



Paul Butler Associates

Planning, Development & Heritage Consultants

St George's Swarn Housing Ltd

Proposed vertical extension and conversion of 36-44 King Street, Wigan to commercial units (bar/restaurant/café) on ground and storage on basement with 36 apartments on the upper floors.

Heritage Statement

18 May 2020

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Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of St George's Swarn Housing Ltd. The statement is submitted in support of a planning application for the proposed extension/conversion of the former Evolution Bar/NightClub at 36 – 44 King Street, Wigan. The planning application proposal is for the vertical extension and conversion of the existing vacant nightclub building (hereafter referred to as the Site) into commercial units (bar/restaurant/café) on ground floor and storage on basement, with 36 apartments on the upper floors. The Design and Access Statement which accompanies the application provides a detailed description of the development.
- 1.2 The building is not nationally listed but does lie within the Wigan Town Centre Conservation Area and originating in the late nineteenth century, the building may be regarded as making a positive contribution to the built environment of the Conservation Area. As such a Heritage Statement has been requested to accompany the present planning application to repurpose and extend the building for commercial and residential use in order to assess the impact of the development upon heritage assets.
- 1.3 This statement has been prepared in accordance with national and local planning policy guidance; and, following an assessment of the Site and immediate surroundings, together with examination, analysis and assessment of readily available literature and cartographic sources.

Structure of the Statement

- 1.4 This statement includes:
- A description of the application site;
 - An overview of the proposed scheme;
 - A review of the relevant heritage planning policy context;
 - An assessment of the potential impact of the scheme on the heritage assets identified;
and
 - A conclusion.

2. The Application Site

Introduction

- 2.1 36 – 44 King Street fronts King Street and College Avenue in Wigan Town Centre. The building is three storey above a basement and was likely last used as a nightclub. The premises is arranged with two main dance floor/bar areas to the majority of the ground and first floors, with a separate lounge bar to part of the second floor and a roof top smoking terrace. There are WC facilities to each floor with office and storage accommodation to the basement. The site area is approximately 0.1 hectares (0.25 acres) and each floor has an approximate gross internal area of 1,037 sq m (11,162 sq ft).

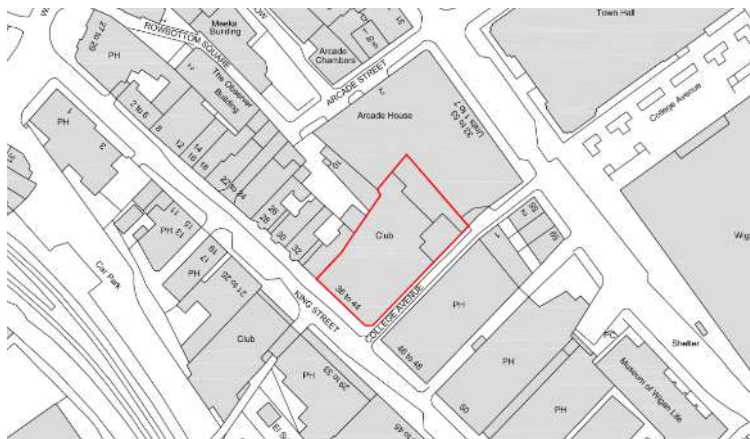


Figure 1: Application Site, plan courtesy of Tang & Associates



Figure 2: Google Earth aerial view

Historical Context

- 2.2 The Romans built a fort at Wigan, however it was abandoned by the 5th century AD when the Romans left Britain. In the 7th century the Saxons founded a village at Wigan which by the 13th century had grown to become a town. In 1246 Wigan was granted a charter and weekly markets started. By the end of the Middle Ages Wigan likely had a population of 2,500-3,000 people.
- 2.3 From the Middle Ages onwards coal was mined around Wigan but in the town itself the main industry was wool. There was also a pewter industry. By the early 17th century the population of Wigan was around 4,000 and a grammar school had been founded. In 1642 came the Civil War between king and parliament. Although the people of Wigan generally supported the king, by April 1643 parliamentary forces occupied the town. Wigan Lane just to the south of the Town Centre was the site of a battle where the Royalists were defeated by the Parliamentarians.
- 2.4 During the 18th century Wigan continued to be an important market town. Like many other towns in the north of England Wigan was transformed by the industrial revolution from the end of the 18th century onward.
- 2.5 Towards the end of the century the Leeds and Liverpool Canal was completed as far as Wigan, coal mining became increasingly important, an ironworks was opened, the cotton weaving industry was booming and the clock making industry flourished. In the town centre was one of the first planned extensions to the town, comprising King Street, Queen Street, Princess Street and Caroline Street. King Street on which the application Site is located was primarily a residential street at this time. In addition to housing, Wigan's industries were also rapidly expanding during this period with the development of textile mills to the south of the town.
- 2.6 By the beginning of the 19th century the population of Wigan was 11,000. The town boomed during the 19th century and by the middle of the century it had almost 32,000 residents. During the 19th century amenities in Wigan continued to improve with the

introduction of gas light and connections to Manchester and Liverpool by railway. The construction of North Western Station, 1832 and Wallgate Station, 1848 promoted the growth of the town and its major industries by providing quick and effective transportation of goods throughout the country. In terms of social amenities, a waterworks was created and a dispensary opened where the poor could obtain free medicines.

2.7 In 1856 a cemetery was opened followed by Wigan Infirmary which opened in 1873. A new Town Hall was built in 1867 and a Market Hall was built in 1877. Mesnes Park opened in 1878. The same year a public library opened in Wigan. The application building was developed in this period with commercial uses now replacing the earlier residential uses initially developed along King Street. Electricity was first generated in Wigan in 1900 and from 1901 electric trams ran in the streets of Wigan. Trams were gradually replaced by trolley buses from 1925 onwards.

2.8 The Wigan Town Centre Conservation Area appraisal notes that from the inter-war period until the 1980s the development of shops was generally concentrated along Standishgate. The construction of the Market Hall and the Galleries in the 1980s had a significant impact on the town centre area whilst in more recent times the town centre has undergone further development in the form of the Grand Arcade, a modern shopping centre located at the heart of the town. Many of the traditional Town Centre streets remain largely intact and their historic value was recognised in 1980 by the designation of the Town Centre Conservation Area which was subsequently extended in 1982 and again in 1984.

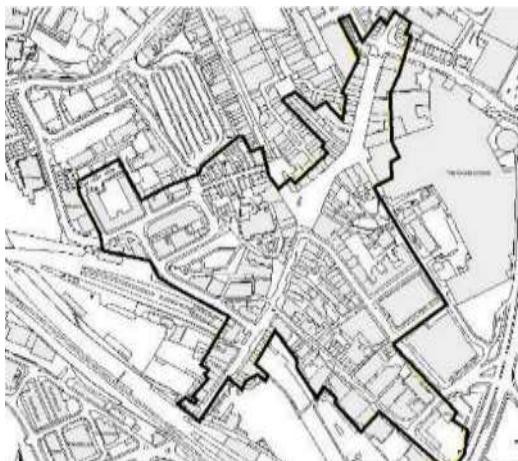


Figure 3: Wigan Town Centre Conservation Area.

The Application Property

- 2.9 The Site location plan (Drawing 9509/001) submitted as part of the application indicates the land to which the application proposals relate.

Historical Background

- 2.10 The subject building appears to have been built in 1877, as recorded by the datestone at roof level. It was originally built and known as 'Victoria Buildings', likely being named in honour of Queen Victoria (24 May 1819 – 22 January 1901) who ruled the United Kingdom of Great Britain and Ireland from 20 June 1837 until her death. The earliest Directory located which makes reference 'Victoria Buildings' is the Wigan Directory of 1881 which shows several businesses occupying the newly constructed premises. The Directory did not make reference to the occupancy of any adjacent properties on King Street. The entries for 'Victoria Buildings' in the 1881 Directory are noted by the table below:

Unit No	Business
1&2	Standard Life Insurance Co. - Holmes & Johnson. Chartered Accountants
4	London Guarantee and Accident Insurance Co., - Richards & Hall, Agents
	National Fire Insurance Corporation - Richards & Hall, Agents
	Norwich & London Accident and Casualty Association - Richards & Hall
	Provincial Life Insurance Co. - Richards & Hall, Agents
7	Hewlett Alfred, managing director for the Wigan Coal and Iron Co. Limited
11	Wood Frederick, Solicitor
12 & 13	Imperial Union Accident Insurance Co - John H. Peck, Agent
	Royal Insurance Co. - John H. Peck, Agent
	Scottish Widows' Fund Life Assurance Office - John H. Peck, Agent
14	Royal Exchange (Fire and Life) Insurance Co. - George Heaton
15	Platt James, Law Stationer
-	Wigan Restaurant Co. Limited
-	Urmston John, Hosier & Smallware dealer
-	Butler Brothers, Drapers

- 2.11 The Wigan Directory of 1881 appears to show that Victoria Buildings was comprised of several offices, mainly occupied by professional service and insurance companies. Richards and Hall at number 4 and John H. Peck in number 12 & 13 were acting as agents selling insurance for large insurance underwriting companies.
- 2.12 The architect Ernest Wyatt Ralph, son of W. C. Ralph, ran a practice from offices in Victoria Buildings in 1896 until the start of the First World War. Victoria Buildings is listed within the 1901 census, with Joseph Apples recorded as the caretaker with his wife Eliza living with him as his assistant. In the same census the entry prior to the Victoria Buildings entry is for 28a & 30, which records 2 buildings as 'uninhabited by occupied'. The entry after that for Victoria Buildings is for 32 & 34, which also records 'uninhabited by occupied'. This suggests that the building numbering in 1901 was slightly different. An archive photograph from 1911 shows the building at this time (Figures 4 and 5). Although it is unclear, the shop fronts at ground floor level and the upper floor windows are visible, and the building generally takes a similar appearance to today. The building continued to operate as commercial premises through to the later years of the twentieth century when alterations were undertaken to accommodate new uses.

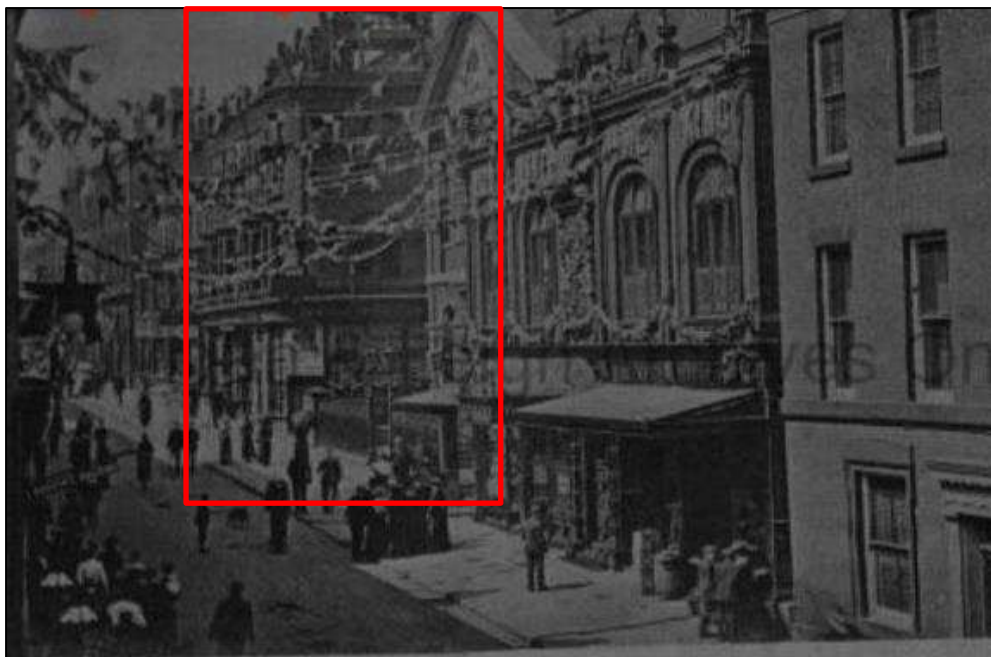


Figure 4: King Street, Wigan, decorated for the coronation of King George V and Mary, 1911 (Wigan Archives).



Figure 5: Expanded detail of Figure 4: King Street, Wigan, decorated for the coronation of King George V and Mary, 1911 (Wigan Archives).

2.13 The recent planning history of the building is set out in the Local Authority pre-application response dated 1st November 2019 to the applicant which notes the following planning history:

Application Ref:	Description:	Decision / Date:
A/97/47096	Change of use of ground, first floors to (A1) retail	Approved - 01/07/1997
A/98/49665	Change of use to A3 on ground floor	Approved - 19/01/1999
A/99/51371	To use basement, ground, first and second floors as a public house (A3) and nightclub (D2)	Approved - 21/12/1999

A/00/52182	To erect first floor extension, creating an additional 192 sqm, install new shop frontage and carry out external alterations	Approved - 29/06/2000
A/01/53614	To demolish part of the building	Approved - 11/05/2001
A/05/64765	Installation of new shopfront to King Street and College Avenue elevations	Approved - 28/09/2005
A/07/69620	To construct external terrace at second floor to rear of Public House, with 2.2m high surrounding screens	Approved - 26/09/2007
A/12/77343	To retain alterations to frontage to provide outdoor smoking area	Approved - 14/12/2012
A/16/82503/CU	Change of use of nightclub to A3 restaurants and cafes at basement and ground floor level and residential units comprising 55 bedsits at ground floor, first floor and second floor	Refused - 11/11/2016

Building Description

- 2.14 The south elevation faces onto King Street. It is five bays wide, three storeys high and built in red brick in English Garden Wall bond (3:1). At ground floor level the brick is not visible, with the shop fronts painted dark grey and modernised. In the first bay is a recessed modern entrance with double doors fitted. Bays 2 to 4 have a guard rail across and is a

similar recessed area, supported by inserted stanchions. Bay 5 contains a smaller entrance, with a curving corner rounding to College Avenue. The first floor has three light bay windows with sandstone surrounds to Bays 1, 2, 4 and 5. Each is fitted with a timber framed casement. The central bay contains a two light mullion, each light having a rounded arched lintel of brick. Spanning these is an ornate lintel constructed of brick and sandstone. A sandstone string course runs across the face, with dog tooth decoration. At second floor level each bay contains a pair of small portrait windows, separated by a brick column. Each has a rounded arched lintel formed of brick and sandstone. A sandstone string course again runs across the face with dog tooth decoration. Above the coping is projecting brick with sandstone above. Above the central bay a sandstone pediment is visible with the date 1877.

2.15 The east elevation fronts onto College Avenue and is ten bays long and three storeys high. At ground floor level bays 1 and 2 continue the modern shop from King Street. Bay 3 contains a tall loading doorway with a depressed arch lintel of brick, with decorative angled bricks above. This appears to have been rebuilt. Adjacent to this a very low doorway with sandstone surround is located, above which is a timber framed portrait window. The lintel (as with all of the ground floor openings) match that of the loading doorway. Bay 4 contains a similar portrait window, although this one is longer with a narrow personnel doorway inserted next to it. Bay 5 has a pair of portrait windows matching those of Bay 4. Bay 6 contains a personnel doorway, set within a slightly protruding porch and with a pair of sandstone steps up to it. Bay 7 contains a further pair of portrait windows with Bays 8 and 9 each having a large loading door inserted. Finally, Bay 10 also contains a former loading doorway, although this is blocked with brick and the lintel is rounded. At first floor level Bays 1 and 2 each have a window matching that in the central bay of the southern elevation. The remaining bays each have timber framed portrait windows, the lintels matching those below and the sandstone cills forming a string course. At second floor level the windows match those on the King Street elevation. Bays 3 – 10 each have windows similar to those below them at first floor level. The window in Bay 6, above the protruding entrance, is larger than the others at this level.

- 2.16 Throughout both public faces of the building, many of the former windows have been blocked to facilitate usage as a nightclub.
- 2.17 The roof appears to be 'L' shaped, following the line of King Street and College Avenue. It is double pitched and finished in slate. The remainder of the roof appears to be flat. The flat area is likely the alteration to create the smoking area referred to by the planning history.

Surroundings

- 2.18 The application building forms part of King Street which was laid out as a residential street in c1800. Several of the early red brick built townhouses survive albeit modified subsequently to accommodate the commercial uses which followed as the Town Centre expanded to accommodate the needs of the growing nineteenth century population. In the nineteenth and early twentieth centuries the character of the street changed to accommodate a variety of Town Centre uses including public houses, banks, churches, theatres and cinemas. In recent years some vacant buildings on King Street have been repurposed to serve the evening economy including for takeaways, bars and nightclubs.

3. The Proposed Scheme

Introduction

- 3.1 This statement forms part of a full planning application for the vertical extension and conversion of the existing nightclub into commercial units (bar/restaurant/café) on ground floor and storage on basement, with 36 apartments on the upper floors. The applicant has liaised with Council Officers during the development of the application proposals for the site.

Pre-application Consultation

- 3.2 In November 2019 the Council responded to a pre-application enquiry relating to the use of the building for residential development on the ground, first and second floors, and restaurant/takeaway use on the ground floor. The initial plans provided indicate that 21 x 1 bed properties and 7 x 2 bed properties would be provided, alongside A3/A5 uses on the ground and basement floors. The Council confirmed the Site was located within the defined Town Centre boundary, was an existing brownfield site and located within a sustainable location close to existing strategic highways infrastructure, public transport links and employment opportunities.
- 3.3 The indicative floor plans and elevations submitted as part of the pre-application enquiry indicate ground floor residential use and hot food takeaways on the ground floor, both of which were not considered to be appropriate or in line with the wider aspirations for King Street. Whilst takeaway uses were not supported, the proposed introduction of a restaurant/cafe use on the ground floor was accepted in principle and residential uses on the upper floors would be supported if the applicant could robustly demonstrated that noise and odour considerations can be addressed to the Council's satisfaction.
- 3.4 In terms of design, the response noted that whilst the building itself was not listed, it was within the Conservation Area and detailed consideration should be given to the overall

layout and appearance of any proposed alterations with the aim of meeting policy objectives in Policy EV4A. Specifically the applicant was asked to consider making improvements along the College Avenue frontage which was viewed as being in a poor condition with a number of the windows blocked up. A roof extension, which could be stepped back from the front elevation, was agreed to be worthy of further consideration and design development.

Design Objectives

3.5 The design concept is detailed in the Design and Access Statement which supports the application. In summary the design concept is based on:

1. Making alterations to the basement and ground floor to accommodate use as a restaurant/café;
2. Bringing vacant floorspace on the existing upper levels back into use as residential accommodation; and
3. Extending the building at roof level to provide additional residential accommodation.

Scheme Proposals

3.6 The scheme proposals are set out in detail in the drawings which form part of the planning submission.

4. The Heritage Planning Policy Context

- 4.1 The heritage policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The application Site does not contain any listed buildings, however, several buildings which are listed are located close to the site. Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This statement therefore considers whether the proposal would have any impact on the setting of any nearby listed buildings (Section 5). Section 5 concludes with an assessment of the potential impact of the proposed development on the Conservation Area designation which covers the application site.

National Planning Policy Framework (NPPF)

- 4.4 Detailed guidance about the legislation is given in National Planning Policy Framework (NPPF), which was first published on 27th March 2012 and last updated on 19th June 2019 and sets out the Government's planning policies regarding the conservation of the historic environment. The original NPPF and its subsequent updates are a key part of reforms to

make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces all previous Planning Policy Guidance and is a material consideration in planning decisions.

- 4.5 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'*. This statement demonstrates that the information and significance requirements of national policy have been complied with.
- 4.6 Paragraph 190 of the NPPF advises that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.
- 4.7 Paragraph 192 of the NPPF advises that *'In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness'*.
- 4.8 Paragraph 193 of the NPPF advises that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.

- 4.9 Paragraph 194 advises that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'*.
- 4.10 Paragraph 195 advises that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use'*.
- 4.11 Paragraph 196 advises that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.
- 4.12 Paragraph 197 advises that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*.

National Planning Practice Guidance (NPPG)

- 4.13 With regard to assessing substantial harm, National Planning Practice Guidance advises: *'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'* (Paragraph: 017 Reference ID: 18a-017-20140306).

Historic England Guidance

- 4.14 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.
- 4.15 Historic England Advice Note 2: Making Changes to Heritage Assets: Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.
- 4.16 Historic Environment Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment: This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.
- 4.17 Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition): Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the

historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

4.18 Historic England: Conservation Principles Policies and Guidance: This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

4.19 Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets: Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance

4.20 The adopted Development Plan for Wigan comprises of a suite of documents:

The Wigan Local Plan Core Strategy (2013)

4.21 The Local Plan Core Strategy Development Plan Document forms part of the Wigan Local Plan and was adopted in September 2013. It is the strategic local plan for the borough. It sets out the spatial vision through to 2026 and a range of strategic objectives and policies. The document replaces a large number of policies in the 2006 Unitary Development Plan.

4.22 Policy SP1 'Spatial strategy for Wigan Borough' advises that *'Development will be directed primarily towards the east-west core of the borough, notably the towns of Wigan, Ince, Hindley, Platt Bridge, Leigh, Atherton, Tyldesley, Astley and Ashton-in-Makerfield, in order to achieve transformational regeneration and create attractive places for people to live and*

businesses to locate and thrive. Beyond the east-west core, development will be focused on Golborne and Lowton and Standish’.

4.23 Policy CP 11 ‘Historic environment’ advises that the Council will aim to conserve and enhance the historic environment by:

‘1. Conserving and enhancing where appropriate our heritage assets and their settings, including scheduled monuments, listed buildings, conservation areas, historic parks and gardens, locally listed buildings and structures, key historic landscape characteristics and other important features, in accordance with legislation and national planning policy as appropriate.

2. Encouraging the sympathetic and appropriate re-use of existing buildings and structures, especially those which make a positive contribution to the special character of their locality and are identified as ‘at risk’.

3. Promoting the value of our historic environment through signing, interpretation, public art and other measures as appropriate’.

The justification to this policy notes that there are over 600 listed buildings and structures, one historic park – Mesnes Park in Wigan and 12 scheduled ancient monuments in the Borough. The policy aims to manage the process of change within the historic environment and to promote the benefits of the repair, renovation, extension and alteration of historic assets. The retention and enhancement of the historic built environment is recognised to be important to ‘quality of life’ by helping to make places that people want to live, work and otherwise spend their time in and in which businesses want to invest.

4.24 Policy CP 6 ‘Housing’ seeks to ensure that there is sufficient housing in the borough to meet people’s needs and support a good quality of life by:

‘1. Making provision for an average of at least 1,000 net additional dwellings per year between 2011 and 2026.

2. Focusing at least 80% of new housing in the east-west core of the borough.

3. *Encouraging new housing on previously-developed, brownfield land (including the re-use of existing buildings).*
4. *Reducing the proportion of empty homes and promoting the re-use of vacant buildings for residential use where appropriate.*
5. *Maintaining a five-year supply of deliverable housing land.*
6. *Ensuring that provision is made for an appropriate mix of house types, sizes, tenures and affordability, specialist, extra-care housing and 'lifetime homes'.*

Wigan Unitary Development Plan (2006) Saved Policies

- 4.25 The Wigan Unitary Development Plan was adopted by the Council as its local plan in April 2006. At the time of adoption it included written policies and a proposal map showing land use allocations and designations. However, many policies have now been replaced by policies in other plans noted in the discussion above.
- 4.26 The remaining policies that are currently in force are contained within a '*Remaining Policies*' written statement, with the land use allocations and designations shown on a related policies map. The only 'saved' heritage policy of relevance to the determination of this application is Policy EV4A as described below. It is noted that the Remaining Policies document has an appended schedule of locally listed buildings although this does not identify the application building as being subject to this classification.
- 4.27 Policy EV4A 'Development and Design in Conservation Areas' advises that '*In addition to other development and design policies which apply throughout the Borough, the following considerations will be applied within Conservation Areas and their settings:-*
- (a) *The Council will ensure that any proposal for development within a Conservation Area will preserve or enhance and will not harm the character or appearance of that area;*
- (b) *The demolition or inappropriate alteration of buildings which make a positive contribution to the historical, architectural or industrial archaeological character or appearance of a Conservation Area will not be permitted;*

(c) Consent for demolition will only be granted subject to the building not being demolished before a contract for carrying out the redevelopment of the site to a high standard of design is made for which planning permission has been granted or some other legally binding commitment has been made;

(d) Proposals which include the demolition of significant features including porches, chimneys and boundary walls/railings or which remove or alter architectural features of value will not be permitted. The retention or, where features are missing, restoration or where inappropriate forms or features are present, the remodelling of the external character of buildings, particularly with regard to windows, roofs, materials and advertising will be required;

(e) Signs should preserve or enhance the character or appearance of the Conservation Area and its setting and will be permitted provided they meet the following criteria:- (i) Fascia signs should, particularly in terms of their size, proportions, degree of projection, positioning, materials, type of construction, colour and the style and size of lettering, be in keeping with the character of the shop front, fascia details and materials, the building as a whole and the area. If they are to be illuminated they should be externally illuminated using unobtrusive and discreet light fittings or take the form of individually illuminated and individually affixed letters; (ii) The cumulative impact of advertisements should not detract from the character or appearance of the building or locality. Advertisement structures should not be superimposed on other advertisement structures; (iii) Projecting or hanging signs should be of small size, thin section and if illuminated, should be discreetly externally illuminated and located at fascia level;

(f) The Council will encourage the preservation and, where necessary, the sensitive relocation of attractive items of street furniture and will encourage the preservation and, where possible, the enhancement and extension of stone sett and flag surfaces. Where works are undertaken to these and other special surfaces, such as paviers, temporary or permanent reinstatement should be in the original material;

(g) The Council will encourage the removal of buildings detrimental to the character of Conservation Areas;

(h) The rendering or cladding of stone and brick buildings will not be permitted.

(j) Proposals which involve development, including relatively large-scale extensions, within the grounds/gardens of dwellings and other buildings such as churches where the grounds contribute to the character of the Conservation Area will not be allowed.

Design Guide for Residential Development Supplementary Planning Document (2006)

4.28 The Design Guide for Residential Development adopted in 2006 sets out general design guidance with regard to residential developments. It advises with regard to existing buildings that *'where appropriate, existing buildings and elevations should be retained, sympathetically converted and incorporated into the scheme. This is particularly important if the building is of local architectural and historic value, listed or located within a conservation area'*. Schemes should therefore aim to ensure that there is no loss to the visual character, quality and interest of the local area, thereby allowing the local character and identity of an area to be maintained or enhanced.

Wigan Town Centre Conservation Area Appraisal (2010)

4.29 The boundary of the Town Centre conservation area focuses around the historic centre and incorporates some of the main thoroughfares in the town, including: Wallgate, Market Place, Millgate and Standishgate. The conservation area is centred on the town's 'All Saints' Parish Church and the Market Place, with limbs extending outwards to include parts of Standishgate, Wallgate, Library Street, King Street and Dorning Street.

4.30 Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) noted above which represents a significant material consideration.

5. Impact on Heritage Assets?

Introduction

- 5.1 First published on 27 March 2012 and updated in 2019, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 5.2 Significance is defined by Annex 2: Glossary of NPPF as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.3 A review of Historic England's Heritage Assets Map (Figure 6) has been undertaken. Based on this analysis it is considered that the proposed scheme only has the potential to impact upon a limited number of heritage assets. The application proposals are considered in relation to the following designated heritage assets and their settings:
- **Listed Buildings**
North of subject property:
 - a) 26-34, King Street Listed Grade: II (List UID: 1384477)
 - b) Grimes Arcade Building, Listed Grade: II (List UID: 1384476)
 - c) Public House, Listed Grade: II (List UID: 1384546)
 - d) Former National Westminster Bank, Listed Grade: II (List UID: 1384472)
 - e) 7, 9 and 11, King Street, Listed Grade: II (List UID: 1384473)
 - f) 13 and 15, King Street, Listed Grade: II (List UID: 1384474)
 - g) 21, 23 and 25, King Street, Listed Grade: II (List UID 1384475)

h) Town Hall (Formerly Wigan and District Mining and Technical College) and Railings, Listed Grade: II, (List UID 1384483)

South of subject property:

i) Former Royal Court Theatre, Listed Grade: II, (List UID 1384479)

j) 47, King Street, Listed Grade: II, (List UID 1384478)

- **Conservation Areas**

The Wigan Town Centre Conservation Area is a designated heritage and the subject site lies within the boundary of this. The Conservation Area is described within the Council's 'Wigan Town Centre Conservation Area Character Appraisal' adopted in April 2010.



Figure 6: Extract from Historic England's Heritage Assets Map.

Blue triangles identify listed buildings.

- 5.4 To assess the potential impact of development upon these designated heritage assets, it is necessary to understand what is significant about each asset and subsequently whether there is a setting which contributes to this significance.
- 5.5 The principal documents guiding the appraisal of setting are Historic England Advice Note 2: *'Making Changes to Heritage Assets'* (2016), Historic Environment Good Practice Advice 2: *'Managing Significance in Decision-Taking in the Historic Environment'* (2015) and Historic England Advice Note 3: *'The Setting of Heritage Assets (2nd Edition)'* (2017).

Listed Buildings Appraised: Significance

26-34, King Street Listed Grade: II (List UID: 1384477)



Figure 7: 26-34 King Street viewed from King Street

- 5.6 This row of four former town houses at 26-34 King Street date to 1851 and were listed on 11th July 1983. They are understood to be altered and have been repurposed for commercial uses including shops and offices.

- 5.7 The listed building description describes the building exterior as follows *'Red brick in Flemish bond with sandstone dressings, slate roof. Double-depth plan, each house single-fronted, all with back extensions, and service passages between Nos 28 and 30, and Nos 32 and 34. Late Georgian style. 3 storeys, 3+2+2+3 windows, formerly symmetrical; with wooden bracketed eaves. No.34 has been altered at ground and 1st floors; otherwise, No.26/28 has the doorway to the left and Nos 30 and 32 have doorways adjoining in the centre of the range, all round-headed, with altered doors and plain fanlights, and the service doorways, which are lower, are likewise round-headed; the 1st 3 have 2-storey canted bay windows with dentilled wooden cornices and pediments to the centre, with sashed glazing except at 1st floor of No.26; the windows above the service doorways are blocked or blind; otherwise, all the windows are sashed, mostly with glazing bars (4 panes at No.26, 12 and 9 panes at No.32, and mixed at No.30). Large chimney stacks on the front and rear slopes at the junctions of the pairs.*
- 5.8 The listing description notes that the rears and interiors were not inspected and comments *'form a group with 1 to 25 (qv) opposite, and with Nos 7 to 11 (qv) and 13 and 15 (qv) to the right of that.'*

Grimes Arcade Building, 22 and 24 King Street Listed Grade: II (List UID: 1384476)

- 5.9 Grimes Arcade is grade II listed (11-July-1983). The structure was erected as a purpose built commercial building incorporating a short shopping arcade, with offices over. It dates to 1870 and was designed by R.T. Johnson.
- 5.10 The listed building description describes the asset as follows *'Brick with facade of sandstone ashlar and some polished granite, hipped slate roof to the main block, cast-iron and glass roof to the arcade. U-plan formed by front range parallel to street bridging entry to arcade, with rear wings linked by arcade roof. Free Venetian Gothic style. EXTERIOR: 3 storeys, 4 1st-floor windows; prominent cornices over ground floor and 2nd floor with unusual nailhead enrichment. The ground floor is an "arcade" of 5 very unequal bays (including one to the left at this level only), composed of 3-quarter columns of polished pink granite with deeply-undercut sandstone stiff-leaf capitals (all different), from which*

spring truncated arches all drawn to the same radius and terminating in straight lintels of differing length, both the arches and the lintels roll-moulded, with carved foliated roundels in the spandrels; the centre bay, which is widest, is the entry to the arcade, the intermediate bays contain shop windows of unequal width, and the narrow outer bays each contain a recessed doorway with a carved monogrammed roundel in the tympanum. On the 4-bay upper floors the 1st and 3rd bays are slightly raised, the windows of 1, 2, 1 and 1 lights, all sashed without glazing bars, all with stiff-leaf colonnettes and enriched architraves, and those at 1st floor with emphatically cusped heads. The arcade extending to the rear has a pitched glazed roof on arched decorated metal trusses'. The listed building description does not describe the interior nor does the listing specifically refer to the building having a setting.



Figure 8: Grimes Arcade viewed from King Street.

Public House, 2, 4 and 6 King Street, Listed Grade: II (List UID: 1384546)



Figure 9: 2 - 6 King Street, Wigan viewed from King Street

- 5.11 Nos. 2, 4 and 6 King Street were likely an Inn and may date from c1820. Now part of a public house and shops, the building was listed grade II on 11th July 1983.
- 5.12 The listed building description describes the asset as follows *'Red brick in English garden wall bond (3+1), ground floor of front range now faced with square painted tiles; some sandstone and terracotta dressings, hipped slate roof. L-plan on corner site. EXTERIOR: 3 storeys and 5 windows (to Wallgate); with a plain cornice to ground floor, plain frieze and oversailing eaves. The ground floor has a segmental-headed doorway to the 4th bay in a Tuscan doorcase with modillioned cornice and blocking course, flanked by 12-pane fixed windows with glazed buff terracotta surrounds, pilastered "shop" windows in the 1st 2 bays, and a splayed corner to the right with a 15-pane fixed window. The 1st floor has recessed segmental-headed 12-pane sashed windows with stepped surrounds, the 2nd floor has 9-pane sashes (except the 1st, altered), all these windows with raised sills. The 5-window right-hand return (to King Street) has similar fenestration to the upper floors, a doorway flanked by tripartite sashes at ground floor; and beyond these a segmental-headed wagon archway with rusticated long-and-short surround. Nos 2, 4 and 6 King Street are a*

3-window continuation of this range, matching it except at ground floor which has shop fronts (one with a recessed doorway flanked by plate-glass windows with consoles to the fascia). Rear and INTERIOR altered.'

Former National Westminster Bank, Listed Grade: II (List UID: 1384472)



Figure 10: Former National Westminster Bank viewed from King Street

- 5.13 Nos. 1 and 3 King Street was constructed in 1866 as the offices and banking hall of the National Westminster Bank. It is now in use as a bar. The building, designed by Walters, Barker and Ellis of Manchester was listed grade II on 11th July 1983.
- 5.14 The listed building description describes the asset as follows '*Sandstone ashlar, hipped slate roof. Rectangular plan on corner site. Classical style with Italianate accent. EXTERIOR: 2 storeys, with a 4-window facade to Wallgate and a 4 x 2 window facade to King Street. Hammer-dressed plinth, continuous channelled apron to ground-floor windows, frieze with bead-and-reel enrichment and prominent moulded cornice doubling as sill-band to 1st floor, plain frieze and prominent bracketed and dentilled cornice which carries a blocking course with upstands to the Wallgate facade. The ground floor of this facade has a large*

round-headed doorway to the left, with double doors and a plain fanlight in a shouldered architrave with carved enrichment and a straight moulded cornice; and 3 large segmental-headed sashed windows with eared architraves which have console keystones. The 1st floor has similar but smaller windows with simpler architraves. The 4-window left return (to King Street) has matching fenestration and a pair of side-wall chimneys; beyond this is a set-back 2-window addition which has a tall doorway and a large tripartite window at ground floor and above this a feature balcony to the larger of the 1st-floor windows; and attached to the rear of this is a short single-storey addition with a large doorway. INTERIOR not inspected. Front block appears to be unoccupied'.

7, 9 and 11, King Street, Listed Grade: II (List UID: 1384473)



Figure 11: 7, 9 and 11 King Street, Wigan viewed from King Street

5.15 Nos. 7, 9 and 11 King Street are a row of 3 former town houses, now converted for commercial use at ground floor with offices over. Dating from c1800 they show alterations during the C19 and C20. The buildings were listed grade II on 11th September 1990.

5.16 The listed building description describes the asset as follows '*Handmade brown brick in Flemish bond, with some sandstone dressings, slate roof. Double-depth plan, with back extensions. 3 storeys, 2+2 windows; with a continuous fluted frieze and modillioned eaves cornice; C20 shop fronts at ground floor of both portions, that at Nos 7 and 9 with C19 pilastered surround and fascia, doorway to No.9 with recessed panelled reveals and soffit, panelled door with rectangular overlight; 2 later C19 tripartite sashed windows on each upper floor of Nos 7 and 9; and 2 sashed windows with exposed boxes but without glazing bars on each upper floor of No.11; all these windows with raised sills and wedge lintels. Right-hand return wall rendered. Rear: segmental-headed windows, including tall stair window to No.9 and horizontal-sliding sash to No.11; single-storey service wing to No.7, with monopitch roof. INTERIOR not inspected. Forms group with Nos 13 and 15 adjoining to left (qv).*'

13 and 15, King Street, Listed Grade: II (List UID: 1384474)



Figure 12: 13 and 15 King Street, Wigan

- 5.17 The listed description notes the origins of the listing as a town house plus another added to the rear, now offices. Likely to date from c1800; the buildings are altered being enlarged in the mid C19, and subsequently. The buildings were listed grade II on 11th September 1990.
- 5.18 The listed building description describes the asset as follows '*Handmade brown brick in Flemish bond, with some sandstone dressings and slate roof. Double-depth plan plus large added back extension. 3 storeys and 3 windows; with a fluted frieze and modillioned eaves cornice; C20 shop front at ground floor, doorway to left of this; 3 sashed windows without glazing bars on each upper floor, all with raised sills and wedge lintels. Left return wall has various similar windows with wedge lintels. Addition to rear (under parallel roof) has convex corner with blocked round-headed doorway. INTERIOR: doglegged staircase with scrolled brackets, stick balusters and Victorian turned newels; several panelled doors in original surrounds; otherwise, altered. Forms group with Nos 7-11 adjoining to right (qv).*'

21, 23 and 25, King Street Listed Grade: II (List UID 1384475)



Figure 13: 21, 23 and 25 King Street, Wigan

- 5.19 The listed description notes the origins of the listed building to be a town house, now two shops with offices over. Likely to date from the c1800; the buildings are altered although clearly recognisable as a former town house. The buildings were listed grade II on 11th July 1983.
- 5.20 The listed building description describes the asset as follows '*Red brick in Flemish bond with some sandstone dressings, slate roof. Double-depth, double-fronted plan, plus back extension. 3 storeys and 5 windows, symmetrical; with a cavetto-moulded eaves cornice; a central round-headed doorway in an open-pedimented Tuscan doorcase of 3-quarter columns with square abaci and finely-moulded draped urns on the friezes, 6-panel door and fanlight with radiating metal tracery (now flanked by symmetrical shop fronts); sashed windows of 12 panes at 1st floor and 6 panes at 2nd floor, both those in the centre with moulded architraves and that at 1st floor with a cornice. INTERIOR not inspected. Forms group with Nos 26 to 34 opposite (qv), and with Nos 13 and 15 (qv) and Nos 7 to 11 (qv) to the right. Nos 21 and 25 were listed on 04.08.1983*'.

Town Hall (Formerly Wigan and District Mining and Technical College) and Railings, Listed Grade: II, (List UID 1384483)



Figure 14: Town Hall and Railings

- 5.21 The listed description notes the Town Hall was formerly a technical college designed and built between 1901-3 by Briggs and Wolstenholmes. The building was listed grade II on 11th July 1983.
- 5.22 The listed building description describes the asset as follows *'Warm red brick in English garden wall bond with matching terracotta dressings, green slate roofs. Large rectangular plan on island site. Flemish Baroque style. EXTERIOR: basement, 2 storeys and attic, 5 bays (2:2:1:2:2 windows), symmetrical; with a gabled centre and slightly-projecting gabled wings. Basement storey faced with banded terracotta tiling; moulded cornice to ground floor; frieze with egg-and-dart enrichment, and prominent modillioned cornice; steeply-pitched gables, that to the centre with kneelers and finials and those to the wings open-pedimented and flanked by colonnaded cupolas. The centre has a wide flight of steps up to a large segmental-headed archway with Art Nouveau wrought-iron Art gates, protected by a porch with blocked Ionic columns, frieze with raised lettering "MINING TECHNICAL COLLEGE" (now concealed), dentilled cornice and segmental broken pediment framing a cartouche; above this, a transomed 6-light window flanked by paired blocked Ionic columns, and in the gable above a round-headed transomed 6-light window with pilastered architrave and triple keystone. The flanking bays have round-headed one-light windows at ground floor, 2-light mullioned windows at 1st floor with keyed oculi in broken segmental pediments above them, and 2-light attic dormers with ogee pediments. The wings have wide deeply-recessed segmental-headed 6-light windows at ground floor, transomed tripartite windows at 1st floor with moulded architraves framed by panelled Ionic pilasters, and attic windows like that in the centre. Left return (to Hewlett Street) has (inter alia) a 6-bay colonnade of blocked Ionic columns, with tall double-transomed windows. INTERIOR not inspected. Basement area protected on both sides by Art Nouveau railings with square banded piers to gateways flanking the front entrance and at each end of the side. Forms group with Municipal Offices on north side of Hewlett Street (qv), together being the most impressive buildings in Wigan town centre'.*

Former Royal Court Theatre, Listed Grade: II, (List UID 1384479)



Figure 15: Former Royal Court Theatre King Street

- 5.23 The listed description notes this former Theatre was designed by R.T. Johnson and largely built in two phases being completed in 1886 with foyer added in 1895. It was subsequently altered to function as a cinema and later as a bingo hall. The building was listed grade II on 11th July 1983.
- 5.24 The listed building description describes the asset as follows *'Red brick in English garden wall bond with dressings of matching red terracotta and some yellow brick (roof concealed but probably slate). Large rectangular plan at right-angles to street. Eclectic style, with some Renaissance detailing. EXTERIOR: Three storeys and five bays, with 2-storey projected foyer (added 1895): this has fluted pilasters to both floors (Ionic at first floor but partially concealed at ground floor by C20 fascia), a continuous dentilled cornice and geometrical cast-iron balustrade; at ground floor, a round-headed doorway in the centre with banded pilasters, flanked by recessed entrances with wooden panelled and plate-glass doors, and shop windows in the outer bays; at first floor, a window in the centre with leaded stained glass and an elaborate broken-pedimented architrave with an oculus immediately above set in a swan-necked architrave, and large depressed-arched 6-light transomed windows in the other bays with moulded terracotta surrounds and leaded stained glass in the upper lights. Above and behind is the gabled end of the main range,*

which has four round-headed windows with mask keystones of red terracotta, an egg-and-dart frieze, a round-headed window in the gable flanked by sunk panels with raised lettering "ROYAL COURT" "THEATRE"; and stepped gable coping with a flaming-urn finial, flanked by yellow terracotta balustrading over the outer bays. INTERIOR: foyer with a pair of composite columns flanking the foot of an imperial staircase with brass handrail; auditorium with two curved balconies, the first with Adam-style moulded plaster decoration (the upper now enclosed); side walls with large pictorial relief panels flanking the proscenium; proscenium arch with moulded plaster enrichment, the top now concealed by suspended ceiling; upper gallery now disused but retains steeply-raked stepped floor (and inserted projection room in centre), and visible from it the top of the proscenium arch with moulded plaster pictorial scene and figures over it, and very large circular gilded ceiling dome. Despite some alteration firstly as cinema and latterly as bingo hall, still essentially intact'.

47, King Street, Listed Grade: II, (List UID 1384478)



Figure 16: 47, King Street viewed from King Street

- 5.25 The listed description notes this was formerly the Wigan Savings Bank dating from 1891 and designed by H Verity. It was subsequently altered to accommodate new use as offices. The building was listed grade II on 11th July 1983. Verity & Isitt were prolific local architects designing the Coops Building, Dorning Street; 6-10 Wallgate (Moot Hall Chambers); 22 Wallgate (Tote Building); and 30/32 Wallgate (former RBS building) amongst others.
- 5.26 The listed building description describes the asset as follows '*Former Wigan Savings Bank, undergoing conversion at time of inspection (June 1992). 1891, by H Verity; altered. Sandstone ashlar facade, side and rear of yellow stock brick, slate roof concealed by parapet. Rectangular plan at right-angles to street. Italian palazzo style. 2 storeys (with basement to rear), 1:3 bays; rusticated ground floor with alternate courses vermiculated, Corinthian columns at 1st floor (paired either side of 1st bay and at right-hand corner), plain frieze, dentilled and modillioned cornice and balustraded parapet. The 1st bay has a square-headed doorway (up 4 steps) and narrow side windows in a tripartite architrave with a pediment over the doorway containing a carved shield, and a Venetian window at 1st floor; the other bays have square-headed windows at ground floor (boarded at time of inspection) with vermiculated voussoirs and cartouche keystones, and round-headed windows at 1st floor with balustrading. Sturdy cast-iron railings at right-angles to left of entrance. INTERIOR: remodelling in progress at time of survey (June 1992)*'.


5.27 With regard to the listed buildings noted above, the table below summarises the findings of our initial appraisal and identifies where further action may be required.

Heritage Asset	a) 26-34, King Street (List UID: 1384477)	b) Grimes Arcade (List UID: 1384476)	c) Public House, (List UID: 1384546)	d) Former Nat West (List UID: 1384472)	e) 7, 9 and 11, King Street (List UID: 1384473)
Status of asset	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.
Is any listed building fabric removed through demolition?	No, hence no direct impact.	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact
Are listed boundary walls, gateposts, steps or fences removed through demolition?	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.
Do the works remove any trees which contribute toward setting?	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.
Do the works have implications for how the asset will be experienced?	Potentially Action: review any indirect impact on setting (See Appraisal 1 below).	Potentially Action: review any indirect impact on setting (See Appraisal 2 below).	Potentially Action: review any indirect impact on setting (See Appraisal 3 below).	Potentially Action: review any indirect impact on setting (See Appraisal 4 below).	Potentially Action: review any indirect impact on setting (See Appraisal 5 below).


Heritage Asset	f) 13 and 15, King Street, (List UID: 1384474)	g) 21, 23 and 25, King Street (List UID 1384475)	h) Town Hall and Railings (List UID 1384483)	i) Former Royal Court Theatre, (List UID 1384479)	j) 47, King Street, (List UID 1384478)
Status of asset	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.	Designated Heritage Asset Listed II.
Is any listed building fabric removed through demolition?	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact	No, hence no direct impact	No, hence no direct impact
Are listed boundary walls, gateposts, steps or fences removed through demolition?	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.	No, hence no direct impact.
Do the works remove any trees which contribute toward setting?	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.	No, hence no impact on setting.
Do the works have implications for how the asset will be experienced?	Potentially Action: review any indirect impact on setting (See Appraisal 6).	Potentially Action: review any indirect impact on setting (See Appraisal 7).	Potentially Action: review any indirect impact on setting (See Appraisal 8).	Potentially Action: review any indirect impact on setting (See Appraisal 9).	Potentially Action: review any indirect impact on setting (See Appraisal 10).

Listed Buildings: Indirect Impact on Setting?


5.28 The following section examines whether the works proposed have implications for how the heritage assets identified above may be viewed and experienced and considers any potential indirect impact on the settings of these assets.


Appraisal 1	Impact on the setting of a) 26-34, King Street (List UID: 1384477)?	Scale of Impact
 <p>View of 26-34, King Street looking southeast along King Street (to the left of view) with the dark groundfloor shopfront of the application building in the middle distance.</p>	<p>Dating to 1851 this row of four former town houses at 26-34 King Street predate the neighbouring commercial buildings of Grimes Arcade (1870) and 36-44 King Street both of which were designed to be taller and grander than the row of dwellings they were to ‘bookend’.</p> <p>The setting of these four townhouses was originally formed by forecourt entrances although these have been removed to accommodate subsequent road widening. The present pavement now takes the position of the former forecourts.</p> <p>To the north of the listed row, the Grimes Arcade is sited forward from the King Street façade of 26-34 and is also taller to ensure Arcade is noted as a feature building within the street.</p> <p>To the southern end of the listed row, the parapet of the application property is purposefully lifted high above the eaves of the former townhouses to ensure the commercial building appears grander. The additional height of the roof extension would not disrupt this historical relationship.</p>	<p>The proposal is judged to have a minor negative impact on the setting of 26-34, King Street.</p>


	<p>It is also evident that the domestic setting of the listed row has been diminished by the removal of the original domestic setting (front forecourts) and the subsequent bookending by taller commercial buildings which reflect the growth of King Street for commerce during the mid-late nineteenth century.</p> <p>Whilst the additional height of the proposed roof extension would likely be visible in the middle distance when looking south east along King Street, the setting in which the listed row is experienced will not be fundamentally changed by the application proposal.</p> <p>The potential for a significant negative impact on the listed terraces though the addition of height to the subject building is mitigated by setting the new floors back from King Street facade to retain the visual prominence of the existing parapet.</p>	
Overall Impact:		Minor negative

Appraisal 2	Impact on the setting of b) Grimes Arcade (List UID: 1384476)?	Scale of Impact
 <p>View of the former Grimes Arcade building (to the left of view) looking southeast along King Street with the surrounding buildings.</p>	<p>The former Grimes Arcade building appears to be vacant presently. Dating to 1870 it was built as a commercial building incorporating a short shopping arcade, with offices above.</p> <p>The building facade to King Street is finished in sandstone ashlar and is purposely taller than its lower red brick neighbours. Aside from the streetwall provided by the surrounding buildings, there is no</p>	<p>The proposal is judged to have a neutral impact on the former Grimes Arcade.</p>


<p>dark groundfloor shopfront of the application building in the middle distance.</p>	<p>setting of note. Historically 'King Street Arcade' as it was known in 1890 provided a covered arcade which linked King Street and Arcade Street to the rear.</p> <p>Whilst the additional height of the proposed roof extension would likely be visible in the middle distance when looking southeast along King Street, the proposed roof extension would not challenge the prominence of Grimes Arcade has with regard to its immediate neighbours or impact on how the building is experienced.</p>	
<p>Overall Impact:</p>		<p>Neutral</p>


<p>Appraisal 3</p>	<p>Impact on the setting of c) Public House, (List UID: 1384546)?</p>	<p>Scale of Impact</p>
 <p>View of the Berkeley Public House (to the left of view) looking southeast along King Street with the application building visible in the distance.</p>	<p>Nos. 2, 4 and 6 King Street were likely an Inn and may date from c1820. They are now part of the Berkeley Public House. The Public House is some distance from the application site and its setting is predominantly formed by the immediate streetwall of neighbouring buildings which visually terminate at Grimes Arcade.</p> <p>Whilst the additional height of the proposed roof extension may be visible in the far distance, the proposed roof extension to 36-44 King Street would not impact on the setting of the listed asset or how it is experienced.</p>	<p>The proposal is judged to have a neutral impact on the Public House.</p>
<p>Overall Impact:</p>		<p>Neutral</p>

Appraisal 4	Impact on the setting of d) Former Nat West (List UID: 1384472)?	Scale of Impact
 <p>View of the former National Westminster Bank (to the right of view) looking southeast along King Street with the application building visible in the distance.</p>	<p>Nos. 1 and 3 King Street was constructed in 1866 as the offices and banking hall of the National Westminster Bank. It was subsequently converted for use as a bar. The building was originally designed by Walters, Barker and Ellis of Manchester. It occupies a constrained site with a setting formed by the neighbouring buildings. The prominent bracketed and dentilled cornice and tall ashlar chimneys attract the eye.</p> <p>Whilst the additional height of the proposed roof extension would be visible in the far distance when looking southeast along King Street, the proposed roof extension would not impact on the setting of the former bank which occupies a prominent corner position at the head of King Street.</p>	<p>The proposal is judged to have a neutral impact on former National Westminster Bank.</p>
<p>Overall Impact:</p>		<p>Neutral</p>


Appraisal 5	Impact on the setting of e) 7, 9 and 11, King Street (List UID: 1384473)?	Scale of Impact
 <p>View of 7, 9 and 11, King Street (to the right of view) looking southeast along King Street with the dark</p>	<p>The listed buildings at 7, 9 and 11 originated as early townhouses dating from c1800. They form a group with the former townhouses at No's 13 and 15 (also listed) adjoining to the left and rear.</p> <p>The grouping show subsequent alterations at ground level to accommodate commercial use. The domestic setting is greatly diminished.</p> <p>Whilst the additional height of the proposed roof extension would</p>	<p>The proposal is judged to have a neutral impact on 7, 9 and 11, King Street.</p>

groundfloor shopfront of the application building in the middle distance.	be visible in the middle distance when looking southeast along King Street, the proposed roof extension would not impact on the setting of these properties or they are experienced.	
Overall Impact:		Neutral


Appraisal 6	Impact on the setting of f) 13 and 15, King Street, (List UID: 1384474)?	Scale of Impact
 <p>View of 13 and 15 King Street (to the right of view) looking southeast along King Street with the dark groundfloor shopfront of the application building in the middle distance.</p>	<p>The listed buildings at 13 and 15 originated as early townhouses dating from c1800. They form a group with the former town houses at 7, 9 and 11 (also listed) adjoining to the right and front. No 13 shows a C20 shop front at ground floor. The domestic setting is greatly diminished.</p> <p>Whilst the additional height of the proposed roof extension would be visible in the middle distance when looking southeast along King Street, the proposed roof extension would not impact on the setting of these properties or how they are experienced.</p>	<p>The proposal is judged to have a neutral impact on 13 and 15 King Street.</p>
Overall Impact:		Neutral


Appraisal 7	Impact on the setting of g) 21, 23 and 25, King Street (List UID 1384475)?	Scale of Impact
	<p>Likely dating to 1800 these three addresses were a former three storey town house built in red brick with sandstone dressings under a slate. The groundfloor has been modified and the central doorway is flanked by symmetrical shop fronts. The domestic setting is now diminished. The building forms a group with Nos 26 to 34 opposite</p>	<p>The proposal is judged to have a minor negative impact on the setting of 21, 23 and 25, King Street.</p>

<p>View of 21, 23 and 25 King Street (to the right of view) looking southeast along King Street with the dark groundfloor shopfront of the application building in the middle distance (to the left of view).</p>	<p>and is of a similar age to Nos 7, 9, 11, 13 and 15.</p> <p>Whilst the additional height of the proposed roof extension would likely be visible when looking south east along King Street, the setting in which the building is experienced will not be changed fundamentally by the application proposal.</p> <p>The potential for a significant negative impact on the listed building though the addition of height to the subject building is mitigated by setting the new floors back from King Street facade to retain the visual prominence of the existing parapet.</p>	
<p>Overall Impact:</p>		<p>Neutral</p>

Appraisal 8	Impact on the setting of h) Town Hall and Railings (List UID 1384483)?	Scale of Impact
 <p>View of the Town Hall and Railings looking west along Hewlett Street.</p>	<p>The scale and massing of the Town Hall with its elaborate and impressive gabled frontages and railings forms the dominant building in this part of the Conservation Area.</p> <p>Intervisibility between the application proposal and the Town Hall is largely prevented by other buildings.</p> <p>A roof extension to the subject building is unlikely to change the way in which this asset is understood or experienced.</p>	<p>The proposal is judged to have a neutral impact on the Town Hall and Railings.</p>

		
<p>View of the Town Hall and Railings looking west through the civic square.</p>		
<p>Overall Impact:</p>		<p>Neutral</p>

<p>Appraisal 9</p>	<p>Impact on the setting of i) Former Royal Court Theatre (List UID 1384479)?</p>	<p>Scale of Impact</p>
	<p>The former Royal Court Theatre is vacant presently. The foyer first added to the building in 1895 advanced the original footprint of the building to the present back of pavement building line and the building does not have a forecourt setting. To the rear of the foyer the decorative gabled end of the main range is a notable feature of the upper level of the building and of the skyline.</p>	<p>The proposal is judged to have a neutral impact on the Former Royal Court Theatre.</p>
<p>View of the former Royal Court Theatre looking northwest along King Street (to the right of view) with the dark groundfloor shopfront of the application building in the middle distance.</p>	<p>Whilst the additional height of the proposed roof extension would be visible in the middle distance when looking northwest along King Street, the proposed roof extension would not impact on the setting of the former Theatre or how its commanding decorative 1886 gabled roof is experienced.</p>	
<p>Overall Impact:</p>		<p>Neutral</p>

Appraisal 10	Impact on the setting of j) 47, King Street, (List UID 1384478)?	Scale of Impact
 <p data-bbox="268 763 724 969">View of 47 King Street looking northwest along King Street (to the left of view) with the dark groundfloor shopfront of the application building (to the right of view) in the middle distance.</p>	<p data-bbox="762 367 1203 1182">The ornate frontage of the former Wigan Savings Bank was constructed in 1891. The side gable has been exposed by the demolition of the Baptist Church which formerly occupied the land to the south (now redeveloped). The former Bank is stepped back apologetically from King Street and the setting of the building is dominated by taller brick gable of the neighbouring building to the north which is steps forward to hold a back of pavement building line. The setting in which the former Bank is experienced is largely formed by this brick gable and that of the building further to the north which together step progressively outwards/upwards to dominate the townscape to the north of the bank's parapet and concealed slate roof.</p> <p data-bbox="762 1223 1203 1637">Whilst the additional height of the proposed roof extension to 36-44 King Street would be visible at the opposite side of the road in the middle distance when looking northwest towards the Bank, the proposed roof extension would not impact on the recessive forecourt setting of the Bank or the way this building is experienced within the built environment of King Street.</p>	<p data-bbox="1235 367 1426 539">The proposal is judged to have a neutral impact on the Former Bank.</p>
<p data-bbox="268 1650 469 1680">Overall Impact:</p>		<p data-bbox="1235 1650 1331 1680">Neutral</p>

Wigan Town Centre Conservation Area: Impact on Significance and Setting

Introduction

- 5.29 Historic England Advice Note 12 (21 October 2019) '*Statements of Heritage Significance: Analysing Significance in Heritage Assets*' sets out a number of 'interests' which guide the recognition of heritage values in the historic environment. The assessment of significance below has been carried out in accordance with this guidance.
- 5.30 Historic England Advice Note 12 expands on the guidance within National Planning Policy Guidance (NPPG). For a building the following interests should be described:

Archaeological interest – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic interest – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Following the description of the interests above, the level of the general significance of the building and the particular contribution to that significance of any features which would be affected by the proposal will be assessed, or of its setting if it, too, is affected by the proposal.

36-44 King Street

- 5.31 Archaeological interest – The building has been converted for new uses since it was originally constructed as office accommodation in 1877. The cellular layout has been altered from small offices to now open plan layouts accommodating nightclub dance floors, bars and service accommodation. Little of the present interior layout is of interest and the asset has low potential to hold, or potentially hold, evidence of past human activity worthy of expert investigation. Archaeological interest is **‘low’**.
- 5.32 Architectural and artistic interest – These are interests in the design and general aesthetics of a place. The ground floor of the building has been extensively modernised although the upper floors still retain evidence of the grand construction of the building. The upper floors of the building appear to retain much of their original construction and masonry. The College Avenue elevation has several doorways at ground floor level, both original and inserted which show how the building has been used and evolved over time. There is no specific fabric which could be considered to have ‘artistic’ interest. Whilst the ground floor has been modernised, the late nineteenth century architecture of the elevations still retains architectural features of merit on the upper floors and along College Avenue giving the building **‘medium’** architectural interest.
- 5.33 Historic interest – This interest relates to past lives and events which heritage assets can illustrate or be associated with. The building has visibility to the public and has been used by the local community throughout living memory. The building was constructed as a part of the development of King Street which alongside some communal value gives the building **‘medium’** historic interest.

Wigan Town Centre Conservation Area: Impact on Significance and Setting

- 5.34 The application site lies within the boundary of the Town Centre Conservation Area (Figure 3). The conservation area is centred on the town’s ‘All Saints’ Parish Church and the Market Place, with limbs extending outwards to include parts of Standishgate, Wallgate, Library Street, King Street and Dorning Street.

- 5.35 A Conservation Area Appraisal which defines the special character of the Conservation Area was approved by the Council in 2010. This document makes few references to King Street. It does however note that the Town Centre has suffered an obvious decline and refers to the general health of the historic building stock within the Conservation Area being threatened by a high incidence of vacant space which deters investment in buildings. The document specifically draws attention to the problem of vacant spaces being present on the upper floors of buildings. Such spaces the report acknowledges can be difficult to repurpose making finding new productive uses for vacant floorspace a challenge for building owners. Reusing vacant buildings and upperfloors, as this scheme does, is acknowledged to be an opportunity to secure investment in the Conservation Area.
- 5.36 The Conservation Area Appraisal suggests that the views of Market Place, and vistas contained by buildings along parts of Standishgate, Wallgate, Library Street, King Street and Dorning Street can be regarded as forming part of the established character of this busy Town Centre Conservation Area.
- 5.37 From the significance assessment undertaken for 36-44 King Street above, it can be concluded that the building, although now extensively altered at much of the groundfloor to King Street, retains above late nineteenth century masonry elevations to King Street and to College Avenue which are of architectural interest, albeit many of the windows in these elevations have been blocked up to facilitate the last active use of the premises as nightclub accommodation.
- 5.38 It is also apparent that the subject building was constructed as office accommodation as part of the growth of King Street in the late nineteenth century and as such the origins of the building through its age and architecture must be regarded as making a positive contribution to the character of the Conservation Area which has been designated to protect and enhance the built heritage of this part of the Town Centre most of which is of Georgian and Victorian origin. This being said, it is also evident that with its many blocked windows the contribution of 36-44 King Street to the Conservation Area is not as positive as

it might be were the fenestration reinstated by a more sympathetic use than the present one.

5.39 The scheme proposes the following elements which will potentially impact on the building elevations and therefore potentially have implications for the significance and setting of the Conservation Area:

Change Proposed	Impact on the significance /setting of the Town Centre Conservation Area	Scale of Impact
<p>Proposed conversion of the vacant upper first and second floors of 34-44 King Street from nightclub use to residential use reopening blocked windows.</p>	<p>Whilst residential occupation was not the original use for which the building was designed and constructed to accommodate, neither was a nightclub.</p> <p>The proposed conversion to residential use of the first floor and second floor allows the opportunity to reinstate the presently blocked window openings to both the King Street and College Avenue frontages.</p> <p>The residential use proposed allows a more sympathetic and appropriate response to the reuse of the building than recommencing the extant nightclub use.</p>	<p>Reinstatement of blocked window openings would have a major positive impact on views of the first and second floors of the building when experienced from both King Street and College Avenue.</p>
<p>The scheme proposes to remove the existing slate pitched roof and replace this with new floors of residential accommodation</p>	<p>The building is likely to have been constructed under a slate roof originally.</p> <p>From the examination undertaken above of how the proposed extension may impact upon how nearby listed buildings within the Conservation Area are experienced, it is evident that the slate roof is not a prominent feature within the Conservation Area. This is</p>	<p>The removal of the existing roof will have a negative impact on the building as the building was likely constructed with a slate roof originally.</p> <p>The roof however is not a prominent feature within the Conservation Area</p>

	because the streets here are generally contained by buildings and because 36-44 includes a projecting cornice with parapet above and behind which the slate roof is set back. The roof is neither prominent or notable from street level.	and at ground level the removal is unlikely to be noted by those passing along King Street and College Avenue. This change will have a minor negative impact on the Conservation Area.
The proposed scheme removes the present smoking terrace from the groundfloor of the King Street elevation and reclaims the external area as floorpace by reinstating the former building line.	The character of King Street is in part formed by the enclosure given to the street by adjacent buildings. Presently the smoking area diminishes this relationship and detracts from the traditional arrangement of buildings.	This change will have a minor positive impact on the King Street and the Conservation Area
Overall Impact:		Major Positive

Overall Heritage Assessment

5.40 The table below summarises the indirect impact of the development on the three listed buildings and Conservation Area:

Heritage Asset	Impact on Setting
Impact on setting of a) 26-34, King Street (List UID: 1384477)	Minor Negative Impact
Impact on setting of b) Grimes Arcade (List UID: 1384476)	Neutral Impact
Impact on setting of c) Public House, (List UID: 1384546)	Neutral Impact
Impact on setting of d) Former Nat West (List UID: 1384472)	Neutral Impact
Impact on setting of e) 7, 9 and 11, King Street (List UID: 1384473)	Neutral Impact
Impact on setting of f) 13 and 15, King Street, (List UID: 1384474)	Neutral Impact

Impact on setting of g) 21, 23 and 25, King Street (List UID 1384475)	Minor Negative Impact
Impact on setting of h) Town Hall (Former Technical College) and Railings (List UID 1384483)	Neutral Impact
Impact on setting of i) Former Royal Court Theatre, (List UID 1384479)	Neutral Impact
Impact on setting of j) 47, King Street, (List UID 1384478)	Neutral Impact
Impact on Significance and Setting of Wigan Town Centre Conservation Area	Major Positive Impact
Overall Heritage Impact:	Neutral Impact

5.41 Considering the impacts together it is considered that the application proposal will have a **neutral impact** upon identified heritage assets. On this basis and in accordance with national and local planning policy the scheme is judged to be acceptable from a heritage perspective.

Public Benefits

5.42 We note that the Design and Access Statement which accompanies the proposal identify a series of obvious 'public benefits' to the scheme which would weigh in its favour, including:

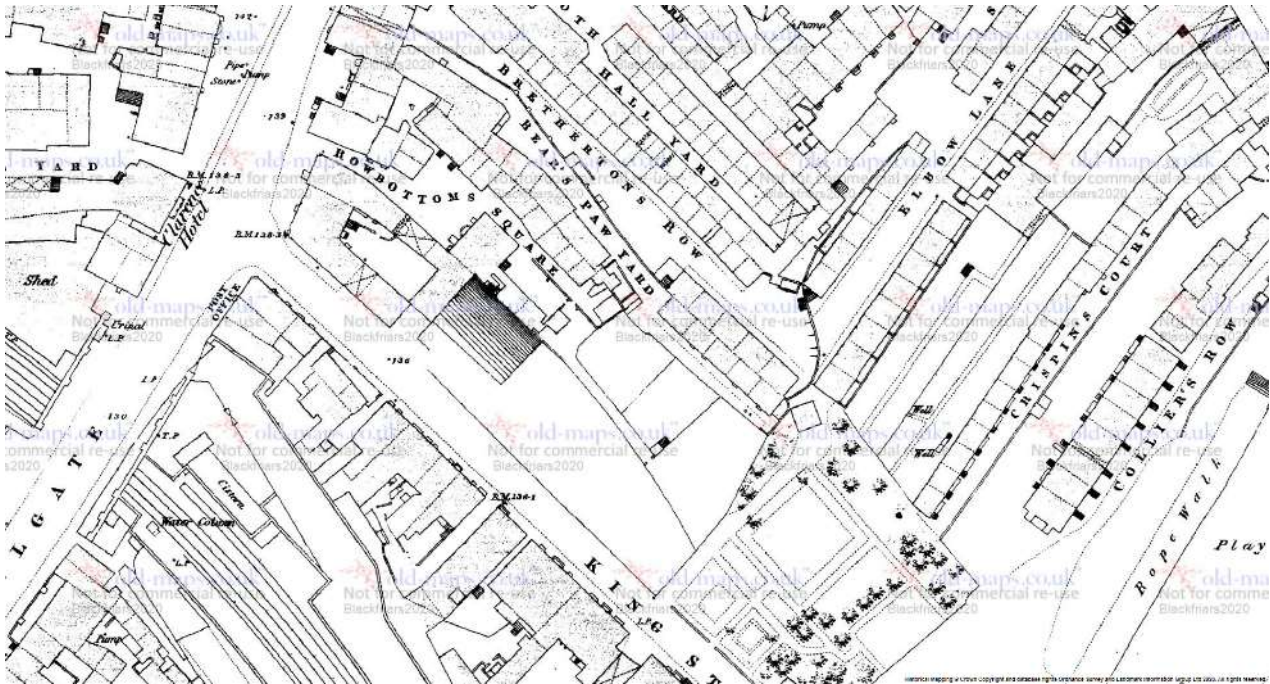
- The delivery of a range of new apartments within a presently vacant building;
- Improved public interpretation of the Conservation Area which may assist generate pedestrian footfall which has the potential to benefit the economy of the Conservation Area repurposed to become a more active part of the town;
- Encouraging others to invest in vacant buildings within the Conservation Area; and
- Temporary employment benefits during the delivery of the construction works.

6. Conclusion

- 6.1 This Heritage Statement has been prepared by Paul Butler Associates Ltd on behalf of St George's Swarn Housing Ltd. The statement is submitted in support of a planning application which seeks full planning permission for the vertical extension and conversion of the existing vacant nightclub building into commercial units (bar/restaurant/café) on ground floor and storage on basement, with 36 apartments on the upper floors
- 6.2 The report has confirmed that the proposed development will not have a direct impact on any designated heritage assets. The potential for the scheme to impact indirectly on the setting of ten nearby listed buildings has been appraised. Of these it was found that the proposed scheme would have a neutral impact on Grimes Arcade (List UID: 1384476); Public House (List UID: 1384546); Former Nat West (List UID: 1384472); 7, 9 and 11, King Street (List UID: 1384473); 13 and 15, King Street (List UID: 1384474); Town Hall (Former Technical College) and Railings (List UID 1384483); the Former Royal Court Theatre (List UID 1384479) and 47 King Street (List UID 1384478).
- 6.3 At 26-34 King Street (List UID: 1384477) the additional height of the extension will be visible in the middle distance when looking south east along King Street although the setting in which the listed row of Georgian town houses is experienced will not be changed fundamentally by the application proposal since the addition of height to the subject building is mitigated by setting the new floors back from King Street facade to retain the visual prominence of the existing parapet. This gave a minor negative impact to the setting of this asset. A similar minor negative impact was identified to the setting of 21, 23 and 25, King Street (List UID 1384475). These minor negative impacts were cancelled out by the major positive impact of the scheme on the character of the Conservation Area where the streetscapes of King Street and College Avenue will be improved by the reinstatement of the historic fenestration pattern to the late nineteenth century masonry facades. The overall heritage impact on heritage assets was found to be **'Neutral'**.

- 6.4 It is considered that the proposed scheme accords with relevant provisions of the NPPF; the Wigan Local Plan Core Strategy of 2013 (Policy CP 11 'Historic environment'; Policy CP 6 'Housing') the Wigan Unitary Development Plan of (Saved Policy EV4A 'Development and Design in Conservation Areas'); the Design Guide for Residential Development Supplementary Planning Document of 2006; and the Wigan Town Centre Conservation Area Appraisal of 2010.
- 6.5 Whilst in this instance the heritage balance of the proposal does not need to be considered since the overall impact of the scheme has been found to be '**Neutral**' and not to harm any heritage assets, it is nonetheless apparent that the scheme will deliver a series of public benefits including ones which accord with NPPF and the Wigan Local Plan Core Strategy of 2013 including Policy CP 6 'Housing' which seeks to ensure that there is sufficient housing in the borough to meet people's needs and support a good quality of life.
- 6.6 On the basis of our appraisal we believe that the application proposal should be supported.

Appendix 1: Archive Plans



1848-1864: Extract OS Town Plan of Wigan: Lancashire and Furness 1:1,056



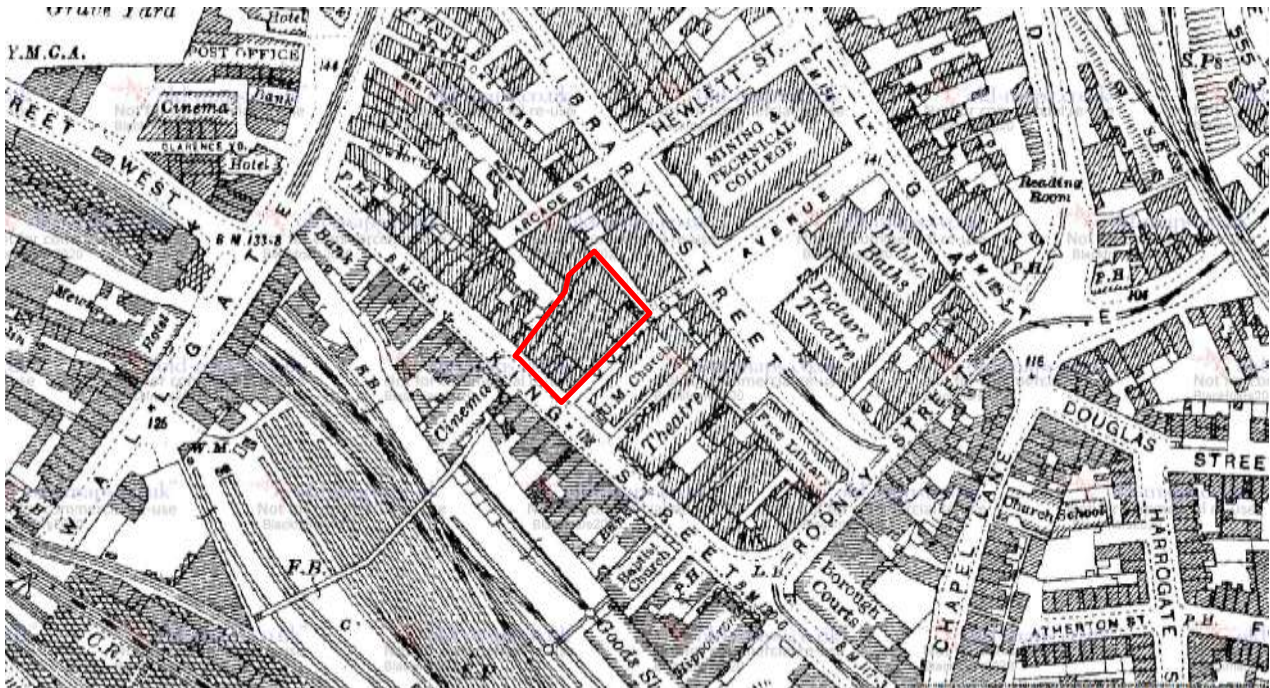
1849: Extract OS County Series Lancashire and Furness 1:10,560



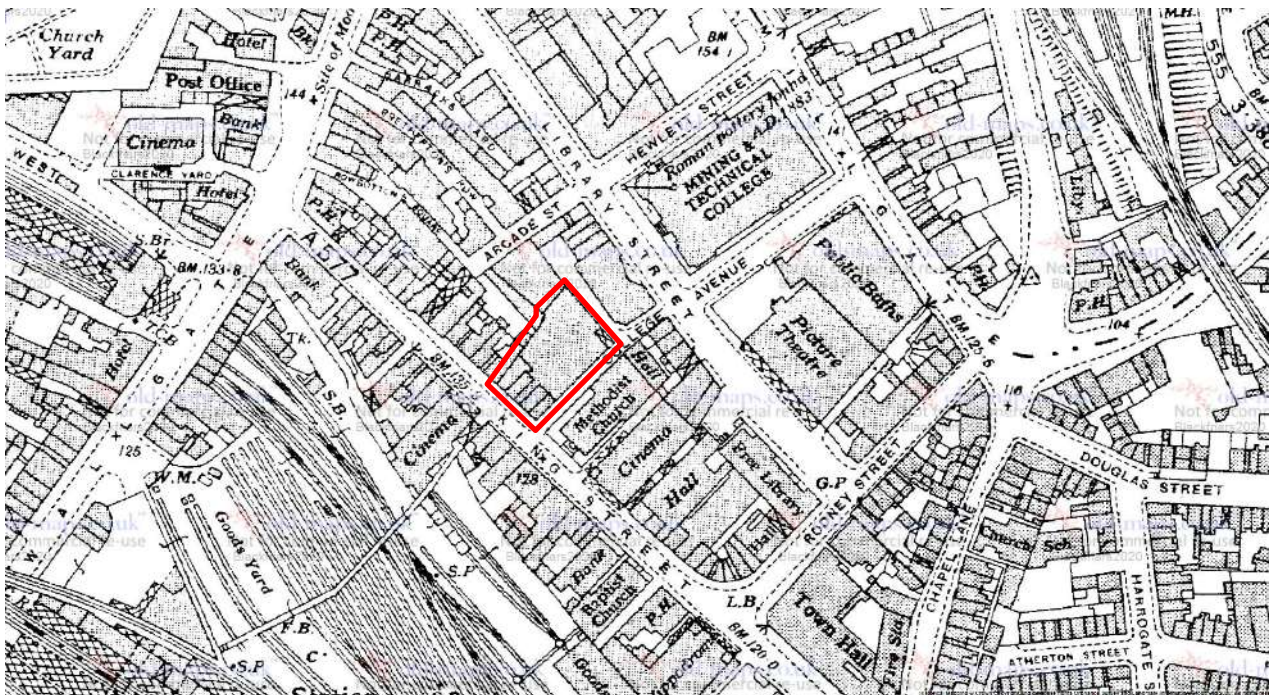
1890: Extract OS Town Plan of Wigan: Lancashire and Furness 1:500



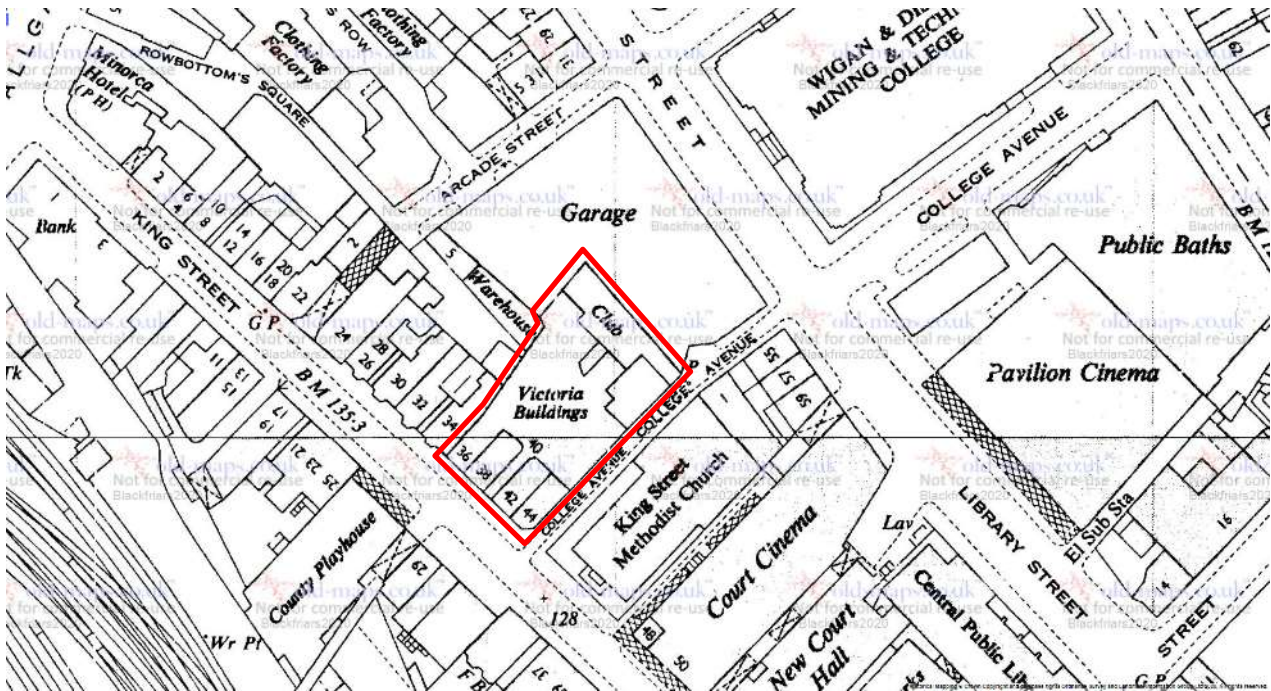
1908 Extract: OS Country Series Plan: Lancashire and Furness 1:2,500



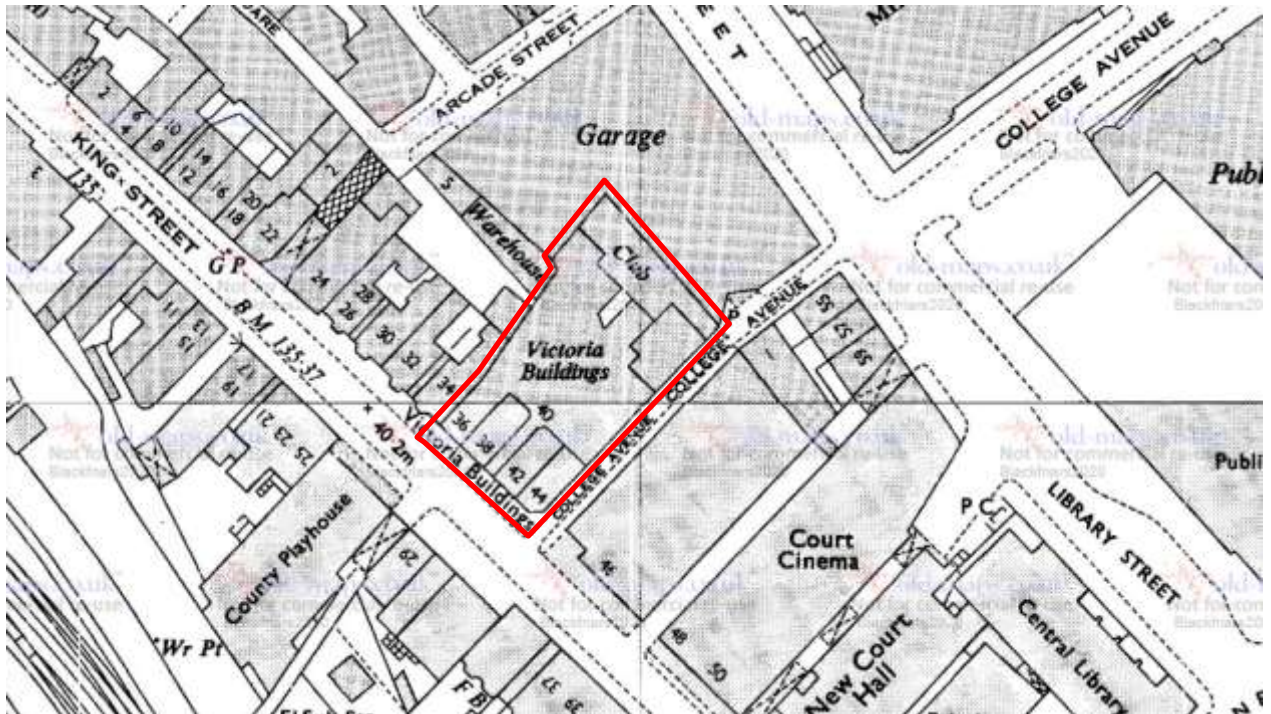
1929 Extract: OS Country Series Plan: Lancashire and Furness 1:2,500



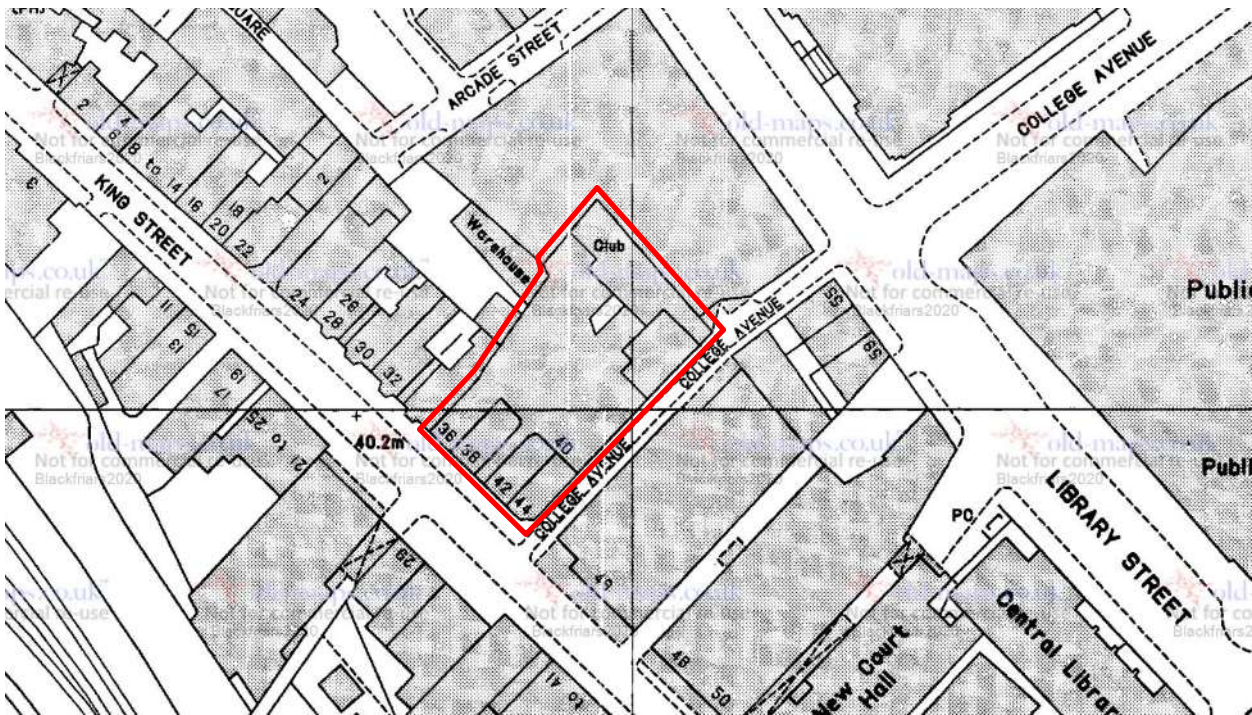
1938-39 Extract: OS Country Series Plan: Lancashire and Furness 1:2,500



1954 Extract: OS Plan 1:1,250



1962-75 Extract: OS Plan 1:1,250



1987 Extract: OS Plan 1:1,250



1991 Partial Extract: OS Plan 1:1,250