

Haigh Hall + Woodland Park

Plantation Gates, Lodges and associated External Works.

Design, Access and Heritage Statement



Version History

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Plantation Gates, Lodges and associated external works

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Haigh Woodland Park

Plantation Gates, Lodges and associated External Works.

Team

**Lead Consultant
/Landscape
Architect**

plincke.

landscape urbanism design

Architect

PURCELL 

Quantity Surveyor



**Civil and Structural
Engineer**



Services Engineer



Client



Contents

1.0 Summary & Introduction

- 1.1 Key Information
- 1.2 Summary & Introduction
- 1.3 Overall Site Strategy

2.0 Project Brief & Background

- 2.1 Project Brief
- 2.2 Site Specific Design Brief
- 2.3 Planning Policy Context/Planning Statement

3.0 Context

- 3.1 Site Location
- 3.2 Site Description
- 3.3 Existing Site Photos
- 3.4 Site Red Line Plan

4.0 Heritage Statement

- 4.1 Condition Survey
- 4.2 Archaeological Statement/Survey
- 4.3 Heritage Statement

5.0 Architectural Design

- 5.1 Scale and Footprint
- 5.2 Design Development & Consultation
- 5.3 Layout & Use
- 5.4 Materials and detailing
- 5.5 Services and Drainage
- 5.6 Internal and External Lighting/Power and Data

6.0 External Landscape Design

- 6.1 Existing site and constraints
- 6.2 Proposed external design and materials

7.0 Access and Transport Statement

- 7.0 Access rationale
- 7.1 Transport Statement

8.0 Conclusion

- 8.1 Conclusion

9.0 Appendices

- 9.1 Archaeology desk based assessment
- 9.2 Plantation Gates and Lodges Condition Report.
- 9.3 Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) Plantation Gates.



1.0 Summary & Introduction

1.0 Summary & Introduction

1.3 Overall Site Strategy

The site strategy seeks to provide both the visitor and site managers with a clear sense of identity for each landscape character zone. The zones were based around 3-primary entrance thresholds:

-The existing north threshold providing access to the Stables Courtyard and play facilities;

-A enhanced central threshold with new cycle parking and toilet facilities linked to exploration of the Plantation Woods;

-A restored environment around the Plantation Gates and improved south threshold (This application)

This area will create a visitor welcome at this western edge of the site allowing a point of orientation and marking the start of wider woodland routes within the park.

The Site: Plantation Gates



FIGURE 1.3 Overarching Site Strategy/Zoning Diagram

2.0 Project Brief & Background

2.0 Project Brief & Background

2.1 Project Brief

2.11 Overall Design Brief

Plincke (the Lead Consultant) have been appointed by Wigan Council (the Client) to coordinate a package of proposals to address key concerns at Haigh Hall and Woodland Park.

These concerns were identified via an extensive consultation process with a range of stakeholders. These are fivefold and are summarised below as the key project aims:

AIM 1.
Address the physical condition of the Grade II* Listed heritage assets that are considered 'at risk' and on the Historic England At Risk Register.

AIM 2.
Develop a programme of woodland management to address the degraded condition of the woodlands, including tree management and addressing invasive species colonisation.

AIM 3.
Bring back into beneficial use areas of the site that are either derelict or substantially degraded, including buildings and landscapes within the curtilage of Listed assets.

AIM 4.
Substantially improve the visitor experience of this publicly accessible destination park, including broadening access to and understanding of the site's natural and built heritage.

AIM 5.
Investing in new visitor facilities to ensure that the site remains attractive and relevant to a wide ranging, inter-generational audience and which supports community cohesion through free to access facilities.

2.2 Specific Design Brief

The Plantation Gates & Lodges are currently derelict and unused. Windows and doors are blocked up and in their current condition contribute to an overall sense of neglect. The sense of neglect feels unsafe and unwelcoming.

The proposals will see the two small buildings brought back into beneficial new uses that compliment the masterplan objectives.

Full restoration of the built fabric and metalwork is proposed, enhancing and securing the heritage asset in the longer term.

Public realm and the quality of the urban environment will be improved. The Wigan Lane Conservation Area would be enhanced with the structures restored.

The restoration of the Plantation Gates and Lodges will therefore support the amenity of the existing site, expanding visitors' knowledge of the site through the north lodge and offering a stopping point for those arriving on foot and by bike.

2.0 Project Brief & Background

2.3 Planning Policy Context/ Planning Statement

2.31 Site Specific Designations

- The Plantation Gates are Grade II* listed on the Historic England Register. Works to Listed buildings require specific Listed Building Consent and protection is afforded under the Planning (Listed Buildings and Conservation Areas) Act 1990;
- The majority of the wider site within which this application sits is designated for its biological importance. A Site of Biological Importance (or SBI) is one of the non-statutory designations used locally by the Greater Manchester, Cheshire and Staffordshire County Councils to protect locally valued sites of biological diversity, which are described more generally as Local Wildlife Sites by the UK Government;
- The Plantation Gates are also located within the Wigan Lane Conservation Area;
- The site is located within land designated as Green Belt. However, as the Plantation Gates are existing and not being extended, we would consider Green Belt policy would be excepted for the application site.
- The site is located within land designated as Green Belt. National Planning Policy states:

Haigh Woodland Park

Plantation Gates, Lodges and associated External Works.

'The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.' However, some forms of development are permitted within Green Belts, including:

- The extension or alteration of an existing building (as long as it is not a disproportionate addition compared to the existing).

2.32 Local Planning Policy–Core Strategy

Local planning policies and objectives are contained within the Wigan Local Plan Core Strategy, adopted in September 2013. It is the strategic local plan for the borough and sets out the spatial vision through to 2026.

The proposed restoration and renewal of the Plantation Gates into good order, meets the objectives and policies of the Core Strategy in numerous ways.

The detailed planning and listed building consent applications will set out the high-levels of synergy between the lottery funded investment and the Core Strategy under:

Spatial Vision (2026) Strategic Objectives

- Health & recreation (HR 1)
- Community safety & neighbourhood quality (NQ 1)
- Community development & involvement (CD 1)
- Education & learning (EL 1)
- Economy & employment (EE 1)
- Accessibility (A 1)
- Built environment & landscape (BEL 1)
- Wildlife habitats & species (WHS 1)
- Energy (E 1)
- Natural resources & pollution (NRP 1)
- Climate change (CC 1)

Spatial Vision Thematic Policies

- Policy SD 1 Presumption in favour of sustainable development
- Policy SP 5 Greenheart

Core Policies

- Policy CP 1 Health & well-being
- Policy CP 2 Open space, sport and recreation
- Policy CP 3 Community facilities
- Policy CP 4 Education & learning
- Policy CP 7 Accessibility
- Policy CP 8 Green Belt and safeguarded land
- Policy CP 9 Strategic landscape & green infrastructure
- Policy CP 10 Design
- Policy CP 11 Historic environment

- Policy CP 12 Wildlife habitats & species
- Policy CP 13 Low-carbon development
- Policy CP 16 Flooding
- Policy CP 17 Environmental protection

2.33 Other Relevant Policies

In addition to the Core Strategy, the Council has adopted a suite of other policies and guidance that these proposals have responded to, especially:

- Historic Environment Strategy Adopted 2021;
- Climate Change Strategy Adopted 2019;
- Landscape Design SPD 2021.

contd..

2.0 Project Brief & Background

2.33 contd..

Regional Policy

Potentially the most significant regional strategy is the emerging Places for Everyone. We understand that Wigan Council is working in partnership with the Greater Manchester Combined Authority and eight other Greater Manchester districts to prepare a joint development plan called Places for Everyone. This will be a long-term plan of the nine districts for jobs, new homes, and sustainable growth and will help meet the city-region's needs up until 2037. It replaces the Greater Manchester Spatial Framework which is no longer being taken forward following the withdrawal of Stockport Council from the joint plan in December 2020. The Publication version of the Places for Everyone Plan is being consulted on from 9 August to 3 October 2021.

3.0 Context

3.0 Context

3.1 Site Location

Haigh Woodland Park is one of three 'Principal Parks' within Wigan Borough. It comprises circa 250-acres of both formal, designed landscapes and semi-natural woodland.

Haigh Hall is the focal point of the historic estate, located approximately 8km to the north-east of Wigan town centre. The public park forms part of the Green Belt between the urban centre of Wigan to the south-west and the villages of Haigh and Aspull to the north-east.

The Plantation Gates are located to the western Park entrance from Wigan Lane

3.2 Site Description

The plantation gates were built between 1827 and 1844, contemporaneous to Haigh Hall, are Grade II* listed and currently on the Heritage At Risk list.

It is not proposed to increase the scale or footprint of the existing building, but to undertake a sympathetic programme of conservation repairs to the interior and exterior of the buildings.



The Northern lodge



The Southern lodge



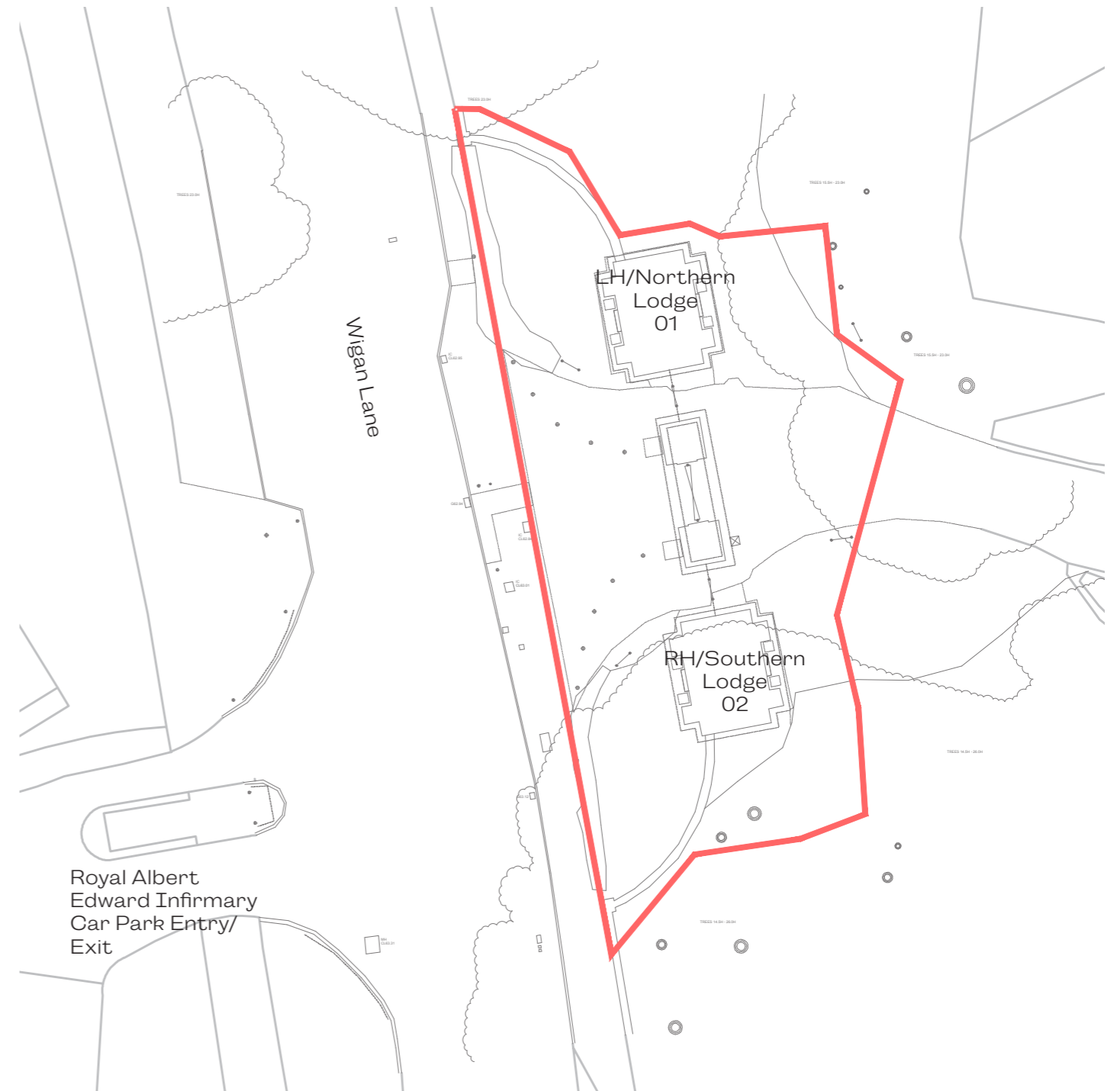
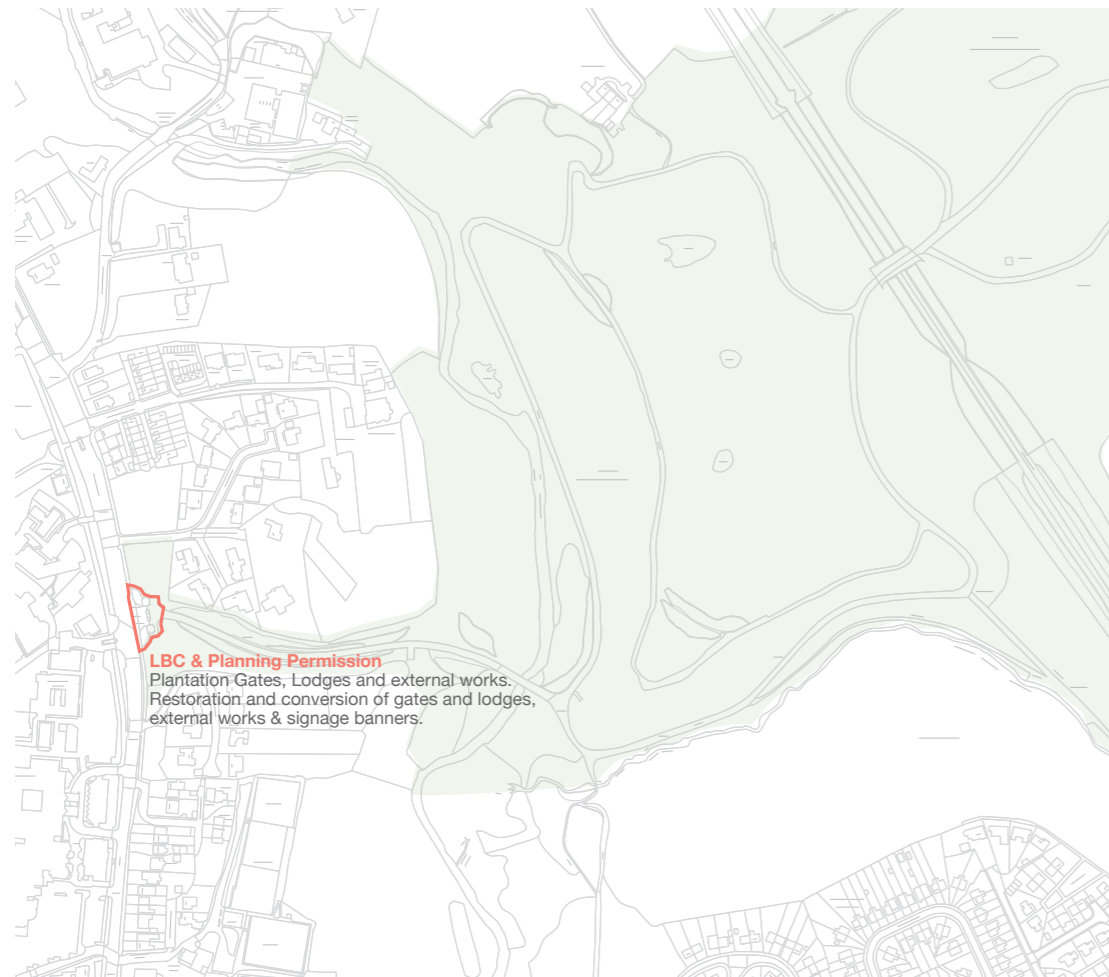
FIGURE 3.3 Images illustrating the current gates, lodges and their condition

3.0 Context

3.3 Existing Site Photos

3.4 Site Red Line Plans

Ref plan drawings 0587-PLI-00-ZZ-DR-L-PG-0110 /0111 /0112 for proposed site location and red/blue line plans.



4.0 Heritage Statement

4.0 Heritage Statement

4.1 Condition Survey summary

A condition survey was carried out by Curtins

(Refer to report 072262-CUR-XX-XX-T-S-00001-P01_Plantation Gates & Lodges Condition Report.pdf in the Appendices)

In summary:

Plantation Gates

The gated archway appears to be broadly in sound structural condition. Minor localised defects only and are decay-driven in nature not as a consequence of inherent structural defect.

Lodges

Externally the Lodges appear to be broadly in sound structural condition. Minor localised defects only and are decay-driven in nature not as a consequence of inherent structural defect. Internally, the majority of defects are primarily as a result of water ingress / faulty rainwater handling goods at roof level. Coupled with the buildings being left vacant for a prolonged period of time with little / no maintenance has resulted in the collapse of the floor, failure of some timber lintels and timber rot / deterioration of roof timbers and the chimney supporting steel grillage.

Splayed Boundary Walls

It is not clear if the displacement and

Haigh Woodland Park

Plantation Gates, Lodges and associated External Works.

movement of the walls is still active or if it is historic, however, it is likely that the movement is a result of the wall having no formal foundation and the ground local to the wall being subject to soil heave / shrinkage given the proximity of the trees / woodland. Although not at immediate risk of collapse, left un-remediated, the wall could continue to deteriorate leading to localise collapse.

4.2 Archaeological Summary

(Refer to the Archaeological Desk-Based Assessment Document No: TJC2022.11 in the Appendices).

4.2.1 Historic Records

Plans dating from 4th August 1931 for the Plantation Gates remain within the Wigan Archives (DD/HAI/191) as well as undated plans (DD/HAI/284-5), which also show details of the gates, railings and iron pillars. A building certificate survives for the gates dated 15th August 1900 (DD/Hai/AZ/257), perhaps suggesting alterations at this time. The archives also hold a number of images of the gates including one photograph dated to c.1910 showing the arch with lodges on either side and iron gates and railings.

4.2.2 Archaeological Significance

The Plantation Gates and Lodges are Grade II* listed and are of national heritage significance, deriving from high architectural interest, as an important example of the parkland architecture of the late Georgian/ early Victorian period.

They have a **medium historic interest**, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 180 years, and the symbolic value of the designated asset as part of the local community. Its archaeological interest makes a **medium** contribution to its significance.

4.2.3 Potential Archaeological Impact

The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces. This has the potential to impact buried archaeological remains.

However, there is little recorded evidence for medieval or earlier archaeological remains within Haigh Woodland Park, or in the immediately surrounding area.

Historic mapping indicates that the site has remained as parkland and plantation woodland since at least the 19th century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems **low** and the significance of any surviving remains is likely to be **low**.



FIGURE 4.2 Old Postcard of the Plantation Gates and Lodges-circa early C20th

4.0 Heritage Statement contd..

4.3 Heritage Statement

4.3.1 Heritage Significance

The following section is intended to assess the impact of the development proposals on the heritage significance of the Plantation Gates at Haigh Hall. This assessment is carried out in line with the NPPF. In order to more fully understand the impact on the heritage value of the building and its wider context, the following assessment provides a comparable analysis of the heritage value against the level of change.

This assessment is based on the criteria set out by ICOMOS, and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset. Level of impact will be assessed based on the following criteria in the figure below:

MAGNITUDE OF IMPACT	DEFINITION	
High Beneficial	The development considerably enhances the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	ENHANCES SIGNIFICANCE
Medium Beneficial	The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
Low Beneficial	The development enhances to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
Neutral	The development does not affect the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	PRESERVES SIGNIFICANCE
Low Adverse	The development harms to a minor extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	LESS THAN SUBSTANTIAL HARM
Medium Adverse	The development harms to a clearly discernible extent the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	
High Adverse	The development severely harms the heritage assets, views of the heritage assets, or the ability to appreciate their significance.	SUBSTANTIAL HARM

FIGURE 4.3 Heritage Impact Assessment Criteria

Haigh Woodland Park

Plantation Gates, Lodges and associated External Works.

4.3.2 Table of Impacts

Proposal	Area affected	Significance of component / area	Assessment / commentary	Impact
Remove roof coverings, carefully sort and reinstate and replace	The roof	High	The roofs are in a very poor condition and in need of repair / replacement. The slates will be carefully sorted for re-use and supplemented by matching slates.	High beneficial
Repointing, remove vegetation and doff clean	Across the building	High	Generally, the proposals are like for like repairs and removing vegetation and doff cleaning to remove dirt and algae deposits restoring the original appearance of the building.	High beneficial
Reopen blocked doorways. Remove one c.1930s fireplace	Both lodges blocked doorways	Door infills – intrusive	The doors have been infilled with concrete blockwork, which is intrusive, and removing this and reinstating doors is beneficial to significance. One doorway has a fireplace directly behind it that is clearly a later addition. Its style suggests it is probably 1930s and of low significance, although its loss will result in some low-level harm.	High beneficial
Localised stone repairs particularly to the damaged frieze	External stonework	High	Generally, like for like conservation repairs across the building.	Medium beneficial
New sash windows in blocked openings	Both lodges blocked windows	Window infills – intrusive	The windows have been infilled with concrete blockwork which is intrusive and removing this and reinstating windows is beneficial to significance.	High beneficial
New flooring in both lodges	Both lodges	N/A	Both lodges have lost their flooring and there is a void on entry. Reinstating a floor will allow access to the buildings and restore a lost feature.	High beneficial

4.0 Heritage Statement contd..

4.3.3 Summary

The overall impact to significance from the proposals is considered to be 'high beneficial'. There are many elements of the proposals that are highly positive to significance such as the repair and reinstatement of lost features. The only element of the scheme that can be perceived as harmful is the loss of the 1930s fireplace but this is installed behind the blocked doorway, is of low significance and its removal facilitates the restoration of the building and access to the site.

4.3.4 Compliance with NPPF

The NPPF has a presumption in favour of sustainable development, which requires economic, social and environmental gains to be pursued jointly through the planning system. The Policy also seeks to maintain and manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance.

Whilst there is some harm to significance no designated asset is considered to suffer 'substantial harm' as per the NPPF and the harm is defined as 'less than substantial' .

Overall the proposals enhance significance.

As there is some harm to a designated asset as per paragraph 202 of NPPF, **'this harm should be weighed against the public benefits of the proposal'**.

These public benefits include:

- The restoration of lost features and elements of the building
- Repairing and addressing water ingress that is causing further damage to historic fabric
- Reopening the derelict building to the public

5.0 Architectural Design

5.0 Architectural Design

5.1 Scale & Footprint

The plantation gates were built between 1827 and 1844, contemporaneous to Haigh Hall, are Grade II* listed and currently on the Heritage At Risk list. It is not proposed to increase the scale or footprint of the existing building, but to undertake a sympathetic programme of conservation repairs to the interior and exterior of the buildings.

5.2 Design Development & Consultation

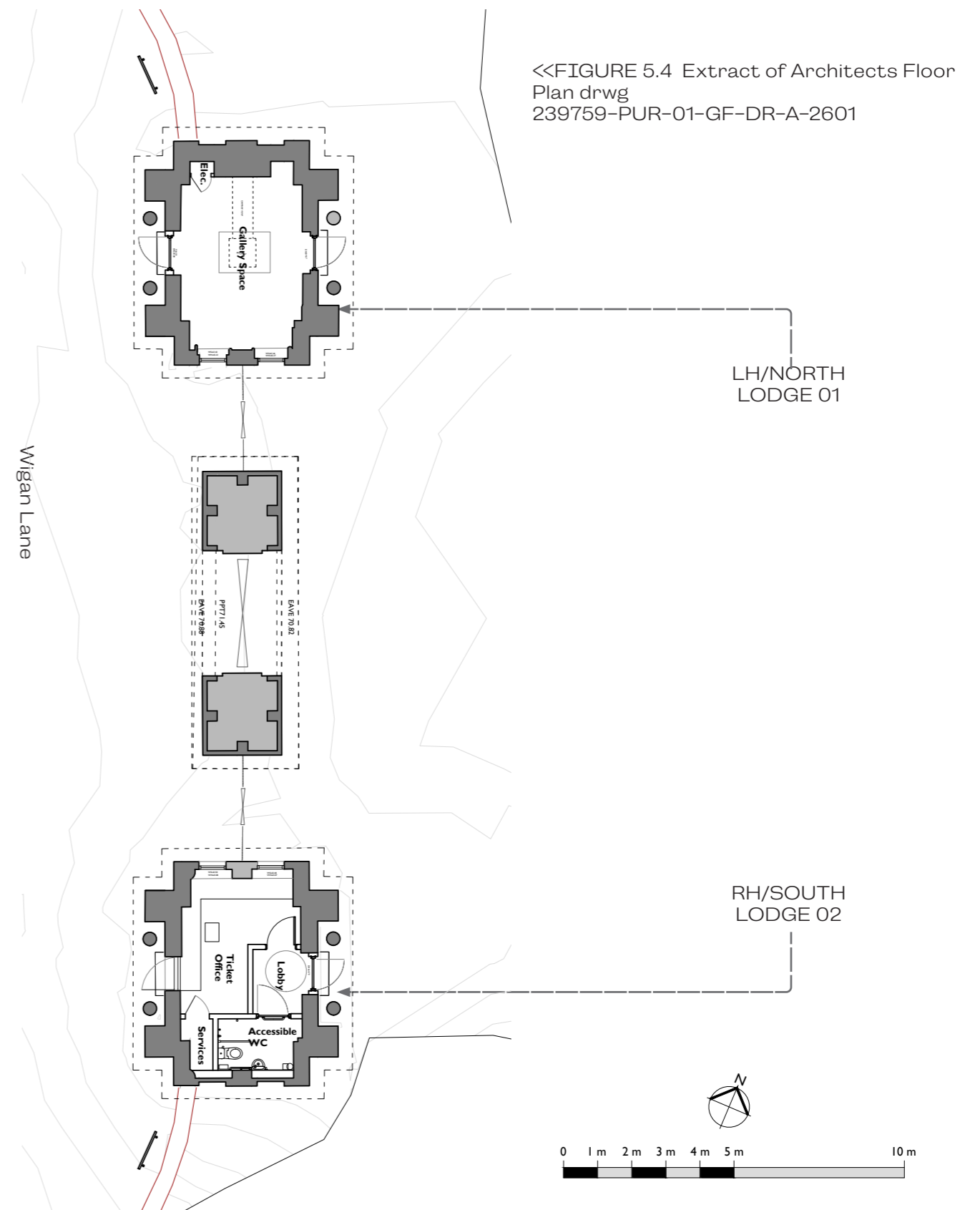
The proposals have been developed through a process of consultation with a range of stakeholders. These have included residents most effected by the plans, along with local amenity groups and organisations active in the park.

The consultation process has been 'multi-layered', helping to inform the development of the ideas rather than reacting to them.

One of the key findings was that people were strongly in favour of improved facilities at key arrival points to the Park.

5.3 Layout & Use

The north lodge is proposed to house a small exhibition space giving heritage interpretation for the wider site. The south lodge is proposed to house a small ticket booth (for purchasing tickets, event and park information), along with an accessible WC and small kitchenette for staff use. Works to the south lodge include the removal of an internal chimney breast and wall which currently infills an existing external doorway.



5.0 Architectural Design

5.4 Materials & Detailing

Works to the exterior of the plantation gates include conservation works to the slate roofs, repointing to stonework, the re-opening of four blocked window openings, the insertion of new timber sash windows and painted timber panelled doors. Cleaning, repairs and redecoration of the historic iron gates is also proposed along with the installation of two new steel framed signage banners and the upgrade of external lighting.

Materials Key

1. Existing slate roof tiles to be repaired and reinstated
2. Existing gates to be painted
3. New oak panelled door
4. New oak stable door

7. General DOFF clean to sandstone walls, pilasters, cornices, blocking courses, plinths etc
8. New freestanding fabric banner on a metal frame (exact colour and location TBC)

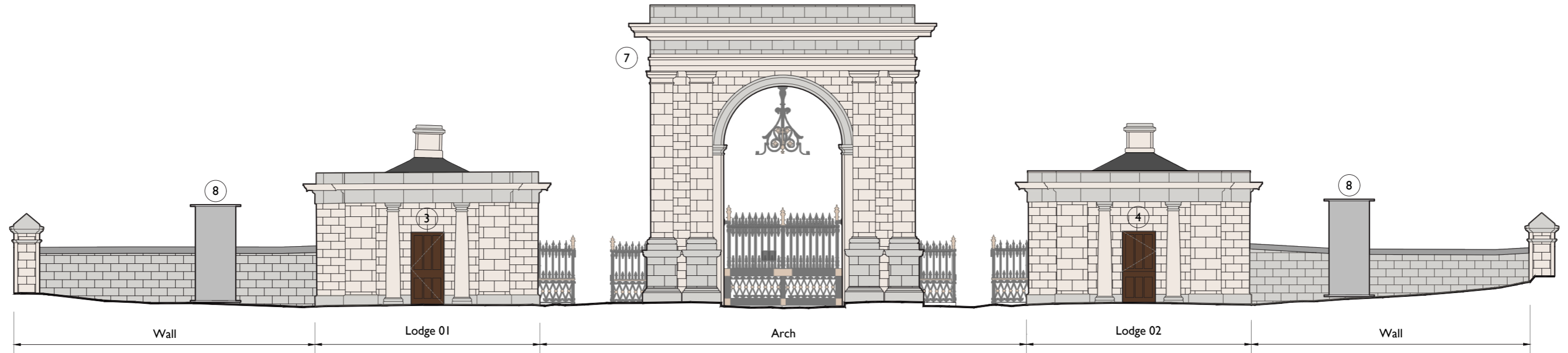


FIGURE 5.4 Extract of Architects Elevations looking from Wigan Lane. Ref drwg 239759-PUR-01-GF-DR-A-2621

5.0 Architectural Design

5.5 Services and drainage

In summary,

- A new incoming electricity supply will be installed to serve both lodges.
- New electrical wiring (concealed behind plaster).
- Emergency lighting will be installed in both.
- Sockets and data (recessed) will be installed in both lodges.
- CCTV and intruder alarm will be installed in both.

South/Southern Lodge 02:

- A new incoming water supply will be installed
- A new telephone line will be installed
- New drainage will be installed with an SVP through the roof.
- New wall through wall extract fan will be installed
- New domestic water pipework with an electric water heater in the services cupboards will be installed.
- New lighting (recessed in plaster board) and emergency lighting will be installed
- Heating by electric panel heaters

LH/North/Northern Lodge 01

- Track lighting will be installed in the left hand lodge.
- Heating by an electric kick space heaters in the left hand lodge.

5.6 Internal and External Lighting/Power and Data

Refer to Greenway drawings:

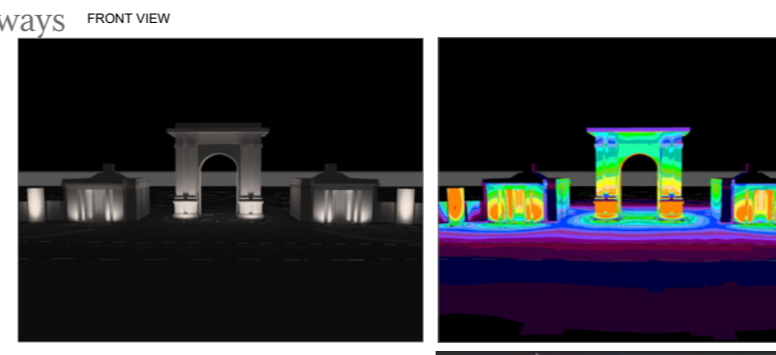
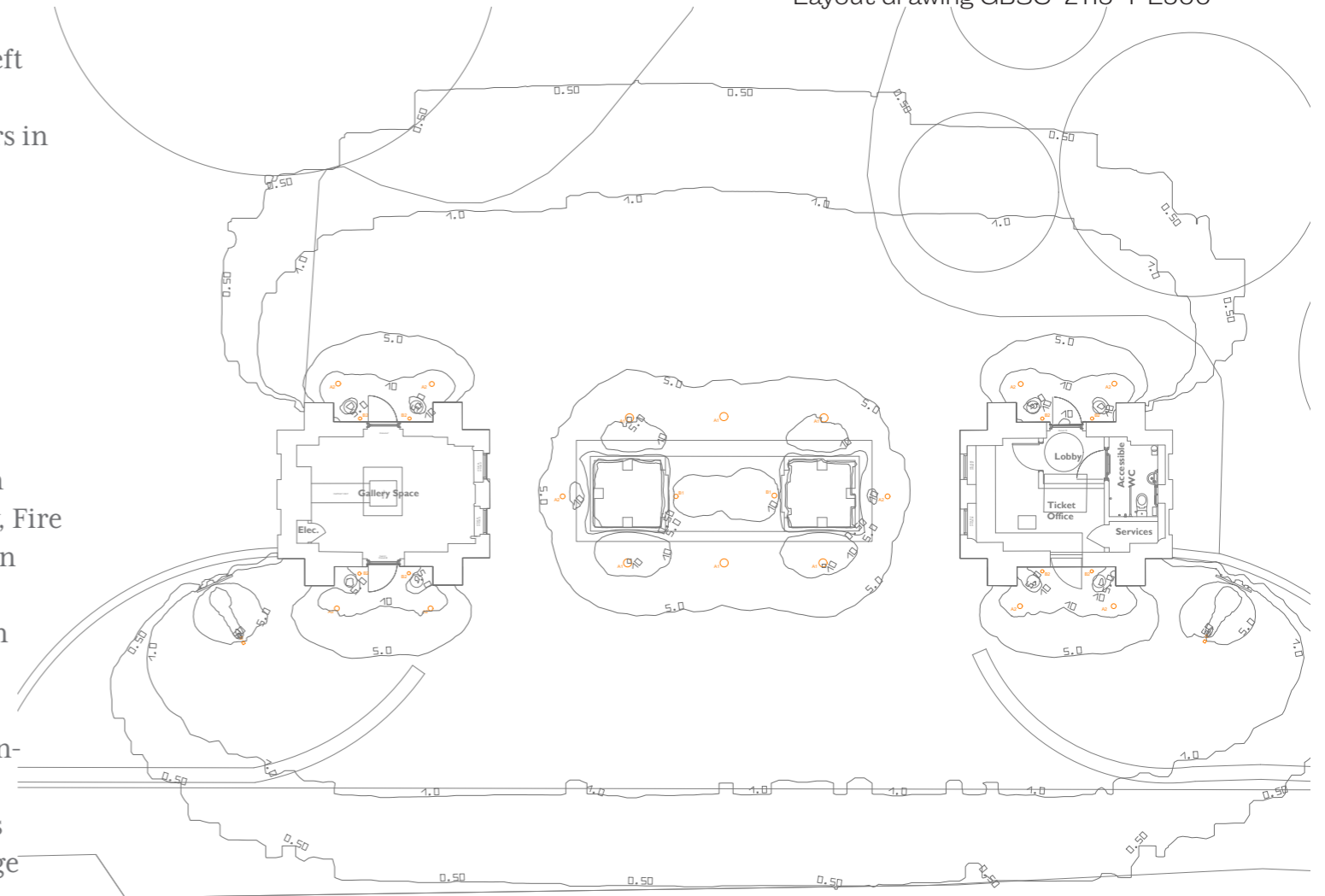
- GBSC-2115-1-E100-P1-For Plantation Gates Internal Lighting, Emergency, Fire
- GBSC-2115-1-E500-P1- For Plantation Gates External Lighting
- GBSC-2115-1-E200-P1-For Plantation Gates Small Power, Data

The external lighting strategy consists of in-ground soft glow lighting fitted with wash optics to cast an even spread of light across the gates and the elevations of the two lodge buildings.

Detail spot lighting is proposed to the doorways of the lodges and to pick out gate features.

An extract of the above external lighting plan is shown opposite.

FIGURE 5.6 Extract of External Lighting Layout drawing GBSC-2115-1-E500



LUMINAIRE SYMBOLS

	A1	RECESSED UPLIGHT FITTING WITH WALL WASHER OPTIC. 23W - 3000K, 1011 LM (FITTING OUTPUT), ø239x200. IP66, DIMMABLE. AS PER IGUZZINI LIGHT UP ER46.
	A2	RECESSED UPLIGHT FITTING WITH WALL WASHER OPTIC. 11.6W - 3000K, 444LM, ø137x170. IP66. AS PER IGUZZINI LIGHT UP EQ00.
	B1	FLOOR RECESSED UPLIGHT WITH NARROW BEAM FITTING. 9.4W - 3000K, 525LM, ø137x158. IP66, OPTIC SPOT 10°. DIMMABLE. AS PER IGUZZINI LIGHT UP EQ81
	B2	FLOOR RECESSED UPLIGHT WITH NARROW BEAM FITTING AND COMFORT (HONEYCOMB) OPTIC. 3.8W - 3000K, 312LM, ø74x87. IP66, OPTIC SPOT 8°. DIMMABLE. AS PER IGUZZINI LIGHT UP ES28
	C	FLOOR MOUNTED PROJECTOR WITH TRANSVERSAL ELLIPTICAL OPTIC 7.7W - 3000K, 550LM, 81x81x86. IP66, DIMMABLE. AS PER IGUZZINI IPRO 81mm BK21








6.0 External Landscape Design

6.0 External Landscape Design

6.1 Existing site and constraints

The existing gates and surrounding public realm are in a condition that is showing signs of deterioration, including tired street furniture, poor quality surface materials and a public realm ill related to the Heritage quality of the built form.

The existing site is shown opposite.

-  Existing footway-(part of adopted highway)
-  Tarmac hardstanding/main path
-  Existing privet hedges-to be removed
-  Loose gravel areas
-  Mown grass areas
-  Stone Boundary walls-part of listed fabric
-  Existing steps to Lodges-to be reconfigured to ensure level access



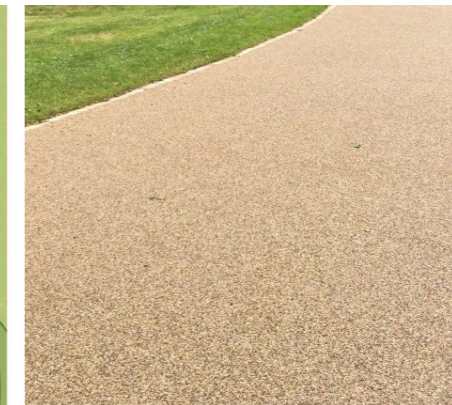
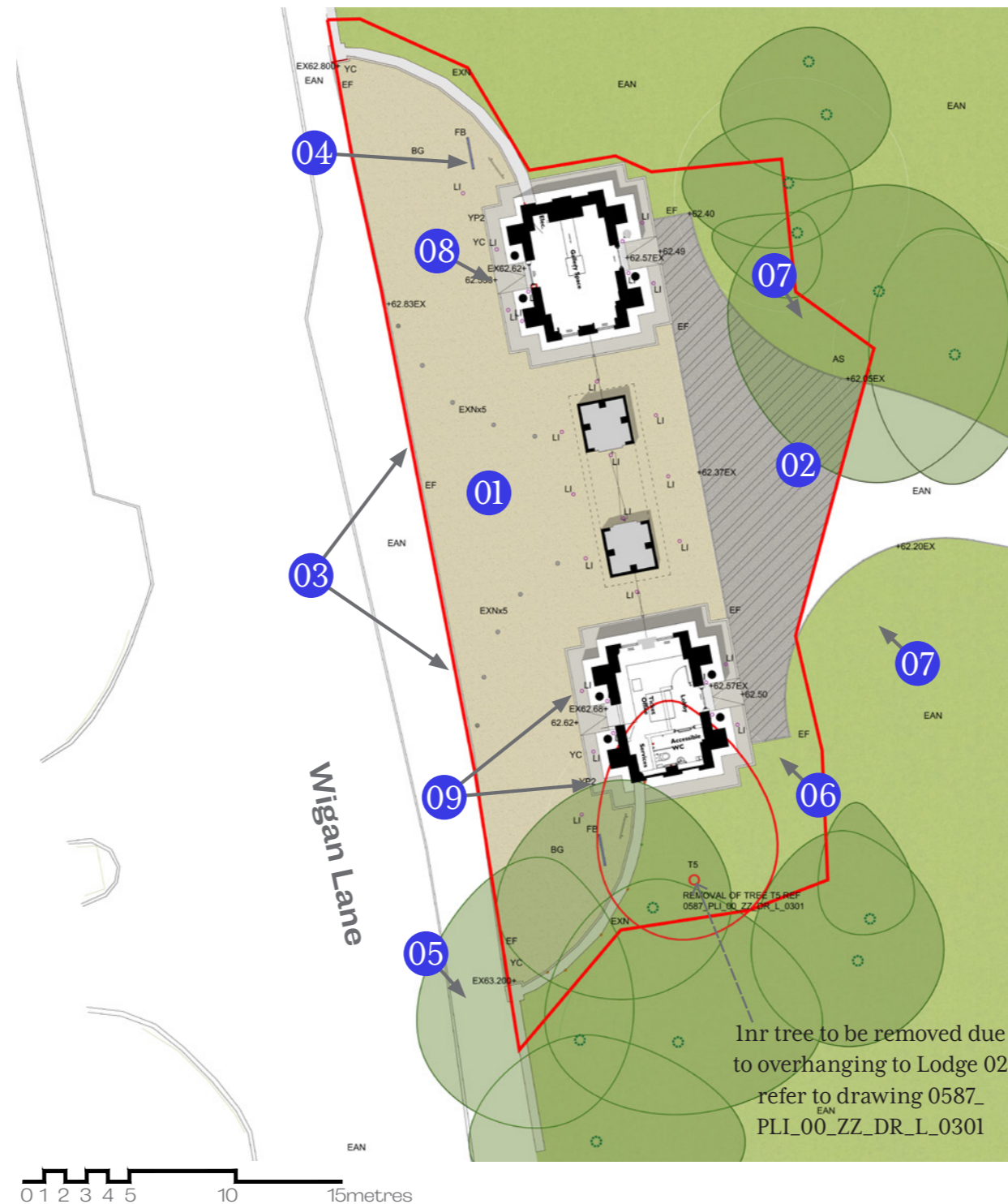
6.0 External Landscape Design

6.2 Proposed external design and materials

The external layout is a 'light touch' focussing on increased public access to the lodges, and establishing a ground plane using simple palette of materials to enhance the soft tones of the listed structures.

- 01**
Area to be surfaced resin bonded surface with a natural stone aggregate in a similar tone to the stonework of the Gates.
- 02**
Tarmac with gravel topping linking to the main path through the Plantation
- 03**
Yorkstone sett trims to edges/interface with adopted highway, and as detail to existing stone walls
- 04**
Existing bollards to remain in current locations
- 05**
Existing footway to remain as is
- 06**
Existing vegetation/scrub cut back to allow Lodge access/hard landscape envelope
- 07**
Existing grass areas reinstated/re-edged to open up access to Lodge doorways.
- 08**
Access ramps formed in paving to give level access to both sides each lodge
- 09**
Smooth natural stone paving surround to the lodge buildings, in a similar tone to the building stonework.

FIGURE 6.2 Extract of drwg 0587_PLI_00_ZZ_DR_L_0201 Plantation Gates External Works



01 Resin bonded gravel



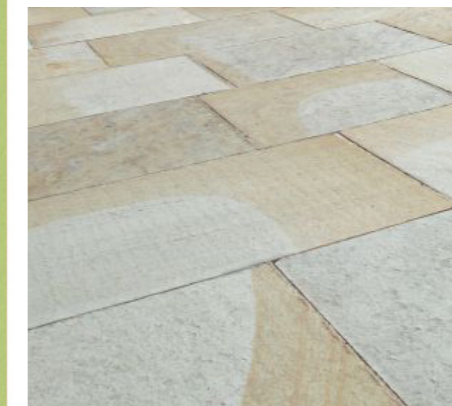
02 Pedestrian tarmac with occasional vehicle overrun



03 Yorkstone sett trim to edges and wall bases



04 Fabric banners with artwork



09 Yorkstone flag paving trim to Lodge buildings

7.0 Access and Transport Statement

7.0 Access

7.0 Access Rationale

Level access is provided to all spaces via small slopes in the external landscaping adjacent to each entrance (to rise one existing step).

A publicly accessible toilet is provided within the South lodge and available when the lodge is staffed. The opening up of the lodge and potential for it to be staffed will increase the sense of welcome and passive supervision of the entrance.

External access to/from the Park on foot will remain via the existing pedestrian gates.



FIGURE 7.0 Showing current step access to the lodge buildings which will be replaced with level sloping access pavement.

7.1 Transport Statement

The Plantation Gates & Lodges are currently derelict and unused. Windows and doors are blocked up and in their current condition contribute to an overall sense of neglect. The sense of neglect feels unsafe and unwelcoming. There is little information available to encourage easy wayfinding from the town centre into the park from this entrance. The impression of neglect and lack of information discourages visitors from entering the park in this location. The proposals seek to project a more positive image of the entrance to encourage access to the park via walking and cycling from the town centre.

As outlined previously, the restored lodges will be brought back into a range of new uses as follows:

- North lodge – an interpretive ‘gateway’ that a visitor will walk through with information displays introducing the history of the site and providing an initial point of orientation. From here, the walking and cycling options, including estimated distances to the park’s attractions will be clear to a visitor;
- South lodge – a kiosk providing more detailed visitor information and potentially linked to a land train operation from the Gates to key stopping points along the way. A publicly accessible toilet is provided

within the south lodge and available when the lodge is staffed. The opening up of the lodge and potential for it to be staffed will increase the sense of welcome and passive supervision of the entrance.

The restoration of the lodges and enhancement of the entrance is a key element of a planned strategy to encourage non-car based travel to the site. The proposals form part of the wider Lottery funded scheme to create a series of points of interest between the gates and the busy attractions around the Stables Courtyard and more formal play spaces. These points of interest comprise nature and history trails, interpretation panels, natural play features and the ‘woodland hub’. The hub, subject to a separate planning application, comprises of toilets, a seasonal café, picnic area and cycle parking. Combined, these form a linked chain of ‘stepping stones’ to make the journey an attractive and engaging walking / cycling route as an alternative to driving to the site. By encouraging greater walking and cycling, the perception of safety is improved.

The restoration of the Plantation Gates and Lodges will therefore support the amenity of the existing site, expanding visitors’ knowledge of the site through the north lodge and offering a stopping point for those arriving on foot and by bike. The proposed wayfinding will provide

a clear indication of walking and cycling times to other parts of the Park, creating an awareness of the site and improving the visitor experience.

The proposals in themselves are not intended to substantially alter visitor numbers but help to change visiting patterns by enhancing the existing offer.

It is anticipated that the kiosk within the south lodge will open over the summer months, with the potential for operating during busier weekends and school holidays at other times of the year. Together, the lodges will provide an area of respite, particularly for those with young families or mobility issues. The Lottery funding is predicted to increase the length of stay at the park, dissipate visitors over a greater territory within the park and increase depth of understanding of its built and natural heritage.

contd..

7.0 Access

7.1 Transport Statement contd..

There is existing pay and display parking on Wigan Lane which accommodates those already choosing to access the site from the Plantation Gates.

This operates between 09:00 and 17:00 with a maximum stay of 3 hours which will not be affected by the proposals. In any case, should there be any additional car-based demand, this would increase income for the authority through parking charges.

For local visitors, the restoration and enhancement of the lodges may motivate some users currently parking on Wigan Lane to consider accessing the site by non-car modes, increasing their length of stay.

Given the minimal floor area of the north and south lodges, each circa 20 sqm, the use of these as an interpretation area and information/kiosk & toilets respectively, would not exceed thresholds for any formal assessment of transport and travel.

Notwithstanding, any deliveries to the kiosk or servicing of the facilities would be facilitated from the existing operations of the site, using Park vehicles accessing the lodges from within the site.

Haigh Woodland Park

Plantation Gates, Lodges and associated External Works.

8.0 Conclusion

8.0 Conclusion

8.1 Conclusion

The Plantation Gates are a prominent local feature and are Grade II* listed as a Neo-classical gateway with attached lodges of 1840 forming the approach to Haigh Hall from the south west.

However, their condition is deteriorating. The Historic England 'Heritage at Risk' Register notes: 'Slates and flashings are missing' and 'The lack of permanent repair and vacancy continues to threaten the buildings'.

The proposals include a fully detailed cleaning and repair schedule of the stone and metalwork as part of the listed fabric.

The two Lodge buildings will be brought back into beneficial new uses that compliment the masterplan objectives.

Restoration of this important heritage asset to full repair will secure it in the long term. Public realm and the quality of the urban environment is improved.

The Wigan Lane Conservation Area would be enhanced with the structures restored.

9.0 Appendices

HAIGH WOODLAND PARK, Haigh, Wigan



Archaeological Desk-Based Assessment

February 2022
Draft 0.1

Document No: TJC2022.11
Planning No: TBC
OASIS No: TBC



9.0 Appendices-Surveys

- **Archaeological Desk-Based Assessment Document No TJC2022.11**
- **Plantation Gates and Lodges Condition Report. Document No. 072262-CUR-XX-XX-T-S-00001-P01**
- **Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) Plantation Gates.**

Haigh Woodland Park Plantation Gates & Lodges Condition Report

Curtins Ref: 072262-CUR-XX-XX-T-S-00001
Revision: [01]
Issue Date: 22 November 2021

Client Name: Plincke
Client Address: Deerhurst Studio, The Green, Dunchurch, Rugby, CV22 6NJ
Project Address: Haigh Woodland Park, Wigan

K Village, Riverside Place,
Units 24-25, Lound Rd,
Kensal
LA9 7FH
www.curtins.com
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Amenity Tree Care Ltd

Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)

Version One. 14.02.2022
Prepared for: Plincke
Area 4 Plantation Gates.

Prepared by Simon Brain. Chartered arboriculturist. PGCE (Bio. Rec.)



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