



global environmental solutions

Leyland Mills, Wigan:
Archaeological Desk Based Assessment and Building Heritage
Statement



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NON-TECHNICAL SUMMARY

This document is an archaeological desk based assessment prepared by SLR Consulting on behalf of The Hampson Partnership LLP. The assessment examines an area of land either side of Leyland Mill Bridge, off Leyland Mill Lane, Wigan centred on National Grid Reference 358496,407603.

The Client proposes to submit a planning application to demolish the existing buildings at the site and redevelop it for residential use.

This assessment describes the known and potential heritage assets identified within the development site boundary and in the immediate area and considers the potential impact of the proposed scheme. The assessment will inform consideration of the proposed scheme by the planning authority, and what, if any historic environment constraints might be placed on development of the site.

The site has been in industrial use since the late 18th Century and contains structures of historic interest which will be impacted upon by any redevelopment.

The heritage assets within and adjacent to the site are not considered sufficiently significant to act as a barrier to redevelopment, and simple mitigation measures are identified to mitigate any impacts.

It is possible that the local authority archaeological advisor may request sub-surface site investigations prior to determination of a planning application, or alternatively place a condition on any planning consent for mitigation of the demolition and subsequent construction ground works.

Any decision on further work rests with the local planning authority and its archaeological advisor.

1.0 INTRODUCTION

This report documents the findings of an archaeological desk based assessment prepared by SLR Consulting on behalf of The Hampson Partnership LLP (hereafter referred to as the Client). The assessment examines an area of land either side of Leyland Mill Bridge, off Leyland Mill Lane, Wigan centred on National Grid Reference 358496,407603 (postcode WN1 2SA).

The purpose of this report is to present an assessment of the known and potential heritage assets within the proposed development area in order to identify any constraints to the development of the site and to inform the consideration of a planning application. This is consistent with national planning policy on the historic environment (PPS5) and the provisions of the Local Development Framework.

The Client proposes to demolish the existing industrial buildings within the site and redevelop it for residential use.

2.0 SITE LOCATION AND DESCRIPTION

The site consists of an irregular parcel of land (Figure 1), approximately 1.65 hectares in size, located to the north east of Wigan town centre within the Wigan Lane Conservation Area. The site is situated in the base of a steep, wooded river valley, and is bisected by a stone-built bridge carrying a road across the valley floor on an approximate north east – south west alignment. The site sits on the eastern side of a meander of the River Douglas, which flows from north to south. Most of the site in the valley base is located at between 40 and 45m AOD. Client's property extends beyond the redline boundary to include a car parking area outside the site entrance. The road surface on the bridge across the site is at 49 – 51m AOD (taken from topographic survey in the Hampson Archive).

The northern portion of the site is bounded along its western side by the River Douglas, beyond which is a steep wooded slope which rises to the rear of residential properties which face onto the A49 Wigan Lane. The eastern boundary on the northern area consists of a wire fence on a steep wooded slope beyond which is located Wingate Road terraced into the hillside. The northern area of the site is occupied by a series of disused industrial buildings fabricated variously from brick, concrete blocks and corrugated steel sheeting: these are described in greater detail below. The buildings are linked by tarmac road outside of which are mature self-setting trees. Pedestrian and vehicular access to the northern area is exclusively beneath the stone bridge from the southern area.

The southern portion of the site is accessed from Leyland Mill Lane from a steeply sloping road. The site entrance is defined by two substantial cast iron gateposts. The southern and eastern boundary of the site is marked by sandstone-built walls, which in part constitute the rear wall of adjacent cottages, the external wall of industrial units and the precinct wall. The northern limit of the southern portion of the site is currently unmarked since it is a property ownership limit running approximately east-west across the front of a modern industrial building (Foundry). Beyond the foundry is the natural limit of the site at the foot of a steep rocky cliff which appears to be the face of a disused quarry. The southern portion of the site is occupied by a series of industrial buildings constructed variously from sandstone, brick and steel sheeting. These units are occupied by different commercial concerns.

Individual buildings are described in greater detail below.

Figure 9 Site location and boundary.



Figure 10 Aerial view of site in 2005 (after Google Earth).

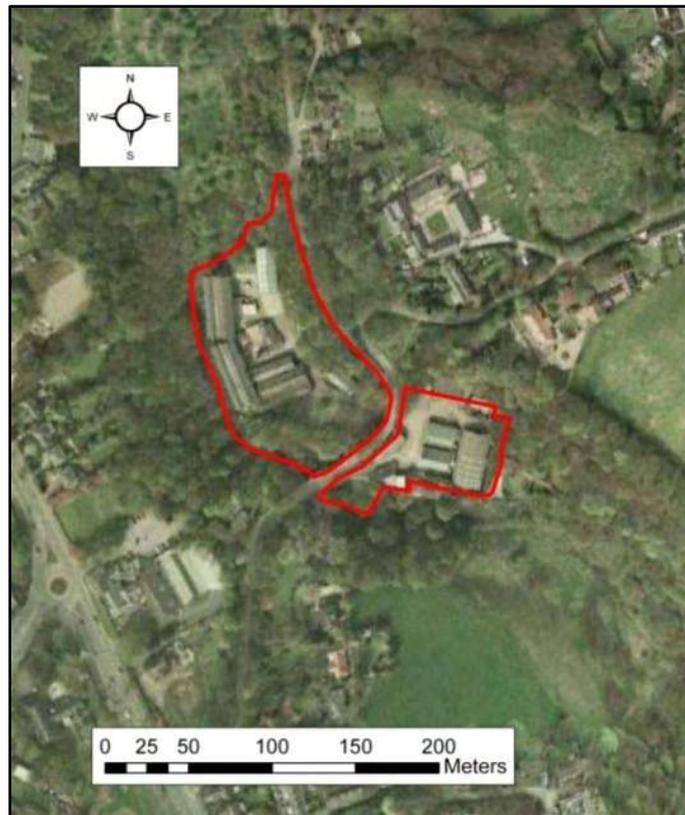


Figure 11 View to north west from Leyland Mill Bridge across Northern portion of site.



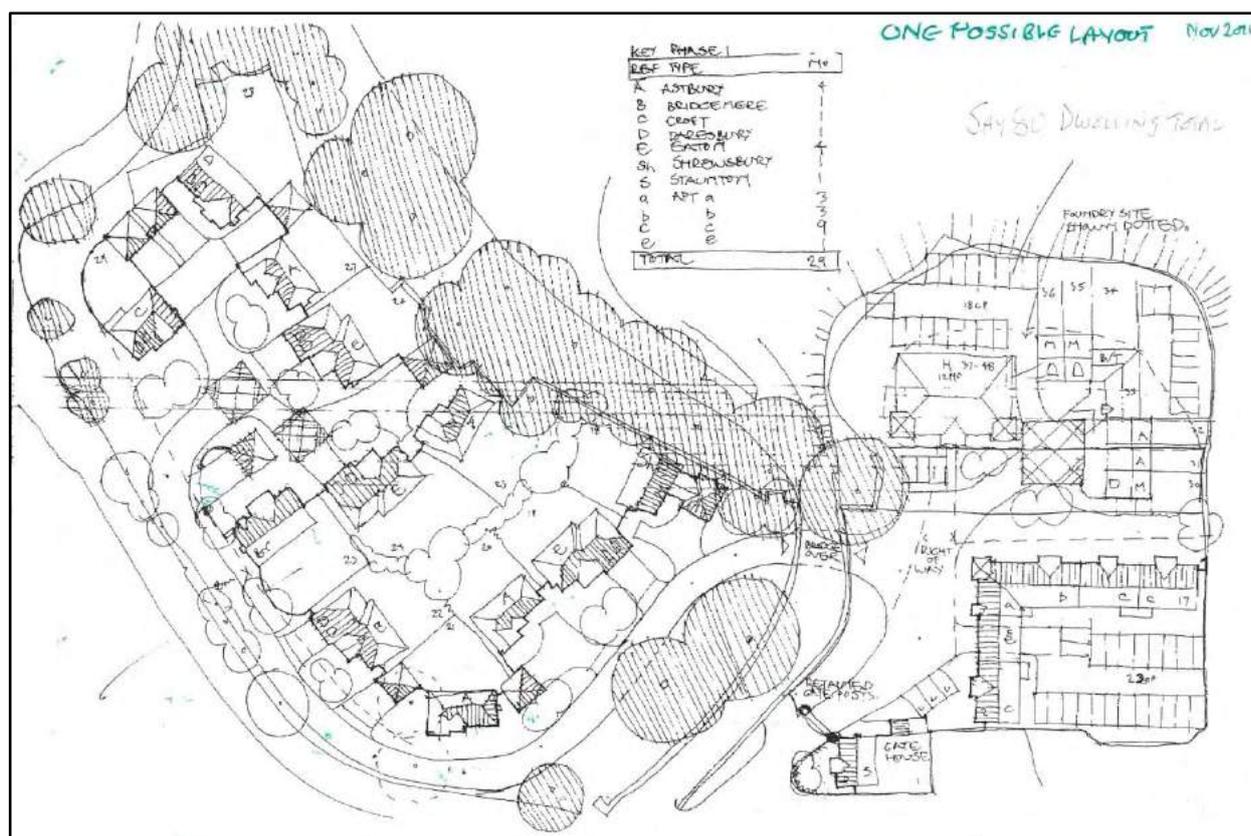
Figure 12 View to east showing site entrance to Southern portion of site.



3.0 PROPOSED DEVELOPMENT

The site has been identified for redevelopment for residential use by the Client. The proposed works will involve demolition of the existing building stock and extensive ground works associated with the preparation for and establishment of new houses, services and associated landscaping. The design of the proposed scheme has not been finalised, although a preliminary layout has been discussed by the Client with a prospective partner (see Figure 5 below).

Figure 13 Indicative layout for residential scheme, kindly provided by the Client.



4.0 ACKNOWLEDGEMENTS

The SLR staff involved in the preparation of this report include:

Andy Towle BA MA PhD MfA	Associate	research and report prep
Damian Hind BA MA MfA	Associate	quality control

SLR Consulting would like to thank Andy Myers, Assistant County Archaeologist for Greater Manchester, Lesley Mitchell HER Officer for Greater Manchester; staff at the History Shop, Wigan; Alex Miller, archivist at Wigan Archives, Leigh Town Hall, Tony Hampson of The Hampson Partnership and John Edwards for their assistance with this report. Ordnance Survey data extracts are reproduced under licence 100012293.

5.0 METHODOLOGY

5.1 Professional Standards

SLR Consulting is a Registered Organisation with the Institute for Archaeologists (IfA). SLR's work is undertaken to the highest professional standards: this document has been prepared with reference to the IfA's *Standard and Guidance on Desk Based Assessment* (2008) and English Heritage's *Conservation Principles: Policies and Guidance* (2008). SLR operates a quality management system which enables it to qualify for ISO 9001.

5.2 Sources of information

Sources consulted in the preparation of this chapter include:

- Greater Manchester Historic Environment Record (HER)
- Wigan Library
- The History Shop, Wigan
- Wigan Archives, Leigh Town Hall
- John Rylands Library
- National Monuments Record
- Historic mapping
- Site walk-over and photographic survey (December 2011)
- Schedules of Listed Buildings and Scheduled Monuments
- Aerial photographs

5.3 Study Area

The study area is a 500m buffer around the site, as discussed with the Greater Manchester Assistant County Archaeologist. HER data has been collected for a larger area (1km beyond the site boundary) to ensure that any pertinent information within this zone might be considered.

6.0 LEGISLATION AND PLANNING GUIDANCE

This section describes the statutory and planning provisions associated with the historic environment and how they pertain to the proposed development.

Ancient Monuments and Archaeological Areas Act (1979)

This Act, building on previous legislation since 1882, provides statutory protection for monuments of national importance. Since there are no Scheduled Monuments within or adjacent to the development area, it is not relevant for the current study. The nearest Scheduled Monument is the Haigh South, 620m south east of the site (SM number 32568, see below).

Planning for the Historic Environment (PPS5 2010)

This policy statement and its supporting guidelines (PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, Dept for Communities and Local Govt/DMCS/English Heritage 2010) came into force in March 2010, replacing the previous documents Planning Policy Guidance 16: Archaeology and Planning (1990) and Planning Policy Guidance 15: Planning and the Historic Environment (1994). PPS5 and the practice guide define the principles and framework within which archaeological matters are a material consideration within the planning process. It identifies how sites are preserved and recorded, and the responsibilities of the respective parties. The potential archaeological remains at the site are considered in relation to this guidance. The preparation of this desk-based assessment facilitates the implementation of PPS5 by informing consideration of the planning application.

Civic Amenities Act 1967 and Planning (Listed Buildings and Conservation Areas) Act 1990

The 1967 Act introduced Conservation Areas, permitting the identification of “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. There are over 9000 Conservation Areas in England. The legal framework for conservation areas is currently provided by the 1990 Act, and gives Local Planning Authorities stronger powers to control new development and the alteration or demolition of unlisted buildings than elsewhere. The site is located within the “Wigan Lane Conservation”. This document includes consideration of the impact of the proposed demolition of the existing buildings and redevelopment of the site in relation to the Conservation Area. The Conservation Area map and Character Appraisal are reproduced as Appendix 2 below.

The Hedgerow Regulations (1997) (Statutory Instrument 1997 No. 1160)

Certain ‘hedgerows’ are protected from removal by regulations made under Section 97 of the Environment Act 1995. The regulations define a ‘hedgerow’ as a hedge in or adjacent to common land, protected areas (i.e. Sites of Special Scientific Interest (SSSIs) and local nature reserves), and land used for agriculture, forestry or horse keeping.

The Regulations lay down archaeological, historical, ecological and landscape criteria for determining whether such a hedgerow is ‘important’. In order to qualify as ‘important’, a hedgerow must meet at least one of eight criteria. Five of these criteria relate to historical or archaeological factors. These five criteria are that the hedgerow marks a pre-1850 parish or township boundary; that it incorporates a historical feature; that it is part of, or associated with an archaeological site; that it marks the boundary of, or is associated with, a pre-1600 estate or manor; that it forms an integral part of a pre-1845 field system.

Removal of such a hedgerow requires prior notification to the local planning authority, which may within 28 days issue a retention notice preventing removal if the hedgerow meets one of the criteria for importance (see DETR/MAFF 1997). Where a hedgerow is located within the boundary of a scheme which has planning permission, then specific separate permission to remove it is not required. These Regulations are currently under review.

There are no hedgerows within the site which can be identified as of archaeological significance, or would require separate prior notification ahead of its removal.

The Treasure Act 1996 (and as amended by the Treasure Designation Order 2002 No 2666).

This Act replaced the common law of treasure trove in England, Wales and Northern Ireland, which was previously the only legal protection afforded to antiquities. Under the law of treasure trove, finds of gold or silver had to be reported to the coroner and could be declared treasure trove and the property of the Crown if they had been deliberately hidden with the intention of recovery and their owner, or heirs were unknown. The 1996 Act removed the need to establish that objects were hidden with the intention of being recovered, except in a very few cases; it sets out the precious metal content required for a find to qualify as treasure; and it extends the definition of treasure to include other objects found in archaeological association with finds of treasure. Six categories of object are now classed as treasure:

- Any object other than a coin which is at least 10% silver or gold by weight and more than 300 years old.
- Any coins that are at least 10% silver or gold by weight and come from a single find, provided the find contains at least two coins with a gold or silver content of at least 10%. The coins must be at least 300 years old at the time of discovery. Where finds consist of coins that are less than 10% gold or silver by weight, there must be at least 10 coins in the find and they must be at least 300 years old at the time of discovery for the find to be considered treasure.
- Any object, of whatever, composition, that is found in the same place as, or that had previously been together with, another object that is treasure.
- any object (other than a coin), any part of which is base metal, which, when found is one of at least two base metal objects in the same find which are of prehistoric date;
- any object, (other than a coin) which is of prehistoric date, and any part of which is gold or silver.
- Any object that would previously have been treasure trove but does not fall within the specific categories given above.

The Act also introduces a Code of Practice for the voluntary recording of archaeological finds.

This legislation is not directly applicable to the preparation of this desk-based assessment, but may be relevant for material recovered during the course of any groundworks associated with the proposed development.

World Heritage Status:

United Nations Education Scientific and Cultural Organization (UNESCO) designate sites as of international importance and inclusion on the list. This measure does not carry legislative

weight, but requires local authorities to draw up heritage management plans for sites and their environs. Failure by local authorities to implement such plans may lead to the removal of sites from the list.

The site under examination here is not subject to any of the planning and development provisions of a management plan for any World Heritage Site. The nearest World Heritage site is the historic waterfront in Liverpool, ("Liverpool: Maritime Mercantile City", 38km away) (<http://www.liverpoolworldheritage.com/index.asp> accessed 12.01.12).

Local Plan Policies on Archaeology in Wigan.

The site is located within the administrative area of Wigan Council. The Replacement Wigan Unitary Development Plan, adopted in April 2006 contains a number of provisions setting out the local authority's commitment to the conservation of the historic environment within the borough, with sections dealing with Conservation (Policy EV4) and specifically with Development and Design in Conservation Areas (Policy EV4A), Listed Buildings (Policy EV4B), Buildings and Structures of Local Architectural or Historic Interest (Policy EV4C), Historic Parks, Gardens and Cemeteries (Policy EV4D), and Archaeology, Ancient Monuments and Development (Policy EV4E) (<http://www.wigan.gov.uk/NR/rdonlyres/A208C2C8-A4DE-4561-BC48-CCC1095F82F8/0/UDPEEnvironment87kb.pdf>). The local plan was "saved" in April 2009, as part of the Local Development Framework. The archaeology section states:

EV4E Archaeology, Ancient Monuments and Development

The Council will protect and enhance the character and appearance of sites, buildings and structures of archaeological interest and Ancient Monuments. In particular, it will not allow development proposals which fail to:-

(a) Enhance and preserve in situ scheduled or unscheduled Ancient Monuments of national importance and, in appropriate circumstances, significant unscheduled monuments of more local importance or which fail to adequately protect the setting of such monuments;

(b) Incorporate an approved scheme of archaeological investigation (including, where appropriate, excavation, recording and salvage work prior to development with subsequent analysis and publication of results), if necessary, with funding by the developer, in cases where destruction or removal of any ancient monument or archaeological remains, known or believed likely to exist, is considered acceptable by the Council. Conditions may be imposed requiring such investigations as part of the planning permission.

The preparation and submission of this archaeological desk based assessment is consistent with the provisions of the Local Development Framework.

7.0 RESULTS

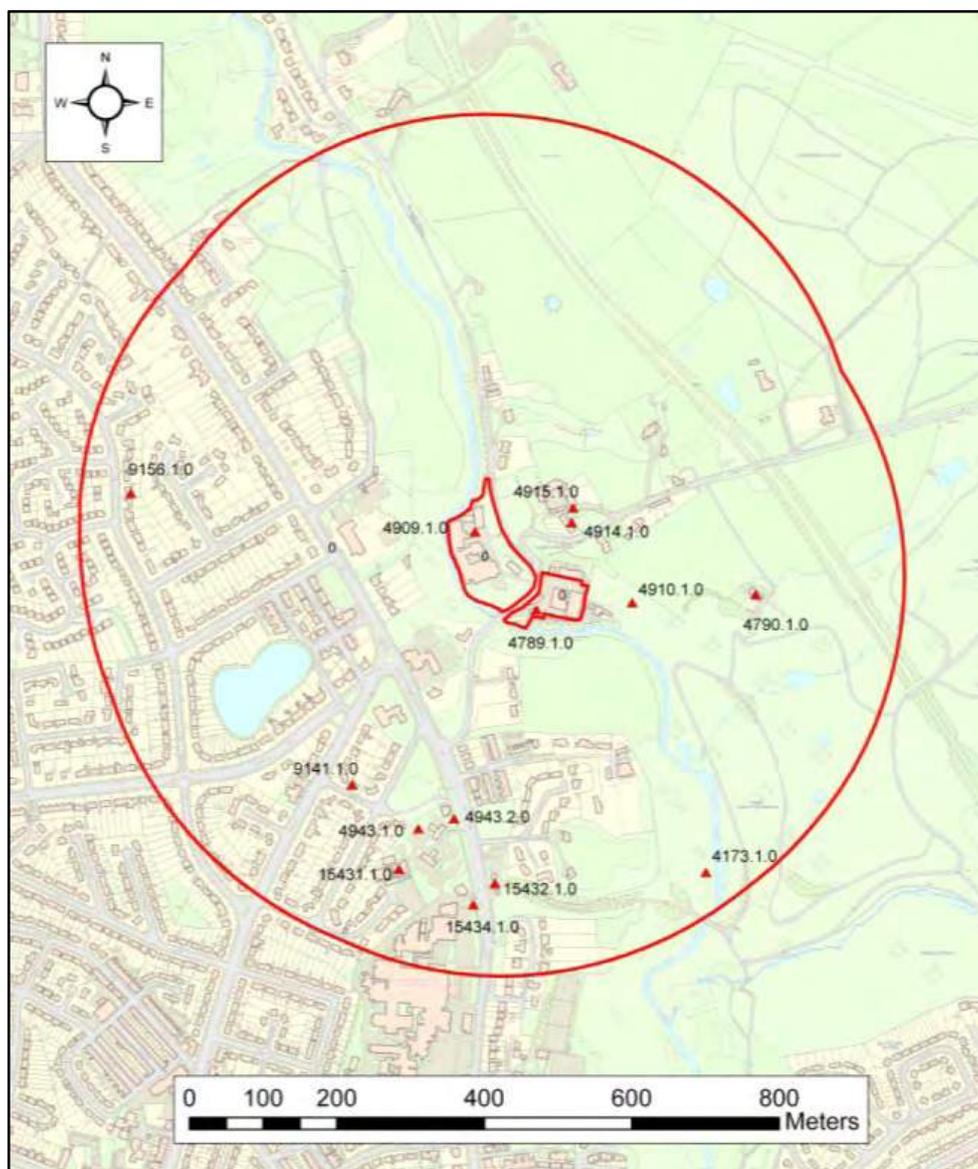
On the Greater Manchester Historic Environment Record there are three recorded heritage assets within the development boundary (HER Refs 4909.1.0, 4789.1.0 and 4910.1.0); a further 11 are located within 500m of the site. There are no Scheduled Ancient Monuments within the proposed site or wider study area. There are no Listed Buildings within the development area. There are 5 Listed Buildings within the study area. There are no Registered Parks and Gardens, Battlefields or World Heritage Sites within the Site or Study Area. The site is located within a Conservation Area ("Wigan Lane").

The known archaeological and historic remains in close proximity to the site are described below by period. Summary data is included in tabular form and the full HER entries and distribution map as Appendix 1. Individual HER sites are indicated on Figure 6.

Table 2 Summary HER Data for the Study Area (see Appendix 1 for further details)

<i>HER Ref</i>	<i>Name</i>	<i>Period</i>
4943.2.0	Milestone Set in Boundary Wall To North East of The Elms	Roman
4943.1.0	Milestone (Wigan) (site of)	Roman
4173.1.0	Sword (17th century)	AD 17th Century
4914.1.0	Haigh Brow Cottages	AD 17th Century
4790.1.0	The Receptacle	AD 18th Century to Modern
4789.1.0	Haigh Ironworks	AD 18th Century
9141.1.0	Bank House	AD 19th Century to Modern
9156.1.0	Whitley Hall	AD 19th Century to Modern
15431.1.0	The Elms	AD 19th Century to Modern
15432.1.0	Gateway and Lodges to Haigh Hall Park	AD 19th Century to Modern
4910.1.0	Leyland Mill	AD 19th Century to AD 20th Century
4909.1.0	Leyland Mill	AD 19th Century to AD 20th Century
4915.1.0	Leyland Mill Farm	AD 19th Century
15434.1.0	K6 Telephone Kiosk Adj. to the North-East Corner of The Royal Albert Edward Infirmary	AD 20th Century to Modern

Figure 14 HER data within a 500m study area around the site. Note that 4910.1.0 refers to buildings within the site boundary.



7.1 Prehistoric Period (250,000 BC – 43 AD)

There are no recorded archaeological remains from the prehistoric period within the development site boundary or wider study area.

Prehistoric archaeological remains are not well represented in the Wigan area: deposits from the Palaeolithic period (c 250, 000 – 8300 BC) in and around the town were largely truncated during the last glaciation. There are no known Mesolithic (8300 – 4000 BC) Neolithic (4000 - 2000 BC), Bronze Age (2000 – 800 BC) or Iron Age (800 BC – 43 AD) sites or stray artefacts in the study area.

A Neolithic/Bronze Age battle axe was recovered during building works in 1933, located 980m south west of the Site (HER Ref 3136.1.0). A further Bronze Age stone axe was found in 1890, 530m south of the proposed development. These finds have no direct implications

for the proposed development, other than to indicate activity in the general area during these periods.

During the late Iron Age, Wigan was located within the tribal area of the Brigantes, although no settlements are known in the vicinity of the site.

Evidence for human activity from the prehistoric periods in and around Wigan is primarily restricted to stray finds of stone tools (Tindall 1985, Wigan Archaeological Society 1999). The site of the later town, located on free-draining sand and gravels adjacent to a river, would have made it an attractive location for prehistoric communities as a vantage point for hunter-gathering, with access to mixed habitats and diverse natural resources, as well as to early farmers.

The site's location in the base of a river valley, at a fordable point across the Douglas would have made it a potential focus for human activity in the form of hunting, fishing and a possible route. The subsequent location of a bridge at this point suggests that it may have been the location of a long-established crossing point.

It is likely that the fluctuation of the river's route in the valley bottom will have disturbed prehistoric archaeological deposits present within the site prior to the formalised river path through the current channel. There is a potential for the presence of palaeochannels which may have trapped evidence for earlier environmental conditions at the site.

The potential for the presence of unknown remains from the Prehistoric periods at the site is considered to be extremely low. Subsequent activities at the site are likely to have destroyed the fragile archaeological remains which characterise human activity during these periods in the region.

7.2 Romano-British (43 – 410 AD)

There are no recorded Romano-British archaeological remains within the site boundary.

There are two entries in the HER dating to this period located within the study area, both of which relate to the same Roman milestone excavated during road widening in 1930 (location recorded as HER Ref 4943.1.0), which was subsequently incorporated into a wall (HER Ref 4943.2.0), the latter has subsequently been listed (Grade II List Reference 1384573). This indicates the approximate position of a Roman road leading northwards out of the Romano-British settlement in Wigan, located on the western side of the River Douglas. The milestone has no implications for the site under consideration here.

Table 2 Summary Data for Romano-British Sites in the Study Area

HER Ref	Name	Period	Type
4943.2.0	Milestone Set in Boundary Wall To North East of The Elms	Roman	MILESTONE
4943.1.0	Milestone (Wigan) (site of)	Roman	COMMEMORATIVE MONUMENT, MILESTONE

Wigan is identified as the Roman settlement of *Coccium*, listed in the Antonine Itinerary (a register of stations and distances along roads in the Roman Empire: *Iter X* of the *Iter Britanniarum*). It is identified by its distance from Manchester to the east and Ribchester crossing the Ribble to the north (Tindall 1985, Farrer and Brownbill 1911: 68, Thompson

Watkin 1883: 28). Extensive Roman remains have been excavated and recorded within the historic core of Wigan to the south west of the development area. The 2004-5 excavations beneath the Grand Arcade on Millgate (380m to the south east of the site) uncovered evidence for continuous Roman occupation from the late 1st Century onwards, including the remains of a bathhouse dated to the 2nd Century AD (Zant 2008: 5-7). Excavations during 1982-4 in the town centre at the junction between the Wiend and Millgate uncovered evidence for substantial timber-framed buildings (Tindall 1985). Initially considered to be military stores, these have recently been reinterpreted as possible barracks within a fort (Peter Leeming, pers.comm). The town's Romano-British cemetery has been identified in the Darlington Street area, south of Wigan, approximately 1km south east of the site (Greater Manchester Archaeological Unit 1981: 2).

The site under consideration here was located beyond the periphery of the Romano-British settlement. The closest recorded structural remains are a ditch and road (agger), visible in 1836, thought to form part of the Roman military settlement located 620m to the south of the Site (HER Ref 4057.1.0, Watkin 1883: 200). A coin hoard unearthed in 1926, 950m north west of the site (HER Ref 585.1.0) similarly has no implications for the Leyland Mills site..

The potential for the presence of unknown remains from the Romano-British period at the site is considered to be extremely low. Subsequent activities at the site, specifically industrial development during the 18th and 19th Centuries, are likely to have destroyed any Romano-British archaeological remains.

7.3 Early Medieval (410 AD – 1066)

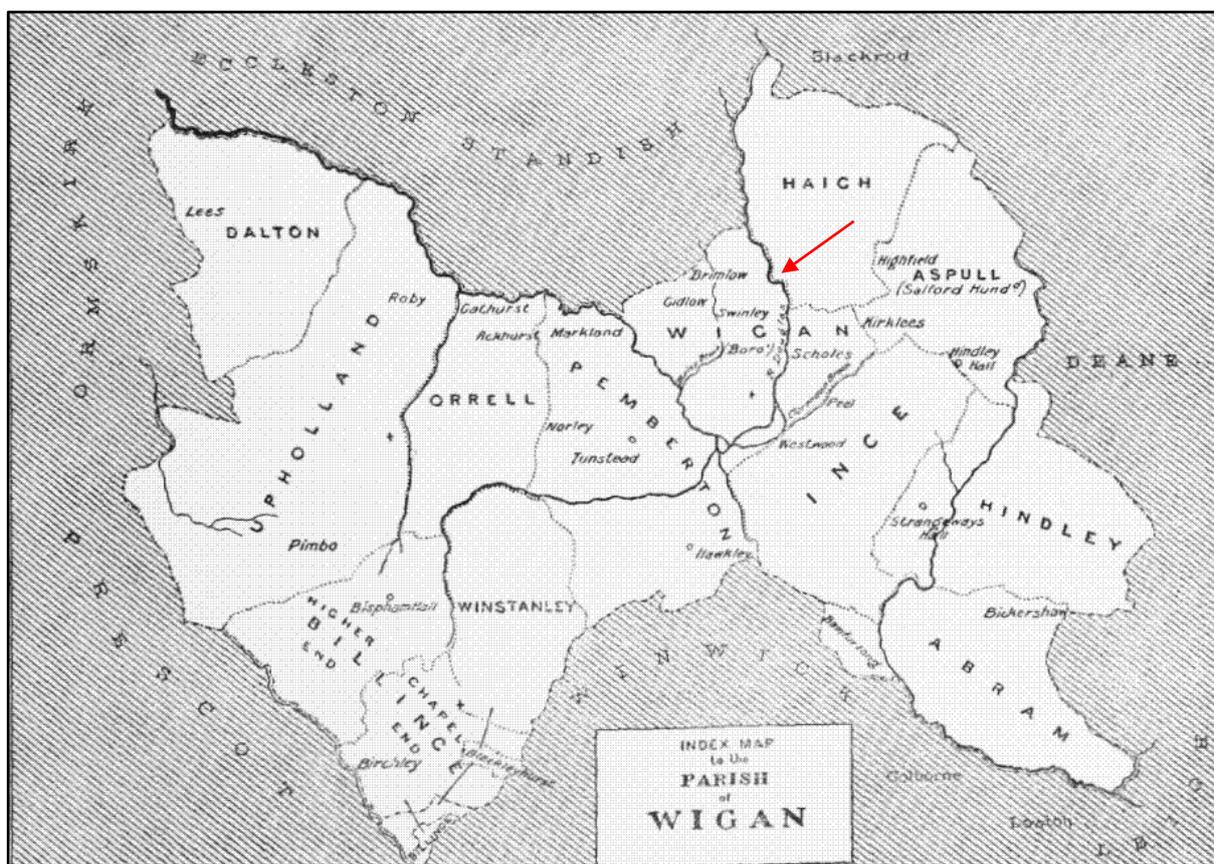
There is no evidence for any archaeological remains from the Early Medieval period within the development site boundary or study area. There is currently no archaeological evidence for continuity of occupation in Wigan into the post-Roman period. In the general area, placename evidence is invoked to demonstrate settlement at this time, with "British", Anglo-Saxon and Scandinavian forms present (Tindall 1985, Aldridge 2009). Wigan is thought to be the location of the "church of the manor of Newton" noted in the Domesday Book of 1086, suggesting a pre-Conquest establishment for the church. This would suggest the presence of a settlement of uncertain size in Wigan, but large enough to sustain a church. The fact that the subsequent medieval parish was named after and centred on Wigan suggests a settlement sufficiently substantial to later dominate the area.

The site is located within the historic Township of Haigh (Farrer and Brownbill 1911: 115-118), in the north eastern corner of Wigan Parish, located in the West Derby Hundred. Whilst these administrative structures are known from the later, Medieval period, they are thought to have been established prior to the Norman Conquest. The River Douglas forms the boundary of Haigh Township. The site is located at this natural feature, and there is consequently unlikely to have been any artificial marker such as ditch and bank associated with the historic boundary running through the development area.

There is no direct evidence for archaeological remains from the early medieval period in the area of the site: the potential for remains dating to this period being present is very low, especially in light of the subsequent industrial use of the site, which will have removed all but the most substantial cut features.

7.4 Medieval (1066 – 1500AD)

Figure 7 Plan of Medieval Parish of Wigan, with individual townships (after Farrer and Brownbill 1911). Site location indicated by arrow.



There are no known archaeological remains from the Medieval period located within the site boundary or study area. The site was located within the Haigh Township, and is likely to have been part of the lands forming the estate of Haigh Manor, the centre of which was Haigh Hall, first identified in documents dating to 1193 (Farrer and Brownbill 1911: 115). The Manor is well represented in the documentary record, and its possession can be traced from 1298 to 1780 within a single family (the Bradshaighs), thereafter it passed to the Earls of Balcarres, by marriage, after 1787.

The site may have been the location of a river crossing, either a ford or bridge during the medieval period, but there is currently no direct evidence to support this beyond the position of a subsequent bridge. Traces of any early structures are likely to be fragmentary, if present at all, since they would have been truncated during later industrial use of the site or bridge construction. It is possible that parts of any early bridge are contained within the revetted embankment of the current post-medieval structure.

The site was also a suitable location for a water mill during the medieval period, and one was recorded during the 18th Century (see below). Research through documentary archives has not identified a medieval mill, but this must remain a possibility. The physical traces of substantial sub-surface features of a mill, such as wall foundations, lined mill races, leats and wheel-pits may survive beneath the site. This is considered further below in relation to the documented mill.

The potential for the survival of previously unknown Medieval archaeological remains at the site should be considered to be low, given the intensive development of the area during the 18th and 19th Centuries. However it is possible that unrecorded fragments of an earlier mill or bridge are present.

7.5 Post-Medieval (1500 – 1900)

Figure 8 Extract from 1796 Haigh Township Map (Wigan Archives)



The site is better documented during the post-medieval period, and contains three entries within the boundary recorded on the Greater Manchester HER (Leland Mill 4909.1.0, and 4910.1.0 and Haigh Ironworks 4789.1.0). The grid reference in the HER data for 4910.1.0 is incorrect, placing the point data to the east of the site boundary: this HER entry refers to buildings located in the southern half of the site. The three HER entries include overlapping information on the buildings previously present and currently standing at the site.

Beyond the site boundary there are a further 10 HER sites dating to the post-medieval period, reflecting the intensification of industrial use of the immediate area and associated expansion of Wigan.

Table 3 Summary HER data for the post-medieval period

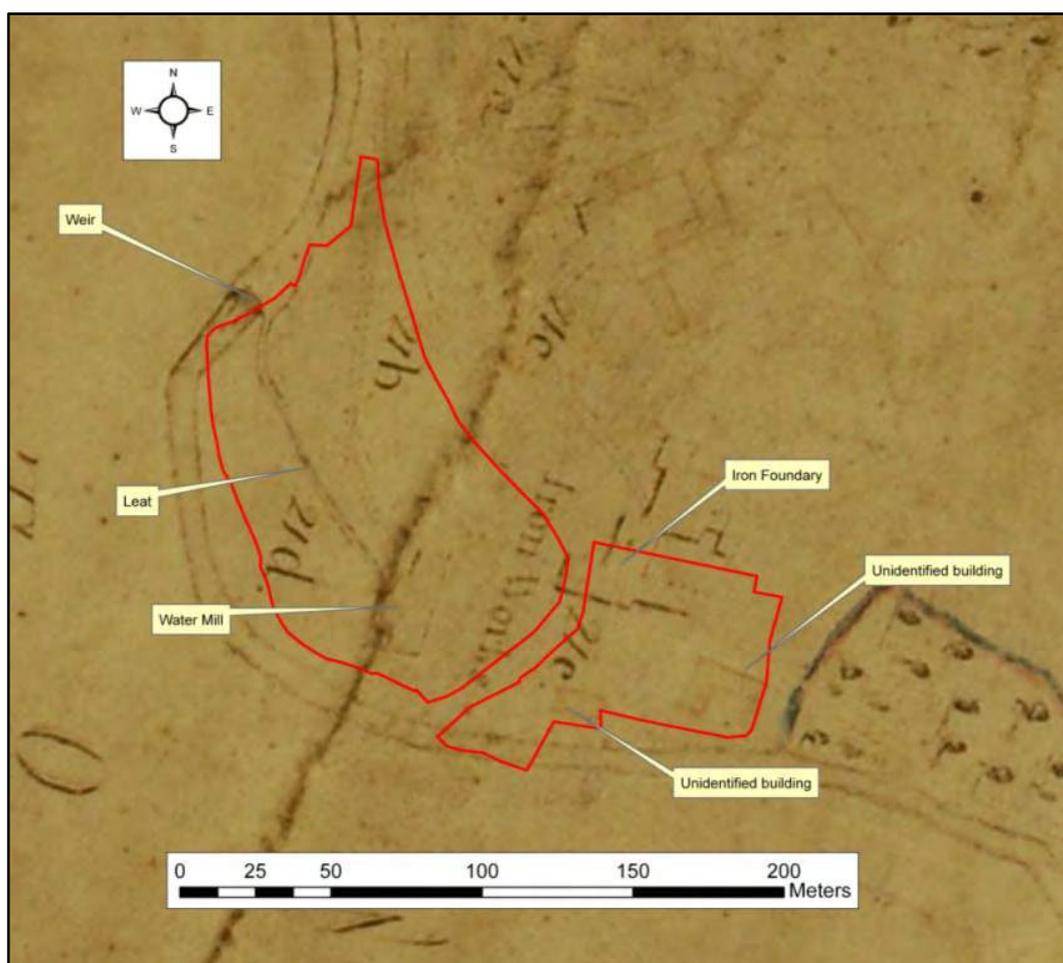
HER Ref	Name	Period
4173.1.0	Sword (17th century)	AD 17th Century
4914.1.0	Haigh Brow Cottages	AD 17th Century
4790.1.0	The Receptacle	AD 18th Century to Modern
4789.1.0	Haigh Ironworks	AD 18th Century
9141.1.0	Bank House	AD 19th Century to Modern
9156.1.0	Whitley Hall	AD 19th Century to Modern
15431.1.0	The Elms	AD 19th Century to Modern
15432.1.0	Gateway and Lodges to Haigh Hall Park	AD 19th Century to Modern
4910.1.0	Leyland Mill	AD 19th Century to AD 20th Century
4909.1.0	Leyland Mill	AD 19th Century to AD 20th Century
4915.1.0	Leyland Mill Farm	AD 19th Century

The earliest documented activity at the site is the establishment of The Haigh Iron Works in 1789. This was a partnership between the Earl of Balcarres, who acquired the Haigh estates by marriage in 1787, Robert Lyndsey (the Earl's brother) and James Corbett (Iron Founder) (Birch 1953). The company included a foundry at "Lalland Mill" as well as Brock Mill Forge, located 600m north of the site further up the River Douglas. This description implies that Leyland Mill and a foundry were already established at the site prior to the formation of the company, and may therefore have had earlier origins. The works expanded rapidly with substantial investment from the Earl, and a letter to him of 1789 notes that Corbett was:

"making the pit, building a large receiving furnace and getting forward with a Boring Mill" (ibid).

The description of the buildings in correspondence indicates the presence of significant structures, including: a mill, casting house and two blast furnaces. The earliest detailed map of the site examined in this study dates to 1796 ("Plan of the Manor of Haigh" held by Wigan Archives). This map is in fragile condition, and the detail barely visible for the area of the site (see Figures 8 and 9). However, it is possible to identify a water mill, its leat, the weir at the junction with the River Douglas, a building complex labelled "Iron Foundry". Two further unidentified buildings can be observed in the southern portion of the site, one of which may have been a stone cottage (Eskwin House) still present beyond the site boundary.

Figure 9 Detail of 1796 Haigh Township Map



The site boundary is indicated on Figures 8 and 9; geo-referencing of the early map is approximate. A bridge is not discernable on this figure.

The wider context of the site is illustrated in the 1796 map: the Township of Haigh is densely packed with evidence for the industrial activity which enriched the estate, including frequent coal pits, as well as field names such as “Brick Croft”, “Potters Farm” and “Kiln Croft”. The extraction of coal within the manor was long established by the 17th Century. The “Haigh Sough” was constructed between 1653 and 1670, and is the nearest Scheduled Monument to the Site (HER Ref 582.1.0, SM No 32568). This was a drainage adit dug on behalf of Sir Roger Bradheigh to enable the excavation of coal mines beneath the level of ground water penetration. The entrance to the sough is located 620m south east of the Site, where it drains into the Yellow Brook, a tributary of the River Douglas. The sough runs eastwards for 1120 yards to Park Pit. It is therefore located away from the development area.

The Haigh Iron Works made use of the resources present within the estate: water power, coal and iron ore, and sought to achieve economies by controlling the entire process of iron production from smelting through to production of engineered products (Birch 1953).

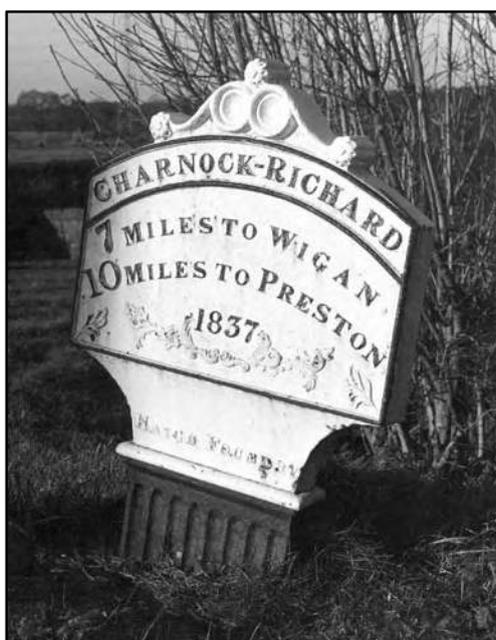
The industrial expansion of the district was accelerated by the improvement of transport networks: initially the connection of the River Douglas to the Ribble by canal in 1742, followed by a direct canal to Liverpool in 1772 and subsequently integration into the Leeds and Liverpool canal which fully opened in 1816 (*ibid*: 5-6). The Leeds – Liverpool Canal is located over 1km to the east of the site, where the Haigh estates were served by a quay

(HER Ref 4126.1.0) and connecting road (“Hall Road”) visible on the later Haigh Township map of 1848 (Figure 12 below).

The wares of the iron works were advertised in a Liverpool newspaper in 1790 (Birch 1953: 322), specifically “Fire Engines” (i.e. stationary steam engines). The partnership was dissolved in 1790 on the death of Corbett, continuing under the Earl and Lindsey, with a series of managers (*ibid* 320 – 325). A later advertisement dating to 1811 noted that goods could be delivered to Liverpool via the canal in less than 24 hours, and the iron works specialised in the production of sugar mills and steam engines to the sugar plantations of the West Indies, no doubt drawing upon the Earl’s knowledge of the market, having been the Governor of Jamaica (1794-1801). Research into the application of steam power in the sugar industry identified one of the company’s 1818 sugar mill units in Haiti, which consisted of a boiler, condensing steam engine and cane mill (Deerr 1940: 11-21). Lancashire’s first steam locomotive was manufactured at the site “The Walking Horse” in 1812 (http://en.wikipedia.org/wiki/Haigh_Foundry accessed 02.02.12).

Iron milestones manufactured at the site survive in the locality, and are noted in the local archives (Figure 10).

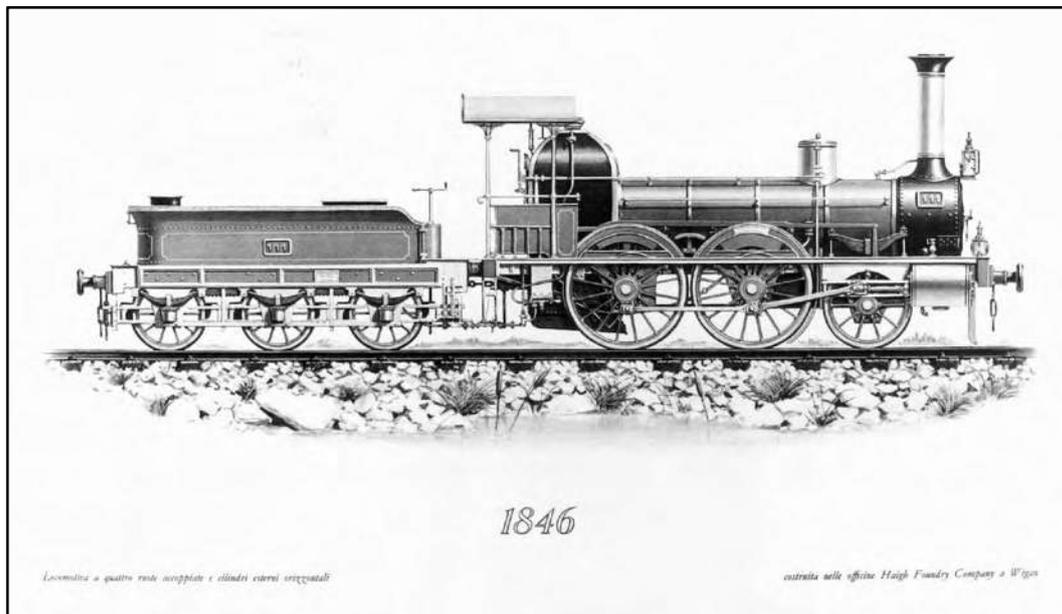
Figure 10 Cast iron milestone produced by Haigh Foundry (image supplied by Wigan Archives)



The smelting of iron proved to be less profitable at the works than originally envisaged, and the furnaces were taken out of production in 1815, and subsequently demolished by 1828 (Birch 1953: 332). The Earl died in 1825, to be replaced in the partnership by his son James Lyndsey, with the company name becoming “James Lindsey and Co.” The ironworks thereafter developed as a foundry and engineering works, producing a range of products, including paddle shafts for steam ships, wrought iron work for churches and reputedly the Laxey Wheel for the Isle of Man in 1854 (although the latter is disputed).

The iron works was leased to another partnership from 1835 to 1856 (Messrs Evans, Ryley and Burrows), during which time the company specialised in the production of locomotives, producing 114 during this period (Birch 1953: 332, Lowe 1975: 305-7). A list of the locomotives, their specifications and customers is provided in Lowe 1975.

Figure 11 Example of steam locomotive produced by Haigh Foundry (Courtesy of Wigan Archives)

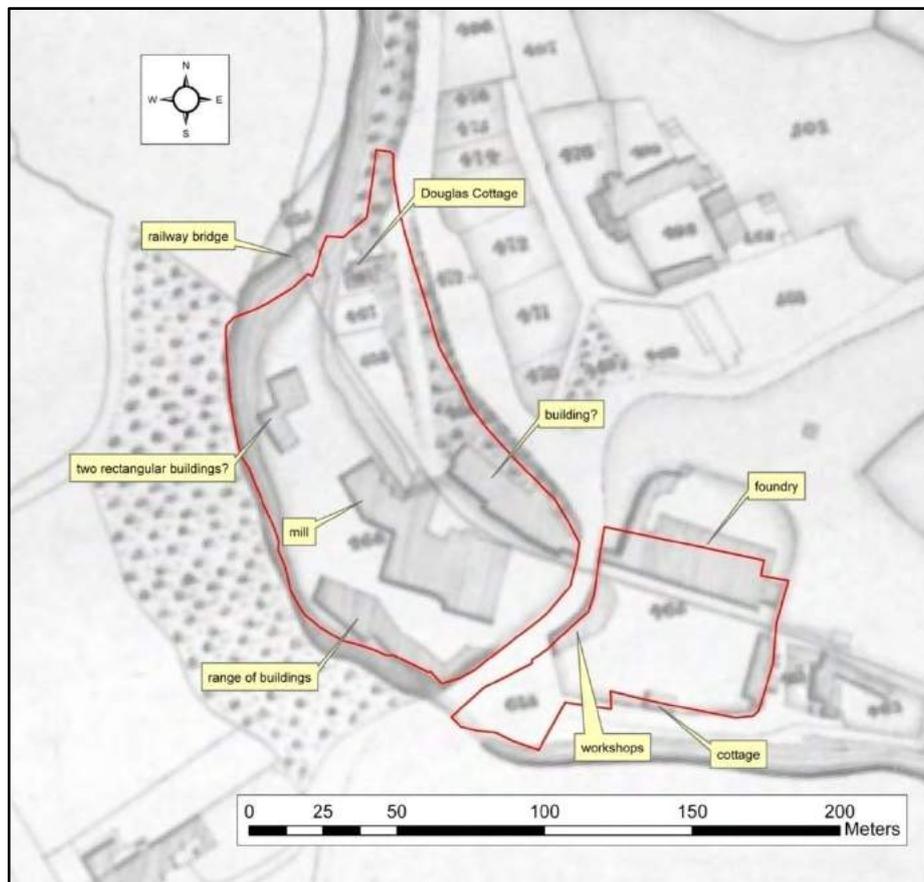


The industrial complex is shown in greater detail in the 1848 Haigh Township map (Figure 12). By this time the site was connected to the rail network with a branch line passing through the site approaching from the north over a railway bridge crossing the River Douglas (the central pier of which is still visible in the river- see Figure 70 below). In 1848 the mill weir and leat were still in place, although there was no indication of the mill tail race, suggesting that it was either culverted under ground, or was backfilled and no longer active. It seems likely that the mill had switched to steam power by this point in time. The complex consisted of a series of discreet buildings. In the northern portion the main mill building appeared to have been extended since 1789 with additions on both the eastern and western sides and served by the railway on its northern side. A range of buildings is also shown to the south of the mill, adjacent to the bridge and River Douglas, function unknown, as well as a single angular structure formed from two rectangular buildings. Located on the northern side of railway line, opposite the mill is a linear building, presumably terraced into the steep hillside. Its function is unclear. Close to the northern limit of the site is Douglas Cottage (identified from later maps). The southern portion of the site contained the foundry building, modified from the 1796 map, as well as the cottage close to the site entrance (Eskwin House) which was also previously present. Located against the eastern limit of the site is a narrow range of buildings with an unknown function. The group of buildings beyond the eastern boundary of the site are still present (Foundry Cottages), built to house workers at the site. The eastern side of the bridge shows the presence of the workshops built into the bridge embankment, and is the only structure shown here which has survived within the site boundary to the present day (Building L, below).

Figure 12 Extract from 1848 Haigh Township Map, image courtesy of Wigan archives

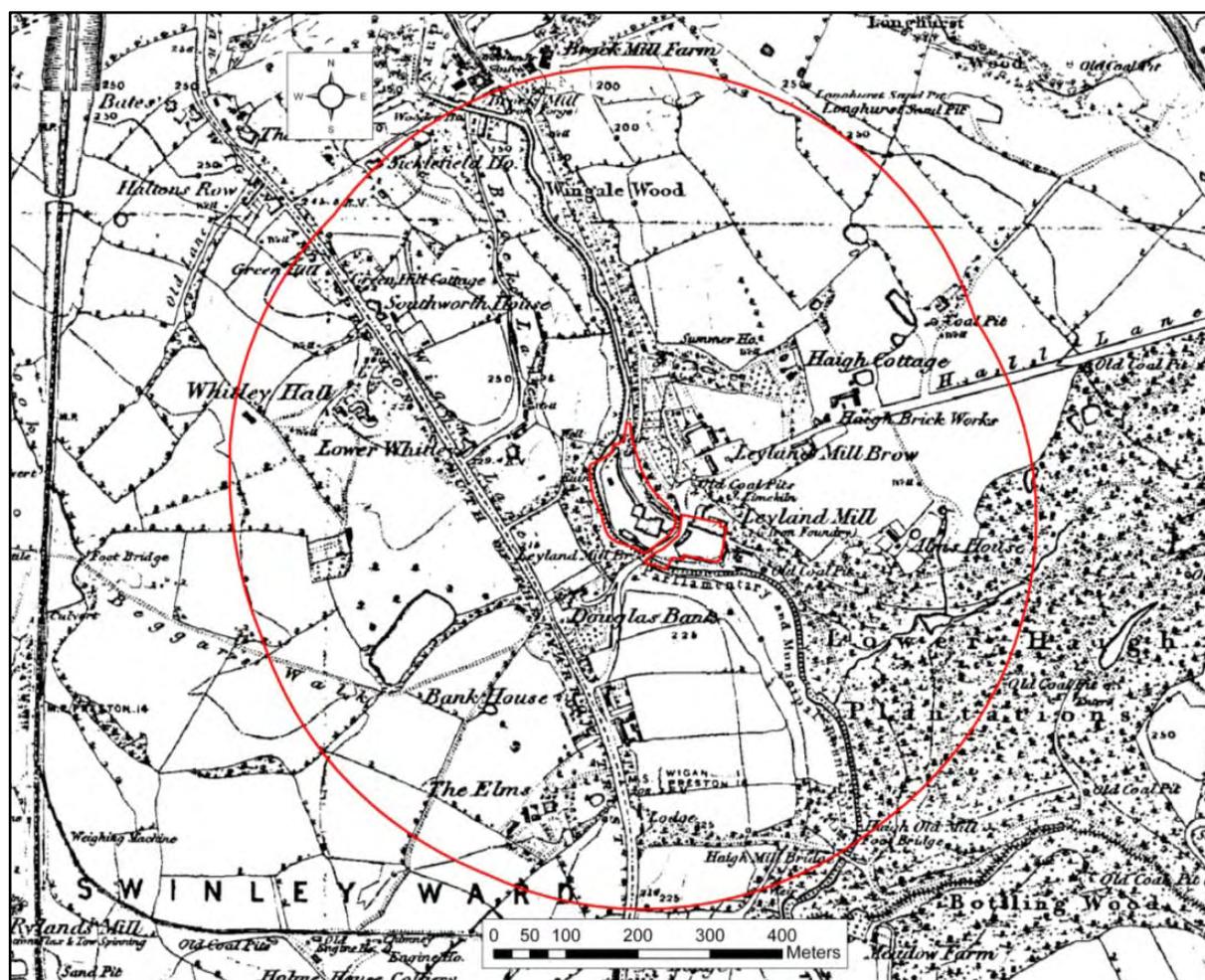


Figure 13 Extract from 1848 Haigh Township Map, image courtesy of Wigan archives



The 1849 Ordnance Survey 1:10560 1st Edition shows the site with a similar layout (Figure 14): the resolution of this map is poorer than the Township map, and gives less detail for the site. The railway line is not shown passing through the development area, which may indicate that it was surveyed some years prior to publication (and before the 1848 Township map). The mill building is less extensive and the two rectangles building shown in the township map is indicated as a single rectangular structure. However, the wider landscape is well represented in the 1840 Ordnance Survey map, with “old” coal pits shown across the woodland to the south east of the site.

Figure 14 Extract from 1849 Ordnance Survey mapping showing the wider context of the site in its rural/industrial setting

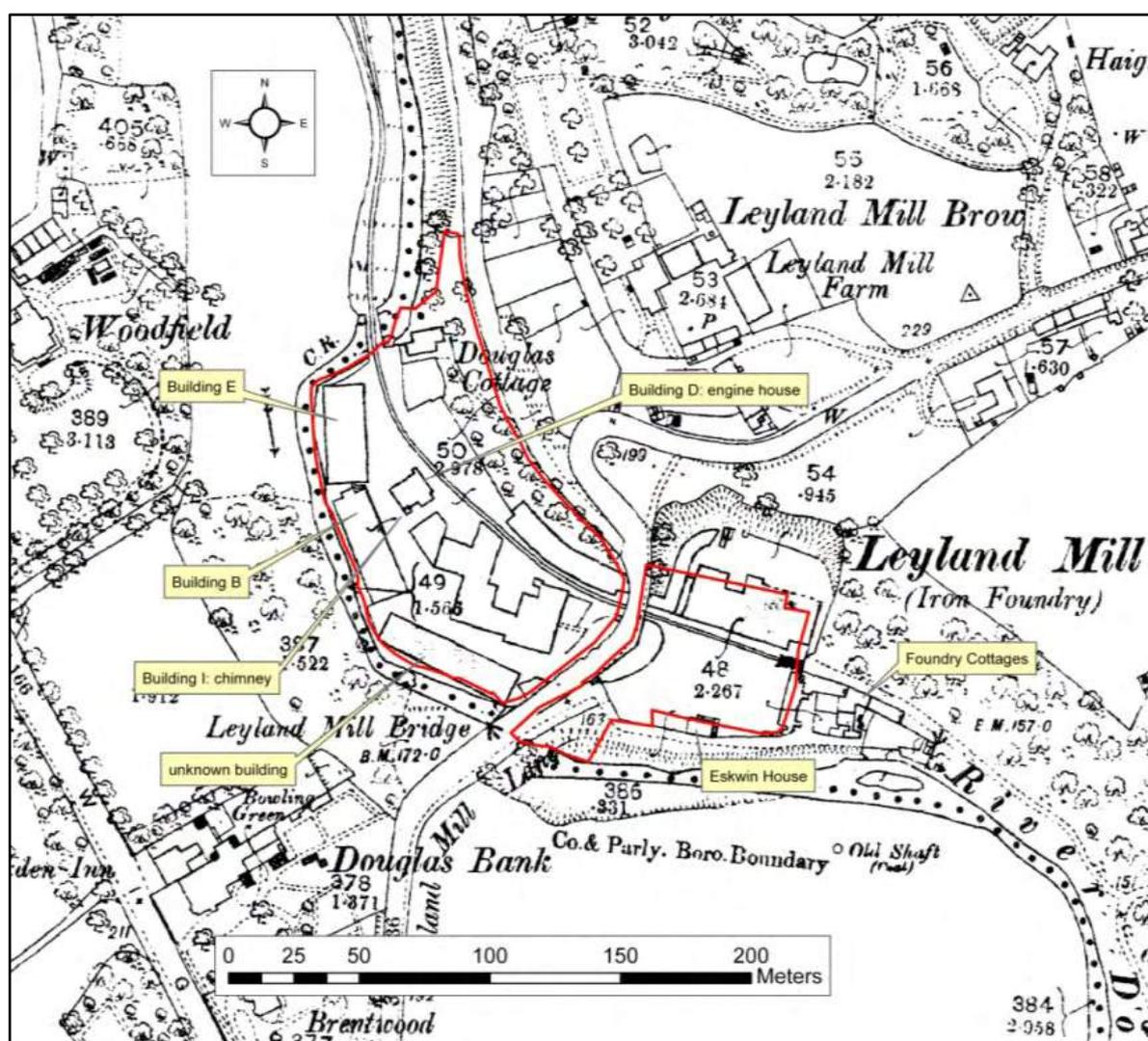


After 1856 the lease for the foundry was taken over by Birley and Thompson, who ceased production of locomotives, and specialised in machinery for mining. Wigan archives have extensive holdings on the Haigh estate for this period, including correspondence from the foundry tenants to the landlord's representative (Mr James Wood) for example, requesting repairs to the bridge carrying the railway line over the mill race and the risk of landslip to the rear of the foundry building (both in 1868, Wigan archives refs D/DHai/C2/1868/23 and D/DHai/C2/1868/98). The foundry subsequently closed in 1884.

The next available detailed survey of the site is the 1894 Ordnance Survey 1:2500 (Figure 15). This shows significant changes across the site since 1849, and saw establishment of the more significant buildings still present at the site. The southern portion of the site was largely unchanged from 1849, however the railway line no longer extended southwards beyond the site boundary, but terminated within the foundry yard. This is probably due to the

line southwards to Lindsay Pit having been cut by the Lancashire Union Railway (notes in the Hampson Archive). The main mill building retained the outline shown in 1849, but was clearly no longer reliant on water power: the mill race had been filled in (between 1868 and 1894) and a new engine house and chimney erected (buildings I and D in the current complex). To the west and south of the engine house, three large factory buildings flanked the western limit of the site, two of which currently survive (Buildings B and E). Given the similarities in groundplan, these three buildings are assumed to have been similar structures.

Figure 15 Extract from 1894 Ordnance Survey map data



7.5.1 Post-Medieval Development in the Wigan area

Wigan's industrial history has its origins during the medieval period, with small scale craft production of textiles and metalwork associated with its role as a distributive hub for the local feudal economy. In 1538 it was described by the traveller John Leland as being "as big as Warrington...but better built" with "...much cannel like sea-coules in the ground, very profitable..." (Wigan Council 2006: 5).

By the mid 18th Century the town's principal industry was coal mining, but Wigan was also known for its brass, copper and textile products. The industrial expansion of the town was

accelerated by the improvement of transport networks: initially the connection of the River Douglas to the Ribble by canal in 1742, followed by a direct canal to Liverpool in 1772 and subsequently integration into the Leeds and Liverpool canal which fully opened in 1816 (*ibid*: 5-6). The adoption of steam led to a growth in the profitability and number of textile mills: in 1829 there were 32 steam engines in use in mills in Wigan (*ibid*). Wigan was connected to the Liverpool to Manchester railway in 1832, and shortly after had a separate line to Preston, which opened in 1838. As the coal industry expanded, iron production was also adopted, and a number of separate mine owners joined to form the Wigan Coal and Iron Company in 1865.

The industrialisation of Wigan transformed the town, massively increasing its population during the nineteenth century, with the rebuilding, development and expansion of the urban area. Most of the historic environment assets identified within the study area are buildings in the vicinity of the site established during this period of growth (see summary table below and Appendix 1).

7.5.2 The Post-Medieval Archaeology of the site

The site was intensively developed during the 18th and 19th Centuries, with the establishment, extension and demolition of buildings across the site. These activities will have largely destroyed earlier archaeological remains which may have been present at the site. Several of the buildings from the 18th and 19th Centuries survive amongst the current building stock, and it is likely that foundations and sub-service features of the early buildings survive in fragmentary form at the site. The mill race is likely to be the most substantial underground survivor from this period, foundry foundations and casting pits may also be present, elsewhere wall foundations, service ducts and dumped industrial waste are also likely, if only in fragmentary form. The surviving upstanding buildings are described in greater detail below.

7.6 Modern (20th Century-present)

The site contains no identified heritage assets from the 20th Century recorded on the HER. It was subject to extensive modification during this period. The wider study area contains a single heritage asset noted on the HER: an early (Listed) telephone box which is not relevant to the site under consideration here.

Table 4 Summary of 20th Century HER data

<i>HER Ref</i>	<i>Name</i>	<i>Period</i>
15434.1.0	K6 Telephone Kiosk Adj. to the North-East Corner of The Royal Albert Edward Infirmary	AD 20th Century to Modern

The 1909 Ordnance Survey 1:2500 map of the site shows significant differences from 1894. Within the southern portion of the site, the main foundry building had been demolished, along with the range of buildings against the eastern boundary of the site. A new building had been erected adjacent to the entrance to the site (Building M), and a central structure erected in the yard (Building N), connected to the bridge workshops by an overhead gantry.

In the northern portion of the site the original mill building complex had been demolished, along with the southern most of the three factory buildings, a small structure adjacent to the bridge and a linear building previously arranged along the northern side of the railway line. The engine house (Building D) had been extended significantly and additional railway lines had been laid to serve Buildings B, D and E.

It is clear that the period 1894 to 1908 was period of significant investment and re-organisation of both portions of the site.

From 1907 the Sea Products Company (founded by ET Hampson) was located at the site. This was followed in 1908 by another Hampson Company, Jeffreys Miller and Co Ltd, specialising in the production of malt extract, initially to the textile industry as a de-sizing agent using a process discovered by Hampson, but subsequently to the baking and pharmaceutical industries (unpublished notes in the Hampson Archives by W Bamford, and also Tony Hampson, pers.comm). An advertising image of the site from shortly before this time is reproduced below (Figure 16), which shows Buildings B, E, I and D, served by the railway lines as indicated in the 1909 Ordnance Survey map.

Figure 16 Extract from advertisement for “JT Petford Ltd” manufacturer of “Brass and Iron Bedsteads and Cast Hollow-Ware”, present at the site between 1899 and 1908 (Hampson Archive notes). View to north west.

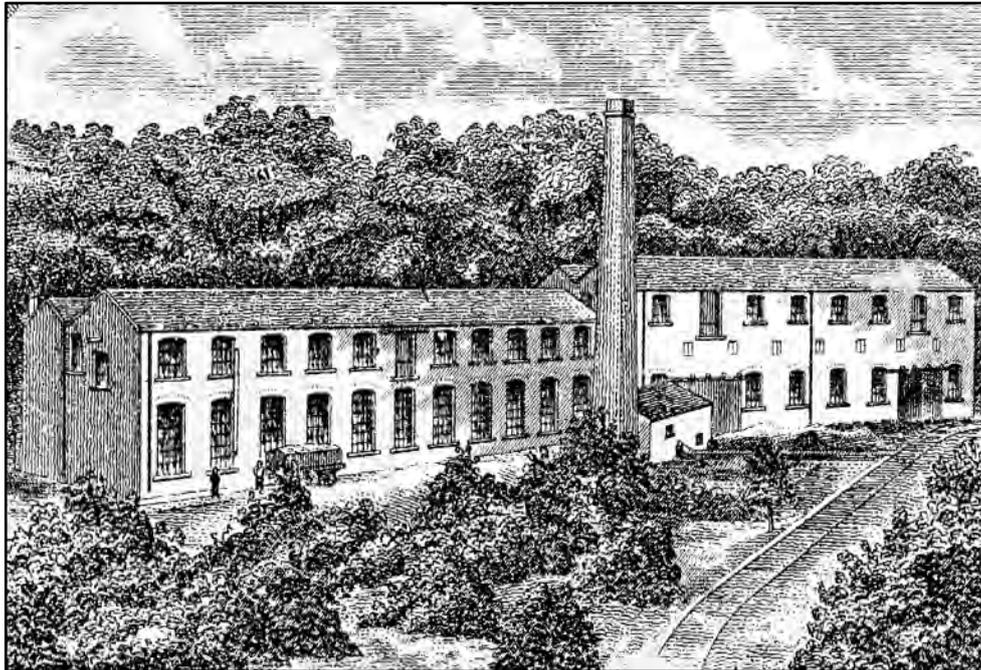
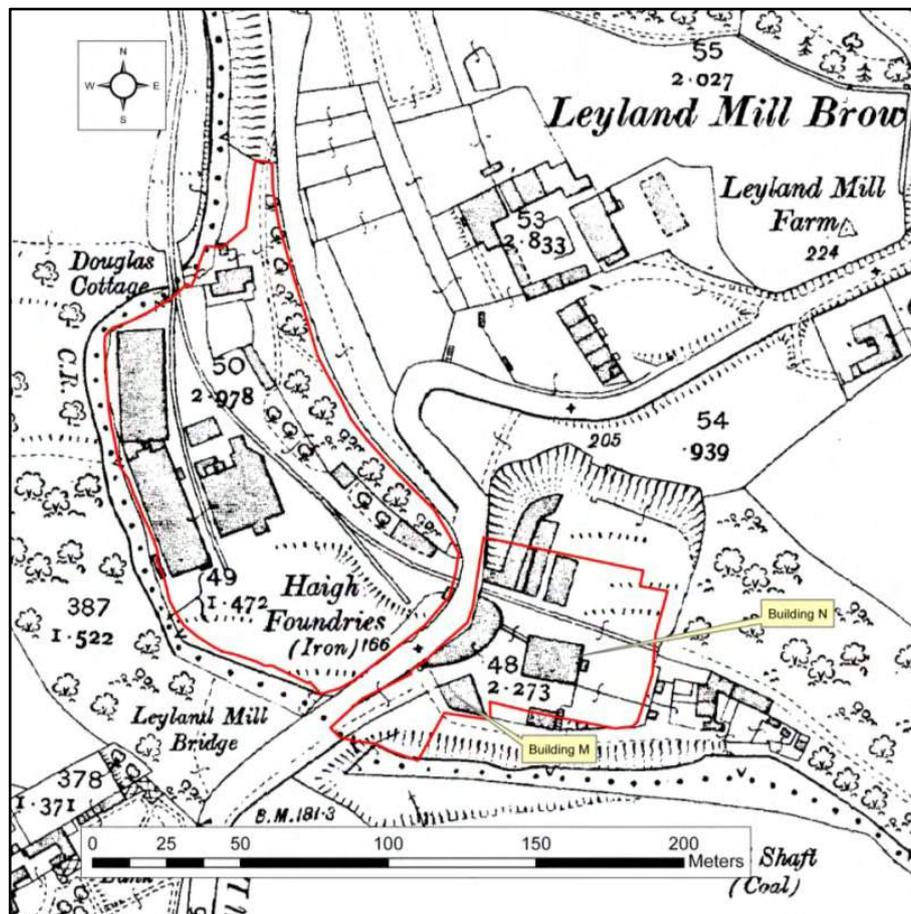
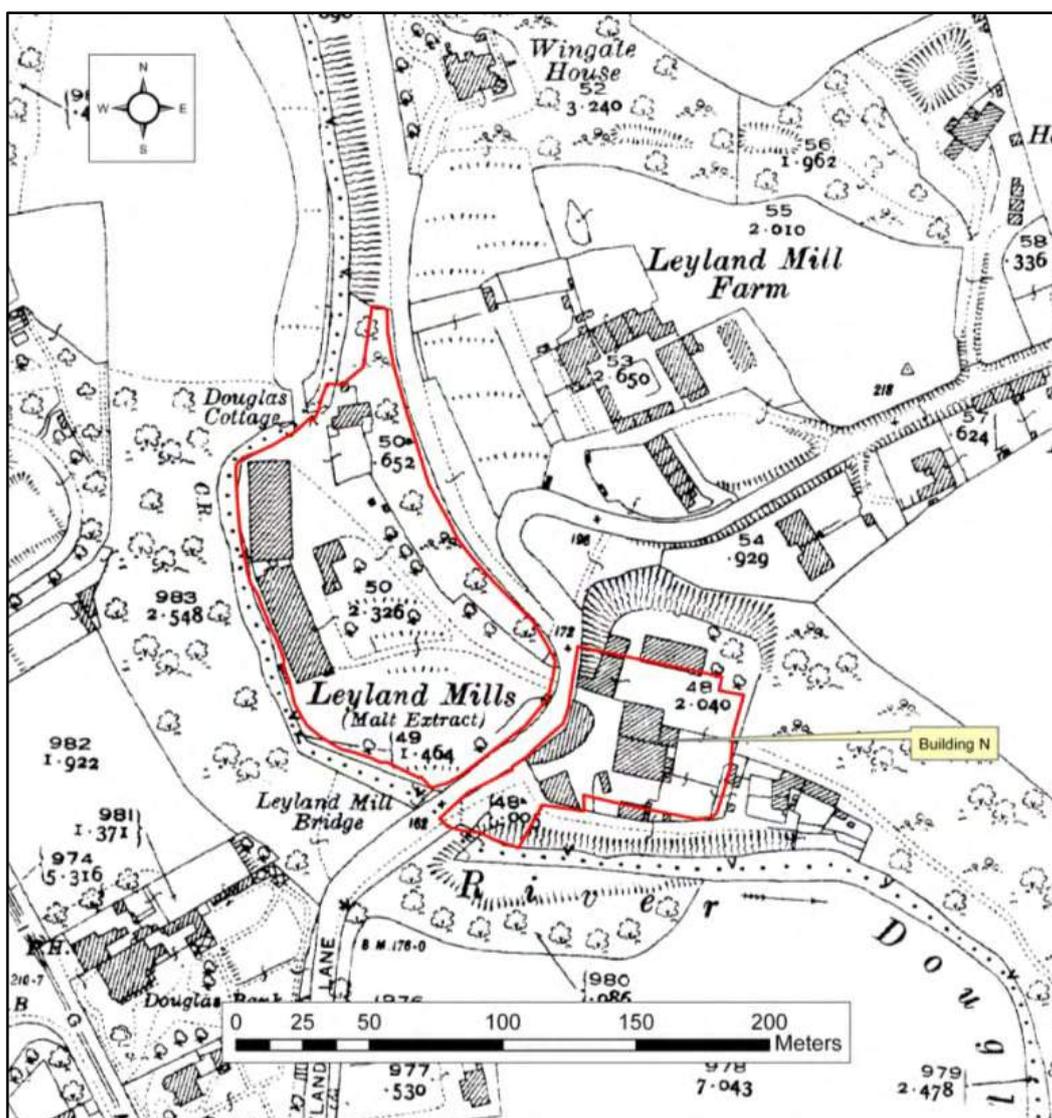


Figure 17 Extract from 1909 1:2500 Ordnance Survey Map



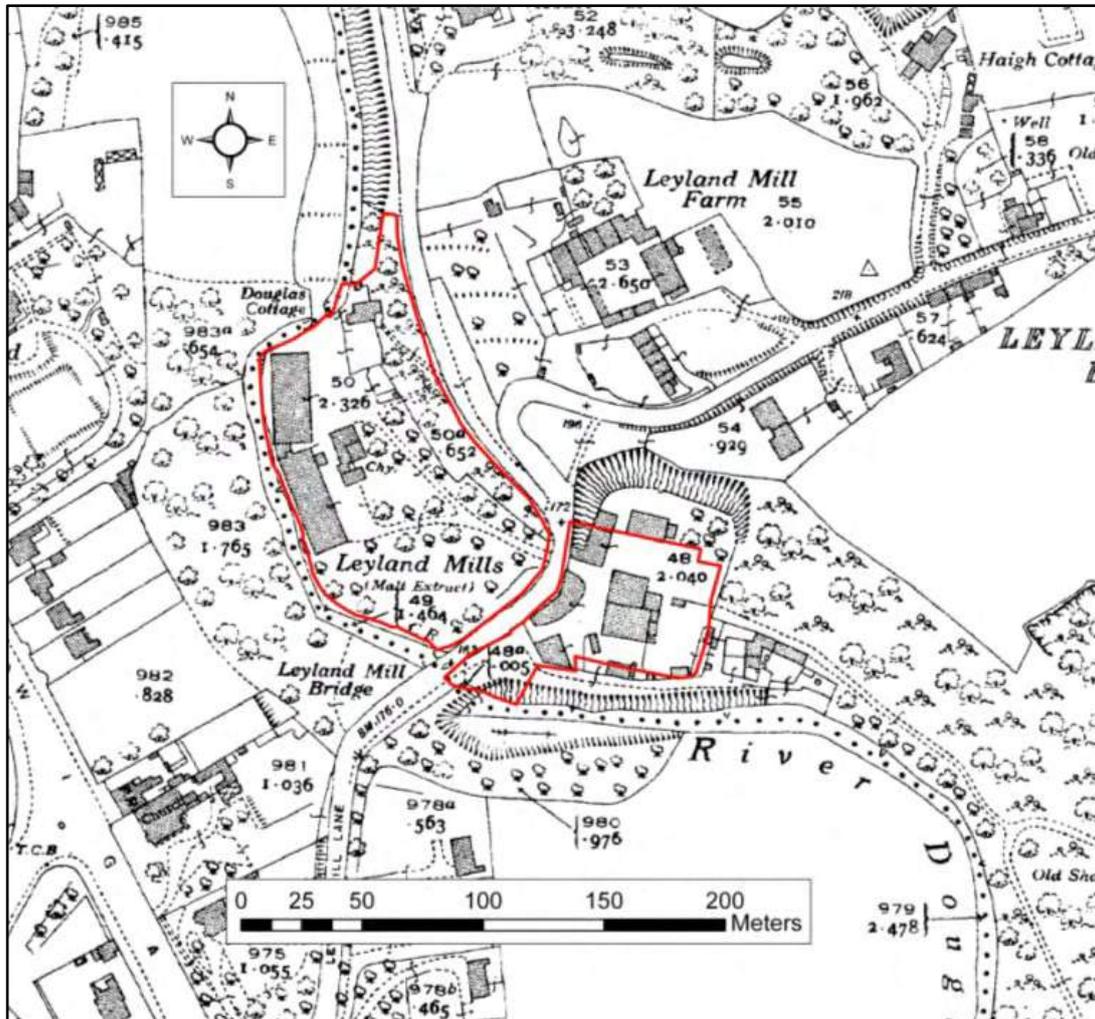
By the time of the 1929 Ordnance Survey map, further changes had taken place in both portions of the site. To the south Building N had been extended on its northern side, the foundry buildings had been demolished and replaced with two rectangular buildings. In the northern portion of the site the engine house (Building D) had been reduced or replaced by a smaller structure, although the earlier chimney was retained. The railway tracks had been removed by this point, since the bridge over the Douglas was not considered strong enough to continue to carry the weight of traffic: the site has been served exclusively by road since. The date of disuse of the railway line into the site is unclear: unpublished notes in the Hampson Archive (by Isaac Miller) suggest that this may have been during the mid 19th Century, since 100 horses were reported to have been hired to drag the Laxey Wheel castings up on to Wigan Lane.

Figure 18 Extract from 1929 1:2500 Ordnance Survey map



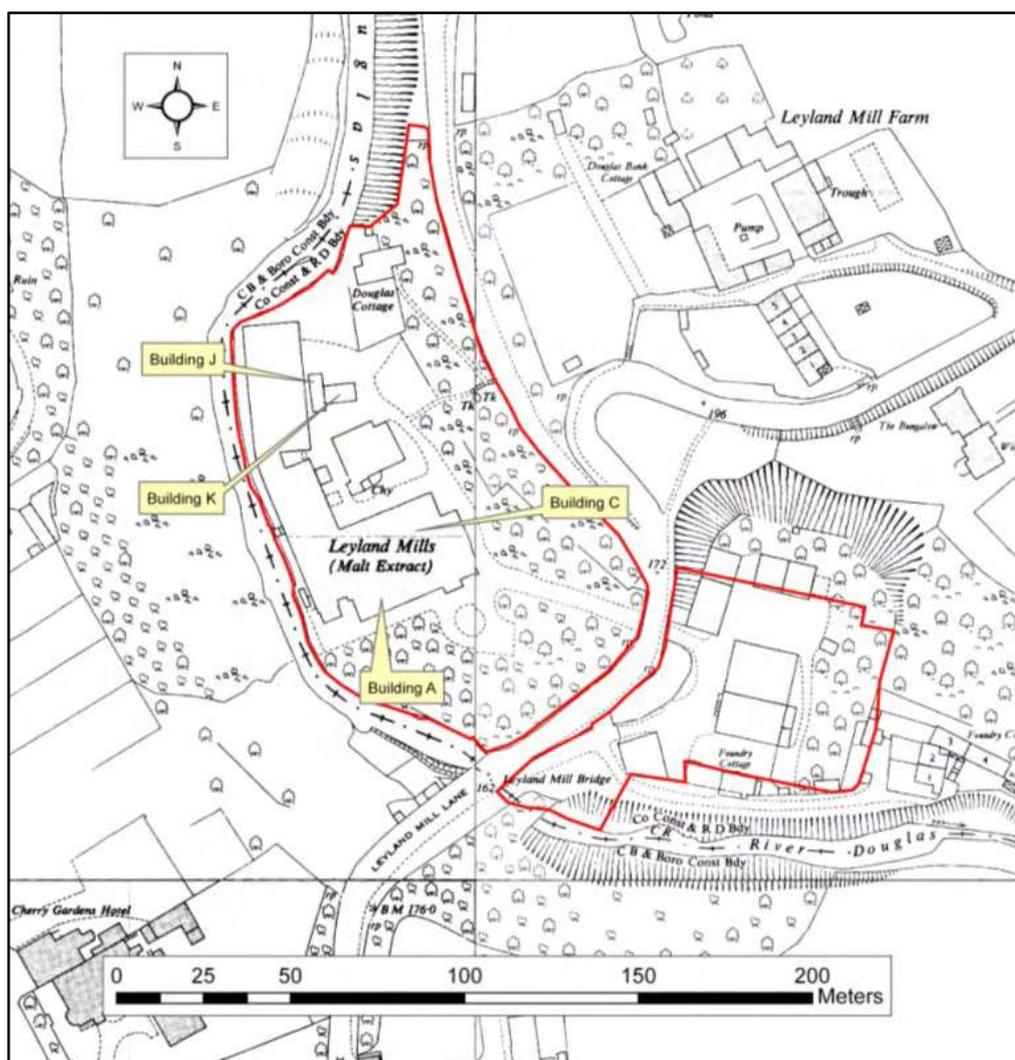
There were only minor changes to the site by the time of the publication of the 1938 Ordnance Survey map (Figure 19), with small scale modification to the engine house (Building D).

Figure 19 Extract from 1938 Ordnance Survey 1:2500 map



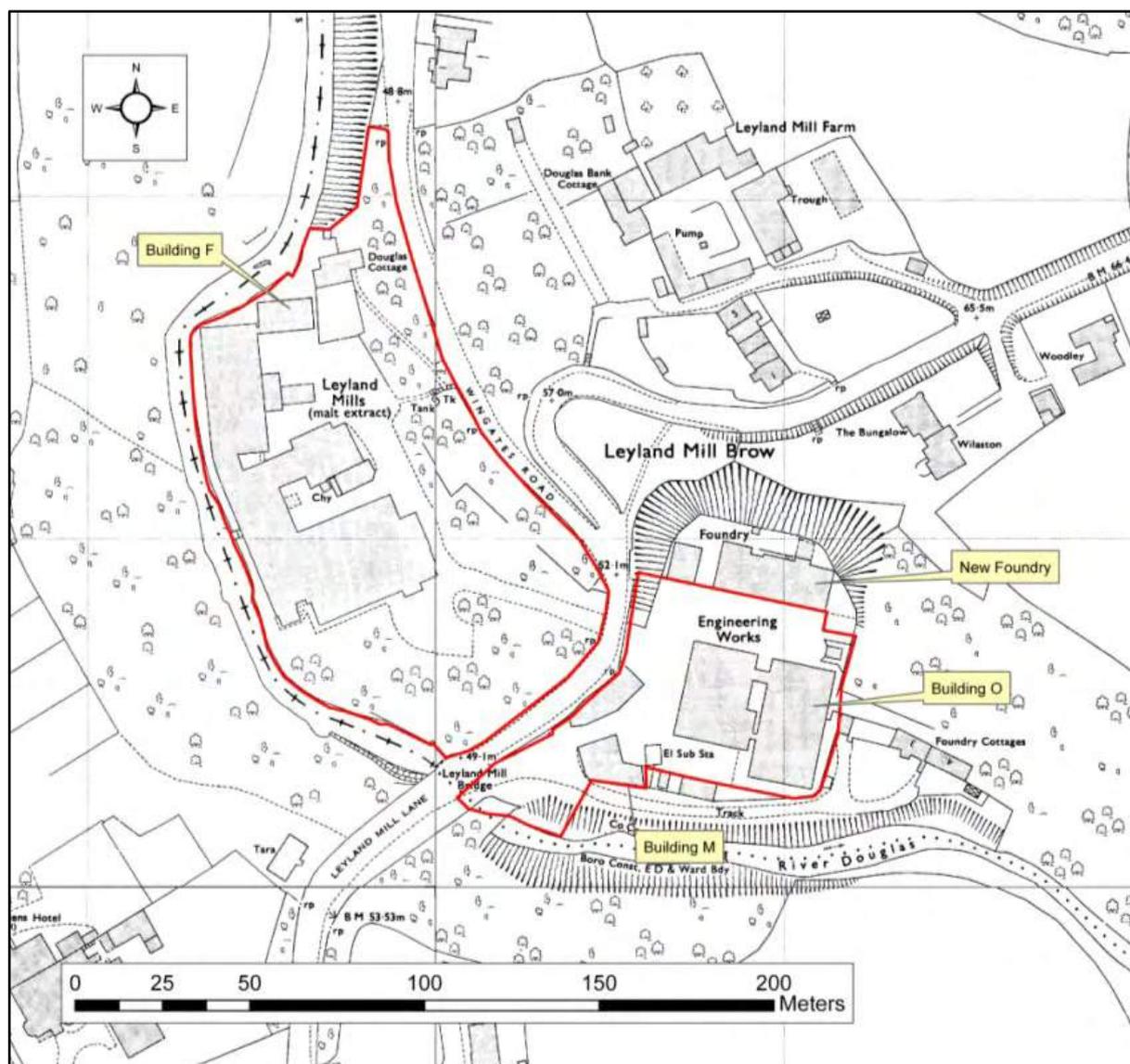
The production of malt extract expanded after 1945, along with an extended range of products, including Red Rose Lancashire Whiskey, home brew kits, cod liver oil and herbal medicines. The Hampson Archive contains extensive records on the historic precedents for whiskey production in Lancashire. A programme of construction to upgrade and extend the premises was commenced in 1947 (Tony Hampson, pers.comm). The company acquired Potter's and Potter and Clarke herbal medicine manufacturers in 1952 as part of its expansion moving production to the site. The 1954 Ordnance Survey mapping records the increased estate, with the addition of Buildings A, C, J and K to the complex in the northern portion of the site, as well as modifications to the power plant. A part of the northern area had been partly covered in self-seeded woodland, out of which a vehicle turning circle had been carved.

Figure 20 Extract from 1954 Ordnance Survey map



The 1975 1:1250 Ordnance Survey documents further additions to the complex (Figure 21). In the southern area this consisted of the extension of M by the gateway to the east, the erection of a new workshop (Building O), demolition of the building within the quarry area and replacement with a new foundry and the installation of an electric substation. Within the northern area Building F was erected towards to the northern limit of the site, Building D was extended to join Building B. Buildings J and K may have been rebuilt between 1954 and 1975.

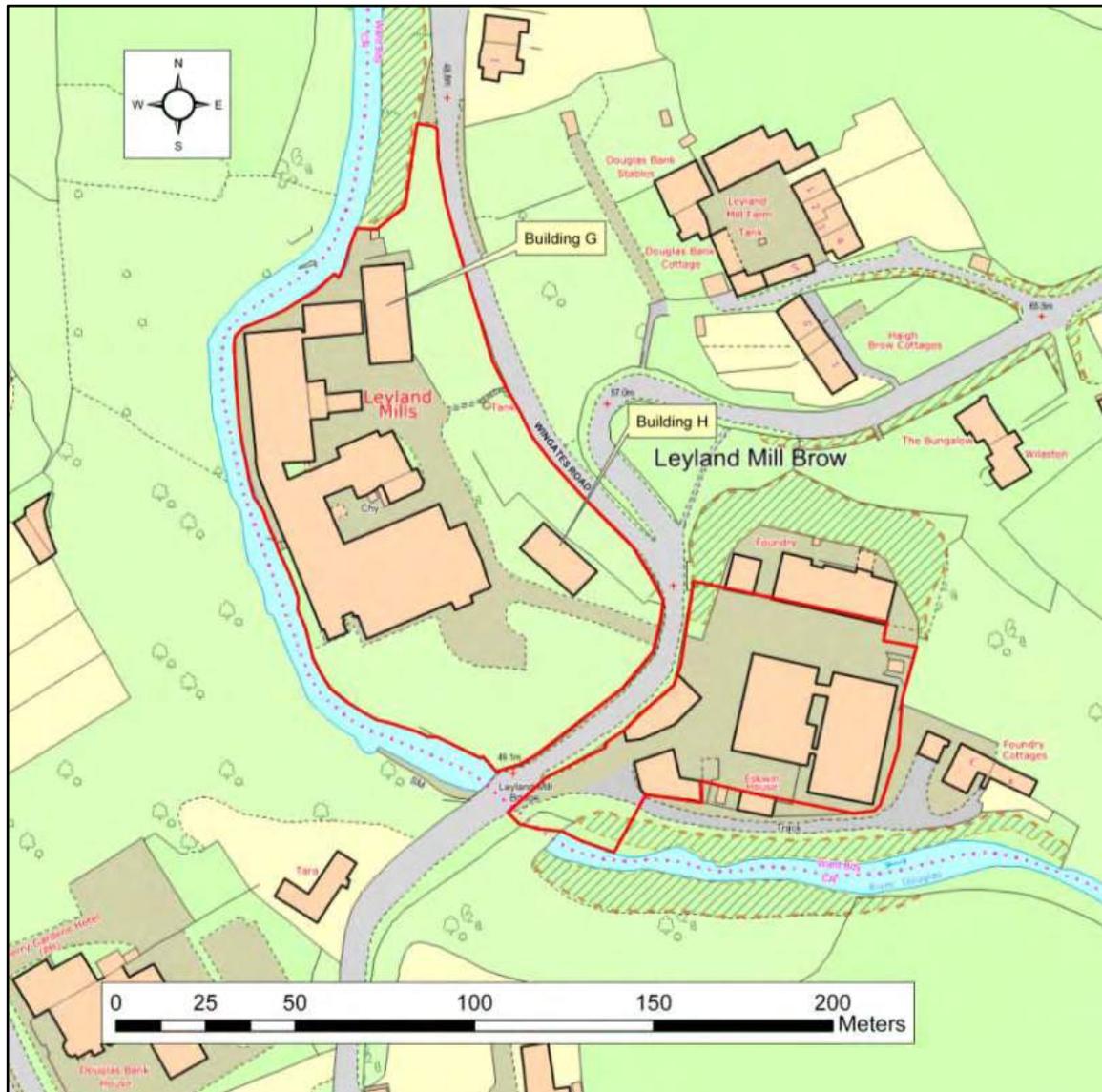
Figure 21 Extract from 1975 1:2500 Ordnance Survey map



In 2003 the herbal medicine manufacturer (Potter's) occupying the northern portion of the site was acquired by the Swiss company Galencia AG, who continued production for 3 years, before relocating production, stripping the buildings of equipment, fixtures and fittings. A folder of photographs in the Hampson Archive records the equipment in place within the Potters' buildings, and the condition shortly after the departure of Galencia. The photographs are too numerous to reproduce here, but are an excellent record of the production during the final period of the factory's use. There is also an annotated ground plan for Buildings A, B, D, E, F, J and K indicating the processes undertaken in individual buildings (reproduced in Appendix 3 below). The northern portion of the site has been vacant since 2006 and the buildings in the southern area are leased to a range of different small businesses.

The current Ordnance Survey 1:1000 map records the latest phase of building at the site (Figure 22). The most significant changes from the 1975 mapping was the demolition of the Douglas Cottage at the northern end of the site to make way for the erection of Building G, and the addition of Building H.

Figure 22 Extract from 2011 Ordnance Survey 1:1000 map for the area showing latest buildings



7.7 Previous archaeological work at the site.

There have been no previous archaeological investigations at the site.

- Grade I and Grade II* listed buildings
- Grade I and Grade II* registered parks and gardens;
- historic battlefields;
- protected wreck sites;
- undesignated assets of national significance and worthy of such grading;
- Medium
 - Grade II listed buildings;
 - Grade II registered parks and gardens;
 - conservation areas;
 - undesignated assets of regional significance and worthy of such grading; and
- Low
 - undesignated sites of local significance sufficient to merit consideration in planning decisions, but not worthy of designation.

8.2 Building A

Building A is a brick built multi-purpose structure which was constructed in 1947, and first appears on the 1954 Ordnance Survey mapping (see above). It has a continuous horizontal concrete lintel in the Art Deco style above the boarded-up windows and a corrugated asbestos roof. It is subdivided by studded walls into a series of small offices (eastern end) and laboratories (western end). This was latterly the main administrative building for Potters. There is access on its northern side to the adjacent workshops (Building C). This building is not considered to be of heritage significance.

Figure 24 View to east of Building A facade



Figure 25 Building A: office c1962 view to south east (Hampson Archive)



8.3 Building B

Building B is one of two large rectangular structures surviving from a series of three which were constructed during the mid 19th Century, first appearing on the 1894 Ordnance Survey map. It is two-storeys high and brick-built with an "M"-shaped profile roof (i.e. double ridge with a central valley) covered with slate tiles. The building has subsided, and the external walls lean alarmingly: long-standing brick buttresses are located against the southern gable to help support the building. The facade facing into the site originally consisted of a symmetrical arrangement of 10 windows and a loading bay on each of the two levels. The main ground floor room occupies the full width of the building, with the massive first floor timber joists supported on four large cast iron columns approximately 6m high. The columns have drive fittings near the top to transfer power to machinery within the building. This room has evidence for substantial secondary alteration: a brick-built wall defines its southern limit, the line of which meets the western external wall midway along a window opening. The wall is built from similar brick to the external walls suggesting that this was a relatively early change. The subdividing wall defines part of the walls of two rooms lined with iron plates located on the ground floor. This room was clad in this manner to prevent acid erosion from products arising from the malting process (Tony Hampson, pers. Comm.). A mezzanine floor has also been inserted into the main room, supported on cast iron flanged pipes and re-used railway track, which may have originated in the track previously running through the site (and going out of use after 1919) or earlier products of the iron works. The internal finishes consist largely of painted brickwork, but includes painted plasterboard. The first floor was subdivided into smaller rooms with plasterboard-covered studded walls, and had a suspended ceiling of polystyrene tiles. The interior has been stripped out leaving few traces

of its recent use, although it is possible to identify phases of construction in the fabric of the building where it is not obscured by later finishes.

Building B is considered to be of **low** heritage significance.

Figure 26 Building B Evaporation Unit c1949

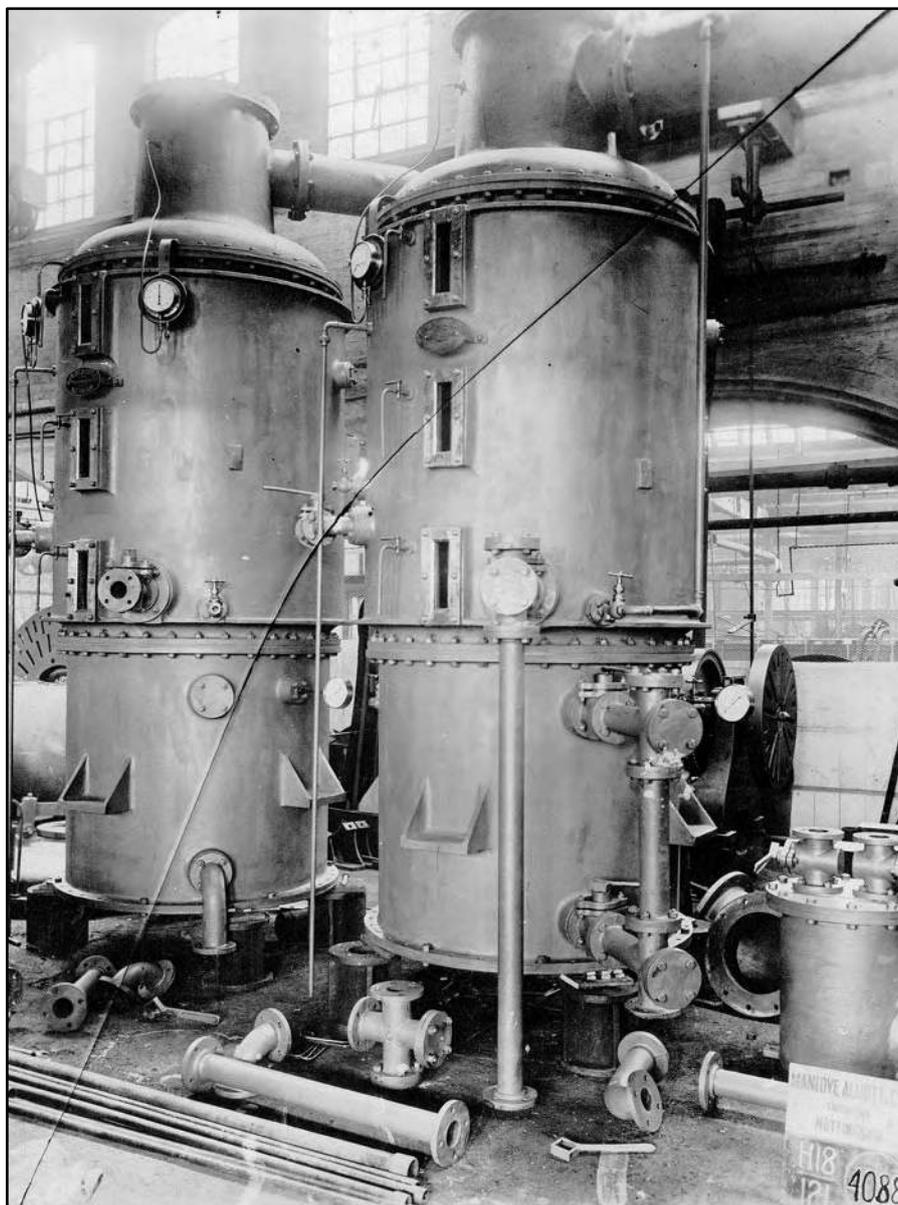


Figure 27 Building B: cast iron column in main room with drive box housings near top. View to south.



Figure 28 Building B sketch of evaporation and distillation room on ground floor

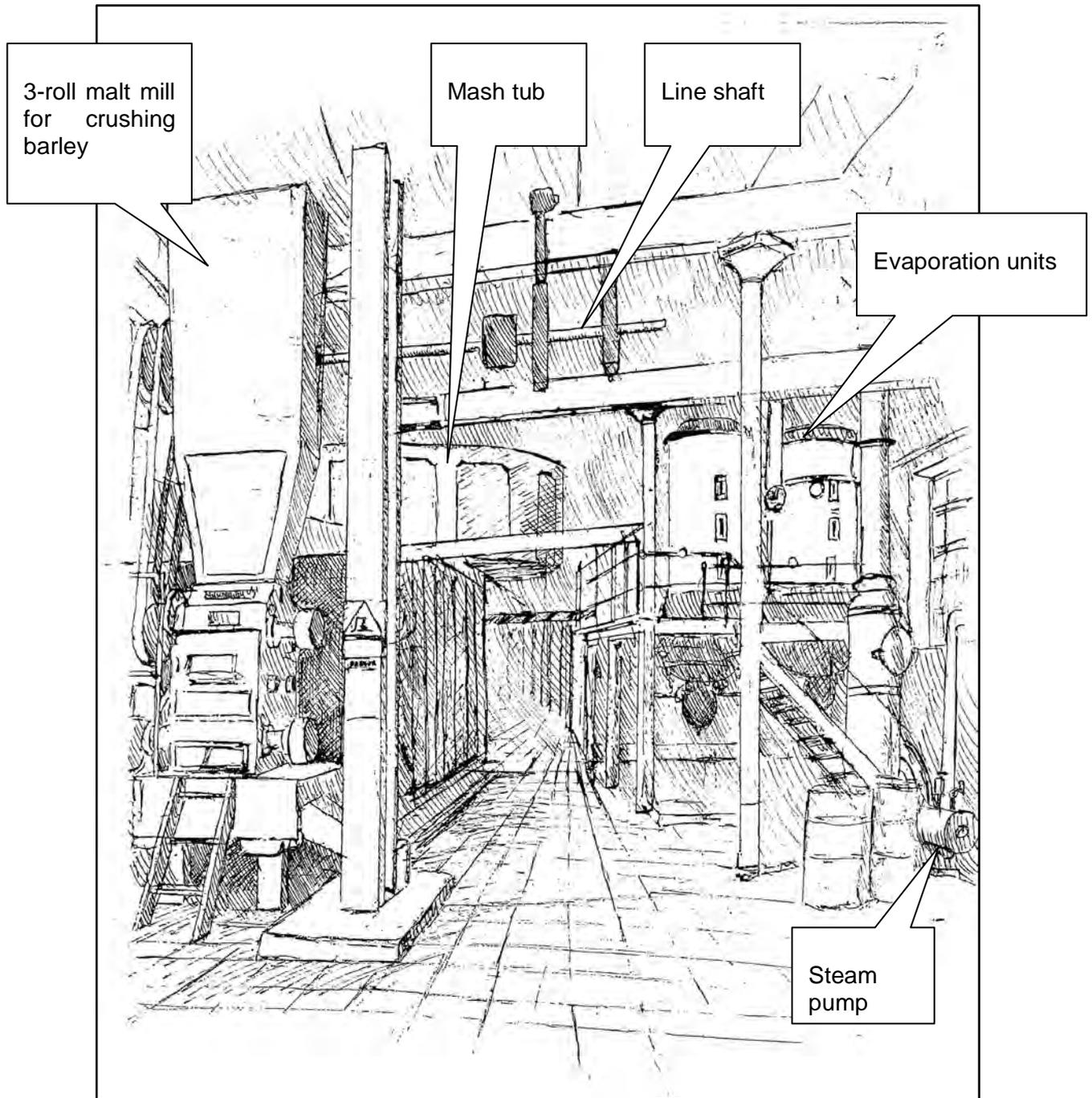


Figure 29 Building B: steam vacuum pump used to abstract water from adjacent River Douglas (Hampson Archives). This engine was built by Manlove Alliot of Nottingham and was subsequently moved to the Fred Dibner heritage Centre in Bolton

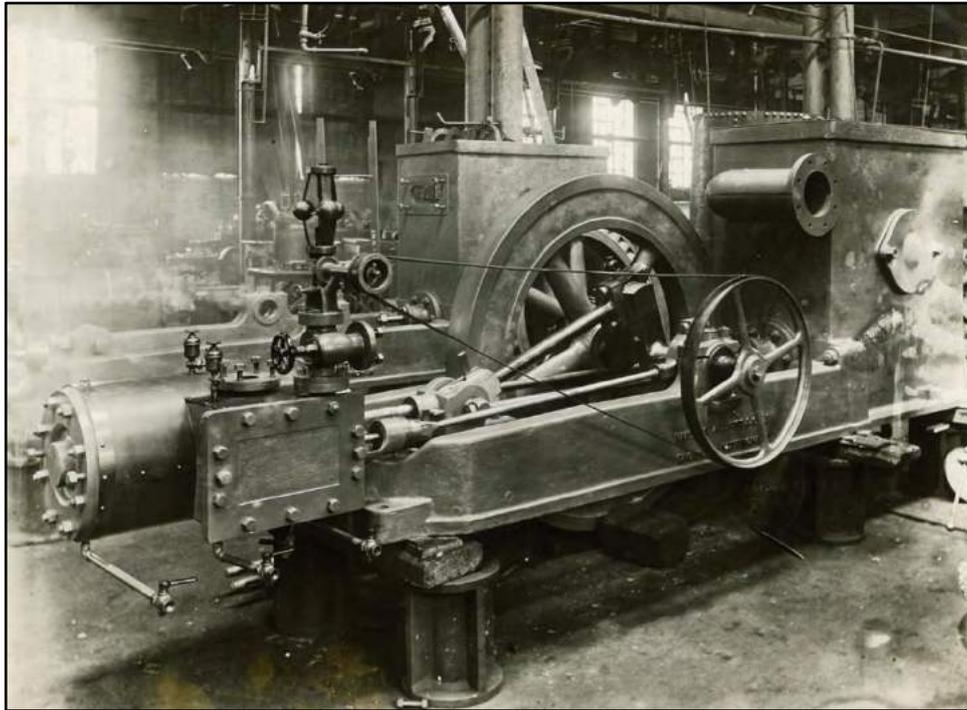


Figure 30 Building B: mezzanine floor supported on cast iron piping and railway track



Figure 31 Building B: secondary wall inserted across the line of window opening on ground floor. Doorway into room lined with iron plate visible.



Figure 315 Building B first floor



8.4 Building C

Building C was part of the 1947 expansion of the facilities, first appearing on the 1954 Ordnance Survey map. It consists of two long single-storey brick built workshops with corrugated asbestos roofs with sky lights. There are loading bays at the eastern ends, and the western end butts up against the western facade of Building B. The buildings previously contained bottling machinery, and the Hampson archive contains a folder of black and white publicity photographs of the bottling machinery in use (entitled "Jeffreys, Miller and Co Ltd., Wigan and London"). The building is not considered to be of heritage significance.

Figure 33 Building C: view to south



Figure 34 Building C: packing and labelling line c1962 (Hampson Archive)



8.5 Building D

Building D is a multi-phase structure arranged on the northern and eastern side of the chimney. The current form was in place by 1975, and fragments are likely to date to the erection of the chimney (Building I, in place by 1894, but assumed to be mid 19th Century). The building consists primarily of elements established between 1909 and 1929, with additions appearing in the historic mapping in 1938 and 1954. Building D was the location of the power plant for the site during the 20th Century. The brick-built core in place by 1929 consists of two bays which accommodated coal-fuelled "Lancashire Boilers". These were subsequently removed and replaced with oil and then latterly gas boilers to provide hot water and steam for the complex. Sub-surface oil tanks are located beneath the footprint of this building at the southern side- their installation will have removed any archaeological remains that might have been present. A silo for storing up to 1000 tons of barley was located at the south east corner. The construction phasing can be discerned in the presence of external window openings being present on internal subdivisions, as well as variation in construction materials- from brick to concrete blockwork and corrugated steel cladding. It butts up against the eastern side of Building D.

Building D is not considered to be of heritage significance.

Figure 35 Building D: multi-phase structure arranged around the base of chimney



Figure 36 Building D: empty bay, aligned north west to south east which originally accommodated a “Lancashire Boiler”



Figure 37 Building D: external window enclosed by subsequent extension of building to north east



8.6 Building E

This building was constructed after 1849, and before the preparation of the 1894 Ordnance Survey map: it is assumed to be contemporary to two others flanking the eastern boundary of the site next to the River Douglas. It is a large two-storey brick building with an an “M-profile” roof. The eastern facade originally contained six windows and two loading bays on each storey. Railway tracks were laid along the eastern side, and traces can still be discerned in the current surface. There is evidence for structural instability, with leaning external walls and internal iron columns. The eastern facade is supported by a massive buttress fabricated from H-section iron girders and plates riveted together and the building is braced with rods at first floor level. The cast iron columns supporting the first floor include fittings to carry drive shafts, as well as brackets to carry timbers which are no longer present. A late 20th Century stairwell has been inserted within the northern end of the building, constructed from concrete blocks. An adjacent first storey floor level has been reduced and is supported on cement-covered steel beams. The first floor is subdivided into smaller rooms in materials suggesting that this is largely late 20th Century (i.e. studded walls, veneer panelling). The northern part of the first floor was latterly office space, and the southern portion used for grinding and tablet manufacture and ointment preparation. There is a strong distinctive odour. A number of the windows on the first floor level have been replaced with glassblocks.

Building E is considered to be of moderate heritage significance.

Figure 38 Building E: ground floor Herb store c1962 (Hampson Archive)



Figure 39 Building E: ground floor packing, c1962



Figure 40 Building E: east-facing facade



Figure 41 Building E: remains of railway track serving eastern elevation, view to north, Building J to rear



Figure 42 Building E: ground floor, original cast iron columns and later concrete beams supporting first floor. Note leaning columns



Figure 43 Building E: ground floor, subdivided by later brick-built wall



Figure 44 Building E: detail of top of cast iron column showing housing for drive fittings



Figure 45 Building E: First floor offices located at northern end of building



Figure 46 Building E: First floor



Figure 47 Building E: first floor window replaced with glass blocks, and internal wall surface plastered



Figure 48 Building H: Iron brace against the eastern elevation, Buildings J and K also visible



8.7 Building F

Building F was constructed after 1954, and first appears on the 1975 Ordnance Survey map. It is a single storey concrete-framed and in-fill construction with a corrugated steel pitched roof. It is arranged on an east – west alignment and is connected to Building E at the north eastern corner of the latter structure. It was built to accommodate tablet-filling processes, and was subsequently used as storage after the construction of the larger Building G for tablet filling (John Edwards pers. comm).

Building F is considered of no heritage significance

Figure 49 Building F: tablet-filling workshop between Buildings E and G



Figure 50 Building F: Interior, view to east



8.8 Building G

Building G was constructed after 1975 and appears in the latest Ordnance Survey mapping. It is a two-storey building fabricated from a concrete beam frame infilled with concrete blockwork and clad with corrugated steel sheeting on the gables and pitched roof. This building was used for the manufacture of pills on the first floor and warehousing on the ground floor, and replaced the adjacent Building F.

Building G is considered to have no heritage significance.

Figure 51 Building G: view to north east



Figure 52 Building G: south-facing gable



8.9 Building H

Building H is also part of the most recent phase of development at the site. It is a steel-framed warehouse building with a brick-built dwarf wall around its base, with the superstructure obscured by corrugated steel sheeting. The pitched roof is finished with corrugated steel sheeting.

Building H is not considered to be a significant heritage asset.

Figure 53 Building H: view to north east



8.10 Building I

Building I is the chimney dominating the site. This first appears in the 1894 Ordnance Survey map record, and is associated with the shift from water to steam power at the site, located adjacent to a series of engine houses. Whilst the energy source has changed, from coal to oil to gas, the chimney has been a long-standing feature of the site. The brick-built chimney has a square section and was reduced in height in 1985 when the company shifted to gas: at this point the chimney was reduced in height, re-pointed (by Fred Dibnah), relined with the steel flue currently visible and consolidated with steel bands and angle-iron on the corners. The base of the chimney is visible from within Building D, where the original flue was bricked up, since the gas vent entered the chimney at a higher point.

The upper section of the chimney was originally in the style of an Italian Renaissance bell tower (*Campanile*), although this has been lost since the reduction in height.

The chimney is a defining feature of the site, evoking its heavy industrial origins. It is of heritage significance, but its value has been compromised by the alterations, poor condition and absence of contemporary engine house. It is currently rooted in a multiphase corrugated

iron clad building (Building D) of little architectural merit. Building I is therefore considered to be of low – medium heritage significance.

Figure 54 Building I



Figure 55 Building I: base of north side of chimney within Building D, showing bricked-up flue from initial phase of use. The later gas flue entered the chimney further up the structure



8.11 Building J

This building was part of the 1947 phase of expansion at the site, and first appears on the Ordnance Survey map of 1954. It is only shown directly against Building E in the 1975 map, and may therefore have been rebuilt during this period. It is a steel-framed structure clad in corrugated (asbestos?) sheeting built up against the eastern side of Building E. It has a roof covering of corrugated steel sheeting.

It is a building without heritage significance.

Figure 56 Building J: south-facing gable end



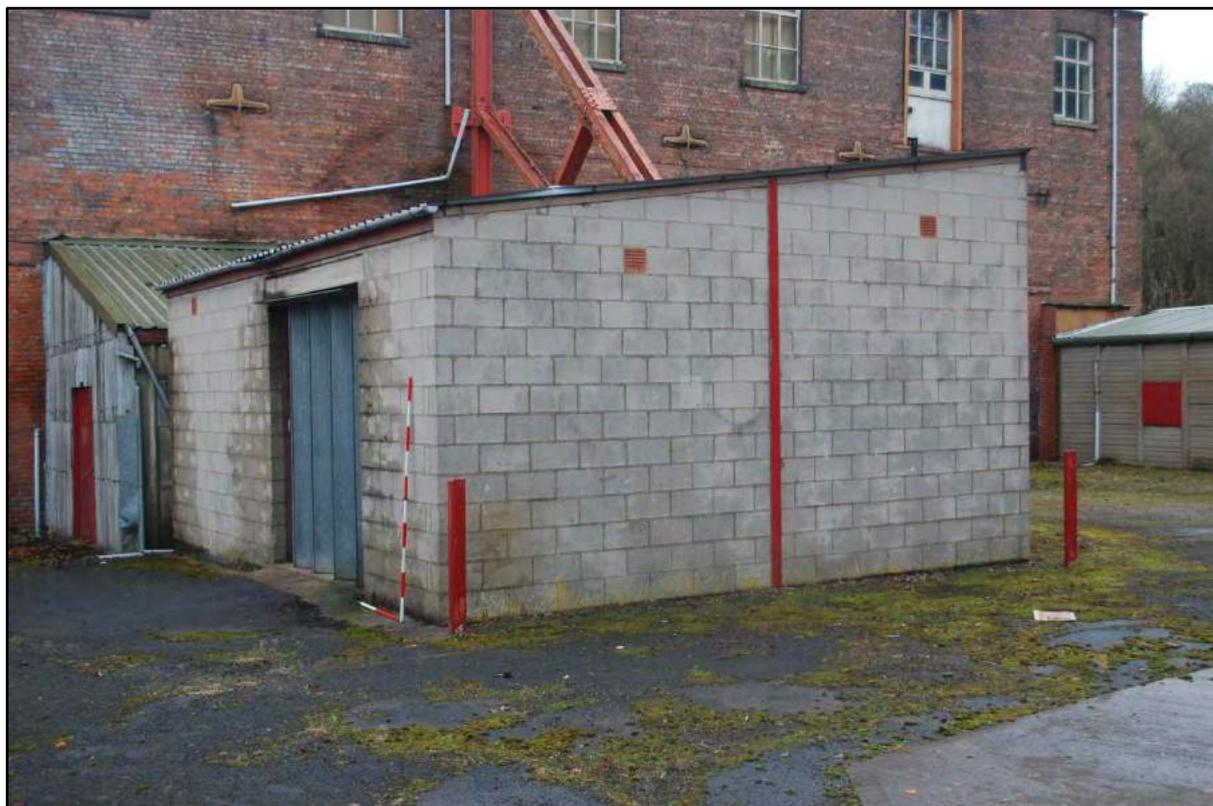
Figure 57 Buildings J and K located on the eastern side of Building E, view to north east



8.12 Building K

Building K is first indicated on the 1954 map, but the current structure on this footprint was constructed from breeze block circa 1990 (John Edwards, pers. comm). It was used for temporary receipt of goods-inwards. Building K has no heritage significance.

Figure 58 Building K: view to north west



8.13 Building L

Building L is a range of single storey workshops/storage units constructed against the south eastern side of the road bridge- it is integrated into the bridge functioning as a buttress. The south western end of the range forms a gatehouse flanking the site entrance. It is built from weathered sandstone blocks immediately adjacent to the entrance, but continues in brick further within the site. There are blocked-in apertures within the stone-built sections which may previously have been part of a gatehouse to control access into the site. Building L is first clearly shown on the 1848 Haigh Township map, but is likely to have been established at the same time as the foundry in 1789 as part of a single coherent walled precinct: a stone wall built in the same style defines the limit of much of the southern portion of the site. The range of buildings is currently in use for storage. A cast iron gatepost stands immediately adjacent to Building L, defining the entrance to the site.

Building L is a heritage feature of Low-medium significance: it is probably one of the longest-lived structures still present at the site, and despite several phases of modification, along with the cast iron gatepost forms a distinctive defining feature of the site. It is assumed that the cast iron gatepost was a product of the foundry at the site, and is a reminder to visitors of the site's industrial history.

Figure 59 Building L: stone and brick-built building built into the bridge



Figure 60 Building L: note transition to brick and in-filled apertures



8.14 Building M

Building M was constructed after 1894, and first appears on the Ordnance Survey map of 1909. It is a single storey brick building integrating the earlier stone-built precinct wall. Building M is adjacent to the second cast iron gatepost. Building M has a slate roof sealed with roofing felt. It was extended to the east between 1954 and 1975, and the extension is currently used by the Hampson Partnership as office premises.

This building is of low- moderate heritage significance- it is constituted of distinct phases, and along with Building L constitutes a key feature of the site.

Figure 61 Building M: note that it it consists of the sandstone precinct wall integrated into a later brick building



Figure 62 Building M view to south west from within the site



8.15 Building N

Building N consists of two distinct parts. The earliest is a two-storey brick built structure forming the southern half, which first appears on the 1909 Ordnance Survey map. The slate roof has been covered with felt. This part of the building is currently in use as a gymnasium. The western (gable) elevation has scars in the brickwork at the first floor level consistent with the overhead gantry shown in the 1909 mapping. The southern external side of the building originally had two rows of five windows for each storey arranged symmetrically across the elevation. These have subsequently been altered, with the insertion of a doorway into one of the ground floor window locations. The footprint of Building N has varied significantly during the 20th Century, with the northern portion first arriving in the 1928 mapping, but changing form in 1938 and 1954.

The current northern portion of Building N is a modern steel-framed workshop building with brick and concrete in-fill. It is partially rendered on its western elevation only. It first appears in this form on the 1954 mapping. It is roofed in corrugated steel, and the gables are partially clad in the same.

Building N is essentially two structures, and neither parts are considered to be of heritage significance.

Figure 63 Building N: west facing elevation of the earlier, southern portion



Figure 64 Building N: northern portion



8.16 Building O

Building O is a steel-framed building with brick and concrete block in-fill, roofed and partially clad in corrugated steel sheets. It first appeared on the Ordnance Survey map of 1975, labelled as “Engineering Works”. It is currently in use as a car repair workshop.

Building O has no heritage significance.

Figure 65 Building O: north facing elevation, view to south east



8.17 Other features:

The proposed development area contains a number of other features worthy of consideration.

8.17.1 Road Bridge

The site is bisected by a stone-built road bridge which has clearly been subject to a number of phases of construction and repair. There are three date stones incorporated into the bridge, “1796”, “1866” and “1899”. Whilst these may reflect major programmes of construction or repair, it is clear that there have been significant changes in the recent past, with the section over the River Douglas having been recently re-faced and reinforced. The passageway between the two portions of the site is lined with dressed stone blocks which differ from the adjacent external facing, suggesting that this part of the bridge was re-built to accommodate rail traffic in the early 19th Century. The bridge is integrated with Building L. It is considered to be of Medium heritage significance.

Figure 66 View to south east of bridge over River Douglas



Figure 67 Buttress at north east end of bridge with “1899” date stone



Figure 68 East-facing elevation of bridge over line of former rail route to foundry. Note multiphase construction- this section thought to have been re-built to accommodate trains



8.17.2 Retaining walls

The slope along the eastern side of the northern portion of the site is partially revetted by discontinuous walls built variously from brick, concrete blocks and railway sleepers. The brick walls are thought to be the fragmentary remains of a building range present at this location and shown on the 1848 and 1894 maps, but gone by the time of the 1909 map. These structures are badly disrupted by the action of tree roots. The retaining walls are not considered to be of heritage significance.

Figure 69 Retaining walls on slope at eastern side of site



8.17.3 Railway Bridge

The fragmentary remains of a railway bridge crossing the River Douglas close to the northern limit are present. This consists of stone piers on either side and in the centre of the river spanned by cast iron girders, which would originally have carried railway sleepers and track. The bridge remains are currently inaccessible behind barbed wire entanglements. The railway bridge is considered to be low to medium significance.

Figure 70 Remains of railway bridge across River Douglas at northern end of site, view to north



8.17.4 Douglas Cottage

Douglas Cottage was demolished to make way for Building G. A fragment of the north east corner of Douglas survives partially revetting the slope at this part of the site. The fragmentary remains are not considered to be of heritage significance.

Figure 71 Douglas Cottage shortly before demolition after 1975

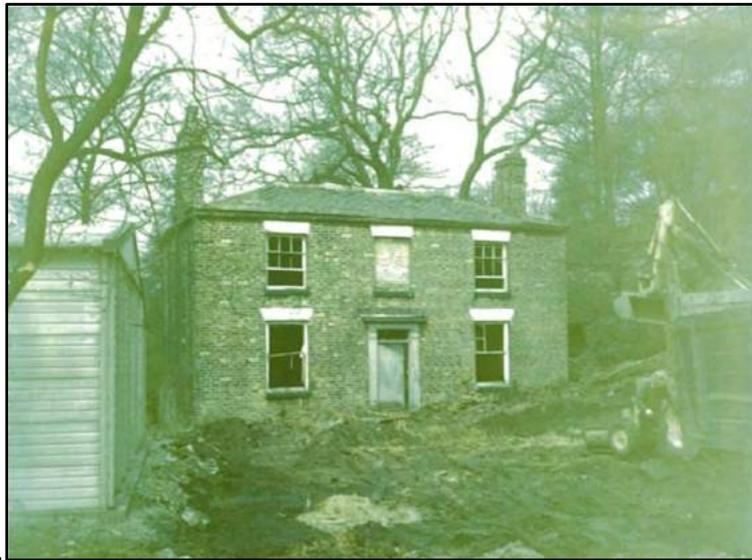


Figure 72 Remains of wall from Douglas Cottage to east of Building G



8.17.5 Precinct wall

The boundary of the southern portion of the site is partially defined by a sandstone wall: in places this was subsequently integrated into buildings (such as Building M), or demolished. In places it survives in its original form. The precinct wall is considered to be of low significance.

Figure 73 Sandstone precinct wall adjacent to Building O, view to east



8.17.6 Oil tank

A rusty tank is located midway up the slope on the eastern side of the site. This was a storage tank for various hydrocarbon liquids (e.g. creosote, fuel oil) used to power the boilers during fuel shortages in World War II (Tony Hampson, pers. comm). The tank is not considered to be of heritage significance.

Figure 74 Oil Tank located on slope close to eastern side of site (indicated on modern OS)



9.0 DISCUSSION

9.1 Below-ground Heritage

There is no evidence for archaeological remains from the prehistoric, Romano-British or Early Medieval periods within the site boundary or its vicinity, and the potential for the presence of unknown remains of this date must be considered to be very low (especially in light of subsequent activities at the site).

The location of a post-Medieval watermill at the site means that there is a possibility that there may have been an earlier, Medieval precursor. There is currently no documentary evidence to support this hypothesis, and subsequent development of the site will have severely impacted on any such remains.

The water mill was established by 1787, and despite having been demolished during the mid 19th Century, is likely to have left substantial sub-surface remains, in the form of a stone-lined weir and mill race, wheel-pit, foundations and cellar. It is unlikely that all of these elements would have been removed by demolition and redevelopment at the site. The historic mapping is sufficiently detailed to give a good indication of where these elements may be located.

Similarly the smelting furnaces and foundries are likely to have had sub-surface components, such as flues, casting pits, foundations which survive at the site beneath later buildings.

It is of interest to note the variable topography within the proposed development area: the current tarmac and concrete-covered yards are not level, which may reflect underlying deposits rather than the natural topography of the site. Geotechnical reports are not currently available for the site, but it is considered likely that there will be significant depths of made ground, consisting of demolition material and waste from industrial processes (eg fuel ash waste, smelting slag). This material is not considered to be archaeologically significant, but it may mask/preserve earlier phases of activity beneath.

The remains of the first mill and foundry can be considered to potentially be of regional importance, in so far as they represent evidence of the early industrialisation of the area, illustrating the juxtaposition of key components in the process. The Leyland Mill site was located on land belonging to a wealthy aristocrat who had direct interests in the sugar plantations of the Caribbean (a source of profit for investment capital as well as a market for goods), adjacent to excellent transport infrastructure, and locally available raw materials (iron stone and coal). The iron works did not build themselves, and were subject to historically contingent factors, including acquisition and retention of skilled labour and competent managers. However, the documented industrial output, specifically in the form of the locomotives demonstrates the success of the operation. The shifting nature of the businesses at the site, from primary production (smelting) to secondary manufacture and finishing (locomotives and mining machinery) and subsequently to pharmaceuticals and then closure are a microcosm of the shifting industrial fortunes of the wider area during the past 200 years.

9.2 Above ground Heritage

The site contains buildings and fragments of buildings from the 18th to the Late 20th Centuries, and is located within the Wigan Lane Conservation Area (full details reproduced as Appendix 2).

From the descriptions above, the following structures within the proposed development area are considered to be of low to medium heritage significance:

- Building E (mill building)
- Building B (mill building)
- Building I (Chimney)
- Railway Bridge
- Building L (gatehouse/workshops integrated into bridge)
- Building M (gatehouse/workshop)
- Precinct Wall

No heritage assets with a high significance were identified. It is asserted that the information gathered here is sufficient to make an informed planning decision on any application to develop the site.

Beyond the site boundary is the Wigan Lane Conservation Area. The site is located at the base the valley, well screened by trees on the approaching slopes and flanking the road. The factory complex does not form a part of a view towards or from any adjacent Listed Buildings.

The conservation area Character Appraisal (included in Appendix 2 below) notes that many of the basic industrial units in the Douglas Valley part of the area do not contribute positively to the character of the area (section 10.1 i.e. the 20th Century industrial buildings at Leyland Mills). None of the buildings at the site are specifically identified as buildings of character in the Appraisal, although the materials employed in the two large mill buildings are mentioned (i.e. red brick and slate roofing). It would appear that the HER or other sources of archaeological information was not used to inform the preparation of Section 7 of the Conservation Area Character Appraisal.

9.3 Development Impacts

Prior to redevelopment of the site, the Client would expect to demolish the existing standing industrial buildings across the site. This would inevitably involve a direct negative impact on the buildings. It is the opinion of SLR Consulting that the significance of the demolition impact is not great, and it can be further mitigated by relatively simple measures (see below).

At present the design of the proposed scheme has not been finalised, so the exact subsurface impacts cannot be identified. However, it is expected that the preparation of the site for redevelopment will involve the breaking-out of existing building foundations, remediation of any contaminated land, excavation for foundations, services and landscaping.

9.4 Archaeological Risks

The potential for any heritage assets (archaeological remains or standing buildings) to represent a risk to the development are predicated on the possibility of the local planning authority requiring a programme of building recording and/or archaeological investigations; there being unknown archaeological remains at the site; and where any such remains might be in relation to the development impact.

Given that there are known assets standing at the site, as well as likely sub-surface remains, then there is a strong likelihood of archaeological risk to the scheme. However, the heritage value of the remains at the site are not considered to be sufficient to prevent development, and any mitigation measures are likely to be relatively minor.

9.4.1 Local Authority Archaeological Requirements

This desk-based assessment will be submitted to the local planning authority as part of the planning application for the proposed development. It demonstrates the client's consideration of the potential heritage issues, informs consideration of the planning application in relation to planning policy guidance (i.e. PPS5 and the provisions of the Local Plan), and explains the limited potential for the presence of archaeological remains at the site.

The local planning authority may request additional information either prior to determination of the planning application or as condition of consent. This might typically include a phased approach including building recording ahead of demolition, geophysical survey (unlikely here), evaluation trial trenching and/or mitigation excavation and recording of any archaeological remains *ahead* of or during construction ground works.

9.5 Mitigation of development impacts

The development impacts can be limited by preparing a mitigation strategy/method statement in negotiation with the local planning authority's archaeological advisors and Conservation Officers. Such work could be made the subject of a condition on planning consent for redevelopment of the scheme. The mitigation work could then be integrated into the demolition and construction programme to minimise disruption and cost to the developer.

Such mitigation work might include:

- limited recording of Buildings B,E, and I ahead of demolition, retention of all or part of Buildings L and M, the precinct wall and the railway bridge, recording of these structures ahead of demolition,
- targeted trenching to identify the presence /absence/character of sub-surface remains in the area of the first mill, its leat and the earliest foundry building in these areas in order to inform:
- fine-tuning of the design to accommodate any remains or selected recording of such remains in advance of their destruction.
- Arrangement for the copying to and/or deposition of the Hampson Archive with the Wigan Archives

10.0 CONCLUSIONS

This report is an archaeological desk based assessment suitable for submission with a planning application for development of Leyland Mills.

The desk based assessment includes a consideration of the known and potential historic remains within the proposed development area and immediate vicinity, and a discussion of the archaeological risk to the scheme.

There is evidence for widespread disturbance within the site boundary which will have destroyed most early archaeological remains across the development area.

There is a strong likelihood of subsurface remains from the 18th and 19th Century industrial use of the site. These will have been at least partially truncated by later development at the site.

Amongst the industrial-era buildings at the site, are several structures of historic interest. These are in a poor state of repair and no longer in use. It is difficult to argue for their retention, and demolition ahead of any redevelopment of the site is highly likely.

Mitigation of the development impact is suggested by the adoption of limited measures to record or retain the more significant heritage assets at the site during the redevelopment at the site.

11.0 BIBLIOGRAPHY

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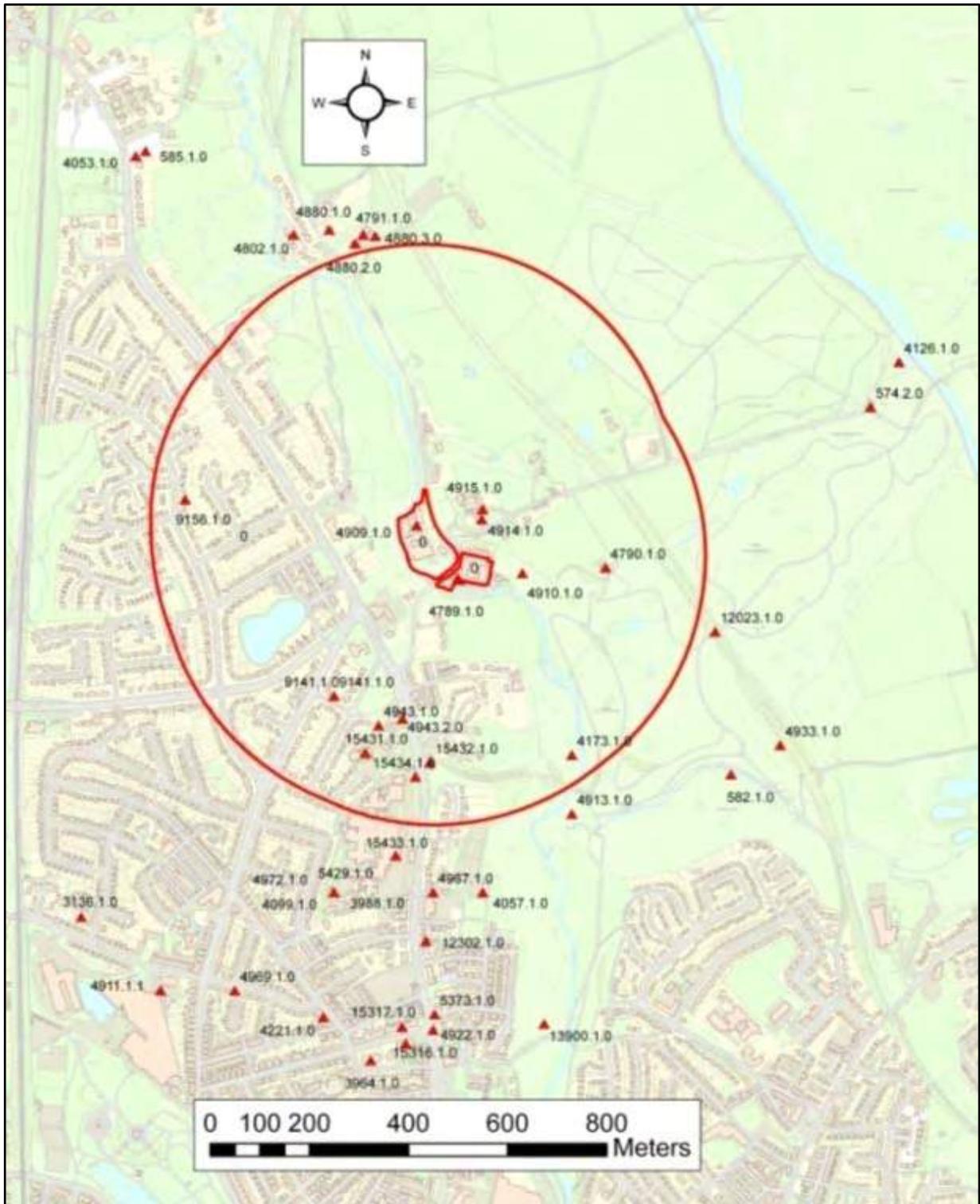
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Appendix 1: HER Data



Greater Manchester Archaeological Unit Monument Full Report

05/12/2011

Number of records: 46

Leyland Mills - sites within 1km of area boundary

SMR Number	Site Name	Record Type
574.2.0	Haigh Hall Gateway & Piers of Lodges	Listed Building

Monument Types and Dates

LODGE (c.1830, AD 19th Century to Modern - 1830 AD to 2050 AD)

Main Building STONE
Material

Description and Sources

Description

A pair of one storey classical stone lodges. Centre - tall archway; coupled flat pilasters; moulded entablatures. Cast iron gates and suspended lamp brackets. Ashlar. Neo-classic design. To each side is a one storey lodge with 2 Tuscan columns in recess to front; cornice; blocking course and central chimney to slate roof. Lodge, c.1830. Stone with hipped slate roof. One storey, 2 x 4 bays. Wide eaves. Windows of 2 round-headed lights, leaded glazing with lozenge quarries and Y-form heads, now damaged (1986); panelled external shutters. Segmental-headed entrance with hollow-chamfered surround; 6-panel door. 4 cross-axial stacks. 1st bay of left return breaks forward, entrance to 2nd bay, right return similar, but only one window. Rear of dressed stone with gable (1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 5938 0788 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Hall Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 574.2.0	Lodge to Haigh Hall	Active	DGM1882
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Lodge. c.1830. Stone with hipped slate roof. One storey, 2 x 4 bays. Wide eaves. Windows of 2 round-headed lights, leaded glazing with lozenge quarries and Y-form heads, now damaged (1986); panelled external shutters. Segmental-headed entrance with hollow-chamfered surround; 6-panel door. 4 cross-axial stacks. 1st bay of left return breaks forward, entrance to 2nd bay, right return similar, but only one window. Rear of dressed stone with gable.

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 16	Active
Sites & Monuments Record - 574.2.0	Active

Ratings and Scorings

Condition	Good
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Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse	Extant building
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Greater Manchester Archaeological Unit Monument Full Report

SMR Number 574.2.0

Site Name Haigh Hall Gateway & Piers of Lodges

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 582.1.0

Site Name Haigh Sough Mine Drainage Portal

SMR Number	Site Name	Record Type
582.1.0	Haigh Sough Mine Drainage Portal	Monument

Monument Types and Dates

ADIT (AD 17th Century - 1600 AD to 1699 AD)

COLLIERY (Coal Mine, AD 17th Century - 1600 AD to 1699 AD)

DRAIN (AD 17th Century - 1600 AD to 1699 AD)

DRAINAGE LEVEL (AD 17th Century - 1600 AD to 1699 AD)

INDUSTRIAL SITE (AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

Haigh Sough outlet into Yellow Brook, Haigh Lower Plantations, Bottling Wood, N of Wigan, part of colliery drainage system begun 1653. Travelled annually untill 1929 (1). Recommended "Notify" (not shown on any OS maps) (2). Outstanding example of early mine drainage, constructed by Sir Roger Bradshaigh, between 1653-1670. Runs 1120 yds E to Park Pit. Extended 19th century to Aspull pits (3). Monument includes brick & stone built portal & part of brick lined culvert which drains water from mine into Yellow Brook. Brick arched drainage adit driven into coal mine. Underground system extends towards E for 936m to Parr Pit. Only the portal & 2m of the drain entrance are included in Schedule. Entrance formed by two brick pillars supporting large concrete slab, framing exit of brick drain archway. Pillars stand 0.8m high from stream bed & the slab measures 1.4m long by 0.2m deep by c.1m broad. Brick arch for drain springs from a level floor 5m wide & stands 0.7m high. N bank of brook is revetted with rough stone walling for 1m on W side of entrance & 5m on E side. Steel grille across entrance to prevent intrusion. Elements of importance:- Adits, prominent type of field monument produced by surface workings of underground mining. Most are rock-cut but sometimes possess built portals or arched entrances & form horizontal tunnels excavated into a hillside to give access to workings, haulage of mined material, and/or drainage. Occasionally developed at mines to provide access for transportation using tub-boats & the visible site feature is that of the entrance or boat level. Deep horizontal drainage adits, "soughs", often used solely for drainage & generally have their own distinct identity & history. Soughs date from 17th century onwards, often driven & operated by a separate company usually serving a number of lead mines. A sample of the better preserved adits, illustrating the regional and chronological range of this nationally common class of monument is considered to merit protection. Brick lined mine drainage adit at Haigh Sough is one of oldest surviving elements of modern mine engineering. Monument survives well with most of original features intact. Drain entrance & brick lined tunnel will provide historians with much valuable information about the ingenuity of early mine engineers & the enterprising nature of early 17th century coal mine owners (4).

Sources

- (1) Bibliographic reference: 1972.
 - (2) Monograph: Ashmore, O. 1982. The Industrial Archaeology of North West England. 95
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 - (4) Scheduling record: Secretary of State. 1999. Haigh Sough Mine Drainage Portal, 310m west of Park House. English Heritage.
-

Location

National Grid Reference

Centroid SD 5910 0714 (MBR: 10m by 10m) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Haigh Lower Plantations Yellow Brook by Bottling Wood, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 582.1.0

Site Name Haigh Sough Mine Drainage Portal

Scheduled Monument - 32568

Haigh Sough mine drainage portal, 310m
west of Park House

Active

DGM27

Monument includes brick & stone built portal & part of brick lined culvert which drains water from mine into Yellow Brook. Brick arched drainage adit driven into coal mine in 1653. Underground system extends towards E for 936m to Parr Pit. Only the portal & 2m of the drain entrance are included in Schedule. Entrance formed by two brick pillars supporting large concrete slab, framing exit of brick drain archway. Pillars stand 0.8m high from stream bed & the slab measures 1.4m long by 0.2m deep by c.1m broad. Brick arch for drain springs from a level floor 5m wide & stands 0.7m high. N bank of brook is revetted with rough stone walling for 1m on W side of entrance & 5m on E side. Steel grille across entrance to prevent intrusion. Elements of importance:- Adits, prominent type of field monument produced by surface workings of underground mining. Most are rock-cut but sometimes possess built portals or arched entrances & form horizontal tunnels excavated into a hillside to give access to workings, haulage of mined material, and/or drainage. Occasionally developed at mines to provide access for transportation using tub-boats & the visible site feature is that of the entrance or boat level. Deep horizontal drainage adits, "soughs", often used solely for drainage & generally have their own distinct identity & history. Soughs date from 17th century onwards, often driven & operated by a separate company usually serving a number of lead mines. A sample of the better preserved adits, illustrating the regional and chronological range of this nationally common class of monument is considered to merit protection. Brick lined mine drainage adit at Haigh Sough is one of oldest surviving elements of modern mine engineering. Monument survives well with most of original features intact. Drain entrance & brick lined tunnel will provide historians with much valuable information about the ingenuity of early mine engineers & the enterprising nature of early 17th century coal mine owners.

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 30

Active

Sites & Monuments Record - 582.1.0

Active

National Monuments Record - 32568

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse

Other landuse

Landuse

Undetermined woodland

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM741 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 585.1.0

Site Name Coin Hoard (389 Wigan Lane). also Bolton Field

SMR Number	Site Name	Record Type
585.1.0	Coin Hoard (389 Wigan Lane). also Bolton Field	Find Spot

Monument Types and Dates

FINDSPOT (Roman - 43 AD to 409 AD)

Description and Sources

Description

On Bolton Field, on the east side of Wigan Lane, a few yards from the Wigan boundary and behind the villa "Minerva", belonging to Mr. A. Grundy, which was then in building, a labourer digging a shallow trench found a number of silver coins about ten inches below the surface. The container which held the coins has disappeared, and they were mixed with earth and cohering in twos and threes. this important hoard was unearthed on January 20th, 1926. There are about 140 silver denarii in all, ranging from Nero to Alexander Severus. (8 are on view in the Wigan History Shop). (cf. Lancs. Arch Journal, Vol II, pp33-8, 1982).

Sources

- (1) Monograph: T.C. Porteus. 1925. History of the Parish of Standish. 5-6
- (2) Article in serial: F.M. Cheetham. 1926. Roman Coins found near Wigan. 318-319
- (3) Serial: Baines, E.. 1836. History of the County Palatine and Duchy of Lancaster. 503
- (4) : 38
- (5) : 182

Location

National Grid Reference

Centroid SD 5792 0841 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Standish-with-Langtree, Wigan, Greater Manchester

Address/Historic Names

"Minerva" 389, Wigan Lane, (East side of) Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 585.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48657 Residential - Villas/ Detached Housing (Type Code: SET-REVIL)
239 to 375 (odd) Wigan Lane, Wigan

Other Land Classes

Landuse Other landuse

Related Monuments - None Recorded

Associated Finds

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 585.1.0

Site Name Coin Hoard (389 Wigan Lane). also Bolton Field

FGM3578 COIN (Roman - 43 AD to 409 AD)

FGM5483 COIN (Roman - 43 AD to 409 AD)

METAL

Associated Events/Activities

EGM1304 Site Visit (Site Visit)

EGM1663 Site Visit (Site Visit)

EGM1774 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3136.1.0

Site Name Neolithic Axe Find

SMR Number	Site Name	Record Type
3136.1.0	Neolithic Axe Find	Find Spot

Monument Types and Dates

FINDSPOT (Neolithic - 4000 BC to 2351 BC)

Description and Sources

Description

Polished stone neolithic axe, 10" long found in 1933 in Wigan. Now kept at Wigan Library. Dated 2500-2000 B.C. (1).(2). Site of found now occupied by private garden. Neolithic or Bronze Age battle axe found during building operations on the north side of Walkden Avenue, between Queensway and Buckley Houses, presented by R Orell, builder, 22.07.1935 (3). ID No 19.16 (..found) between Queensway and Buckley Houses, near bridge at a depth of 18 inches (4). This axe was identified by Wendy Smith (Wigan Library Collections Manager 1985-1988) with GMSMR 3136-1-0 but the axe labelled is definitely not polished.

Sources

- (1) Serial: Jackson, F.W.. 1934. 74
- (2) Serial: Hawkes, A.J.. 1939.
- (3) Unpublished document: Wigan MBC. 1963.
- (4) Bibliographic reference: Fairclough, H.

Location

National Grid Reference

Centroid SD 5779 0685 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Corner of Walkden Avenue and Queensway, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 21	Active
Sites & Monuments Record - 3136.1.0	Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse Built over

Related Monuments - None Recorded

Associated Finds

FGM3487	POLISHED AXEHEAD (Neolithic - 4000 BC to 2351 BC)	STONE
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Associated Events/Activities

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3136.1.0

Site Name Neolithic Axe Find

EGM1323 Site Visit (Site Visit)

EGM1662 Site Visit (Site Visit)

EGM1772 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3964.1.0 Site Name Church of St. Michael

SMR Number	Site Name	Record Type
3964.1.0	Church of St. Michael	Listed Building

Monument Types and Dates

CHURCH (Church Building, AD 19th Century to Modern - 1875 AD to 2050 AD)

Main Building RUBBLE
Material

Description and Sources

Description

1875-8, by Street. Early English style. Coursed rubble. Nave with 7 lancets in continuous external arcading. Lean-to aisles with five, 3-light windows. Chunky bellcote over arch to chancel, which has 3 windows, on south side only on north side is transeptal projection. Three-light east window. Big 4-light west window; no west door. South-west porch. Apse to west end of south aisles (1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 13

Location

National Grid Reference

SD 5837 0655 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Swinley Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3964.1.0

Site Name Church of St. Michael

Listed Building (II*) - 484970

Church of St Michael

Active

DGM1752

Church. 1875-8, by GE Street. Snecked sandstone rubble with quoins, graduated slate roofs (mostly green). PLAN: nave with north and south aisles, chancel with north transept and south vestry. EXTERIOR: the nave has continuous clerestory arcading with ashlar pilasters and 2-centred arches in which 7 recessed chamfered windows alternate with blank arches, and an impost band carried round to the west end; a very tall 4-light west window with moulded reveal, a plate-traceried multifoil in the head, and a hood-mould with returned ends linking by 2 downward steps to the carried-round impost band; and at the east end a massive buttressed junction wall to the chancel rising to a gabled bellcote with offsets and two 2-centred bell openings. The 5-bay aisles are broad with shallow-pitched roofs and windows of 3 stepped cusped lights with quoined surrounds: the north aisle has 3 short windows with a sillband stepped down to deeper windows in the 2 western bays; the south aisle has a gabled porch to the 1st bay with a double-chamfered 2-centred arch and gable coping with kneelers and apex cross, fenestration which otherwise matches the north aisle, and at the west end a small apse with 3 small cusped windows. The vestry, continuing the south aisle by one bay, has a 2-centred arched doorway with hood-mould linked to a run-out band, and a 3-light east window. The north transept has buttresses and a 2-light plate-traceried window. The 2-bay chancel has a pair of 2-light windows to the 2nd bay, with quatrefoils in the head and moulded reveals, and a 3-light plate-traceried east window. INTERIOR: 5-bay nave arcade of cylindrical columns with wide annular caps carrying 2-centred arches moulded in 3 orders; string course, arcaded clerestory in which deep double-chamfered window reveals alternate with blind windows; tiered queen-strut roof with 3-stage archbracing and an unusual pair of brattished through-purlins; large chancel arch now furnished with good early C20 screen in Perpendicular style; chancel with 2 wide unequal arches housing organ on north side, and 2-bay south arcade to Lady Chapel, ribbed barrel-vault wooden ceiling, carved alabaster reredos, east window reveals with statues under crocket canopies; apsidal baptistery under cusped arch at west end of south aisle; carved wooden war memorial screen at west end.

Other Statuses and Cross-References

Sites & Monuments Record - 3964.1.0

Active

Ratings and Scorings

Condition

Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse

Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4053.1.0 Site Name Bolton Field

SMR Number	Site Name	Record Type
4053.1.0	Bolton Field	Monument

Monument Types and Dates

FIELD SYSTEM (AD 14th Century - 1300 AD to 1399 AD)

Description and Sources

Description

"A plot of land called Boltonfield lying between the metes of Wigan on one side and the twelve acre on the other part and extending from the way which leads (Avia que Ducit) from Wygan towards Standish as far as the flow of water of Dogles." No 7 - Thomas Mylner SNR. 1763 (1)

Sources

- (1) Bibliographic reference: T.C. Porteus. Calendar of Standish Deeds 1230 - 1575. 44 & 99
 - (2) Bibliographic reference: T.C. Porteus. History of Standish. 198
 - (3) Bibliographic reference: E. Johnson. 32
 - (4) Cartographic materials: OS. 1:10 000.
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Location

National Grid Reference

Centroid SD 5790 0840 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Standish-with-Langtree, Wigan, Greater Manchester

Address/Historic Names

Near Wigan Lane Thorn Hill, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4053.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48657 Residential - Villas/ Detached Housing (Type Code: SET-REVIL)
239 to 375 (odd) Wigan Lane, Wigan

Other Land Classes

Landuse Built over
Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4053.1.0

Site Name Bolton Field

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4057.1.0

Site Name Roman Ditch and Agger (site of)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4099.1.0 **Site Name** Clockmakers Shop (Winstanley, Hampson & Lawson) (site of)

SMR Number	Site Name	Record Type
4099.1.0	Clockmakers Shop (Winstanley, Hampson & Lawson) (site of)	Monument

Monument Types and Dates

SETTLEMENT (AD 18th Century - 1700 AD to 1799 AD)

SHOP (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

A clockmakers shop built in 1781 and owned by William Winstanley, Robert Hampson and Ramsey Lawson and was situated in Standishgate.

Sources

(1) Monograph: A.J. Hawkes. 1950. Clockmakers & Watchmakers of Wigan 1650-1850. 73

Location

National Grid Reference

Centroid SD 5830 0690 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Standishgate, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4099.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)

Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse Built over

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4099.1.0

Site Name Clockmakers Shop (Winstanley, Hampson & Lawson) (site of)

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4126.1.0 Site Name Basin Quay

SMR Number	Site Name	Record Type
4126.1.0	Basin Quay	Monument

Monument Types and Dates

CANAL (Canal Route, AD 19th Century - 1800 AD to 1899 AD)

COMMUNICATIONS (AD 19th Century - 1800 AD to 1899 AD)

QUAY (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

On west side of Leeds and Liverpool canal at the east end of Hall Lane, marked on the OS map of 1844. Basin survives but the boathouse has been demolished. Typical single arch stone-built canal bridge to the south (1).

Sources

- (1) Monograph: Ashmore, O. 1982. The Industrial Archaeology of North West England. 147
 - (2) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
-

Location

National Grid Reference

Centroid SD 5944 0798 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Hall Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4126.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46425 Communications - Canal (Type Code: CMC-CUCA)

Leeds and Liverpool Canal, Basin Quay to Red Rock Bridge, Wigan

Other Land Classes

Landuse Recreational usage

Landuse Undetermined woodland

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4126.1.0 **Site Name** Basin Quay

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4173.1.0 Site Name Sword (17th century)

SMR Number	Site Name	Record Type
4173.1.0	Sword (17th century)	Find Spot

Monument Types and Dates

FINDSPOT (AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

Sword found A.D. 1890. Classified as Cavaliers Civil War sword. Present location unknown. Site of find now parkland. (1) & (2)

Sources

- (1) Cartographic materials: O.S.. 25".
 - (2) Cartographic materials: Hawkes, A.J.. F.S.A. Letter in C.N.B..
-

Location

National Grid Reference

Centroid SD 5878 0718 (MBR: 10m by 10m) SD50NE

Administrative Areas

District	Wigan, Greater Manchester
Township	Wigan, Wigan, Greater Manchester

Address/Historic Names

Near Yellow Brook, Marylebone, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 24	Active
Sites & Monuments Record - 4173.1.0	Active

Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse	Parkland
Landuse	Parkland

Related Monuments - None Recorded

Associated Finds

FGM4988	SWORD (Single occurrence) (AD 17th Century - 1600 AD to 1699 AD)	METAL
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Associated Events/Activities

EGM1712 (Event - Survey)
EGM697 (Event - Survey)
EGM1471 (Event - Survey)

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4173.1.0 **Site Name** Sword (17th century)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4221.1.0 **Site Name** 13-23 Swindley Lane with attached Boundary Wall

SMR Number	Site Name	Record Type
4221.1.0	13-23 Swindley Lane with attached Boundary Wall	Listed Building

Monument Types and Dates

TOWN HOUSE (AD 19th Century to Modern - 1897 AD to 2050 AD)

Main Building BRICK
Material

Description and Sources

Description

Includes No.39 Walken Avenue East. Block of 7 town houses.1897. Mostly red brick in Flemish bond with terracotta dressings and some close-studded timber framing and render. Slate roof with red ridge tiles. 2 and a half storeys over cellars. Nos.19 and 23 designed to look like a timber framed hall range. No.13: pentagonal 2-storey flat roofed oriel, extruded chimney stack. No.15:2 and a half storey gabled facade. Nos.17 and 23: Queen Anne style. Nos.19 and 21: Tripartite sashed windows,monopitched roof, wide cyma-shaped eyebrow dormas in roof. No.39 Walken Avenue East:Queen Anne style.2-storey porch. All houses have square headed doorways, except 19 and 21 which have flat arched heads and keystones. Back extensions. No.39 has largely original interior.(Summary)(1)

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 5827 0664 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

13 - 23 Swindley Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4221.1.0

Site Name 13-23 Swindley Lane with attached Boundary Wall

Listed Building (II) - 484967

13-23 Swinley Lane with Attached Boundary Wall Active

DGM1761

Includes: No.39 WALKDEN AVENUE EAST. Block of 7 town houses. 1897. By WEV Crompton, slightly altered. Mostly red brick in Flemish bond with terracotta dressings, and some close-studded timber-framing and render; slate roof with red ridge tiles. A conventional C19 double-depth plan in which all the houses are single-fronted with back extensions, but successfully disguised by the design. "Free style" combining C16 vernacular and Queen Anne elements. EXTERIOR: 2 and a half storeys over cellars, a 14-window range of vigorously varied design implying early C18 alterations to a C16 timber-framed range: Nos 19 and 21 designed to appear as a timber-framed hall-range, and Nos 17 and 23 as added or remodelled cross-wings to it, with Nos 13 and 15 to the left combining both implied periods of building, and No.39 Walkden Avenue East an addition at the right-hand end. The principal features being as follows: No.13: a pentagonal 2-storey flat-roofed oriel at the corner, with 12-pane sashed windows on both floors, an extruded chimney stack abutting this with offsets at 1st floor and tapered above eaves level; and, in the left return wall, a 2-and a half-storey gabled bay with close-studding at 1st floor and attic level, the latter jettied and containing a 3-light small-paned casement. No.15: a 2-and a half-storey gabled facade with small canted bay window at ground floor, a 2-light window above and a jettied gable with studding containing a 3-light casement (all these windows now with C20 UPVC glazing). Nos 17 and 23: Queen Anne style, brick, 2 and a half storeys, with gable copings and kneelers with ball finials, 12-pane sashed windows with exposed boxes and flat-arched heads with terracotta keystones (2 at ground floor and 3 at 1st floor, and a coupled pair at ground floor and 2 pairs at 1st floor, respectively), and Venetian windows to the attics (small-paned at No.23 but altered at No.17). Nos 19 and 21: tripartite sashed windows at ground floor, a monopitched roof to this, a set-back studded 1st floor with 2-light casements in the centre and splayed 3-light sashed oriel windows in the angles to left and right respectively (all these windows small-paned), and wide cyma-shaped eyebrow dormers in the roof. No.39 Walkden Avenue East: set back, Queen Anne style, brick with pebble-dashed render at 1st floor, a set-back 2-storey porch under carried-down roof, 12-pane sashed windows except for a rectangular bay window set diagonally through the right-hand corner at ground floor and, in the right-hand return wall, a rectangular 2-storey bay window breaking the eaves, with tripartite small-paned windows on both floors (sashed at ground floor, fixed at 1st floor but with an opening pane in each light except the centre which has C20 joinery). All have square-headed doorways, all except Nos 19 and 21 with flat-arched heads and keystones, and all (except No.15 which is UPVC) with 3-pane overlights, moulded wooden surrounds and lintels, and fielded-panel doors (but those at Nos 17 and 21 with stained glass in the upper portions). Rear-access lobbies between Nos 15 and 17, and Nos 19 and 21, with moulded surrounds and barred gates. Roof with oversailing eaves on slender iron brackets; tapered and corniced chimneys. Rear: back-extensions, mostly coupled, under carried-down roofs with tall multiple-flue chimney stacks rising through. INTERIORS: not inspected except No.39 Walkden Avenue East, which retains many original architect-designed features and fittings (e.g. staircase, fireplaces, door furnishings). A relatively early work by a local architect who was subsequently successful in London and the Home Counties. SUBSIDIARY FEATURES: boundary wall to front and sides of plot, of brick with moulded terracotta coping, approximately 1m high with rectangular piers, the returned sides ramped up to the rear wall.

Other Statuses and Cross-References

Sites & Monuments Record - 4221.1.0

Active

Ratings and Scorings

Condition

Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse

Extant building

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4221.1.0

Site Name 13-23 Swindley Lane with attached Boundary Wall

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4789.1.0 Site Name Haigh Ironworks

SMR Number	Site Name	Record Type
4789.1.0	Haigh Ironworks	Building

Monument Types and Dates

INDUSTRIAL SITE (AD 18th Century - 1700 AD to 1799 AD)

IRON WORKS (AD 18th Century - 1700 AD to 1799 AD)

METAL WORKING SITE (Metal Working, AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

1787. A blast furnace built at Haigh by the sixth Earl of Balcross to extract iron ore found on his estate. It is possible that he used the Darby process, but the furnace was abandoned in 1798. (3)

Sources

- (1) Monograph: R. Edwards.
 - (2) Monograph: Alan Birch.
 - (3) Serial: G.H.Tupling. 1949. The Early Metal Trades & Beg. of Engineering In Lancs.. 12
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Location

National Grid Reference

Centroid SD 5855 0754 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Leyland Mill Brow / Haigh Lower Plantations Area, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4789.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48542 Industrial - Metal Trades (Heavy) (Type Code: IND-IDMTH)

Leyland Mill, Leyland Mill Bridge, Wigan

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4789.1.0

Site Name Haigh Ironworks

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4790.1.0 Site Name The Receptacle

SMR Number	Site Name	Record Type
4790.1.0	The Receptacle	Listed Building

Monument Types and Dates

ALMSHOUSE (Built 1772, AD 18th Century to Modern - 1772 AD to 2050 AD)

Main Building STONE
Material

HOUSE (AD 20th Century to Modern - 1900 AD? to 2050 AD)

Description and Sources

Description

Twelve almshouses for the poor erected by Dorothea Bradshaw. Also known as the Receptacle. Block N-S communal almshouses. 2 storey sandstone Gothic pointed windows. Outside staircase to first floor. Proposed conversion scheme - Grimshaw's B'G'man(?) Terrace. Now renovated and converted (1). Almshouses, now 3 houses. Dated 1772. Dressed stone with ashlar dressings and hipped stone slate roof. 2-storeys, 5 bays. Rusticated quoins. Windows of paired pointed lights with small-paned glazing, those to 2nd and 3rd bays of ground floor are paired. Entrances have pointed tympana,,the 2nd and 4th are now windows, the others with 20th century doors. 3 cross-axial stacks. Left return has external stair to 1st floor entrance, now window. Rear similar (2).

Sources

- (1) Bibliographic reference: Whitehouse, T.. 1829. History of the Town & Borough of Wigan. 84
 - (2) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
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Location

National Grid Reference

SD 5884 0756 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Off Hall Lane, Leyland Mill Brow, Haigh, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 4790.1.0	The Receptacle	Active	DGM1883
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Almshouses, now 3 houses. Dated 1772. Dressed stone with ashlar dressings and hipped stone slate roof. 2 storeys, 5 bays. Rusticated quoins. Windows of paired pointed lights with small-paned glazing, those to 2nd and 3rd bays of ground floor are paired. Entrances have pointed tympana, the 2nd and 4th are now windows, the others with C20 doors. 3 cross-axial stacks. Left return has external stair to 1st floor entrance, now window. Rear similar.

Other Statuses and Cross-References

Listed Building (II)	Active
Sites & Monuments Record - 4790.1.0	Active

Ratings and Scorings

Condition	Fair
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Land Use

Associated Historic Landscape Character Records

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4790.1.0

Site Name The Receptacle

HGM48547 Residential - Vernacular Cottages (Type Code: SET-REVER)
The Alms Houses, off Hall Lane, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM795 OS Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4791.1.0

Site Name Brock Mill / Forge

SMR Number	Site Name	Record Type
4791.1.0	Brock Mill / Forge	Building

Monument Types and Dates

FORGE (Forge/Smithy, AD 17th Century - 1600 AD to 1699 AD)

INDUSTRIAL SITE (AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

In 1660 a Richard Brock was clerk of a slitting mill, probably the one in Haigh called Brock Mill. The marriage of Roger Bradshaigh shows that both a forge and slitting mill had been erected in Haigh by 1673. In 1766 the sale of a forge on the River Douglas, one mile from Wigan, was advertised in "Williamson's Liverpool Advertiser" on the 28th November 1766. Was almost certainly Brock (Block) Mill Forge. Machine tool making works as owned by the Morris family. This has probably been destroyed (1).

Sources

- (1) Serial: Hawkes, A.J. 1945. Trans. Lancs. & Chesh. Antiq. Soc..
- (2) Cartographic materials: OS. 1976.
- (3) Serial: Wigan Parish Register 1660's.
- (4) : The Haigh Ironworks 1789-1856.
- (5) : Cotton Trade and Industrial Lancashire 1600-1780. 486

Location

National Grid Reference

Centroid SD 5837 0823 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Brock Mill Farm, off Wingate Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4791.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48592 Residential - Farm Complex (Type Code: SET-REFAR)
Brock Mill Farm, Wingates Road, Wigan

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4791.1.0

Site Name Brock Mill / Forge

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4802.1.0

Site Name Haigh Dyeing Works

SMR Number	Site Name	Record Type
4802.1.0	Haigh Dyeing Works	Building

Monument Types and Dates

INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)

TEXTILE MILL (AD 19th Century - 1800 AD to 1899 AD)

WATERMILL (AD 19th Century - 1800 AD to 1899 AD)

DYE WORKS (AD 20th Century - 1900 AD to 1999 AD)

FINISHING WORKS (AD 20th Century - 1900 AD to 1999 AD)

Description and Sources

Description

Marked on the map (1) as Brock Mill (Iron Forge) and on maps (2)(3) as a dye works. Originally a very early C19 spinning mill, almost certainly water-powered, that was converted to a dyeing and finishing works. There are 2 spinning mill buildings on the site. No.1 is mid C19 and brick built. 2 storeys. 8x2 bays. Gable slate roof. Rectangular windows with brick arches and stone sills. Poss. remains of a mill leat etc. adj. to this building. No.2 is earlier and stone built. 2 storeys. Smaller windows with stone lintels and sills Circular brick chimney att. to a boiler house. Late C20 offices. A distinctive related row of cottages to the W of the site dates from 1821. Many large C20 buildings have been added to the site. Site occ. by various engineers (4)

Sources

Aerial Photograph: SF 3169 5-8.

Photograph: 1244-46.

(1) Cartographic materials: OS. 1848.

(2) Cartographic materials: OS. 1907.

(3) Cartographic materials: OS. 1928.

(4) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey, Wigan.

Location

National Grid Reference

Centroid SD 5822 0824 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Sicklefield Path, off Wigan Lane, Whitley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - NBR: 53871 Active

Sites & Monuments Record - 4802.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4802.1.0

Site Name Haigh Dyeing Works

HGM48597 Residential - Private Housing Development (Type Code: SET-REPRI)
Woodlands Park Close, Wigan

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM2403 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.1.0 Site Name Brock Mill Cottages

SMR Number	Site Name	Record Type
4880.1.0	Brock Mill Cottages	Listed Building

Monument Types and Dates

HOUSE (AD 19th Century to Modern - 1821 AD to 2050 AD)

Main Building STONE
Material

Description and Sources

Description

2 houses. Lintel has oval inscribed "BB/1821", with later addition. Dressed stone with hipped slate roof. 2 storeys, 3 bays. Windows have lintels with cambered soffits and 4-light casement with cusped heads, probably cast iron. Third bay of ground floor has late 19th century window with casement. Entrances have plain surround. 2 cross axial stacks, that to left is very deep(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 40

Location

National Grid Reference

SD 5829 0824 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Wingates Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 4880.1.0	Brock Mill Cottages	Active	DGM1810
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houses. Lintel has oval inscribed: "EB/1821", with later addition. Dressed stone with hipped slate roof. 2 storeys, 3 bays. Windows have lintels with cambered soffits and 4-light casement with cusped heads, probably cast iron. 3rd bay of ground floor has late C19 window with casement. Entrances have plain surround. 2 cross-axial stacks, that to left is very deep.

Other Statuses and Cross-References

Sites & Monuments Record - 4880.1.0	Active
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Ratings and Scorings

Condition	Fair
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Land Use

Associated Historic Landscape Character Records

HGM48590 Residential - Vernacular Cottages (Type Code: SET-REVER)
Brock Mill Cottage, Wingates Road, Wigan

Other Land Classes

Landuse	Extant building
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Related Monuments - None Recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.1.0

Site Name Brock Mill Cottages

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4909.1.0

Site Name Leyland Mill

SMR Number	Site Name	Record Type
4909.1.0	Leyland Mill	Building

Monument Types and Dates

FOUNDRY (AD 19th Century - 1800 AD to 1899 AD)

INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)

METAL WORKING SITE (Metal Working, AD 19th Century - 1800 AD to 1899 AD)

TEXTILE MILL (AD 19th Century - 1800 AD to 1899 AD)

WATERMILL (AD 19th Century - 1800 AD to 1899 AD)

FOUNDRY (AD 20th Century - 1900 AD to 1999 AD)

METAL WORKING SITE (Metal Working, AD 20th Century - 1900 AD to 1999 AD)

Description and Sources

Description

Marked on map (1) as Leyland Mill (Iron Foundry) and on map (2) as Haigh Foundries (Iron). Almost certainly an early C19 water-powered spinning mill site that was converted into an iron foundry site. There are two spinning mills: No.1 is early to mid C19 and brick built. Timber internal structure. 2 storeys and 8x2 bays. Rectangular windows with stone sills and brick arches. Unequal M-style slate roof. No.2 is also early to mid C19 and brick built. 2 storeys (plus basement). 11x2 bays, some blocked. Similar windows and roof to No 1 mill. Square brick chimney. There are also various mid to late C20 single storey buildings on the site, including the offices. On the bridge between this site and site No. 4910 there are two datestones: "1796" and "1846" (3).

Sources

Aerial Photograph: SF 3169 9-13.

Photograph: 1239, 1240.

(1) Cartographic materials: OS. 1845.

(2) Cartographic materials: OS. 1907.

(3) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey, Wigan.

Location

National Grid Reference

SD 5846 0764 (point)

SD50NE

Point

Administrative Areas

District Wigan, Greater Manchester

Township Haigh, Wigan, Greater Manchester

Address/Historic Names

off Wingates Road, Leyland Mill Brow, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area

Wigan Lane

Active

DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

National Monuments Record - NBR: 53916

Active

Sites & Monuments Record - 4909.1.0

Active

Ratings and Scorings

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4909.1.0

Site Name Leyland Mill

Condition

Fair

Land Use

Associated Historic Landscape Character Records

HGM48537 Industrial - Food manufactory (Type Code: IND-IDFOO)

Leyland Mill, Wingates Road, Wigan

Other Land Classes

Landuse

Cultivated land, undetermined

Related Monuments

4910.1.0 Leyland Mill

Hierarchical

4910.1.0 Leyland Mill

Hierarchical

Finds - None recorded

Associated Events/Activities

EGM2403 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4910.1.0

Site Name Leyland Mill

SMR Number	Site Name	Record Type
4910.1.0	Leyland Mill	Building

Monument Types and Dates

FOUNDRY (AD 19th Century - 1800 AD to 1899 AD)

INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)

METAL WORKING SITE (Metal Working, AD 19th Century - 1800 AD to 1899 AD)

TEXTILE MILL (AD 19th Century - 1800 AD to 1899 AD)

WATERMILL (AD 19th Century - 1800 AD to 1899 AD)

FOUNDRY (AD 20th Century - 1900 AD to 1999 AD)

METAL WORKING SITE (Metal Working, AD 20th Century - 1900 AD to 1999 AD)

Description and Sources

Description

Marked on map (1) as Leyland Mill (Iron foundry) and on map (2) as part of Haigh Foundries. This site now comprises the following buildings: 1), a 2 storey early to mid C19 brick built building, almost certainly an early C19 water-powered spinning mill. Broad gabled roof. 5x2 bays. Rectangular windows with stone lintels and sills, and 2), a 2 storey late C19 building, poss. a mill owners house or small office. The rest of the site is covered with modern buildings. Both the above buildings have been divided up into small individual units occupied by various tenants (3).

Sources

Aerial Photograph: SF 3169 14-17.

Photograph: 1237, 1238.

(1) Cartographic materials: OS. 1845.

(2) Cartographic materials: OS. 1907.

(3) Unpublished document: Williams, Mike. 1986. The Greater Manchester Textile Mill Survey, Wigan.

Location

National Grid Reference

Centroid SD 5868 0755 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Haigh, Wigan, Greater Manchester

Address/Historic Names

off Leyland Mill Lane, Leyland Mill Brow, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - NBR: 53917

Active

Sites & Monuments Record - 4910.1.0

Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4911.1.0

Site Name Gidlow Works (Whittaker's Cotton Mill)

SMR Number	Site Name	Record Type
4911.1.0	Gidlow Works (Whittaker's Cotton Mill)	Listed Building

Monument Types and Dates

CHIMNEY (Chimney / Fireplace, AD 19th Century - 1800 AD to 1899 AD)
INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)
TEXTILE MILL (AD 19th Century - 1800 AD to 1899 AD)
TOWER (AD 19th Century - 1800 AD to 1899 AD)
WEAVING MILL (Integrated Textile Mill, AD 19th Century - 1800 AD to 1899 AD)
FACTORY (Manufacturing, AD 20th Century - 1900 AD to 1999 AD)
FACTORY (Manufacturing, AD 20th Century - 1900 AD to 1999 AD)
WAREHOUSE (AD 20th Century - 1900 AD to 1999 AD)

Description and Sources

Description

Map (1): Whittaker's Cotton Spinning Mill. Map (2): Gidlow Works. Now nothing of the original mid C19 buildings survive. The spinning mill is late C19 and brick built. 3 storeys & 36x3 bays. Tall thin windows in pairs with the windows to the top storey having large brick arches. Flat roof. Distinctive multi-coloured brickwork to the mill. Italianate embellishments. Clock tower. Other towers include a sprinkler tower. Circular brick chimney. The weaving shed is late C19 and brick built. 1 storey with 31 bays. Pos. related workers housing is nearby. Apart from the chimney no power features survive on the site (3). The original J Musgrave engines at this site were installed in 1850 and were modified in 1900 by W Sharples. Each engine developed around 500 hp.

Sources

- Aerial Photograph: SF 3169 18-22.
Photograph: 1247-51.
- (1) Cartographic materials: OS. 1847.
 - (2) Cartographic materials: OS. 1907.
 - (3) Monograph: English Heritage. 1996.
 - (4) Monograph: Roberts, AS. Gidlow Mill, Wigan.. 307
 - (5) Monograph: RCHME. 1992. Cotton Mills in Greater Manchester. Williams, Mike & Farnie, DA. 34,96
-

Location

National Grid Reference

Centroid SD 5795 0670 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

off Kenyon Road, Gidlow, Wigan N of Mesnes Park, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Conservation Area	Active
Listed Building (II)	Active
National Monuments Record - NBR: 53918	Active
Sites & Monuments Record - 4911.1.0	Active

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4911.1.0

Site Name Gidlow Works (Whittaker's Cotton Mill)

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse Built over

Related Monuments

4911.1.1 Gidlow Works - Additional Information Hierarchical

Finds - None recorded

Associated Events/Activities

EGM2403 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4911.1.1

Site Name Gidlow Works - Additional Information

SMR Number	Site Name	Record Type
4911.1.1	Gidlow Works - Additional Information	Listed Building

Monument Types and Dates

CHIMNEY (Chimney / Fireplace, AD 19th Century - 1800 AD to 1899 AD)
INDUSTRIAL SITE (AD 19th Century - 1800 AD to 1899 AD)
TEXTILE MILL (AD 19th Century - 1800 AD to 1899 AD)
TOWER (AD 19th Century - 1800 AD to 1899 AD)
WEAVING MILL (Integrated Textile Mill, AD 19th Century - 1800 AD to 1899 AD)
FACTORY (Manufacturing, AD 20th Century - 1900 AD to 1999 AD)
FACTORY (Manufacturing, AD 20th Century - 1900 AD to 1999 AD)
WAREHOUSE (AD 20th Century - 1900 AD to 1999 AD)

Description and Sources

Description

In 1865 the Earl of Derby praised this mill as "a pleasure to the eye to rest on, so well has architectural effect been studied in its' construction. The architect, George Woodhouse (1829-83) of Bolton, was a leading mill architect of his time. He made deliberate use of white and blue Staffordshire brick in order to relieve the monotony of ordinary fired red brick. The mill remains a permanent memorial to John Rylands and embodies a triumph for aesthetic over utilitarian considerations. It was, however, one of the most expensive mills ever built: costs were raised by the use throughout of fireproof modes of construction. In 1984 this mill became the centre of a Conservation Area (1)

Sources

- Aerial Photograph: SF 3169 18-22.
(1) Monograph: Williams, Mike & Farnie, Douglas. 1992. Cotton Mills in Greater Manchester. 34
-

Location

National Grid Reference

Centroid SD 5795 0670 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

off Kenyon Road, Gidlow, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Listed Building (II)	Active
Sites & Monuments Record - 4911.1.1	Active

Ratings and Scorings

Condition	Fair
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Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse	Built over
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Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4911.1.1

Site Name Gidlow Works - Additional Information

Related Monuments

4911.1.0

Gidlow Works (Whittaker's Cotton Mill)

Hierarchical

Finds - None recorded

Associated Events/Activities

EGM2403 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4913.1.0 Site Name Axe Hammer (Yellow Brook)

SMR Number	Site Name	Record Type
4913.1.0	Axe Hammer (Yellow Brook)	Find Spot

Monument Types and Dates

FINDSPOT (Bronze Age - 2350 BC to 701 BC)

Description and Sources

Description

Axe-hammer found in 1890. Whereabouts of find not now known. The site is now open parkland. Examined 15.01.53 (1). Stone axe-head found in Bottling Wood, presented by Miss Margaret Thomas (3). Bronze Age axe hammer found in Bottling Wood, 1911 by Mr Cardwell, Wigan ID No 19.14 (4). This axe was identified by Wendy Smith (Wigan Library Collections Manager 1985-1988) with the axe found near Yellow Brook.

Sources

- (1) Index: OS.
 - (2) Cartographic materials: OS. 1976. 1:10,000.
 - (3) Unpublished document: Wigan MBC. 1922. 412
 - (4) Bibliographic reference: Fairclough, H.
-

Location

National Grid Reference

Centroid SD 5878 0706 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Near Yellow Brook, Bottling Wood, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 23	Active
Sites & Monuments Record - 4913.1.0	Active

Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse	Parkland
Landuse	Undetermined woodland

Related Monuments - None Recorded

Associated Finds

FGM5667	AXE (TOOL) (Single occurrence) (Bronze Age - 2350 BC to 701 BC)	STONE
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Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4913.1.0

Site Name Axe Hammer (Yellow Brook)

Associated Events/Activities

EGM924 OS Visit)

EGM1541 OS Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4914.1.0 Site Name Haigh Brow Cottages

SMR Number	Site Name	Record Type
4914.1.0	Haigh Brow Cottages	Building

Monument Types and Dates

SETTLEMENT (AD 17th Century - 1600 AD to 1699 AD)

Description and Sources

Description

A long range of cottages from north to south. North end part double pile with massive stack. Rough dressed sandstone. Large window openings - one timber lintelled. Much internal woodwork renewed and structure altered. Probably late 17th to early 18th century. Timber and stone construction.

Sources

- (1) Bibliographic reference: DoE. List of Buildings of Special Arch./Hist., Interest - Wigan.
 - (2) Cartographic materials: OS. 1976. 1:10,000.
-

Location

National Grid Reference

Centroid SD 5868 0776 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Leyland Mill Lane, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4914.1.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM48551 Residential - Vernacular Cottages (Type Code: SET-REVER)
Haigh Brow Cottage, Hall Lane, Wigan

Other Land Classes

Landuse Cultivated land, undetermined

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4914.1.0

Site Name Haigh Brow Cottages

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4915.1.0

Site Name Leyland Mill Farm

SMR Number	Site Name	Record Type
4915.1.0	Leyland Mill Farm	Building

Monument Types and Dates

FARM (AD 19th Century - 1800 AD to 1899 AD)

FARMSTEAD (Deserted Farmstead, AD 19th Century - 1800 AD to 1899 AD)

LAITHE HOUSE (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

The farmhouse is at E end of N side of quadrangle & forms a laithehouse with adjoining storage barn. This barn has 2 massive king & queen post trusses, dated to 1813. Stone farmhouse has a small brick extension to the E and a stone dairy-room to S. E side of quadrangle has a byre and stable block (c1840) with hayloft over. S side has a stable and cottage. W side has an open fronted, low cart shed which is in poor condition. To W of laithehouse on N side is large stable building with original stalls on ground floor & hay loft above, front to yard has been radically altered. Yard has pump & well & central manure pit. Douglas Bank Cottage lies along NW side of complex. It has high ceilings & plain windows, rendered on W side, brick rear (1).

Sources

(1) Bibliographic reference: Powell, P. 1995.

Location

National Grid Reference

Centroid SD 5860 0768 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Off Hall Lane, Haigh, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4915.1.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM48549 Residential - Farm Complex (Type Code: SET-REFAR)

Leyland Mill Farm, Hall Lane, Wigan

Other Land Classes - None recorded

Related Monuments - None Recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4915.1.0

Site Name Leyland Mill Farm

Associated Finds

FGM2061 UNIDENTIFIED OBJECT (AD 19th Century - 1800 AD to 1899 AD)

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4922.1.0 Site Name The Bowling Green

SMR Number	Site Name	Record Type
4922.1.0	The Bowling Green	Building

Monument Types and Dates

INN (Hostelry, AD 19th Century - 1800 AD to 1899 AD)
PUBLIC BUILDING (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

Early 19th century public house, which is still used as such today.

Sources

- (1) : The History of the Town and Borough of Wigan. 123
 - (2) Cartographic materials: OS. 1976. 1:10,000.
-

Location

National Grid Reference

Centroid SD 5850 0662 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane (Standishgate), Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4922.1.0	Active
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Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records

HGM46894 Residential - Private Housing Development (Type Code: SET-REPRI)
Around the junctions of Wigan Lane, Penson Street and High Street, Wigan

Other Land Classes

Landuse	Built over
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Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4922.1.0

Site Name The Bowling Green

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4933.1.0 Site Name Bottling Wood (forge)

SMR Number	Site Name	Record Type
4933.1.0	Bottling Wood (forge)	Monument

Monument Types and Dates

INDUSTRIAL SITE (AD 18th Century - 1700 AD to 1799 AD)

METAL WORKING SITE (Metal Working, AD 18th Century - 1700 AD to 1799 AD)

MILL (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

The Chadwick family held the forge which had once been a mill.

Sources

- (1) Serial: Charcoal Ironmasters 1600-1785.
 - (2) Cartographic materials: O.S.. 1: 10,000.
-

Location

National Grid Reference

Centroid SD 5920 0720 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Bottling Wood, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4933.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48389 Ornamental, Parkland and Recreational - Urban Green Space (Type Code: OPR-OPURB)
Former Lancashire Union Line, Bottling Wood, Wigan

Other Land Classes

Landuse Undetermined woodland

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4943.1.0 Site Name Milestone (Wigan) (site of)

SMR Number	Site Name	Record Type
4943.1.0	Milestone (Wigan) (site of)	Monument

Monument Types and Dates

COMMEMORATIVE MONUMENT (Memorial, Roman - 43 AD to 409 AD)

MILESTONE (Borough, Roman - 43 AD to 409 AD)

Description and Sources

Description

Site of Roman milestone removed during street widening of 1930. It was over 5ft high, cylindrical but pared down to square sides. No inscription. It is assumed to have been broken and destroyed. There are conflicting opinions as A.J. Hawkes was originally convinced that the stone was Roman, he conceded that it may be medieval. The stone was never found, although there were rumours that it was incorporated into a wall built at Wigan Lane(see SMR 4943.2.0).

Sources

(1) : F.S.A. 95, Dicconson Street West, Wigan..

Location

National Grid Reference

SD 5839 0724 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

National Monuments Record - SD 50 NE 22 Active

Sites & Monuments Record - 4943.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48464 Residential - Low Rise Flats (Type Code: SET-RELOW)
off Wigan Lane, Wigan

Other Land Classes

Landuse Garden

Related Monuments

4943.2.0 Milestone Set in Boundary Wall To North East Hierarchical
of The Elms

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4943.1.0

Site Name Milestone (Wigan) (site of)

Finds - None recorded

Associated Events/Activities

EGM689 (Event - Survey)

EGM1469 (Event - Survey)

EGM1715 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4967.1.0 Site Name The Golden Crop (site of)

SMR Number	Site Name	Record Type
4967.1.0	The Golden Crop (site of)	Monument

Monument Types and Dates

INN (Hostelry, AD 19th Century - 1800 AD to 1899 AD)

PUBLIC BUILDING (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

The Golden Crop, a public house built during the 19th century on Standish - gate. No further information. (1).

Sources

- (1) Monograph: Whitehouse, T.. 1829. History of Town & Borough of Wigan in Lancaster. 124
 - (2) Cartographic materials: OS. 1976. 1: 10,000.
-

Location

National Grid Reference

Centroid SD 5850 0690 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Standishgate, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4967.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46846 Commercial - Hotel Complex (Type Code: COM-COHOT)

Bellingham Hotel, at the Junction of Bellingham Avenue and Wigan Lane, Wigan

Other Land Classes

Landuse Built over

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4967.1.0

Site Name The Golden Crop (site of)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3988.1.0 **Site Name** The Green Man (site of)

SMR Number	Site Name	Record Type
3988.1.0	The Green Man (site of)	Monument

Monument Types and Dates

INN (Hostelry, AD 19th Century - 1800 AD to 1899 AD)

PUBLIC BUILDING (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

Site of a public house built during the 19th century. (1).

Sources

- (1) Monograph: Whitehouse, T.. 1829. History of Town & Borough of Wigan in Lancaster. 128
 - (2) Monograph: Ordnance Survey. 1976. 1:10,000.
-

Location

National Grid Reference

Centroid SD 5830 0690 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Standishgate, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 3988.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)

Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse Built over

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 3988.1.0

Site Name The Green Man (site of)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4969.1.0 **Site Name** The Old Pied Bull (site of)

SMR Number	Site Name	Record Type
4969.1.0	The Old Pied Bull (site of)	Monument

Monument Types and Dates

INN (Hostelry, AD 19th Century - 1800 AD to 1899 AD)
PUBLIC BUILDING (AD 19th Century - 1800 AD to 1899 AD)

Description and Sources

Description

Public house dating from the 19th century. 2 storeys. Illustrated.

Sources

(1) : 19 & 46

Location

National Grid Reference

Centroid SD 5810 0670 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Hallgate, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4969.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46376 Residential - Semi-Detached Housing (Type Code: SET-RESEM)
Around Copperfield and Walkden Avenue East, Wigan

Other Land Classes

Landuse Built over
Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4972.1.0 **Site Name** Hampson House (site of)

SMR Number	Site Name	Record Type
4972.1.0	Hampson House (site of)	Monument

Monument Types and Dates

HOUSE (AD 18th Century - 1700 AD to 1799 AD)

SETTLEMENT (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

Built in circa 1761 on Standishgate. A dwelling house, the late possession of Holt Leigh.

Sources

- (1) Bibliographic reference: Parcel of Deeds & Titles relating to Scotts Fields, Wigan No.16.
 - (2) Cartographic materials: Ordnance Survey. 1:10,000.
-

Location

National Grid Reference

Centroid SD 5830 0690 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester

Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Standishgate, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 4972.1.0	Active
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Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)

Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse	Built over
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Landuse	Built over
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Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4972.1.0

Site Name Hampson House (site of)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 5373.1.0 Site Name Tyldesley Monument

SMR Number	Site Name	Record Type
5373.1.0	Tyldesley Monument	Listed Building

Monument Types and Dates

COMMEMORATIVE MONUMENT (Memorial, AD 17th Century - 1651 AD)
PLAQUE (Plaque Stone, AD 17th Century - 1651 AD)

Description and Sources

Description

Originally erected 1679; according to an inscription on slate panel "restored 1886" but perhaps to an altered design. Marks the spot where Sir Thomas Tyldesley was killed at the battle of Wigan Lane, 1651. Stone pier on plinth with moulded cornice surmounted by a ball finial. D-shaped stone enclosure, previously surmounted by railings; smaller pier with ball finials at 2 corners destroyed since previous survey (1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 18

Location

National Grid Reference

SD 5850 0665 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Tyldesley-with-Shakerley, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Tyldesley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.			
Listed Building (II) - 5373.1.0	Tyldesley Monument	Active	DGM1792
Monument commemorating Sir Thomas Tyldesley, killed on this spot during battle of Wigan Lane in 1651. Erected 1679 by Alexander Rigby Esq (then High Sheriff of Lancashire); restored 1886 by Wigan Corporation. Coursed sandstone blocks. Pier approximately 1m square and 5 metres high; pedestal with moulded coping; moulded cornice with ball finial. Near the top of each side is a slate plaque (of 1886), that on the west front with a long inscription (presumably copying original wording by Alexander Rigby), that on the south side recording the restoration, and the others blank.			

Other Statuses and Cross-References

Sites & Monuments Record - 5373.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse Monument display

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 5373.1.0

Site Name Tyldesley Monument

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 5429.1.0

Site Name Hugh Baron's House (Standishgate)

SMR Number	Site Name	Record Type
5429.1.0	Hugh Baron's House (Standishgate)	Building

Monument Types and Dates

HOUSE (AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

Hugh Baron's house situated at the top of Standishgate, Wigan. Dated 1746.

Sources

(1) : Leigh Estate Papers D/D LEIE.

Location

National Grid Reference

SD 5830 0690 (point)

SD50NE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Wigan, Wigan, Greater Manchester

Address/Historic Names

Standishgate, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area

Wigan Lane

Active

DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 5429.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)

Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse

Built over

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 5429.1.0

Site Name Hugh Baron's House (Standishgate)

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 9141.1.0 Site Name Bank House

SMR Number	Site Name	Record Type
9141.1.0	Bank House	Place

Monument Types and Dates

HOUSE (AD 19th Century - 1800 AD to 1899 AD)
PARK (AD 19th Century - 1800 AD to 1899 AD)
PARK (AD 19th Century - 1800 AD to 1899 AD)
POND (AD 19th Century - 1800 AD to 1899 AD)
FORMAL GARDEN (Modern - 1901 AD to 2050 AD)

Description and Sources

Description

Site Type: A1. 3 hectares. House with grounds & small park west of Wigan Lane. Open fields to west & a separate dwelling, the Elms, on the south eastern boundary. House is close to the road & is shielded from it by a thin band of trees. The park, with pleasure grounds, a small pond & single clump of trees, is to the rear of the house. Bank House, together with the Elms & three large plots of land, all part of the estate of Mr HJ Woodcock JP, was purchased by Wigan Corporation in 1923 for 7,750 pounds. Lost. One small corner of open ground survives between the Elms & the housing of Milton Grove.

Sources

- (1) Monograph: GMAU. 1994. A Survey of Historic Parks & Gardens in Gtr. M/cr, Wigan. Roberts, Judith., & Currie, E. 13
 - (2) Cartographic materials: 1849. Lancashire Sheet 93.
 - (3) Cartographic materials: 1895. Lancashire Sheet 93.
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Location

National Grid Reference

Centroid SD 5830 0730 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Other Statuses and Cross-References

Sites & Monuments Record - 9141.1.0	Active
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Ratings and Scorings

Condition	Uncertain
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Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse	Built over
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Greater Manchester Archaeological Unit Monument Full Report

SMR Number 9141.1.0

Site Name Bank House

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 9156.1.0 Site Name Whitley Hall

SMR Number	Site Name	Record Type
9156.1.0	Whitley Hall	Place

Monument Types and Dates

HOUSE (AD 19th Century - 1800 AD to 1899 AD)
PARK (AD 19th Century - 1800 AD to 1899 AD)
PARK (AD 19th Century - 1800 AD to 1899 AD)
GARDEN (Garden Domestic, Modern - 1901 AD to 2050 AD)

Description and Sources

Description

Site Type: A1. 8 hectares. House with grounds & small park west of Wigan Lane. A rectangular site with boundary planting along the road & on the southern edge. A particular feature at the southwest corner is a large lake. Similar though smaller properties to the south. Whitley Park Cottages developed within the park by the end of the 19th century. The lake is now Whitley Reservoir. Lost. Area now completely developed. Reservoir survives.

Sources

- (1) Monograph: GMAU. 1994. A Survey of Historic Parks & Gardens in Gtr. M/cr, Wigan. Roberts, Judith., & Currie, E. 45
 - (2) Cartographic materials: 1849. Lancashire Sheet 93.
 - (3) Cartographic materials: 1895. Lancashire Sheet 93.
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Location

National Grid Reference

Centroid SD 5800 0770 (MBR: 10m by 10m) SD50NE

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Whitley Crescent, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 9156.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 9156.1.0

Site Name Whitley Hall

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.3.0 **Site Name** Barn to E. of Brock Mill Farmhouse

SMR Number	Site Name	Record Type
4880.3.0	Barn to E. of Brock Mill Farmhouse	Listed Building

Monument Types and Dates

BARN (AD 17th Century to Modern - 1600 AD to 2050 AD)

Main Building STONE
Material

Description and Sources

Description

Barn. Probably C17. Dressed stone with stone slate roof. Probably 4 bays with collar and tie beam trusses and purlins. Entrance with barn doors and projecting cow house to right under cat slide roof. Later lean-to shed to left (1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 5838 0823 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Barn to E. of Brock Mill Farmhouse, Wingates Road, Haigh, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 4880.3.0	Barn to East of Brock Mill Farmhouse	Active	DGM1811
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Barn. Probably C17. Dressed stone with stone slate roof. Probably 4 bays with collar and tie beam trusses and purlins. Entrance with barn doors and projecting cow house to right under cat slide roof. Later lean-to shed to left.

Other Statuses and Cross-References

Sites & Monuments Record - 4880.3.0	Active
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Ratings and Scorings

Condition	Good
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Land Use

Associated Historic Landscape Character Records

HGM48592 Residential - Farm Complex (Type Code: SET-REFAR)
Brock Mill Farm, Wingates Road, Wigan

Other Land Classes

Landuse	Extant building
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Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.3.0

Site Name Barn to E. of Brock Mill Farmhouse

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 12023.1.0 Site Name Railway Bridge in Haigh Hall Park

SMR Number	Site Name	Record Type
12023.1.0	Railway Bridge in Haigh Hall Park	Listed Building

Monument Types and Dates

RAILWAY BRIDGE (AD 19th Century to Modern - 1883 AD to 2050 AD)

Main Building	ASHLAR
Material	
Main Building	BRICK
Material	

Description and Sources

Description

Railway bridge. 1883-4 by Charles Badlock over the Whelley Loop Line. Pinkish-red brick with ashlar facings to abutments and ashlar plinths, cast-iron undercarriage and balustrade. Three straight-headed arches. Undercarriage has 13 girders. Abutments are faced with pilasters with frieze and moulded modillion cornices; these are surmounted by plinths with chamfered base, cavetto- and roll- moulding and pyramidal caps, between stretches of balustrade. The balustrade is approximately 30 metres in length and has round-arched arcade on columns with scalloped base; chamfered copings. The ends of the balustrades are curved on section with end plinths. All plinths have moulded cornices and blocking courses. This bridge is sited within Haigh Hall Park, which is included in the English Heritage Register of Parks and Gardens at grade 2. (1)

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 5906 0743 (point) SD50NE Point

Administrative Areas

District	Wigan, Greater Manchester
Township	Haigh, Wigan, Greater Manchester

Address/Historic Names

Railway bridge in Haigh Hall Park, Hall Lane, Haigh, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 12023.1.0	Railway Bridge in Haigh Hall Park	Active	DGM1875
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Railway bridge. 1883-84 by Charles Badlock over the Whelley Loop Line. Pinkish-red brick with ashlar facings to abutments and ashlar plinths, cast-iron undercarriage and balustrade. Three straight-headed arches. Undercarriage has 13 girders. Abutments are faced with pilasters with frieze and moulded modillion cornices; these are surmounted by plinths with chamfered base, cavetto- and roll- moulding and pyramidal caps, between stretches of balustrade. The balustrade is approximately 30 metres in length has round-arched arcade on columns with scalloped base; chamfered copings. The ends of the balustrade are curved on section with end plinths. All plinths have moulded cornices and blocking courses. This bridge is sited within Haigh Hall park, which is included in the English Heritage Register of Parks and Gardens at grade II.

Other Statuses and Cross-References

Sites & Monuments Record - 12023.1.0	Active
Listed Building (II)	Active

Ratings and Scorings

Condition	Good
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Greater Manchester Archaeological Unit Monument Full Report

SMR Number 12023.1.0 **Site Name** Railway Bridge in Haigh Hall Park

Land Use

Associated Historic Landscape Character Records

HGM48389 Ornamental, Parkland and Recreational - Urban Green Space (Type Code: OPR-OPURB)
Former Lancashire Union Line, Bottling Wood, Wigan

Other Land Classes

Landuse Throughfare

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 12302.1.0 Site Name 1 New Lodge

SMR Number	Site Name	Record Type
12302.1.0	1 New Lodge	Listed Building

Monument Types and Dates

TOWN HOUSE (AD 19th Century to Modern - 1820 AD to 2050 AD)

Main Building BRICK
Material

Description and Sources

Description

Early C19. Painted brick. Two storeys. Three sash windows with glazing bars. Arched doorway under left-hand window enclosing 6-moulded-and-fielded-panel door flanked by slender fluted Tuscan columns supporting cornice under fanlight with decorative metal bars. First floor sill band. Moulded gutter cornice. Lower but similar, and probably contemporary, 2-storey extension set back on left has one window(1).

Sources

(1) Monograph: Wigan MBC. 1983. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 5848 0680 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

1 New Lodge, Off Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355
Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Listed Building (II) - 12302.1.0 1 New Lodge Active DGM1934
Small town house. c1820-40; altered. Painted brick with sandstone dressings (west gable slate-hung), slate roof. Double-depth single-fronted plan, plus set-back wing to left. 2 storeys over cellar, 1:3 windows; with 1st-floor sillband and moulded cornice; round-headed doorway to left, up 3 steps, with set-in slender fluted columns, panelled door and fanlight with radiating metal tracery; 2 unhorned 12-pane sashed windows at ground floor, with raised sills and wedge lintels, and 3 similar windows above. 2 chimneys at right-hand gable. Set-back wing to left, of 2 lower storeys, with unhorned 16-pane sashed window at ground floor, 15-pane sash above. INTERIOR not inspected.

Other Statuses and Cross-References

Sites & Monuments Record - 12302.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15316.1.0 Site Name 5-15 Swinley Road

SMR Number	Site Name	Record Type
15316.1.0	5-15 Swinley Road	Listed Building

Monument Types and Dates

TOWN HOUSE (AD 19th Century to Modern - 1876 AD? to 2050 AD)

Main Building BRICK
Material

Description and Sources

Description

Terraced row of 6 town houses, now flats. Probably 1876. By G Heaton of Wigan for the Wigan Land and Building Company; altered. Red brick in English garden wall bond with dressings of matching red terracotta, and some sandstone (now painted); sides and rear of common brick; slate roof. Double-depth plan, each house single-fronted, built in 3 halls-adjointing pairs with coupled back extensions. Eclectic style combining Gothic and Arts-and-Crafts features. EXTERIOR: 2 and a half storeys over cellars, each with 2 1st-floor windows; chamfered stone plinth, stone sills to the windows, stone lintels to the doorways and to windows at ground and 1st floors. A symmetrical composition in which each house has a featured bay with a canted bay window at ground floor, a 2-light sashed window at 1st floor with segmental-pointed extrados filled with saw-toothed coursing and covered by a hood-mould, and a broad gabled half-dormer with a segmental-pointed window flanked by coupled pilasters strips rising to an oversailing gable with pargeting in the apex. Between these bays are coupled square-headed doorways with moulded pilaster jambs and enriched capitals, and panelled half-glazed doors with rectangular overlights; above each doorway is a one-light sashed window with 2-centred arched extrados, and a segmental-pointed attic window under an oversailing gable. Over the ground floor runs a terracotta band with rippled, moulded and nailhead enrichment, carried round the bays as a frieze; and the 1st floor has an enriched impost band. Coupled chimney stacks on front slope of roof. INTERIOR not inspected.

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58445 06592 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

5-15 Swinley Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15316.1.0 Site Name 5-15 Swinley Road

Listed Building (II) - 484969 5-15 Swinley Road Active DGM1753

Terraced row of 6 town houses, now flats. Probably 1876. By G Heaton of Wigan for the Wigan Land and Building Company; altered. Red brick in English garden wall bond with dressings of matching red terracotta, and some sandstone (now painted); sides and rear of common brick; slate roof. Double-depth plan, each house single-fronted, built in 3 halls-adjointing pairs with coupled back extensions. Eclectic style combining Gothic and Arts-and-Crafts features. EXTERIOR: 2 and a half storeys over cellars, each with 2 1st-floor windows; chamfered stone plinth, stone sills to the windows, stone lintels to the doorways and to windows at ground and 1st floors. A symmetrical composition in which each house has a featured bay with a canted bay window at ground floor, a 2-light sashed window at 1st floor with segmental-pointed extrados filled with saw-toothed coursing and covered by a hood-mould, and a broad gabled half-dormer with a segmental-pointed window flanked by coupled pilasters strips rising to an oversailing gable with pargeting in the apex. Between these bays are coupled square-headed doorways with moulded pilaster jambs and enriched capitals, and panelled half-glazed doors with rectangular overlights; above each doorway is a one-light sashed window with 2-centred arched extrados, and a segmental-pointed attic window under an oversailing gable. Over the ground floor runs a terracotta band with rippled, moulded and nailhead enrichment, carried round the bays as a frieze; and the 1st floor has an enriched impost band. Coupled chimney stacks on front slope of roof. INTERIOR not inspected.

Other Statuses and Cross-References

Sites & Monuments Record - 15316.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM46854 Residential - Town Houses (Type Code: SET-RETOW)
2 to 34 (even) and 5 to 15 (odd) Swinley Road, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15317.1.0 Site Name 2-20 Swinley Road

SMR Number	Site Name	Record Type
15317.1.0	2-20 Swinley Road	Listed Building

Monument Types and Dates

TOWN HOUSE (AD 19th Century to Modern - 1875 AD to 2050 AD)

Main Building BRICK
Material

Description and Sources

Description

Terrace of 10 town houses, now subdivided. 1875, by J Ford Mackenzie of Wigan, for the Wigan Land and Building Company; altered. Red brick, in header bond at ground floor and English garden wall bond above, with some facing of sandstone rubble and scored stucco; slate roofs on 2 levels, hipped over the centre and ends. Double-depth plan, each house single-fronted, with back extensions (coupled at the centre and ends). Eclectic style, with Gothic and Italianate features. EXTERIOR: 3 storeys over basements, 2:3:3:2:2:3:3:2 windows; symmetrical composition, Nos 8 and 10 in the centre, and Nos 2 and 20 at the ends breaking forwards and taller than the intermediate ranges. All have scored stucco basements with segmental-headed windows (glazing altered); the centre and ends have sandstone rubble facing to the ground floor, Lombard friezes to bracketed eaves; the intermediate ranges have continuous slated pentice roofing over the ground floor, and brick corbel tables to the eaves broken by a sawtooth course; the whole range has an impost band at 1st floor and a sillband on dogtoothing at 2nd floor. High flights of steps, quarter-turned except at the ends, lead to tall segmental-headed doorways, those in the centre and ends with heavy corbelled cornices, and all with doors which have colonnetted 2-light glazing, and overlights. At ground floor all have bay windows, those in the centre and ends rectangular with pilasters and prominent cornices, and the others canted. At 1st floor each has a tall tripartite widow and a single-light window, with segmental-headed lights and polychrome extrados and linked archbands of moulded brick; at 2nd floor the centre and ends have one- and 2-light windows with enriched sunk panels between, the others have 2 one-light windows. Most windows sashed without glazing bars. Chimneys on front slope. Rear: 2-storey back extensions, those to the centre and ends with monopitched roofs; windows with altered glazing. Good example of later Victorian town housing. Forms group with Nos 5-15 opposite (qv) and with Church of St Michael to west (qv). INTERIOR not inspected. Included for group value(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58437 06626 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

2-20 Swinley Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15317.1.0 Site Name 2-20 Swinley Road

Listed Building (II) - 484968 2-20 Swinley Road Active DGM1754

Terrace of 10 town houses, now subdivided. 1875, by J Ford Mackenzie of Wigan, for the Wigan Land and Building Company; altered. Red brick, in header bond at ground floor and English garden wall bond above, with some facing of sandstone rubble and scored stucco; slate roofs on 2 levels, hipped over the centre and ends. Double-depth plan, each house single-fronted, with back extensions (coupled at the centre and ends). Eclectic style, with Gothic and Italianate features. EXTERIOR: 3 storeys over basements, 2:3:3:2:2:3:3:2 windows; symmetrical composition, Nos 8 and 10 in the centre, and Nos 2 and 20 at the ends breaking forwards and taller than the intermediate ranges. All have scored stucco basements with segmental-headed windows (glazing altered); the centre and ends have sandstone rubble facing to the ground floor, Lombard friezes to bracketed eaves; the intermediate ranges have continuous slated pentice roofing over the ground floor, and brick corbel tables to the eaves broken by a sawtooth course; the whole range has an impost band at 1st floor and a sillband on dogtoothing at 2nd floor. High flights of steps, quarter-turned except at the ends, lead to tall segmental-headed doorways, those in the centre and ends with heavy corbelled cornices, and all with doors which have colonnetted 2-light glazing, and overlights. At ground floor all have bay windows, those in the centre and ends rectangular with pilasters and prominent cornices, and the others canted. At 1st floor each has a tall tripartite widow and a single-light window, with segmental-headed lights and polychrome extrados and linked archbands of moulded brick; at 2nd floor the centre and ends have one- and 2-light windows with enriched sunk panels between, the others have 2 one-light windows. Most windows sashed without glazing bars. Chimneys on front slope. Rear: 2-storey back extensions, those to the centre and ends with monopitched roofs; windows with altered glazing. Good example of later Victorian town housing. Forms group with Nos 5-15 opposite (qv) and with Church of St Michael to west (qv). INTERIOR not inspected. Included for group value.

Other Statuses and Cross-References

Sites & Monuments Record - 15317.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM46854 Residential - Town Houses (Type Code: SET-RETOW)
2 to 34 (even) and 5 to 15 (odd) Swinley Road, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15431.1.0 Site Name The Elms

SMR Number	Site Name	Record Type
15431.1.0	The Elms	Listed Building

Monument Types and Dates

VILLA (Now Offices & School, AD 19th Century to Modern - 1820 AD to 2050 AD)

Main Building BRICK
Material

Description and Sources

Description

Villa, now Health Authority offices and nursing school. c1820-40, altered. Red brick in English garden wall bond, with sandstone plinth and dressings, hipped slate roof. Double-depth double-fronted main range with large service wing to rear. Late Georgian style. 2 storeys and cellars, 2:1:2 windows, symmetrical, the centre breaking forwards slightly; with a plinth, 1st-floor sillband, plain frieze, moulded cornice, and blocking course stepped up in the centre. Square porch with Tuscan columns and pilasters, plain frieze, moulded cornice and lead-clad blocking course; square-headed doorway with C20 double doors and deep 4-pane overlight. Unhorned 12-pane sashed windows on both floors, with wedge lintels. Pair of ridge chimneys flanking the centre. Generally similar fenestration in return sides. (C20 garage now attached to right-hand corner.) Rear service wing of 3 storeys to the same height. INTERIOR: doglegged staircase with 2 elaborate cast-iron balusters per tread; in front left room, a good moulded plaster cornice with bead-and-reel, stiff-leaf and scrolled foliated enrichment; otherwise, altered.

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58364 07184 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Listed Building (II) - 15431.1.0	The Elms	Active	DGM1790
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Villa, now Health Authority offices and nursing school. c1820-40, altered. Red brick in English garden wall bond, with sandstone plinth and dressings, hipped slate roof. Double-depth double-fronted main range with large service wing to rear. Late Georgian style. 2 storeys and cellars, 2:1:2 windows, symmetrical, the centre breaking forwards slightly; with a plinth, 1st-floor sillband, plain frieze, moulded cornice, and blocking course stepped up in the centre. Square porch with Tuscan columns and pilasters, plain frieze, moulded cornice and lead-clad blocking course; square-headed doorway with C20 double doors and deep 4-pane overlight. Unhorned 12-pane sashed windows on both floors, with wedge lintels. Pair of ridge chimneys flanking the centre. Generally similar fenestration in return sides. (C20 garage now attached to right-hand corner.) Rear service wing of 3 storeys to the same height. INTERIOR: doglegged staircase with 2 elaborate cast-iron balusters per tread; in front left room, a good moulded plaster cornice with bead-and-reel, stiff-leaf and scrolled foliated enrichment; otherwise, altered.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15431.1.0 Site Name The Elms

Other Statuses and Cross-References

Sites & Monuments Record - 15431.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM48463 Institutional - Civic & Municipal Buildings (Type Code: INS-ISMUN)
The Elms, off Wigan Lane, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4943.2.0

Site Name Milestone Set in Boundary Wall To North East of The Elms

SMR Number	Site Name	Record Type
4943.2.0	Milestone Set in Boundary Wall To North East of The Elms	Listed Building

Monument Types and Dates

MILESTONE (Roman - 43 AD to 409 AD)

Main Building SANDSTONE
Material

Description and Sources

Description

Milestone. Presumed to be Roman. Sandstone. Approximately 0.3m wide and 0.5m high, with slightly rounded top; face eroded(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58438 07254 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Listed Building (II) - 4943.2.0 Milestone Set in Boundary Wall to North East of The Elms Active DGM1791

Milestone. Presumed to be Roman. Sandstone. Approximately 0.3m wide and 0.5m high, with slightly rounded top; face eroded.

Other Statuses and Cross-References

Sites & Monuments Record - 4943.2.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM48464 Residential - Low Rise Flats (Type Code: SET-RELOW)
off Wigan Lane, Wigan

Other Land Classes

Landuse Monument display

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4943.2.0

Site Name Milestone Set in Boundary Wall To North East of The Elms

Related Monuments

4943.1.0

Milestone (Wigan) (site of)

Hierarchical

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15432.1.0 Site Name Gateway and Lodges to Haigh Hall Park

SMR Number	Site Name	Record Type
15432.1.0	Gateway and Lodges to Haigh Hall Park	Listed Building

Monument Types and Dates

GATE PIER (AD 19th Century to Modern - 1840 AD to 2050 AD)

LODGE (AD 19th Century to Modern - 1840 AD to 2050 AD)

Main Building ASHLAR
Material

RAILINGS (AD 19th Century to Modern - 1840 AD to 2050 AD)

Description and Sources

Description

Formerly known as: The Lodge WIGAN LANE. Entrance archway and lodges with linking railings and gates. Probably c1840; altered. Sandstone ashlar, with slate roofs to lodges and cast-iron railings and gates. Linear plan, the archway linked to square lodges by short sections of railings. Classical style. Tall round-headed archway with moulded head and moulded imposts carried through, framed by pilasters and corner pilasters and entablature with plain frieze and moulded cornice with blocking course; large pendent cast-iron lamp bracket suspended from soffit of arch; pair of elaborately-moulded cast-iron gates. Linking the archway to the lodge on each side is a short section of matching railings with a pedestrian gate in the centre. Square lodges with cut-out corners, single-storey, one bay, with cavetto plinth, plain frieze, moulded cornice with blocking course, and low pyramidal roof with central chimney. In the front and rear wall of each is a rectangular recess with set-in Tuscan columns framing a doorway, those at the front both blocked (that to the right with a damaged door covering internal blocking); and in the side walls of each are 2 narrow windows, those in the lodge to the left blocked and those in the lodge to the right covered by C20 wooden shutters(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58494 07165 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15432.1.0 **Site Name** Gateway and Lodges to Haigh Hall Park

Listed Building (II*) - 15432.1.0 Gateway and Lodges to Haigh Hall Park Active DGM1793

Formerly known as: The Lodge WIGAN LANE. Entrance archway and lodges with linking railings and gates. Probably c1840; altered. Sandstone ashlar, with slate roofs to lodges and cast-iron railings and gates. Linear plan, the archway linked to square lodges by short sections of railings. Classical style. Tall round-headed archway with moulded head and moulded impost carried through, framed by pilasters and corner pilasters and entablature with plain frieze and moulded cornice with blocking course; large pendent cast-iron lamp bracket suspended from soffit of arch; pair of elaborately-moulded cast-iron gates. Linking the archway to the lodge on each side is a short section of matching railings with a pedestrian gate in the centre. Square lodges with cut-out corners, single-storey, one bay, with cavetto plinth, plain frieze, moulded cornice with blocking course, and low pyramidal roof with central chimney. In the front and rear wall of each is a rectangular recess with set-in Tuscan columns framing a doorway, those at the front both blocked (that to the right with a damaged door covering internal blocking); and in the side walls of each are 2 narrow windows, those in the lodge to the left blocked and those in the lodge to the right covered by C20 wooden shutters.

Other Statuses and Cross-References

Sites & Monuments Record - 15432.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM48486 Residential - Estate Houses (Type Code: SET-REEST)
Gateway and Lodges to Haigh Hall Park, Wigan Lane, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15433.1.0 **Site Name** Royal Albert Edward Infirmary with Attached Kitchen to Rear

SMR Number	Site Name	Record Type
15433.1.0	Royal Albert Edward Infirmary with Attached Kitchen to Rear	Listed Building

Monument Types and Dates

HOSPITAL (AD 19th Century to Modern - 1873 AD to 2050 AD)

INFIRMARY (AD 19th Century to Modern - 1873 AD to 2050 AD)

Main Building BRICK
Material

KITCHEN (AD 19th Century to Modern - 1873 AD to 2050 AD)

Description and Sources

Description

Main entrance block of hospital. Dated 1873 on porch; altered and extended. Red brick in Flemish bond with some blue brick, sandstone dressings, slate mansard roofs. T-plan formed by main range facing east with rear wing (housing kitchen). Gothic style. EXTERIOR: 2 storeys plus tower, 3 wide bays, symmetrical: recessed centre with central tower flanked by square wings with gabled centres breaking forwards. Chamfered plinth, chamfered sillbands and 4 blue brick bands to both floors, and machicolated eaves cornice. The centre has a rectangular porch with diagonal buttresses, embattled parapet and 2-centred arched doorway with chunky semi-columns which have stiff-leaf caps, an extrados inscribed "OPENED BY THEIR ROYAL HIGHNESSES THE PRINCE & PRINCESS OF WALES JUNE 4, 1873", a hood-mould and a steep gable rising through the parapet with a carved shield in the apex. Above the porch is a 2-centred arch with polychrome head containing a window of 2 arched lights; above this a square tower with a lancet window, machicolation, a clockface under a gable, and a saddleback roof. The wings each have a rectangular bay window at ground floor and a tall 2-centred arched window above, both with 3-light sashes. Kitchen wing to rear. INTERIOR: entrance hall lined with marble tablets listing subscribers(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58425 06975 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Wigan Lane	Active	DGM3355
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Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15433.1.0 **Site Name** Royal Albert Edward Infirmary with Attached Kitchen to Rear

Listed Building (II) - 15433.1.0 Royal Albert Edward Infirmary, With Attached Kitchen to Rear Active DGM1794

Main entrance block of hospital. Dated 1873 on porch; altered and extended. Red brick in Flemish bond with some blue brick, sandstone dressings, slate mansard roofs. T-plan formed by main range facing east with rear wing (housing kitchen). Gothic style. EXTERIOR: 2 storeys plus tower, 3 wide bays, symmetrical: recessed centre with central tower flanked by square wings with gabled centres breaking forwards. Chamfered plinth, chamfered sillbands and 4 blue brick bands to both floors, and machicolated eaves cornice. The centre has a rectangular porch with diagonal buttresses, embattled parapet and 2-centred arched doorway with chunky semi-columns which have stiff-leaf caps, an extrados inscribed "OPENED BY THEIR ROYAL HIGHNESSES THE PRINCE & PRINCESS OF WALES JUNE 4, 1873", a hood-mould and a steep gable rising through the parapet with a carved shield in the apex. Above the porch is a 2-centred arch with polychrome head containing a window of 2 arched lights; above this a square tower with a lancet window, machicolation, a clockface under a gable, and a saddleback roof. The wings each have a rectangular bay window at ground floor and a tall 2-centred arched window above, both with 3-light sashes. Kitchen wing to rear. INTERIOR: entrance hall lined with marble tablets listing subscribers.

Other Statuses and Cross-References

Sites & Monuments Record - 15433.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)
Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse Extant building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15434.1.0 **Site Name** K6 Telephone Kiosk Adj. to the North-East Corner of The Royal Albert Edward Infirmary

SMR Number	Site Name	Record Type
15434.1.0	K6 Telephone Kiosk Adj. to the North-East Corner of The Royal Albert Edward Infirmary	Listed Building

Monument Types and Dates

TELEPHONE BOX (AD 20th Century to Modern - 1936 AD to 2050 AD)

Main Building CAST IRON
Material

Description and Sources

Description

Telephone kiosk. Type K6. Designed 1936 by Sir Giles Gilbert Scott. Cast Iron. Square Kiosk with domed roof. Unperforated crowns to top panels and margin panes in glazing to door and windows(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58465 07136 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Wigan Lane, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area Wigan Lane Active DGM3355

Wigan Lane Conservation Area was designated on 20/12/89. The area is characterised as special residential and is approximately 33.45ha in size. Properties within the area are large Edwardian and inter-war detached and semi-detached residences with many original architectural features retained.

Listed Building (II) - 15434.1.0 K6 Telephone Kiosk Adj. to the Corner of The Royal Albert Edward Infirmary Active DGM1795

Telephone kiosk. Type K6. Designed 1936 by Sir Giles Gilbert Scott. Cast Iron. Square Kiosk with domed roof. Unperforated crowns to top panels and margin panes in glazing to door and windows.

Other Statuses and Cross-References

Sites & Monuments Record - 15434.1.0 Active

Ratings and Scorings

Condition Fair

Land Use

Associated Historic Landscape Character Records

HGM46370 Institutional - Medical Complex (Type Code: INS-ISHOS)
Royal Albert Edward Infirmary (General Hospital), Wigan Lane, Wigan

Other Land Classes

Landuse Extant building

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 15434.1.0 **Site Name** K6 Telephone Kiosk Adj. to the North-East Corner of The Royal Albert Edward Infirmary

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.2.0 Site Name Brock Mill Farmhouse

SMR Number	Site Name	Record Type
4880.2.0	Brock Mill Farmhouse	Listed Building

Monument Types and Dates

FARMHOUSE (AD 19th Century to Modern - 1800 AD? to 2050 AD)

Main Building STONE
Material

Description and Sources

Description

House. Possibly C17 with later alterations. Dressed stone with stone slate roof. 2 storeys, 2 bays. One gable is coped with kneelers. Windows have wedge lintels and 3-light casements. Central entrance. Gable-end stacks(1).

Sources

(1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.

Location

National Grid Reference

SD 58343 08222 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Address/Historic Names

Wingates Road, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 4880.2.0	Brock Mill Farmhouse	Active	DGM2002
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House. Possibly C17 with later alterations. Dressed stone with stone slate roof. 2 storeys, 2 bays. One gable is coped with kneelers. Windows have wedge lintels and 3-light casements. Central entrance. Gable-end stacks.

Other Statuses and Cross-References

Sites & Monuments Record - 4880.2.0	Active
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Ratings and Scorings

Condition	Fair
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Land Use

Associated Historic Landscape Character Records

HGM48592 Residential - Farm Complex (Type Code: SET-REFAR)
Brock Mill Farm, Wingates Road, Wigan

Other Land Classes

Landuse	Extant building
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Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 4880.2.0

Site Name Brock Mill Farmhouse

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 13900.1.0 **Site Name** Sutton Mill, Coppull Lane, Wigan (site of)

SMR Number	Site Name	Record Type
13900.1.0	Sutton Mill, Coppull Lane, Wigan (site of)	Monument

Monument Types and Dates

(Former Type) CORN MILL ((between) AD 18th Century to AD 20th Century - 1712 AD? to 1927 AD)
Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

Origins unclear, possibly medieval fulling mill. First depicted 1712 plan and Yates survey 1786. Later detailed mapping shows rectangular structure with two additional outbuildings and associated weir across River Douglas. References to Corn Mill from 1828. Photographs c1908 show double pitched gable building, brick construction? Slate roof. No external evidence for waterwheel, poss housed internally. Leat lower than surrounding ground surface. Converted for use as farm by 1909. Demolished under Bottling Wood unhealthy area clearance 1927-8. Site appropriated by Markets and Parks Committee, presently used for recreational purposes. Some evidence that some building materials salvaged. Absence of earthworks suggest deliberate infilling. No surviving above ground remains. Waterwheel pit may survive somewhere as buried structure (1).

Sources

- (1) Unpublished document: Oxford Archaeology North. 2008. Sutton Mill, Coppull Lane, Wigan. Kathryn Blythe.
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Location

National Grid Reference

SD 58724 06632 (point) SD50NE Point

Administrative Areas

District Wigan, Greater Manchester
Township Wigan, Wigan, Greater Manchester

Address/Historic Names

Sutton Mill, Coppull Lane, Wigan

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 13900.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM46385 Ornamental, Parkland and Recreational - Urban Green Space (Type Code: OPR-OPURB)
Bottling Wood, Coppull Lane and Woodland Grove, Wigan

Other Land Classes

Landuse Parkland

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Unit Monument Full Report

SMR Number 13900.1.0 **Site Name** Sutton Mill, Coppull Lane, Wigan (site of)

Associated Events/Activities

EGM3855 Sutton Mill, Coppull Lane, Wigan (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Unit Designation Full Report

05/12/2011

DesigUID: DGM27 **Type:** Scheduled Monument **Status:** Active

Preferred Ref **National Ref** **Other Ref**

32568

Name: Haigh Sough mine drainage portal, 310m west of Park House

Grade: **Date Assigned** 14/12/1999 **Amended:** **Revoked:**

Legal Description

Monument includes brick & stone built portal & part of brick lined culvert which drains water from mine into Yellow Brook. Brick arched drainage adit driven into coal mine in 1653. Underground system extends towards E for 936m to Parr Pit. Only the portal & 2m of the drain entrance are included in Schedule. Entrance formed by two brick pillars supporting large concrete slab, framing exit of brick drain archway. Pillars stand 0.8m high from stream bed & the slab measures 1.4m long by 0.2m deep by c.1m broad. Brick arch for drain springs from a level floor 5m wide & stands 0.7m high. N bank of brook is revetted with rough stone walling for 1m on W side of entrance & 5m on E side. Steel grille across entrance to prevent intrusion. Elements of importance:- Adits, prominent type of field monument produced by surface workings of underground mining. Most are rock-cut but sometimes possess built portals or arched entrances & form horizontal tunnels excavated into a hillside to give access to workings, haulage of mined material, and/or drainage. Occasionally developed at mines to provide access for transportation using tub-boats & the visible site feature is that of the entrance or boat level. Deep horizontal drainage adits, "soughs", often used solely for drainage & generally have their own distinct identity & history. Soughs date from 17th century onwards, often driven & operated by a separate company usually serving a number of lead mines. A sample of the better preserved adits, illustrating the regional and chronological range of this nationally common class of monument is considered to merit protection. Brick lined mine drainage adit at Haigh Sough is one of oldest surviving elements of modern mine engineering. Monument survives well with most of original features intact. Drain entrance & brick lined tunnel will provide historians with much valuable information about the ingenuity of early mine engineers & the enterprising nature of early 17th century coal mine owners.

Curatorial Notes

Designating Organisation English Heritage

Location

Grid Reference: Centroid SD 5910 0714 (MBR: 1m by 1m)

Map sheet: SD50NE **Area (Ha):**

Administrative Areas

District Wigan, Greater Manchester
Township Haigh, Wigan, Greater Manchester

Postal Addresses - None recorded

Sources

Scheduling record: Secretary of State. 1999. Haigh Sough Mine Drainage Portal, 310m west of Park House. English Heritage. AA 10118/1

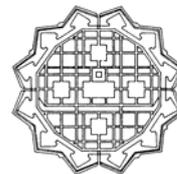
Associated Monuments

582.1.0 Monument: Haigh Sough Mine Drainage Portal

Additional Information

Wigan MBC
Wigan Lane Conservation Area
Character Appraisal: Consultation
Document

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1. Purpose of this Report

- 1.1 Wigan Lane Conservation Area is one of Wigan's larger Conservation Areas. This report explains why the area is considered worthy of continued protection and of possible extension. An attached plan shows the boundary of the existing Conservation Area and proposed extensions.
- 1.2 This report describes the findings of the Character Appraisal carried out by Paul Butler Associates on behalf of Wigan MBC. Following a public consultation exercise on the content of the report the Character Appraisal and plans will be revised and finalised.
- 1.3 This Character Appraisal explains the special character of Wigan Lane. It is intended that the final Character Appraisal will be published and used as a reference point by the Council when taking decisions on applications for planning permission and conservation area consent.

2. Living or Working in Wigan Lane Conservation Area

Introduction

- 2.1 Readers should bear in mind that Conservation Area status is not intended to stop new development or to preserve areas as museum pieces. Conservation Areas are allowed to change.
- 2.2 Conservation Area status can bring many positives. For example, development would need to be more carefully thought out and designed than perhaps it would in other areas, whilst designation as a Conservation Area can add to the area's prestige for those living or working in it.

Conservation Area Boundary Review

- 2.3 Wigan Lane Conservation Area was formally designated on 20th December 1989. Wigan Lane formed the backbone of the area but an area of land running either side of Leyland Mill Lane was also included.
- 2.4 Best practice guidance requires that Conservation Area boundaries are reviewed when Character Appraisals are undertaken. The boundary review concluded that five extensions to the Conservation Area boundary should be considered and these are identified on the map. The suggested additions are as follows:
 - a) The inclusion of St Aubyn's Road within the Conservation Area is recommended along with the remainder of Somerville Road, St Malo Road and 271, 273, 275, 277 Wigan Lane. This area is a planned late Victorian/Early Edwardian suburb comprising of superior terraces that would have been built for the growing middle classes of Wigan. These attractive streetscapes are considered to be worthy additions to the Conservation Area, as are the interwar dwellings at the opposite site of Wigan Lane.

- b) 24 and 26 Spencer Road - this grand pair of late Victorian villas should be included within the Conservation Area boundary.
- c) 121, 123, 125, 127 Mesnes Road and 2 and 4 Tennyson Drive are considered to be of sufficient quality to include within the Conservation Area.
- d) It is recommended that 1-15 odds and 2-14 evens Swinley Street and 28-34 evens Swinley Lane are included within the Conservation Area. They are generally late Victorian and contribute towards the character of the area.
- e) Finally, it is recommended that the remaining properties on Bellingham Avenue be incorporated into the Conservation Area.

3. Summary Definition of Special Interest of Wigan Lane

- 3.1 Wigan Lane Conservation Area grew up during a relatively intensive phase of development between about 1875-1939, so the majority of properties are either mid-late Victorian, Edwardian or Interwar.
- 3.2 The Victorian properties are principally terraced houses or grander villas built in red-orange brick with sandstone dressings and slate roofs. They sit behind a small front garden with a yard at the rear and follow a common building line close to the back of the pavement. They are complemented by community buildings of the same period, notably St Michael's Church and the surviving buildings of the Royal Albert Edward Infirmary. The later Edwardian buildings are generally quite grand houses, heavily modelled with ornate features: often using 'Arts and Crafts' decoration. Interwar development filled out the Conservation Area and completes the character of the area. All these styles have common features namely, red brick and bay windows.
- 3.3 The 1875-1939 period of development failed to sweep away the existing landscape completely. Stone cottages have survived here and there, most notably to the east of the Douglas River. The semi-rural/semi-industrial Douglas Valley and the Hospital site are of a very different nature to the predominantly residential parts of Wigan Lane Conservation Area.
- 3.4 In summary, Wigan Lane Conservation Area is a miniature representation of Wigan's history from pre-industrial revolution to Second World War. The Conservation Area has a variety of building styles, from Victorian to Interwar and from terraced houses to villas and cottages. There are the remnants of a hospital, industrial sites within the Douglas Valley and community buildings. Indeed Wigan Lane Conservation Area is a built environment that reflects the historic 'work, rest and play' life of Wigan.

4. Location, Setting and Relationship with the Surrounding Landscape

- 4.1 Wigan Lane lies approximately 1.5 km north of the town centre. Wigan Lane Conservation Area follows the line of Wigan Lane. With many smaller roads connecting Wigan Lane, the road pattern in plan takes on a herringbone pattern. Residential density varies throughout the Conservation Area.
- 4.2 Wigan Lane Conservation Area is generally fairly level with a gradual rise in height from the south to the north. To the eastern side of the Conservation Area the land falls away into the Douglas River Valley. Located to the west of the Conservation Area are the urban areas of Wigan.
- 4.3 Wigan Lane is a bustling road corridor and properties on it suffer slightly from the negative effects of road use: noise, fumes, etc. The minor roads and cul-de-sacs off it fare better in this respect and the majority of properties enjoy a pleasant environment.

5. Origins and Historic Development

- 5.1 The town of Wigan has a rich heritage buried under a relatively brief period of intense grimy industrial activity based on the twin spoilers of cotton and coal.
- 5.2 Wigan Lane itself seems to have escaped the worst ravages of this industrial activity and during this period provided a welcome airway for the town rising gently as it does towards the high ground north of Wigan.
- 5.3 The tramway along Wigan Lane probably facilitated increased development interest along the Lane.
- 5.4 An 1894 OS plan shows that the Royal Albert Edward Hospital was developed on land outside the edges of the town marked by Swinley Street. Several large houses existed at this time, including The Elms, which survives today. The plan also shows that Whitley Reservoir evolved from a gravel pit and a series of rural lanes, some of which would later become key roads.
- 5.5 The Haigh Woods (or Plantations), as well as providing recreation for Wigan residents, fulfilled another social function. The American Civil War in 1860 led to a shortage of cotton and in turn to the Cotton Famine of Lancashire and unemployment for many. Unemployed mill workers planted trees in the extensive grounds of Haigh Hall. The 250 acres of park and woodland was by 1910 an amenity available to all and remains so to the present day.
- 5.6 Wigan Lane has also gained a place in the history of the English Civil War. A stone monument stands on the roadside as a memorial to Sir Thomas Tyldesley, a Royalist, killed in the Battle of Wigan Lane on 25 August 1651.

6. Prevailing and Former Uses and Their History

- 6.1 Farmland and rural lanes dominated the area until the mid 19th century. However, as the industrial revolution gathered pace the fields were developed to accommodate Wigan's rapidly growing population.
- 6.2 The prevailing land use within the Conservation Area is residential although associated community uses also exist. There are two influences on the built form of the Conservation Area that need to be mentioned in greater detail: early industrialisation in the Douglas Valley and the growth of the Royal Albert Edward Infirmary.

Early Industry in the Douglas Valley

- 6.3 Two elements, the fast flowing River Douglas and the discovery of coal, were key factors in the industrial development of Wigan and evidence of both can be seen in this Conservation Area.
- 6.4 With the increasing importance of coal came the need for transport. The Douglas navigation scheme was formed as early as 1711 and this system was later superseded by the Leeds and Liverpool Canal. Railways have also played a part in the history of this area, as they have in the development of Wigan as a whole.
- 6.5 The 'History of Lancashire' published in 1911 paints a very graphic picture of the area at that time and describes a mix of uses, albeit rather more extreme than that of the present day.
- 6.6 By far the most significant building in the Conservation Area, the Old Haigh Foundry beside Leyland Mill Bridge on the River Douglas, reflects very clearly the local influences of coal and railway.

The Royal Albert Edward Infirmary

- 6.7 The Infirmary was opened in June 1873 in a rural setting. The Elms, was the most significant building nearby.
- 6.8 By 1939 there is evidence of substantial new building on the hospital site including Christopher Home. On the south-eastern corner at the Wigan Lane boundary plans show an extensive new wing to the hospital and extensive residential development in the area as a whole.
- 6.9 By 1956 the rural setting of the Infirmary and its neighbour The Elms had almost totally disappeared. From 1956 to the present day there have been numerous changes to the hospital buildings and today the Infirmary is a major hospital in the area.

7. Archaeological Significance and Potential

- 7.1 According to official records, there is no known archaeological significance in the area, neither are there any Scheduled Ancient Monuments.

8. Buildings with Architectural and/or Historic Qualities

- 8.1 Listed Buildings/Structures in the Conservation Area include:
- The Elms (Grade II listed).
 - The Infirmary clock tower building – originally the main entrance to the infirmary (Grade II listed).
 - A milestone set within the boundary wall of the hospital (Grade II).
 - The Church of St Michael (Grade II* listed).
 - 2-20 Swinley Road: a red brick terrace of ten villas (Grade II listed).
 - 5-15 Swinley Road: a red brick terrace of 6 villas (Grade II listed)
 - The gateway and lodges to Haigh Hall Park (Grade II* listed).
- 8.2 Buildings which should be considered for addition to a local list include:
- The Bellingham Hotel
 - The Bowling Green Public House
 - St Michael's Vicarage
- 8.3 With regards to Key Unlisted Buildings, the majority of buildings within Wigan Lane Conservation Area are architecturally and historically interesting and make a positive contribution to the special character of the Conservation Area.

9. Character Areas

- 9.1 Wigan Lane is a large Conservation Area and in our view can be neatly sub divided into five distinct sub areas or character areas:
- i) Whitley (Character Area 1);
 - ii) Royal Albert Edward Hospital (Character Area 2);
 - iii) St Michael's (Character Area 3);
 - iv) Interwar Housing (Character Area 4); and
 - v) Douglas Valley (Character Area 5).
- 9.2 The following part of this appraisal explains the character of each. For ease of understanding, the appraisal assumes the slightly extended Conservation Area boundary is confirmed.

Whitley Area (Character Area 1)

Character and Summary of Special Interest

- 9.3 The Whitley Character Area lies adjacent to Whitley Reservoir. Whitley is predominantly residential in character, with the majority of properties developed between the late nineteenth century and the First World War. Whitley also includes the Bel Air Hotel and Restaurant and the Trinity United Reformed Church. The character of Whitley is formed by domestic property, including the carefully laid out late Victorian streets of St Malo Road, Somerville Road and St Aubyn's Road as well as the planned interwar housing on parts of Mesnes Road, Milton Grove and Tennyson Drive. Together these planned two-storey late Victorian and Interwar housing areas form a characterful residential setting. The majority of properties comprise predominantly red/orange brick with feature rendering, commonly in the form of 'Arts and Crafts' style pediments that contribute significantly towards this character area.

Architectural, Historic Qualities and Building Materials

- 9.4 St Malo Road, Somerville Road and St Aubyn's Road form a planned late Victorian-early twentieth century area accessed from Wigan Lane or Spencer Road. Somerville Road hugs the edge of Whitley Reservoir and the only views of this largely hidden gem are to be had from here. These properties are for the most part superior terraces, each with a separate front garden and a rear yard. Tall floor to ceiling heights give these properties a strong sense of verticality.
- 9.5 Red-orange brick is the predominant building material although many properties are part rendered or carry rendered panels enclosed by decorative brick or timber detailing. Horizontal decorative brickwork bands are commonly used. Some of the later properties are more heavily modelled and have tiled roofs. Chimneystacks add interest to the roofscape. Some properties, generally the semi-detached and detached properties, have roofs with decorative ridge tiles.
- 9.6 Common detailing includes square bay windows, either single or double height. Doors and windows are set back in the elevations. Stone detailing such as headers and cill are often painted either black or white to match painted roof pediments. Most front doors are six-panelled hard wood and sit below a semi-circular brick roman arch that holds a semi-circular fanlight.
- 9.7 A series of particularly grand semi-detached and detached houses front Spencer Road.
- 9.8 To the south of Spencer Road, the remainder of the Whitley Character Area comprises mainly interwar detached and semi-detached houses. The majority of these houses are of red/orange brick and/or rendering. They possess slate/plain tiled pitched roofs which are often characterised by a pediment in the 'Arts and Crafts' style. The elevations of these properties are heavily modelled and have interesting principle elevations. The majority use timber detailing and have deep eaves. Bay windows also feature strongly.

- 9.10 The only non-residential buildings here are the Bel Air Hotel and Restaurant and Trinity United Reformed Church.

Green Spaces, Boundary Treatments and Trees

- 9.11 The properties adjacent to the reservoir are sited close to back of pavement behind a small front garden. Each has a small yard to the rear. The gridiron road pattern creates interesting views as one moves through the area. Low red brick walls topped with stone coping with shaped gate piers define the boundaries. The iron gates and railings that originally topped the low wall were removed, although some occupiers have reinstated railings.
- 9.12 In contrast the Interwar properties to the south of Mesnes Road are built at a much lower density and are set within generous front and rear gardens. They were built at a time when car ownership was becoming more commonplace and include driveways and garages. Their boundaries are generally defined by redbrick walls and gate piers. Established front gardens help create a pleasant streetscape here.
- 9.13 The area includes two informal green spaces which front Wigan Lane. The largest, off Tennyson Drive, was formerly the site of Bank House, which appears on an 1894 OS plan as a grand residence. A footpath runs through the public space and is well used by local residents. Both spaces accommodate mature trees both appear to be popular amenity spaces used for dog walking/relaxing.

Threats/Negative Influences

- 9.14 In recent years there have been relatively few major changes to the character of Whitley Character Area other than the development of the Trinity United Reformed Church. On Spencer Lane and Wigan Lane a traffic roundabout and associated build outs detract from the setting of the character area.
- 9.15 The main issues here will be ensuring that heritage fabric is not lost and that sensitive repairs are encouraged.

Royal Albert Edward Hospital (Character Area 2)

Character and Summary of Special Interest

- 9.16 The Royal Albert Edward Hospital is a distinctive character area in terms of use and scale of building. This character area lies to the west side of Wigan Lane and includes the hospital and other health related uses.
- 9.17 The Infirmary is certainly a significant landmark. The buildings here are used exclusively by the hospital and the Wrightington, Wigan and Leigh NHS Trust which has its headquarters at The Elms.

- 9.18 The health related uses and large footprints of the three to four storey institutional buildings contrast markedly with the domestic scale of much of the remainder of the Conservation Area. Steeply sloping pitched and hipped blue slate roofs located above red-orange brick facades with vertically proportioned window openings characterise the late 19th century buildings. The area is exclusively occupied by health related uses and in effect occupies a self-contained campus.
- 9.19 The mature trees help to soften the appearance of the site when viewed from The Elms and from Wigan Lane when travelling south. When moving north along Wigan Lane, the tower of the original hospital building announces the presence of the hospital in a fine and distinctive manner.
- 9.20 The campus can only be accessed from Wigan Lane. The gardens of Clifton Crescent form the boundary on the southern side, those of Green Heyes Avenue and Wordsworth Avenue on the western side and those of Milton Grove on the northwestern side. Movement through the campus is therefore poor.

Architectural, Historic Qualities and Building Materials

- 9.21 The Royal Albert Edward Infirmary opened on 4 June 1873. There are two listed buildings and a listed milestone within this character area and other buildings which are architecturally significant.
- 9.22 The Elms is a Grade II listed building which dates between c.1820-1840 but was later altered. It is built of red brick and has a hipped slate roof. Its style is late Georgian. The main entrance block of the original hospital with clock tower dated 1873 is Grade II listed.
- 9.23 The hospital was designed by Thomas Worthington. This building was built in the Gothic style. The two-storey main entrance building with a clock tower is built of red brick in with some blue brick, sandstone dressings and slate mansard roofs. It has been extended on a number of occasions. Later additions mirror the red brick and slate of the core building.
- 9.24 All buildings in the character area are within the curtilage of either of the two listed buildings described above, and therefore are affected by listed building legislation. Two of them are considered worthy of interest in their own right:
- i) The Christopher Home which was completed in 1936. It is a three storey building in a neoclassical style, it has a steep pitched tiled roof with dormer windows and elegant sash windows with horns.
 - ii) Also substantially intact from the beginning of the 20th century is a four-storey wing lying to the west of the 1873 hospital and built in red brick with blue trim.
- 9.25 Part of the area has been used as a hospital site since 1873. However, it is not clear whether there was an existing building on this site before 1873, which was then demolished to make way for the hospital.

- 9.26 Medical facilities within the area were further developed with the opening of the Christopher Private Nursing Home in 1936. In the northeastern corner of the area The Elms has been converted from a private residence to an office. Within the grounds of The Elms there are now two residential blocks.
- 9.27 Imaginative use has been made of the public toilet facilities in the northeastern corner of the character area. They have been converted into a flower shop and café, adding significantly to the amenity of the area.

Green Spaces, Boundary Treatments and Trees

- 9.28 Spaces that had previously been distinct, namely the grounds of the old infirmary, the Christopher Nursing Home and The Elms, are now linked up, with a single traffic system and common parking areas.
- 9.29 Little green space exists within the infirmary site, most of the external areas having been given over to car parking/servicing. Any planting is generally on a small scale: shrubs, bulbs and bedding plants. There are some high hedges between the site and neighbouring gardens.
- 9.30 There is a distinct boundary between the character area and Wigan Lane. Close to the original entrance to the old infirmary, the original low brick wall with pillars still survives although its railings have gone. The sandstone walls to the Christopher Home and The Elms are topped with stone coping and supported by original gateposts and as such provides a clear and attractive boundary. A Grade II milestone is set within the boundary wall of the hospital to the north east of The Elms. It is presumed to be Roman and formed of sandstone.
- 9.31 There are a significant number of mature trees and shrubs within the grounds of the Elms and especially on its boundary with Wigan Lane.

Threats/Negative Influences

- 9.32 Within this character area the main threats may be:
- 9.33 Resisting any demolition of listed buildings or key unlisted heritage buildings. Demolition has occurred on the campus in the past: the south east-section of the hospital building has been demolished in recent years and its site is now used for car parking. In 1915 the architects Chasen Ralph & Co designed a major extension to the hospital in the southeastern corner of the grounds. The resultant building, has recently been demolished; the pharmacy and car park now occupy this site. It important that further losses are resisted.
- 9.34 Ensuring that any proposed alterations to listed buildings or key unlisted heritage buildings do not compromise these heritage assets.
- 9.35 Proposals to develop any new buildings of the type essential to the normal function of a hospital will need to be carefully considered.

St Michael's (Character Area 3)

Character and Summary of Special interest

- 9.36 Lying at the southern end of Wigan Lane Conservation Area closest to Wigan Town Centre is St. Michael's Character Area. It is named after the mid-Victorian St Michael's and All Angels Church and it is estimated that approximately fifty percent of the built fabric here had been developed by the end of 1901. The imposing listed villas that are located at either side of the entrance to Swinley Road are particularly impressive. They are complemented by a large number of less grand Victorian terraces.
- 9.37 The character of the area is partially formed by later Edwardian and Interwar detached and semi-detached houses, including Monument Mansions, an attractive balconied four-storey apartment building with retail space that wraps around the corner of Freckleton Street and Wigan Lane. The majority of the buildings in the area are finished in red/orange brick with slate roofs, although later properties are more heavily modelled and use a wider pallet of materials including greater use of timber and render often in an 'Arts and Crafts' style.

Architectural, Historic Qualities and Building Materials

- 9.38 The Church of St Michael's is certainly a landmark building. It is grade II* listed dating from 1875-8 and designed by G.E. Street. It is a rather stocky building sited on a relatively limited plot. Its extensive slate roofs dominate the surrounding streetscenes.
- 9.39 The construction of the church on Swinley Lane appears to have gone hand in hand with the construction of some very fine villas, including the grade II listed 2-20 Swinley Road, a row of ten grand villas (now subdivided) dating from 1875. They were designed by J. Ford Mackenzie for the Wigan Land and Building Company and were built in red brick and sandstone, with slate roofs. These generously proportioned villas have fashionable bay windows to the ground floor.
- 9.40 On the opposite side of the street is 5-15 Swinley Road; a notable row of six grade II listed mid-Victorian town houses (now flats) dating from 1876. They were, again, designed by G Heaton for the Wigan Land and Buildings Company. They comprise red brick, sandstone and slate roofs; and, feature ground floor bay windows and paired first floor windows. The ground floors are elevated over basements with steps leading up to the main entrance. There is an interesting combination of Gothic and 'Arts and Crafts' style features. The three-storey villa theme continues further along Swinley Road with similar, but plainer and later, villas built facing the Church.
- 9.41 By the end of the Victorian period, plainer terraced dwellings had been built on Swinley Street, Swinley Lane and on Ashland Avenue. Typically these are built in red-orange brick with slate roofs. Windows are vertically proportioned and commonly feature single and double height bay windows. They generally feature slate roofs and often have decorative brickwork below the eaves. First floor

windows are sometimes arched with brick headers/jambs/key stones and are often matched by arched fanlights above the doorways. Some properties have moulds surrounding the window. Sash windows are common.

- 9.42 Following the end of the Victorian period, the Edwardian dwellings that followed became much more heavily modelled, often built in an 'Arts and Crafts' style with greater use of render and timber panelling. Windows became larger as glazing became cheaper.
- 9.43 The final phase of development in the St Michael's character area was on the southern side of Swinley Road and the corner of Freckleton Street/Wigan Lane where a variety of large interwar properties were completed. The properties on Swinley Road are typical of the period. Lower floor to ceiling heights became popular in the early twentieth century which gives these buildings a stronger horizontal emphasis: on many of the buildings the first floor windows lie immediately below the eaves. Bay windows remained popular and hipped roofs were fashionable. Roofs overhang the elevations, protecting deep timber eaves. The original windows to these properties would have been casements with a small rectangular shaped transom opening light above. Weather porches are evident and can be seen either recessed into the frontage or with a projecting roof.
- 9.44 Monument Mansions is a landmark four-storey building that wraps around the corner of Freckleton Street and Wigan Lane. It provides a pleasing contrast with the more heavily modelled properties of the period.

Green Spaces, Boundary Treatments and Trees

- 9.45 The only green space of any note is a small area at the junction of Swinley Road and Wigan Lane. To some extent this is compensated for by Swinley Road which has trees set along each side and runs east to west through the Conservation Area.
- 9.46 Boundary treatments are an important feature of the Conservation Area here. A sandstone rubble boundary wall bounds the modest grounds of St Michael and All Angels Church and the Vicarage. The mid-Victorian terraced properties all have small front gardens that protected by low walls and which originally would have carried railings. Stone gate piers survive in many places.
- 9.47 On the eastern side of Swinley Road, the Edwardian and Interwar detached and semi-detached properties with their relatively large rear gardens contrast markedly with the Victorian properties with their small rear yards. Here hedges often top boundary walls and the large rear gardens accommodate off street parking and garages which are accessed from the rear.

Threats/Negative Influences

- 9.48 The Infirmary car park area that replaced the former works on Freckleton Street has a negative influence on the character area. It is possible that this site could

be the subject of redevelopment pressure in the future. Any proposal here would be an opportunity to improve the character of this part of the Conservation Area.

- 9.49 The main threat to the character of this area is considered to be the potential for loss of architectural detailing and insensitive development proposals that might obscure or cut across original features on domestic properties. The replacement of historic walls/gate piers with ill-conceived contemporary materials or designs is a risk as is the replacement of wooden sash windows/hardwood doors with UPVC. Indeed the replacement of timber with poorer quality UPVC details is a concern generally. Proposals to locate dormer windows on principal elevations will also need to be carefully considered.

Interwar Housing (Character Area 4)

Character and Summary of Special interest

- 9.50 This relatively compact area is predominantly residential in character and lies to the east of Wigan Lane. It comprises mainly early-mid nineteenth century and interwar houses which are set within a dense gridiron street pattern. Other uses include the Bellingham Hotel, a church and a veterinary centre. The early-mid nineteenth century houses are concentrated about the first part of Springfield Street and occasionally rise to three storeys in height. Bellingham Hotel is of similar date and lies just to the north. The remainder of the area, including Monument Road, Kingsway, Haigh View and The Avenue, were developed later between the First and Second World Wars and front onto the gridiron street pattern. The interwar properties are predominantly small semi-detached and terraced houses set within small plots and bounded by brick walls. The majority of properties are constructed from red/orange brick. In contrast to all the other character areas, this area carries no through traffic.

Architectural, Historic Qualities and Building Materials

- 9.51 The Bellingham Hotel is undoubtedly the most interesting building in this character area. It is built in red/orange brick and has a range of single and double bay windows. Sandstone is used for the cills, headers and quoins and it has a hipped slate roof. The Bowling Club off New Lodge Street is also worthy of note.
- 9.52 The early-mid nineteenth century properties on Springfield Street are classically proportioned, often with symmetrical window and door placement. Architecturally much plainer than their later Victorian counterparts, these properties are interesting due to their classical proportions and design. Tall floor to ceiling heights create a strong sense of verticality. Columns announce many of the doorways, which are often reached by a flight of steps and slate roofs predominate. Simple stone detailing is evident on the frontages.
- 9.53 The remainder of the area is characterised by interwar semi-detached houses. These are generally two-storey and are packed tightly into a gridiron street pattern. Generally these properties are constructed entirely in red brick with a

distinctive red tiled roof although some, such as those on Haigh View, have first floors finished in render. Some of the properties including those on Widdrington Road and Monument Road have pediments finished with timber and render. Decorative bands and patterns in the brickwork are commonplace, particularly at eaves level and between ground and first floor frontages. Timber is commonly used for doors, window frames, eaves and for other decorative features. The interwar buildings generally use wooden framed casement windows with small transom windows above. Tall brick chimneystacks are a common feature of roofs. Other common details include arched doorways with fanlights and doorways with simple rectangular lights.

Green Spaces, Boundary Treatments and Trees

- 9.54 The character area is densely developed. The majority of properties sit in small plots and there is little or no green space. The area does abut the extensive open area of Haigh Country Park to the east, which may go some way to explaining the lack of planned provision within the area.
- 9.55 The majority of the streetscape is formed by interwar property. Low red brick walls with red tile copings protect their small front gardens. Some of the properties have hedging growing above the walls, whilst others carry railings. Planting within the small front gardens is predominantly low level and is comprised mainly of shrubs and hedges. Gateposts and garden walls are predominantly red brick with shaped copings.
- 9.56 The only tree planting worthy of note are those planted on either side of Monument Road. The Tyldesley Monument on Monument Road commemorates the battle of Wigan Lane where the royalists were defeated by the parliamentarians.

Threats/Negative Influences

- 9.57 This character area is relatively densely developed and there will be limited opportunities to develop new buildings. The area appears to be a generally stable residential neighbourhood and the main issues here will be ensuring that heritage fabric is not lost and that sensitive repairs are encouraged. In terms of development, the main pressures are likely to come from householder planning applications for small extensions.

Douglas Valley (Character Area 5)

Character and Summary of Special interest

- 9.58 The Douglas Valley Character Area occupies the northeastern section of the Conservation Area and borders Haigh Country Park. It follows Leyland Mill Lane down into the Douglas Valley and contains a former foundry set within what is now a degraded semi-rural landscape. The character area comprises housing which fronts Wigan Lane before the topography falls away into the Douglas River

valley where the valley bottom is dotted with industrial buildings. To the east of the river on higher ground, the architecture becomes more rural in nature with cottages and former agricultural buildings shaping the appearance of the area.

- 9.59 The importance of the Douglas Valley as a focus of the industrial revolution helped shape the character of this area. Early industrial activity was located here close to the river to harness water resources, and later coal, which was readily available locally. Later a mineral railway brought ore into the valley bottom, enabling an iron foundry to thrive. Today's employment activities, including Valley Gate Industrial Works and Leyland Mills, can be traced back to these early industrial sites.

Architectural, Historic Qualities and Building Materials

- 9.60 This part of the Conservation Area accommodates most of the buildings that precede the main phases of building in the Conservation Area. Analysis of an 1894 OS Plan reveals that the majority of cottages/farms which exist in the area today, as well as parts of Leyland Mills, date from the nineteenth century.
- 9.61 Between 1895 and 1914, the cottages on Mariebonne Place (later Marylebone Place) were redeveloped and replaced by a terrace of Edwardian houses. Interwar residential development filled in some of the plots fronting Wigan Lane. After the Second World, industrial activity continued on the site of Haigh Foundry and later a variety of basic industrial buildings were erected on the site. Today these are occupied by a variety of firms: BDZ, Leyland Mill Lane Motors Ltd, PHL Green and JT & E Castings Ltd.
- 9.62 The Douglas Valley Character Area is the most diverse part of Wigan Lane Conservation Area and includes employment uses such as the Valley Gate Industrial Works, Leyland Mills and office accommodation at Douglas Bank House. At Leyland Mills some of the red brick nineteenth century foundry buildings survive with their slate roofs intact, although these have been joined by a series of more recent buildings including prefabricated ones.
- 9.63 To the east of the river there is an eclectic mix of styles and building materials. Some of the earlier rural buildings to the east of the river are built in stone, including the aptly named 'Stone Cottages', with their narrow footprints reflecting the builder's key concern: achieving structural integrity by limiting the roof span. Some of the properties here are constructed in brick whilst others are entirely rendered: the Coach House and Wingates House for example.
- 9.64 Set back slightly from the frontage of Wigan Lane are the gateway and lodges to Haigh Hall Park. These were grade II* listed in 1951 and the green setting maintained around them has preserved a pleasant green aspect to this part of the Lane. Just to the north is Marylebone Place, which accommodates an early to mid Victorian red brick terrace with slate roofs. Unusually these properties have generous front gardens. They face a pleasing terrace of rather elaborate Edwardian properties that feature very tall first floor windows that extend to well above the height of the front doors. Further to the north, fronting Wigan Lane,

are a group of three attractive buildings: Cherry Tree Gardens Hotel, Douglas Bank House now converted and extended for office use, and Bentwood with its paired windows and four impressive chimney stacks. A variety of large interwar properties set in large gardens complete the mix.

- 9.65 In summary, the buildings here represent a varied mix of uses, dates and styles. They include simple terraces, quite grand Victorian and Interwar houses, simple cottages, red brick industrial buildings and converted barns.

Green Spaces, Boundary Treatments and Trees

- 9.66 The Douglas Valley Character Area contains no public open space. Nevertheless it has the 'greenest' appearance of all the character areas. On Wigan Lane, the beer garden of the Cherry Tree Hotel, the large mature gardens of Brentwood, the woodland in front of the Hollies and the entrance to Haigh Hall all contribute to the pleasant green character of the area.

- 9.67 The mature woodland that engulfs land to either side of Leyland Mills Lane and Wingates Road has a huge influence on the character of this part of the Conservation Area.

- 9.68 Atmospherically the majority of the area feels a far cry from the more regimented Victorian development elsewhere on Wigan Lane. Leyland Mill Lane and Wingates Road are the most significant routes through the area, although these are little more than widened rural lanes. The woodland and topography act to screen the surviving and more recent industrial buildings giving the area a semi-rural feel, particularly those parts characterised by cottages and former agricultural buildings, some of which have been converted. In contrast to the Victorian development, these properties appear randomly sited, some being accessed via long private driveways.

Threats/Negative Influences

- 9.69 It is possible that some parts of the area might come under pressure for redevelopment for residential uses, particularly those buildings standing in extensive grounds. It is possible that the employment land here might come under pressure for residential use.
- 9.70 As with housing in the other character areas, the main threat to the character of the area is likely to be the potential for loss of architectural detailing and insensitive development proposals that might obscure or cut across original features on domestic properties

10. Neutral/Negative Areas

- 10.1 Many of the buildings on the hospital site do not possess sufficient architectural detailing/interest to be regarded as making a positive contribution to the

character of the Conservation Area. The same is true of many of the basic industrial buildings that have been constructed in the Douglas Valley.

- 10.2 Elsewhere a variety of buildings are considered to fail to contribute to the character of the area, however, these properties are not bland and are not considered to warrant classification as having a negative impact upon the Conservation Area.

11. Potential Threats to the Character

- 11.1 Specific threats to each character area are discussed above. As a general comment the Conservation Area fabric is at risk from loss of detail. Negative influences that may erode the special character of the area might include:

- Replacement of timber framed with unsympathetic UPVC windows;
- Replacement of timber detailing with UPVC (bargeboards etc);
- Removal of chimneystacks and pots;
- Painting of stone detailing;
- Inappropriate boundary treatments; and,
- Removal of mature trees/hedges/gardens and their replacement with hard standing to provide for vehicle parking/low maintenance curtilage.

12. Development Control Implications

- 12.1 Applications made to Wigan MBC to make changes within the Conservation Area will be assessed against relevant national and local planning policy guidance. Within the Conservation Area:

- Wigan MBC will resist any proposals to demolish buildings of character. Proposals to redevelop any of the identified 'negative' and 'neutral properties' will be considered on their merits;
- Wigan MBC will resist any backland development proposals since these would have a negative effect on the character of the Conservation Area and also potentially on the amenity of neighbouring residents;
- The design of any new development must be informed by the architectural character and urban form of the surrounding Conservation Area. Applicants for new buildings/extensions will need to demonstrate, having regard to this Character Appraisal, that their development and alteration proposals maintain or enhance the character of the area. Wigan MBC will carefully consider whether the overall scale, density, massing, design, height, site layout, access and landscaping of new development is compatible in relation to neighbouring buildings, the streetscape and the Conservation Area generally;
- Proposals affecting buildings of character with some defects, such as inappropriate window frames or inappropriate boundary treatments, will be expected to include suitable repairs and the replacement of inappropriate features with sympathetic ones.

- 12.2 The Character Appraisal will enable architects, designers and their clients to plan new development, extensions and alterations that are appropriate to the character of Wigan Lane Conservation Area. It will also allow householders to make better-informed decisions about how proposed changes might improve the character of the Conservation Area.
- 12.3 Finally, the Appraisal should not be seen as an attempt to impose particular architectural styles or tastes but it is seeking to promote and reinforce local distinctiveness.

**Appendix 4: Brief for DBA and Heritage Assessment, prepared by Andrew Myers of
GMAU.**

Brief for an Archaeological Desk-Based and Building Heritage Assessment

Site Name: Leyland Mills, Leyland Mill Lane, Wigan

Grid Reference: SD 5853 0757

Issued by: A. Myers (Assistant County Archaeologist)

Issued to: Mr J. Tony Hampson

Date: 17th October 2011

1.0 Introduction

1.1 Wigan Council have advised the owners of Leyland Mills that, in the event of an application for Conservation Area Consent for the demolition of buildings or the redevelopment of the Leyland Mills site a heritage assessment incorporating an archaeological desk-based and building assessment will be required.

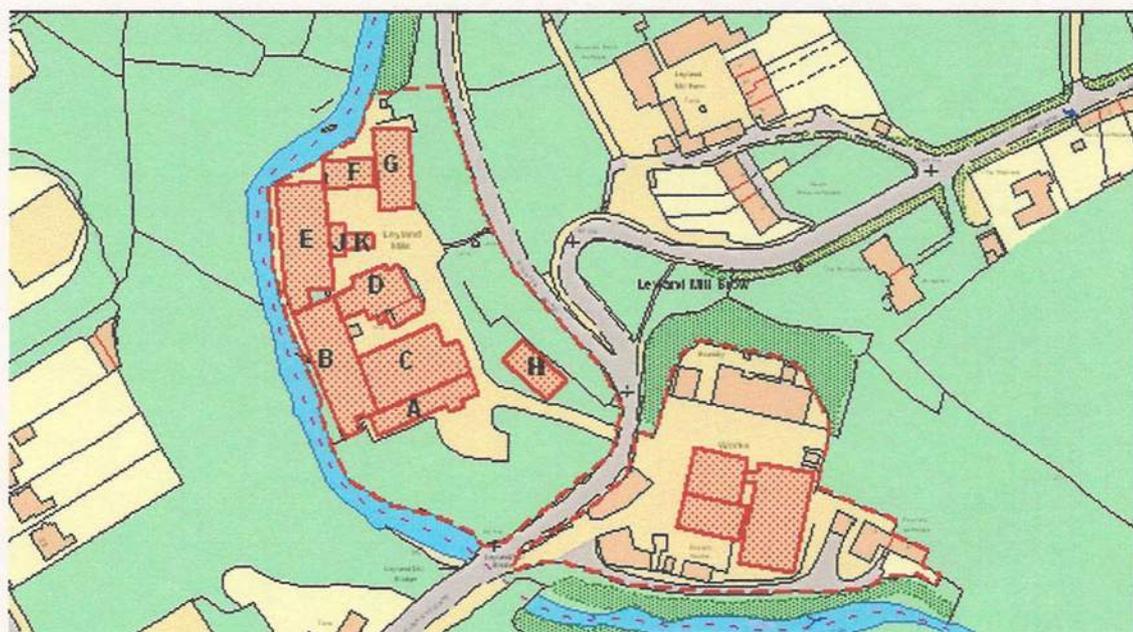


Fig. 1: Leyland Mills showing building designations

1.2 The proposed development site is divided by Leyland Mill Lane (fig.1). There is a particular interest in assessing the significance of buildings B and E which are being considered for demolition.

1.3 Using this brief the appointed archaeological consultant will prepare a written scheme of investigation (WSI) for an archaeological desk-based and building assessment. The WSI is to be submitted for agreement prior to the preparation of the assessment.

1.4 The objective is to provide the local planning authority with sufficient information on 1) the significance of the upstanding buildings and buried archaeology on the site and 2) the likely impact of the proposed development upon the significance of such buildings or buried remains to allow an informed planning decision to be taken.

1.5 The significance of the upstanding buildings and buried archaeological remains will be assessed making explicit reference to English Heritage documentation - *Conservation*

Principles: Policies and Guidance (2008) and the Secretary of State's criteria as set-out in Annex 1 of *Scheduled Monuments* (2010).

1.6 Where the assessment concludes that further information may be required before an informed planning decision can be taken then the rationale for this should be clearly explained and form a recommendation of the report.

1.7 Where the assessment concludes that there is sufficient information for an informed planning recommendation to be made then this should be clearly stated along with any recommendations regarding the need or otherwise for further work to be undertaken.

2.0 Background

2.1 The Leyland Mills complex sits within the Wigan Lane Conservation Area designated on 20th December 1989. In August 2007 a Conservation Area Character Appraisal (<http://www.wigan.gov.uk/NR/rdonlyres/B480F9AD-BE11-4007-98C4-E49AEAFB352A/0/GreenHill189Kb.pdf>)

was approved by Wigan Council in which the following statement appears (3.4):

In summary, Wigan Lane Conservation Area is a miniature representation of Wigan's history from pre-industrial revolution to Second World War. The Conservation Area has a variety of building styles, from Victorian to Interwar and from terraced houses to villas and cottages. There are the remnants of a hospital, industrial sites within the Douglas Valley and community buildings. Indeed Wigan Lane Conservation Area is a built environment that reflects the historic 'work, rest and play' life of Wigan.

2.2 The Leyland Mills complex is included in 3 entries on the Historic Environment Record: 4909.1.0, 4910.1.0, 4789.1.0. None of the buildings are listed and there are no scheduled monuments within the site or in the immediate surrounding area.

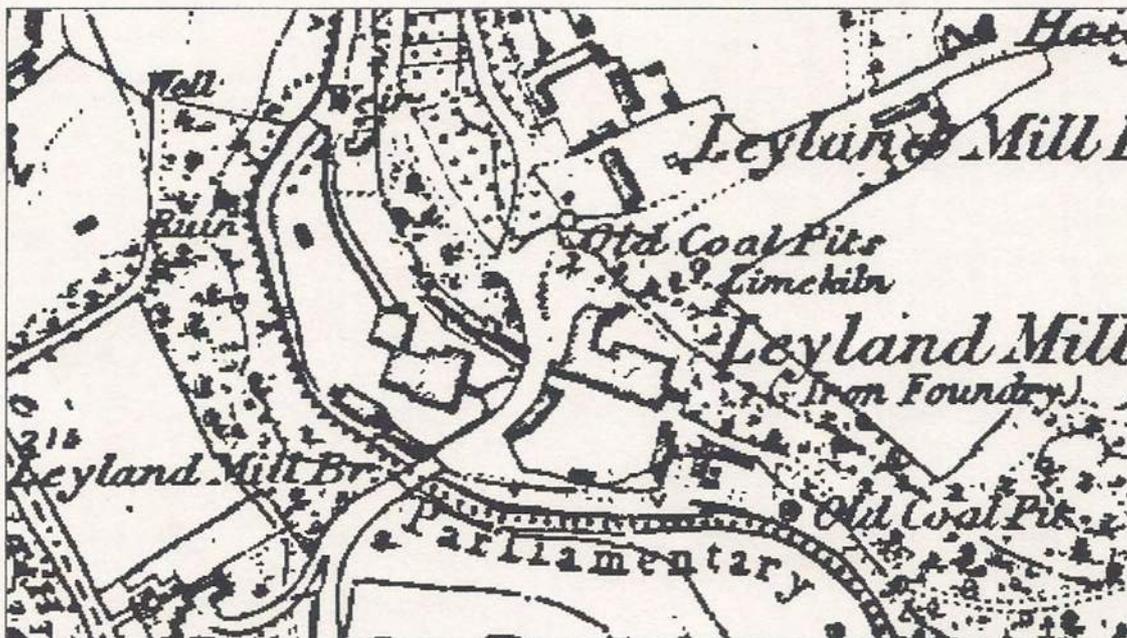


Fig. 2: Ordnance Survey 6" 1848

2.3 The earliest available historic mapping that covers this area at a reasonable scale is the Ordnance Survey 6" 1848 (fig.2). Dealing with the half of the site to the north-west of Leyland Mill Lane - from this it is clear that none of the buildings currently standing on the site had been erected. A leat is shown running from above the weir on the River Douglas,

through the site to the first of a series of buildings at the southern end of this part of the site. The leat appears to run under the buildings to emerge and open-out under Leyland Mill Lane. A small rectangular building is shown in the northern half, while another, larger rectangular building sits hard against the river close to Leyland Mill Bridge.

2.4 On the south-east side of Leyland Mill Lane there was a large group of adjoining buildings in the north clearly labelled Leyland Mill (Iron Foundry). It is not clear if anything of this complex still stands. There are also some smaller buildings including the Leyland Mill cottages at the easternmost end of the site.

2.5 The pre-1848 Iron Foundry was the "Haigh Ironworks" that was established in around 1788-89 by a new company consisting of the 6th Earl of Balcarres, his brother, Robert Lindsay and James Corbett, an ironfounder from Wigan. Corbett may have been the original owner of a foundry in the area. The Earl's wife had inherited the Haigh Estates in Lancashire. The new company was to set up furnaces at "Lalland Mill within Haigh" (Birch 1953, *The Haigh Ironworks, 1789-1856: A Noble-Man's Enterprise During the Industrial Revolution*, p316). It would seem the intention was to exploit the resources of the Haigh Estate as an integrated concern: the woods to the north of Leyland Mill are shown in 1848 as having old coal pits and lime furnaces – which may have originally been part of the overall concern. The intention was to join together the new foundry with recently acquired Brock Mill Forge to the north. In this respect it is worth noting that the 1848 mapping clearly shows a railway line running northwards from Leyland Mill, along the eastern side of the River Douglas, for some 650m to Brock Mill Iron Forge. In June 1789 Corbett wrote "I am now making the pit, building [a] large receiving furnace and getting forward with the boring mill...constructed [so] as to bore seven cylinders of different diameters or six pieces of cannon at one time" (Birch *op.cit.*, 320). Following Corbett's death in 1790 Robert Lindsay set about repairs to the weir, built the casting house as well as tenements for the men and stables. From this it can be seen that a number of the buildings and structures shown on the 1848 mapping probably date to the 1790s.

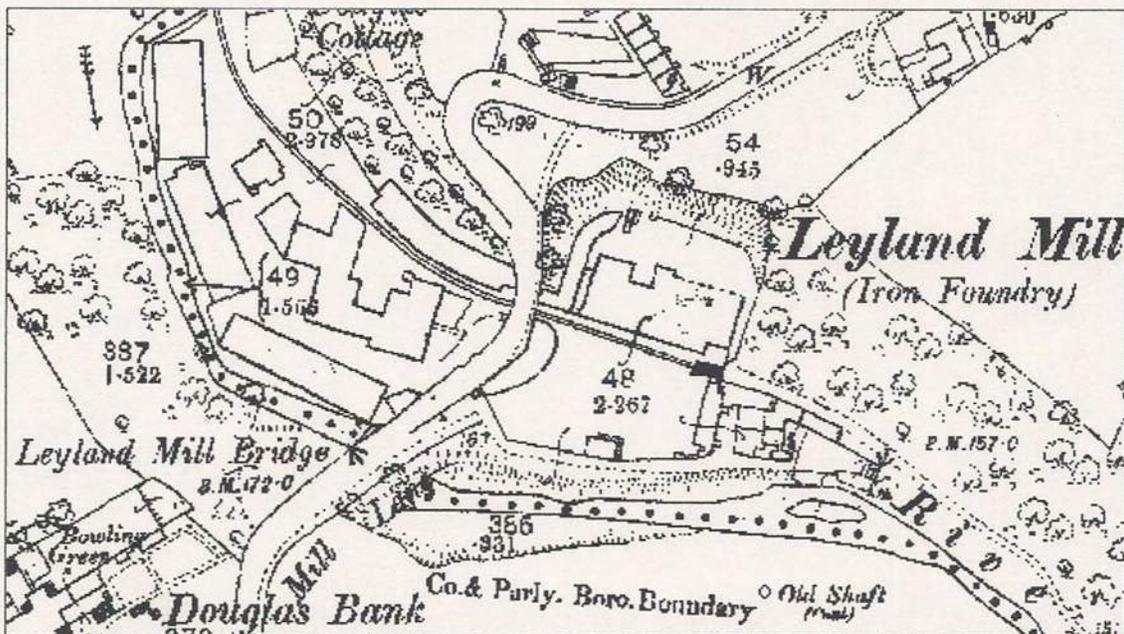


Fig. 2: 25" Ordnance Survey 1st Edition (1892_4)

2.6 By the time of the Ordnance Survey 1892-4 25" survey (fig.3) buildings B and E had been constructed. In other words, they appear to have been built at some point between 1848 and 1892-4. The leat has either been in-filled or culverted. The earlier buildings are still evident, but various additions and extensions have appeared. Leyland Mill is still labelled as an "Iron Foundry". The large foundry building is shown partially sitting within what appears to be a steep faced cut or former quarry into the hillside.

2.7 The Ordnance Survey 1907-10 25" survey (fig.4) indicates that by then significant changes had been made to the layout of the foundry site. Buildings B and E are still evident. The large foundry building on the south-east side of Leyland Mill Lane has gone, along with the pre-1848 buildings on the north-west side. New buildings have appeared. To the north-west a large, square building and a new branch to the railway line have been constructed. The site of the pre-1848 buildings is shown as slightly uneven open ground. There is no sign of the leat. To the south-east a new rectangular building sits at the centre of what was formerly open space and is linked by a possible conveyor to a structure nestling at the bottom end of the entrance to the site off the lane. Other small buildings have been constructed against the site boundary. The whole site is clearly labelled 'Haigh Foundries (Iron)'.

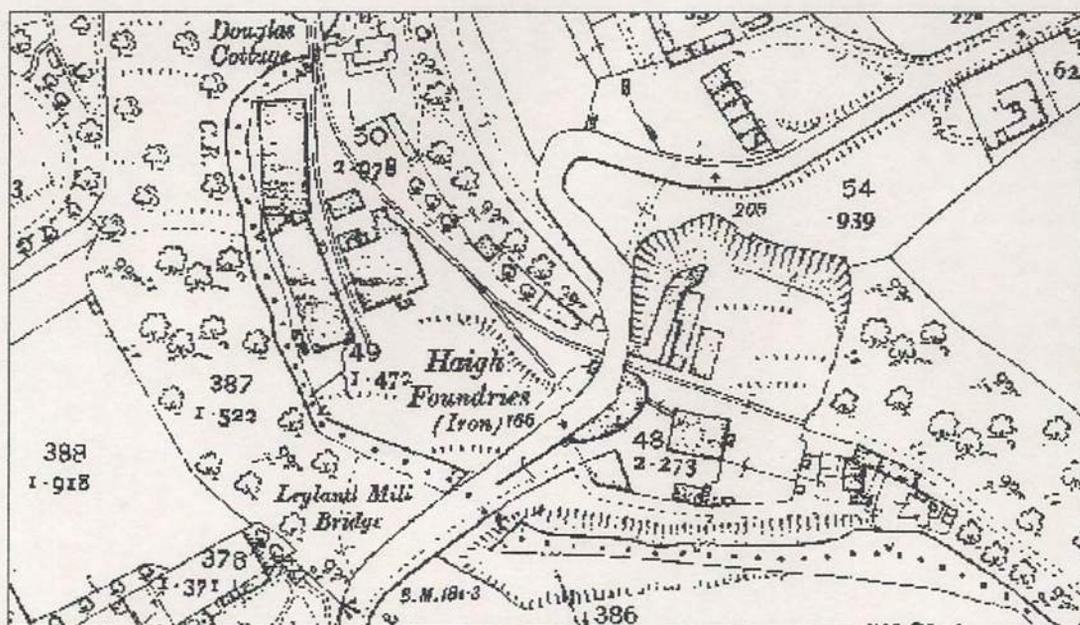


Fig. 4: Ordnance Survey 1907-10 25"

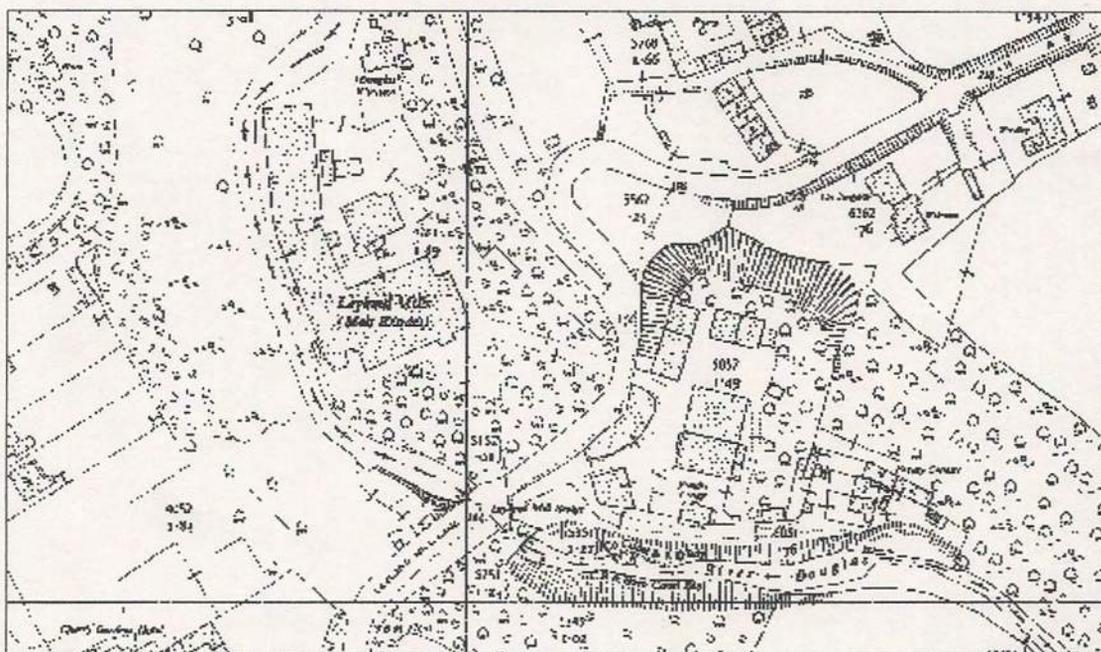


Fig. 5: National Survey 25" 1950-5

2.8 By the time of the Ordnance Survey 1922-29 25" however the north-west site had become "Leyland Mills (Malt Extract)" which persisted with the 25" National Survey 1950-5

(fig. 5). By that time all trace of the railway lines within the site had disappeared. A large transverse extension wing had been added to the southern half of building B, and a road link established running under Leyland Mill Lane connecting both sides of the complex. A further rectangular building had been added in the centre of the south-eastern site, along with additional buildings/ structures within the former site of the former large foundry building.

3.0 Method

3.1 The desk-based assessment will consider all available cartographic, photographic, historical documentary and index records that relate to the site.

3.2 The following sources hold potentially relevant information and should be consulted:

- i) Rylands Library, Manchester
- ii) Documentation/ archives held by The Hampson Partnership
- iii) Wigan Local Studies (Archives and 'The History Shop')
- iv) Greater Manchester HER

3.3 Where available, geotechnical data for the site should be consulted.

3.4 The analysis of the cartographic evidence should include a detailed mapped chronological regression of the development of the site, accompanied by a descriptive account. As part of the regression attention must be given to comparing the positions and footprints of historically mapped buildings and structures with those of existing buildings and structures.

3.5 The desk-based assessment should include the results of a walkover survey. It is vital that the regression (3.4) is available in order to locate, identify and assign buildings, structures and any fragmentary evidence within a phased account of the site's development. A representative series of photographs should be included and the reference number, position and direction of all photographs should be clearly located on a plan or plans in the report.

3.6 The general site inspection should record in plan and/ or section, supported as appropriate by photography, any evidence indicative of former standing structures or buildings. This should include any breaks-of-slope that could tie-in with historically mapped evidence. Evidence for cellars should be clearly mapped and documented.

3.7 The desk-based assessment also provides an opportunity for known, identifiable areas of deep disturbance to be identified and mapped. Apparent evidence for recent activity that may have significantly damaged the archaeological potential of areas of the site (buried tanks/ service and drain runs etc) should be mapped.

3.8 Descriptions of evidence for age, phasing, use and development of the buildings should be presented along with a basic description of building form and materials. External and internal inspections should be undertaken where possible. Observations should be related, as appropriate, to a site plan and sketched elevations or scaled photography. A series of general, suitably annotated contextual photographs of the buildings and their settings should be included.

3.9 Where information obtained through oral accounts or discussions is to be used to interpret the development of site, transcripts of such accounts or discussions should be included in the report as an appendix.

3.10 The archaeological desk-based assessment and assessment of the upstanding building fabric should concentrate on,

- 1) Recognising and discussing evidence for age, phasing, use and development,
- 2) Obtaining sufficient information for an informed discussion of significance to be presented (see 1.5),
- 3) Considering the relevant PPS5 policies (HE6 - 10)
- 4) Identifying the appropriate policy tests (HE8, 9, 10) that should be applied by a local planning authority in considering applications impacting upon the significance of buildings and
- 5) Recommending any further work the results of which should accompany any future planning application
- 6) Recommending, where appropriate, suitable levels of mitigation.

3.11 All fieldwork should be carried out to acceptable archaeological standards. The contractor will be expected to abide by the Code of Practice of the Institute of Field Archaeologists.

4.0 The Report

4.1 The report will describe the work undertaken and the results obtained. It should include:

- A non-technical summary
- Introduction
- Method statement
- Geological and topographical setting
- Discussion of the historical background incorporating archaeological information and a detailed, mapped historical map regression
- Account of the site and building inspection
- Formal assessment of heritage asset significance
- (Where known) Likely development impact upon heritage asset significance
- Conclusions
- Recommendations
- Bibliography and Information Sources
- Gazetteer of relevant sites/ designations/ areas of archaeological importance
- Plan(s) showing relevant sites/ designations/ areas of archaeological importance
- Historic maps showing development of the site
- Mapped regression of building footprints/ phasing
- Illustrations and photographs
- (Where relevant) Transcripts of oral informants
- Copy of this brief

4.2 Bound copies of the report should be provided for the interested parties including GMAU and Wigan's 'The History Shop'

4.3 A digital copy of the report (PDF Format) should be submitted to GMAU on CD (with the project title, date and author noted on the CD) along with digital copies of all photographs.

4.4 The report illustrations should include: a location map at not less than 1 :25000 and a site plan at not less than 1:500; copies of all historic map extracts consulted (where possible), with the boundary of the site clearly depicted; a plan indicating positions of

photographs used within the report. All illustrations need to be suitably labelled or captioned.

4.5 Illustrations of historic maps used in the report should be enlarged sufficiently to allow buildings, structures and spaces to be clearly discerned.

4.6 Photographic images in the report should be printed at laser quality and should be no less than 6" x 4".

5.0 Health and Safety

5.1 Archaeologists visiting the site will naturally operate with due regard to health and safety regulations.

5.2 Before any fieldwork commences a risk assessment should be completed by the appointed archaeological contractor.

6.0 Monitoring

6.1 The work should be undertaken by suitably qualified and experienced staff. Details of staff and their relevant experience should be supplied in the WSI to the Assistant County Archaeologist and agreed prior to the commencement of the project.

7.0 Publicity

7.1 The results of the work may be of sufficient importance as to merit publication. This may take the form of a full definitive report or a short interim summary in an archaeological journal, depending upon the significance of the results. A contingency may be required for this and discussed with the client and the Assistant County Archaeologist.

12.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

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