

Winstanley Hall, Wigan Greater Manchester

An Archaeological Building Appraisal of a Manorial Hall



Winstanley Hall in 1847 showing the southern cross-wing (centre) designed by Lewis Wyatt and built in the years 1818 to 1819.

A Report by Dr Michael Nevell, Dr Peter Arrowsmith & Ivan Hradil

University of Manchester Archaeological Unit
University of Manchester
Oxford Road
Manchester
M13 9PL

Tel 0161 275 2314
Fax 0161 275 2315

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THE UNIVERSITY
of MANCHESTER

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Summary

The University of Manchester Archaeological Unit (UMAU) were commissioned by P J Livesey Ltd to undertake an archaeological building appraisal of Winstanley Hall, Wigan, Greater Manchester (SD 5443 0310; GSMR 4659.1), a Grade II* Listed Building, and the Barn and stable to the east of the Hall (SD 5445 0310; GSMR 4659.3), also a Grade II* listed Building. The standing remains at Wyntanley Hall cover the period c 1590/1600 to the 20th century, during which time it was owned by the Bankes family, who during the 18th and early 19th century became very wealthy thanks to their income from local coal mining. The earliest phase of Winstanley Hall, the H-shaped structure with the five bay, three storey symmetrical facade, is a common design in buildings of manorial status in southern Lancashire and northern Cheshire, with ten other examples known from the 16th and 17th centuries (the 16th century Bramhall Hall, Stayley Hall, and Wythenshawe Hall; Bispham Hall, dated 1573; Birchley Hall, dated 1594; the 17th century Peel Hall near Chester and Hollingworth Hall in the Longdendale valley; Dorfold Hall near Nantwich which dates to the period 1616 to 1621; Edge Hall near Tilston, Cheshire, of c 1687; and Woodhey Hall near Faddiley, dated 1692. The southern wing of the hall was much altered and enlarged in the years 1818-19 by the noted architect Lewis Wyatt (1777-1853), the second generation of Wyatt architects to work on the country houses of North West England. He continued his uncles' (James and Samuel) work, designing additions for Lyme Hall in 1814, Rode Hall in 1810-3 and Tatton Hall in 1807 (Figueiredo & Treuherz 1988, 7, 125-7, 157-8, 169). However, the Lewis Wyatt rooms at Winstanley Hall appear to be restrained and plain, without the characteristic flamboyant plasterwork to ceilings, walls, and fireplaces seen elsewhere in his work (Pevsner & Hubbard 1971, 28-9). The rest of the building is mostly mid to late 19th century in origin and is badly damaged.

1. Introduction

The University of Manchester Archaeological Unit (UMAU) were commissioned by P J Livesey Ltd to undertake an archaeological building appraisal of Winstanley Hall, Wigan, Greater Manchester (SD 5443 0310; GMSMR 4659.1), a Grade II* Listed Building, and the Barn and stable to the east of the Hall (SD 5445 0310; GMSMR 4659.3; Fig 1), also a Grade II* listed Building working to a project brief provided by the developer in consultation with the local Conservation Officer. This survey, undertaken during the last week of September 1998, is prior to a decision to purchase the property with a view to renovation and redevelopment, and was undertaken in accordance with the guidelines set down in PPG15 (paras 2.11, 3.4, 3.5, 3.23, 3.24 & B3). The brief required:

- a rapid fabric analysis of the whole structure (hall and stables), at RCHME Level 2 detail (involving the annotation of existing architect's ground and first floor plans at 1:100 and 1:50 scale).
- Limited documentary research in the local libraries and Lancashire record office in order to elucidate the phasing of the buildings.
- production of a report outlining the most sensitive/important areas of the building and the impact of the any development. This report to include a Methodology Statement; Geological and Topographical Setting; Archaeological and Historical Overview - giving a summary of past and present use; Significance of the Building; The Impact of the Development on the Building; Sources consulted and identified but not consulted; Site plan & photographs; An index to the project archive).

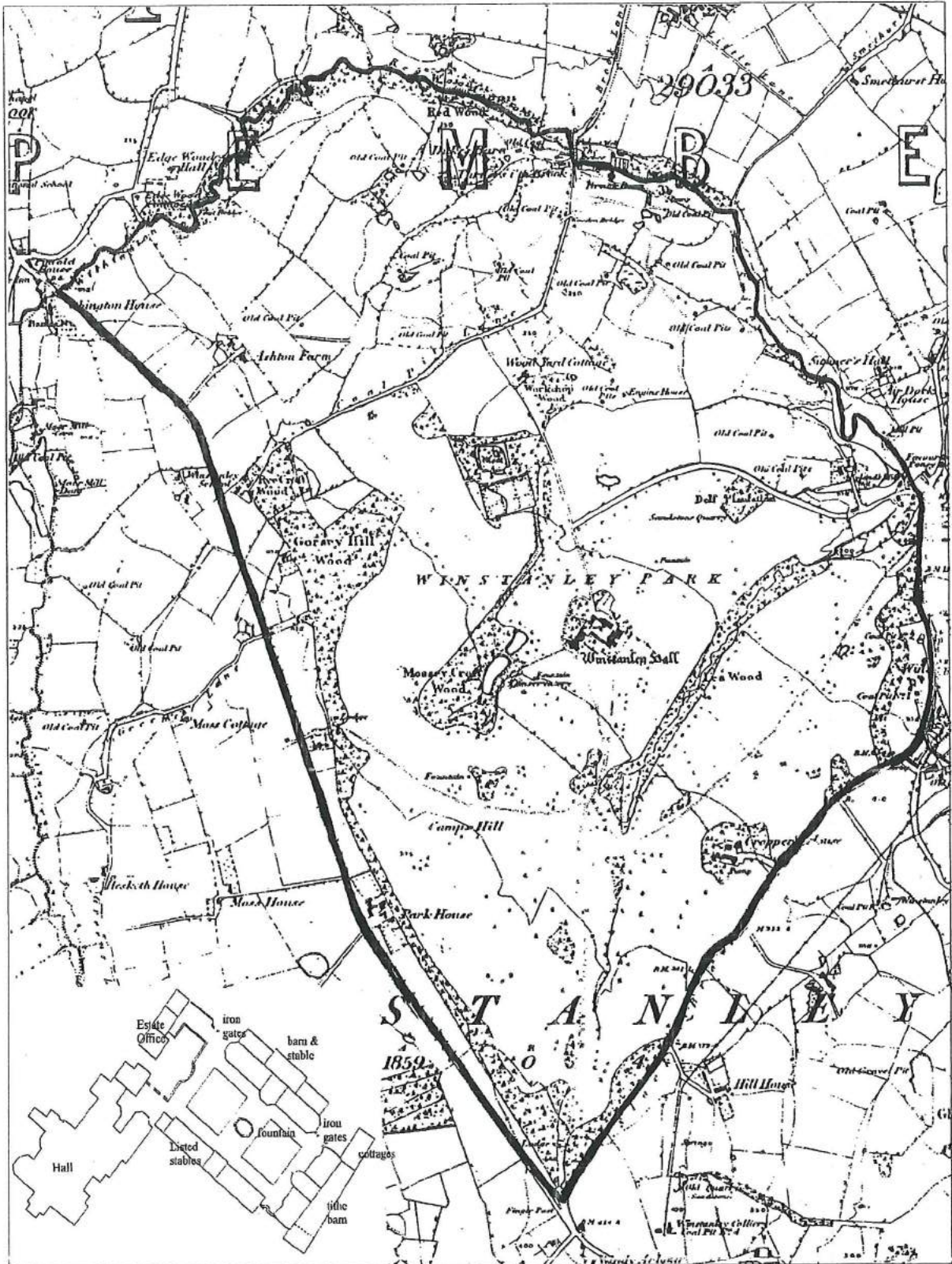


Fig 1: Location of Winstanley Hall Park and hall (inset). Source: Ordnance Survey First Edition Six Inch. Lancashi Sheet 93 (1848). Scale 1:1.

*Winstanley Hall, Wigan
An Archaeological Building Appraisal*

2. Archaeological and Historical Context

2.1 Ownership

Winstanley is first documented in 1212 when it was a subordinate manor within the larger manor of Billinge, its lord at that time being Roger de Winstanley. Later in the 13th century, the Winstanleys established their independence of the lords of Billinge. They remained in possession of the manor of Winstanley until 1595 when it was sold to James Bankes, a goldsmith of London. His family probably originated in the Wigan area, and James Bankes had already acquired for himself property in Pemberton. From James Bankes, the family's estates descended through the male line until the death of William Bankes in 1800. They then passed briefly to his cousin, the Reverend Thomas Holme, who in turn was succeeded by his son Meyrick who assumed the surname of Bankes in 1804. His son and successor, also named Meyrick, died in 1881 (Farrer & Brownbill 1911, 83-4, 87-8; Bankes 1973 & nd, parts II & III). William Bankes, the two Meyrick Bankes and arguably James Bankes all played a part in the growth of the hall.

2.2 The Hall

The medieval hall

The earliest known location of a hall at Winstanley is believed to have been the moated site, situated c 300m to the north-west of the present hall (SD 5423 0349; GSMR 4659.2). The date at which this moat was constructed is not recorded. Chronological evidence for moats within Greater Manchester is relatively sparse but suggests that the main period of construction lay between the late 13th and late 14th centuries. A 1799 estate map shows the platform within the moat empty of buildings (LRO DDBa Plan 4), nor is any structure shown here on a map of 1770, on which the site is simply named as a fish pond (LRO DDBa Plan 1).

The late 16th/17th-century hall

Date

According to the Listed Building Description the present house was built c 1573. The source of this dating is uncertain but may possibly have been Joyce Bankes, an authority on the history of her family. She herself variously published that the hall originated in the 1570s or, in what appears to have been a revision of that dating, in 1556-61, ie during the brief period when Thomas Winstanley was lord of the manor (Bankes & Kerridge 1973. vii; Bankes 1973, 7).

This revised dating may itself well be an inference. Like the suggested dating in the 1570s, it attributes the building of the house to the Winstanleys, but is more consistent with the history

of the family, in that Thomas Winstanley appears to have been the last head of the family to live at Winstanley. On his death he left a son Edmund, who as yet was too young to take up his inheritance, two daughters and a widow, Elizabeth. By 1564 she had remarried, to John Bradshaw. His family owned land in Wales and the Marches and brought his new wife and her family to live at Presteigne in Radnorshire. The Winstanley estate was left in the charge of Thomas's brother, who Joyce Bankes refers to as Uncle Edmund. He died in 1592, leaving a will which included mention of 'all my goods which is at the Halle of Winstanley'. The other Edmund Winstanley, the son of Thomas and Elizabeth, had by this date long come into his Winstanley inheritance but his residence was still at Presteigne. He had no inclination of returning to his Winstanley estate, but instead sold this to James Bankes (Bankes 1942, 65-6; Bankes 1973).

In attributing the building of Winstanley Hall to Thomas Winstanley (1556-61), Joyce Bankes was thus placing it at the latest likely date for it to have been built by a member of the Winstanley family. An alternative possibility is that the house was built by James Bankes, following his acquisition of the manor in 1595, but appears to have been discounted by Mrs Bankes; this may have been because no mention of its construction occurs within the surviving memoranda book in which James Bankes wrote details of his affairs, including mention of his purchase of the manor of Winstanley (Bankes & Kerridge 1935 & 1973). The silence of the memoranda book on this matter should not, however, been taken as decisive. Stylistically, the early house (for which see below) would fit as well, if not better, in the late 1590s. While Bispham Hall, dated 1573, provides one local parallel to its symmetrical design, so too does does Birchley Hall, in Billinge, dated 1594 (Pevsner 1969, 76, 362). That James Bankes should have constructed this hall would itself be appropriate; comparison might be made with another of the region's 'local boys made good', Nicholas Moseley who gained a fortune through his mercantile career in London, bought the manor of Manchester and built a new residence for himself nearby at Hough Hall. Indeed, in the case of Winstanley Hall, such a scenario might be preferable to the supposition that within a few years of its construction in 1556-61 the owners of Winstanley Hall ceased to use the building as their own residence.

External

The external appearance of this early house is known from an engraving published in 1817 (Fig 2 & front cover), prior to alterations by the architect Lewis Wyatt, and from a sketch of the house on the Winstanley estate map of 1770 (LRO DDBa Plan 1). The engraving shows the east frontage with a symmetrical arrangement of five gables, consisting of a cross-wing at each end, and narrower and shallower projections in the re-entrant angles between these wings and the central block. The building is shown as of two main storeys, with a third, or attic, floor above. The sketch on the 1770 map shows only four gabled bays, presumably a simplification with the central block omitted. This sketch, however, may provide an accurate indication of the position of the entrance. A doorway is shown in the third bay from the left – probably a reference to the

the 1817 engraving this wing is obscured, perhaps deliberately, by trees.

Internal

The earliest documentary evidence recovered for the layout of the house is provided by the probate documents of James Bankes in 1617. His will mentions the 'hall', 'parlor' and 'the greate chamber over the hall', while in the inventory of his movable goods the one room mentioned by name is 'the Hall', unless this is a reference to the building itself (Bankes 1942, 88-92).

The reference to 'the greate chamber over the hall' suggests a substantial first-floor room situated over a ceilinged ground-floor hall and forming part of the private accommodation of the family (in 1617 the furnishings of that room included 'one greate bed'). A parallel may be found, for example, at Bramall Hall, Stockport, where in the 1590s a richly decorated Withdrawing Room was created above a ground-floor hall.

The room named simply as the parlour may have been situated at the 'higher' end of the ground-floor hall.

Other details of rooms are provided by the arrangement reached in 1618 between James Bankes's widow Susan and his son and successor, William, concerning dower. Her share of the house was to be 'the Kitchen, the brew house, the dyehouse and larder house, two chambers over the said kitchen and brewhouse, the closet over the larder house as well as two bays in the great barn on the south, a moiety of the kiln and a third part of the gardens' (Bankes nd, part II, 5). This list suggests that as well as a share of certain outbuildings, Susan Bankes received all or part of the service wing of the house.

The kitchen is also mentioned in the diary of the nonconformist minister Adam Martindale who was a visitor to the house in the early 1660s (Bankes nd, part II, 16). His account of how he was confronted by a guard dog as he entered the kitchen early one morning to light a candle, his own fire having gone out, implies that this was a kitchen proper, a heated room used for cooking.

Evidence for the number of fireplaces within the hall is provided by the Hearth Tax, with William Bankes being assessed for 14 hearths in 1664 (LRO Mf 1/28). This is not an exceptionally high figure, with some of the largest houses in the region having assessments at this period of 20 hearths or more.

Discussion

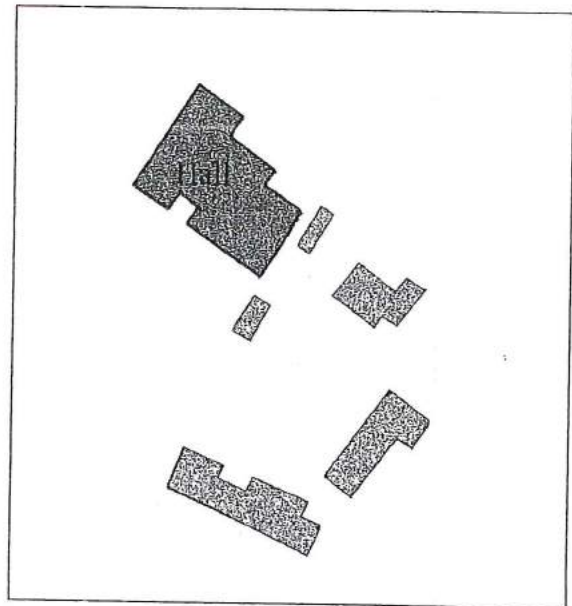
In its original form the core of Winstanley Hall probably consisted of a central block and cross-wings, with smaller, shallower bays in the re-entrant angles. The main entrance into the

house lay in the right-hand of these narrow bays and led, probably via a screens passage (see below), into the hall which occupied the ground floor of this central block. The left-hand narrow bay may have contained a window lighting the upper end of the hall. Beyond this side of the hall, part of the left-hand (south) cross-wing was perhaps 'the parlour'. The right-hand (north) cross-wing probably contained service rooms on its ground floor. The projecting wing on this side, shown on the 1770 sketch, may also have been used for services, and might conceivably have been part of the original build. At first-floor level, the central block above the ground-floor hall was occupied by the 'great chamber', with the cross-wings probably been divided into other chambers.

1780 alterations: William Bankes

The earliest known alterations to the original hall for which documentary evidence has been recovered date from 1780 and were carried out by the last William Bankes. Joyce Bankes mentions several plans signed 'L. Robinson' and dated April and September 1778 which show proposed alterations to the house, including the construction of a new entrance on the west front, but not all of these were carried out. Work which was undertaken is recorded in two letters by a Henry Moore, quoted by Mrs Bankes (nd, part III, 86-7). In the first, dated 30th April 1780, Moore wrote:

'We have had a poor week for work, on Thursday and Friday we had much rain and showery weather constantly. The foundation for the new room is not finished and there hath been no working at it for three days last week, but they have taken the floor down over the hall with the pillars, all but the two beams which is intended to remain some time as we have hope of taking the stack of chimneys down with the arch in the Hall, and making a new fireplace in the Hall of less width than the old, it will entirely take away that large 'bult' in the old Billiard Room, or what is intended for the servants hall, and make it a good room, the stone will nearly pay the expence we expect, that middle of the wall is to be taken up before the other parts are to be touched as it will help strengthen the drops that are now oct (sic) to suport (sic) the garrets and roof'.



*Fig 3: Plan of hall and outbuildings, 1799
(after LRO DDBa Plan 4).*

On the 14th of May 1780 he reported: 'Yesterday we began laying the foundation of the Otagon (sic) Breakfast Parlour the beams and bearers for the floor over the Hall with part of the Gallery Partition (sic) is got up if the weather will settle, we can be getting forward, but there was not one fair day last week and some nights heavy rains, we are begun of making brick, have made about 10 thousand, but are afraid they will be spoiled, it is very bad for carting, the roads are so cut up we cannot get the sand, sods nor lime and stone to the ground but with great trouble, where they are wanted'.

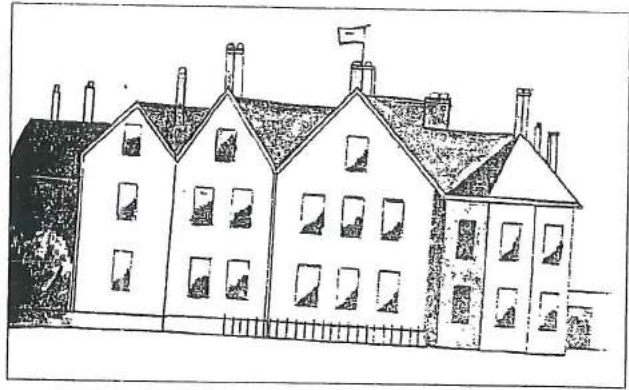


Fig 4: Winstanley Hall, west elevation c 1800 (Banks nd, part III).

These works evidently involved both alterations to the ground-floor hall, where a new fireplace was inserted and the 'gallery partition' (probably the screens passage) was removed, and the construction of the new rooms on the adjoining, west side of the hall. The results of the additions can be seen on a 1799 estate plan (LRO DDBa Plan 4) (Fig 3) and on an illustration of the rear, west elevation, dated c 1800 and reproduced by Joyce Banks (nd, part III) (Fig 4). The south cross-wing was extended to end in a polygonal arrangement, probably by the building of the 'Octagon Breakfast Parlour' mentioned by Moore. In addition, the space between this extension and the rear of the north cross-wing was infilled. This last part still carries a 1780 datestone.

2.3 1818-19: Meyrick Banks I

In the early 19th century further substantial alterations were made by the first Meyrick Banks. According to Joyce Banks, these changes involved the replacement of the gables on the east elevation with a parapet; the building of a single-storey addition on the west side of the house, with a similar parapet; and the creation of a three-storey block in the south cross-wing with a porch to make this now the front elevation (Banks nd, part III, 87) (Fig 5). Plans of proposed changes to the ground floor by the architect Lewis Wyatt, dated 1818-19, are listed in the catalogue of the Banks' muniments held at the Lancashire Record Office but could not be found when the research for the present survey was being carried out. However, these plans coincide with the date 1819 which is set with the arms of Banks and Holme in the parapet of the east elevation.

2.4 1843: Meyrick Banks II

In 1836 Edward Baines wrote that 'Winstanley Hall, existing in the sixteenth century, the seat of Meyrick Banks, stands in a spacious and delightful park, and has been lately re-edified and improved' (Baines 1836, 564). This last statement may refer to the work of the first Meyrick Banks, but his son, also named

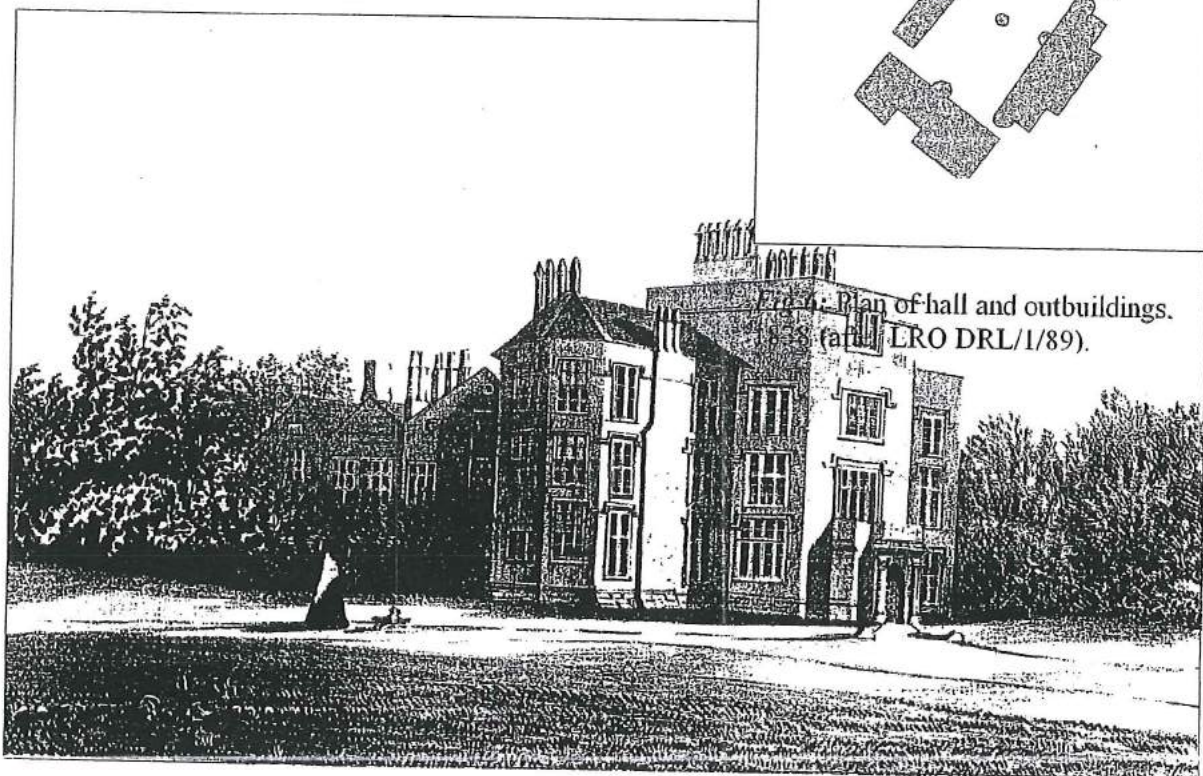


Fig 5: South cross-wing of the hall in 1847 (Twycross 1847, facing p. 50).

Meyrick, made further alterations to the property. He came into his inheritance on 1832 and within a few years had made his own additions. Joyce Bankes wrote of these changes that 'an outside staircase and several more rooms were added to the east side of the house. The latter bears the date stone 1843' (Bankes nd, part III, 61). Either this Meyrick Bankes or his father was also responsible for an extension to the building on the north-west, shown on the 1838 Winstanley tithe map (Fig 6).

2.5 Later additions

According to Joyce Bankes, after those additions by Meyrick Bankes, no further additions were made until 1881-1904 when two bays were added to the west side of the house (Bankes nd, part III, 88). These are presumably those which carry a 1889 datestone.

2.6 Outbuildings

The earliest reference recovered for an outbuilding at Winstanley Hall occurs in 1598 in a dispute between James Bankes and the rector of Wigan over tithes. The record of this dispute states that in the previous year the rector had come to an agreement with Bankes which allowed him to store his tithe corn in a barn near 'the Hall of Winstanley' (Bankes 1942, 83). Joyce Bankes (1973, 20) suggested that this was the barn which still survives by the hall, although elsewhere (nd, part III, 83) she dated that barn between 1606 and 1617. In fact if, as is suggested above, it was James Bankes who built Winstanley Hall after acquiring the manor in 1595, then the barn mentioned in 1598 might possibly have stood near the earlier hall on the moated site.

As noted above, the arrangement for dower made in 1618 between William and Susan Bankes included part of 'the great barn on the south', ie of the present hall, and this reference is not inconsistent with the site of the present barn with the inscription MB1834 on its western facade. However, this later elevation hides a large stone barn or course rubble with opposing cart entrance and strutted trusses with trenched purlins.

However, the first firm evidence for the location of outbuildings to the hall is provided by the 1770 estate map (LRO DDBa Plan 1). This shows four buildings arranged around the sides of

a rectangular courtyard on the east side of the hall, a precursor to the present arrangement (Fig 7). In each case the elevation of the building facing the courtyard is depicted in pictorial fashion. The evidence of this map is complimented by the plans of these same buildings on the 1799 estate map (LRO DDBa Plan 4).

The largest of these four buildings was located on the east side of the courtyard and was evidently a barn, being shown in 1770 as having one large central door, and a smaller doorway (for a shippon or stable?) on the north). The 1799 map suggests that the large cart door was set between projecting wings.

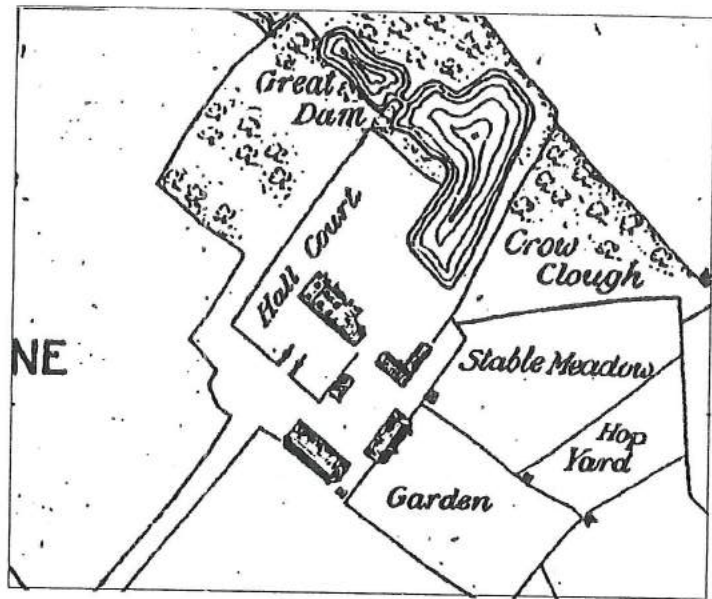


Fig 7: Hall and outbuilding 1770, copy by Joyce Bankes of original estate plan in the Lancashire Record Office (Bankes 1942).

The building on the north side of the yard is shown in 1770 with three doorways, and with two chimneys, one on the west gable, the other in the centre of the ridge. On the 1799 map this building is shown with a projection to the rear at the west end.

The west side of the yard was flanked in 1770 by a building with a doorway towards either end, and a central chimney. A puzzling E-shaped structure, possibly a pen or paddock, is shown to its rear, alongside a trackway which separates this building from a field named Stable Meadow. That field-name may relate either to this building or to that on the north side of the yard.

The fourth building, on the south side of the yard, was the smallest, being shown in 1770 with a single doorway.

2.7 1834: Meyrick Bankes II

The 1838 tithe map shows a much altered arrangement, still evident today. To the south side, the small building had been replaced by a much longer range, faced by a new range on the north. On the east, the barn had itself been fronted by a new building, being the date 1834 and the initials of Meyrick Bankes. Joyce Bankes believed this to be also the date of the other alterations in the courtyard (Bankes nd, part III, 8). The fountain of Neptune in the centre of the courtyard,

designed by William Spence, also appears to be shown on the tithe map.

3. Archaeological Rapid Survey Work

3.1 Listed Building Descriptions

The surviving buildings comprise Winstanley Hall and a set of out buildings (two barns with stables, and a set of estate offices) arranged around a rectangular courtyard, the centre piece of which is a statue of Neptune. The listed building description details the hall as follows:

'House c 1573 with extensions and alterations of 1818-19, by Lewis Wyatt and extensions of 1840s. Irregular plan, garden front of 3-storeys, 5 bays with 2-storey, 3-bay 1840s extension to right. 2nd and 4th bays form re-entrant blocks. Top cornice and deep parapet.'

The listed barn is described as 'a late 16th or early 17th century tythe barn with hewn trusses and purlins masked towards the courtyard. Adjoining stable blocks on three sides of the courtyard. Barn of 7 bays. East entrance is round-headed. Additions from 1834. With round central feature and archway.'

3.2 Additional Survey Work

A rapid fabric analysis of the hall (but also including the listed stables structure) was undertaken. This followed RCHME Level 2 guidelines and involved the annotation of existing architect's floor plans at 1:100 scale, supported by photographs where necessary. Additional information was also gathered on the condition of the structure of the hall and the impact of this on the value of the archaeological remains (see below section 3.3).

The 17th Century Hall Fabric

Fabric and detailing belonging to the earliest surviving phase of hall construction survived sporadically throughout the building. As already discussed the earliest documentary phase of activity on this site took place in 1590s or early 1600s and fabric which can be broadly identified as late 16th or 17th century in origin was located in a number of sites. There was no obviously 17th century fabric visible on the ground floor (Fig 8), but on the first floor a Tudor-arch style stone doorway was noted between rooms HF17 and HF18, whilst the ogee chamfered stone mullion windows in room HF8, HF9, HF10 and HF18 (Fig 9) appear to be original. The 17th century fabric was more extensive on the second floor, where parts of the original roof structure, comprising collar trusses with wind bracing and heavy trenched purlins survived in rooms HS13 and HS14. Original ogee chamfered mullion windows survived in rooms HS4a, HS4e, HS5 and HS6 (Fig 10).

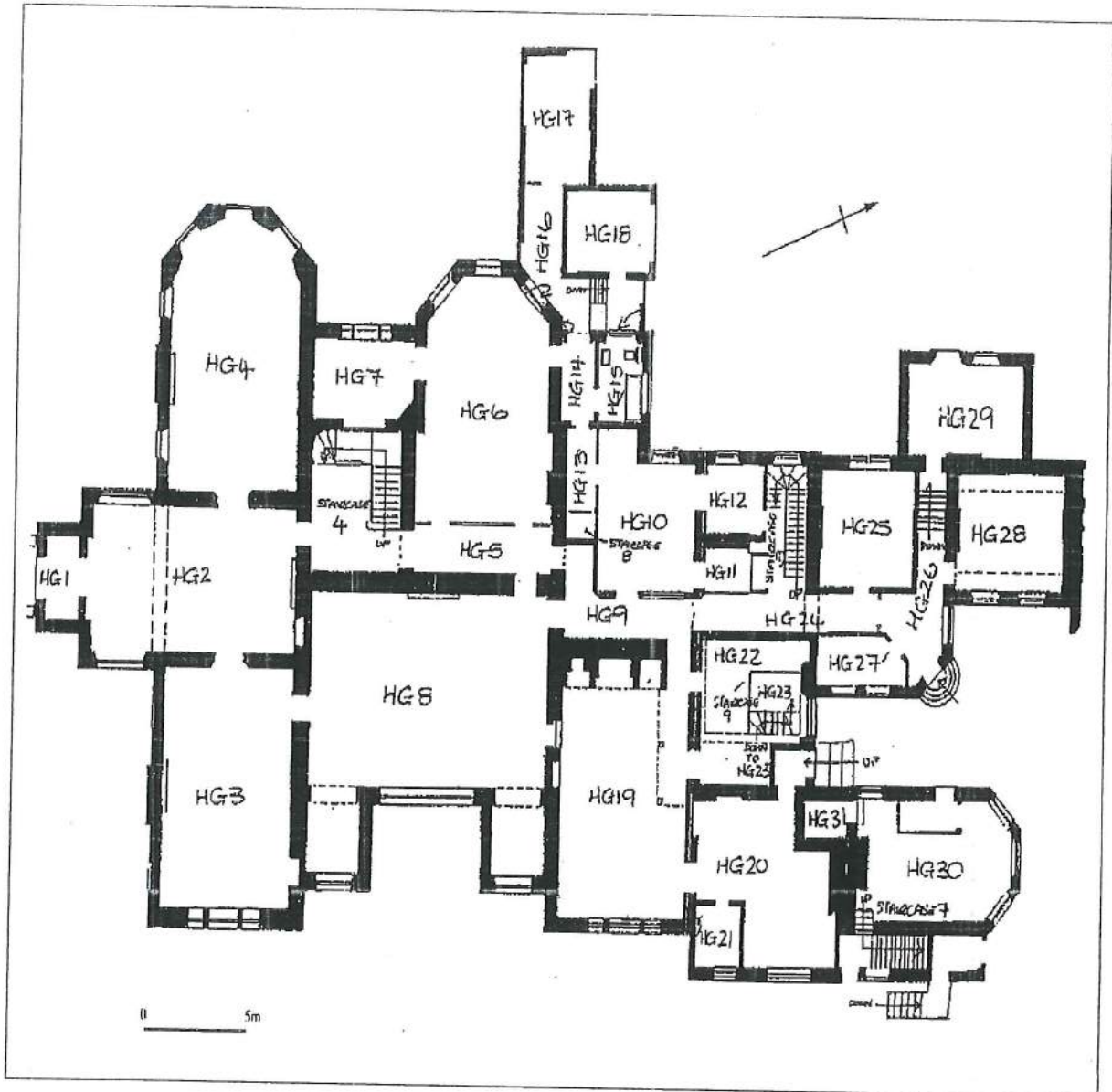


Fig 8: Ground Floor Plan of Winstanley Hall, Wigan.

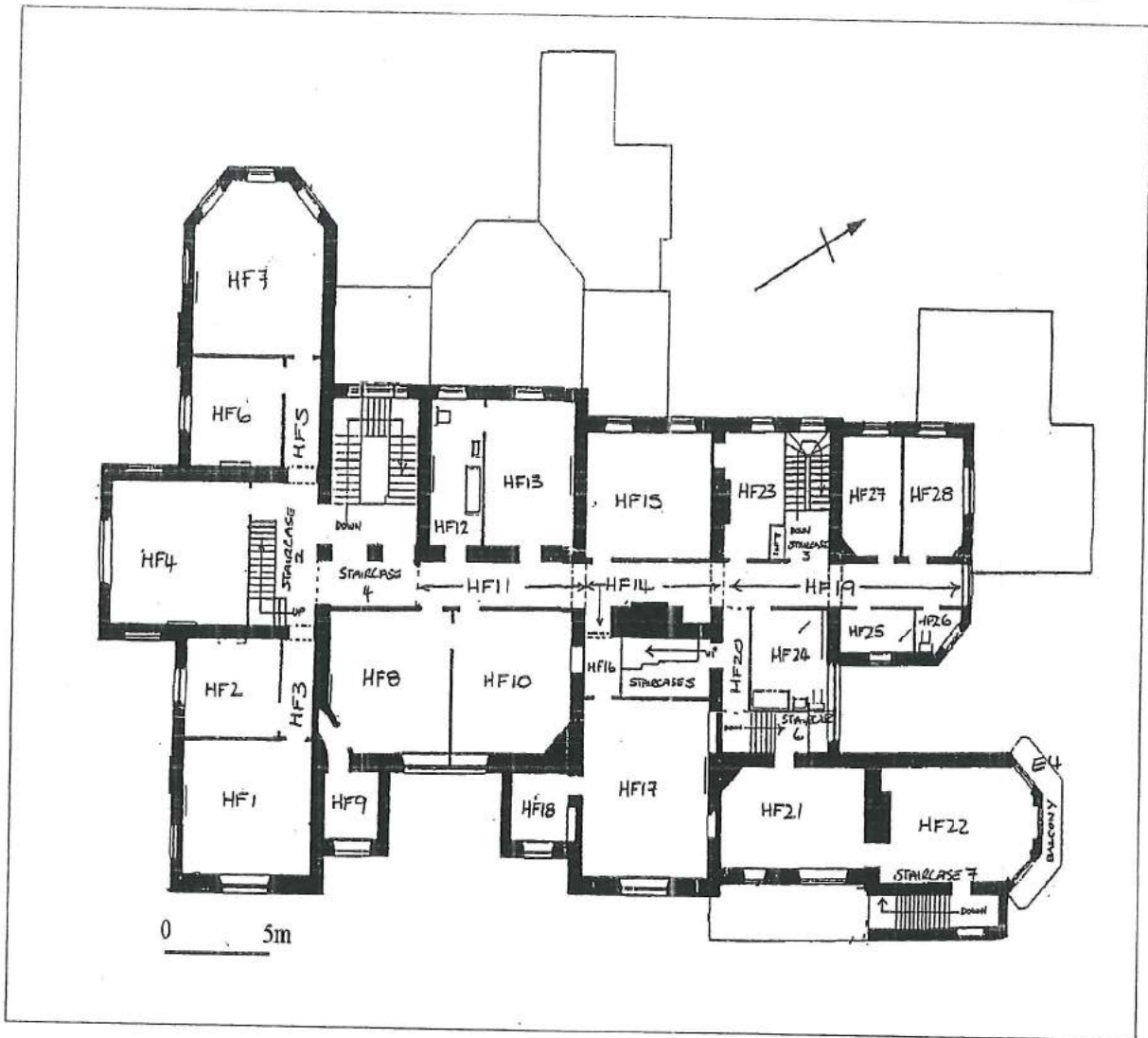


Fig 9: First floor plan of Winstanley Hall, Wigan.

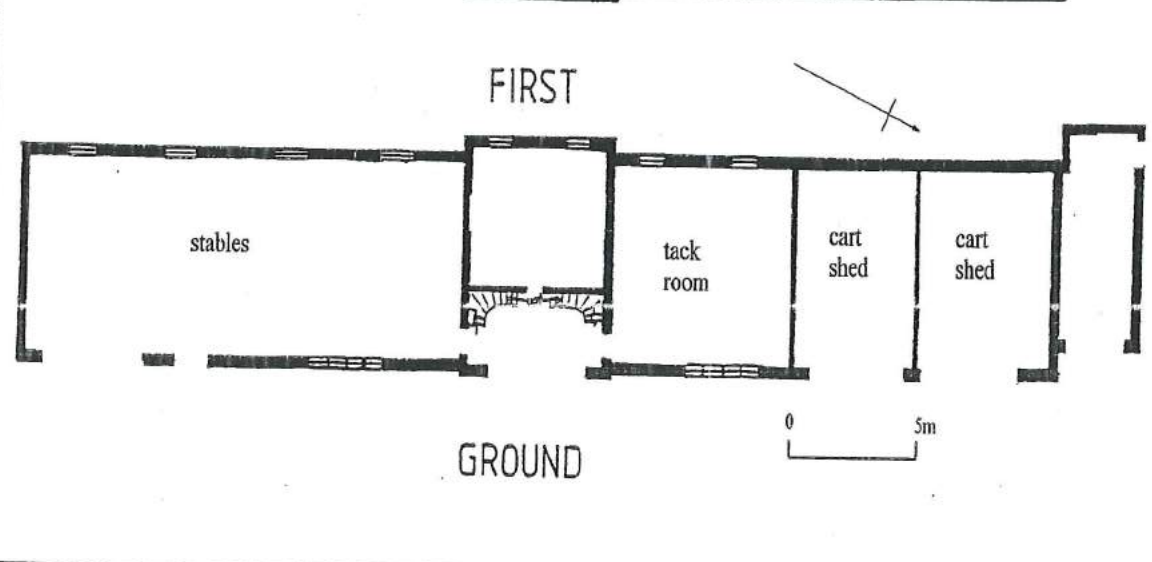
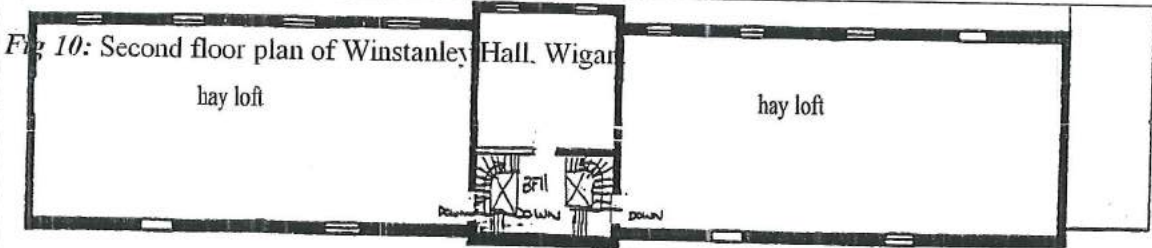
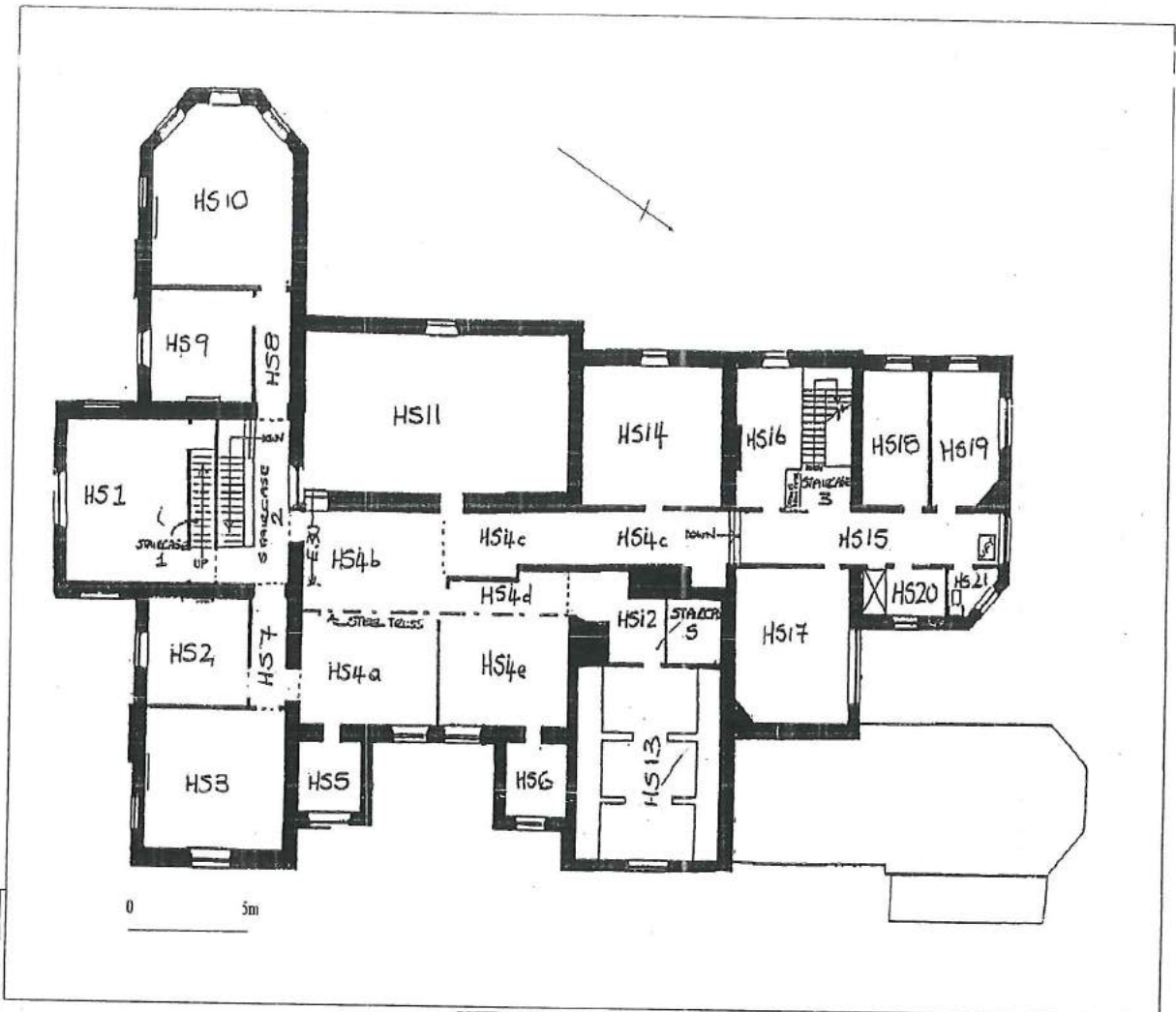


Fig 11: Ground and first floor plans of the Listed stables block, probably early 19th century in origin.

The 18th Century Fabric

18th century fabric within the building is confined to the western side of the building, and is probably to be associated with the 1780 datestone and the surviving documentary evidence for changes in this period. On the ground floor this fabric comprised the remodelling of the Great Hall, room HG8, and probably comprised a staircase (number 4) with cast iron banisters which rose through to the first floor. On the first floor there is a plaster ceiling rose with cast iron chandelier above the stairwell which may belong to this period or to the Lewis Wyatt alterations; oak panelled rooms in HF17 and HF18 (the latter with a panel and baton door with HL hinges), and a wooden staircase (number 5). On the second floor the 18th century fabric comprised a panel and baton door with HL hinges in room HS11. The roof structure above rooms HHS2 to HS10 was replaced by a new strutted King-post truss structure, whilst a new roof supported by two large softwood trusses was built over HS4 and HS11.

The 1819 Additions

The Lewis Wyatt additions are distinguished by panelled window bays, plaster cornice work, nine inch skirting boards, and plaster roundels with two heraldic features on, the heron and griffin. This detailing can be seen on the ground floor in HG2, HS3, HG4 and HG8, and on the first floor in rooms HF1 to HF7. On the ground floor the porch HG1 has oak panelled walls and ceilings, whilst room HG4 has three gilt mirrors and an ornate fireplace. Externally, the new stone porch and four storey tower, with a stone parapet and ashlar dressings (typical of Wyatt's work in this period) also belong to this phase, helping to unify the southern and eastern facades.

3.3 The Condition of the Hall

The archaeological condition of the hall was assessed room by room. Four items were noted in each room; whether the room was decorated, the date of that decoration and the room fabric; any evidence of water damage; and any evidence of structural collapse (fallen ceilings; buckled walls). The following three tables present that data for each floor.

Table 1
Winstanley Hall
Ground Floor Condition Assessment

Room Code	Decoration	Date	Water Damage	Structural Collapse
HG1 porch	oak panelling to walls and ceiling	1819	×	×
HG2 entrance lobby	plaster cornice work with roundels containing herons/ decorated fireplace	1819	×	×
HG3 parlour	plaster work/shuttered windows/ decorated fireplace	1819	✓	✓
HG4 parlour	plaster work/shuttered windows, 3 gilt mirrors	1819	×	×
HG5 staircase/ corridor	cast-iron banisters/chandelier/ skirting boards	1780 & 1819	×	✓
HG6 parlour	softwood panelling to walls and ceiling/gilt mirror	1819-50	✓	✓
HG7 room	plaster coving/ skirting boards	1889	✓	×
HG8 Great Hall/ dining room	plaster cornice work, ceiling work, skirting boards	17 th C & 1780	✓	✓
HG9 corridor	plaster coving/ skirting boards	1819-50	×	×
HG10 room	plaster coving/ skirting boards	1819-50	×	×
HG11 safe	×	1819-50	×	×
HG12 kitchen	plaster coving/ skirting boards	1819-50	×	×
HG13 corridor	skirting boards	20 th C	✓	✓
HG14 corridor	skirting boards	1889	✓	✓
HG15 kitchen	×	1889	×	×
HG16 corridor	×	20 th C	×	×

HG17 room	×	20 th C	×	×
HG18 room	×	20 th C	×	×
HG19 boiler room?	×	c1590s & 20 th C	×	×
HG20 room	×	1819-50	×	×
HG21 room	×	1889	×	×
HG22 pantry	×	1780	×	×
HG23 half cellar	×	1819-50	×	×
HG24 corridor	plaster coving/skirting board	1819-50	×	✓
HG25 room	plaster coving/ skirting boards	1819-50	✓	✓
HG26 corridor	plaster coving/ skirting boards	1819-50	✓	✓
HG27 room	×	1819-50	✓	✓
HG28 kitchen	plaster coving/ skirting boards	1889	✓	✓
HG29 pantry	plaster coving/ skirting boards	1889	✓	✓
HG30 parlour	Oak panneling	c 1843	×	×
HG31 store	Oak panneling	c 1843	×	×

Table 2
Winstanley Hall
First Floor Condition Assessment

Room Code	Decoration	Date	Water Damage	Structural Collapse
HF1 bedroom	plaster cornice/ panelled windows & doors	1819	✓	✓
HF2 bedroom	plaster cornice/ panelled windows & doors	1819	×	×
HF3 corridor	plaster cornice	1819	×	×
HF4 bedroom	plaster cornice/ panelled windows & doors	1819	✓	✓
HF5 corridor	plaster cornice	1819	✓	✓
HF6 bedroom	plaster cornice/ panelled windows & doors	1819	✓	✓
HF7 bedroom	plaster cornice/ panelled windows & doors	1819	✓	✓
HF8 Great Chamber/ bedroom	×	1819 & 20 th C	✓	✓
HF9 room	×	1819	✓	✓
HF10 Great Chamber/ bedroom	×	1819 & 20 th C	×	×
HF11 corridor	plaster coving	1819	×	×
HF12 bathroom	×	20 th C	×	×
HF13 bedroom	plaster cornice/ window shutters	1819	×	×
HF14 corridor	plaster coving	1819	×	×
HF15 bedroom	plaster cornice/ window shutters	1819	×	×
HF16 corridor	×	1780	✓	✓
HF17 room	oak panelled	17 th C & 1780	×	×
HF18 room	oak panelled	17 th C & 1780	×	×
HF19 corridor	plaster coving	1819-50	✓	×
HF20 corridor	×	1819-50	✓	✓

HF21 study	plaster cornice work/ gilt mirror	1819-50	✓	✓
HF22 study	oak panelled room	1819-50	×	×
HF23 bedroom	plaster coving/ cast iron fireplace	1819-50	✓	×
HF24 bathroom	×	1819-50 & 20 th C	✓	✓
HF25 room	×	1819-50	✓	✓
HF26 washroom	×	1819-50	✓	✓
HF27 bedroom	plaster coving/ panelled windows	1819-50	✓	✓
HF28 bedroom	plaster coving/ panelled windows	1819-50	✓	✓

Table 3
Winstanley Hall
Second Floor & Attic Condition Assessment

Room Code	Decoration	Date	Water Damage	Structural Collapse
HS1 bedroom	plaster cornice work, panelled doors and windows	1819	×	×
HS2 bedroom	plaster cornice work	17 th C & 1819	×	×
HS3 bedroom	plaster cornice work, panelled windows	17 th C & 1819	✓	✓
HS4a room	stone chamfered mullions	17 th C & 1819	✓	✓
HS4b room	×	17 th C & 1819	✓	✓
HS4c corridor	×	17 th C & 1819	×	×
HS4d corridor	×	17 th C & 18 th C	×	×
HS4e room	stone chamfered mullions	17 th C & 1819	✓	✓
HS5 room	stone chamfered mullions	17 th C	✓	✓
HS6 room	stone chamfered mullions	17 th C	✓	✓
HS7 corridor	plaster cornice work	17 th C & 1819	✓	✓
HS8 stairs and landing	plaster arches and cornice work	1819	✓	×
HS9 bedroom	plaster cornice work	1819	✓	×
HS10 bedroom	plaster cornice work & panelled windows	1819	✓	✓
HS11 room	plank & baton door with H hinges	1780	×	×
HS12 top of stairs	×	18 th C	✓	×
HS13 room	exposed collar trusses	17 th C	×	×
HS14	exposed collar trusses and wind bracing	17 th C	×	×
HS15 corridor	×	1819-50	✓	✓
HS16 room	×	1819-50	✓	✓
HS17 room	×	1819-50	✓	✓

HS18 room	×	1819-50	✓	✓
HS19 room	×	1819-50	✓	✓
HS20 room	×	1819-50	✓	✓
HS21 wash room	×	1819-50	✓	✓
HA1 Bedroom	×	1819	×	×
HA2 Bedroom	×	1819	×	×

4. Discussion

4.1 The Phasing of the House

Phase 1: 1590s/early 17th Century

In its original form the core of Winstanley Hall was probably H-shaped in plan (Fig 12), with a central block and cross-wings, and smaller, shallower bays, in the re-entrant angles. The main entrance into the house lay in the northern most of these narrow bays and led, probably via a screens passage (see above), into the Great Hall which occupied the ground floor of this central block (HG8). Part of the southern cross-wing was perhaps 'the parlour'. The northern cross-wing probably contained service rooms on its ground floor. The projecting wing on this side, shown on the 1770 sketch, may also have been used for services, and might conceivably have been part of the original build. However, the 1780 and 1819 alterations meant that no original details have survived on this floor. At first-floor level, the central block above the ground-floor hall was occupied by the 'great chamber', with the cross-wings probably been divided into other chambers. No original detailing remains on this floor apart from the Tudor-arched doorway between HF17 and HF18. A datestone reading 1672 on the exterior of the attic floor of the Lewis Wyatt wing (HA2), was probably moved here from the earlier hall fabric during the 1819 alterations.

Of the same general period is a stone large barn with opposed cart entrances and strutted trusses on the eastern side of the courtyard. This has had a later front added in 1834, but remains largely intact.

Phase 2: 1780

The earliest known alterations to the original hall for which documentary evidence has been recovered date from 1780 and were carried out by the last William Bankes. Joyce Bankes mentions several plans signed 'L. Robinson' and dated April and September 1778 which show proposed alterations to the house, including the construction of a new entrance on the west front, but not all of these were carried out.

This work involved the replacement of the Great Hall ceiling, alterations to the ground-floor hall (HG8), where a new fireplace was inserted and the 'gallery partition' (probably the screens passage) was removed, and the construction of the new rooms on the adjoining, west side, of the hall where the grand staircase now is. The south cross-wing was extended to end in a polygonal arrangement, in HG4, probably by the building of the 'Octagon Breakfast Parlour' mentioned by Moore. In addition, the space between this extension and the rear of the north cross-wing was infilled. This last part still carries a 1780 datestone.

Winstanley Hall Suggested Phasing

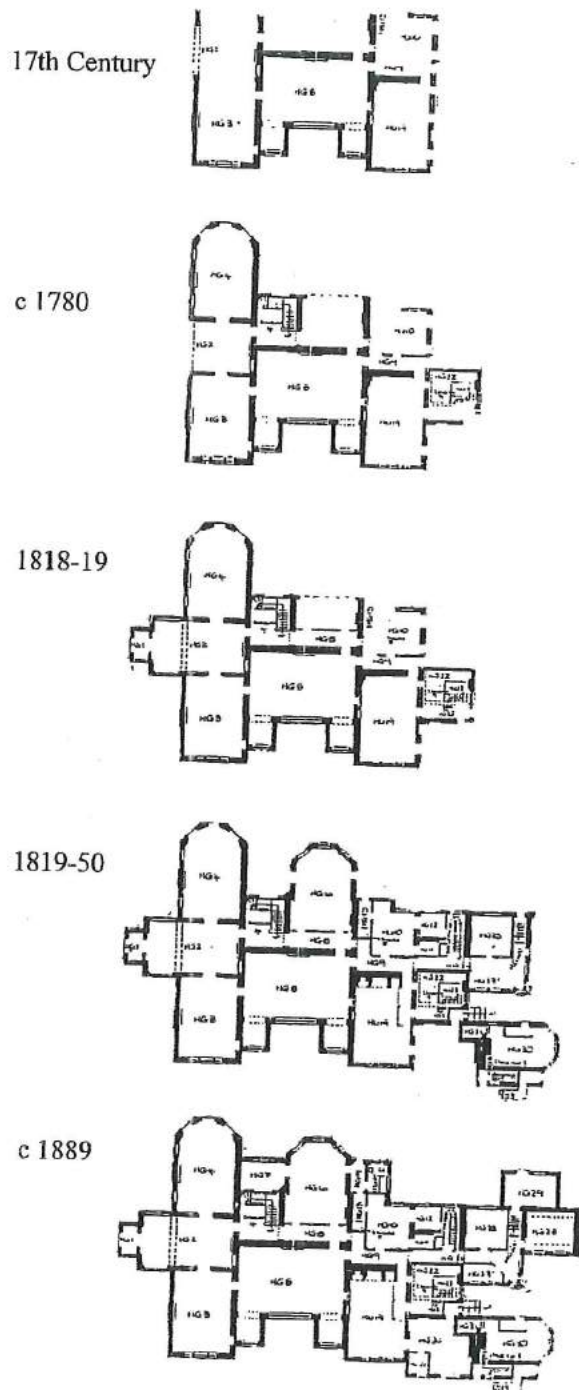


Fig 12: Suggested phasing for Winstanley Hall. Scale 1:800.

The first firm evidence for the location of outbuildings to the hall is provided by the 1770 estate map. This shows four buildings arranged around the sides of a rectangular courtyard on the east side of the hall, a precursor to the present arrangement.

Phase 3: 1818-19

In the early 19th century further substantial alterations were made by the first Meyrick Banks (Fig 12). These changes involved the replacement of the gables on the east elevation with a parapet; the building of a single-storey addition on the west side of the house, with a similar parapet; and the creation of a four-storey tower. The roof above rooms HHS2 to HS10 was replaced by a new strutted King-post truss structure, whilst a new roof supported by two large softwood trusses was built over HS4 and HS11.

Phase 4: c 1819-50

Meyrick Banks junior undertook further alterations to the property after he came into his inheritance on 1832. An outside staircase (with the datestone 'MB 1843' above the entrance) and several more rooms were added to the east side of the house, probably including the two oak panelled rooms (HG30 which has a date on a rainwater head of '1850' and HF 22). Meyrick Banks was probably also responsible for the addition of rooms HG11, HG12, HG 24 and HG25 on the north-western of the building (Fig 12), which are shown on the 1838 Winstanley tithe map.

Also from this period is the formal courtyard of barns which lies to the north-east of the hall (Fig 11). Only one barn has a datestone on it, the 'tithe barn', which reads 'MB1834' but it seems likely that the other structures in this area were rebuilt or newly built in this period.

Phase 5: 1889

Further, single storey, additions were made in the late 19th century. These are presumably those rooms which carry a 1889 datestone (HG15, HG28 and HG29). It seems likely that the single storey addition to HG20 (HG21) probably also stems from this period (Fig 11). At the western end of the courtyard the two storey stone estate office, built in a Germanic/Romanesque styled, bears the date 1884, whilst two sets of cast iron gates bear the dates 1859 and 1875 (Fig 1).

Phase 6: 20th Century

The final phase of activity on the site saw the addition of a single storey brick wing to the western side of the hall comprising corridor/stairs and two rooms (HG 16 to HG18; Fig 11).

4.2 The Condition of the Hall

The archaeological condition of the hall is poor with between 60% and 70% of the rooms in the building either suffering from water damage or structural collapse (fallen ceilings or wall plaster). This damage increases as one moves up the building. It is especially severe in the Lewis Wyatt additions, at the southern end of the building, and in the 1819-50 and 1889 additions at the northern end of the building. Much of the hall dates from the 19th century (approximately 65% of the structure and most of the more detailed decoration). Whilst the 1819 Wyatt phase is of interest because of the involvement of a known architect the rest of the 19th century phase is of limited architectural worth which has been comprised by water damage and structural collapse.

The earliest fabric to survive is the stone structure that forms the core hall with cross wings; that is the H-shaped building. This core structure probably dates from the 1590s/1600s (see above). However, little of the originally detailing survives beyond the roof structure in the old northern wing (rooms HS12 to HS14; Fig 10), where four timber collar trusses with purlins and two curved wind-braces can still be seen. In particular the site of the Great Hall (HG 8) does not contain any fabric earlier than 1780/1819 (see above); nor does the site of the Great Chamber above (rooms HF 9 and HF 10). The oak panelled rooms HF17 and HF18 (Fig 9) in the old north wing appear to contain the oldest surviving fabric, in this case 18th century, although possibly even as late as 1780s.

The additions by Lewis Wyatt in the years 1818-19, although extensive (rooms HG1 to HG5; HF1 to HF7; HS 1 to HS3 and HS7 to HS 10; and HA1 & HA2; Figs 8 to 10), are very restrained in character and not representative of his best work in this region, as seen for instance at Tatton Hall and Lyme Hall (both in Cheshire). The water and structural damage to this southern part of the structure has severely damaged much of the Wyatt plaster detailing, although the overall design and layout survives intact.

5. The Significance of the Hall

5.1 Winstanley Hall's national importance is indicated by the fact that both the Hall and one of the stable blocks are Grade II* Listed Buildings. This means that any alterations to the standing buildings will need Listed Building Consent. There are a wide number of schema for assessing the significance of these standing archaeological remains. According to PPG15 'the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have historic importance. Thus, all buildings built before 1700 which survive in anything like their original condition are listed; and most buildings of about 1700 to 1840 are listed, although some selection is necessary...' (PPG 15, 27). However, that with the greatest legal standing is the Secretary of State's criteria for Scheduled Ancient Monuments that appears in Annex IV of PPG16. These criteria are as follows:

5.2 Period

The standing remains at Winstanley Hall cover the period c 1590/1600 to the 20th century. Approximately 65% of the fabric dates from the 19th and 20th centuries, with only the stone core of the original H-shaped hall surviving. None of the fittings associated with the 17th century Great Hall and the Great Chamber survive, whilst the most notable 18th century fabric is the oak panelled room (HF17). Of note are the Lewis Wyatt additions of 1818-9. However, these are located at the southern end of the hall where the structural damage and water damage are at their worst.

5.3 Rarity

The earliest phase of Winstanley Hall, the H-shaped structure with the five bay, three storey symmetrical facade, is a common design in buildings of manorial status in southern Lancashire and northern Cheshire. Regional examples include Bispham Hall, dated 1573, a local parallel, and Birchley Hall, in nearby Billinge, dated 1594. Woodhey Hall near Faddiley, Cheshire, a brick building of 1692, is a late example of this style, as maybe Edge Hall near Tilston, Cheshire, which had a five bay brick frontage by 1687. The late 16th century Stayley Hall in eastern Greater Manchester shows how this tradition can be found along the Pennine fringes. Other stone examples include the 17th century Peel Hall near Chester, the 17th century Hollingworth Hall in the Longendale valley, and Dorfold Hall near Nantwich which dates to the period 1616 to 1621. Timber-framed examples include Wythenshawe Hall in southern Manchester, and Bramhall Hall in Stockport. However, the size of the hall, at approximately 1048m², makes it not only one of the largest of these examples, but also one of the larger manorial halls of this period, equivalent to the ancient medieval sites of Ashton Old Hall (Ashton-under-Lyne), Ordsall Hall, Smithills Hall during the 17th century.

The Wyatt wing is of interest because it was designed by Lewis Wyatt (1777-1853) the second generation of Wyatt architects to work on the country houses of North West England. He continued his uncles' (James and Samuel) work, designing additions for Lyme Hall in 1814, Rode Hall in 1810-3 and Tatton Hall in 1807 (Figueiredo & Treuherz 1988, 7, 125-7, 157-8, 169). However, the Lewis Wyatt rooms at Winstanley Hall appear to be restrained and plain, without the characteristic flamboyant plasterwork to ceilings, walls, and fireplaces seen elsewhere in his work (Pevsner & Hubbard 1971, 28-9). The rest of the building is mostly mid to late 19th century in origin and is badly damaged (see tables above).

5.4 Condition

The archaeological condition of the hall is poor with between 60% and 70% of the rooms in the building either suffering from water damage or structural collapse (fallen ceilings or wall plaster). This damage increases as one moves up the building. It is especially severe in the Lewis Wyatt additions, at the southern end of the building, and in the 1819-50 and 1889 additions at the northern end of the building. Much of the hall dates from the 19th century (approximately 65% of the structure and most of the more detailed decoration). Whilst the 1819 Wyatt phase is of interest because of the involvement of a known architect the rest of the 19th century phase is of limited architectural worth, which has been compromised by water damage and structural collapse. As already noted above little detailing survives from before 1819.

5.5 Fragility

The hall and one of the stable blocks have statutory protection but within the hall water damage and structural collapse has reduced the value of much of the surviving decoration and fittings. These are now in a very poor state of preservation, with the plasterwork in the Lewis Wyatt additions suffering very badly. The condition of the listed stable block is good, but there is localised water damage around broken windows and doorways which if not checked will spread.

Appendix 1: Background Data

ABOUT THE AUTHORS

Cultural Heritage Services Manager - Michael Nevell BA (Hons), MPhil, DPhil, MIFA

Dr Michael Nevell is Cultural Heritage Services Manager for UMAU, and a member of the IFA (areas of competence Archaeological Field Practice and Recording and Analysis of Buildings). He has sixteen years experience in field archaeology, and has a special interest in standing buildings and monuments. He is co-author of a recent volume on the historic buildings of Tameside MBC in Greater Manchester, has written six other local archaeology books (two of which have won prizes from the National Libraries Association) and has published articles in a variety of regional journals. Interests include the origin and development of cruck buildings in the North West and early brick architecture.

Project Officer: Ivan Hradil, Bsc (Hons), FRMS

Ivan Hradil is an archaeological researcher and dendrologist based in the Geography Department, University of Manchester, with a special interest in buildings and wood from archaeological contexts. He has five years experience in this field.

Historical Background by UMAU Research and Advisory Services: Peter Arrowsmith BA (Hons), PhD

More than 12 years' employment with the Unit. Responsibilities include desk-based assessments and historical research. Author of articles in regional journals and of two recently published volumes on the archaeology and history of Stockport.

Appendix 2: Possible Mitigation Measures

Whilst UMAU are not in position to recommend a further programme of archaeological investigation we can advise on the mitigation measures which might be required to fulfil any archaeological planning conditions on the site in the event of Listed Building consent. In the opinion of UMAU these measures would involve additional survey work in four areas;

- Whilst the pre-1800 fabric is fragmentary in the hall, further recording of the surviving early elements of the hall (in particular the 18th century panelled room and the 17th century roof structure above the original north wing) may be considered by the Wigan Conservation Officer and English Heritage. The incomplete nature of this evidence means that in the opinion of UMAU a Level III RCHME style record would be sufficient record for these parts of the building; ie measured drawings, at 1:20 scale, of the pre-1800 fabric supported by a photographic survey.
- Secondly, further recording of the Lewis Wyatt additions may be required by the Wigan Conservation Officer and English Heritage. In view of the water and structural damage to this part of the building, and the health and safety aspects of recording in this part of the structure, this could be done through additional photographic evidence.
- A full photographic survey of the rest of the hall would provide in the opinion of UMAU, an adequate record of the rest of the structure.
- Additional survey work maybe required on the listed stables and the tithe barn prior to redevelopment. If so a Level II RCHME style survey (measured phased plan supported by photographs) would in the opinion of UMAU provide a sufficient record.

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Maps

A Map of the Land belonging to Wm Banks Esqr lying in Winstanley and some little in Orrel, 1770 (LRO DDBa Plans & surveys 1).

Plan of the Manor of Winstanley in the County of Lancaster belonging to William Bankes Esq, 1799(LRO DDBa Plans & surveys 4).

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