

**WINSTANLEY HALL
WIGAN, GREATER MANCHESTER
CONSERVATION MANAGEMENT PLAN**



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Appendix 5, The Maintenance Plan, is issued as a separate document

Appendix 6, The Gazetteer, is issued as a separate document

Section 1 Summary

Winstanley Hall is Listed Grade II*, which puts it among the top 6% of all listed structures, and has national importance. The house is set within its historic gardens and a wider, previously landscaped estate. The Hall is one of a small group of similar stone houses within the Douglas Valley, dating from the late 16th – early 17th century. It is also a good example of the work of Lewis Wyatt, who carried out extensive remodelling in 1819 and may represent his earliest use of a Tudor style. It is possible that Wyatt may also have been involved with later work on the Hall and on the stables and coach house. The Hall and its outbuildings have a strong association with the locally important Bankes family, who became Lords of the Manor in 1596 and who owned the estate until 2000. It is also notable for its associations with the Lancashire coalfield as the Bankes family exploited the coal reserves under the estate, either operating mines themselves or through licences to others. The Hall and its estate provided employment to a number of people as domestic servants, some of whom lived in the Hall or its outbuildings.

The Hall and its outbuildings have suffered from a lack of maintenance over a long period of time and are now in a very poor condition. There has been some structural collapse of ceilings and floors in the Hall and the outbuildings, two of which have suffered collapsed roofs. The fact that the entire site is vacant makes the Hall and outbuildings particularly vulnerable to theft and vandalism; lead has been stolen from the roof of the Hall, as have a number of fire surrounds. A lack of use and potential lack of resources may have a negative impact on the restoration of the Hall and outbuildings.

The Conservation Management Plan Policies have been developed based upon an understanding of the significance and vulnerability of the structure and surrounding site. The policies suggest a conservation philosophy, identify appropriate new uses and identify priorities for repair and conservation. The policies form a framework to advise the development of detailed proposals for the repair and alteration of the building and for the continued maintenance of the building. Specific policies advise on minimising damage from interventions such as disabled access, new services, new parking and access and new developments. Policies suggest repairing and retaining significant exterior and interior elements of the Hall, outbuildings, courtyards and structures on the site.

Section 2 Background Information

Winstanley Hall is an historic house dating from the late 16th century, with alterations dating from the 18th, 19th and 20th centuries, and was the residence of the Bankes family. It also has a range of estate outbuildings, one of which dates from the early 17th century and most of which date from the 19th century. The Hall and its outbuildings lie in Winstanley Park, to the south-west of Wigan in Lancashire. The Hall and its outbuildings were sold to Dorbcrest Homes Ltd in 2000 by the Bankes family.

Winstanley Hall is listed Grade II* and the H-shaped core of the current building dates back to the late 1590s. It was altered in 1780 and 1819 (the latter by Lewis Wyatt) and thereafter on several occasions in the later 19th and 20th centuries. The Tithe Barn, Coach House and Stable, with attached gateways, constitute a courtyard to the east of the Hall and are listed Grade II*. The Barn dates from the early 17th century, whereas the stables and coach house date from the 1830s. The octagonal Neptune Fountain in the Courtyard is listed Grade II and was introduced in the 1830s. The Estate Office and Cottage lie to the north of the Hall and are listed Grade II. The buildings lie in a overgrown but previously landscaped park which is not explicitly protected but has a close association with the Hall and Estate Buildings.

The project that this plan will inform is at the development stage and constitutes the repair and conversion of Winstanley Hall and its associated estate buildings for residential use with associated enabling development in the park. The forthcoming redevelopment of the site constitutes significant changes in use and the attendant need to safeguard the historic, architectural, and cultural significance of the site. This plan was commissioned by Dorbcrest Homes to assess the historic hall in its appropriate context, including the formal courtyards, fountains, outbuildings and structures. The brief for the CMP specifies its aim as “to help retain the significance of Winstanley Hall in the proposed new management, repair, alteration and development project” and to support an application for listed building consent and planning permission.” The CMP aims to inform proposals for repair/restoration; to provide guidance to ensure that the proposals for the next phase of the project are sympathetic and appropriate to the building; and to provide strategic direction to ensure that any new development respects the history of all the heritage assets.

The scope of the Conservation Management plan includes the historic buildings of the Hall, associated Estate buildings, structures and courtyards. It does not include the individual elements of the extensive parkland which are outside of the ownership of Dorbcrest Homes.

The Conservation Management plan has been prepared by Kathryn Sather & Associates in consultation with the architects, AllenTod Architecture, conservation architects responsible for proposals for the Hall, and MCK Partnership Ltd., architects responsible for proposals for the Outbuildings, in December 2007.

There are several related reports and documents. An updated condition survey has been prepared along with proposals for emergency repairs and propping works. Detailed designs for repair, conservation and conversion are also being prepared for the development of the site. A 10-year maintenance plan will be prepared separately.

Dorbcrest Homes, Sedgewick Associates, Allen Tod Architecture, MCK Partnership Ltd, the Georgian Group, the Victorian Society, Wigan MBC, English Heritage, Billinge History Society and Wigan Archaeological Society will be consulted, both through provisions of a draft of the plan and through a stakeholder workshop. Following consultation, it is expected that all of the stakeholders will adopt the Conservation Management Plan.

Section 3 Understanding the Site

3.1 History & Context

3.1.1 Introduction

Winstanley Hall comprises the Hall; the Malt House, Estate Office, Dairy House and estate courtyard with fountain immediately east of the Hall; the Coach House, Tithe Barn and Tithe Barn Cottage and Stables, together with the Courtyard Fountain comprising the upper courtyard (with two listed gateways); and the Forge, Keeper's Cottage and Farrier's Lodge further to the east of the stable block. The asset is located near Wigan on Pemberton Road in Greater Manchester. Although not occupied for some time, the site was owned by the Bankes family until 2000 when it was sold to Dorbcrest Homes.



Winstanley Hall, 1817



Birchley Hall, dated 1594

3.1.2 History and Context

3.1.2.1 The Original Design

Winstanley Hall was designed in the late 16th century in a modified squat H-plan on an east-west axis, in common with the fashion of the day. A southerly aspect was to be avoided as it was believed that the 'south wind doth make evil vapours'.¹ It was situated on the lower slopes of the demesne, possibly in search of protection from strong winds.

Built in yellow sandstone from the estate quarry to the south, the hall had an essentially medieval layout, with a central hall and parlour opening from it on one side, a great chamber over the hall, and services in the northern wing probably divided from the hall by a passage.² The hall's façade was symmetrical with two projecting

¹ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

² Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002).

wings, a recessed centre and square projections in the re-entrant angles so that the front recessed in stages to the centre, the left one the hall bay, the right probably the porch as is still the case at nearby Bispham Hall. All the projections were originally topped with gables. It was three storey with an attic in the central section. The ground floor windows lighting the hall are mullioned and transomed, the centre one being a ten light window with a king mullion. The first and second floor windows are also transomed and mullioned and without hood moulds, the main chamber window having nine lights.

The exterior is typically Elizabethan in its balanced symmetrical front elevation, its heavy appearance and its roofline was previously lively with strong repeated vertical elements in the gables and chimneys.³ By 1770, there was a rectangular one-storey extension on the North-east elevation, It seems likely that the hall had been built in a symmetrical arrangement and that the extension was added some time later. The Wyatt plans of 1819 show this block being used for servants' facilities, so it is probable that it was built when additional space was required.

There is some disagreement about the date when the hall was built and by whom. Joyce Bankes, a family member, prepared a history of the house in 1973. Joyce Bankes was of the opinion that it was built by Thomas Winstanley between 1555 and 1561, citing a coat of arms of the Duchy of Lancaster and another heavily eroded coat of arms, which may have been that of the Winstanleys, extant on the west wall.⁴ However, the University of Manchester Archaeology Unit, Miller and Pevsner are all of the opinion that the Hall dates from after 1595 when the estate was bought by James Bankes, a goldsmith and banker from London. The original east façade is very much like that at nearby Birchley Hall, which is dated 1594, and Bispham Hall, which dates from c1600-1610. Birchley was the model for several closely related gentry house, including the old Haigh Hall in Wigan and Hacking Hall in Billington.

James Bankes' will of 1617 provides some details about how the hall was used at the time.⁵ It included

'one greate bed now placed in the greate chamber over the hall, together with the tables and formes now standing in the hall and parlor, also three greate chests in the house for meall and meate.'

The probate inventory of the same date gives detail of expensive fittings and furniture.⁶ The hall contained a still, a pair of virginals, great chests and trunks, a cheese press, bed stocks, mattresses and bedding, tables, valence curtains and rods, green carpets, velvet pillows and cushions, embroidered pillows and cushions and cupboard cloth, Turkish carpet, chairs, a Cypress wood chair, a

³ Jeremy Musson, *How to Read a Country House* (London: Ebury Press, 2005).

⁴ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

⁵ J. Bankes, 'James Bankes and the Manor of Winstanley, 1595-1617', *Transactions of the Historic Society of Lancashire and Cheshire*, 94 (1942) 56-93.

⁶ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

looking glass, a chiming clock, a gold ring and plate as well as goldsmith's weighing scales and weights, presumably those of James Banks.



'The Great Bed'



Susan Banks, Wife of James Banks, died 1627/8, Artist Unknown

The dower arrangements for Susan Banks, agreed in 1618, tell us more about the hall and its domestic facilities. Her share of the household was to be 'the kitchen, brew house, dye house and larder house, two chambers over the said kitchen and brew house, a closet over the larder house, a moiety [part] of the kiln, one third of the gardens and one third of the profits from the coal pits and a yearly rent of £23. 6. 8d. Evidently the hall's occupants were brewing beer for their own consumption, as was common before drinking water became safe, and dyeing their own fabric. The brew house appears on the 1770 plan. A 'brickkiln' meadow is marked on the 1770 estate map, so the kiln may have been used for making bricks.

There is evidence of an earlier building to the North-west. A homestead moat was constructed next to an old pack horse salt way. This would have provided a convenient source of both salt and fish from the moat and excavation of shallow outcrop coal around the site would have been easy. A homestead moat was an enclosure formed around an artificial island.⁷ The earth dug out of the fosse was

⁷ W. Farrer and J. Brownbill, *Victoria County History of Lancashire*, vol. 2 (London: Constable, 1908).

usually spread over the surface of the enclosure, raising it slightly above the level of the surrounding land. Moats were often placed in hollows for shelter, rather than on points of military advantage, the important object being to secure protection from wild animals. In 1908, over 70 such moats were extant in Lancashire but were not universally distributed, clustering most thickly around Wigan. The house would probably have been timber framed and no longer exists; there are no records giving details of its appearance. Roger de Winstanley held the manor under the Lord of Billinge in 1212 and Adam de Winstanley secured enfranchisement in 1252.



**Conjectural Drawing of Winstanley in 1770, Based on Estate Plan
(Bankes, 1973)**

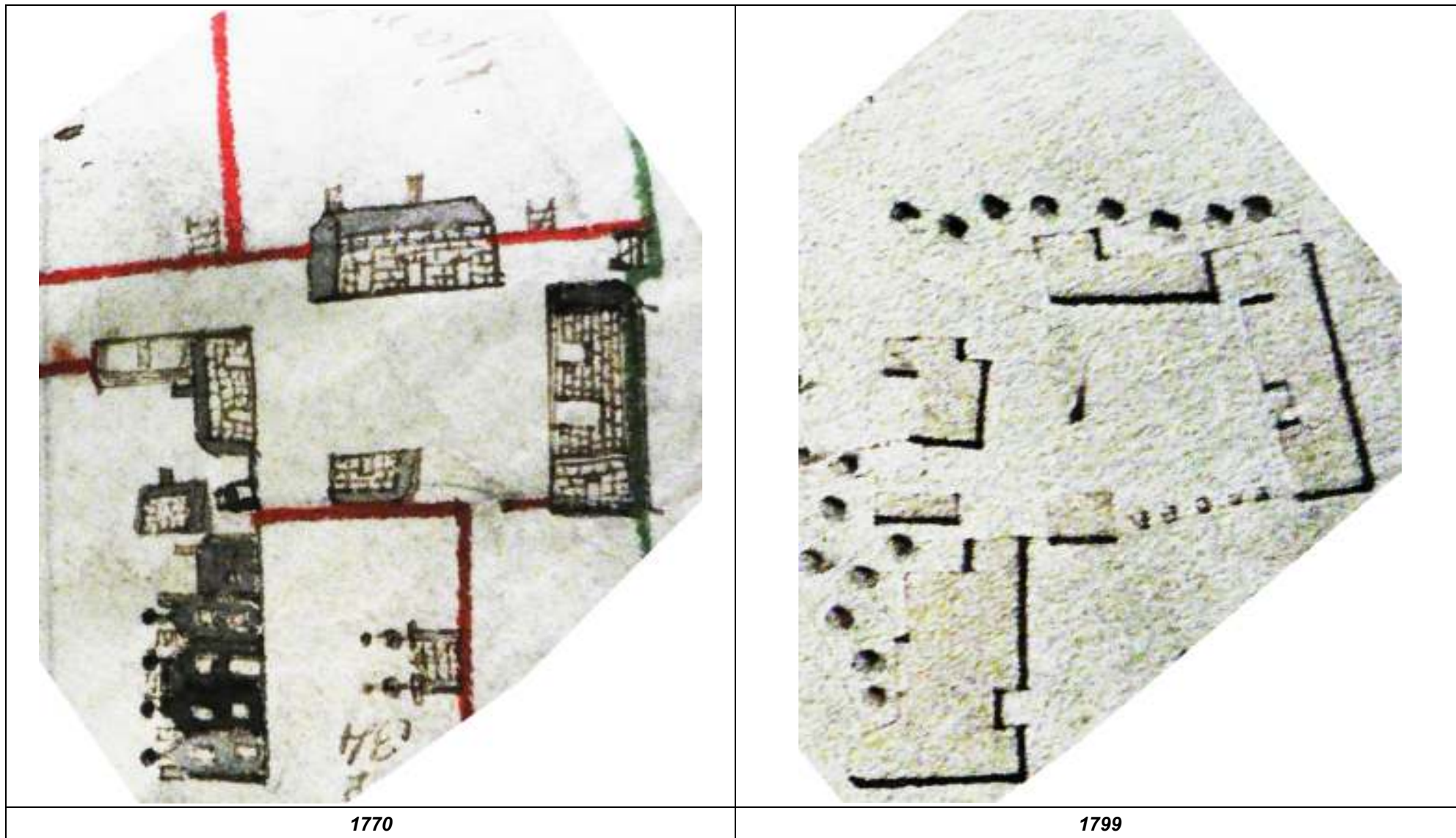
Winstanley Hall was surrounded by an agricultural estate and its owners would have needed buildings to manage crops and animals. Remains of an early 17th century barn exist and there are records of a barn in 1598.⁸ James Bankes had a dispute with the Rector of Wigan over the storage of tithe corn which the latter had been allowed to house 'in a convenient barn near the house of Winstanley as he had nowhere else to keep it.' Disputes over tithe corn happened from time to time and this complaint also involved accusations of violence towards the Rector and his labourers but there is no record of a judgement and presumably some financial settlement was reached. A 'great new barn' is referred to in the 1618 dower arrangements and, for the barn to be referred to as such, it must have been newly built. Records show that, by 1700, the main crops were oats, wheat, rye, barley, peas and beans. This would have provided cereals and vegetables for domestic consumption and oats represented a vital part of animal feed.⁹ Straw was essential for bedding and the conversion of manure to fertilizer for return to the land. Hand threshing by flail was universal until the mid-19th century. Each day during the winter, sheaves of corn were opened out onto the floor, beaten by the flails of a two-man threshing team, the straw lifted to one side and the ears winnowed by the draught between the two doors. There was a building on the site of the current estate office by 1770 but its use is also unknown.

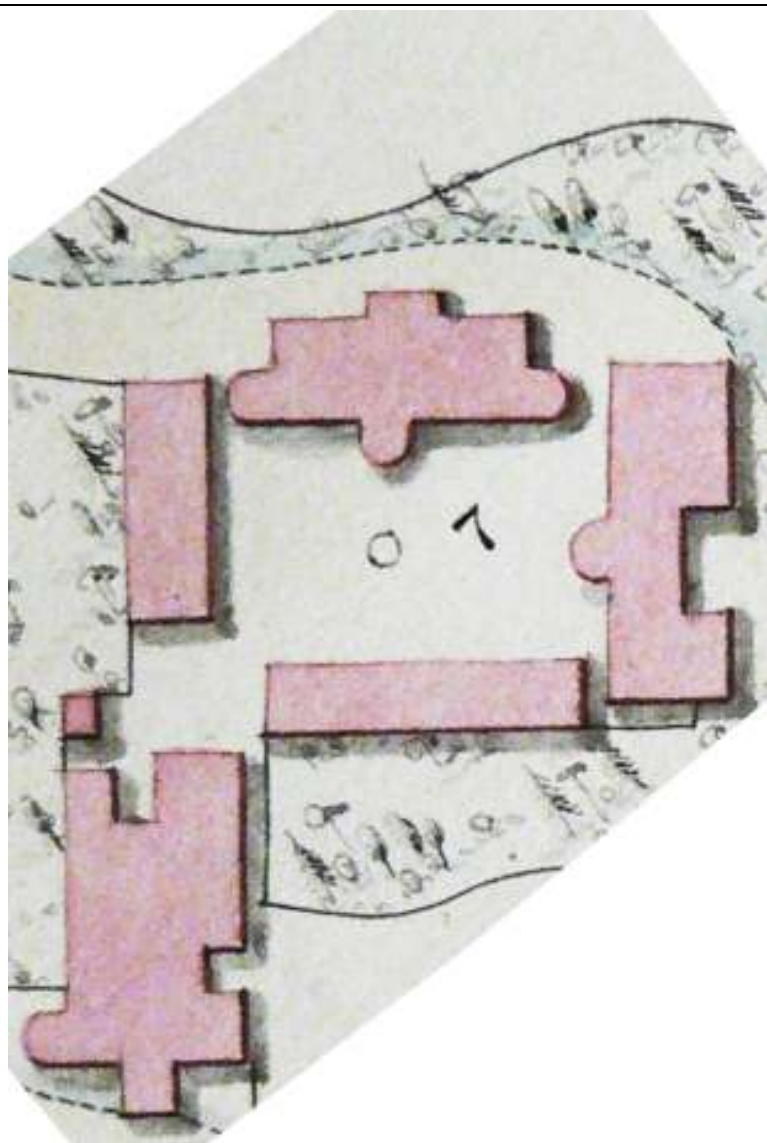
⁸ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

⁹ R. W. Brunskill, *Traditional Farm buildings of Britain and their Conservation* (London: Gollancz, 1999).

Records also show the existence of an ice house next to the Great Dam by 1770, to the west of the house. This was built of brick in an egg shape with a large mound of earth on top. Ice was cut from the lake and stored inside. Bankes (1973) gives a description from *Chambers Encyclopaedia* which tells us more about how it was made and used. To construct an ice house, a hole like an inverted cone was dug, ensuring that water could drain out. Brick piers supported a cart wheel with hurdles and straw on top to hold the ice and let melted water drain through. The recommended thickness for sides and dome was 9 inches (23 cm), the sides being constructed without mortar. Doors were recommended to be made as close as possible and bundles of straw to be placed before the inner door to keep out the air.

3.1.2 Sequential Development

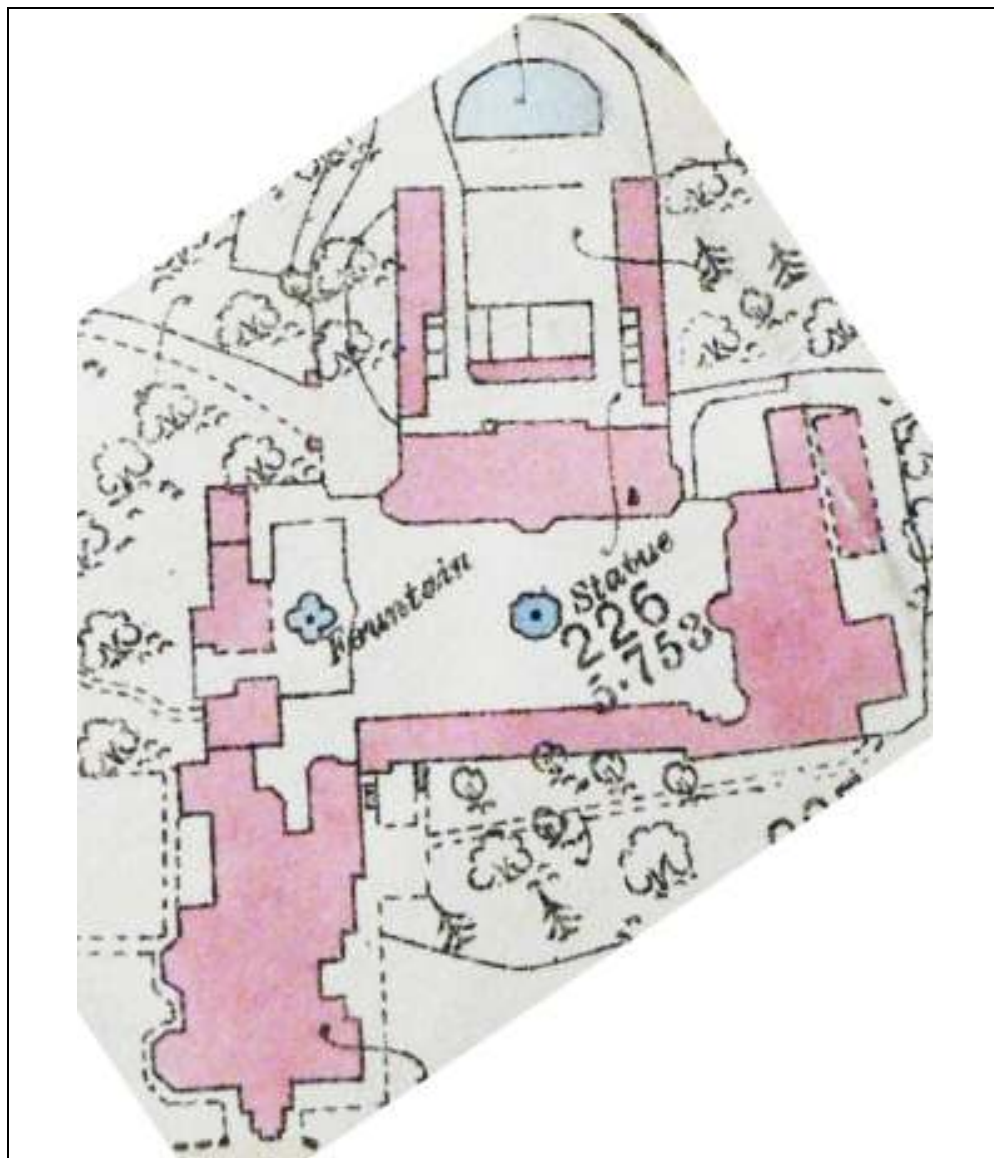




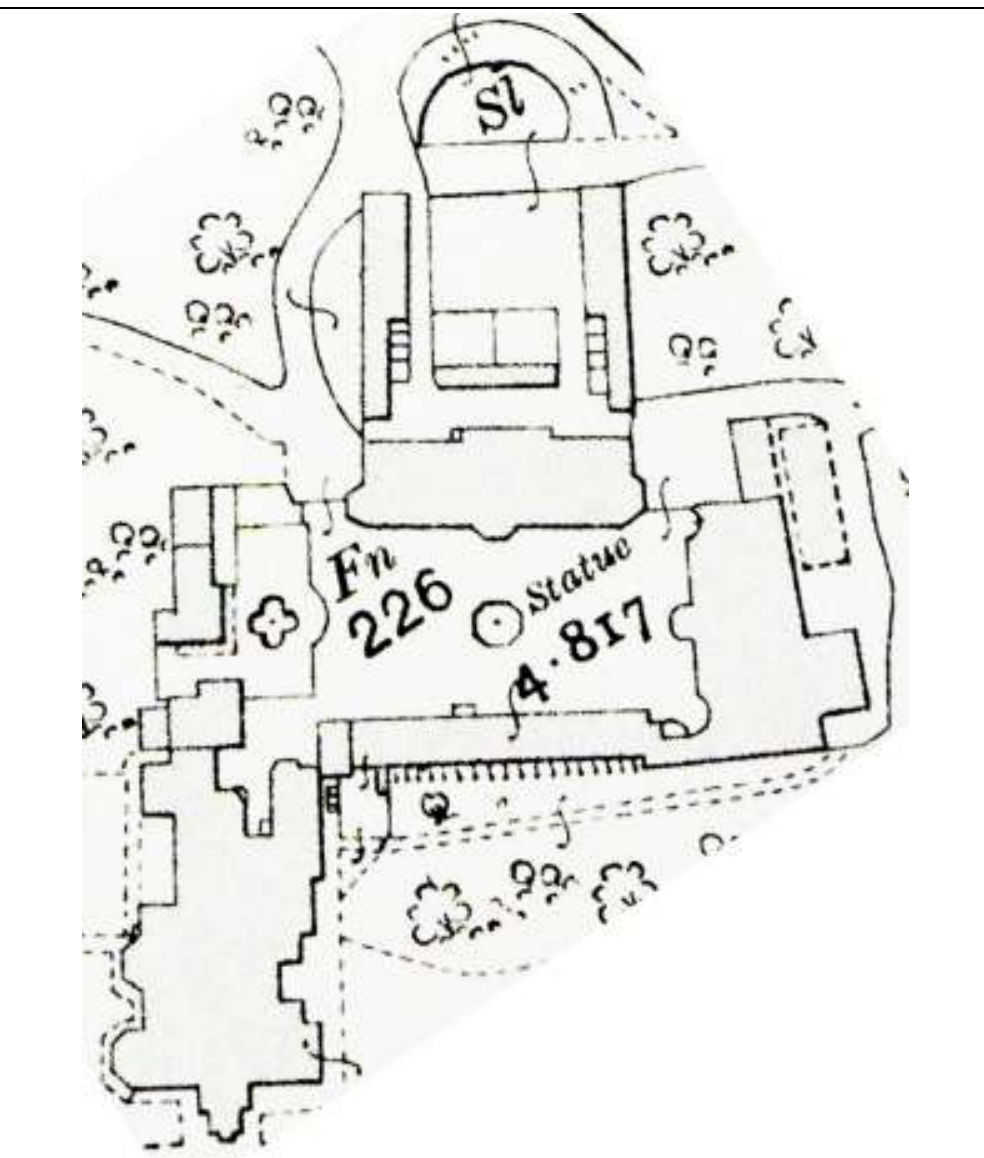
1838



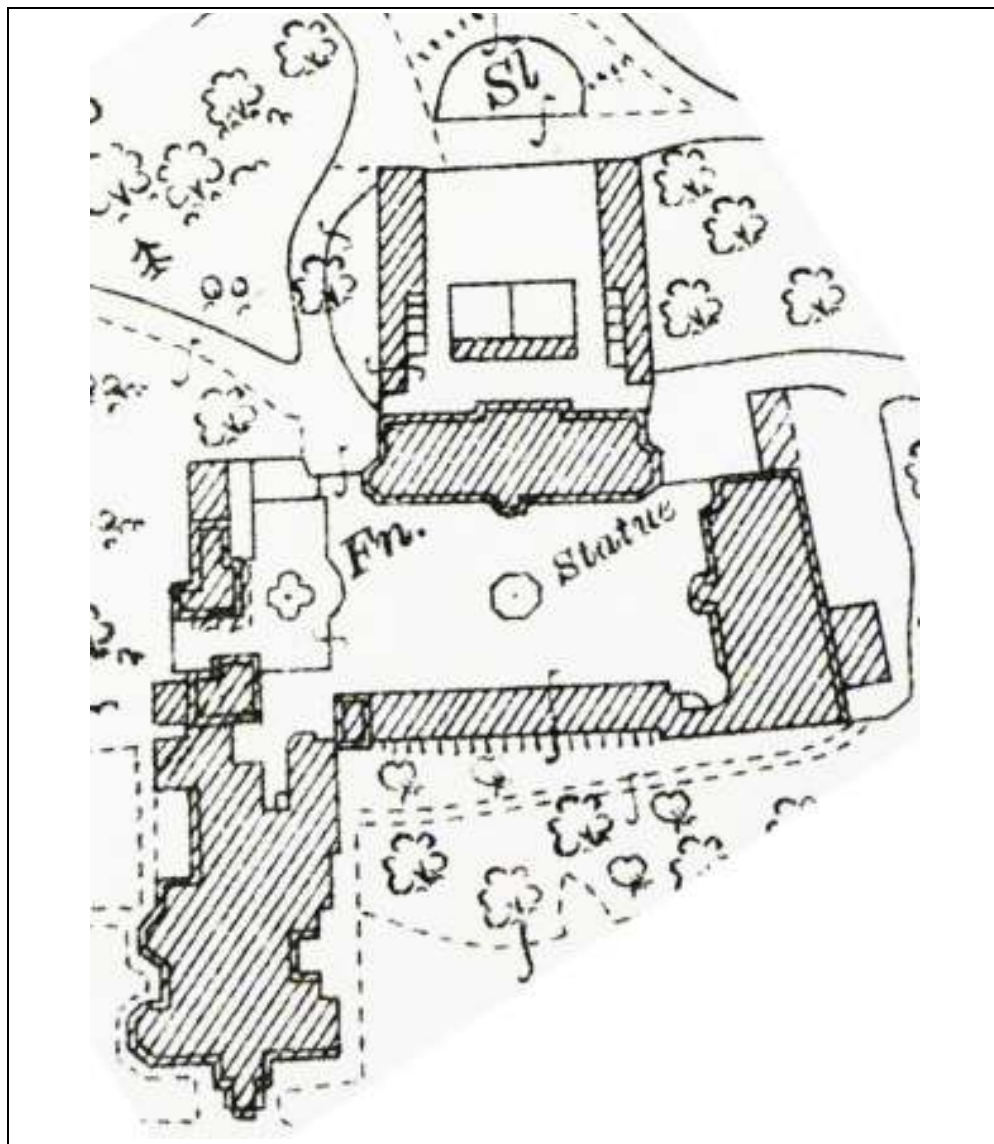
1850



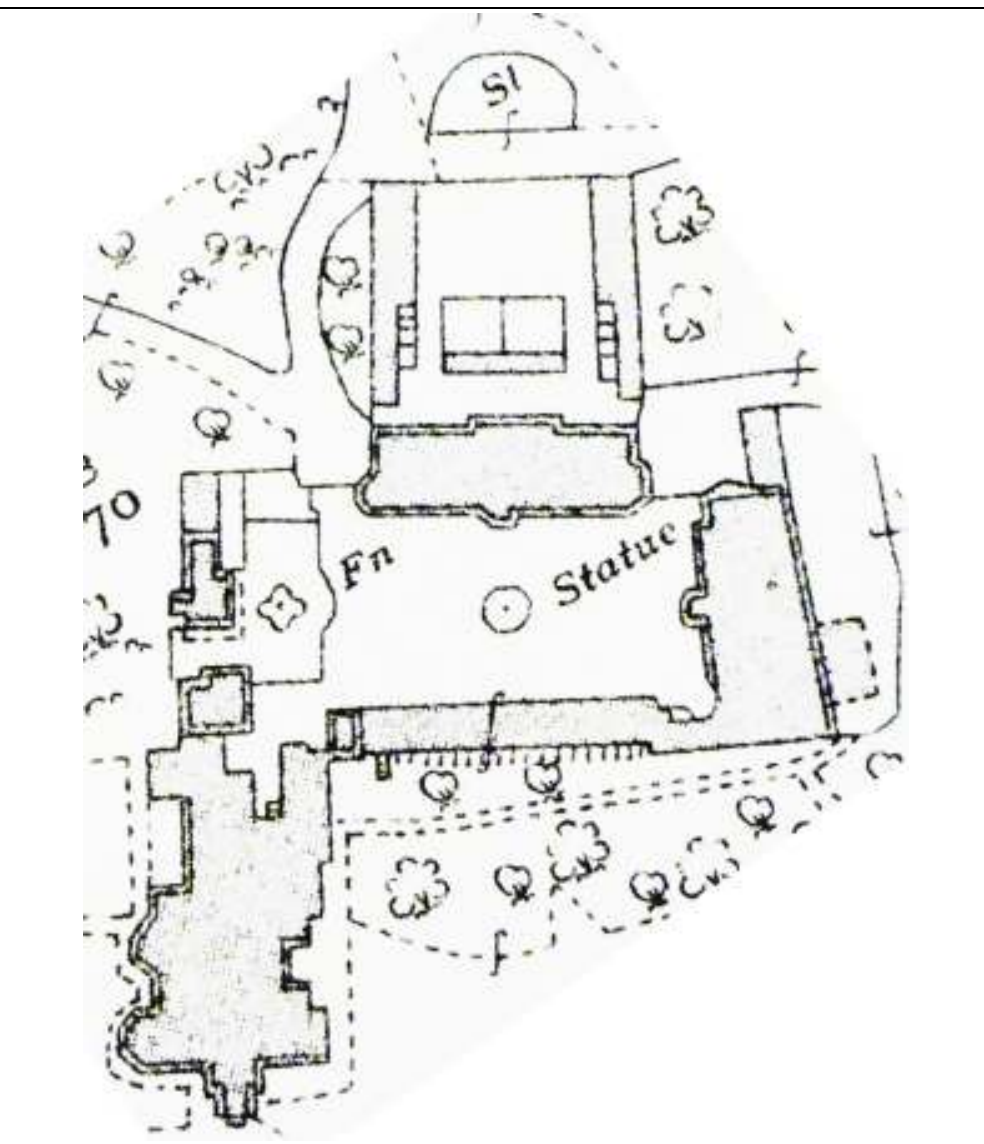
1894



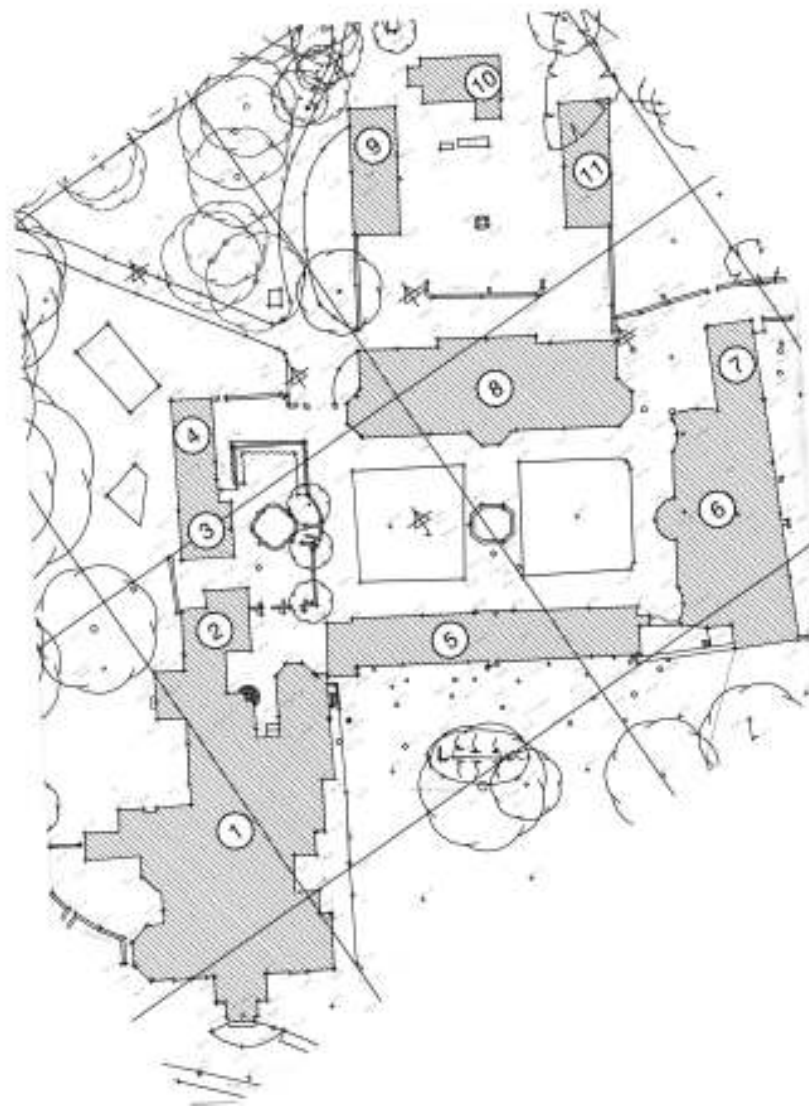
1908



1928



1938



2007

3.1.3 Later Development

c1600 – 1770

The 1770 plan (drawn in elevation) shows a ground and low first floor extension to the North-east. This can be seen on the 1779 plan as an L-shaped building and the Wyatt plans show a pre-existing plan for the ground floor. This indicates that the house was extended to the north sometime between the 1600s and 1770. As the hall was built to be symmetrical, this extension is likely to have been added later. However, records do not show the use for which it was built.



Breakfast Parlour on North-west Front

William Bankes, 1780

Alterations to the house are known to have been undertaken by William Bankes in 1778-80 under plans drawn up by L. Robinson.¹⁰ Bankes inherited the estate in 1775 at the age of 24, on the death of his father, William. The national insecurity caused by Charles I's heavy taxes, the Civil Wars and the plague were probably behind the lack of changes in the intervening years. The late 18th century, by contrast, was a settled period of increasing wealth, the beginning of the Industrial Revolution and an increasing demand for coal. William left copies of his letters which show that he managed to combine the tastes of a cultured gentleman with those of a country squire. He had travelled abroad and spoke French and Italian fluently. His uncle, Sir

¹⁰ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

William Meredith, had recently been appointed Comptroller of the Household, which gave him contacts at Court.



**Date Stone on North-west
Front**

Bankes married Mary Ann Bunney in 1779 and he may have been keen to improve the house to incorporate recent fashions. Two letters exist from 1780 describing progress on the 'new room' and an octagonal breakfast parlour, while Bankes was on an extensive tour of England. The 'new room' was probably the great hall which had a new ceiling and fireplace. The breakfast parlour is built of stone, canted and fitted with large sash windows. Letters also show that he took pains over the construction of an iron safe in the panelling of his study or bedroom and complained over the quality of the work: 'the shelves don't fit well and the drawers remarkably ill'.

Robinson's plans also included a new entrance to the house on the west front, which was never built. A room to the west of the earlier kitchen was partitioned to create a butler's pantry, staircase and corridor. Bankes also added books to the Library, especially those on voyages and exploration in later life when failing health curtailed his travelling. Gregson described the house in 1817:

The house is large and comfortable: the front...has transom windows; but on the reverse side modern sashes have been introduced in the drawing room, library &c. The offices are extensive and convenient.¹¹

William Bankes was also interested in making improvements to the garden. His plans were a combination of his father's ideas and ideas from his own travels. Travelling was his passion and he took note of what he saw, noting that Mr Methuen of Corsham near Bath 'had grounds beautifully laid out by (Capability) Brown, fine verdure....' He had a new garden laid out half a mile from the house, with walls on three sides of the square and an open side facing south. The north side was constructed with hollow walls to contain heating flues and supported vine houses, greenhouses for nectarines and peaches and a fernery.¹² The gardens also produced pineapples and melons. The fields shown on the 1770 estate map had gone by 1799 and the hall appears to have been surrounded by open parkland on three sides with outlying fountains and a conservatory, so William presumably had the park landscaped in keeping with the current fashion.

1818/9 Lewis Wyatt

Further alterations to the house were carried out by Meyrick Holme Bankes to designs by Lewis Wyatt. William Bankes had no children of his own and, in 1800, the estate passed to his cousin, the Rev. Thomas Holme, curate of Up Holland. He died three years later and his son, Meyrick inherited both the estate and the Bankes name in

¹¹ M. Gregson, *Portfolio of Fragments relating to the History and Antiquities, Topography and Genealogies of the County Palatine and Duchy of Lancaster*, 1st edition (Liverpool: 1817) (2nd ed. 1824 and 3rd ed. 1869, with additions and improvements by J. Harland) 232-235.

¹² D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

1803. Meyrick had problems settling William's large and generous legacies and eventually needed an Act of Parliament to enable the Trustees to sell outlying portions of the estate at Southworth and Woolston and property at Orford, Warrington and Bankford. After his first wife died in childbirth, he re-married and soon had a son and heir, Meyrick, born in 1811.

Alterations to the Hall were designed by Lewis Wyatt and plans exist for a new four-storey entrance tower on the south elevation, an additional floor on the south end and additional servants' facilities at the north end. These plans also show that the great chamber over the hall had already been subdivided into bedrooms. The front has a Doric-columned doorway and label-moulded mullion and transom windows, that on the octagonal breakfast parlour having been changed to fit the two new ones on the opposite side of the porch. The plans show the porch leading onto a hall and billiard room with a new fireplace and a new main staircase to the first floor and another within the tower for access to the floors above. The main bedrooms on the first and second floors were fitted with dressing rooms, a sitting room was added on the first, all with fireplaces. Wyatt re-decorated the main staircase with a fine wrought iron balustrade and plaster mouldings on the ceiling and walls. An extension on the north end provided additional facilities for servants, including a secure plate room, accessible only through the butler's pantry, and accommodation for the housekeeper. The gables were removed and replaced with a parapet running the entire length of the east and south elevations. He also extended the circa 1600 to 1770 block upwards, enlarging the first floor and adding a second floor – the windows at these levels are the same as those on the North-west block and line up horizontally with those rather than the ones underneath.

The plans also tell us how the rooms were used at that time. On the ground floor was the dining room in the old great hall, with a library and kitchen on either side, and a scullery next to the kitchen. The circa 1600-1770 extension provided a bedroom, possibly for the butler, store rooms and a scullery with further servants' facilities. A room to the west of the medieval kitchen had also been partitioned to create a butler's pantry, staircase and corridor. On the west side, the breakfast parlour was used as a drawing room; there was the servants' hall and a butler's pantry with bedroom. On the upper floors, only those parts affected by the alterations are detailed but what may be a bathroom is visible on the first floor, with two basins. The second floor had separate rooms for male and female servants and the separate bedrooms in either wing may have been used for unmarried guests. Meyrick Home Bankes' will of 1822 indicates that there were a number of paintings, including one of himself and a view of Winstanley Hall¹³. The hall was also equipped with a pianoforte.

Meyrick Bankes II

¹³ Will, 1822, PRO ref. Prob. 11/1903, image 311.



Squire Meyrick Banks

The second Meyrick Banks carried out extensive alterations to buildings in the courtyard after his accession to his father's estates in 1832 at the age of 21. He was well educated, having been to Eton and Oxford University and then travelled extensively in Europe and America.¹⁴ In 1833/4, he undertook a tour of the estate and made detailed records, which survive in notebooks, on the size and condition of the houses and outbuildings and also of the crops grown.



The Upper Courtyard c1900, Showing the Neptune Fountain, Estate Office and Malt House

In 1834, he added a grand five bay frontage to the west elevation of the barn on slightly different alignment, replacing the old west wall

¹⁴ J. H. M. Banks, *Winstanley Hall: Historical Notes on the Banks Family* (Unpublished type script, Wigan History Shop, 1973).

with a new range of rooms and a new interior wall and cutting off the ends of the trusses. The outer bays are concave with arched entrances providing accommodation for coaches and people, possibly grooms, as well as some kind of workshop on the first floor. Records show that pheasants were hung on hooks in an upstairs room here.¹⁵ The centre bay, with its cart entrance, is bowed and carries a date stone with the initials 'MB'. Two buildings appear from the 1838 tithe map to have been constructed on the back of the barn, for an unknown purpose. Bankes also commissioned a statue of Neptune, of his own design, from the Liverpool sculptor, William Spence. This sculpture was placed in the centre of the upper courtyard. A marble bust of William Roscoe, the Liverpool abolitionist, is also attributed to Spence and currently held by the National Portrait Gallery.



Winstanley Hall, 1843

At around the same time, he also built the south block, incorporating mullioned windows with pointed lights and raising the middle bay as a low clock tower with a pigeon loft; he built the north stable block, with canted ends, and a projecting central tower, a Tuscan cupola at either end and mullioned windows with canted heads. Although the three main buildings are all different in style, and the north block certainly looks later, they all appear on the 1838 tithe map. It therefore appears that they were all built at around the same time but, for whatever reason, in different styles. By 1849, he had added a cottage to the north end of the barn, presumably for the accommodation of estate staff, and a bay to the south end of the barn to increase its capacity. An adjoining set of gates, also with cupola decoration, is dated 1859 and another is dated 1875. Canted bays appear in other agricultural buildings of the mid 19th century in Lancashire, such as a conservatory at Worden Park in Leyland. It is possible that Wyatt was retained to work on the outbuildings. He had worked on the 1819 alterations to the house, was involved with the development of a pattern book of estate buildings and may have designed the coach house and stables and other buildings at this time.

¹⁵ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

Meyrick also made some alterations to the house in 1843, bringing the north end of the east elevation forward to enlarge the scullery, adding a canted end to the North-east elevation, moving the staircase from the far end into an existing corridor, converting the room previously used for servants' cleaning into a gunroom and adding a chapel upstairs. It is also possible that Wyatt was involved with this alteration to the house.

Twycross described Winstanley in 1847:

...not many years since re-edified and improved, stands on a rising ground, in an extensive and richly planted park. At the rear of the gardens, a moat still exists, in the centre of which it is supposed an ancient mansion once stood. The grounds are handsomely laid out, and are ornamented with a very elegant fountain executed by Spence of Liverpool, from the design of the proprietor of Winstanley Hall.¹⁶

A number of changes were made to the courtyard in the second half of the 19th century and appear on the 1894 map. Meyrick Banks widened the main drive to the entrance and added several more on the estate, using a dry 'Macadam' surface of blast furnace slag with a top coat of fine white limestone chippings.¹⁷ The major alteration elsewhere was the construction of a lower courtyard to the north for the management of horses, with identical buildings for a forge and farrier's lodge on either side of a stone wall forming one side of a small enclosure, possibly containing manure heaps. There was also a semi-circular pond to act as a source of water. These changes were probably undertaken by Meyrick Banks who was certainly very active in business until his death. A stone monument by the western entrance to the upper courtyard carries a plaque with Meyrick's initials and the date 1881 and a stone coat of arms on the top, which is off-centre and may have been added later, with a date of 1878.

Late 19th and 20th Century

Meyrick Banks died in 1881 and the estate passed to his daughter Eleanor Starkie Letterewe, passing over his two sons. She assumed the name and arms of Banks by royal Licence in 1882. In 1888/9, she added two single storey bays to the west side of the house, visible on the 1894 map.¹⁸ She had a new servants' staircase constructed, with dumb waiter, and re-fitted the plate closet¹⁹.

¹⁶ E. Twycross, *The Mansions of England and Wales: the County Palatine of Lancaster*, Vol III (London: Ackermann, 1847).

¹⁷ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

¹⁸ Wigan Heritage Service, *Winstanley Hall, Past Forward*, no.40 (2005) 9-11.

¹⁹ F. Sharman and R. Aston, 'Thomas Perry & Son Ltd', *A Gazetteer of Lock and Key Makers*
www.localhistory.scit.wlv.ac.uk/Museum/Engineering/perry/perry01.htm [accessed 21.11.07]

A number of changes to the outbuildings appear on the 1894 map. These include the addition of a decorative curtain wall connecting the barn with the south block in the main courtyard. A small fountain with a deep plunge pool was added to the west end of the Courtyard, in front of the Estate Office, the Brew House was enlarged and changed in shape, a single storey block added to the west end of the north block at the back and a pair of stone gate posts. The Estate Office is the only building dated, to 1884, and the other changes to the west end of the courtyard may have taken place at the same time.

In 1907, Eleanor's son, George, inherited the estate. The only alterations visible on the 1928 map are the addition of a pheasantry to the north of the lower courtyard and the demolition of one of the buildings at the back of the barn which had fallen into dereliction. Sam Fouracre recalled coal being carted to mineral railway sidings and, from there, brought to the house.²⁰ By the 1920s, central heating had been installed, the boiler being located in the old brew house, between the laundry and the servants' hall.

George's daughter, Joyce, inherited the estate and later married Captain Edward William Jervis Bankes, of another branch of the family, in 1929. The date she inherited is not known. A few changes were made to the hall, including a new single-storey keeper's cottage on the North-east side of the lower courtyard in the 1950s and a small extension for a garage on the North-west side of the house in the 1960s. Joyce died in 1974. The Bankes family sold the Hall and its outlying buildings in 1984. Dorbcrest Homes bought the property in 2000.



Winstanley Hall approx 1950's

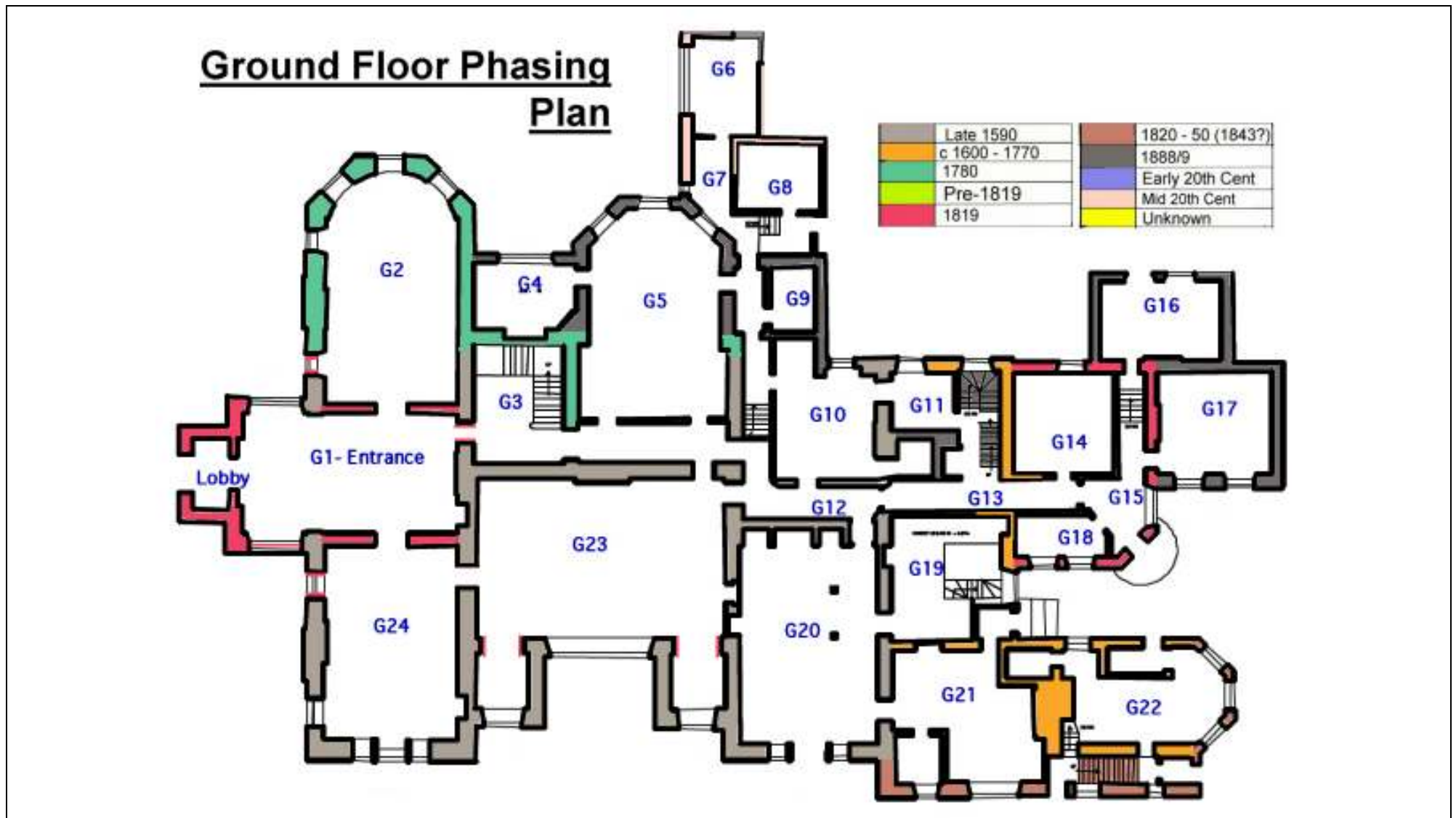
²⁰ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).



Winstanley Hall East and South Elevations in the 1970s

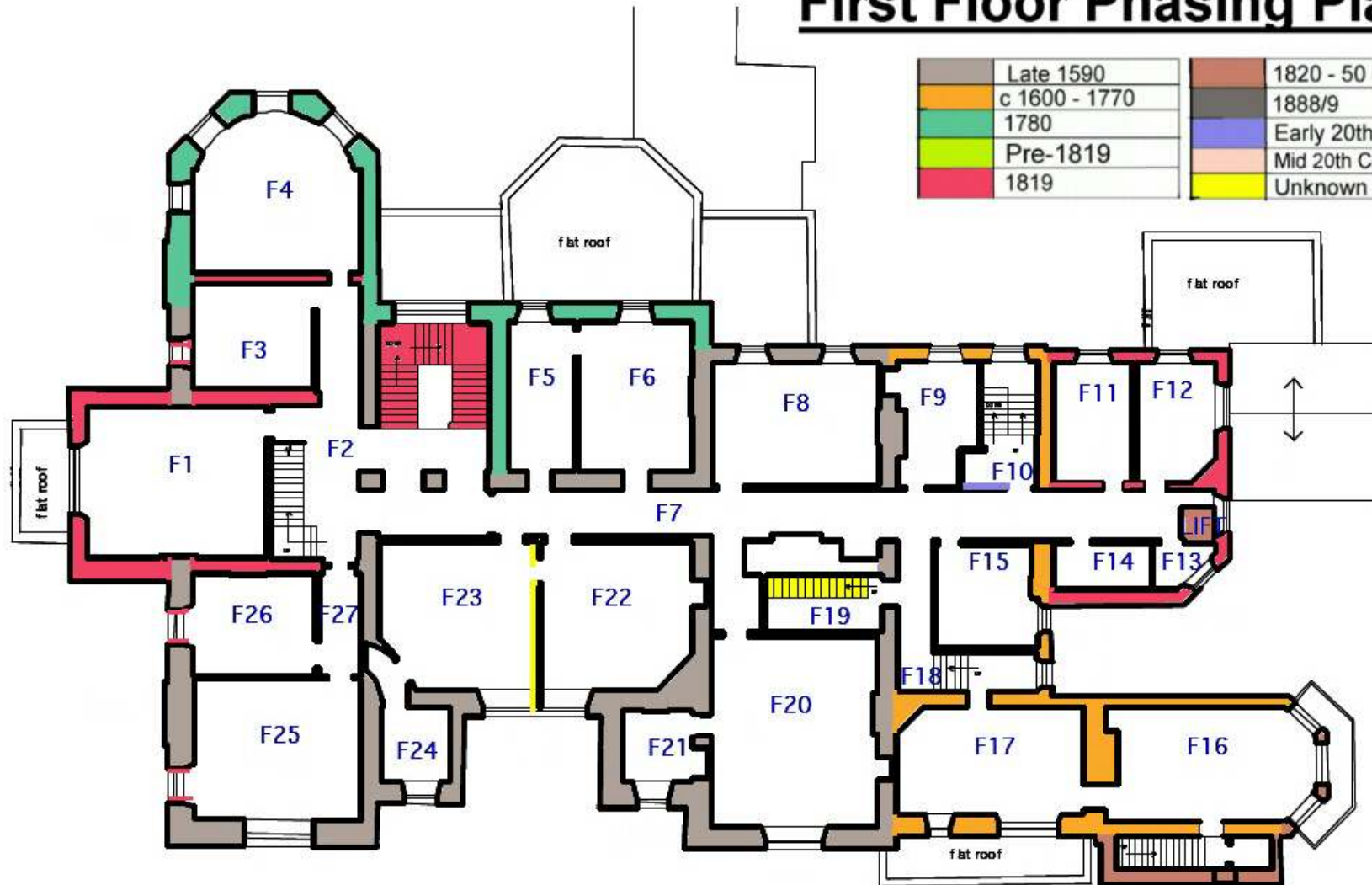
Phasing Plans

A series of phasing plans and elevations follows which identifies the dates of the existing walls.



First Floor Phasing Plan

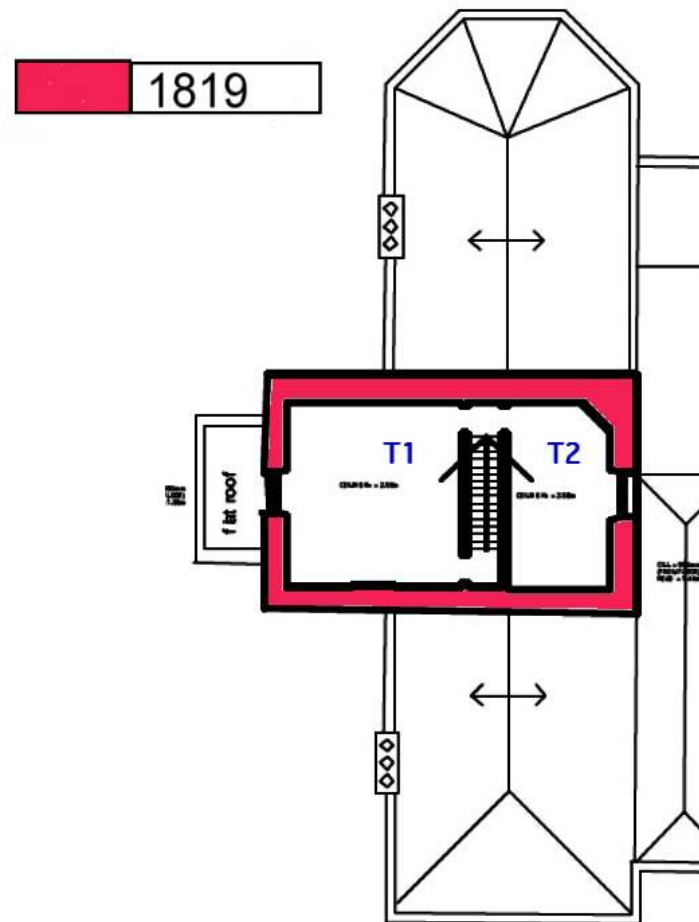
Late 1590	1820 - 50 (1843?)
c 1600 - 1770	1888/9
1780	Early 20th Cent
Pre-1819	Mid 20th Cent
1819	Unknown



Second Floor Phasing Plan

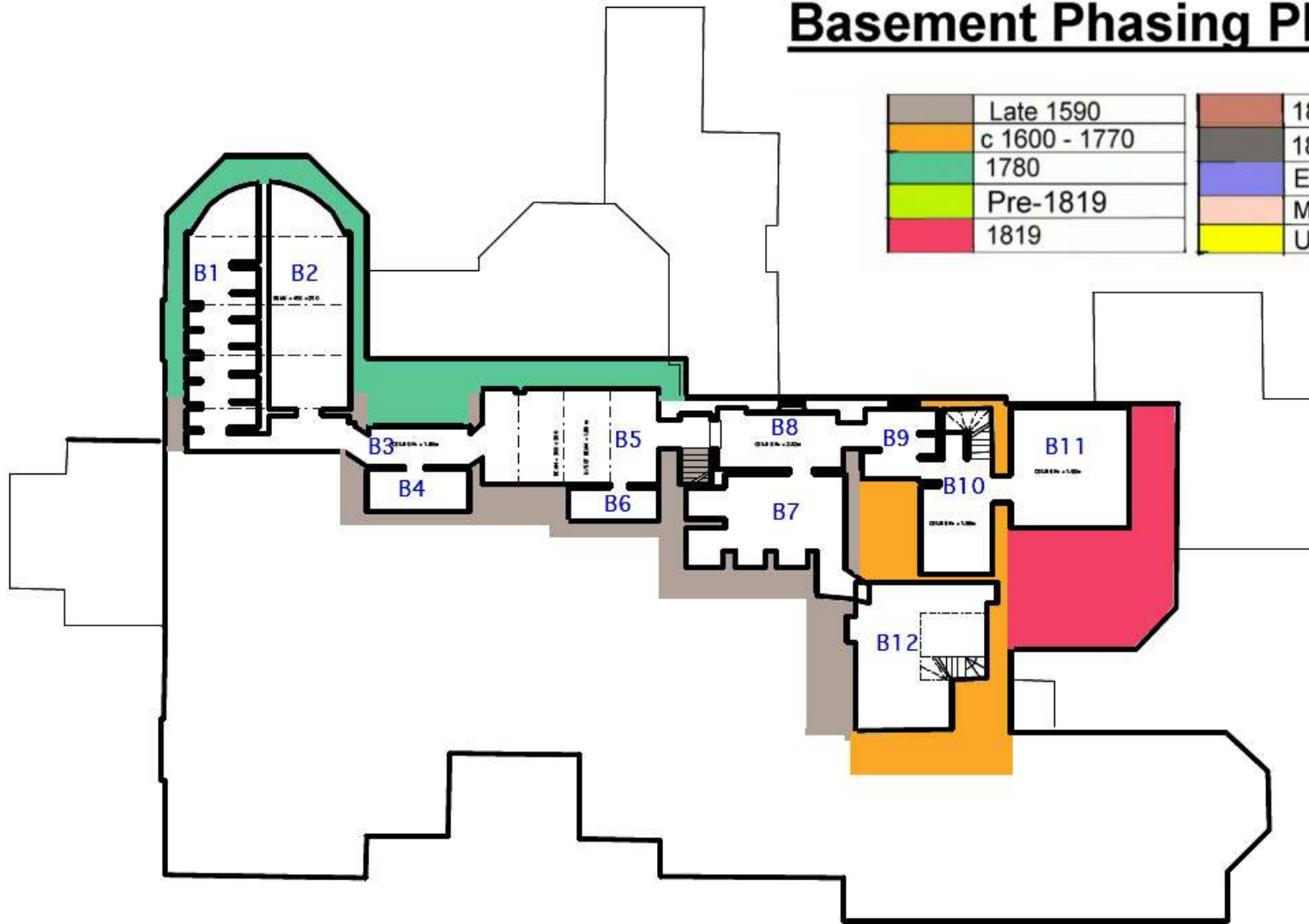


Third Floor Phasing Plan



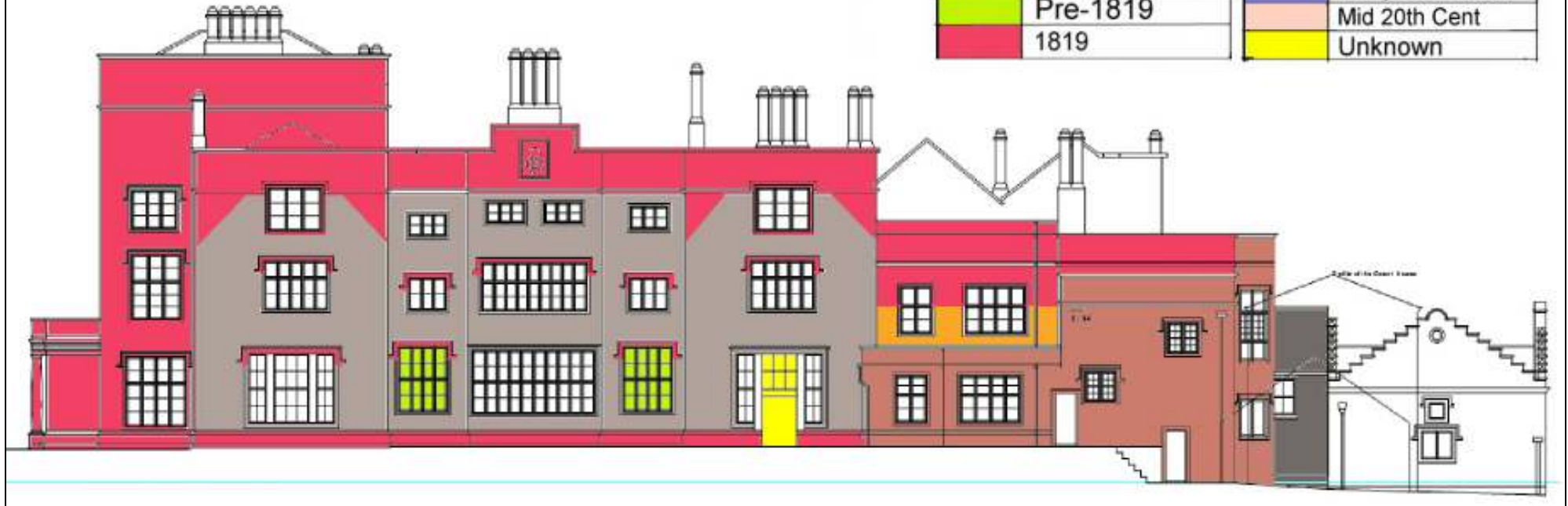
Basement Phasing Plan

Grey	Late 1590	Brown	1820 - 50 (1843?)
Orange	c 1600 - 1770	Dark Grey	1888/9
Green	1780	Blue	Early 20th Cent
Light Green	Pre-1819	Pink	Mid 20th Cent
Red	1819	Yellow	Unknown



SE Elevation Phasing

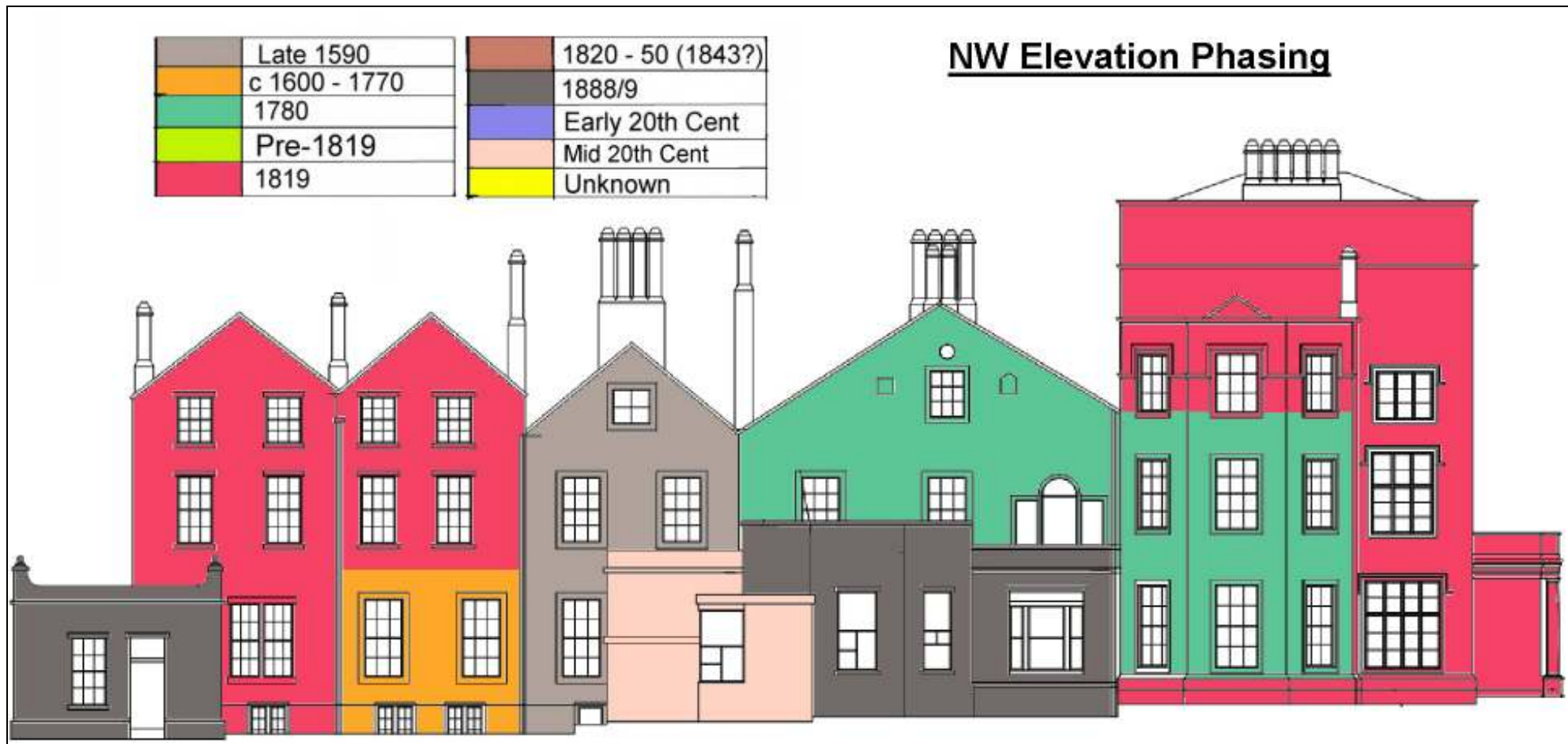
Grey	Late 1590	Red	1820 - 50 (1843?)
Orange	c 1600 - 1770	Dark Grey	1888/9
Green	1780	Blue	Early 20th Cent
Light Green	Pre-1819	Pink	Mid 20th Cent
Red	1819	Yellow	Unknown



SW Elevation Phasing



Grey	Late 1590
Orange	c 1600 - 1770
Green	1780
Yellow	Pre-1819
Red	1819
Brown	1820 - 50 (1843?)
Dark Grey	1888/9
Blue	Early 20th Cent
Light Orange	Mid 20th Cent
Yellow	Unknown



NE Elevation Phasing

Grey	Late 1590	Brown	1820 - 50 (1843?)
Orange	c 1600 - 1770	Dark Grey	1888/9
Green	1780	Blue	Early 20th Cent
Yellow	Pre-1819	Light Orange	Mid 20th Cent
Red	1819	Yellow	Unknown

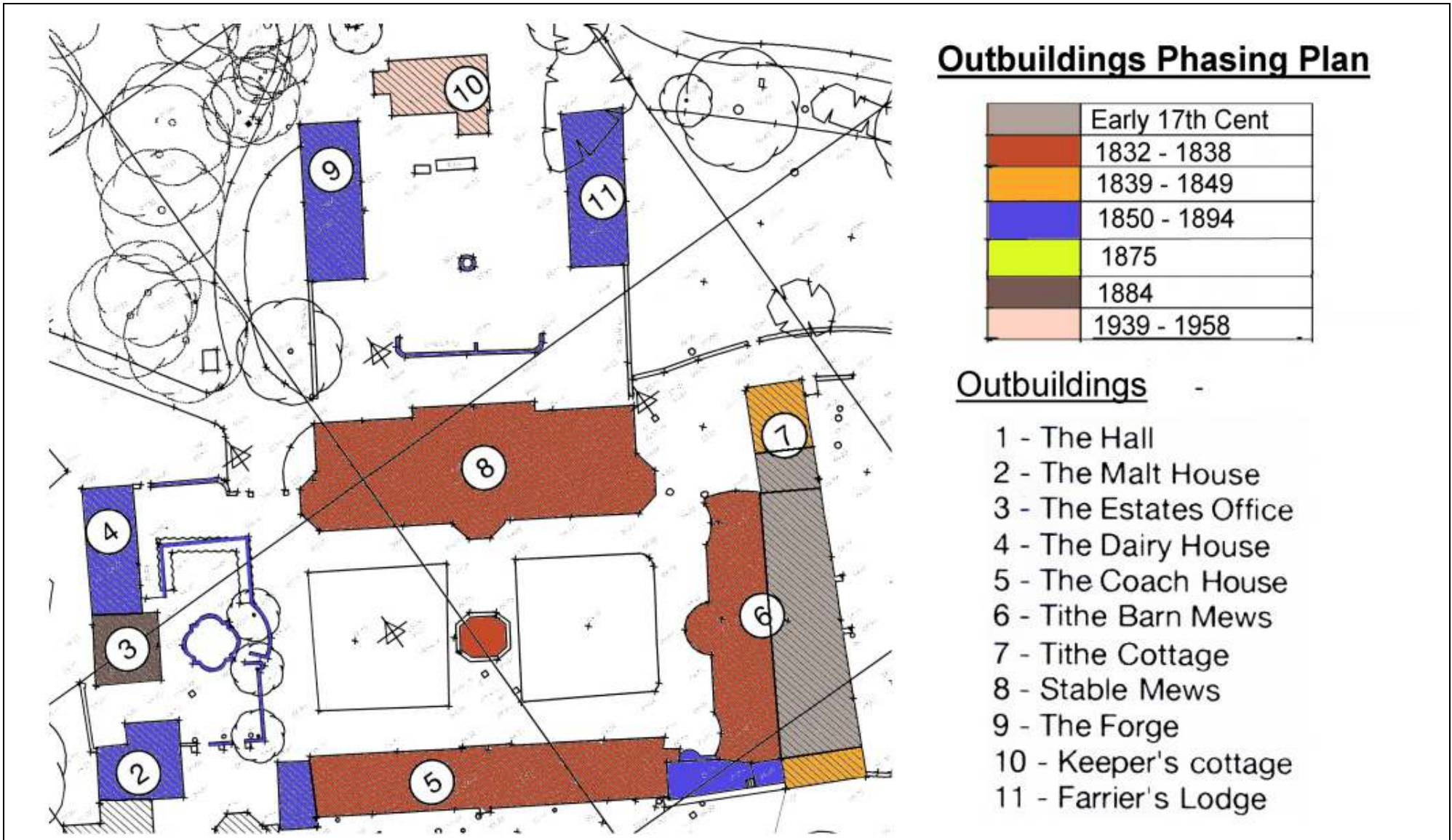


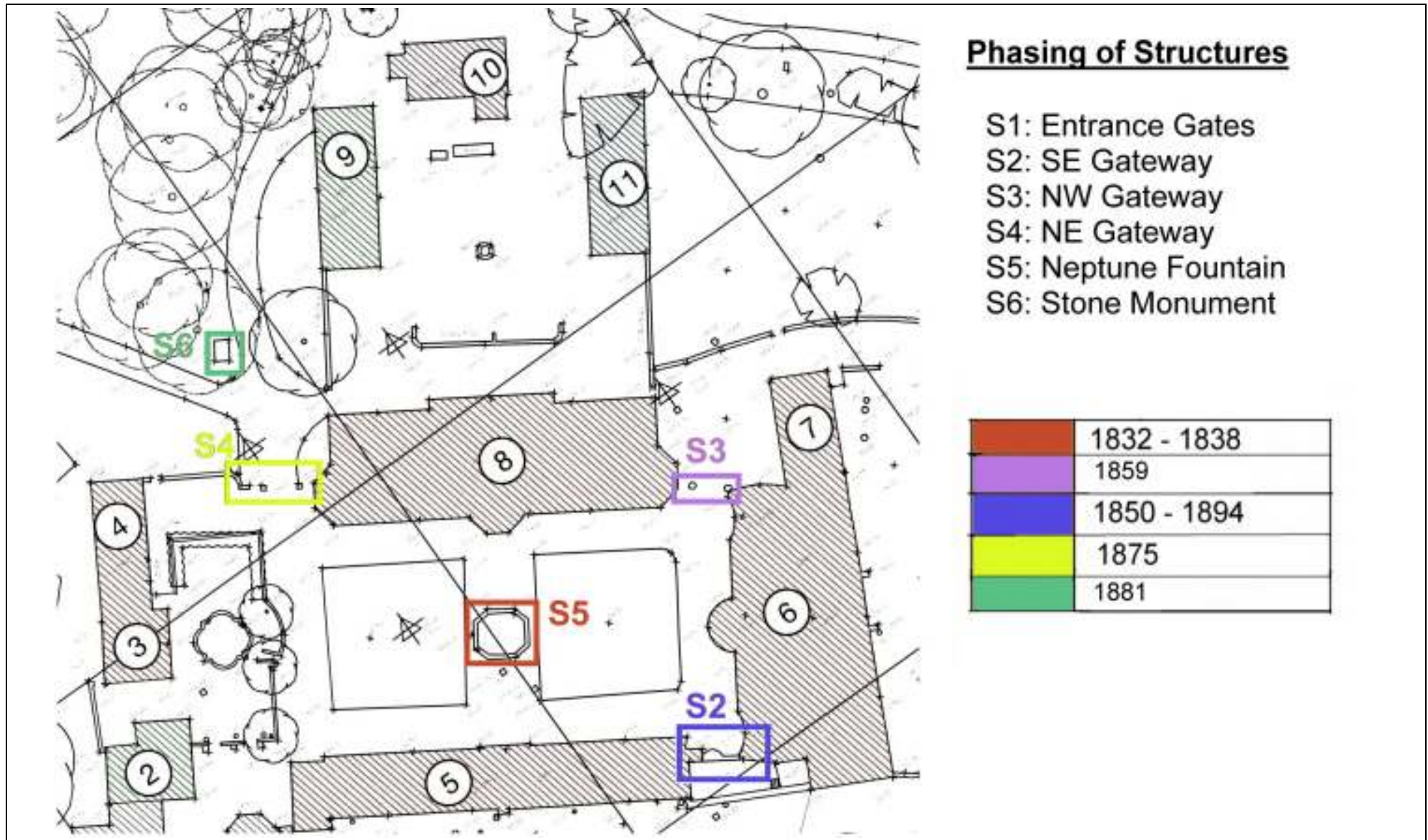
Outbuildings Phasing Plan

	Early 17th Cent
	1832 - 1838
	1839 - 1849
	1850 - 1894
	1875
	1884
	1939 - 1958

Outbuildings

- 1 - The Hall
- 2 - The Malt House
- 3 - The Estates Office
- 4 - The Dairy House
- 5 - The Coach House
- 6 - Tithe Barn Mews
- 7 - Tithe Cottage
- 8 - Stable Mews
- 9 - The Forge
- 10 - Keeper's cottage
- 11 - Farrier's Lodge





3.1.4 Relationship with Surrounding Area

Winstanley Park sits on the eastern lower slopes of Billinge Hill, on the edge of a previously extensive mining area. The grounds occupied nearly one third of the township but the Park is now bisected by the M6 motorway. The ancient demesne was bounded on the west by the ancient highway from Orrell Moor to Ashton-in-Makerfield, on the east by the road from Wigan to Billinge and on the North-east by a stream known as Smithy or Turner's Brook.²¹ Wigan is an old market town and would have provided a source of goods as well as a market and transshipment point for the estate's coal.



Interior Decoration of Drawing Room by Wyatt



Mullioned and Transomed Windows

The River Douglas was improved to make it navigable from the Wigan coalfield to the Ribble estuary, giving access to Liverpool via the Irish Sea and opened in 1742. This was not commercially successful and the Wigan section of the Leeds-Liverpool canal opened in 1774, giving access to other parts of the canal network. The railway came to Wigan in 1832 when a branch of the Liverpool – Manchester Railway passed through the township near its northern boundary. Later, a colliery railway was built connecting the estate's mines to the Wigan pier head. In 1817, people in Winstanley were employed mostly in manufacturing nails or in the collieries with only around 10% employed in agriculture.²² Nails were used for thatching, slating and farm implements.

²¹ J. H. M. Banks, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

²² M. Gregson, *Portfolio of Fragments relating to the History and Antiquities, Topography and Genealogies of the County Palatine and Duchy of Lancaster*, 1st edition (Liverpool: 1817) (2nd ed. 1824 and 3rd ed. 1869, with additions and improvements by J. Harland) 232-235.

The crops produced on the estate have changed over the years. In the 1600s, the chief crops were oats and barley, lesser ones being wheat, peas, beans, buckwheat and grass for fallow with some permanent grassland.²³ Barley and oats were malted, partly for brewing ale and beer. Sheep and cattle were stocked at a ratio of 1:10. Farm labourers usually used horse teams or mixed them with oxen. Estate account books indicate that clover, turnips and potatoes were added in 1676-1800. Efforts were made to improve the land by the addition of lime and soap waste. By 1908, the estate was producing potatoes, oats and wheat with pastures, meadows and isolated plantations.²⁴ By the 1920s, pheasants were reared for shoots of up to twelve guns and stored in one of the long rooms upstairs in the barn and in a game larder near the laundry which had large ventilation holes to ensure an even temperature with the outside.²⁵ Deer were also kept in the park in herds of twenty to thirty. Part of the park was ploughed up for arable crops during the First World War and deer destroyed one of the potato crops. All except two were shot and the venison sent to Billinge Hospital and other hospitals for wounded soldiers.

3.2 Architectural Context

3.2.1 The Architectural Context of the Original Winstanley Hall

As previously stated Winstanley Hall is situated in south-west Lancashire in an area known as the Douglas Valley. It comprised of a number of townships lying between the Lancashire coastal plain and the West Pennine Moors. This area enjoyed relative prosperity from the medieval times due to the arable land and ideal agricultural conditions. As well as arable land the area of the Douglas Valley provided coal fields. A number of small collieries began to emerge and as a result of this there were a number of affluent families within the area and their houses were built to reflect their status. The emergence of these large country houses in a relatively small timeframe is well documented. According to the hearth tax records of 1664 the Bankes family were using 47 tons of coal from their own pits each year to fuel the 14 hearths at Winstanley Hall. The tax records provide us with evidence of the other large houses in the area, Standish and Haigh Hall both had 17 hearths.

There is also a wealth of architectural evidence to prove the local prosperity in the fine houses that were erected by wealthy farmers and landowners between the 16th and 18th centuries. The economic conditions of the area led to a boom in house building (and

²³ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

²⁴ W. Farrer and J. Brownbill, *Victoria County History of Lancashire*, vol. 2 (London: Constable, 1908).

²⁵ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

rebuilding) during this period; these houses were not an individual phenomena. The re-building in the Douglas Valley took place on a large scale. The works undertaken were typified by the replacement of older elements and styles with the new. Stone was now favoured as the primary building material as opposed to timber, and essentially more modern styles were preferred to medieval ones. This change in building materials meant that there was more versatility in the design of the buildings. The changing use of living space inspired a change in lifestyle, and the “Great re-building”, as it has been called, was the catalyst for a change from the medieval ordered household towards an almost modern one.²⁶

The stone manor house at Winstanley was erected during this period of building. As previously mentioned, there is some discrepancy as to who originally built the Hall. Due to this relatively close timeframe of construction similarities and trends can be seen between the houses of the area. Winstanley Hall bears great resemblance to Birchley Hall in Billinge which was built in 1594.²⁷ Birchley Hall is reputed to be one of the trend setting buildings within the area, influencing the design of both Winstanley and Bispham Hall. The similarities between Winstanley and Birchley Hall are very clear. Both have symmetrical five gabled façades, are two and a half stories and have a recessed hall and projecting wings and are typically Elizabethan.²⁸ The exterior is typically Elizabethan in its balanced symmetrical front elevation, its heavy appearance and its roofline was previously lively with strong repeated vertical elements in the gables and chimneys.²⁹ Both houses are also built of the local sandstone. This would indicate that the building was re-built by the second owner of the site, James Bankes shortly after 1595.³⁰

3.2.2 Lewis Wyatt (1777-1853)

Lewis William Wyatt was the second of five sons of Benjamin Wyatt II (d. 1818), who himself was younger brother to the architects, James and Samuel Wyatt. Lewis is considered, alongside his two uncles, as one of the three great architects produced by the Wyatt family. Lewis Wyatt was an architect with international tastes and connections, considered by Robinson as James Wyatt’s ‘spiritual successor’, continuing the eclecticism of his uncle.

²⁶ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002) 33.

²⁷ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002) 33.

²⁸ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002) 178.

²⁹ Jeremy Musson, *How to Read a Country House* (London: Ebury Press, 2005).

³⁰ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002) 73.



The 1819 South Façade Wyatt Extension in Perspective



Wyatt Tower South-west Facade



The Wyatt Tower

Benjamin Wyatt II was an architect, land surveyor and estate agent working for the family firm until he became agent to Lord Penrhyn in 1785 planning the development of the Penrhyn Estate, supervising its day-to-day running and also designing many of the buildings there himself. Lewis grew up at Lime Grove on the estate. In 1792, at the age of fifteen, Lewis joined the navy and went to sea fighting against revolutionary France. His naval career was however cut short by a fall from the foreyard and following his recovery, Lewis entered his Uncle Samuel's office to train as an architect. Here he stayed from

1795 until 1800 prior to transferring his apprenticeship to James Wyatt's office, then moving on to independent practice.

Lewis was inevitably influenced by his uncles' work. Samuel Wyatt employed an elegant and restrained neo-classical manner in his architecture, specializing in the design of lighthouses, including Dungeness in Kent (1791) and medium sized country houses such as Doddington Hall, Cheshire (1776), Coton House, Warwickshire (1785) and Tatton Park, Cheshire (1791). He was a master of interior decoration in the Adam style, from the drawing room at Lichfield House to the staircase dome at Culford. Architecturally as significant as his country house designs are, his subsidiary estate building designs including model farms such as Demesne on the Dodington estate, and also on the Holkham, Penrhyn and Shugborough estates.

James Wyatt drew on a much wider variety of sources to produce a neo-classical architecture that began in the late Palladian tradition and ended with a degree of Greek revival. He acquired instant renown with his design for the London Pantheon which secured his election at the age of 24 as an associate of The Royal Academy. His architecture has been described by some modern writers as lacking consistency, while others recognize the range and quality of his work as exemplifying his genius as a designer. John Martin Robinson sees him as 'the first great English architect who thought that all styles were more or less equally valid'³¹ and views his eclecticism as no less sophisticated than the architect who believes in the 'absolute truth' of one established variety. Despite many public commissions, James Wyatt was pre-eminently a country house architect, remodelling the interiors of those such as Heaton Hall, Lancashire (1772), Heveningham Hall, Suffolk (1784) and Doddington Hall, Gloucestershire (1789-1813). James Wyatt is credited with a significant role in the Gothic revival in England, Gothic being his favourite style, expressed in Fonthill Abbey, Wiltshire (1795-1807), Ashridge, Hertfordshire (1808-13) and Lee Priory (1783).

Lewis Wyatt himself began practice on his own in about 1805, continuing to assist James in his work as Surveyor of the Ordnance. In 1800, James Wyatt gave him a place in the Office of Works as Labourer in Trust at Carlton House. By 1818, he was promoted to the Clerkship of the Works for the Eastern Division with responsibility for the Tower, the Mint, Somerset House, Greenwich, the Rolls House and three prisons. In 1829, he transferred to Hampton Court, his official employment with the Office of Works ending in 1832 when it amalgamated with the Department of Woods, Forests, and Land Revenues. During this time, Lewis also held the post of Honorary Architect to the Middlesex Hospital, contributing to a century of Wyatt service in architecture there. Here he supervised routine repairs but made no major alterations.

Lewis first exhibited at the Royal Academy in 1795 and then in 1797 and 1798 he showed drawings of buildings of the Penrhyn estate designed by his father and Samuel Wyatt. These formed part of a pattern book of model estate buildings published in 1800 as *A Collection of Architectural Designs Rural and Ornamental*.

³¹ John Martin Robinson, *The Wyatts: An Architectural Dynasty* (Oxford: Oxford University Press, 1979) 60.

Despite his public offices and repeated, but often rejected, efforts to win commissions for public buildings, Lewis made his name chiefly as a country house architect, where he rivalled his cousin Jeffry as an 'improver'. Employed in the footsteps of James and Samuel Wyatt, Lewis designed further improvements to Heaton Hall in Lancashire over a period of eighteen years from 1806. Following the death of Samuel Wyatt in 1807, Lewis was engaged at both Tatton Park (1807-18) in Cheshire and Hackwood Park (1814-17) in Hampshire where he completed major works on behalf of his uncle. James Wyatt's Roman style at Doddington most influenced Lewis at Tatton where, in a similar vein, Lewis designed a large Corinthian portico and entrance hall. The rooms at Tatton are some of Lewis's best surviving interiors while those at Hackwood are amongst the earliest examples of Wren revival. Lewis succeeded Samuel as the principal country house architect in Cheshire and surrounding area, working at Lyme, Rode, Oulton, Cranage, and Eaton-by-Congleton, as well as Tatton.

In 1812, Lewis began his masterpiece, Willey Park in Shropshire (1812-21), for Lord Forrester where again James Wyatt's late classical influence is continued and perfected. The porte-cocherè in the form of an octostyle Corinthian portico reflects that of Doddington while the side elevation has a domed bow ringed with giant columns. The influence of Doddington continues inside Willey Park where the centre of the house is taken up by an 'atrium' rising to the full height of the house, a neo-classical work of art, with a glazed lantern over the central open coffers of the wide spanned ceiling. On either side, Corinthian columns support a gallery with a brass railing and bronze candelabra.

Akin to his Uncle James, Lewis's architectural knowledge was wide and well informed. His library reflected this with books on 'modern' Italian, German and French architecture and more unusual works on 'antique' architecture and English Gothic. He also had an interest in English architecture of the Wren period and was a pioneer of the imitation of old decoration. At both Hackwood and Lyme Park he devised successful pastiches of the late seventeenth-century in his interior decoration. His Gothic architectural knowledge was, according to Robinson, as advanced as any of his contemporaries; an example can be seen in St. Mary's Church at Stockport (1813-17).



Fireplace to Drawing Room



The Wyatt Staircase

Lewis was one of the first to employ the revived Jacobean and Tudor styles, using them at least twenty years before they became more popular at the hands of Salvin and Blore. The Cheshire houses of Cranage and Eaton-by-Congleton (both 1829) are proto-Victorian in their asymmetry, varied outline and use of diapered Tudor brickwork. But it is at Winstanley Hall (1819) where Lewis first experimented with this style and his final 'old English' work, Sherborne House in Gloucestershire (1829-34) is so convincing, according to Robinson, it is difficult to tell how much of the exterior is original sixteenth century and how much is due to Lewis.



Doric Columns at Entrance to South Facade

Lewis's remodelling of Winstanley Hall was both internal and external, the rooms being restrained and plain, without the flamboyant plasterwork to ceilings, walls and fireplaces seen

elsewhere in his work such as Tatton and Hackwood. At Winstanley, Lewis's work is characterized by panelled window bays, plaster cornice work, nine inch skirting boards and plaster roundels. Externally, Lewis redesigned the southern façade creating five bays to replace the pre-existing gables. The central bay consists of a four storey projecting entrance bay or tower, complete with stone parapet and ashlar dressings. This is typical of Wyatt's work at this time, echoes of which can be seen in Cuerden Hall in Lancashire (1815), with its high parapets concealing the roof. At Cranage Hall (1829), Wyatt also uses Doric columns at the entrance, a stone parapet to span its eight bays and mullion and transom windows; the use of these elements is very similar at Winstanley.

Lewis retired from architecture following a series of unfortunate events which included the defects in the reconstruction of Sherborne House due to the negligence of Lewis's clerk of works, and the personal tragedy of the death of his only child and of his wife in childbirth.. Lewis retired to the Isle of Wight where he remained until his death in 1853.

3.2.3 Tithe Barns

A tithe is a tenth part of the annual profits from the occupation of the land, from run of stock upon land, and from the industry of persons occupying land. It was levied in Britain from the ninth century as an ecclesiastical tax intended for the support of the parish priest, called the rector. In addition to bearing the duties of care of his parish, he also enjoyed the privileges such as the collection of the tithe. Theoretically, every parish could have a rector and a tithe barn in which the rector could receive and store his tithes.

Tithe barns could also be monastic as the parish rector may not be the parish priest and the rectorial duties may lie in the hands of the monastery or college who would collect the benefits and provide a vicar to carry out his duties. After the dissolution of the monasteries, lay persons often acquired the parochial parts of monastic possessions, became lay rectors, provided vicars but collected tithes which might be stored in tithe barns. The Tithe Commutation Act of 1836 replaced tithes with a fixed rent payable on land holdings and by 1936, they were virtually abolished.³²

At Winstanley Hall, there existed a barn in the late sixteenth century which was being used for tithe corn. There is no documentation to identify the exact location of this earlier barn; it may have been located nearer to the moated site of the earlier house. This barn was replaced in the early seventeenth century; the replacement barn was referred to as the 'great new barn'. Due to the dating of the rear portion of the present Barn in the Upper Courtyard, and the date of the building of Winstanley Hall, around 1596, it seems likely that the replacement 'great new barn' is the rear half of the present Barn, built to be near the new Hall. No references have been identified for the

³² R.W. Brunskill, *Traditional Farm Buildings of Britain and their Conservation* (London: Orion Publishing) 1999.

newer barn ever having been used to house tithe corn. It appears that the present Barn may have been given the title of the Tithe Barn erroneously.

3.2.4 Stable Buildings

The origins of stables in Britain are obscure. Fragmented Roman remains exist; there is little evidence from the Saxon period and some from medieval times. There are three main types of stables dependent on ownership, those on farms, with houses and stables for institutions or businesses.

Stables built for houses, such as those at Winstanley Hall, were designed more consciously than those on farms and with more attention to detail than those built for institutions. Such stables reflected the position of horse ownership in fashionable country life. Horses were essential for transport and many sporting pursuits, but for most wealthy households, horses were also an enthusiasm; an ideal expression of conscious expenditure. Their stables were designed, therefore, also to display wealth.

The stables at Winstanley Hall are Late Regency/ Early Victorian, built circa 1830s, this era of design reflecting the Victorian love of hierarchy and classification. Just as household activities were segregated, so was the stabling of horses according to their use; carriage horses, riding horses, hunting horses, strangers' horses and post horses.

Published guidance in relation to stables became available as the health of horses became a growing concern. Draught free-ventilation and damp-free floors were advocated. One authority, J.C.Loudon, advocated large cool, well ventilated, South-east facing stables³³. Typical recommendations were large windows, 3.3 metres ceiling height and high level ventilation through tubes passing up through the roof. Flat hard-brick floors with various types of drainage were preferred to rearward sloping stone floors. Removable slatted timber floors were proposed, but rarely used. Opinion was divided between iron and wooden hay racks. Stall partition heel-posts were not to be too tall, to avoid head injuries. Increasingly, loose-boxes were preferred to stalls.

Following Loudon, came the advice of Robert Kerr in 1865 who had similar practical ideas for his stable designs, with the sense of what was bad for the crowded city dwellers was also bad for horses and could be remedied in similar ways. Capacious dimensions for horse baths and stable yards were suggested and a clock tower considered essential. Striking exteriors matched carefully thought out interiors.

The architect of the stables, coach house and other outbuildings at Winstanley Hall is unknown. The high status exteriors of the buildings, attention to detail of the designs, and the fact that the

³³ Christopher Powell, *Stables and Stable Blocks* (Haverfordwest: C.I. Thomas & Sons, 1991).

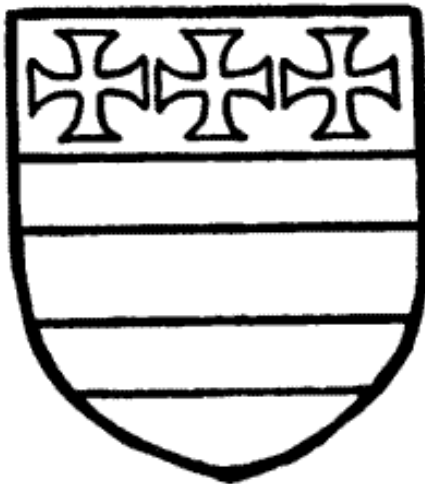
family has a history of employing leading architects makes it more than likely that a well known architect was involved in the design of the structures. It is possible that Wyatt may have designed the stable, coach house and other outbuildings at Winstanley Hall. Lewis Wyatt designed an integrated stud at Hackwood Park, Hampshire for the 2nd Lord Bolton in 1817 and designs for two hovels at Hampton Court stud dated 1831, survive among the papers at the Board of Works. It is also known that Wyatt designed stables for John Grey-Egerton, circa 1816-26 at Oulton Park in Cheshire.

3.3 Social History

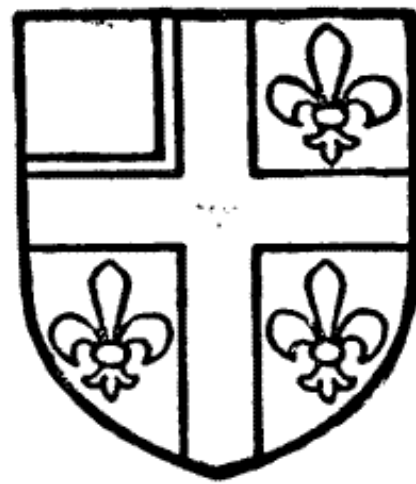
3.2.1 Family History

Winstanley Hall was probably built for James Bankes who bought the estate in 1596, effectively purchasing gentry status. As a wealthy landowner with existing properties in the area, he may have been keen to have a house which reflected his social status and the latest architectural styles.

The estate had been in the Winstanley family since the early 13th century.³⁴ They intermarried with other local landowning families, such as the Gerards of Ince, the Langtons of Newton and the Crosses of Wigan, Chorley and Liverpool. Thomas Winstanley married Elizabeth Gerard whose father had defended Princess Elizabeth after the rebellion of Sir Thomas Wyatt and who was committed to the Tower where he stayed until the end of Queen Mary's reign. On Elizabeth's accession, he was appointed Attorney General, knighted and made Master of the Rolls. Edmund Winstanley inherited the estate in 1592. By this time, he had been living in Presteigne in Wales for around 30 years where Elizabeth Winstanley had moved after Thomas's death and her re-marriage to John Bradshaw. Edmund was clearly settled in Wales, becoming Sheriff of Pembrokeshire in 1590 and later of Radnorshire in 1592 and again in 1599/1600. His uncle, Edmund, had managed the estate during nephew Edmund's minority and, in 1586, agreed to lease the manor to John Cross of Liverpool for 100 years but Edmund cancelled this in 1596 and sold the estate to James Bankes.



Winstanley Coat-of-Arms



Bankes Coat-of-Arms

There were many examples of established gentry families leaving land at this time, due to inflation, the inability of old established families to adjust and the appearance of business-like people who saw the potential of raw materials, such as coal. This displacement of an old gentry family by someone with 'new money' graphically

³⁴ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

illustrates the dramatic changes taking place in the capitalist economy which followed the breakdown of feudalism. ³⁵

Bankes was born in Wigan and went to London to serve his apprenticeship as a goldsmith. He prospered and, in common with others in his trade, went into money-lending.³⁶ In 1588, Queen Elizabeth raised funds to defeat the Armada and James was one of ten London goldsmiths selected as 'meet to lend money', contributing £100. With the expansion of industry and the beginning of farming for gain, rather than subsistence farming, land became a good investment. His second marriage was to Susan Sherington whose family was from Wigan and had acquired a considerable amount of land in Lancashire. She had inherited land at Worsley and Wardley Hall. He made several purchases in the Midlands and Lancashire, especially Sankey House and land in Pemberton in 1581/2. He appears to have retired from the goldsmith business and was living at Sankey House when he bought Winstanley. He sought land where there was a 'good stor of coles, prais God for the sam.' By 1596, Birchley Hall was only two years old, a very desirable stone-built property and just down the road. It seems likely, given the similarity in design to Birchley and Bispham Halls, that the three halls may have been designed and built by the same person but no documentation has been found to substantiate this assumption.

3.2.2 Financial Support for the Estate

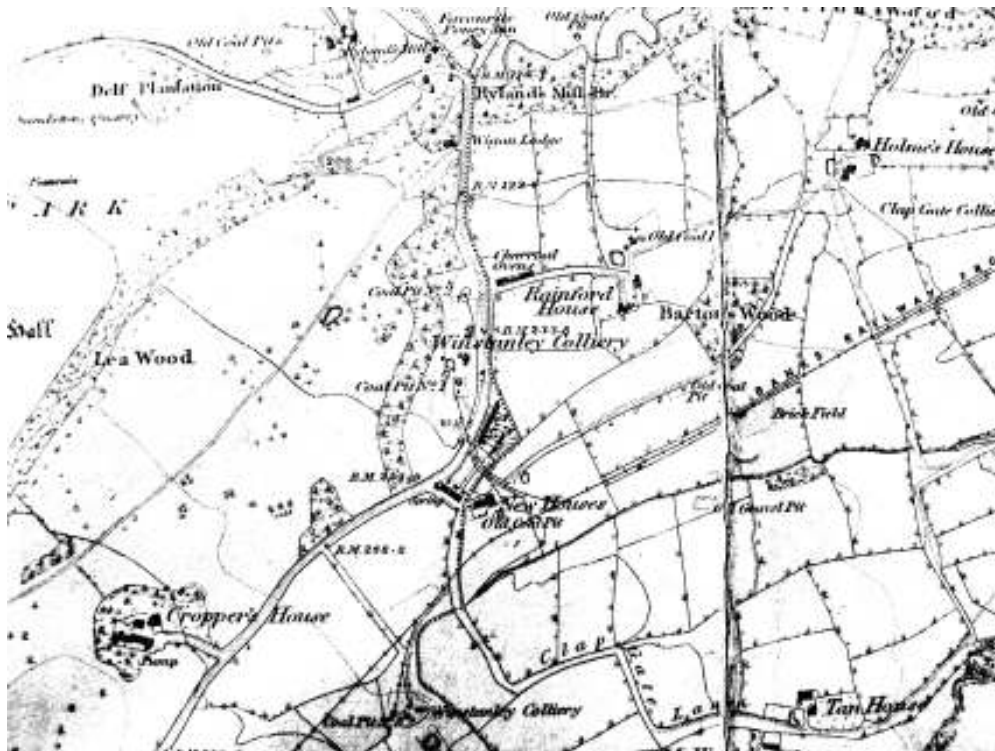
The financial support for running the estate, and for later alterations to the hall and grounds, came partly from the rents from the estate itself but chiefly from the exploitation of the coal reserves under the estate. Records show that Edmund Winstanley was certainly mining coal in a fairly flourishing manner.³⁷ Early pits were advantageously placed regarding the fall of the ground and proximity to an established highway but this would only have been passable in the summer months. James Bankes noted one coal pit worth £120 for a 21 year lease.³⁸ The Bankes family were all interested in developing their mines. William Bankes negotiated with the Birchall family over the construction of a sough to drain several mines in the area. Although trade was brought to a standstill during the Civil War, there was a boom with the Restoration.

³⁵ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002).

³⁶ Bankes, J 1942

³⁷ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

³⁸ J. Bankes, 'Records of Mining in Winstanley & Orrell, near Wigan', *Transactions of the Lancashire and Cheshire Antiquarian Society*, vol. LIV (1939) 31-64.



O. S. Map, 1849 Showing Winstanley Collieries and Tramway

By 1678, old pits were becoming exhausted and expensive to work. A new pit was sunk at a large cost and there was a steady expansion of the Winstanley coal works for the rest of the 17th century. However, problems were occurring because of carbonic acid gas from pits below the level of free water draining with no other means of pumping. Thomas Bankes made a profit of £100 in 1716, nearly double that of 1689 and a survey of 1754 valued the pit at £200. By 1792, there was a pumping engine of some sort in place. Part of the Winstanley coal reserves were leased to Messrs Clark & German for £200 per acre, the remainder being mined directly under the Bankes' management. The lease was extended in 1812 with leases later to other operators, such as Blundell's. Meyrick Holme Bankes purchased land at Summer Sales and Clap Gate Farms in Pemberton which included two coal pits. The 1842 Report of the Commission on Child Employment listed 30 men and nine women over twenty-one, 13 boys and five girls aged 13-18 and 6 boys and one girl under 13 in employment by the Winstanley pits. The 1849 O. S. map shows the Winstanley pits with a private railway to convey coal to the Pottery Croft Wharf on the Leeds and Liverpool Canal. Much of the construction of a huge network of canals and railways was driven by mine and factory owners in a bid to improve their access to markets. In the 1830s and 1840, the output of the Lancashire collieries came second only to that of the Great Northern Coalfield. Meyrick Bankes also built up a coal merchant business at Wigan, Liverpool, Manchester, Bootle, Birkenhead, Runcorn and Seacombe.

Although there was around 40 million tons of coal under the estate, the Bankes family never mined it on a large scale; much of it was mined through leases.³⁹ They ultimately operated five pits. Nos. 1

³⁹ R Winstanley, *Winstanley & Highfield – Further History* (Charnock, 1988).

and 2 pits were disused by around 1910. No. 3 Baxter pit was sunk in 1834 to a depth of 232 yards and finally abandoned in 1960 for economic reasons. In 1939, there was a workforce of 20 face workers, 11 surface workers and 8 others at this pit. In the 1980s, the head gear remains were demolished, the shaft capped and the area landscaped to form Baxter Park. No. 4 pit, known as Mountain or Windy Arbour, was sunk in 1838 to a depth of 224 yards. The pit buildings are said to have been architecturally attractive because of their proximity to one of the Hall entrances. In 1939, the workforce consisted of 33 face workers, 18 surface workers and 8 others. The pit finished operations in 1979. No. 5 or New Pit was sunk in 1856 to a depth of 262 yards. Coal was raised in baskets in all the Winstanley pits until 1873 when all except no. 5 were changed to cages and tubs. New Pit then became known as Basket Pit. There were accidents at the Winstanley pits, in common with many others, but these were of little concern to anyone other than the family of the deceased. A methane explosion at Baxter pit left seven men dead and five died soon after from their injuries.

3.3.1 Residents, Tenants and Servants of Winstanley Hall and Outbuildings

The people who used Winstanley Hall can be divided into the estate owners and their families and their servants and estate workers. James Bankes may have attended a grammar school but certainly had a limited amount of education before starting his apprenticeship.⁴⁰ He was a self-made man and proud of it, he had gained Winstanley 'by my great industry and travail all the days of my young years.' He had to act as his own land steward and learnt about running the estate, and its natural resources, for himself. He was concerned to improve the present and future value of the hall as a gentleman's residence and advised his heirs to demolish unsightly cottages that Edmund Winstanley had allowed to be built in full view of the hall, but to wait till the leases had expired first. He also left guidance on 'selective marriage' which was an important feature of the period to maximise financial and territorial advantages to the estate. His heirs seem to have done their best to carry out his advice by intermarrying with a Legh of Bruche, Legh of Lyme, Cholmondley of Vale Royal and Holme of Up Holland, the latter adding considerably to the land holdings.

Records do not show much of James' son William's character, beyond being able to steer the estate through the Civil War in a neutral position and dealing with the difficult conditions following it. His son, William, was educated at Oxford University and entered Grays Inn as a barrister.⁴¹ He was elected M. P. for Wigan as a Whig in 1679. Robert Bankes became High Sheriff for Lancaster in 1742. His brother, William, inherited the estate in 1748 and shortly afterwards married Elizabeth Meredith, sister of Sir William Meredith

⁴⁰ J. Bankes & E Kerridge (ed), *The Early Records of the Bankes Family at Winstanley* 3rd Series, vol. 21 (Chetham Society, 1973).

⁴¹ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

of Henbury in Cheshire. William Bankes' primary interests were the welfare of his estates – he had a detailed plan drawn up in 1770 – the promotion of his coal works and hare coursing. His steward's account books record hunting visits and details of cock fighting. Frances Bankes, William's unmarried sister, who lived at Winstanley Hall, kept a detailed account book until her death in 1764 which shows that she acted as a benefactress to her numerous nieces and nephews and gave clothes and bequests to poor people, including 'half a years schooling for a poor girl'. She travelled to visit relations and undertook trips to Buxton and Blackpool, both then fashionable resorts. William's son, William, travelled extensively and was interested in improvements to the house and garden. He was appointed High Sheriff of Lancaster in 1784, made frequent visits to Bath, London and Blackpool for his health and rented a house at Blackpool. In 1794, by which time he may have been house-bound, he drew up Rules and Regulations for the servants, which were painted on a panel. He took a special interest in his cousin, Meyrick Holme, having no children of his own and may have used his contact with Admiral Herbert Sawyer to get young Meyrick a position in the Navy. He and his wife, Mary Anne, also supported the establishment of a Female Friendly Society by Hannah More and ordered copies of her moral and religious tracts. One of these was about a 'Lancashire Colliery Girl' name Betty Hodson who had fallen on hard times. William took Betty Hodson into his employment, rising to cook in 1798, and left her a sum in his will. William and Mary Anne were both buried in a vault at Billinge Chapel, William having left instructions that his funeral be 'as private as my situation in life and decency will permit'.

After William's death in 1800, the estate passed briefly to the Rev. Thomas Holme, curate of Up Holland and, in 1803, to his eldest son, Meyrick who also took up the Bankes name. Meyrick spent his time, apart from running his estate and colliery enterprise, in the usual country pursuits. He was High Sheriff for Lancaster in 1805 and appears in the list of commissioners of the peace in 1814 and 1820. He presented a panel of the royal coat of arms to Billinge Church to commemorate the victory of Waterloo, continuing the family's connection with the chapel. He died after a long illness in 1827. His funeral was a distinct contrast to his cousin's, the fashionable firm of Gillow & Son of London being engaged. There were four mourning coaches each with four horses and the event cost over £550.

His son, Meyrick, was born in 1811 and was educated at Eton and Oxford University and then travelled extensively in Europe and America. Plans to celebrate his coming of age included races in the Park. After he succeeded to the estate, he lived as a country gentleman but was also actively involved in managing his colliery enterprises. He was fond of fishing and bought an estate at Letterewe on the west coast of Scotland in 1835, reflecting another fashion of the time. He also rented an estate in Iceland for occasional salmon fishing. A number of members of his family served in the armed forces, a custom widespread amongst such families. His brother Thomas died in Ireland; both his sons held commissions in the army and two of his daughters married officers. He died in 1881 and the property passed to his daughter Eleanor. Sam Fouracre remembered house parties of up to twenty people for special occasions such as the Grand National and Waterloo Cup

races.⁴² There was a large gathering in the Park for the Peace Celebrations in 1919. Two Royal Flying Corps planes flew over and all the buildings were freshly painted. Princess Louise, the elder daughter of Edward VII and Princess Royal, came to open the YMCA at Orrell in 1921 and stayed at Winstanley, sleeping in the great four-poster bed. Anderson remembered the family using open carriages for transport until the early 1920s, with the Bankes coat of arms on the doors and pulled by two horses. Before the First World War, there was also a Daimler motor car with large carbide lamps and two long brass horns which Mr Bankes, probably George, used to drive from Land's End to John O' Groats. From the 1920s, there was also a Delage and other cars, again marked with small coats of arms on the doors.

The histories provide some insights into life for the estate workers and hall servants. William Bankes drew up Rules and Regulations for servants in 1794, indicating the increasing formalisation of the relationships between the social classes.⁴³ The wooden panel specified the hours for meals, mainly taken in the servants' hall but dinner was taken in the parlour. Servants of strangers were treated as servants of the family and no alterations were to be made on their account. Men servants were allowed one pint of ale at dinner and supper, beer at lunch but, reassuringly, neither at breakfast. Bedtime was at 11.00pm; no men were allowed in the kitchen and labourers and workmen were also excluded from the servants' hall. Sam Fouracre remembered the servants employed in the hall during the early 20th century.⁴⁴ There was a butler, two footmen, a pantry boy, housekeeper, governess, cook, kitchen maid, ladies' maid, parlour maid, head housemaid, two housemaids, one linen maid, a scullery maid, a laundry maid, a coachman/groom, chauffeur and odd man. In the gardens worked a head gardener and eight others. The staff moved to Balconie Castle in Scotland from July to October, with often only the head housemaid left at Winstanley Hall. In the 1930s, a head nurse and nursery maid were also employed to look after the children. Anderson recollected a pantry boy, Andrew Frazer, being paid £30 a year and receiving a blue serge suit every year as well as a livery suit of brown or maroon with gold braid with buttons.⁴⁵ His duties were to wait on the butler at 8.00 for breakfast, then help the butler and footman with the family and guests' breakfast, then clean the silver and shoes and boots. He had most of the day off until helping with dinner in the evening. Sam Fouracre remembered Christmas parties being held for the servants, gardeners, keepers and estate workers in the 1920s. He described one dinner when he was quite young:

⁴² D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

⁴³ J. H. M. Bankes, *Winstanley Hall: Historical Notes on the Bankes Family* (Unpublished type script, Wigan History Shop, 1973).

⁴⁴ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

⁴⁵ D. Anderson, *Some Reminiscences of Sam Fouracre of Rylance Mill Farm about the period that he worked at Winstanley Hall Gardens during the 1920s* (unpublished typescript, 1985).

'...held in the main dining room, a very large room. The table seemed to be the whole length of the room and all the silver was set out on it, with a huge log fire burning in the great fireplace. There were two extra butlers from Wigan. The walls were covered in portraits and other paintings in oils. The squire went about filling all the glasses with claret.... After the dinner and drinks we went up to the Long Room where we were entertained by professional entertainers'.

3.3.2 Social Symbols and Spiritual Associations

The hall and the buildings around the upper courtyard were social symbols. Building an entirely new house would have been a costly exercise only possible with the availability of extensive funds. The use of stone also symbolised a sense of status and permanence in a landscape dominated by wooden houses. Previously reserved for churches and castles, stone became associated with high social standing. The hall had a porch which was a status symbol aspired to by those who could afford it, in addition to the practical benefits of providing some protection from draughts. Glass was also an expensive status symbol and Miller describes Winstanley's fenestration as flamboyant⁴⁶. Each of the estate owners had a position in society to maintain and most of the changes made to the buildings were an effort to keep up with, and show an awareness of, current fashions. The hall also fulfilled a minor spiritual role, partly through the historical association between the Bankes family and Billinge Chapel, later known as St Aidan's Church, and partly through the small domestic chapel which may date from 1843.



St Aidan's Church, Billinge

⁴⁶ Garry Miller, *Historic Houses in Lancashire: The Douglas Valley 1300-1770* (Lancashire: Heritage Trust for the Northwest, 2002).

3.2.5 Uses of Winstanley Hall in the World Wars I and II

The hall had other uses on two occasions, during both World Wars. During the First World War, George Bankes offered both Winstanley Hall and his other seat, Balconie Castle at Letterewe in Rosshire, as accommodation to the Red Cross Society for wounded soldiers and sailors, offering to fit them out as hospitals. In the event, Winstanley Hall was also used as a military training and transit camp. Units of Royal Engineers in transit to Gallipoli and the 6th Battalion of the Manchester Regiment stayed there. During the Second World War, WAAFs stayed in Nissan huts located in the grounds of the hall. When they left, twenty families of local homeless people moved in, many of whom included ex-servicemen. They stayed for around a year, Billinge Council's Medical Officer having inspected the dwellings and pronounced them comfortable, healthy and not overcrowded.

3.4 Management Information

Winstanley Hall with its estate buildings and some 500 acres was owned by the Bankes family until 2000. However, The Hall had been requisitioned during the war and after the war the family moved to Gloucestershire. Only one member of the family, Squire Banks remained and he lived in the Moat House, adjacent to the gates to the estate. During this period the house was used intermittently, primarily during the shooting season (mid-September to January), and was poorly maintained as a consequence. During this period a small modern house was added to the Lower Courtyard for the gamekeeper, known as Keeper's Cottage. The ground floor of the Estate Office was renovated and continued in use until around 1989.

The Hall was listed Grade II* in 1966; the other estate buildings which are listed are the Barn and adjoining cottage, (1986, Grade II*), Stables (1986, Grade II*), Coach House (1986, Grade II*), attached gateways (1986, Grade II*), Estate Office (Grade II) the Dairy House (Grade II) and the Neptune Fountain (1988, Grade II*).

The house, estate buildings close to the house, and land close to the house, comprising a total of ten and a half acres was purchased by Dorbcrest Homes in December 2000. The balance of the estate land (approximately 500 acres) is leased for farming, with the family in the person of Tim Banks (grandson of Squire Banks) retaining the shooting rights. Tim Banks has renovated one of the estate buildings (at some distance from the Dorbcrest holdings) which he uses as his main residence.

The Keeper's Cottage is currently occupied by a Dorbcrest employee to provide some on site security. There have been incidences of theft of lead at night, requiring police call out in August 2007. Access to the property is secured by rights of way for the main drive and two access roads; there is a corresponding liability to Dorbcrest for its upkeep and any necessary upgrade.

Part of the Coach House is used for storage by Dorbcrest. In 2003 Dorbcrest financed the renovation of the Neptune statue by Acorn of Lancaster. Dorbcrest brought in services to the North-west half of the Stable Block at this time to provide work premises. On completion of the work the Stable Block was vacated. In January 2007 the roof of North-west side of the Coach House collapsed.

Dorbcrest Homes, who are responsible for maintenance and management, are seeking planning permission to restore the buildings and turn them into a number of residential units. Dorbcrest Homes have retained Allen Tod Architecture for the restoration and conversion of the hall and MCK Partnership for the restoration and conversion of the estate buildings. There is currently no interpretation provided for the site as it is not open to the public and there are no public rights of way across the site.

Section 4 Statement of Significance

4.1 Overview of Significance

Winstanley Hall, its associated barn, stables and two attached gateways are listed Grade II* which places them amongst the top 6% of listed buildings. The Estate Office and Neptune Fountain in the Upper Courtyard are Grade II listed, along with Wigan Lodge and the gate piers at the entrance on Pemberton Road. Winstanley Hall and its associated outbuildings are significant for evidential, historical, aesthetic and communal reasons:

Evidential

- **Material Remains:**
The original hall building and its alterations are evidence of continuous occupation of the site over a period of 350 years. The stone core of the original H shaped building survives, although probably the only fitting to survive is the Tudor arch between F20 and F21.
- **Archaeological Potential:**
There is evidence of an earlier building to the North-west, where a homestead moat was constructed next to an old pack horse salt way. In 1908, over 70 such moats were extant in Lancashire, mostly around Wigan. However, there are no records giving details of the building's appearance. The earliest reference to a manorial hall at Winstanley is 1212.

Historical: Associative Value

- **Association with the Rise of a Professional Class Displacing Established Gentry Families**
The estate had been in the Winstanley family since the early 13th century. By the 16th century, the old feudal structure had broken down and many established families were struggling to cope with inflation and the new economy. James Bankes had made his money as a goldsmith and money lender and, in common with others at the time, saw a country estate as a good investment which could provide a social position and prestige as well as a return from profitable agriculture and especially the coal reserves beneath.
- **Association with an Important Local Family**
The Bankes family were lords of the manor as well as important local landowners and employers. James Bankes' heirs intermarried with other gentry families, adding to the family holdings. Three members of the family were appointed High Sheriff for Lancaster, a post which was responsible for executing judgements of the High Court but which in more

recent years has become largely ceremonial⁴⁷. One member of the family was also MP for Wigan.

- **Association with the Lancashire Coalfield**

The Bankes family were very successful in exploiting their coal reserves, whether directly through their own mines, or in granting licences to other operators. They managed to increase profits by nearly 200% in the early 18th century, providing a valuable source of income and funding improvements to the hall and its outbuildings.

- **Association with Military Use**

Winstanley was used as a hospital for wounded soldiers and a training camp during the First World War, being associated with the Royal Engineers and the 6th Battalion of the Manchester Regiment. During the Second World War, W.A.A.F.s stayed in the grounds, the huts providing accommodation for ex-servicemen and their families for a while after the War.

Historical: Illustrative Value

- **Evidence of the Spread of Design Ideas**

William Bankes made alterations to the hall in a fashionable Classical style in 1780, having travelled abroad and extensively in England, taking note of what he saw. Meyrick Bankes II travelled in Europe and America before taking over the estate and went on to create an impressive courtyard with ranges of new buildings on three sides and commissioned a statue of Neptune to his own design, in the 1830s.

- **Evidence of the Increasing Formality between the Social Classes**

More rooms were added for the use of servants, particularly in the 19th century. The servant hierarchy is illustrated by the arrangement of rooms such as the butler's pantry and bedroom and the housekeeper's room. There is a significant contrast in size and decoration between those rooms intended for the use of the owning family and those for servants, including separate staircases and entrances. Additional facilities for servants were constructed in 1780, illustrative of the process of separating the family and the staff, although somewhat later than at other large houses. S5 was probably constructed as a dormitory or barracks for male servants; before this, they may have slept close to their master. On the ground floor, at the same time, a servants' hall was built for meals.

Aesthetic: Design Value

⁴⁷ 'History of the Duchy of Lancaster', *Duchy of Lancaster and High Sherriff History*, www.priory.lancs.ac.uk/ducy.html [accessed 02.11.07].

- **Survival of the Design of the Late 1590s Building**

Birchley Hall seems likely to have acted as the model for Winstanley Hall, its front elevation being very similar to Winstanley's original entrance elevation. Winstanley illustrates a new concept of formal planning and symmetry which began to appear in South-west Lancashire at the beginning of the 17th century. The Hall forms part of a small but interesting and impressive local group of stone houses but it is one of the largest, equivalent in size to the manorial sites of Ashton Old Hall (Ashton-under-Lyne), Ordsall Hall in Salford and Smithills Hall. The east elevation is largely intact and readable, except for the later replacement of gables by a parapet.
- **Exterior Remodelling and Interior Re-decoration by Lewis Wyatt**

Wyatt was an important early 19th century London-based architect who designed and made many improvements to country houses, including Heaton Hall and Tatton Hall. He was the second generation of Wyatt architects to work on country houses in the North-west of England. He used an eclectic variety of styles in his commissions and was one of the first architects to employ the revived Jacobean and Tudor styles. Winstanley represents his earliest use of the Tudor style, which then acted as a model for Cranage Hall in Congleton (1828-9) and Sherbourne House in Gloucestershire (1829-34). Cranage also features stone mullioned and transomed windows, a stone parapet running the length of the building and 6-panel oak doors with panelled linings. However, his interiors at Winstanley Hall appear to be restrained and plain, without the characteristic flamboyant plasterwork to ceilings, walls and fireplaces seen elsewhere in his work. It is possible that Wyatt was retained to work on Meyrick Bankes II's upper courtyard in the 1830s. He certainly designed stables at the Home Farm of Eaton Hall in Macclesfield, dated 1831 and probably also at Winslade in Hampshire in the early 19th century.
- **Designed Landscape of the Park**

By 1799, the fields surrounding the hall had been replaced by open parkland on three sides, much of which remains. William Bankes had been impressed by grounds laid out by Capability Brown at Corsham near Bath and, while there is no evidence of Brown having been employed at Winstanley, his designs may have influenced William's ideas for the park's layout.

Aesthetic: Artistic Value

- **Visual Unity of Materials**
The same stone has been used for most of the building work at the hall, probably from the estate quarry, which may also have supplied stone for the outbuildings. The use of stone here is also an example of a transition in the use of materials in the Douglas Valley.
- **Design of Neptune Fountain**
Meyrick Banks II is recorded as having designed the fountain, which also illustrates the craftsmanship of the sculptor, William Spence. Other Spence sculptures include a memorial of John Gore which survives in the Walker Art Gallery and a marble bust of William Roscoe held by the National Portrait Gallery.
- **Design and Craftsmanship of Painted Windows in Gun Room**
Meyrick Banks II also designed painted windows which show other family properties and parts of their heraldry.

Communal: Symbolic Value

- **Residence of the Lord of the Manor**
Members of the Banks family were very aware of their social status; indeed manorial status may have been part of the attraction of Winstanley for James Banks. Building a new hall in itself indicated the existence of large funds and Banks' use of stone and extensive fenestration, both expensive materials, would have been a statement of his social standing, legitimating his claim to the manor. Meyrick Holme Banks may have been trying to achieve the same legitimacy by commissioning a London architect to design a new entrance to the hall. The family also made much use of their coat of arms and heraldic symbols in new buildings around site. The upper courtyard certainly appears to have been intended as a status symbol, outlined by large and impressive buildings and with a large statue and fountain in the middle.

Communal: Social Value

- **Residence of important local landowner and employer and of those in service**
The Banks family employed a number of people as servants and estate workers and in the mines they either exploited directly or licensed to other operators. Records show that by the 1930s around 20 people were employed in the house, some of whom would have lived in, and nine people in the gardens. Servants played a ceremonial role in the display of status and Winstanley had quite a large household; it is unusual in having maintained the size of its household into the early 20th century. By 1842, 39 adults and 25 children were employed in the Winstanley pits and many more would have been employed by Messrs Clark & German in the pits they operated.

4.2 Schedule of Significance

The internal spaces and site features do not have the same level of significance when assessed separately. These elements have been assessed on their intactness, their special interest, and their contribution to the wider significance of the site. There are three levels of significance as well as an intrusive grade. In addition, in areas that could not be entered safely the significance has been assessed based upon descriptions contained within earlier surveys. The significance of these areas is qualified by "A" (assumed) after the level of significance.

Level A: High Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site.

Level B: Medium Level of Significance

The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important.

Level C: Low Level of Significance

The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site.

Neutral: The element is historically unimportant but does not have a negative visual impact on the surrounding buildings.

Intrusive: The element is historically unimportant and has a negative visual impact on the surrounding buildings.

Significance of Hall Exterior According to Phase

Phase of Hall Exterior	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
Original Hall	2	3	2	7	H
C1600-1770 and 1780 extensions	2	3	2	7	H
1818-19 extensions	3	2	2	7	H
1819-50 extensions	3	2	1	6	M
1889 extensions	2	2	1	5	M
20th century extensions	1	0	1	2	I

Significance of Hall Interior by Room: Ground Floor

Ground Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
Lobby	2	3	2	7	H
G1 Entrance	2	3	2	7	H
G2 Drawing Room	2	3	2	7	H
G3 Staircase	2	3	2	7	H
G4	A1	A2	A1	A4	M
G5	A2	A3	A1	A6	M
G6	A1	A0	A0	A1	I
G7	A1	A0	A0	A1	I
G8	A1	A0	A0	A1	I
G9	A1	A2	A1	A4	M
G10 Butler's Pantry	2	2	2	6	M
G11 Butler's Kitchen	2	1	2	5	M
G12 Corridor	2	1	1	4	M
G13 Servant's Stairwell	1	2	2	5	M
G14 Servant's Room	2	2	1	5	M
G15 Back Entrance	1	2	1	4	M
G16 Storage Room	3	2	1	6	M
G17 Late 19 th Century Room	1	1	1	3	L
G18 Boot Closet?	3	1	1	5	M
G19 Storeroom	2	2	2	6	M
G20 Kitchen	1	2	2	5	M
G21 Scullery	2	1	2	5	M
G22 Gun Room	2	3	2	7	H
G23 Dining Room	2	3	2	7	H
G24 Library	2	3	2	7	H

Significance of Hall Interior by Room: First Floor

First Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
F1 Mrs Bankes' Sitting Room	2	3	3	8	H
F2 Staircase/Landing	2	3	3	8	H
F3 Dressing Room	2	3	3	8	H
F4 Bedroom	1	3	3	7	H
F5 Bathroom	2	2	2	6	M
F6 Bedroom	2	2	2	6	M
F7 Corridor	2	2	2	6	M
F8 Bedroom	2	3	3	8	H
F9 Bedroom	2	2	2	6	M
F10 Staircase	2	2	2	6	M
F11 Bedroom	2	2	2	6	M
F12 Bedroom	2	2	2	6	M
F13 Toilet	2	1	1	4	M
F14 Washroom	1	1	1	3	L
F15 Bathroom	2	2	2	6	M

First Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
F16 Chapel	2	3	2	7	H
F17 Room	1	2	2	5	M
F18 Corridor	A1	A2	A1	A4	M
F19 Upper Stairs	A2	A2	A2	A6	M
F20 Bedroom	A2	A3	A2	A7	H
F21 Closet	A2	A3	A3	A7	H
F22 Bedroom	A1	A3	A3	A7	H
F23 Bedroom	A1	A3	A3	A7	H
F24 Closet	A1	A3	A3	A7	H
F25 Bedroom	1	3	3	7	H
F26 Dressing Room	2	3	3	8	H
F27 Hallway	2	2	1	5	M

Significance of Hall Interior by Room: Second Floor

Second Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
S1 Bedroom	3	2	2	7	H
S2 Staircase	3	2	2	7	H
S3 Dressing Room	2	3	2	7	H
S4 Bedroom	1	3	2	6	M
S5 Servants' Dormitory	2	3	2	7	H
S6 Landing	1	2	2	5	M
S7 Bedroom	3	2	2	6	H
S8 Bedroom	2	1	1	4	M
S9 Bedroom	2	2	2	6	M
S10 Bedroom	2	2	2	6	M
S11 Bedroom	2	2	2	6	M
S12 Corridor	1	2	1	4	M
S13 Toilet	1	1	1	3	L
S14 Toilet	1	1	1	3	L
S15 Closet / Storage	1	1	1	3	L
S16 Bedroom	2	2	2	6	M
S17 Bedroom	A1	A3	A2	A6	M
S18 Bedroom	A1	A2	A1	A4	M
S19 Bedroom	A1	A2	A1	A4	M
S20 Bedroom	1	2	1	4	M
S21 Bedroom	2	2	1	5	M
S22 Bedroom	1	3	2	6	M
S23 Dressing Room	2	3	2	7	H
S24 Corridor	2	2	1	5	M

Significance of Hall Interior by Room: Third Floor

Third Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
T1	3	2	1	6	M
T2	3	2	1	6	M

Significance of Hall Interior by Room: Basement

Basement Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
B1	3	2	1	6	M
B2	1	2	1	4	M
B3	3	2	1	6	M
B4	3	2	1	6	M
B5	3	2	1	6	M
B6	3	2	1	6	M
B7	3	2	1	6	M
B8	3	2	1	6	M
B9	2	2	1	5	M
B10	2	2	1	5	M
B11	2	2	1	5	M
B12	2	2	1	5	M

Significance of Outbuildings

Ground Floor Rooms	Intact-ness	Signifi-cance	Wider Under-standing	Overall Level of Significance	
2 Malt House	1	3	2	6	M
3: Estates Office	2	3	2	7	H
4 The Dairy House	2	3	2	7	H
5 The Coach House	1	3	3	7	H
6 Tithe Barn	2	3	3	8	H
7 Tithe Cottage	2	3	3	8	H
8 Stable	2	3	3	8	H
9 The Forge	2	2	1	5	M
10 Keeper's Cottage	2	0	1	3	I
11 Farrier's Lodge	0	2	1	3	L

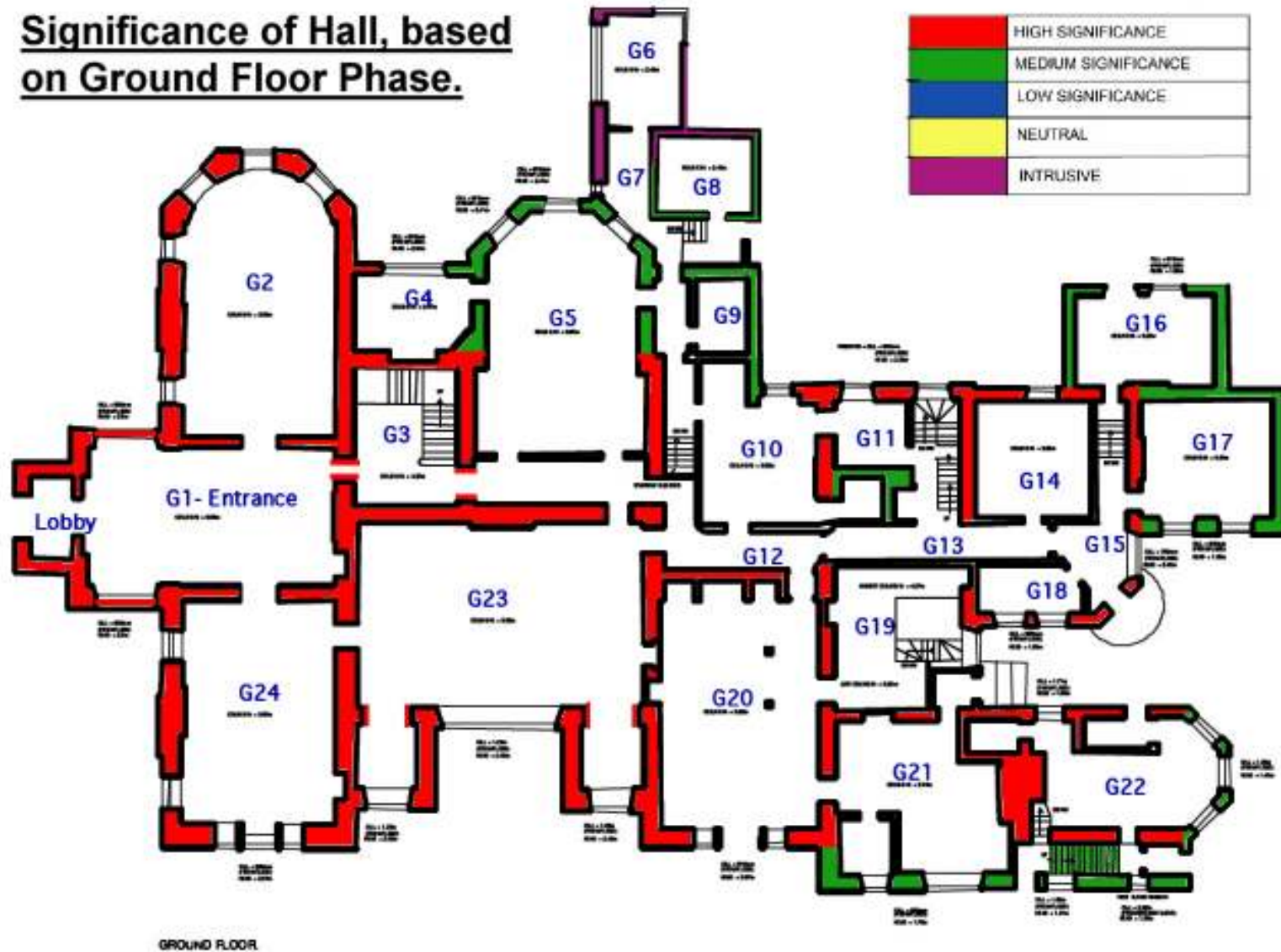
Significance of Structures

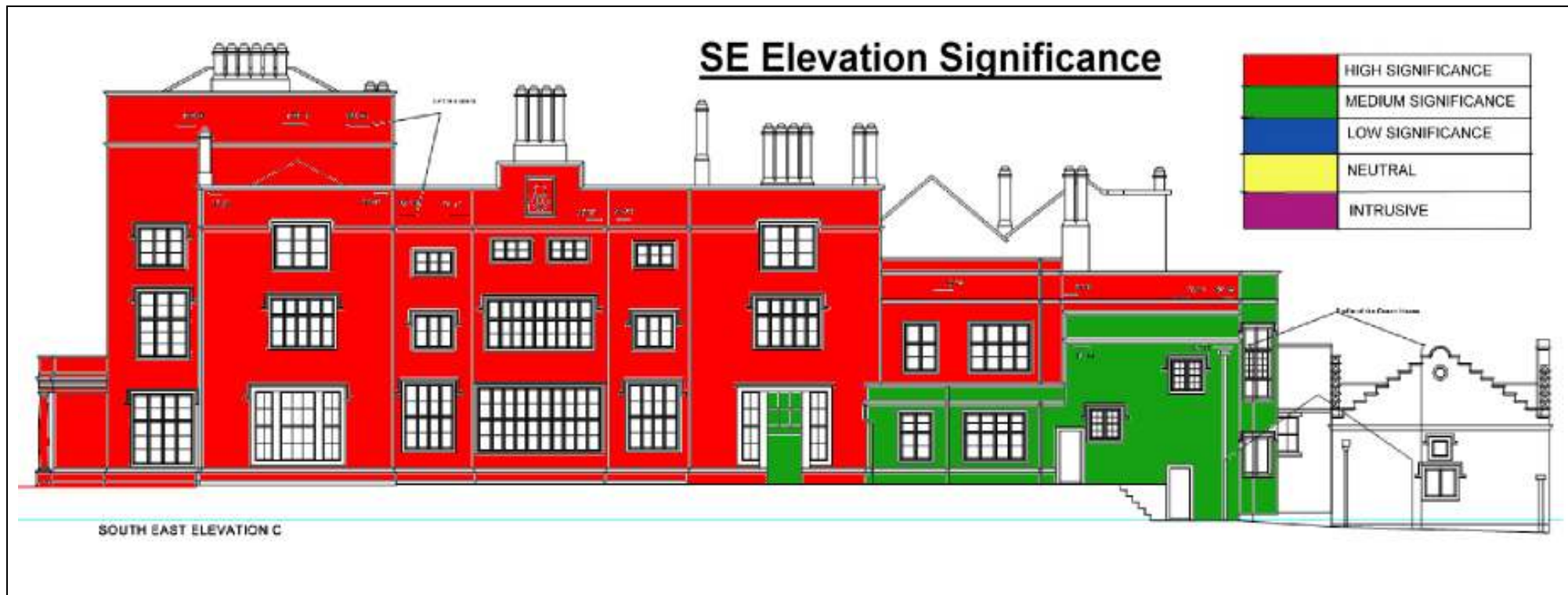
Structure	Intact-ness	Signifi- cance	Wider Under- standing	Overall Level of Significance	
Neptune's Fountain	2	3	2	7	H
South-East Screen Gateway	2	3	2	7	H
North-West Gateway	2	3	2	7	H
North-East Gateway	1	3	2	6	M
Stone Monument	3	2	2	7	H
Entrance Gates	2	3	2	7	H

Significance of Areas

Area	Intact-ness	Signifi- cance	Wider Under- standing	Overall Level of Significance	
Lower Courtyard	2	2	3	7	H
Upper Courtyard	2	3	3	8	H
Estate Courtyard	2	3	2	7	H

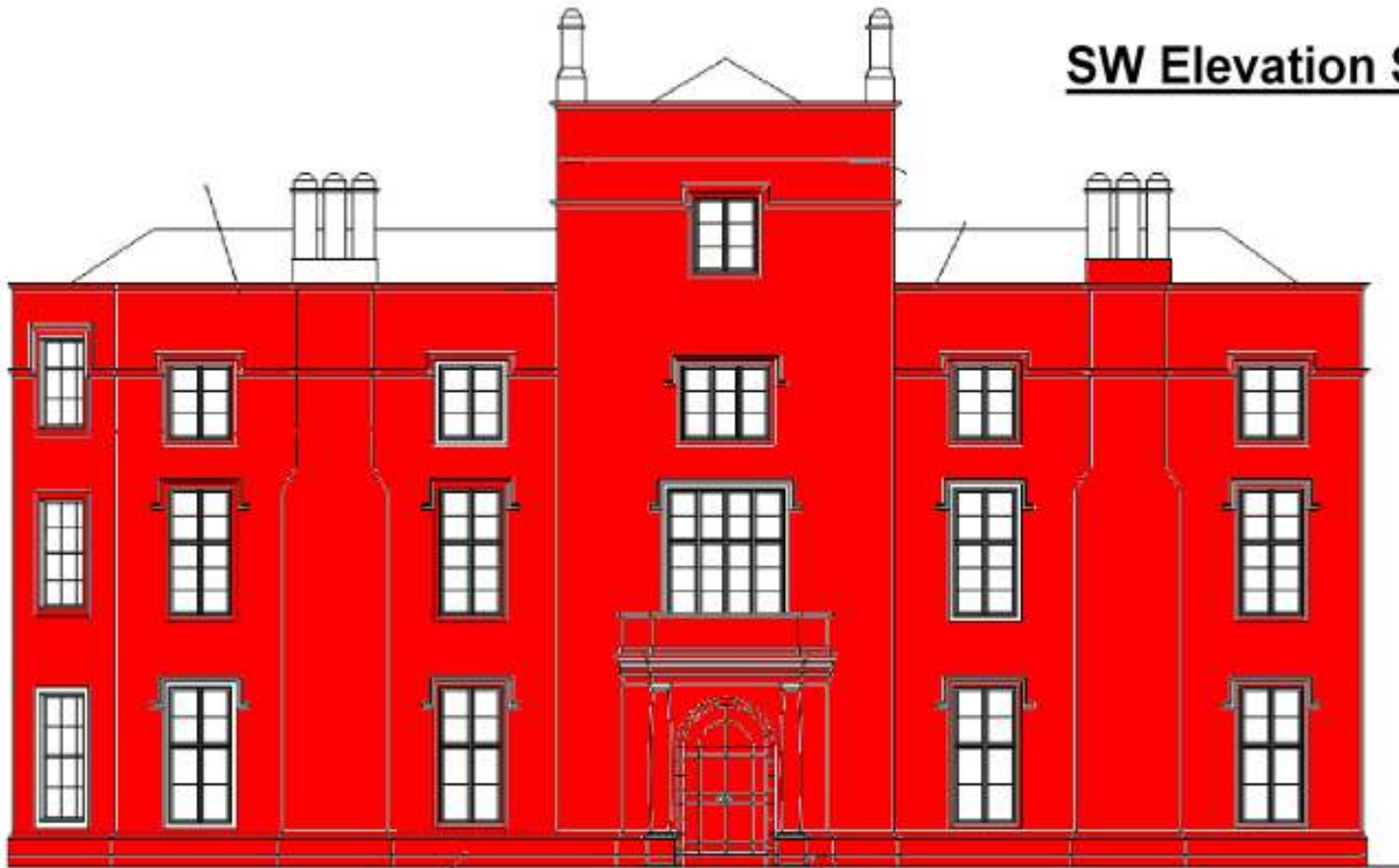
Significance of Hall, based on Ground Floor Phase.

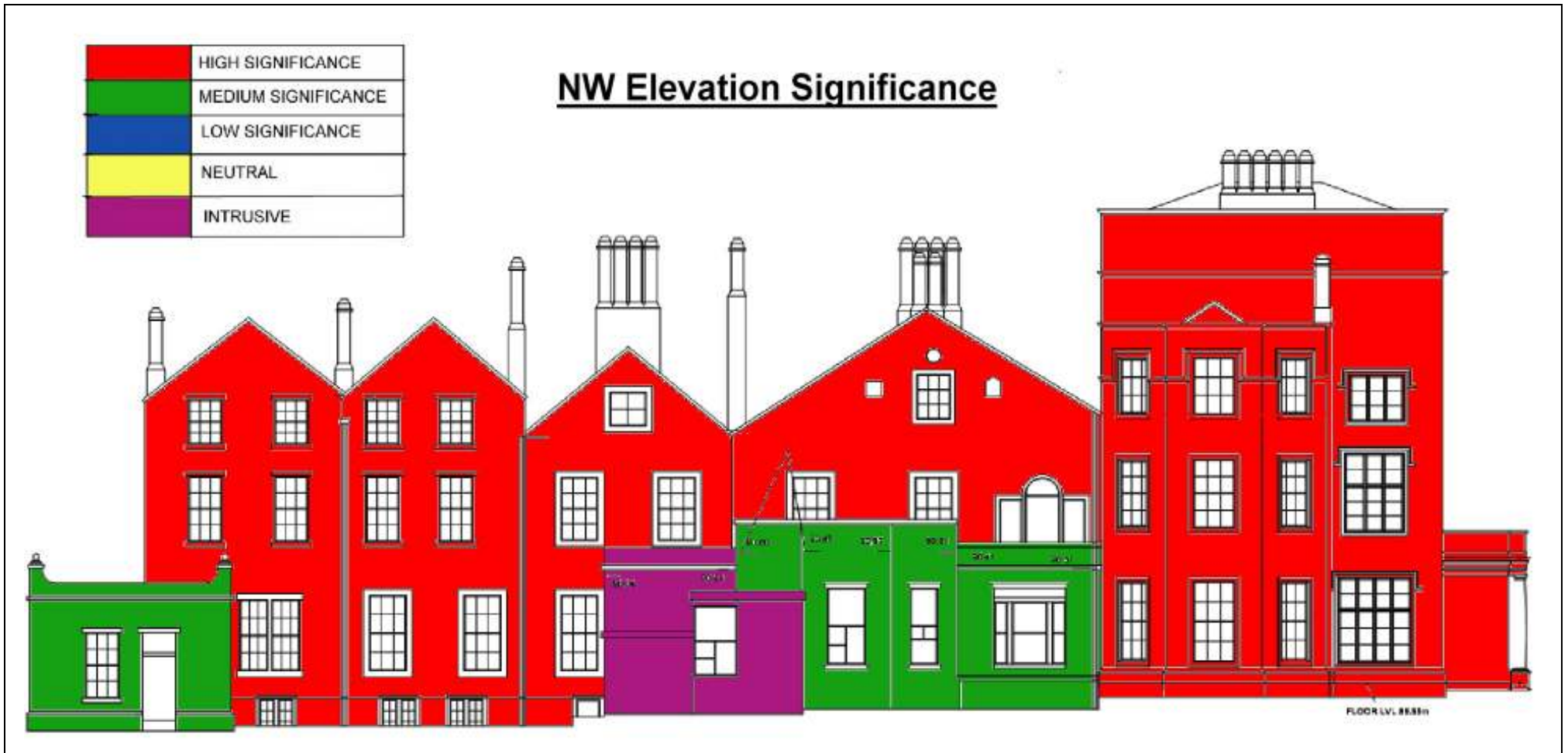




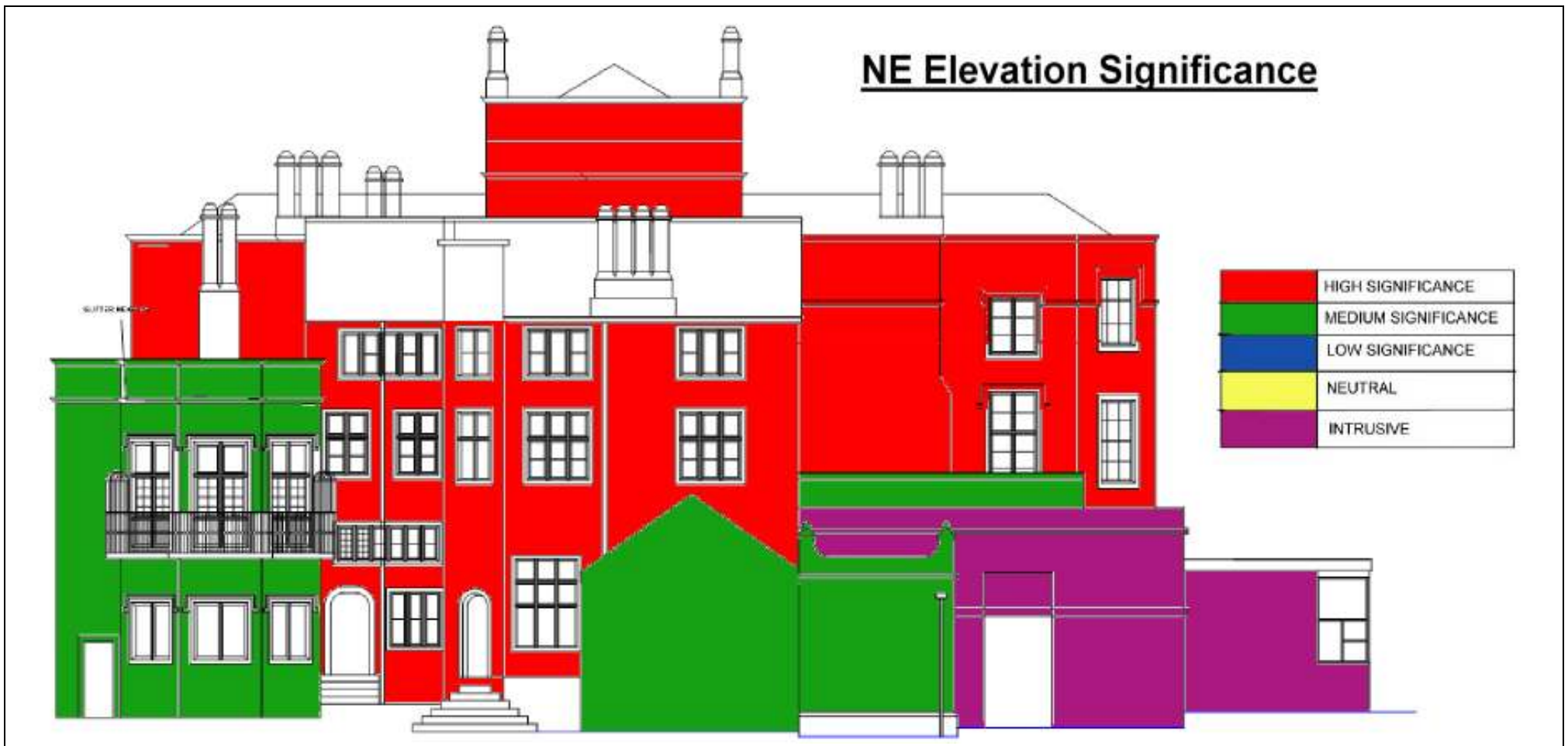
SW Elevation Significance

Red	HIGH SIGNIFICANCE
Green	MEDIUM SIGNIFICANCE
Blue	LOW SIGNIFICANCE
Yellow	NEUTRAL
Purple	INTRUSIVE

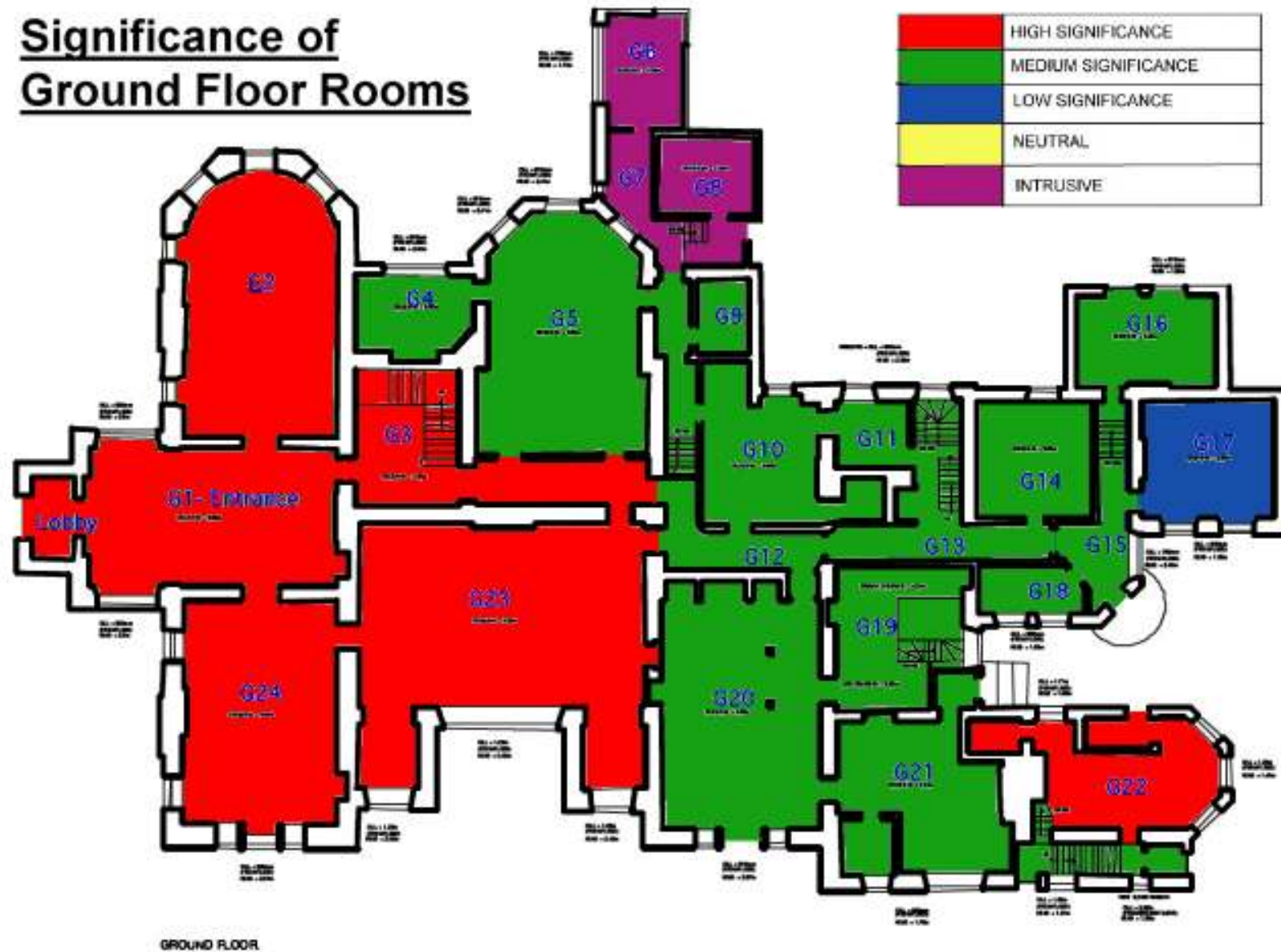




NE Elevation Significance



Significance of Ground Floor Rooms



First Floor Rooms Significance

	HIGH SIGNIFICANCE
	MEDIUM SIGNIFICANCE
	LOW SIGNIFICANCE
	NEUTRAL
	INTRUSIVE

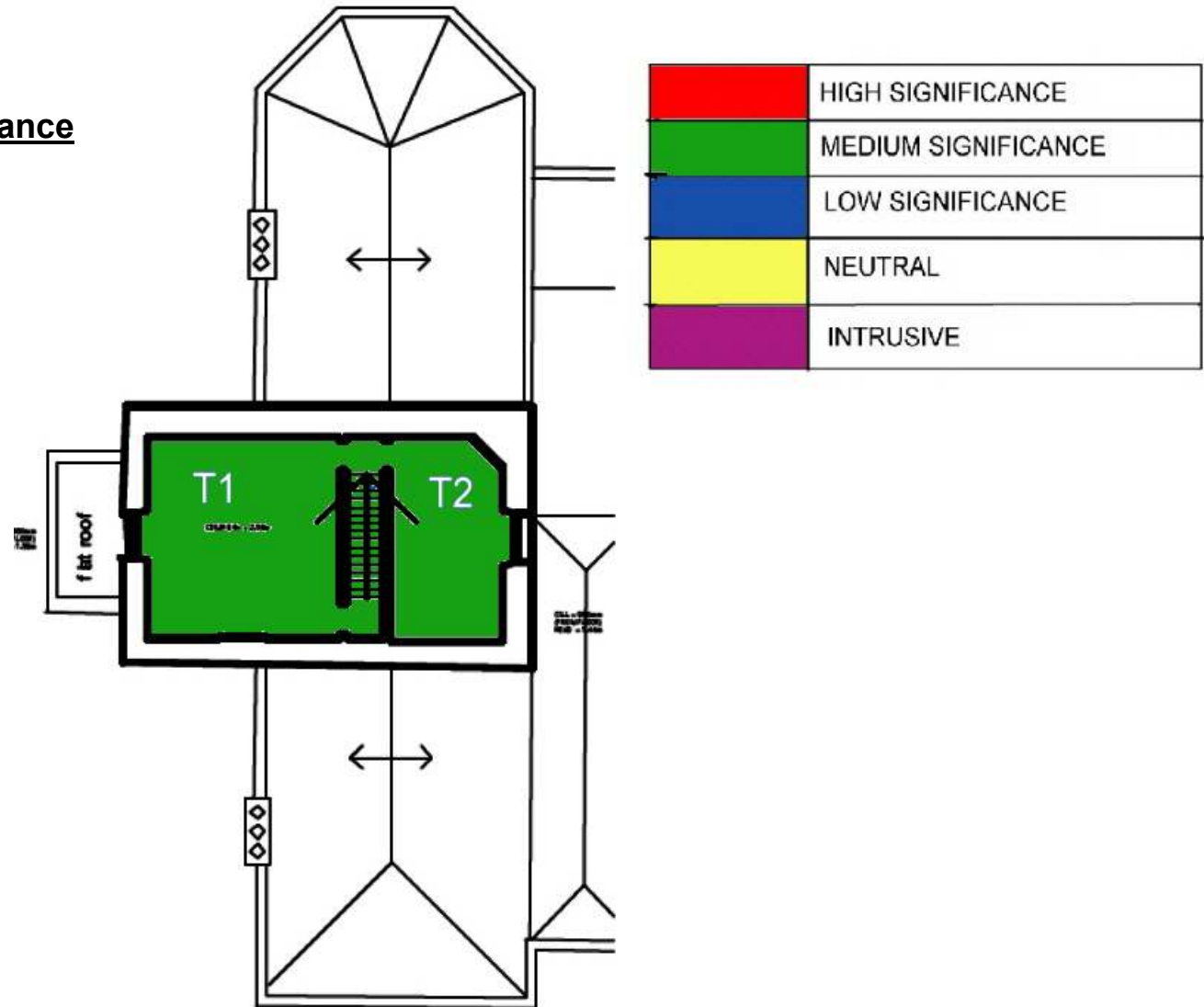


Second Floor Rooms Significance


	HIGH SIGNIFICANCE
	MEDIUM SIGNIFICANCE
	LOW SIGNIFICANCE
	NEUTRAL
	INTRUSIVE



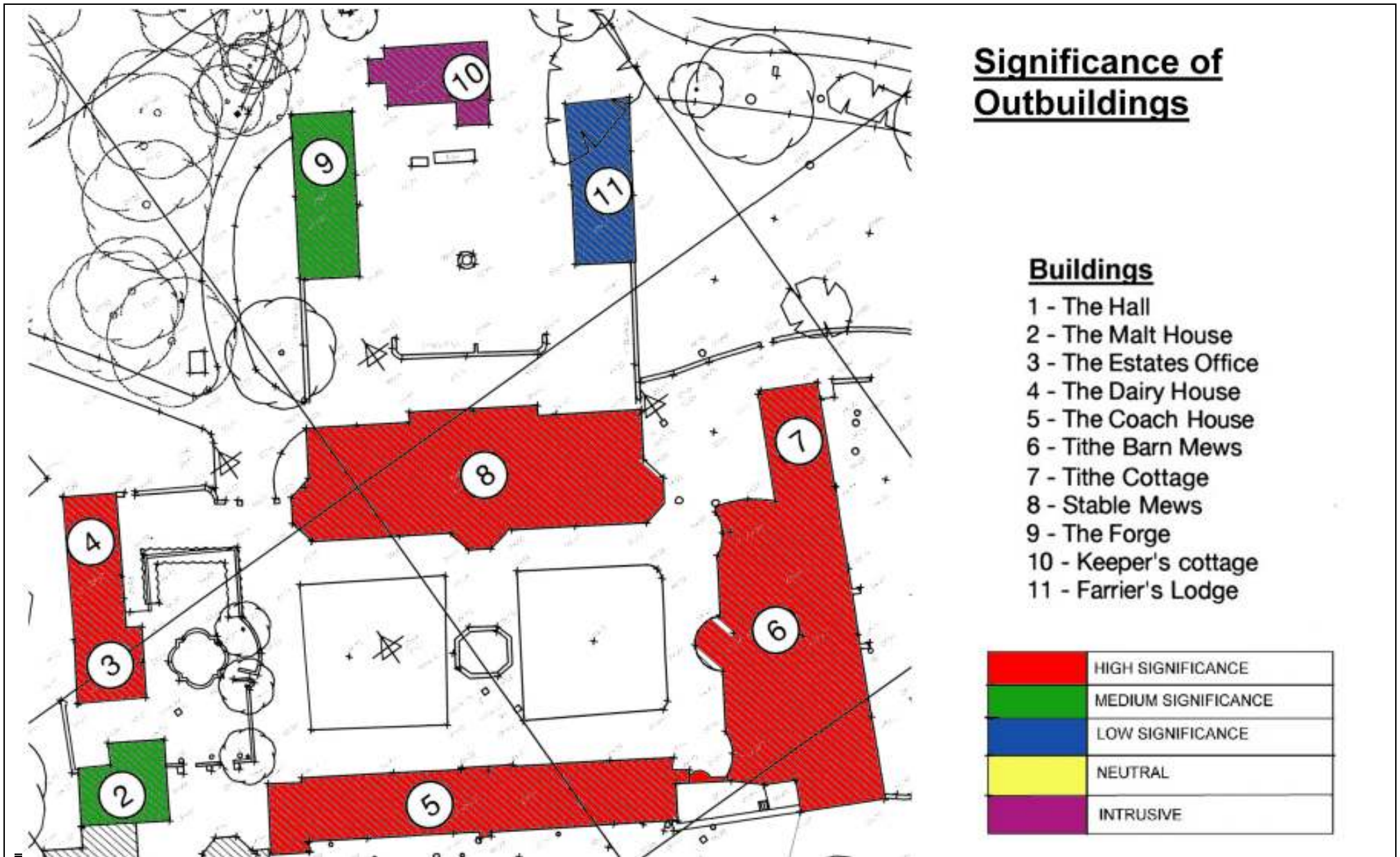
Third Floor Rooms Significance

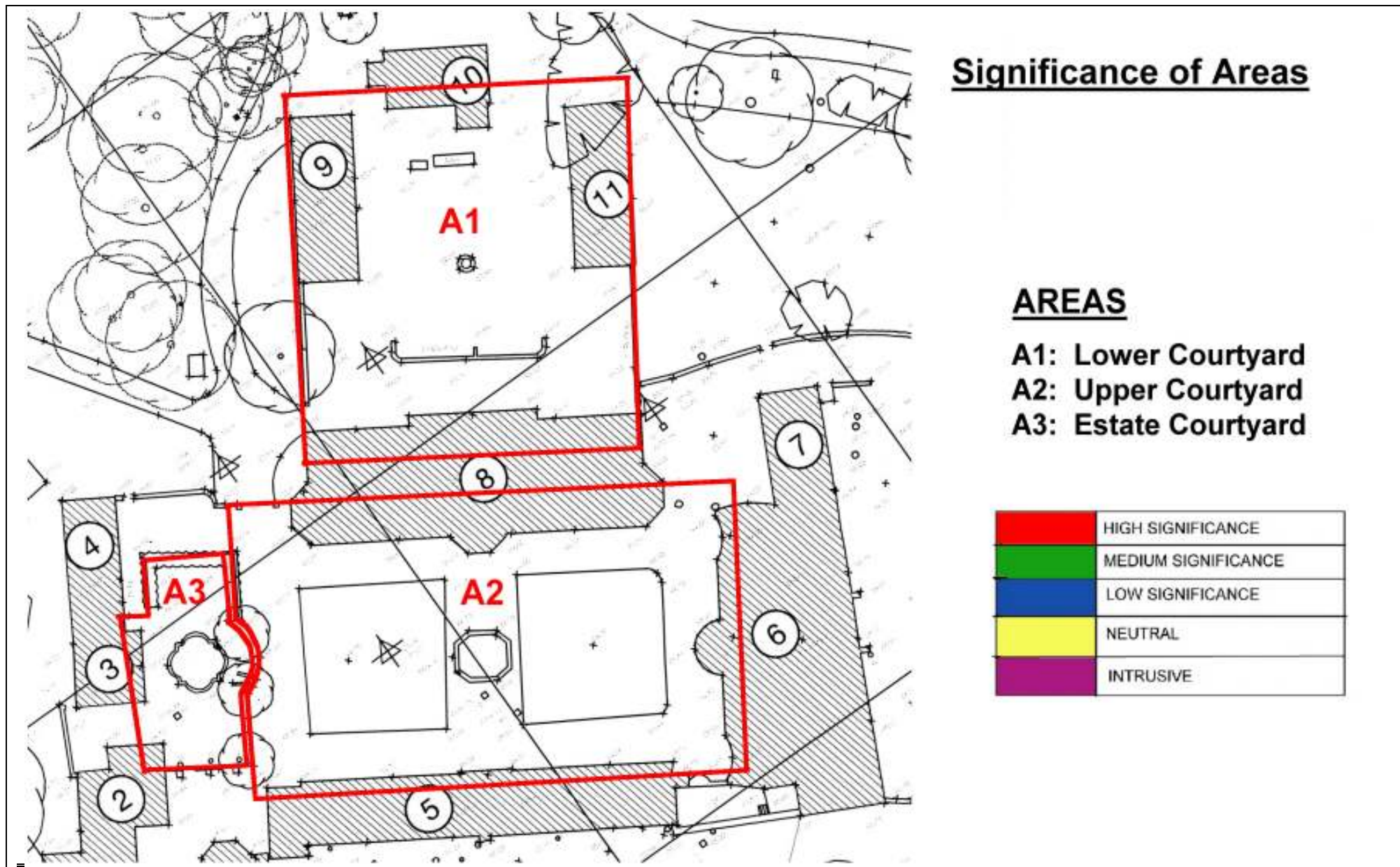


Significance of Basement Rooms

	HIGH SIGNIFICANCE
	MEDIUM SIGNIFICANCE
	LOW SIGNIFICANCE
	NEUTRAL
	INTRUSIVE

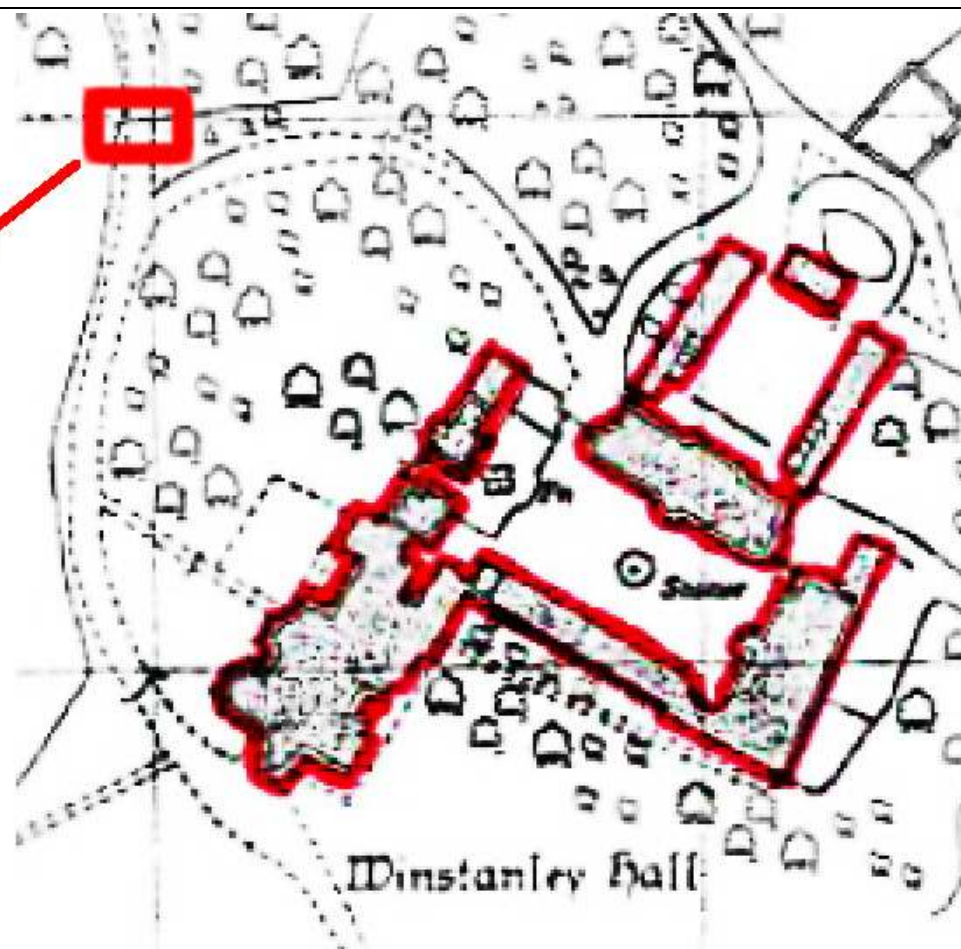


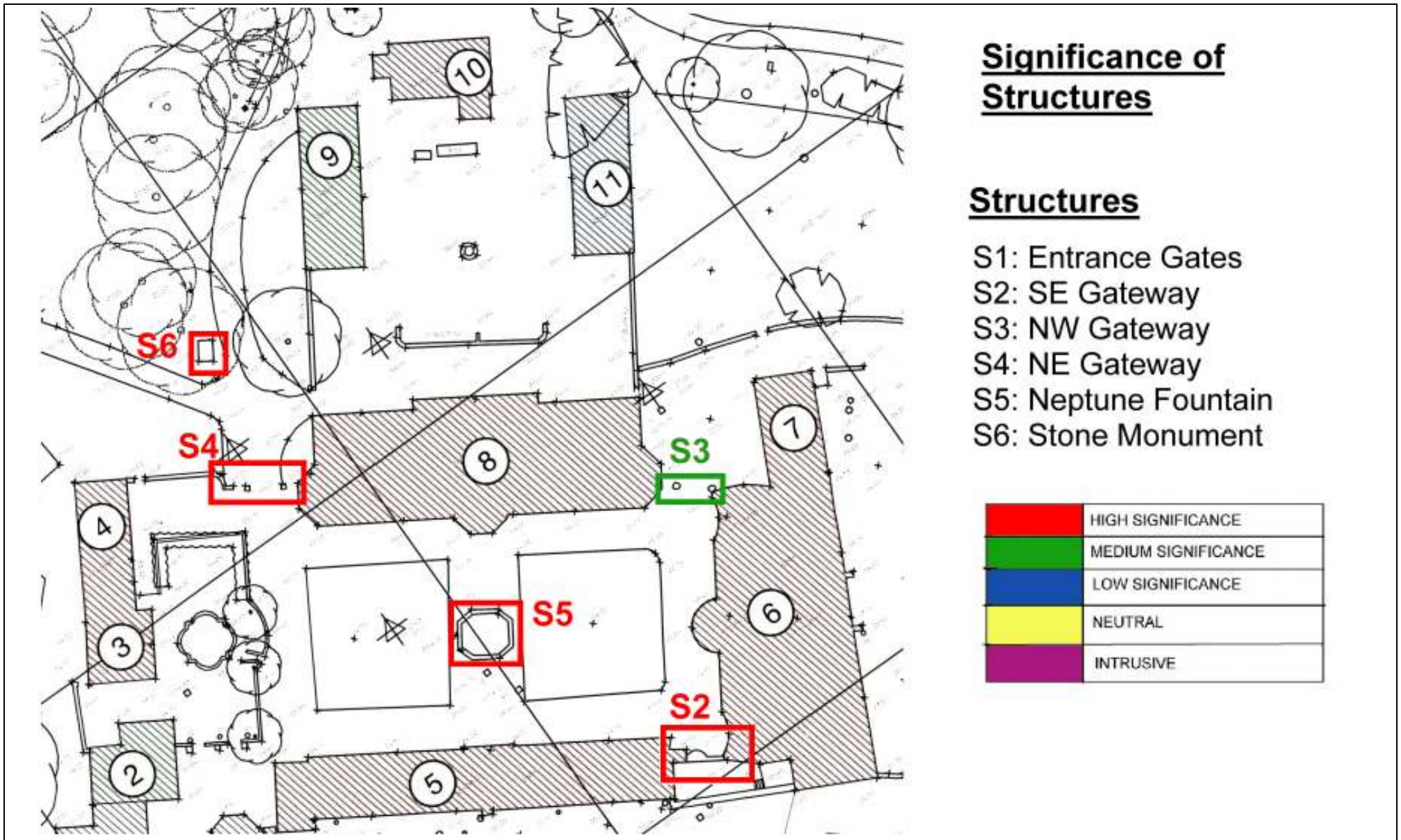




Significance of Structures.

S1: Entrance Gates
High Significance





Section 5 Issues and Vulnerability

This section of the plan identifies those factors which have adversely affected the significance of the Hall and Outbuildings in the past, factors which are adversely affecting the significance of the buildings now and those factors which have the potential to adversely affect the building's significance in the future. By identifying these issues, policies can be prepared to prevent or rectify the loss of significance. The following factors have affected or are likely to affect the significance of Winstanley Hall and its outbuildings:

- **Lack of Maintenance Over a Long Period of Time**

Winstanley Hall was sold by the Bankes family in 2000 following a long period of vacancy and under use. Long term lack of maintenance has led to a deteriorating condition of the buildings. This physical decay is characterised by: collapses of walls, floors and roofs, water ingress through roofs, dry rot, deteriorating window frames, lack of pointing and lead work to parapets. The deterioration to the areas and structures is characterised by broken and uneven steps, paths and two fountains which are not maintained and an overgrown garden area. Lack of tree management has impacted on important views of the building.

- **Vacancy and Redevelopment**

The building, fixtures and fittings have been subject to theft and vandalism during the long period of vacancy and may continue to be so during the period of repair and conversion. More recently, the theft of lead from the roof of the hall has resulted in serious water ingress and the collapse of ceilings and floors, with the loss of historic fabric from the interior.

- **Loss of Original Features**

The loss of original features such as fireplaces in the main reception rooms has negatively affected the significance of the building.

- **Structural movement**

There are coal reserves under the estate which have been mined over a long period. Research has indicated that structural problems occurred while the Bankes family were still in residence and the South-east elevation is shown propped in a photograph dating from the 1970s.

- **Lack of Knowledge of Original External Paint Scheme**

Contemporary accounts do not describe the original paint scheme, either to window frames, doors, and metalwork. Later black and white photographs only show variations in tone.

- **Lack of Knowledge of Original Interior Decorative Scheme**

Contemporary accounts do not describe the original paint and decorative schemes.

- **Extent of Cabling and Pipe-work**

Cabling and pipe-work is attached to internal walls of the hall and to the exterior of the outbuildings. Attachment of this type is preferable for the installers due to the ease compared with internal installation.

However, the cabling and pipe-work makes a negative impact on the detailed stonework of the architecture and on door surround mouldings.

- **Potential Restrictions of Views of Elevations by New Development**

Enabling development is necessary to fund the repair of the hall and Outbuildings. New development could compromise significant views of the South-east and South-west elevations if located insensitively.

- **Potential Threat to Distinction Between Formal and Servants' Areas**

There is a visible distinction between the formal rooms intended for use by the family and those intended for use by the servants; there is also a hierarchy of rooms for different levels of servants. Re-development of the hall could blur this distinction by removing partitions to make former servants' rooms larger.

- **Impact of Later Building Phases, Particularly Mid 20th century**

The Bankes family added to the hall at a number of different times which has restricted the view of the Tudor building. Lewis Wyatt's changes had a large impact on the appearance of the hall. The 20th century additions, however, are of poor architectural quality and materials and are visually intrusive..

- **Lack of Interpretation of Winstanley Hall and its Outbuildings**

At present, there is no interpretation of the history and importance of the house and outbuildings.

- **Difficulty of Access for Maintenance**

The height of the Hall roof structure, the number of different roofs, internal down pipes, and the difficulty of roof access makes routine maintenance challenging.

- **Impact of Providing Access**

Providing an appropriate level of disabled access to the house and outbuilding and the appropriate facilities will require alterations to the historic fabric both externally and internally which may detract from the historic setting or internal historic features.

- **Opportunity for New Uses**

The project represents an opportunity for new uses of various spaces in the hall and for the outbuildings. These new uses could result in the division of currently open spaces, such as the great hall, kitchen and the 17th century section of the barn.

- **Design of Appropriate Security Features**

As there have been problems of vandalism already, there may also be in the future. New fences, gates, CCTV, and alarms may negatively affect the external views of the building. Installation of an alarm system may affect the historic elements of the interiors.

- **Requirements for Stabilising Environmental Fluctuation**

Environmental stability is beneficial to all materials, but particularly to organic materials. Improving environmental stability would require the installation of a new heating and ventilation system which may impact the historic features of the existing building.

- **Asbestos on Outbuildings Roofs**

Some of the outbuildings have had the roofs replaced with corrugated asbestos which may become a problem during re-development.

- **Increased Requirements for Vehicular Access and Parking**

Potential new uses may be constricted by vehicular access along a narrow, single track, unsurfaced route from Pemberton Road. Requirements for parking near the house will be increased by redevelopment of the site.

- **Local Community Expectations of Future Use and Access**

People in the local area were employed by the Bankes family, either as domestic servants or in the mines, some of whom will still be alive. The Bankes family were also prominent local citizens. A previous scheme to redevelop Winstanley Hall has led to interest amongst the local community and an expectation of a certain level of public access.

- **Lack of Resources**

The necessary level of enabling development to support the repair and alteration of the Hall and Outbuildings may be difficult to achieve.

- **Responsibility for Future Maintenance and Management**

The proposals for the future use involve residential apartments within the Hall and Outbuildings. Unclear responsibility for maintenance and management could lead to an unfortunate lack of maintenance.

- **Inappropriate Surfaces for the Courtyards**

The Upper and Lower Courtyards have been mostly covered in concrete, obscuring the original cobbles, which survive only at the edges.

Section 6 Conservation Management Policies

6.1 Conservation Management Policy Aims

In order to achieve the vision for the site, specific Conservation Management Plan Policies have been developed for the care and management of Winstanley Hall and Outbuildings. The policies form a framework to advise the development of detailed proposals for repair and conversion to other uses, for the design and location of any associated alterations to the immediate setting, and for the continued management and maintenance of the buildings. The policies specifically aim to:

- ◆ Preserve the significance of Winstanley Hall and its outbuildings for the benefit of the present and future generations
- ◆ Set out priorities for repair and restoration
- ◆ Identify specific requirements to retain or enhance the significance of the setting and the hall and its outbuildings.
- ◆ Guide the choices of appropriate uses
- ◆ Provide interpretation of the cultural significance of the buildings
- ◆ Provide guidance to appropriately manage alterations and extensions
- ◆ Provide a maintenance plan for the buildings once repaired and converted (produced as a separate document)

6.2 Policy Framework and Legal Responsibilities

The existing relevant policy framework which is most relevant includes the following plans, guidance and strategies:

Planning Policy Guidance 15: Planning and the Historic Environment
Planning Policy Guidance 16: Archaeology and Planning
Wigan Revised Unitary Development Plan

6.3 A Conservation Philosophy

The Policies which follow have been prepared based upon a conservation philosophy which aims to ensure the integrity of the buildings through an emphasis on retention and repair of the significant historic elements. An honest assessment of the condition of the building, the effects of vacancy and vandalism, and the need for a new use, leads to acceptance that there will be a large amount of repair and conversion work. The philosophy which should guide this repair and conversion work can be summarised as follows:

- ◆ Buildings, structures, areas and other elements should be repaired rather than restored
- ◆ Existing historic buildings, elements, structures or areas in good condition should be retained
- ◆ Existing elements of high significance should be retained

- ◆ Elements of historic buildings and structures should be replaced only where essential
- ◆ New development should complement but not copy the historic elements
- ◆ Interventions to the historic structures should be kept to the minimum necessary to ensure a viable new use
- ◆ Intrusive features of little historic interest may be removed
- ◆ Damage due to vandalism may be reinstated, as long as sufficient evidence exists

6.4 Appropriate New Uses

Winstanley Hall was historically used as the principal home of the Bankes family and also provided accommodation for their staff. The past alterations of the house to provide for the needs of different generations have contributed to the significance of the site. However, it has not been required for the family's use for a long period. The use of the hall to provide modern residential accommodation is entirely appropriate. The outbuildings are not required for their original purpose either and their proposed use as residential accommodation is also appropriate. However, there are other uses of the structures which could also be appropriate.

The potential for additional new uses is assessed against the use classes of Residential, Light Industrial, Office/Educational and Retail/Leisure and in light of the Conservation Policies. The rooms vary in size, from quite small store rooms to the larger former reception rooms. The vehicular access to the site and parking in the immediate area would need addressing.

Use	<i>Residential</i>	<i>Light Industrial</i>	<i>Office/Educational</i>	<i>Retail/Leisure</i>
Hall	Appropriate	*Inappropriate	Appropriate	*Appropriate
Malt House	Appropriate	Appropriate	Appropriate	*Appropriate
Estate Office	Appropriate	Appropriate	Appropriate	*Appropriate
Dairy House	Appropriate	Appropriate	Appropriate	*Appropriate
Coach House	Appropriate	Appropriate	Appropriate	*Appropriate
Barn	*Appropriate	Appropriate	Appropriate	*Appropriate
Barn Cottage	Appropriate	*Inappropriate	Appropriate	*Appropriate
Stables	Appropriate	Appropriate	Appropriate	*Appropriate

* See below

**Residential* Any division of the open space of the 17th century part of the barn should be carefully considered.

Light Industrial This use is inappropriate for access and loading requirements as well as for potential damage to important interiors.

Office/Educational Small scale office, educational, conference or meeting room use is also an appropriate use for the buildings as long as disabled access requirements can be met and parking requirements are limited.

**Retail/Leisure* Limited retail or leisure use is an appropriate use for the buildings as long as disabled access requirements can be met.

6.5 Priorities for Repair and Conservation

A full condition survey by an Architect Accredited in Building Conservation (AABC) or accredited RICS Historic Building Conservation surveyor will identify works of immediate necessity.

- ◆ *The first priority must be protective works which will halt the deterioration of the buildings. This should be undertaken immediately, following a full condition survey.*

There may also be general repairs necessary which, though not immediate in nature, remain important such as the repair of rainwater goods and drainage connections, the installation of access to roof areas for maintenance, re-pointing, replacing areas of failed render and repairs to windows, roof and floors.

- ◆ *The second priority is the repair of the existing historic material. Historic materials should be retained and re-used wherever possible. Where materials are to be replaced, the replacement materials should be on a like-for-like basis and historically appropriate.*

There are areas where inappropriate materials have been used and intrusive elements inserted. These elements may still be useful, but detract from the integrity of the site. There are also alterations which will retain or reinstate the significance of the building. The repair or renewing of these features and removal of intrusive additions would reinforce the historic importance of the site. These alterations are outlined in detail in the following sections, but include demolition of the 20th century additions to the hall and of the 1950s Keeper's Cottage, rewiring, installation of a new heating system, installation of a new security system, replacement of inappropriate windows and replacement of the asbestos roofs on the outbuildings.

- ◆ *The third priority is to replace inappropriate materials where they have been substituted for the original materials or where the original materials have been damaged by alterations. Important historic features should be repaired, uncovered or renewed. Intrusive elements should be removed.*

6.6 The Conservation Management Policies

6.6.1 Setting

Policy S1 To ensure that there is a balance between the need for new development and the protection of the most significant views of Winstanley Hall and its setting.

Reason: The open nature of the gardens to the South-east and south-west currently protect the most significant views of the Hall. The size, landscape and topography of the site can allow the siting of new development which does not compromise important views.

Policy S2 In a hierarchy of interest to consider the south-east, south-west and north-west façades the most important, and the north-east facade of less importance.

Reason: While the south-east, south-west and north-west façades have the most important architectural features, the north-east façade was not designed as a high status façade..

Policy S3 To retain the footprint of all the façades of the Hall, especially the South-east and south-west façades.

Reason: The south-eastern Tudor façade and south-western Wyatt entrance are viewable from a distance, whereas views of the other facades are more constrained.

Policy S4 To ensure any new landscaping, new seating and paving materials proposed for use near the the buildings are appropriate to the setting and formality of the Hall and the Upper and Estate Courtyards.

Reason: An inappropriate landscape design would detract from the significance of the buildings. The Upper and Estate Courtyards are formally designed landscapes, whereas the Lower Courtyard and its approaches are a less formal area.

Policy S5 To consider a programme of tree management to reinstate historic views of the North-west façade of the Hall, including selective removal of self-seeded trees.

Reason: Views of the North-west elevation of the Hall have become obscured by trees allowed to proliferate in the 20th century. These views of the building are dramatic and worthy of restoration through better tree management.

6.6.2 Management and Co-ordination

Policy MC1 To ensure that the significance of the internal spaces and external facades is considered in planning and designing the occupation of the buildings by future occupiers.

Reason: There may be conflicts which arise between the required separation of the different occupiers and the significance of the elements requiring alteration to provide separation.

Policy MC2 To ensure that the joint management of the converted Hall and Outbuildings is co-ordinated with new owners.

Reason: Issues of use and management may occur which will require joint consideration.

Policy MC3 To ensure clear and timely public communication concerning the necessity of selective tree removal.

Reason: Selective tree removal could be misunderstood by the public.

Policy MC4 To ensure adequate security of the interior of the Hall during repair and conversion.

Reason: Important internal fixtures have been stolen from the Hall in the past and some fireplace surrounds remain.

6.6.3 Retention of Significance

Hall Exterior

Policy RS1 To retain or, where missing, reintroduce historic elements and materials of the exterior of Winstanley Hall.

Reason: The views of Winstanley Hall from the South-east and south-west are very important. The character of the exterior of the Hall and its outbuildings is made up of many different elements, all of which contribute to the whole and much of the external fabric has been identified as of medium or high significance. The retention or reintroduction of these historic elements will document the past uses of the building and will have a positive effect on the significance of the Hall. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 1.1 To repair the integrity of the roof to prevent any further water ingress, re-using fallen masonry and replacing with appropriate materials where necessary.

Policy RS 1.2 To repair the results of structural movement in the exterior walls in an appropriate manner.

Policy RS 1.3 To retain the south-east and south-west elevations without alteration to the historic elements and to restrict any essential alterations to the less visible elevations.

Policy RS 1.4 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof, stone for window mullions and transoms or timber for doors.

Policy RS 1.5 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 1.6 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and mortar should be analysed and matched.

Policy RS 1.7 To commission detailed paint analysis of the exterior joinery, metalwork, and painted elements paint scheme to determine the original and later paint schemes.

Policy RS 1.8 To consider reintroducing the original or a significant later paint scheme to the exterior joinery, metalwork, and painted elements in the required redecoration.

Policy RS 1.9 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 1.10 To retain the full use of the chapel balcony as an important designed external space of the house.

Policy RS 1.11 To repair and retain the tiled floor of the Wyatt entrance porch..

Policy RS 1.12 To investigate the original ground surfaces around the Hall and consider reinstating those of the driveways surfaced by Meyrick Bankes II if remnants remain.

Hall Interior

Policy RS2 To repair and retain or, where missing, reintroduce historic elements and materials of the interior of Winstanley Hall.

Reason: The character of the interior is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building.

Policy RS 2.1 To commission detailed paint analysis of the interior paint scheme to determine the original and significant later paint schemes.

Policy RS 2.2 To consider selectively reintroducing the original or significant later paint schemes or wallpapers to the interior in the required redecoration, recognising that historically paint and wallpaper schemes were adapted according to the use of the room.

Policy RS 2.3 To repair all damaged ceilings and floors and retain historically significant decorative detail where possible, especially the Wyatt ceiling in the Drawing Room, or use to match new surfaces if necessary.

Policy RS 2.4 To ensure appropriate materials are used to repair or replace missing historic materials such as lime plaster to the walls and ceilings.

Policy RS 2.5 To retain all historic joinery including skirting boards, architraves, doors, panelling and internal shutters, unless retention is impossible due to dry rot or other damage.

Policy RS 2.6 To retain all historic plaster cornices, plaster skirtings and other decorative plasterwork. .

Policy RS 2.7 To retain all historic fireplace surrounds, cast iron inserts and grates or replace missing surrounds using appropriate designs and materials, using surrounds in rooms of similar function and status as a guide, if possible.

Policy RS 2.8 To retain and utilise the existing picture and dado rails, where possible, for re-use by future occupants.

Policy RS 2.9 To retain the distinction in size and decoration between the formal family rooms and those in the Servants' Quarters.

Policy RS 2.10 To retain partition walls where possible, particularly in the Servants' Quarters.

Policy RS 2.11 To consider reinstatement of appropriate internal replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 2.12 To remove the later inserted doorways on the upper floors in the Wyatt south tower, if possible.

Policy RS2.13 To retain the door and cupboard matching the door from the Entrance Hall to the Main Staircase, on the other side of the fireplace, as an architectural feature.

Policy RS 2.14 To retain the dumb waiter and its mechanism as interesting features of the Hall's interior.

Policy RS 2.15 To repair the broken iron and glass light frames in the floor of the second floor corridor.

Outbuildings

Malt House

Policy RS 3 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Malt House.

Reason: The character of the building is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 3.1 To re-build the roof to its previous outline, using architectural indications on the building and historic photographs as a guide.

Policy RS 3.2 To retain the external envelope of the building including the existing decorative window and door openings.

Policy RS 3.3 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 3.4 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 3.5 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 3.6 To retain all original doors and windows where possible, and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 3.4 To retain the walls and door openings of the attached outbuilding to the rear.

Policy RS 3.5 To remove the rubble inside the building carefully and investigate whether any of the historic material can be re-used.

Estate Office

Policy RS 4 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Estate Office.

Reason: The character of the building is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 4.1 To retain the external envelope of the building including the existing decorative window and door openings.

Policy RS 4.2 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 4.3 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 4.4 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 4.5 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 4.6. To retain all historic joinery, plasterwork, and fixtures including fireplaces on the upper floors of the interior of the Estate Office.

Dairy House

Policy RS 5 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Dairy House.

Reason: The character of the building is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy 5.1 To retain the external envelope of the building including the existing decorative window and door openings.

Policy RS 5.2 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 5.3 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 5.4 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 5.5 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 5.6 To consider altering the 20th century flat roof of the single storey section to a more appropriate roofline, e.g. a sloping roof of an appropriate design.

Policy RS 5.7. To retain all historic joinery, plasterwork, and fixtures including fireplaces on the interior of the Dairy House.

Coach House

Policy RS 6 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Coach House.

Reason: The character of the building is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy 6.1 To replace the asbestos roof with appropriate materials, such as slate.

Policy 6.2 To salvage re-usable stone from the rubble of the collapsed section and re-build the walls using the salvaged stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 6.3 To ensure appropriate materials are used to replace missing historic materials such timber for windows or doors.

Policy RS 6.4 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 6.5 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements, including repairing windows to the rear, reinstating stone mullions where they have been removed, retaining the circular windows on the first floor and retaining the metal casements on the ground floor.

Policy RS 6.6 To remove the later inserted chimney at the rear which reduces the significance of the building but to retain the fireplaces as architectural features.

Policy RS 6.7 To retain and repair the staircases and metal railings, including the stork motifs, in an appropriate manner.

Policy RS 6.8 To retain and repair the first floor landing, the door from the landing, and the horse motif on the door.

Policy RS 6.9 To retain and repair the wooden wall ladder to the dovecote and the trap doors in the ceiling.

Policy RS 6.10 To retain the dovecote openings externally.

Policy RS 6.11 To repair the clock face.

Barn

Policy RS 7 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Barn.

Reason: The character of the building is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 7.1 To replace the asbestos roof with appropriate materials, such as slate.

Policy RS 7.2 To retain the exterior stone walls, the existing window and door openings.

Policy RS 7.3 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 7.4 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 7.5 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 7.6 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 7.6 To retain the full height inside a section of the 17th century section of the barn.

Policy RS 7.7 To retain the stone plaque marked 'WB'.

Policy RS 7.8 To retain and repair the historic flooring within the 17th century section of the barn.

Policy RS 7.9 To retain and repair the hoisting equipment in the roof space but, if required, this could be sensitively re-sited elsewhere within the roof space.

Policy RS 7.10 To consider re-using the blocked openings within the 17th century section of the barn for new windows.

Barn Cottage

Policy RS 8 To retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Barn Cottage.

Reason: The character of the Cottage is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 8.1 To retain the external envelope of the building including the existing window and door openings.

Policy RS 8.2 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 8.3 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 8.4 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 8.5 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 8.6 To retain and re-use the staircase.

Policy RS 8.7 To retain and re-use the stone shelf in the pantry.

Policy RS 8.8 To retain and re-use the under stairs cupboard door.

Stables

Policy RS 9 To repair and retain or, where missing, reintroduce historic elements and materials of the exterior and interior of the Stables.

Reason: The character of the Stables is made up of many different elements, all of which contribute to the whole. The retention or reintroduction of some of these historic elements will document the past uses of the building and will have a positive effect on the significance of the building. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 9.1 To replace the asbestos roof with appropriate materials, such as slate.

Policy RS 9.2 To identify fallen masonry from the roof and replace where possible.

Policy RS 9.3 To retain the exterior stone walls and the existing window and door openings.

Policy RS 9.4 To ensure appropriate materials are used to replace missing historic materials such as slate for the roof and timber for windows or doors.

Policy RS 9.5 To ensure that any cleaning of stonework is specified and executed by professionals with appropriate training.

Policy RS 9.6 To repair damaged stonework to the exterior using matching stone and lime mortar. Original stone and lime mortar should be analysed and matched.

Policy RS 9.7 To retain all original doors and windows where possible and to reinstate appropriate external replacement doors and windows where the doors and windows have been removed or replaced with inappropriate modern elements.

Policy RS 9.8 To retain the dovecote openings externally.

Policy RS 9.9 To retain the stone paved floor in the entrance and central corridor including the circular pattern on the floor in the centre of the corridor.

Policy RS 9.10 To retain the stone slabs on the walls of rooms a/13 and a/14 in the back section and the oak pegs on the walls.

Policy RS 9.11 To retain the exposed stone quoins in the ground floor south-western section.

Policy RS 9.12 To retain the historic fireplace in room a/1 and a section of the stone benches around the walls if possible.

Policy RS 9.13 To retain the oak fittings if possible in the ground floor room at the south-east end of the building.

The Forge and Farrier's Lodge

Policy RS 10 To retain historic elements and materials of the exteriors of the Forge and Farrier's Lodge.

Reason: These buildings are not listed, are of a later date, have been given a medium and low significance rating and are partially collapsed. Their retention is not considered as much of a priority as the retention of the other buildings. The retention of some of the historic elements will document the past uses of the building and will have a positive effect on the significance of the surrounding site. The re-use of historic materials also re-uses the embodied energy within them and restricts the use of finite resources and of toxic modern materials.

Policy RS 10.1 To re-use the exterior stone, including the ball finials, in the new development if possible.

Policy RS 10.2 To retain and repair the horse sculpture on the gable wall of the Farriers Lodge which could be re-sited elsewhere in the Lower Courtyard.

The Courtyards

Policy RS 11 To retain, repair and re-instate historic elements and materials of the three Courtyards.

Reason: The Courtyards are a key element of the setting of the Hall. The Upper and Estate Courtyards, with the associated statuary and fountains, were designed landscapes and acted as symbols of social status. The reinstatement of these historic open spaces will document the past uses of the house and will have a positive effect on the significance of the entire site.

Policy RS 11.1 To retain historic ground surfaces where they survive.

Policy RS 11.2 To investigate the surface of the Lower Courtyard and repair or re-instate the surface as appropriate.

Policy RS 11.3 To investigate the circular feature in the Lower Courtyard as to its function.

Policy RS 11.4 To retain and repair the circular feature and, if it was a fountain, to consider returning it to working order.

Policy RS 11.3 To investigate the surface of the Estate Courtyard and repair or re-instate the surface as appropriate..

Policy RS 11.4 To repair and ensure structural stability of all of the columns in the Estate Courtyard.

Policy RS 11.5 To repair and re-use both the historic fountains.

Policy RS 11.6 To retain and repair the listed piers and gate of the North-west gates to the Upper Courtyard.

Policy RS 11.7 To move the surviving listed double gates from the North-east gates to the Upper Courtyard for safekeeping, repair and re-hang them.

Policy RS 11.8 To repair and re-construct the listed piers from the North-east gates and re-use them.

Policy RS 11.9 To retain and repair the listed stone gates and iron gate at the North-west approach to the Hall.

Policy RS 11.10 To retain and repair the stone monument and plaque.

Policy RS12 To reinforce the historic character by removing buildings, alterations and interventions identified as intrusive.

Reason: The intrusive elements have a detrimental effect on the integrity of the buildings, structures and areas.

Policy RS12.1 To demolish the Keeper's Cottage.

Policy RS12.2 To demolish the 20th century additions to the North-west elevation of the Hall.

Policy RS12.2 To remove the concrete ground surface to the Upper Courtyard.

Policy RS12.3 To remove all intrusive cabling and pipe work and replace with more sensitive installations.

6.6.4 Disabled Access and Disabled Facilities

Policy DA1 To provide reasonable access to the buildings and courtyards to and ensure the design and location of disabled access and disabled facilities are sympathetic to the building while respecting current practice and without compromising security.

Reason: There may be opportunities to insert lifts and accessible toilets which may not have a detrimental effect on the significance of the building.

Policy DA1.1 If achieving level access to the outbuildings around the courtyards requires relaying the cobbled surfaces, the existing cobbles should be reused.

Policy DA1.2 If side or central handrails are necessary to steps, to consider a contextual design in appropriate materials.

Policy DA1.3 If significant interventions are necessary for the provision of disabled toilets, ramps or platform lifts, to endeavour to limit these to areas of low significance or neutral areas.

Policy DA1.4 To ensure that the materials of any ramps proposed and for paths in the Courtyards are visually appropriate to the historic context, safe, and practical. Resin bonded gravel may be an acceptable material for such paths and ramps.

Policy DA1.5 To consider both historic colour schemes and significant internal elements (stone or wood flooring, doorcases and doors) when aiming to provide tonal contrasts between critical surfaces.

6.6.5 Traffic Management, Access and Parking

Policy TM1 To ensure the redevelopment scheme has considered the increase in traffic, the need for drop off areas, and car parking and the impact these might have on the historic structures and immediate settings.

Reason: Important views of the historic building may be negatively affected by access and parking.

Policy TM 1.1 To upgrade the vehicular access from Pemberton Road and include parking arrangements within the design for the re-development.

6.6.6 New Development

Policy ND1 To ensure the design of any extension or new development near Winstanley Hall and its outbuildings is designed with sensitivity and an awareness of its visual context and that it respects the character of the surrounding buildings.

Reason: The importance of Winstanley Hall and its outbuildings necessitates a careful approach to any new design so that it neither detracts from the existing structure nor too closely imitates the historic building to make differentiation difficult.

Policy ND1.1 To ensure that any new extensions are not visually dominant in height, proportion or materials.

Policy ND1.2 To ensure that any new structures are contemporary in their design and constructed in materials sympathetic to the context in which they are to be located.

Policy ND2 To consider the impact on Winstanley Hall and its outbuildings and, in particular, views of the Hall when choosing the location of any extension.

Reason: It is proposed to construct new residential properties on the site and extensions to the Malt House and Dairy House.

6.6.7 Interpretation

Policy PA1 To enhance public appreciation through limited interpretation.

Reason: Although the overriding consideration is to find an appropriate new use for Winstanley Hall, the building is an important reminder of the history of Winstanley and Pemberton, as well as a landmark building within the area. Public interpretation can be provided in a way which does not damage the viability of the future uses.

Policy PA1.1 To install an interpretation panel which explains the history and significance of the Hall and its outbuildings, in a publicly accessible location.

6.6.8 Alterations and Interventions

Policy AI1 To make any decisions on the repair, restoration and conversion of the fabric of the building and the setting with the advice of an appropriately trained professional [Architect Accredited in Building Conservation (AABC) or accredited RICS Historic Building Conservation surveyor] and of the relevant Statutory Bodies (English Heritage, Victorian Society) and with the full understanding of the cultural significance of the building.

Reason: The repair and alteration of historic buildings requires a high degree of knowledge of the history of the particular building and knowledge of traditional building materials and techniques. Poor standards of repair have damaged the buildings in the past and will do so in the future if repair and alterations are not planned and managed correctly.

Policy AI1.1 To ensure that future users and owners are aware of this requirement.

Policy AI1.2 To vet and only employ professionals and contractors with experience working on historic buildings.

Policy AI1.3 To encourage training in traditional construction skills, if appropriately skilled craftsmen are in short supply

Policy AI2 To ensure sensitive and unobtrusive introduction of any new services such as security, toilets, water, electricity, gas, wiring, heating, ventilation, fire detection and suppression, lifts and drainage.

Reason: Obtrusive or insensitive installation of services could have a negative effect on the historic building.

Policy AI2.1 To ensure that any replacement of wiring uses internally concealed wiring which does not damage the significant historic elements and which is not visually intrusive.

Policy AI2.2 To ensure that fire safety considerations are considered early in the design process in order to properly plan for full use of the building.

Policy AI2.2 To ensure that passive and active security measures are designed into the new uses of the building.

Policy AI2.3 To give consideration to the needs for access for maintenance work.

Policy AI4 To limit alterations to less significant or less visible areas of the buildings.

Reason: The south-east and south-west facades of the Hall are the most prominent, and have been designed to form important views from the original and later approaches. The North-west and North-east sides of the Hall are less visible; the walls are either obscured by tree cover or other estate buildings, so alterations will be less visible.

6.6.9 Maintenance

Policy M1 To ensure that there is either a viable use or a source of dedicated funding to maintain Winstanley Hall over a long term.

Reason: The integrity of the structure has been damaged by the lack of a viable use and the lack of funding available for routine maintenance.

Policy M2 To avoid future maintenance problems.

Reason: A lack of maintenance, or deferred maintenance can quickly cause damage to significant elements of the structure.

Policy M2.1 Address and rectify potential maintenance problems and design faults as part of the restoration and redevelopment project, including the difficult access for roof maintenance.

.Policy M2.2 On approval of the final proposals for use of the building, prepare and adopt a detailed maintenance plan for the building.

Policy M2.3 To ensure that an annual building condition survey is carried out by an AABC registered architect or RICS historic building conservation accredited surveyor.

6.6.10 Archaeological Recording and Archives

Policy AR1 To carry out any archaeological investigation or archaeological watching brief in accordance with the Code of Practice and agreed standards and guidance of the Institute of Field Archaeologists and according to a scheme of work agreed with the County Archaeologist and English Heritage.

Reason: The quality of information received from any archaeological involvement during any excavation will depend upon the implementation of good practice and proper interpretation of the findings.

Policy AR2 To ensure that any remains of archaeological significance on the site are properly preserved or recorded, as appropriate; a professional assessment, where necessary followed by an evaluation, will be undertaken, in any area of demolition or excavation, prior to determination of the application for the proposals.

Reason: It is necessary that any remains of archaeological significance uncovered are properly preserved or recorded. Although it is considered unlikely, it is possible that artefacts may be uncovered during excavation work.

6.6.11 Environment

Policy E1 To consider the effects of alterations of temperature and relative humidity on the components of the building when planning any alterations.

Reason: A large redevelopment project may involve removing windows or inserting openings into the structure which might quickly alter the internal environment and cause damage to interior woodwork.

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APPENDICES: SUPPORTING INFORMATION

Appendix 1: Schedule of Significance

Intactness refers to the original material (of whichever period) still present, Significance refers to the significance of the particular space and Wider Understanding rates how the space contributes to the wider understanding of the significance of Winstanley Hall. Each are rated on a scale of 1-3, and the combined score provides the estimate of significance: High (H) 7-9; Medium (M) 4-6, Low (L) 0-3. Neutral (N) indicates that the spaces are of no significance but do not detract from the building's significance. Intrusive (I) indicates that the element is historically unimportant or has a negative visual impact on the surrounding buildings. Assumed (A) indicates rooms which were unsafe and inaccessible and their significance has therefore been assumed.

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
Original Hall	2	3	2	7 H	East façade and footprint	Propping of east façade due to structural cracking
C1600-1770 and 1780 extensions	2	3	2	7 H	First period of alterations and canted octagonal extension	
1818-19 extensions	3	2	2	7 H	Designed by Lewis Wyatt	Extent of alteration to original fabric
1819-50 extensions	3	1	1	5 M	Painted windows designed by Meyrick Bankes	
1889 extensions	2	1	1	4 M	Contribution to function of house	Roof collapsed on north-east elevation
20th century extensions	1	0	1	2 I		Obscuring original hall on North-west elevation

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Element	Intact-ness	Significance	Wider Und.	Grade	Special Interest	Issues
Lobby	2	3	2	7 H	Designed by Lewis Wyatt	Intrusive heating pipe
G1 Entrance	2	3	2	7 H	Designed by Lewis Wyatt	
G2 Drawing Room	2	3	2	7 H	Designed by Lewis Wyatt	Structural collapse
G3 Staircase	2	3	2	7 H	Designed by Lewis Wyatt	Structural collapse
G4	A1	A2	A1	A4M		Not accessible
G5	A2	A3	A1	A6M		Not accessible
G6	A1	A0	A0	A1 I		Not accessible
G7	A1	A0	A0	A1 I		Not accessible
G8	A1	A0	A0	A1 I		Not accessible
G9	A1	A2	A1	A4 M		Not accessible
G10 Butler's Pantry	2	2	2	6 M	Plate safe	
G11 Butler's Kitchen	2	1	2	5 M	Cupboard above door	
G12 Corridor	2	1	1	4 M		Intrusive heating pipes and boxing
G13 Servant's Stairwell	1	2	2	5 M	Contrast with main staircase	Staircase collapsed
G14 Servant's Room	2	2	1	5 M		Structural collapse
G15 Back Entrance	1	2	1	4 M		
G16 Storage Room	3	2	1	6 M	Large cupboards with drawers	

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Element	Intact-ness	Significance	Wider Und.	Grade	Special Interest	Issues
G17 Late 19 th Century Room	1	1	1	3 L		
G18 Boot Closet?	3	1	1	5 M		
G19 Storeroom	2	2	2	6 M		
G20 Kitchen	1	2	2	5 M		Structural collapse
G21 Scullery	2	1	2	5 M		Structural collapse
G22 Gun Room	2	3	2	7 H	Painted windows	Evidence of dry rot
G23 Dining Room	2	3	2	7 H	Partially redecorated by Wyatt	Structural collapse
G24 Library	2	3	2	7 H	Bookshelves, probably 18 th century	Structural collapse

Element	Intact-ness	Significance	Wider Und.	Grade	Special Interest	Issues
F1 Mrs Bankes' Sitting Room	2	3	3	8 H	Designed by Lewis Wyatt	Missing fire surround
F2 Staircase/Landing	2	3	3	8 H	Decorated ceiling, cornice and balustrade	Structural collapse to ceiling
F3 Dressing Room	2	3	3	8 H	Designed by Lewis Wyatt	Collapsed floor and ceiling
F4 Bedroom	1	3	3	7 H	Designed by Lewis Wyatt	
F5 Bathroom	2	2	2	6 M	Decorative cornice	

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Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
F6 Bedroom	2	2	2	6 M	Decorative cornice	
F7 Corridor	2	2	2	6 M	Difference in mouldings	
F8 Bedroom	2	3	3	8 H	Layers of decorative mouldings	
F9 Bedroom	2	2	2	6 M	Servant's room	
F10 Staircase	2	2	2	6 M		Staircase collapsed
F11 Bedroom	2	2	2	6 M	Servant's room	
F12 Bedroom	2	2	2	6 M	Servant's room	
F13 Toilet	2	1	1	4 M		
F14 Washroom	1	1	1	3 L		
F15 Bathroom	2	2	2	6 M	Servant's room	
F16 Chapel	2	3	2	7 H	Panelling	
F17 Room	1	2	2	5 M		Ceiling and floor collapsed
F18 Corridor	A1	A2	A1	A4 M		Unsafe and not accessible
F19 Upper Stairs	A2	A2	A2	A6 M	Panelling	Unsafe and not accessible
F20 Bedroom	A2	A3	A2	A7 H	Panelling	Unsafe and not accessible
F21 Closet	A2	A3	A3	A7 H		Unsafe and not accessible

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Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
F22 Bedroom	A1	A3	A3	A7 H	Original great chamber	Unsafe and not accessible
F23 Bedroom	A1	A3	A3	A7 H	Original great chamber	Unsafe and not accessible
F24 Closet	A1	A3	A3	A7 H	Basins marked on Wyatt plans	Unsafe and not accessible
F25 Bedroom	1	3	3	7 H	Re-decorated by Wyatt	Ceiling and floor collapsed
F26 Dressing Room	2	3	3	8 H	Re-decorated by Wyatt	
F27 Hallway	2	2	1	5 M		

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
S1 Bedroom	3	2	2	7 H	Designed by Wyatt	
S2 Staircase	3	2	2	7 H	Designed by Wyatt	
S3 Dressing Room	2	3	2	7 H	Designed by Wyatt	Unsafe
S4 Bedroom	1	3	2	6 M	Designed by Wyatt	Unsafe, floor collapsed
S5 Servants' Dormitory	2	3	2	7 H	Open room for male servants	
S6 Landing	1	2	2	5 M		
S7 Bedroom	2	2	2	6 M	In attic of original house	
S8 Bedroom	2	1	1	4 M	Servant's bedroom	

Winstanley Hall, Wigan: Conservation Management Plan

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
S9 Bedroom	2	2	2	6 M	Servant's bedroom	
S10 Bedroom	2	2	2	6 M	Servant's bedroom	
S11 Bedroom	2	2	2	6 M	Servant's bedroom	
S12 Corridor	1	2	1	4 M		Floor collapsed in places, rooflight leaking
S13 Toilet	1	1	1	3 L		
S14 Toilet	1	1	1	3 L		Floor partially collapsed
S14 Closet/Storage	1	1	1	3 L		
S16 Bedroom	2	2	2	6 M	King post truss	
S17 Bedroom	A1	A3	A2	A6 M	In attic of original house	Not accessible
S18 Bedroom	A1	A2	A1	A4 M		Not accessible
S19 Bedroom	A1	A2	A1	A4 M		Not accessible
S20 Bedroom	1	2	1	4 M		
S21 Bedroom	2	2	1	5 M	Servant's room	
S22 Bedroom	1	3	2	6 M	Designed by Wyatt	Ceiling and floor collapsed
S23 Dressing Room	2	3	2	7 H	Designed by Wyatt	
S24 Corridor	2	2	1	5 M		

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Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
T1	3	2	1	6 M	Designed by Wyatt	
T2	3	2	1	6 M	Designed by Wyatt	

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
B1	3	2	1	6 M		
B2	1	2	1	4 M		Collapsed ceiling
B3	3	2	1	6 M		
B4	3	2	1	6 M		
B5	3	2	1	6 M		
B6	3	2	1	6 M		
B7	3	2	1	6 M	Part of original house	
B8	3	2	1	6 M	Part of original house, good stone staircase	
B9	2	2	1	5 M		
B10	2	2	1	5 M		
B11	2	2	1	5 M		

Winstanley Hall, Wigan: Conservation Management Plan

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
B12	2	2	1	5 M		

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
2 Malt House	1	3	2	6 M	Architectural detail of exterior	Roof collapsed, floor overgrown
3: Estates Office	2	3	2	7 H	Architectural detail of exterior	
4 The Dairy House	2	3	2	7 H	Architectural detail of exterior	
5 The Coach House	1	3	3	7 H	Architectural detail of exterior and central staircase	Roof of west wing collapsed
6 Tithe Barn	2	3	3	8 H	17 th century barn and 1834 frontage	Roof and first floor of 1840s extension collapsed
7 Tithe Cottage	2	3	3	8 H	Southern walls for stable	Walls and first floor ceilings stripped
8 Stable	2	3	3	8 H	Architectural detail of exterior	Water ingress, ceiling collapsed at east end
9 The Forge	2	3	1	6 M	Architectural detail of exterior	Roof needs repair
10 Keeper's Cottage	2	0	1	3 L		
11 Farrier's Lodge	0	3	1	4 M		

Significance of Structures

Winstanley Hall, Wigan: Conservation Management Plan

Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
Neptune's Fountain	2	3	2	7 H	Sculpture by William Spence	Basin wall lifting Surrounded by fence
South-East Screen Gateway	2	3	2	7 H	Sculpted stonework, sculptures and window	Building behind collapsed
North-West Gateway	2	3	2	7 H	Gate piers and single gate	Double gates missing Pier overgrown
North-East Gateway	1	3	2	6 M	Gate pier and gates	Double gates on ground Pier missing
Stone Monument	3	2	2	7 H	Dated and decorated plaque	Overgrown
Entrance Gates	2	3	2	7 H	Pier decoration and gate	Stone ball missing

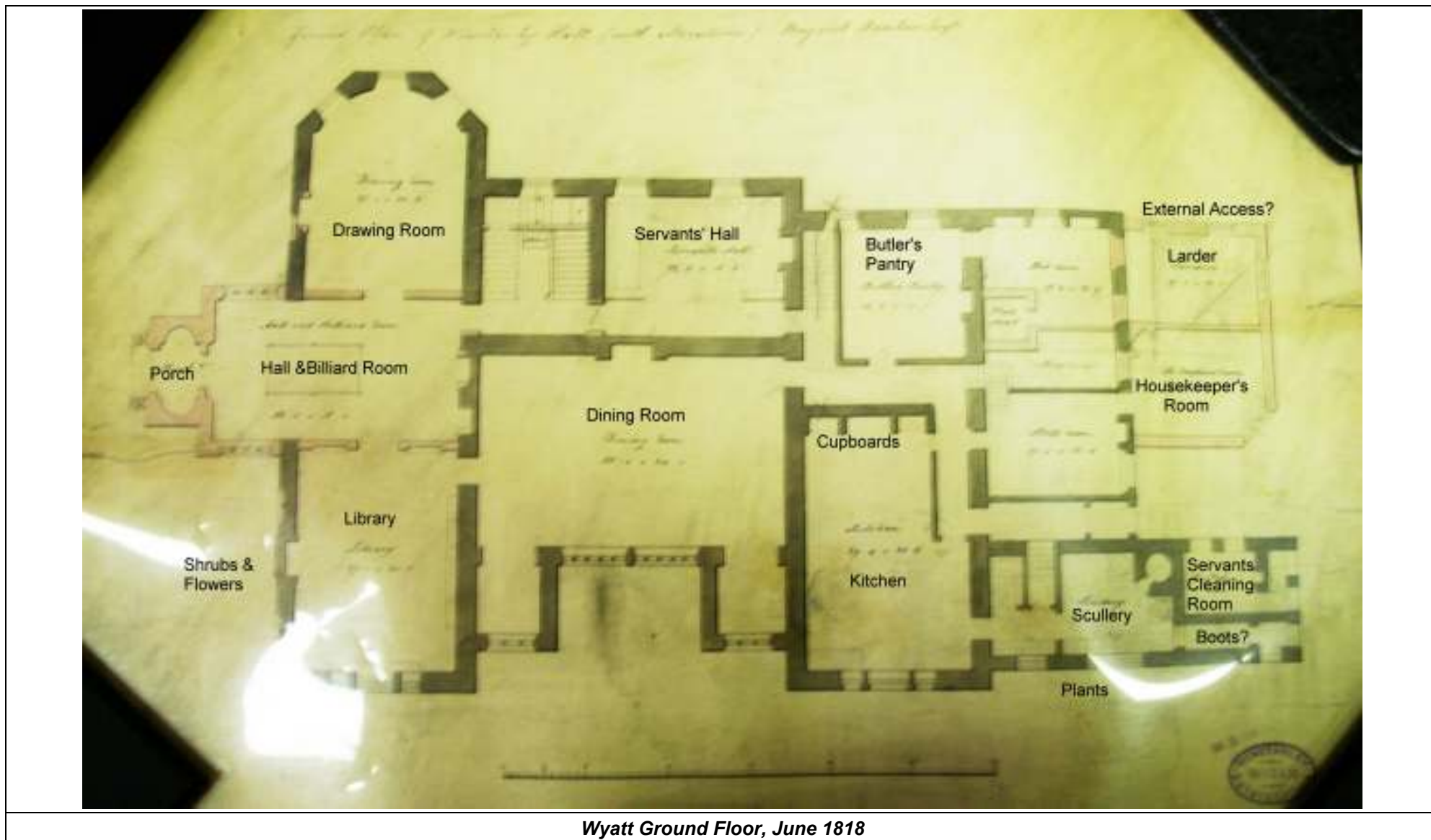
Significance of Areas

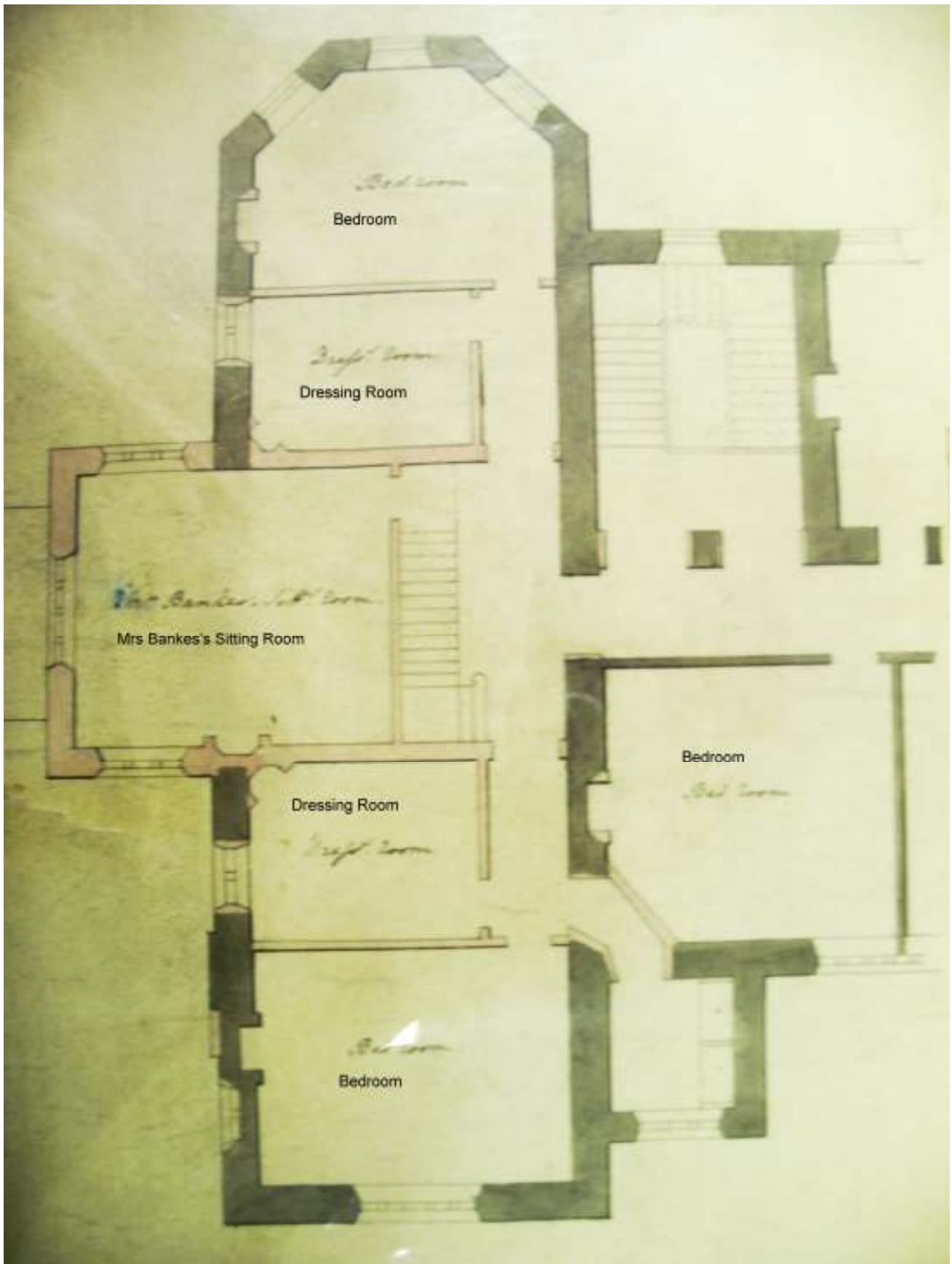
Element	Intact-ness	Signi-ficance	Wider Und.	Grade	Special Interest	Issues
Lower Courtyard	2	2	3	7 H	Curved wall, circular feature, cobbles to edges	Overgrown, covered surface
Upper Courtyard	2	3	3	8 H	Neptune fountain Cobbled surface	Concrete covering cobbles
Estate Courtyard	2	3	2	7 H	Fountain	Overgrown. Walling part collapsed

Appendix 2: Wyatt Plans

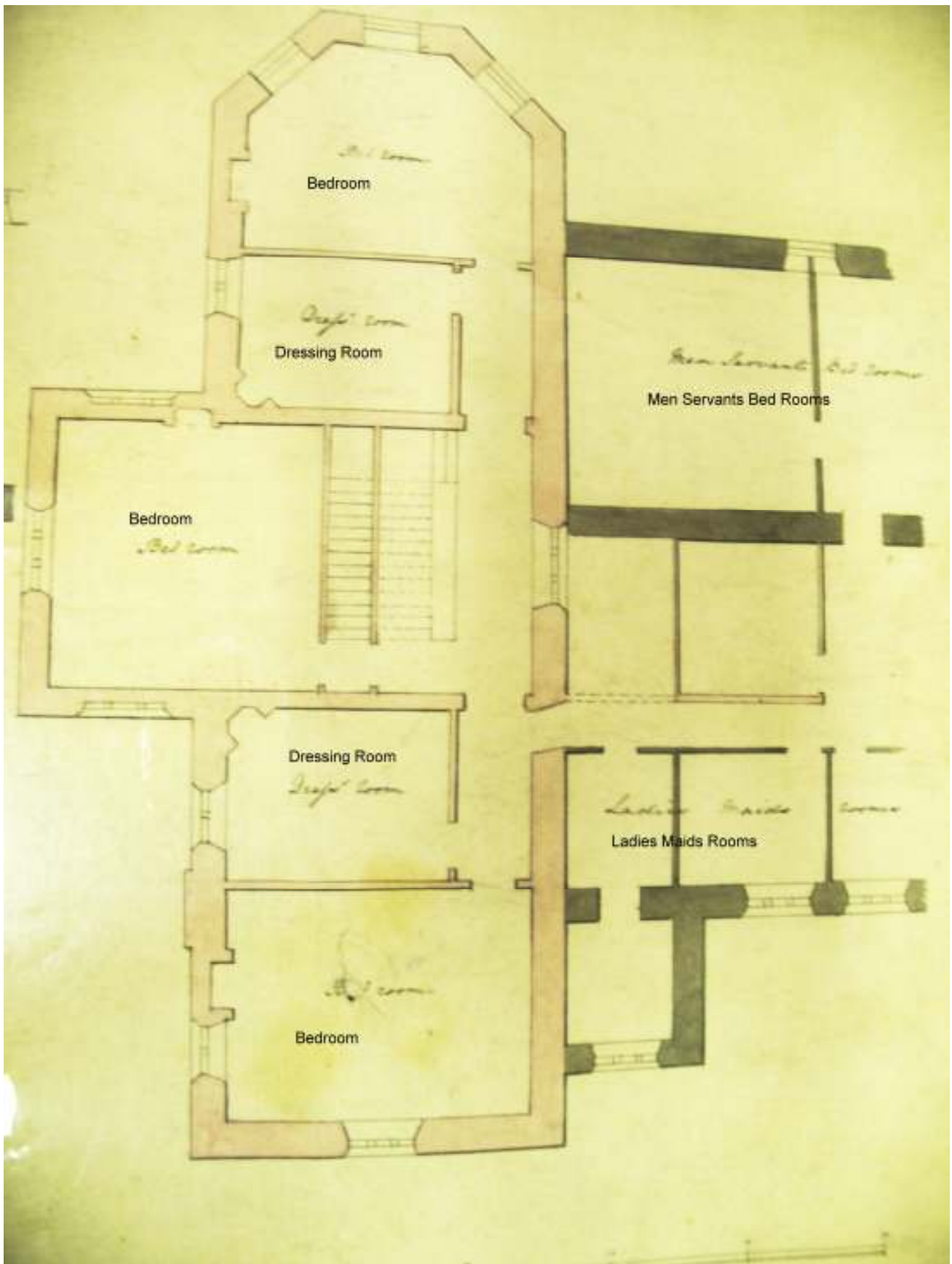


Wyatt Ground Floor, March 1818

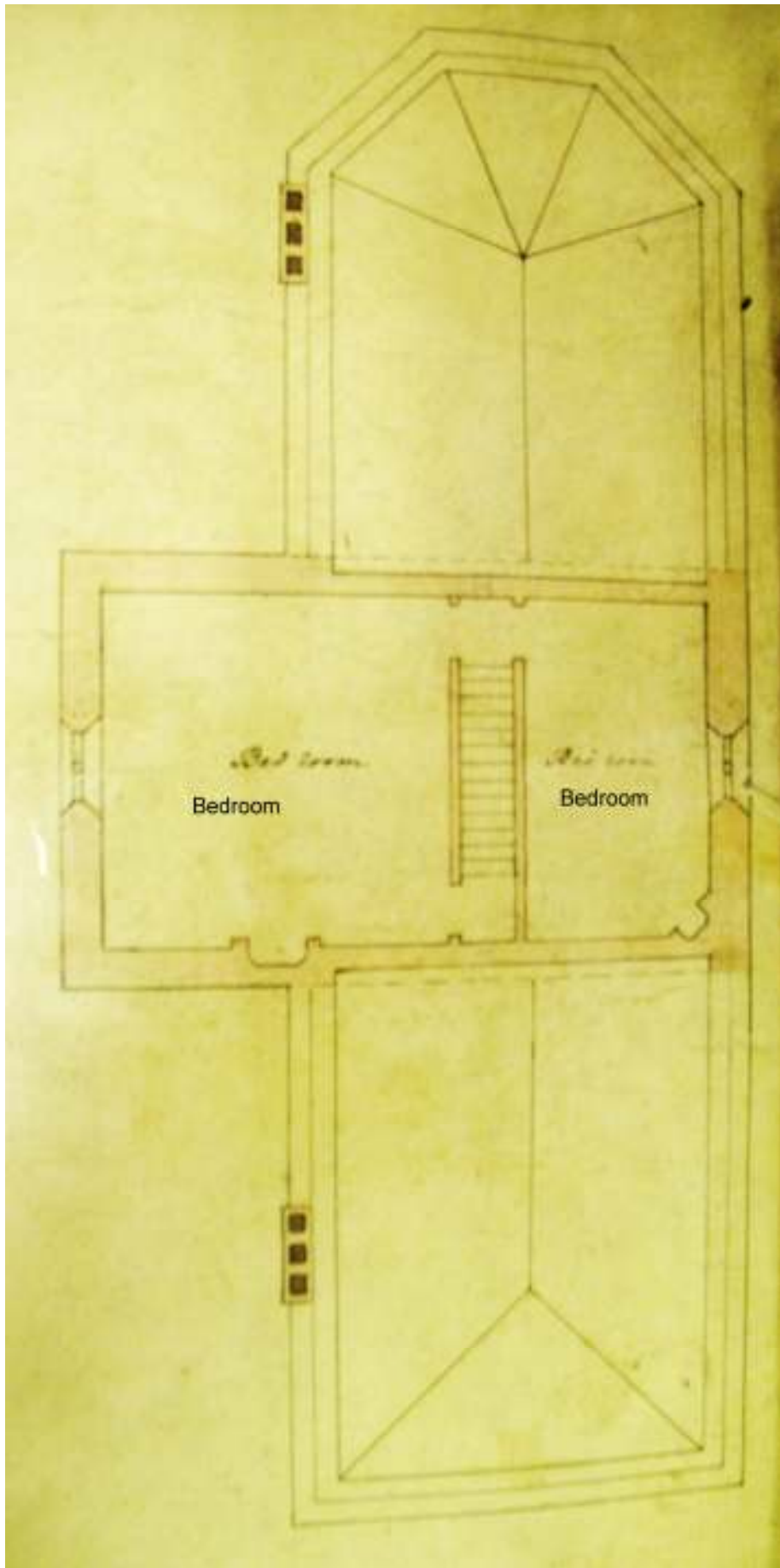




Wyatt 1st Floor June 1818



Wyatt 2nd Floor June 1818



Wyatt 3rd Floor June 1818

Appendix 3: Lewis Wyatt's Works

PATSHULL HOUSE, STAFFS., supplied designs for alterations carried out by Benjamin Wyatt of Sutton Coldfield for Sir George Pigott, 1803-5.

WIGGINTON LODGE, nr. TAMWORTH, STAFFS., supplied designs for new house to be carried out by Benjamin Wyatt of Sutton Coldfield for Sir Charles Clarke, 1804.

HEATON HALL, LANCS., probably designed orangery, north front of house, library, chimney stacks and lodges for the 1st earl of Wilton, 1806-24.

TATTON PARK, CHESHIRE, completion for Wilbraham Egerton of house begun by Samuel Wyatt (d.1807) for William Egerton (d.1806), 1807-13, including entrance to park from Knutsford and conservatory.

HACKWOOD PARK, HANTS., completion for the 2nd Lord Bolton of remodelling begun by Samuel Wyatt (d.1807) for the 1st Lord Bolton (d.1807), 1807-13.

WEMYSS CASTLE, FIFE, gothic gateway and lodge for William Wemyss, exhibited at the Royal Academy 1808, but apparently not executed.

WONHAM MANOR, BETCHWORTH, SURREY, alterations for the 1st Viscount Templeton, c.1805-10, Gothic.

MOUNT SHANNON, CO. LIMERICK, IRELAND, added portico for the 2nd Earl of Clare, 1809, destroyed by fire 1922.

RODE HALL, CHESHIRE, alterations including new dining room, for Randle Wilbraham, 1810-12.

STOKE HALL, NOTTS., enlarged for Sir Robert Bromley, 1812; altered 1923.

WILLEY HALL, SALOP., for Cecil Weld-Forester, 1813-15.

STOCKPORT PARISH CHURCH, CHESHIRE, rebuilt 1813-17, incorporating medieval chancel, Gothic.

LYME PARK, CHESHIRE, alterations for Thomas Legh, 1814-17, including addition of tower behind pediment on south front and remodelling of rooms on east front.

CUERDEN HALL, LANCS., enlarged for Robert Townley Parker, 1815.

ROSTHERNE, CHESHIRE, school for Wilbraham Egerton, 1815, and addition of *cottage orne* 1826.

CHESTER, MESSRS.HUGHS, WILLIAMS & CO.'S (NOW LLOYD'S) BANK, FOREGATE STREET, c.1815.

WINSLADE CHURCH, HANTS., extensive repairs for the 2nd Lord Bolton, 1816-17.

OULTON HALL, CHESHIRE, altered interior, added terrace and designed stables for Sir John Grey-Egerton, c.1816-26, gutted by fire 1926 and since demolished.

WINSTANLEY HALL, LANCS., Alteration for Meyrick Bankes, 1818-19.

RADCLIFFE CHAPEL, nr. BURY, LANCS., for Countess Grosvenor, 1818-19, Gothic; rebuilt 1864-5.

ST. ASAPH CATHEDRAL, FLINTSHIRE, ceiled nave and aisles with stucco, c.1822; removed 1865.

LONDON, NOS. 12-17 SUFFOLK STREET, c. 1822-3. Wyatt built Nos. 12-14 as a personal speculation and lived in no.13 from 1823 to 1829. Nos. 15-17 were built to his designs for Sir John Holroyd.

BOLTON HALL, YORKS., repairs and alterations for the 2nd Lord Bolton, c. 1823-4; gutted by fire 1902.

BAKEWELL CHURCH, DERBYSHIRE, report on spire with Joseph Potter, 1824.

ELSTREE CHURCH, HERTS., enlarged 1824; rebuilt 1853 by P.C. Hardwick.

FLINTHAM HALL, NOTTS., library, offices and conservatory for Col.T.B.Hildyard, 1829; removed by T.Hine c. 1850.

CRANAGE HALL, CHESHIRE, for Lawrence Armistead, 1828-9, Tudor.

EATON HALL, nr. CONGLETON, CHESHIRE, FOR G.C. Antrobus, 1829, Jacobean; demolished 1975.

SHERBORNE HOUSE, GLOS., rebuilt for the 2nd Lord Sherborne, 1829-34, reproducing the style of the seventeenth-century house.

BIBURY COURT, GLOS., minor alterations for the 2nd Lord Sherborne, 1830.

LONDON, NO.53 LOWER GROSVENOR STREET, alterations for the 2nd Lord Sherborne, 1831.

HAWKSTONE HALL, SALOP., drawing Room and other additions for Sir Rowland Hill, 1832-4.

BASINGSTOKE TOWN HALL, HANTS., 1833.

Appendix 4: Tenants and Residents, 1838 - 1910

These names have been taken from the 1910 Land Tax lists for Winstanley and sorted by surname. Those family names also appearing in the 1838 tithe map apportionment have been highlighted in bold; those appearing in the 1872 Worrall's Directory have been marked with an asterisk.

Alker, James – New House Farm
*Alker, Robert – Swift Gate Farm + Winstanley Moss
Anderton, Isabella – Main St
Arnold, James - Ashton Rd
***Ashall**, Humphrey – Park Rd
Ashcroft, William– New Houses, Pemberton Rd
Balinor, John – Smithy, Main St
Balman, John - Wigan Rd
Banks, George – workshop, Pemberton Rd
***Barton**, Isaac – Brook Lane
Barton, John – 1 Wigan Rd
Barton, Mary – 14 Winstanley Lane
Barton, Peter - 20 Winstanley Lane
Berry, Alice – 66 + 68 Moss Vale
Billinge Urban District Council – W. Orrell Station
Birchall, Sarah– New Houses, Pemberton Rd
Birchall, Thomas – Newton Rd
Burks, William – Straw Yard
Catherall, James– New Houses, Pemberton Rd
*Cliff, Margaret – Moss Vale + W Longshaw House
Darbyshire, John – Hall Lane
Davies, Edmund – Croppers House
Dawber, Samuel – Winstanley Rd
*?Dearsden, Sophia– New Houses, Pemberton Rd
Dierden, Edward – Jamesons Farm
Dillon, S – Ashton Rd
Downham, James – Winstanley Lane
Downham, Robert – Winstanley Lane
Eastham, Henry – Moss House
Eddleston, John– New Houses, Pemberton Rd
***Fairclough**, John – 12 Gorsey Hill
Fariclough, Jane – 4 Wigan Rd
Farley, Joseph Edward– New Houses, Pemberton Rd
Farmer, James – Windy Arbour Farm + Crows Nest Farm
Farrimond, James – Winstanley Moss
Fishwick, William – 61 Cart Hill (?) Rd
***Fouracre**, Samuel – Farrers (?) Farm + Harrison's Farm + Rylands Mill
Gee, George – 23 Main St
Gill, William L – 11 Winstanley Lane
Green, Mary – Hall Lane
Green, Paul– New Houses, Pemberton Rd
Hall, WG – Park House
***Halliwell**, Ellen – Upholland Rd
Halliwell, John – Park Rd
Hartley, Charles – The Arches
Haselden, Isaac - Upholland Lodge
Hayes, Robert - Ashton Rd
Hayes, Robert - Lime Vale

Heaton, James– New Houses, Pemberton Rd
Heaton, Joseph – 10 Gorse Hill
Hewitt, Ellen – Upholland Rd
Hill, William– New Houses, Pemberton Rd
Hitchen, John Jnr– New Houses, Pemberton Rd
Hitchen, Joseph– New Houses, Pemberton Rd
Hitchen, Sarah – New Houses, Pemberton Rd
Hitchen, Thomas– New Houses, Pemberton Rd
Houlton, William -63 Cart Hill (?) Rd
Humphrey, Alfred – Wood Cottage
Hunt, Elizabeth– New Houses, Pemberton Rd
Hurst, Robert – near The Arches
John Cutchley – 2 Wigan Rd
Johnson, James - Farrers (?) Farm
***Laithwaite**, Henry - Winstanley Moss
Lucas, Hugh – Dam Lodge
Makin, William – Mount Pleasant
Mather, Dr RO – Chapel House
Moore, Thomas – 20 Winstanley Lane
***Moyers**, J George – Main St
***Nicholson**, James – Athertons Farm
Petty, John – Maddox Farm
Pigott, George– New Houses, Pemberton Rd
Radfern, James – Orritts Farm
Rigby, James – 76 Cart Hill (?) Rd
Rigby, James – I Main St
Rigby, John – Wigan Lodge
Rimmer, William – Carr Mill Rd
Robinson, William – Tan House + Carr Mill Rd
Rogers, Arthur – New Houses, Pemberton Rd
Sharples, William– New Houses, Pemberton Rd
Silcock, James - 5 Wigan Rd
Silcock, William – New Tan House Farm
Smith, Alfred – Sandiford Farm
Smith, John – Hill House Farm
Smith, William – Billinge Lodge
Spencer, James – The Arches
Spencer, Joseph – Upholland Lodge
Spencer, Robert– New Houses, Pemberton Rd
Taylor, Thomas– New Houses, Pemberton Rd
Walton William – Millington House
Waterworth, Eleanor – Wigan Rd
Waterworth, Ellen – Wigan Rd
Winstanley Conservative Club – 16 Winstanley Lane
Winstanley, James – Hall Lane