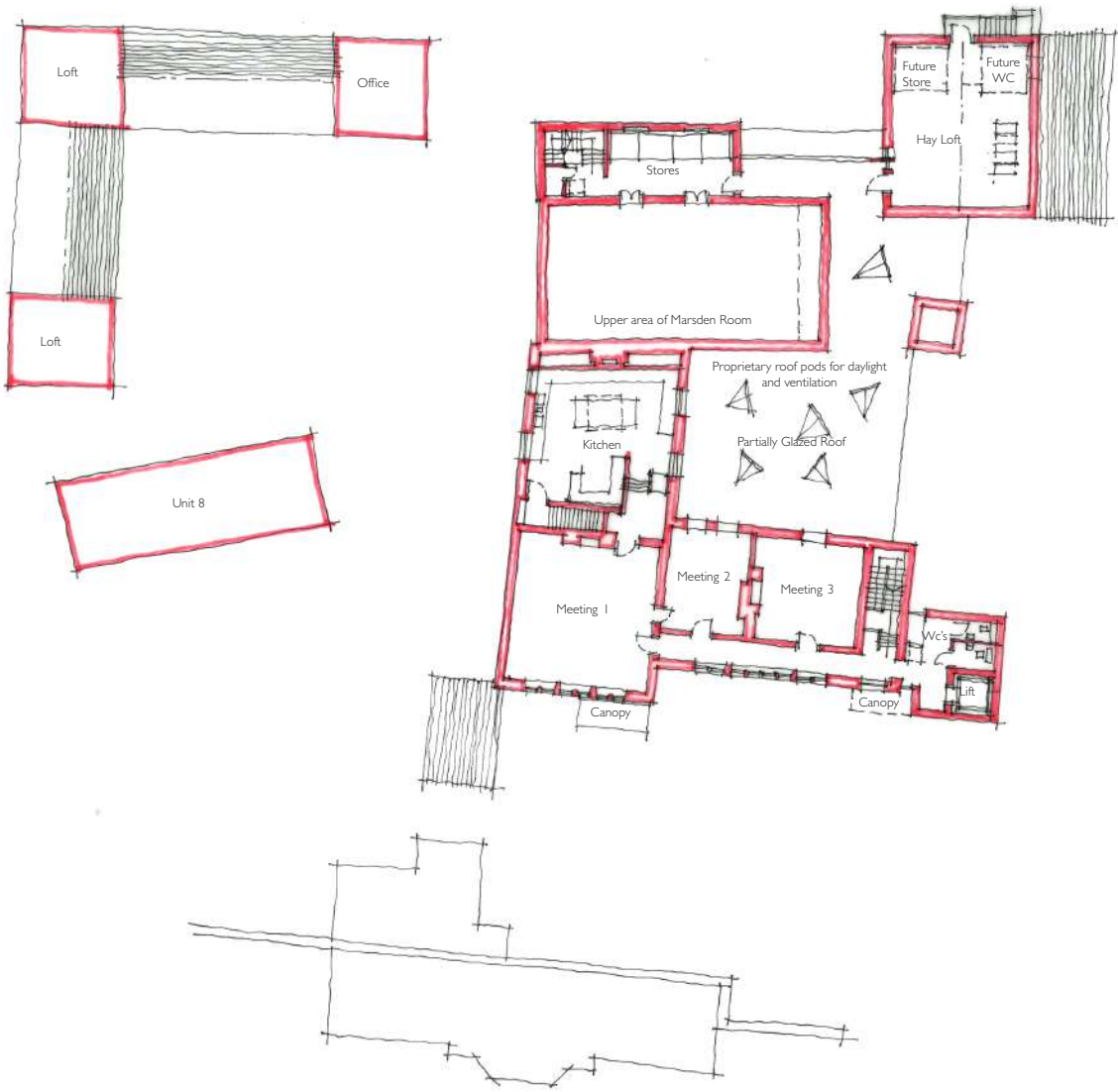
WORDEN HALL

BACKGROUND & BRIEF

- Overview
- Design team were asked to undertake feasibility study in 2019
 - Public consultation was held and feedback gathered
 - Hybrid option was developed for Enhanced Community Venue
 - Design Team were appointed to carry out Stage 3 Design Development
 - WC (11 as existing)

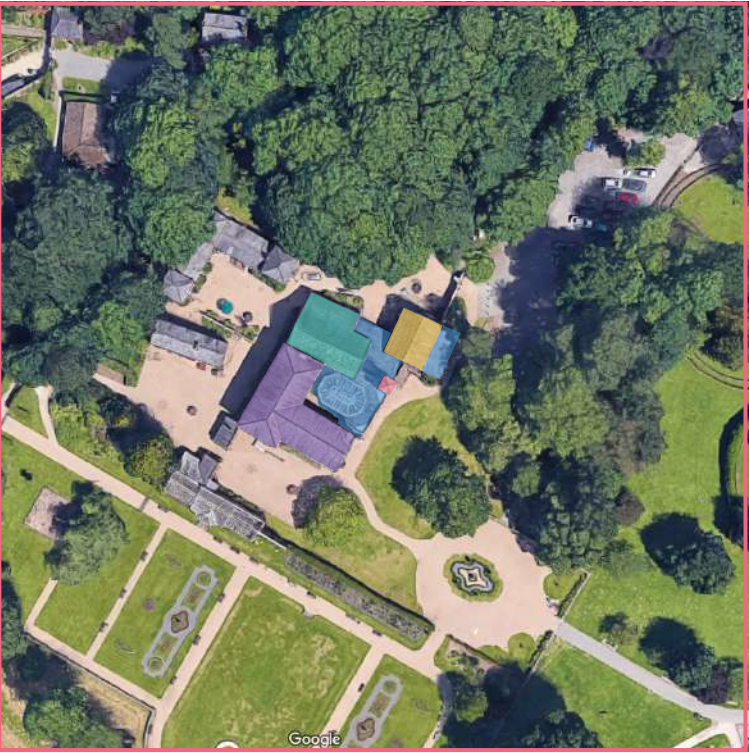


RIBA 2 GROUND FLOOR AS PROPOSED



RIBA 2 FIRST FLOOR AS PROPOSED

DESIGN DEVELOPMENT
SITE



- DERBY WING
- BARN (MARSDEN)
- STABLES
- CLOCK TOWER
- MODERN ADDITIONS

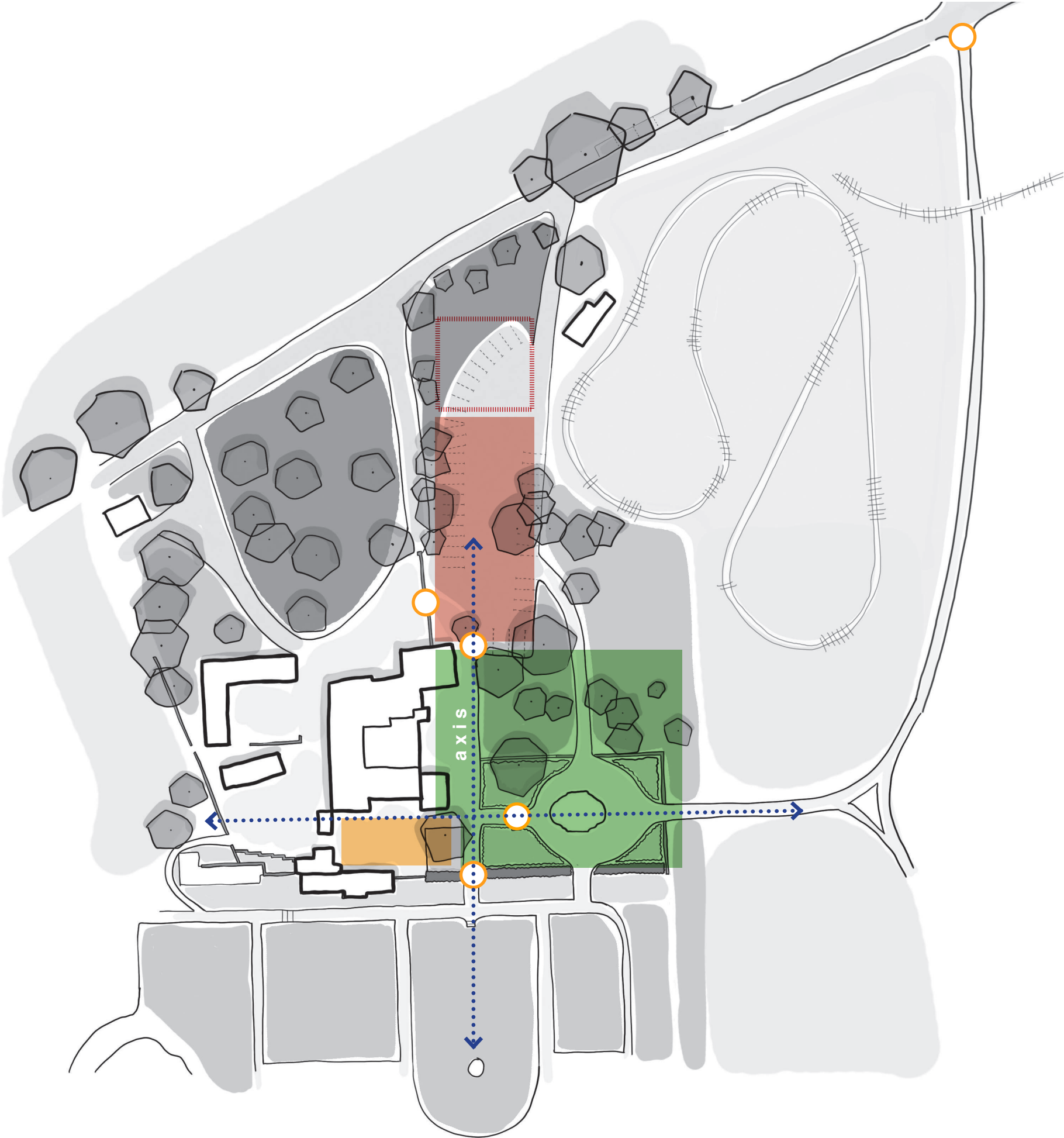


Landscape Brief: History / Wayfinding / House + Gardens

The new landscape proposals will be designed with the following points in mind.

- Respect the **historic value** and visual amenity of the park and hall setting
- Improve **wayfinding** around the hall and orientation around the wider parkland
- Create pedestrian/visitor **sense of arrival** and journey through the park
- Strengthen the historic landscape design palette through **material choice and planting**
- Improve and increase **car parking** facilities
- Improve site **security** and natural surveillance
- Review and improve the building **entrances** to comply with Building Regulations Part M, where appropriate.

Zoning Sketch



Existing car park reconfigured

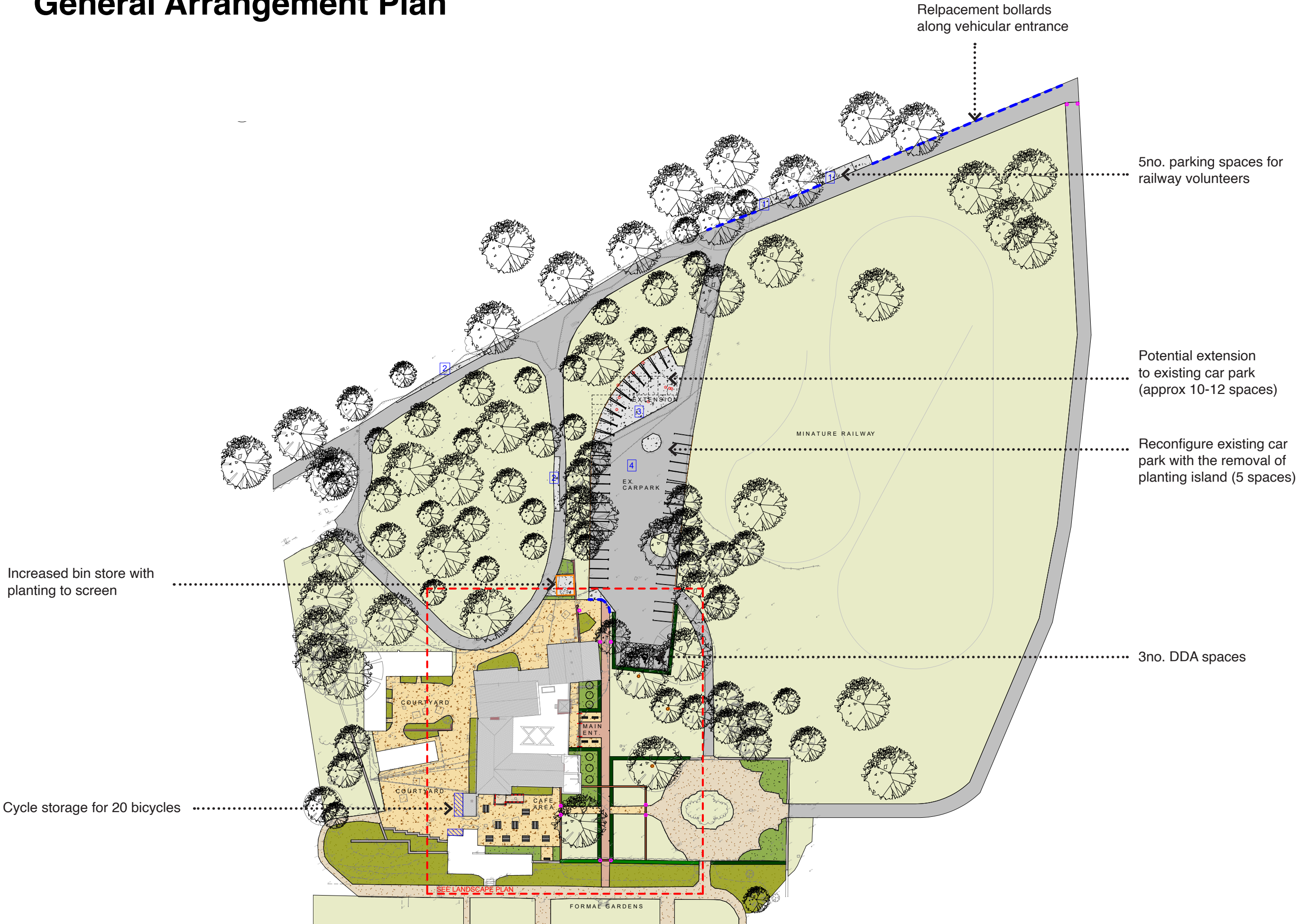
Proposed car park extension

Entrance threshold landscape

Cafe Courtyard

Key pedestrian entrance points

General Arrangement Plan



Landscape Plan: Proposals

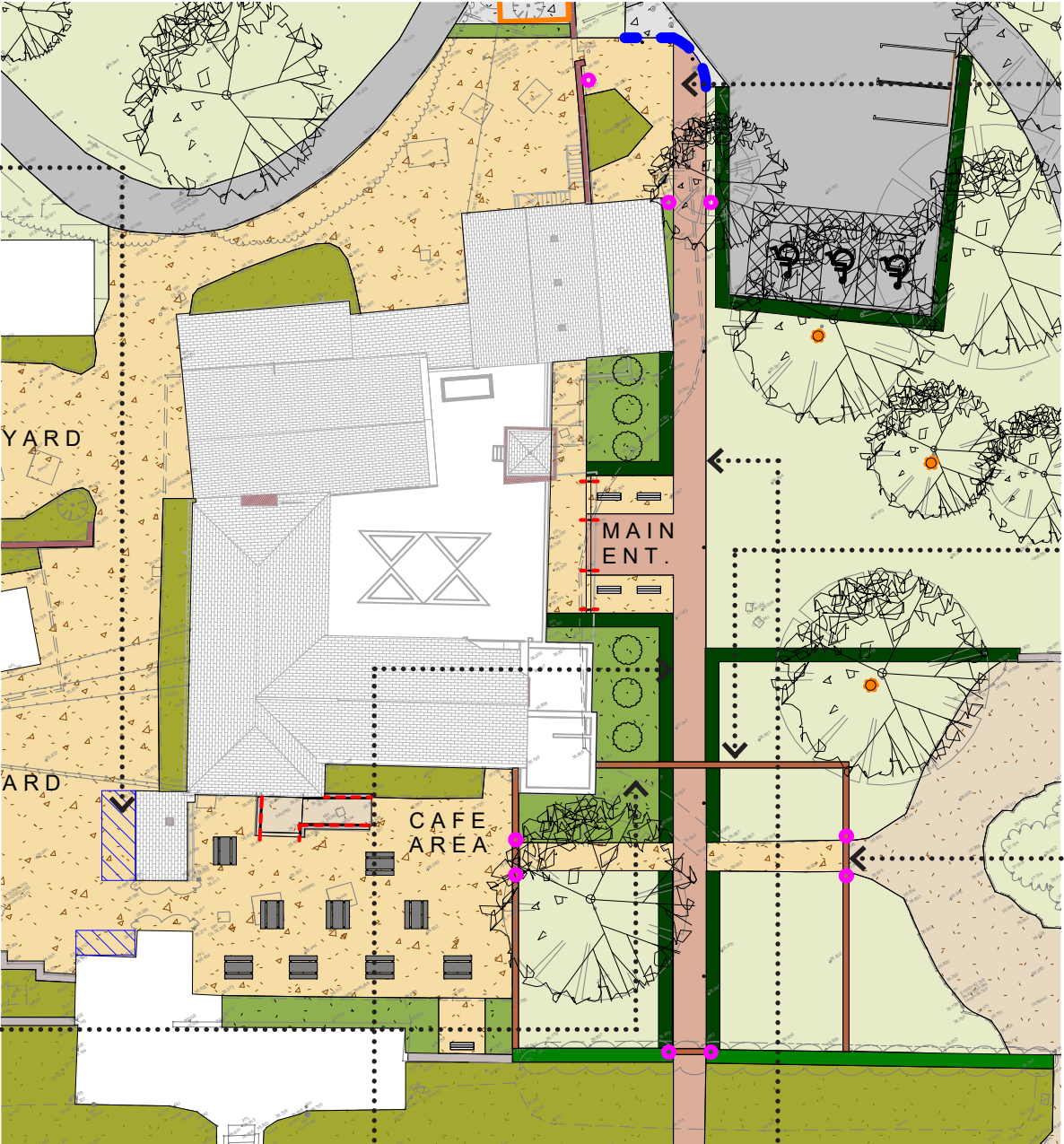
Cycle shelters



Signage



Ornamental planting



Proposed axis path: stone pavers



Historic building footprint: cobbles



Historic gateways: corten arch



Boundaries: Yew hedge

Corten lighting bollards



SIGNIFICANCE PLAN

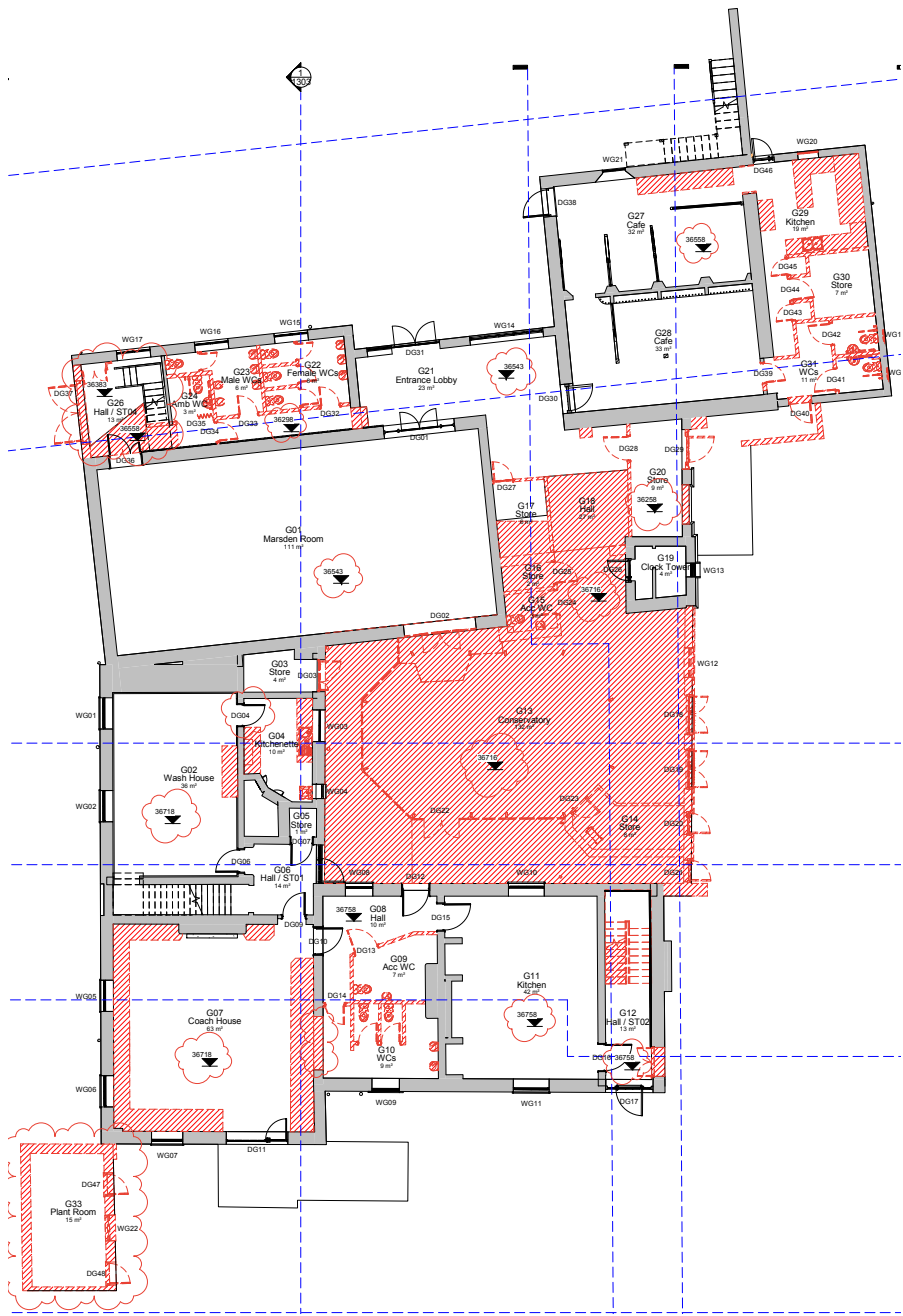
- High
- Medium
- Low
- Neutral
- Detrimental

This plan is not to scale

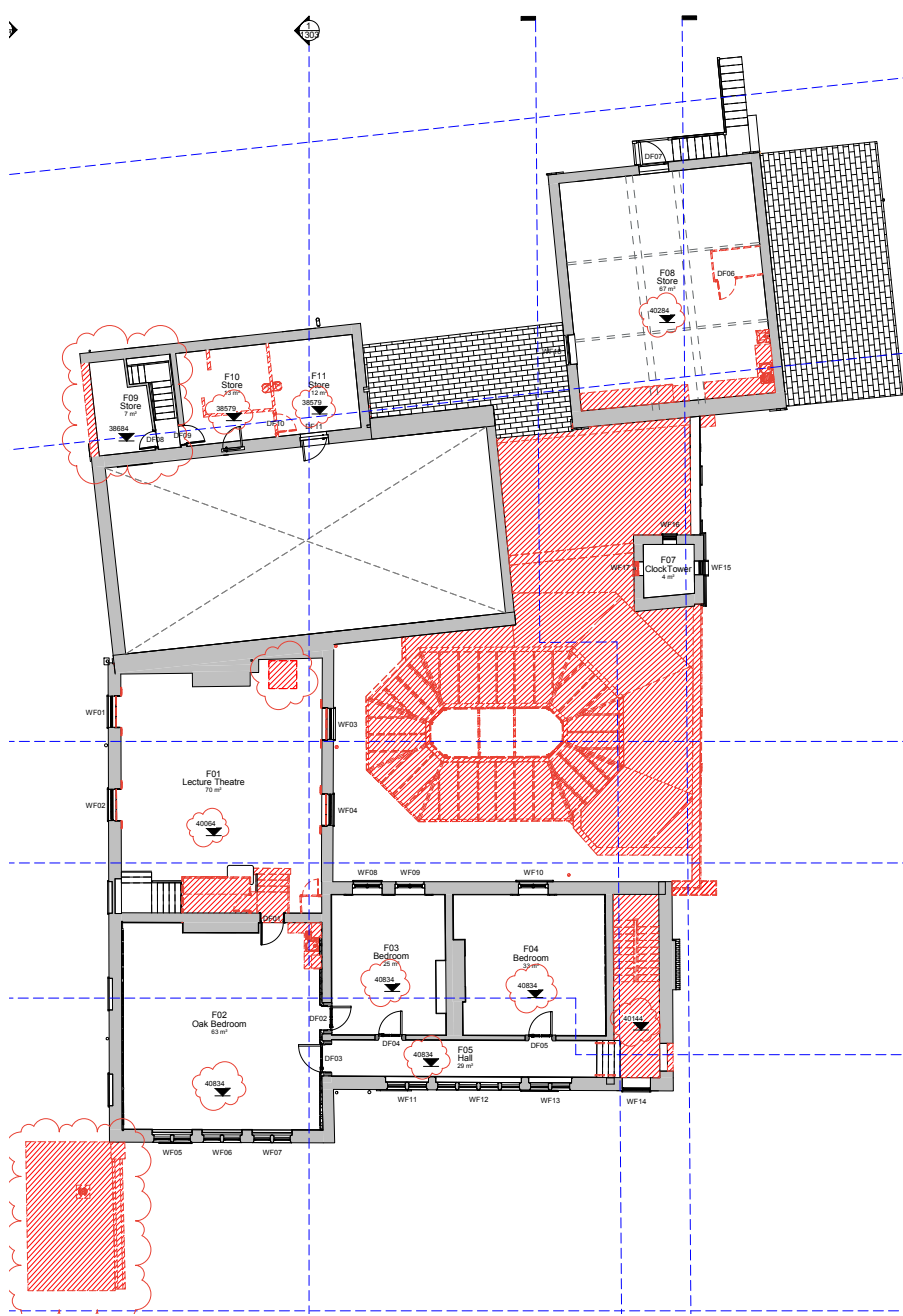
- 01 Joiner's Workshop
- 02 Barn
 - Wagon Doorways
 - Herringbone Pattern Brick Floor
- 03 Wash House
 - Georgian Style Sash Windows
- 04 Bake House
 - Baking Ovens built into the Wall
- 05 Coach House
 - Flagged Floor
 - Large Georgian Sash Windows
- 06 Scullery
- 07 Kitchen
 - Flagged Floor
 - Fireplaces inscribed 1736
- 08 Stables
 - Horse Stalls with ramped iron and wooden partitions, railings and gate
 - Feeding Troughs
- 09 Modern Service Wing
- 10 Clock Tower
- 11 Drying Room
 - Spacious Roof Height with Truss Tie Beams and Fireplace
- 12 Bedroom
 - Oak Panelling from the former Old Hall
- 13 Guest Bedrooms
- 14 Hayloft
 - Loft Doorway from External Stairs
- 15 Modern Conservatory

DESIGN DEVELOPMENT
EXISTING PLANS

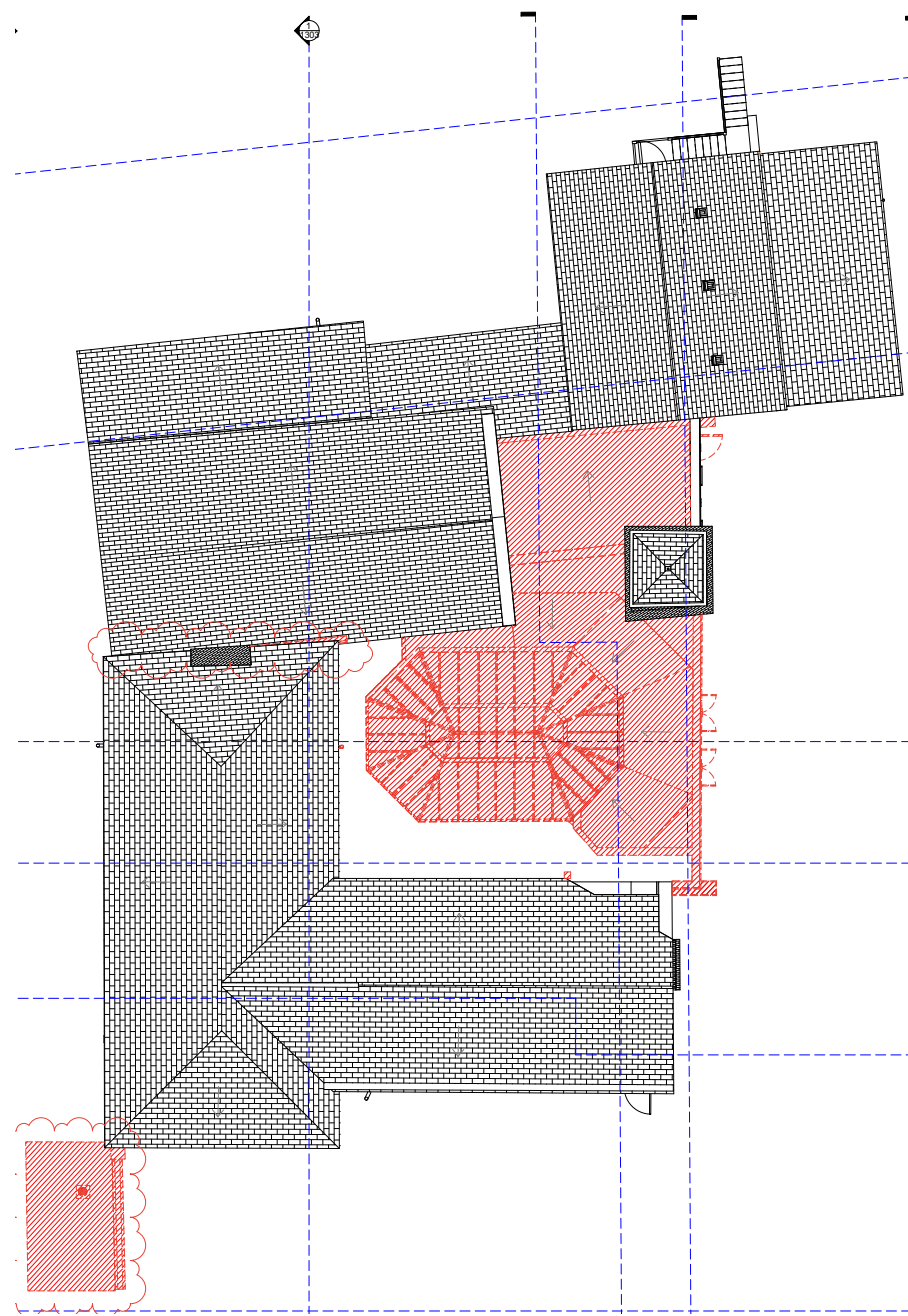
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01 GROUND FLOOR AS EXISTING

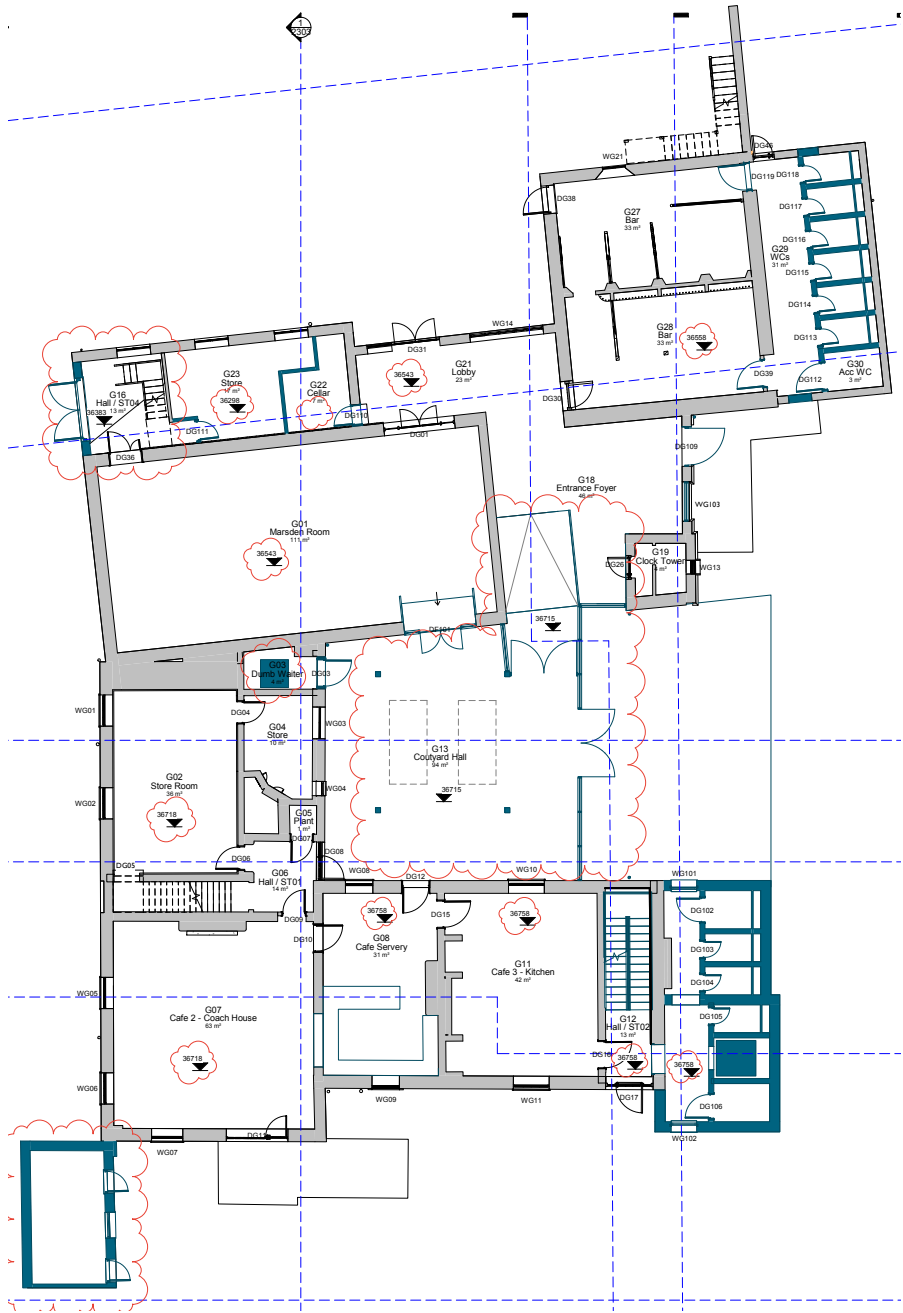


02 FIRST FLOOR AS EXISTING

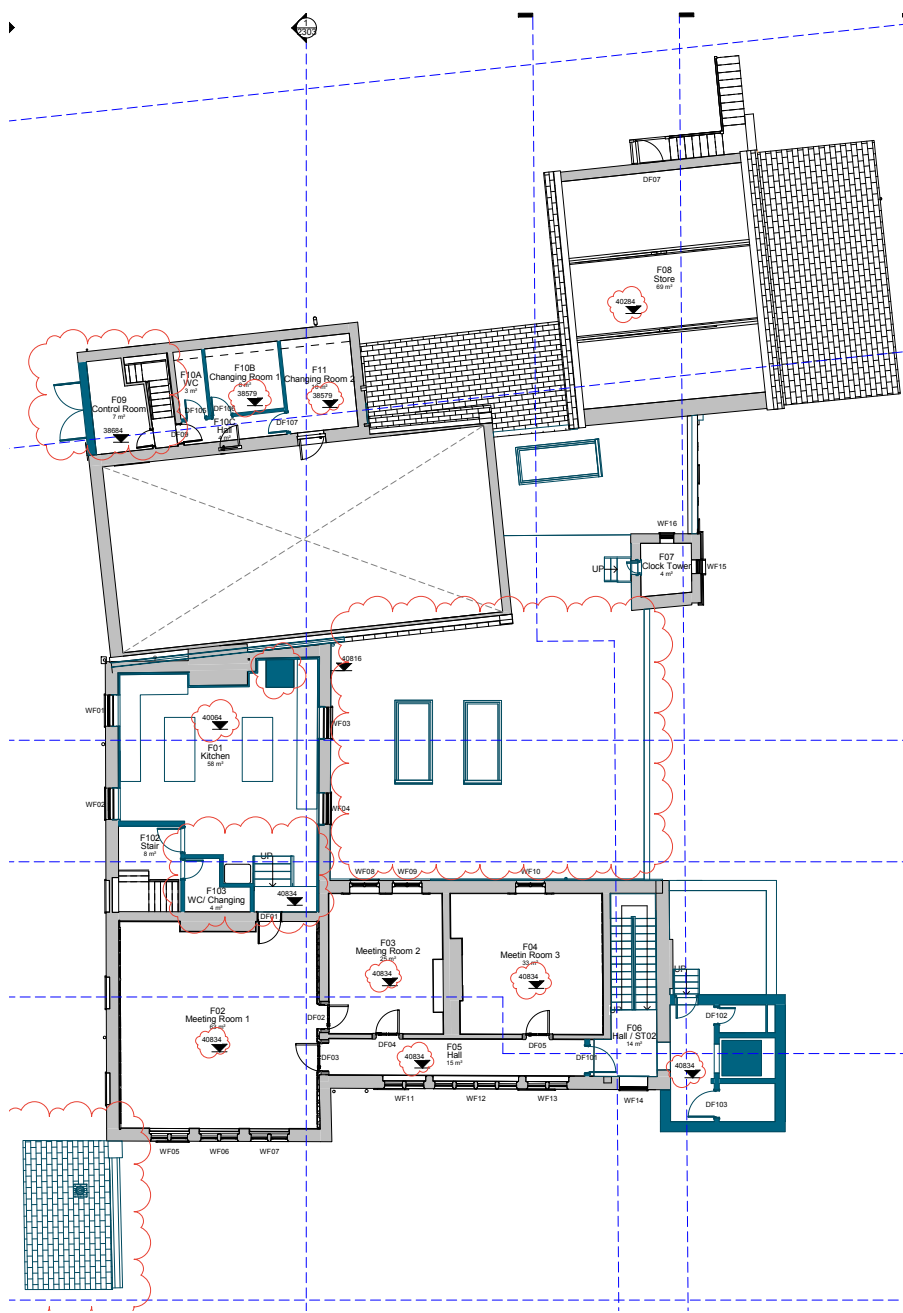


03 ROOF PLAN AS EXISTING

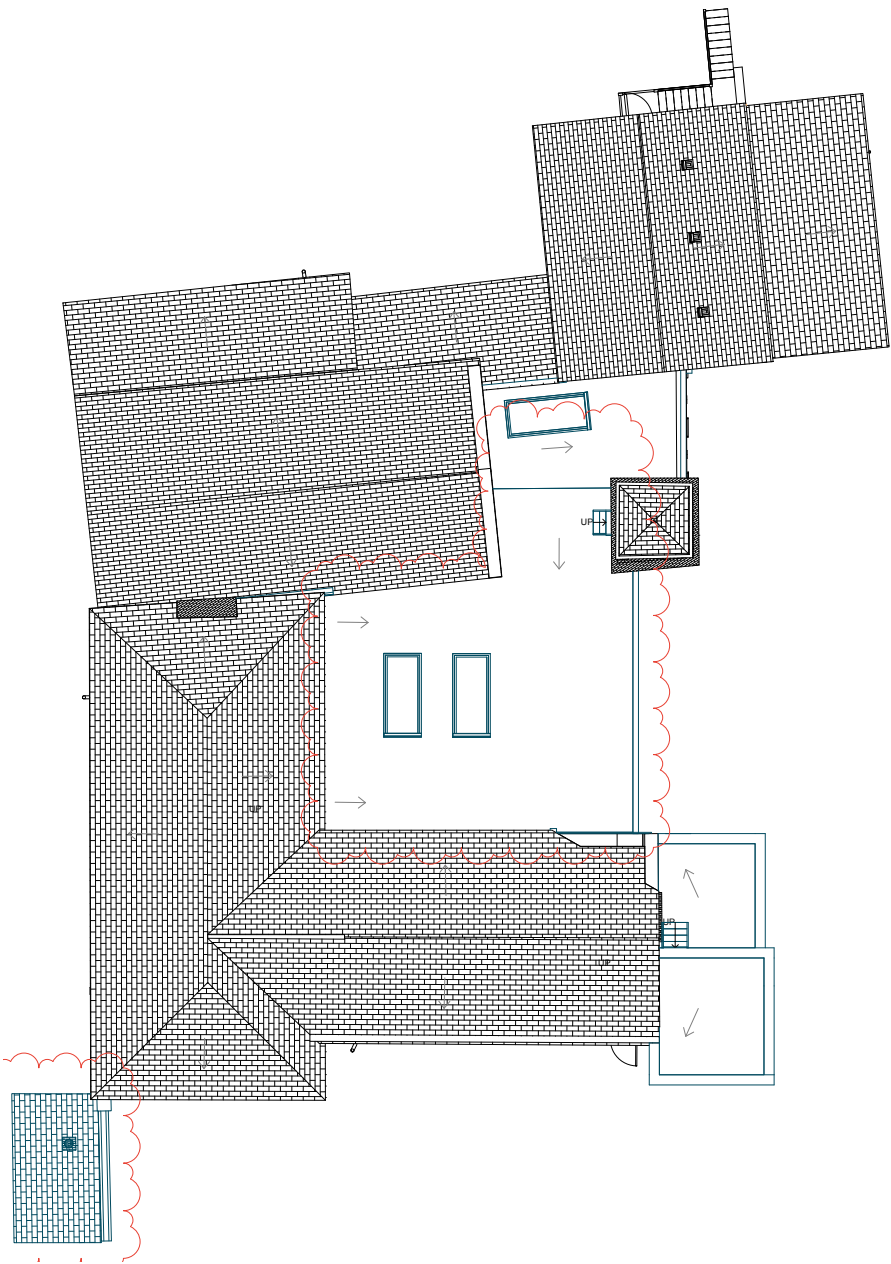
DESIGN DEVELOPMENT
PROPOSED PLANS



01 GROUND FLOOR AS PROPOSED



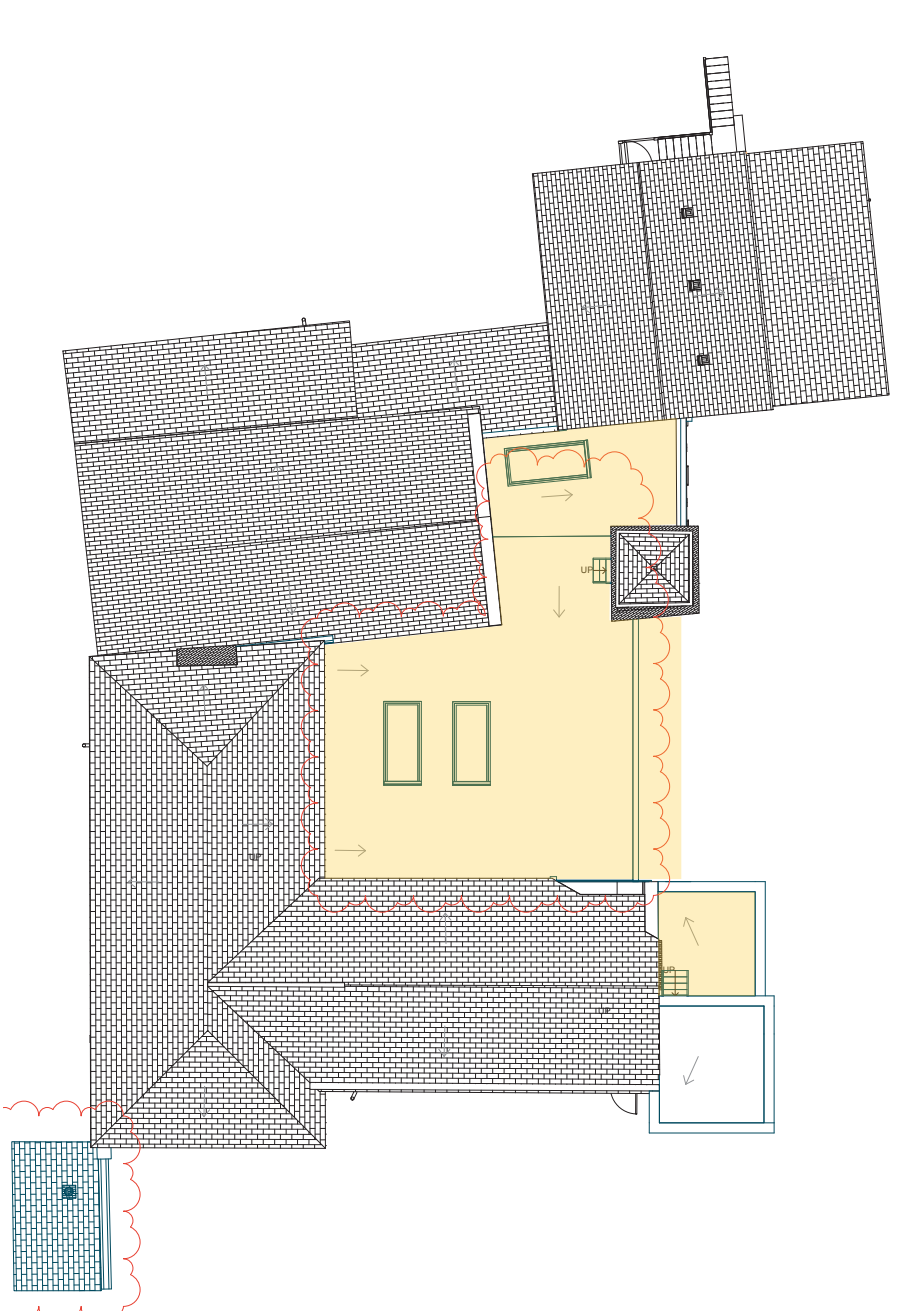
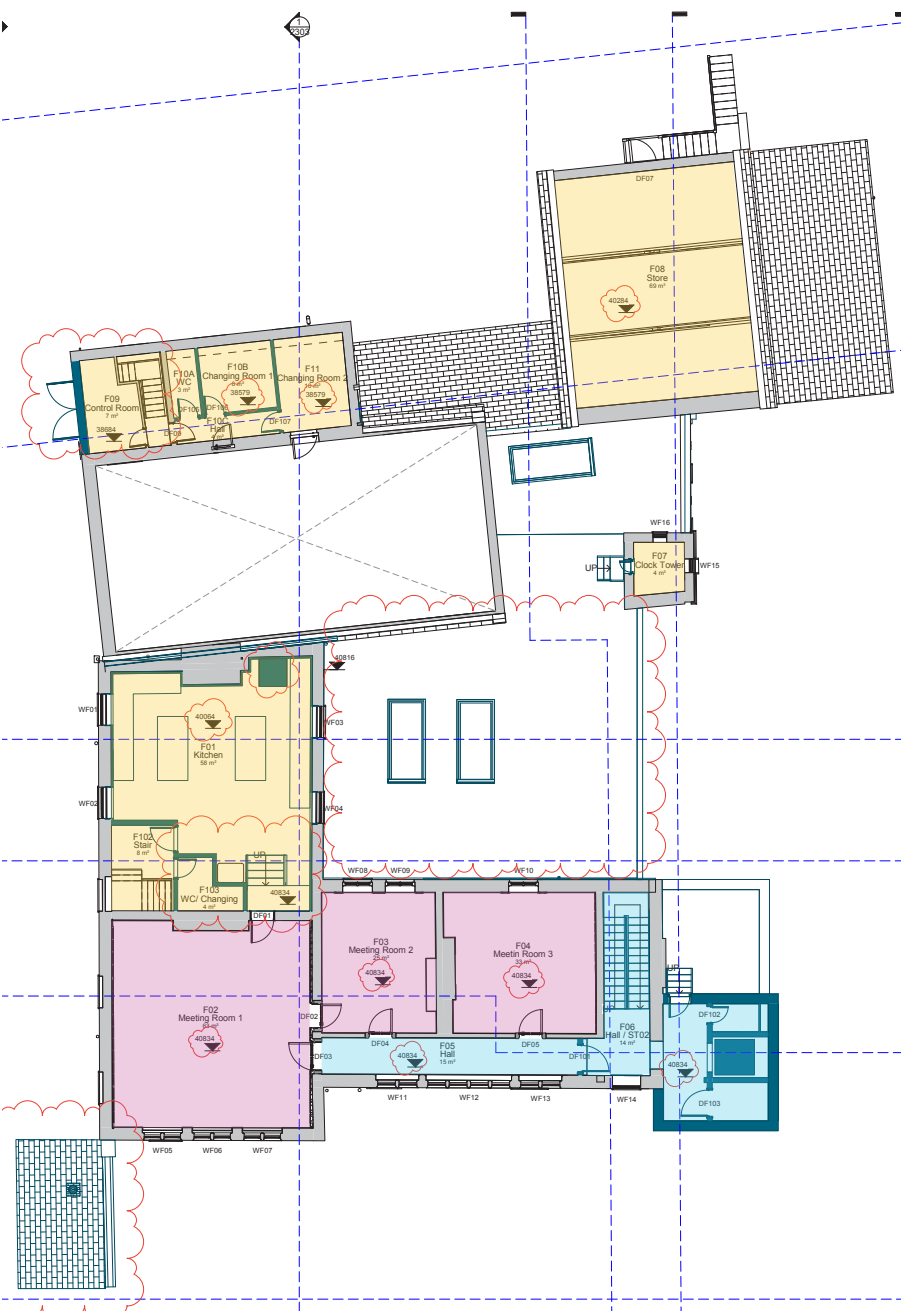
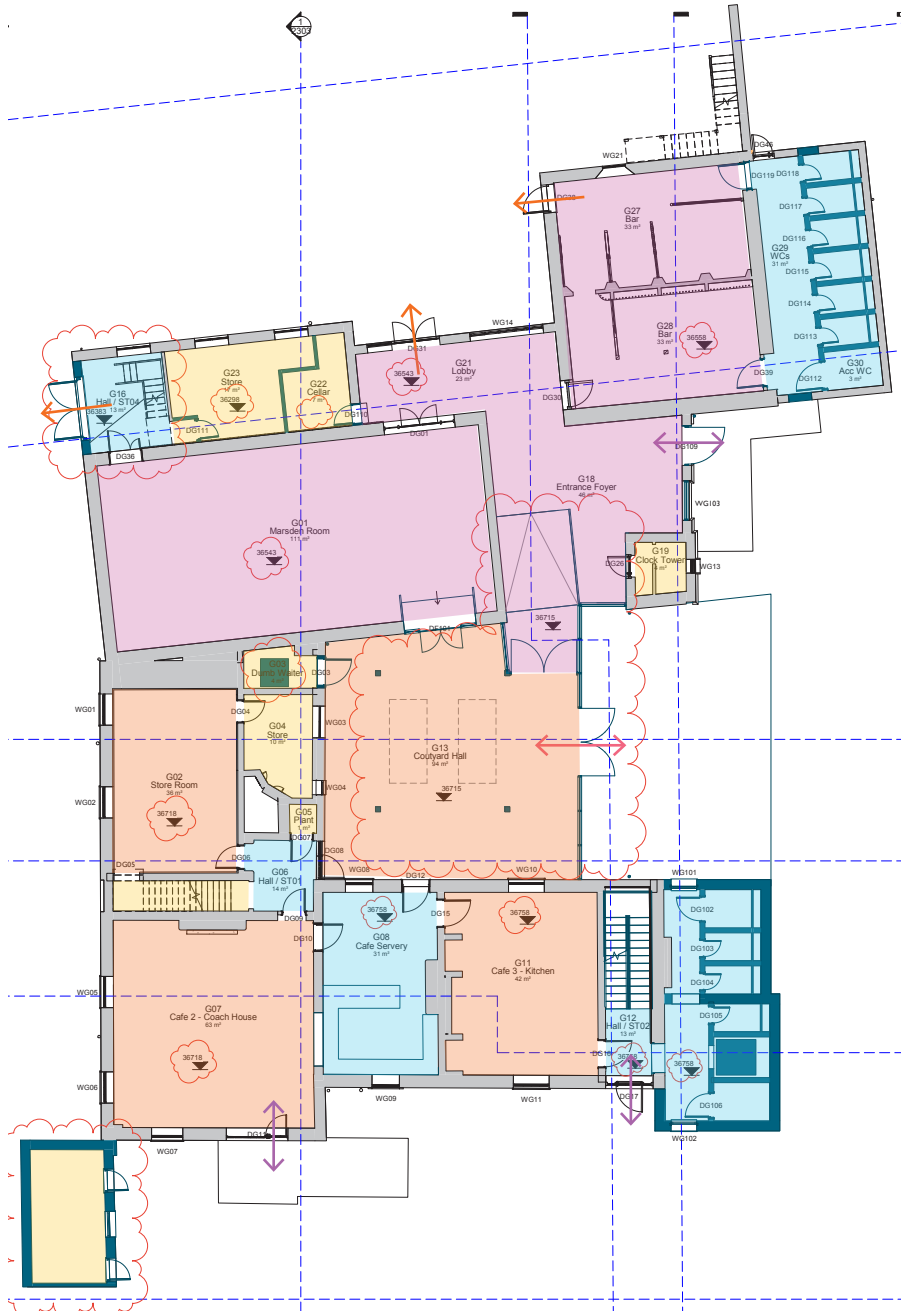
02 FIRST FLOOR AS PROPOSED



03 ROOF PLAN AS PROPOSED

DESIGN DEVELOPMENT
ACCOMMODATION & ACCESS

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01 GROUND FLOOR AS PROPOSED

02 FIRST FLOOR AS PROPOSED

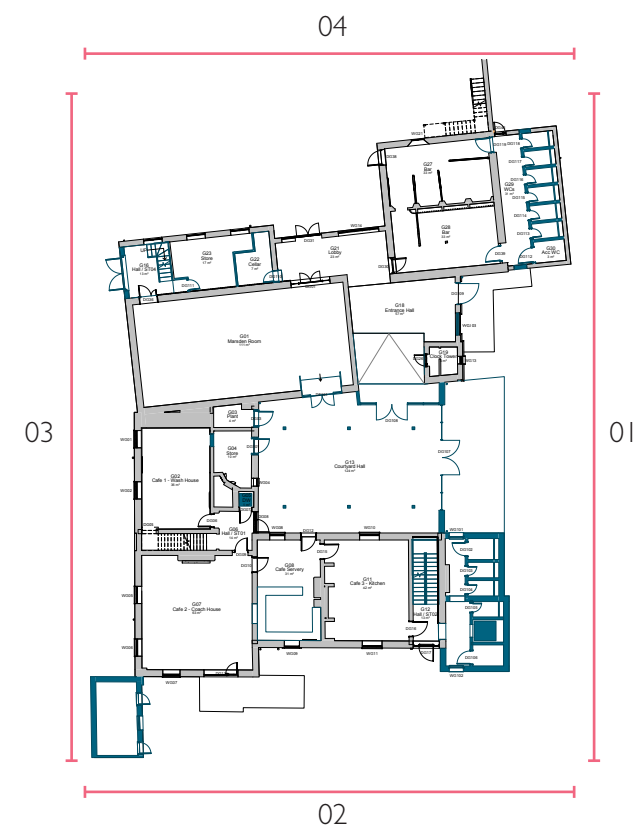
03 ROOF PLAN AS PROPOSED

- PUBLIC SPACE
- PRIVATE EVENTS SPACE
- SERVICE SPACES
- BACK OF HOUSE
- PRIMARY PUBLIC ENTRANCE
- ANCILLARY PUBLIC ENTRANCE
- FIRE ESCAPE / STAFF ONLY

DESIGN DEVELOPMENT

ELEVATIONS

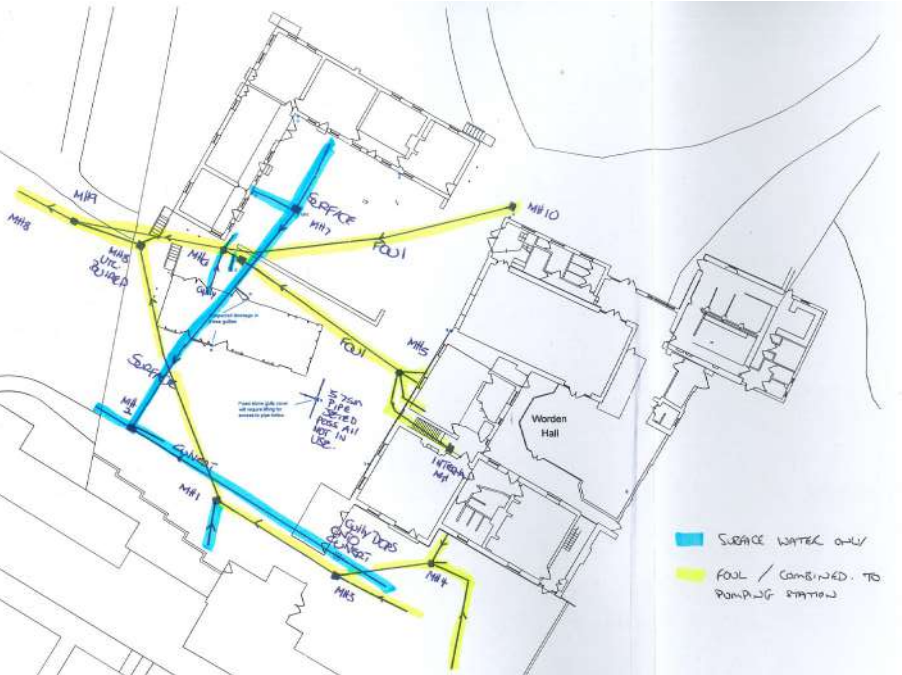
- Overview
- Various structural repairs to the existing buildings, particularly the boiler house, joiners workshop and south east corner of Derby Wing.
 - Piled foundations to courtyard infill due to ground conditions
 - Exposed glulam timber frame structure in courtyard
 - Trench foundations to extension
 - Loadbearing masonry walls to extension



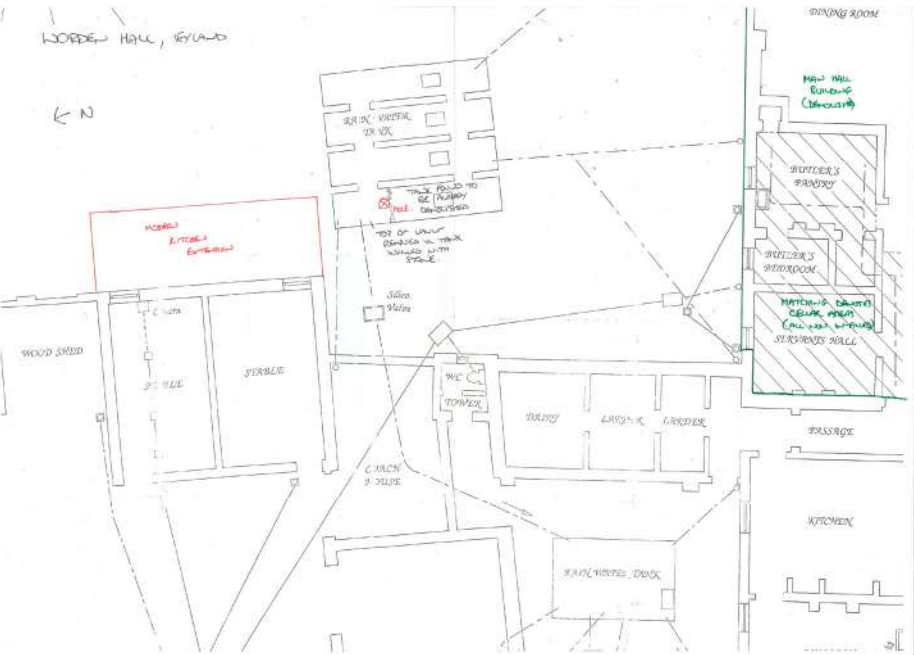
DESIGN DEVELOPMENT

STRUCTURAL

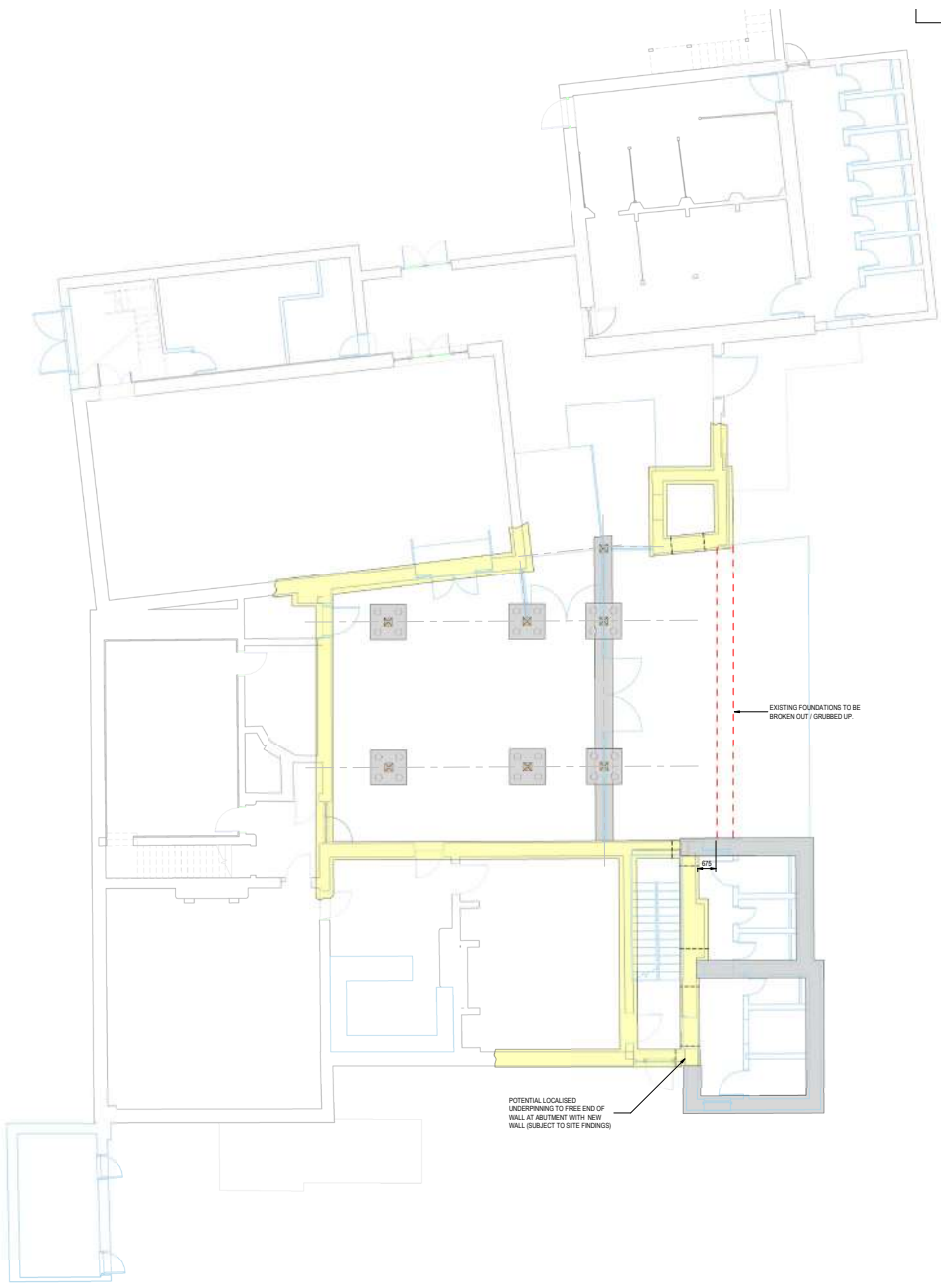
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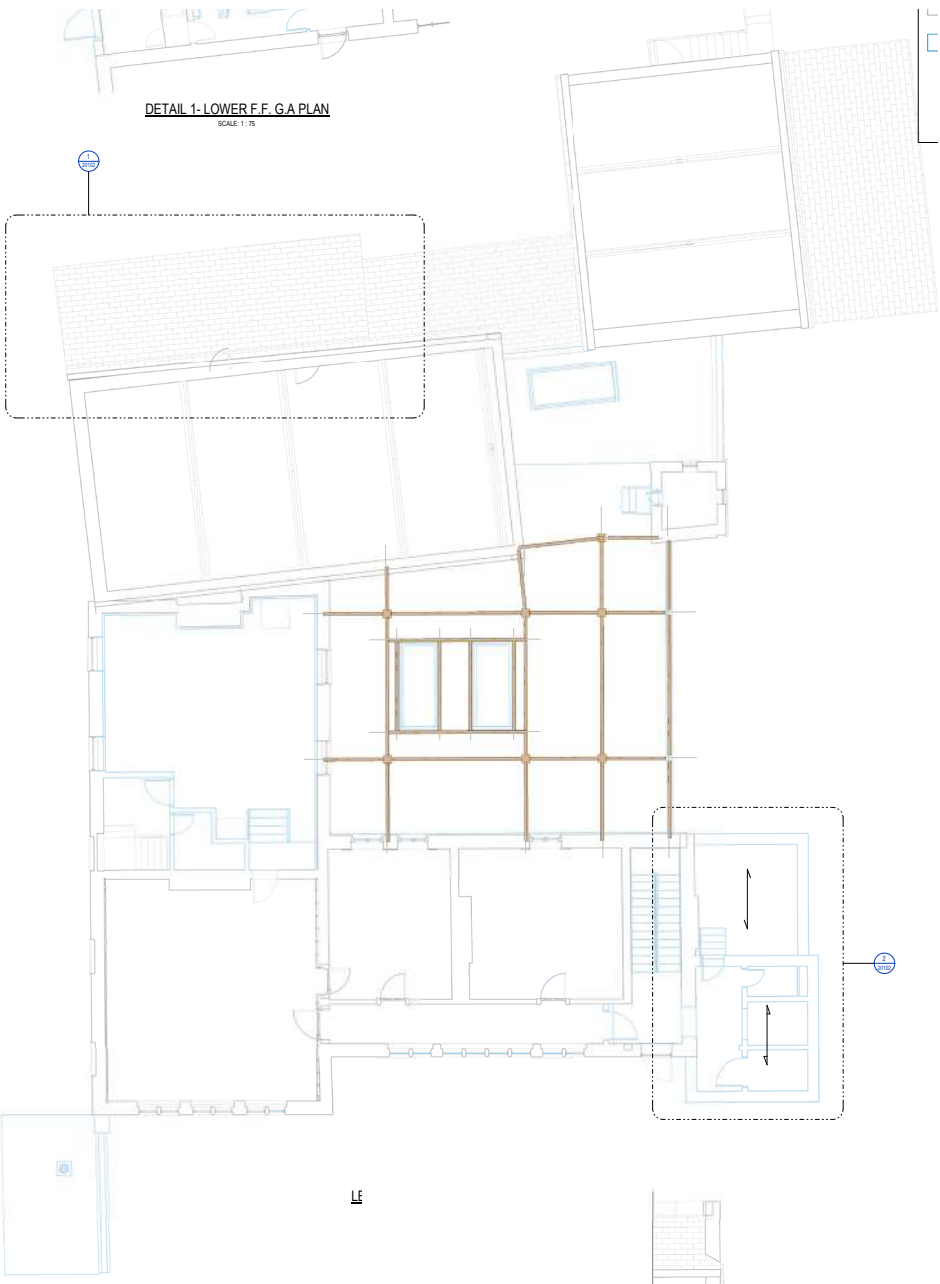
01 UNDERGROUND DRAINAGE PLAN



02 UNDERGROUND WATER TANK LOCATION



03 PROPOSED SUB-STRUCTURE



04 PROPOSED SUPERSTRUCTURE

DESIGN DEVELOPMENT

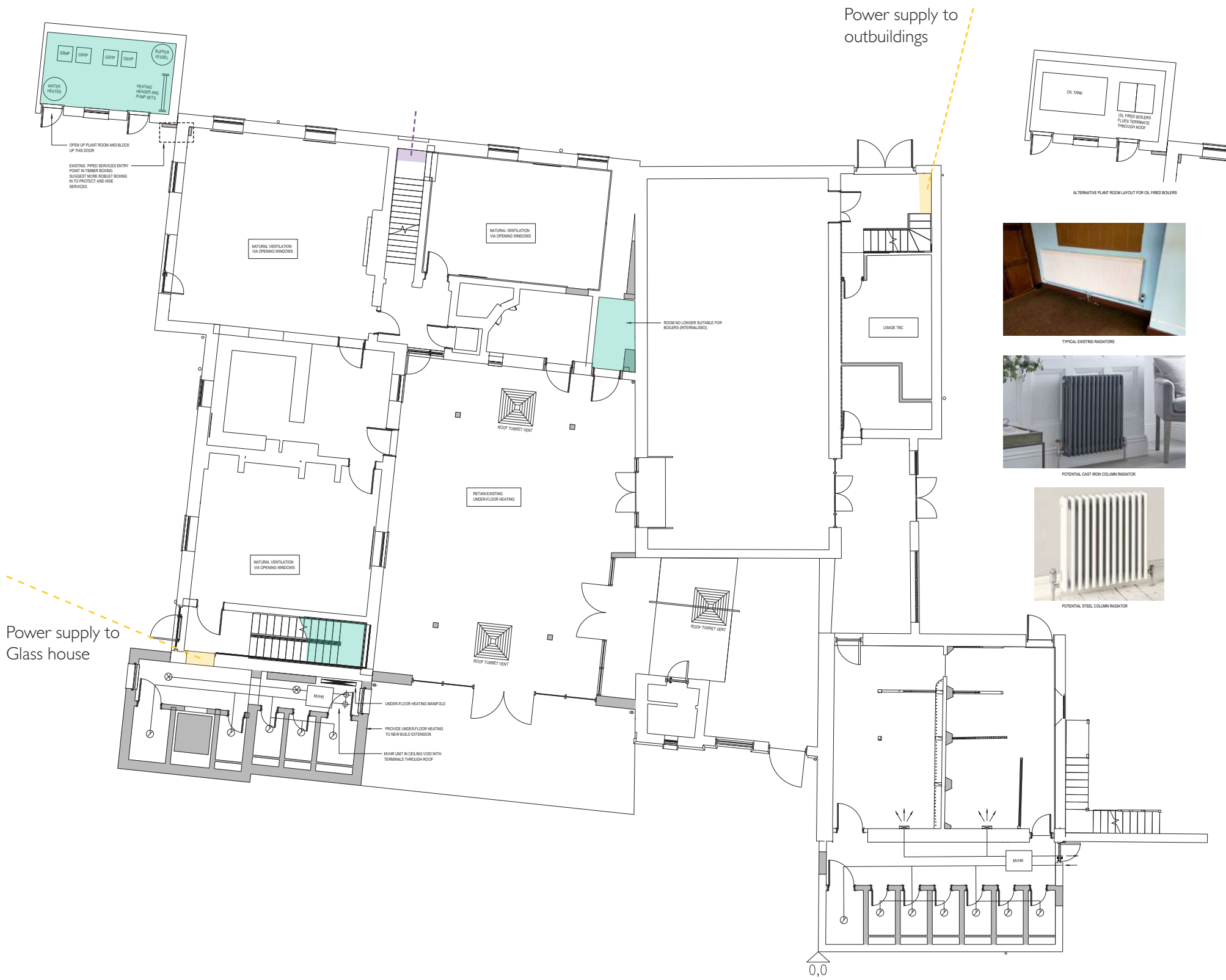
M&E

Overview Mechanical

- Exploring opportunity for ground source heat pump or replacement boiler
- Renewal of heating provision including underfloor heating to courtyard extension
- Mechanical ventilation required to new kitchen and possibly servery
- Mechanical ventilation required to WCs
- Natural ventilation everywhere else

Overview Electrical

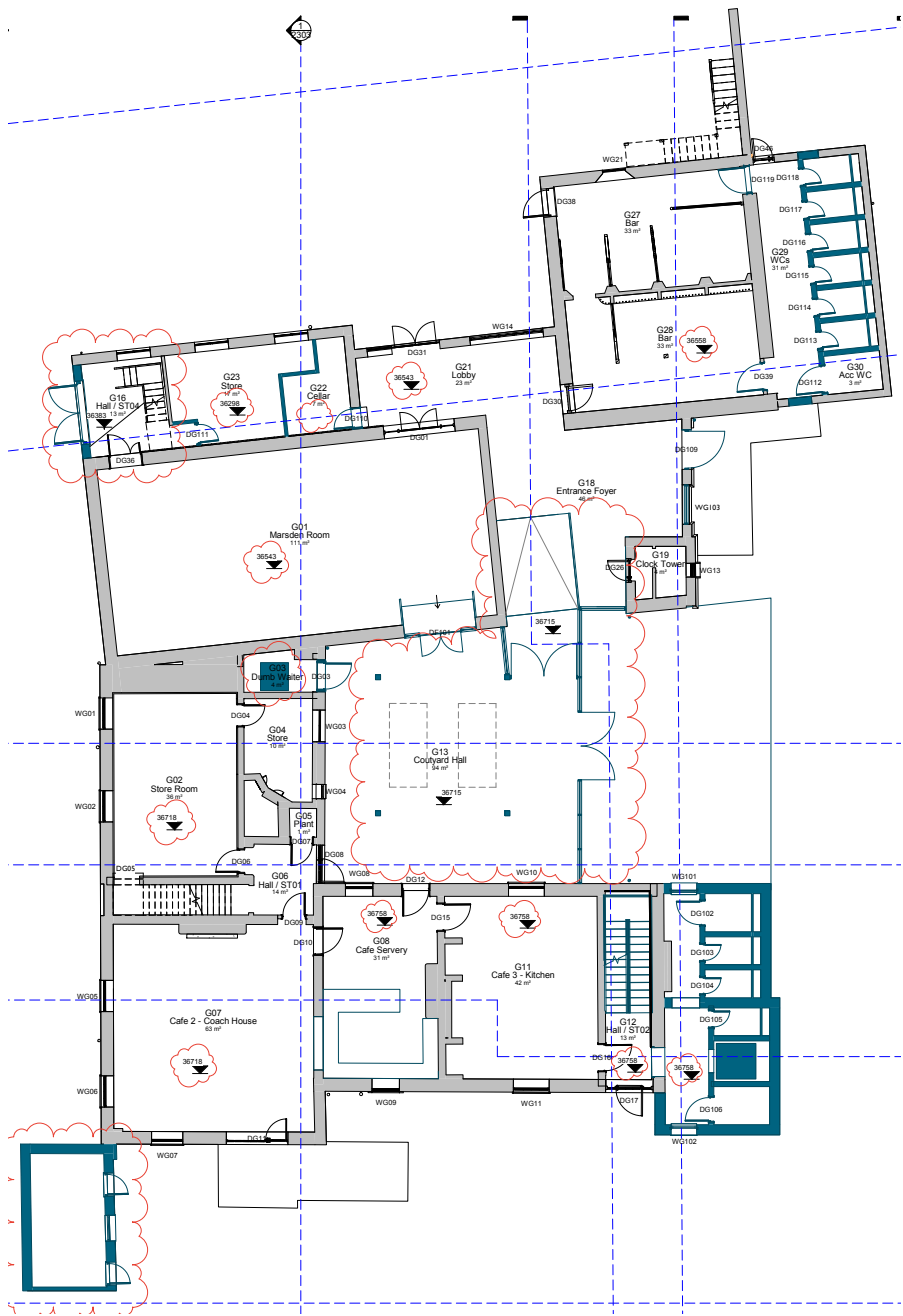
- Two power supplies currently coming into building. This will be reduced to one with an increased capacity.
- The electrical supplies currently provide power to the outbuildings and glass house which will need connecting to new supply.
- Renewal of lighting
- Review and renewal of fire detection



- M&E Key
- Existing incoming electrical supply
 - Proposed incoming electrical supply
 - Plant Room

DESIGN DEVELOPMENT
SUMMARY

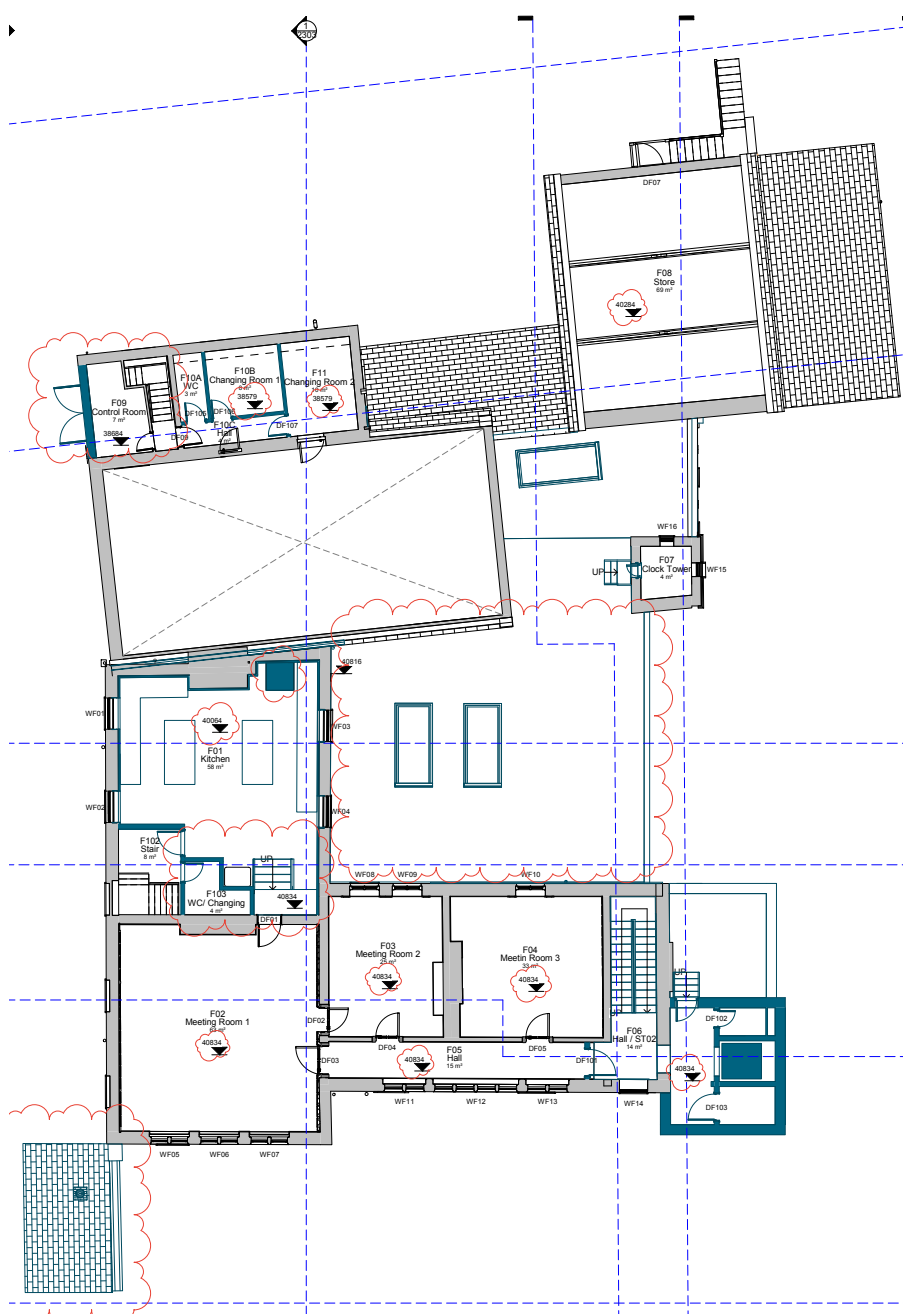
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01 GROUND FLOOR AS PROPOSED

GROUND FLOOR

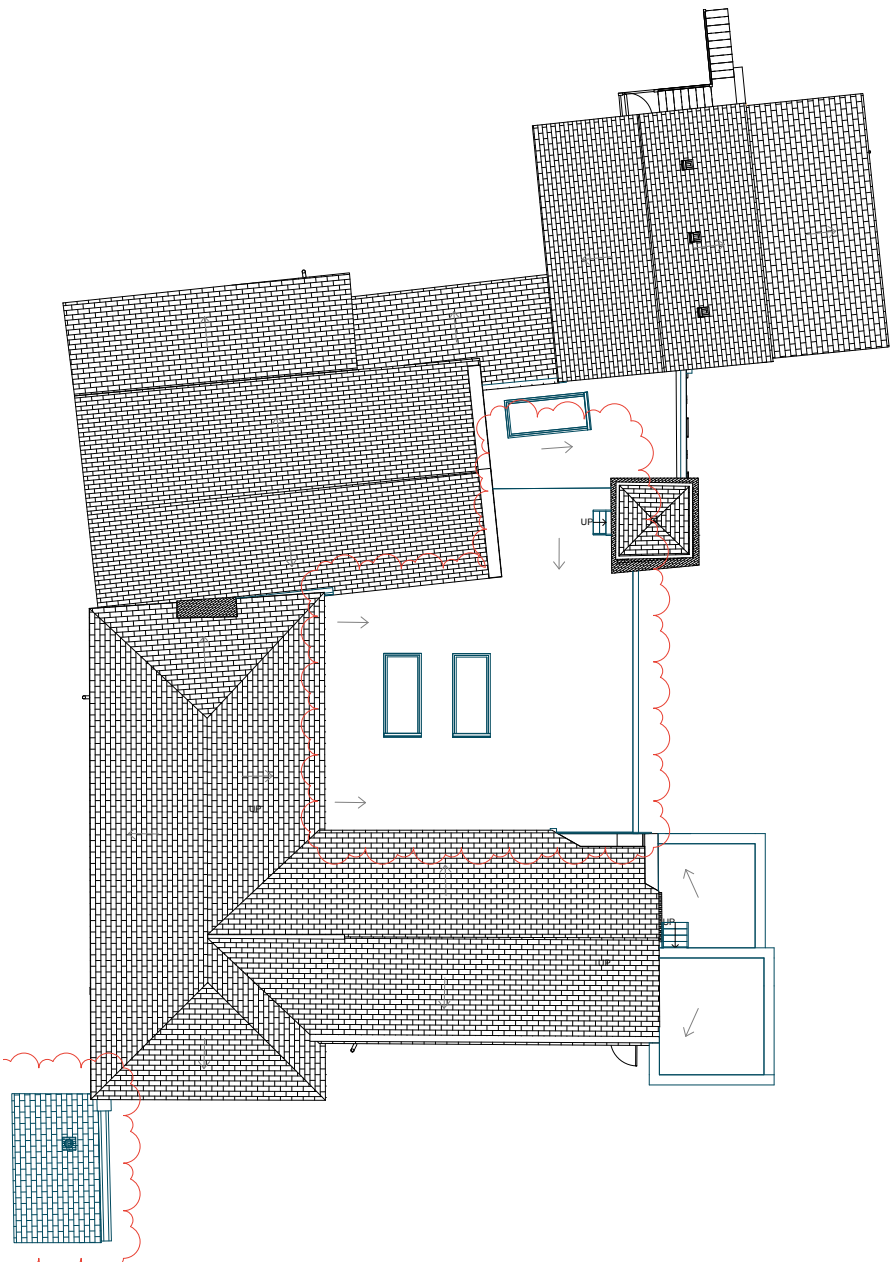
- Extension
- Reconfiguration of WC arrangement / storage
- Reconfiguration of courtyard hall and foyer
- Introduction of ramps/steps where level changes were identified
- Replacement staircases to ST02 and ST04 to address level changes
- Changed use of G02 and G04
- Rebuild of boiler house and other structural work identified in condition survey
- Replacement boilers (potentially ground source heat pump)
- New incoming power supply



02 FIRST FLOOR AS PROPOSED

FIRST FLOOR

- Joiners workshop to remain as existing with no connection to hayloft
- Introduction of lobby in kitchen
- Discussing increase in kitchen specification which would require additional M&E and strengthening of the floor



03 ROOF PLAN AS PROPOSED

ROOF

- Access to roof from clock tower
- Rooflights

PROGRAMME

Worden Hall - Programme - Rev - 10/07/20

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