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Planning, Development & Heritage Consultants

Winstanley Hall

Kingswood Homes

Heritage Statement

28 August 2025

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of Kingswood Homes to support a planning application for development of Winstanley Hall and land off Pemberton Road. This Heritage Statement has been prepared to consider the potential impact of the scheme on the significance and setting of any heritage assets.

Approach and Methodology

- 1.2 This Heritage Statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making.
- 1.3 The assessment follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)*:
- *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
 - *Understand the significance of the asset(s)*
 - *Understand the impact of the proposal on that significance*
 - *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
 - *Look for opportunities to better reveal or enhance significance.*
- 1.4 The report also draws on other best practice guidance documents such as, *Conservation Principles (2008)* and *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017)*.

1.5 As impacts relate (in part) to the setting of heritage assets the assessment also considers the staged approach within *Historic England Advice Note 3 - The Setting of Heritage Assets Historic Environment Good Practice Advice (Second Edition)*:

- *Step 1: Identify which heritage assets and their settings are affected*
- *Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
- *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*
- *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
- *Step 5: Make and document the decision and monitor outcomes.*

1.6 Research has been primarily desk-based, consulting historic mapping and written secondary sources. A visual and photographic survey of the site, its surroundings and nearby heritage assets was undertaken on 9th April 2025. Much of the site is in a ruined and structural unstable state so in many areas safe access is not available. Archaeological impacts are discussed within a separate report and are beyond the scope of this document.

1.7 This report utilises historical sources of information from the Conservation Management Plan (Kathyn Sather; 2008) and the updated Conservation Plan (Chambers Conservation; 2025) which provide a fuller overview of the historic background and site description which is submitted with this application.

The Proposal

1.8 The proposal includes the restoration and renovation of Winstanley Hall and outbuildings and the building of new dwellings on land adjacent to the Hall and Pemberton Road. The application has the following description of development–

1.9 Full planning permission for the development of 432 dwellings (Use Class C3) comprising 396 new build dwellings on land adjacent to Pemberton Road and 36 dwellings within the converted Winstanley Hall complex of buildings, a community use building (Class F2 ‘Hall / Meeting Place for local community use’), a mixed-use lodge type building (Class F1 ‘Exhibition Space’ and Class E ‘Housing Sales Centre / Café’), communal bin / garden

equipment stores, associated car parking, landscaping and public realm, drainage infrastructure, access and highway works including works to Pemberton Road.

- 1.10 Listed building consent for repair, internal and external works to facilitate the conversion of Winstanley Hall, the Barn, Stable Blocks and Outbuildings, and Estate Office and Cottage into 36 dwellings, together with repairs to the Neptune Statue.

2. The Application Site and its Surroundings

Site location

- 2.1 The application site sits to the west of Pemberton Road (A571) which defines part of the eastern edge of the development site. The development is within Wigan to the west of the suburban area of Winstanley and south of Pemberton. It comprises a group of historic buildings on its northern edge and an adjacent field.

Designations

- 2.2 Within the site area there are four designated heritage assets:
- [Winstanley Hall, Grade: II*. List Entry Number: 1287365](#)
 - [Barn And Stable to East of Winstanley Hall and 2 Attached Gateways, Grade: II*. List Entry Number: 1228164](#)
 - [Neptune Fountain in Stable Courtyard at Winstanley Hall, Grade: II. List Entry Number: 1287366](#)
 - [Estate Office and Cottage to North of Winstanley Hall, Grade: II. List Entry Number: 1287337](#)
- 2.3 For clarity, the list description for the Barn and Stable clearly describes 'the three buildings forming the courtyard' (the Estate Buildings has its own listing) meaning that the three courtyard buildings are intended to be covered by this one listing making them all Grade II* Listed and in planning terms are considered as one heritage asset. The buildings that make up this asset are known as 'the Barn' (or Tithe Barn), the 'Coach House', and 'the Stables'.
- 2.4 To the north-east of the development site there are a further two listed buildings, these being:
- [Wigan Lodge and Gate Piers to Winstanley Hall, Grade: II List Entry Number: 1287301](#)
 - [Hall Lane Cottages, Grade: II. List Entry Number: 1287300](#)
- 2.5 Approximately 1km north of the Hall is a scheduled monument (shown as two separated plots but covered by one designation):

- [Winstanley Moated Site and Five Fishponds. Scheduled Monument. List Entry Number: 1007600](#)

2.6 'Winstanley Hall' and the 'barn and stable to east of Winstanley Hall and two attached gateways', are both on the Heritage at Risk Register. Winstanley Hall is classed as being in priority 'A' and at 'immediate risk of further deterioration or loss of fabric; no solution agreed.' The barn and stables are classed as priority 'C', meaning 'slow decay; no solution agreed. All list entries and full Heritage at Risk register entries can be found in Appendix C.



Fig 2.1 Plan showing designated heritage assets and the approximate site boundary (red line)



Fig 2.2 Satellite image showing the naming conventions and designations of the group of assets around the Hall. (Google Earth base Plan)

Non-Designated Heritage Assets (NDHAs)

- 2.1 Although there are several historic buildings that are not individually listed, such as the Forge and Farrier's Lodge, it would be incorrect to consider these as Non-Designated Heritage Assets (NDHAs) as they are curtilage listed as part of the Hall and therefore are designated as part of this listing.
- 2.2 Winstanley Park (also referred to as the Winstanley Estate) broadly encompasses the former grounds to Winstanley Hall is considered as a NDHA.

The Historic Environment Record

- 2.3 The Historic Environment Record (HER) has been consulted with relevant entries included within Appendix D.

The Site and its Setting

- 2.4 Due to the historic buildings being largely overgrown and in a poor condition, it is difficult to assess each building to its full extent. None of the interiors of the buildings were accessed due to the structurally unsound nature and poor condition. Some buildings such as the Farrier's Lodge and the Forge were almost completely overgrown that they were inaccessible for even a limited external assessment.

Winstanley Hall

- 2.5 The Hall is of coursed rubble sandstone, ashlar quoins and window surrounds, now almost entirely without a roof and presumably much of the internal floors. The Hall is built on a SW-NE axis. The original hall façade constitutes the southeast elevation with a central recess as the former entrance now heavily obscured by ivy. To the southeastern elevation there is a partially collapsed wall now with 'temporary' wooden props.
- 2.6 Windows throughout are generally stone mullioned windows with stone hood moulds although there are examples of surviving vertical sliding sashes within some elevations (although glazing is largely lost or broken). To the south-east there is a Doric porch as an entrance with a square tower above.



Fig 2.3 West Entrance to Winstanley Hall



Fig 2.4 Northwestern Elevation



Fig 2.5 *Northwestern Elevation*



Fig 2.6 *Part of the courtyard facing elevation*

Barn and Stable to East of Winstanley Hall (group of 3 buildings)

Coach House

- 2.7 The Coach House consists of two storeys, with a central third storey clocktower. Roof is covered in asbestos sheeting. The building is of rough coursed stone, stone dressings, brick (on parapet, behind stone dressings), with timber doors and window frames with double arched timber doors for wagon and horse access.
- 2.8 In plan, the building is a long rectangle with three large bays either side of the central bay of the square tower block which projects on the northeast elevation.



Fig 2.7 *The Coach House showing arched openings*



Fig 2.8 *The outer facing elevation of the Coach House*

Barn (Tithe Barn)

- 2.9 Forming one of the courtyard buildings, the Barn is of sandstone coursed rubble with a striated finish and ashlar door and window surrounds on west elevation. It is over two storeys with an attic room in the central tower on the northwest elevation. The roof is gabled and hipped of corrugated asbestos.
- 2.10 There is central rectangular arched entrance with stone buttresses either side and pinions for doors. Northwest elevation has a central round arched entrance in a curved tower with a date stone over the central entrance marked 'MB 1834'.
- 2.11 Northwest elevation has four round arched windows on ground floor with Y-shaped tracery, all boarded up, four circular windows on 1st floor with hexagonal wooden frames with central casement.



Fig 2.9 Courtyard elevation of Barn

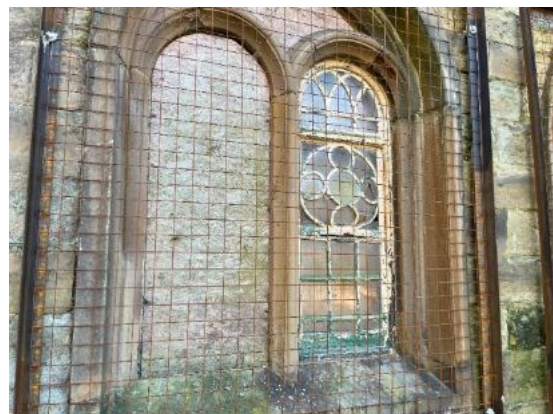


Fig 2.10 Surviving tracery window to the Barn

The Stables

- 2.12 The Stables are two storeys to either side with a rounded three storey bay to the middle. To the roof some scaffolding still remains, presumably from emergency works which were undertaken as a temporary roof covering. There are arched windows which largely make up the fenestration on this building, especially on the three-storey gable and ground floor, with round windows to the first floor. (see fig 2.9)



Fig 2.11 Front elevation of the stables

The Neptune Fountain

- 2.13 The courtyard is largely hard landscaped with concrete although stone setts survive in some locations. The Neptune Fountain sits within the centre of the courtyard currently behind Heras fencing. The sculpture represents the god Neptune on a clam astride three horses all set within a water pool. The features is largely overgrown and in a poor state of repair with several elements of stonework broken or missing.



Fig 2.12 Neptune statue in Courtyard

Estate Office and Cottage

2.14 The estate office and adjoining cottage are largely overgrown with ivy and brambles, making their visibility very limited. The interior was inaccessible but appeared to have a largely modern fit out.

2.15 The building is of rock-faced stone, dressed stone for windows, door lintels and stone decorative elements.



Fig 2.13 Winstanley Estate Office Plaque

2.16 There is a decorative stone panel with lozenge pattern below the sills of the ground floor and first floor windows and beside the door an engraved stone saying "Winstanley Estate Office 1884".

Farrier's Lodge and The Forge

2.17 Both of these sites remain to the east of the Stables; with a mid-20th century cottage being demolished in 2019 no longer remaining. However, due to overgrowth of vegetation and mature trees, they are not visible from the courtyard and are also not currently safely accessible.

The Setting of the Heritage Assets / the Winstanley Estate

2.18 Winstanley Hall is surrounded by mature trees and vegetation, to such an extent that it is largely hidden from medium to long range views. At least some of this tree growth appears self-seeded.

2.19 The surrounding context of the Hall today is one of woodland, mature trees and vegetation. On approaching from the east along the access road there are two stone gate piers, that announce the entrance to the hall, as it slowly comes into view.

2.20 To the south-west (opposite the porch) there is some semblance of openness and grassland before this gives way to tree coverage that limits most views out of the site.

- 2.21 To the east of the Hall are the group of agricultural buildings forming the courtyard. Although admittedly more overgrown to their outward looking elevations they are better appreciated from within the courtyard where they form a strong group enclosing the viewer.
- 2.22 To the north of the Hall the private road leads out of the site boundary towards the former walled garden and the scheduled monuments, situated in Garden Wood (not accessed).
- 2.23 North of the Hall, there is a concrete and steel bunker, presumably relating to the World War Two use of the site. Adjacent to this a stone-built trench runs north into private land and this was presumably the remains of a Ha-Ha.
- 2.24 To the east, beyond the historic buildings is an agricultural field which continues to Lea Wood which forms a dense line of tree coverage acting as a termination point for most of the views out of the historic buildings eastward with only glimpsed views through this.
- 2.25 To the western side of the Hall and beyond the site boundary is Mossey Croft Wood and within it satellite images show two ponds (not accessed). Most of this surrounding area is dominated by reasonably dense woodland. Beyond this woodland is the M6, which cuts through the western edge of the former Winstanley Estate.
- 2.26 Despite the proximity of modern elements, such as the settlement edge and the M6, the setting of the Hall today can be described as feeling somewhat isolated in a woodland setting.

Land off Pemberton Road

- 2.27 This area of land is partly shielded from the Hall on its northern elevation by Lea Wood and a further field. It is currently in use as an agricultural field. To the south there is a projection of mid-20th century housing into the field (Springpool) and along its south-eastern boundary is a stone wall of approximately 6ft in height. Due to the height of this wall when on Pemberton Road there are limited views into what was the Winstanley Estate.
- 2.28 To the north-eastern section of the field, there are more trees which partly surround a clay pigeon shooting business and Rylance Mill Farm. The wood shields large parts of the field from a further section of modern housing on Pemberton Road.

- 2.29 Further east past the site edge is the former historic entrance lodge to the parkland which is accessed off Pemberton Road. There is a short section of entrance road set at an angle off Pemberton Road which leads through stone gate posts into the private garden. The lodge now sits in a private plot and is separated from the remainder of the estate by woodland.



Fig 2.14 Proposed field for enabling development.



Fig 2.15 Historic boundary wall to the Winstanley Estate on Pemberton Road.

Key Views

- 2.30 The contribution of setting to the significance of a heritage asset is often expressed by reference to views as a visual impression of an asset or place. The group of heritage assets sit within elements of a designed landscape, although this has been eroded by incremental change.
- 2.31 The following are considered a selection of some of the key views of the heritage assets which reflect their relationship with their setting; this is partly informed by the later historic background. Many of these views are largely lost or interrupted by self-seeded trees so they represent the potential or historic key views more than what is currently visible on site.



Fig 2.16 Key views which demonstrate the site within its wider setting. Google Earth (2025)

View One:

- 2.32 This view is a dynamic moving view as users travelling along the access road towards the site. Although not original, it is a historic route where the Hall would first appear in the countryside landscape context. Today this view is no longer visible due to later tree growth from the mid-20th century onwards.

View(s) Two:

- 2.33 This two-way view demonstrates the reorientation of the house in the early 19th century and the addition of the new entrance and porch with this then becoming the principal façade. Historically views would have been more open across the parkland which again has largely been lost due to later tree growth.

View(s) Three:

- 2.34 This two-way view is from / to the original 16th century principal façade where early plans suggest an avenue led from Lea Wood into a courtyard in front of the building. As the house

was reorientated this façade would become less prominent and partly designed tree planting and partly self-seeded trees now largely conceal these views.

View(s) Four:

- 2.35 These views are fully panoramic within the contained courtyard. These views represent the group of buildings' most prominent and architecturally interesting elevations, a largely undisturbed historic setting and an important group of buildings that have a shared relationship with each other and the historic context.

3. Historic Development

Wigan and Winstanley

- 3.1 Wigan is an ancient parliamentary and municipal borough that is seated on the banks of the Douglas, a river which rises near Rivington Pike and pursues a southerly course to Wigan¹. Wigan, Pemberton or Winstanley are not mentioned in the Domesday Book of 1086 with Wigan part of the barony of "Neweton" (Newton-le-Willows) as part of the Land of Roger of Poitou². Wigan was incorporated as a borough in 1246 following an issue of a charter by Henry III³ and appears on the 'Gough Map' first drawn c.1360.
- 3.2 Wigan played a key role in the English Civil War (1642-1651), being controlled by both the Parliamentarians and the Royalists during the period. One of the last, decisive battles before England became a republic for nine years, took place in 1651 and is known as the Battle of Wigan Lane. It led to the defeat of the Royalists and Oliver Cromwell creating the Protectorate⁴.
- 3.3 The industrial revolution enabled dramatic economic expansion in Wigan with it becoming a major mill and coal mining town due to the areas fast flowing streams and rivers⁵. The River Douglas had been made navigable in 1719 by an act of parliament, but this would quickly become eclipsed by the Leeds and Liverpool Canal which reached Wigan in 1781⁶.
- 3.4 In the 1840s there were over 1000 pit shafts within a 5-mile radius of Wigan with coal being transported along the Leeds and Liverpool Canal to reach wider markets⁷. William Bankes of Winstanley Hall profited greatly from the Wigan coalfields in the 18th and 19th centuries.⁸

¹ Kelly' Directory 1905.

² <https://opendomesday.org/place/SJ5995/newton-le-willows/>

³ <https://localhistories.org/a-history-of-wigan/>

⁴ <https://war-maps.com/warmap/battles-of-the-english-civil-war/event/battle-of-wigan-lane>

⁵ <https://localhistories.org/a-history-of-wigan/>

⁶ Wigan Directory 1869 pp. 1

⁷ <https://www.wigan.gov.uk/Resident/Libraries/Schools-Cultural-Service/Workshops/Coal-mine.aspx#:~:text=Coal%20mining%20was%20the%20foundation,the%20region%20and%20also%20nationally.>

⁸ <https://landedfamilies.blogspot.com/2019/01/358-bankes-of-winstanley-hall.html>

- 3.5 The growth within Wigan during the mid- to late-19th century, reflects this economic boom with the construction of the Borough Courts in 1866, the County Police Station and sessions room in 1888 and many churches across the borough⁹.
- 3.6 This growth continued, albeit slower, into the early 20th century with electricity in 1900 bringing electric trams in 1901 and trolleybuses from 1925 onwards. However, the national economic downturn of the late 1920s and early 1930s coincided with the beginning of the fall of the textile industry across much Lancashire and a period of economic decline¹⁰.

The Winstanley Estate

- 3.7 The first record of the Winstanley Estate is from 1212 when it was a secondary manor, with a moated house, and part of the larger settlement of Billinge. It was held by Roger de Winstanley under the Lord of Billinge. By the end of the 13th century, the Winstanleys had established themselves independently. The moat of this hall still remains to the north of the current hall in the form of the schedule monument.
- 3.8 The estate remained in the ownership of the Winstanley family until c.1595, when it was sold to James Bankes, a goldsmith from London but who was originally from Wigan. Bankes built a new hall, the core of which still exists today within the surviving building. Bankes also acquired other land in the area, during this period which was rich in coal.
- 3.9 The map of the estate from c.1770 shows the Hall with buildings in the place of the current barn, stables and a small structure on the site of the current coach house. The moat from the earlier 13th century dwelling is visible, as are the ponds to the west of the Hall. The Hall is accessed by an avenue to the south-east which cut through Lea Wood and eventually led to a courtyard behind a gate which no longer survives.

⁹ Kelly's Directory's 1905

¹⁰ <https://localhistories.org/a-history-of-wigan/>



Fig 3.1 c. 1770 Plan of the Winstanley Estate showing the Hall and some of the courtyard buildings.

- 3.10 In 1770 the boundary of the Winstanley Estate is at the far side of Lea Wood, along the road to the east it cuts off at the field before Rylands Mill and then winds north towards what is now Hall Lane and towards Pemberton (see fig. 3.2). To the western boundary is the surviving Winstanley Road beyond the M6. The boundary then follows Winstanley Road to a western entrance which runs east-west before joining the avenue and the approach to the Hall. The enabling development field did not form part of the estate at this time.
- 3.11 The first recorded remodelling of the Hall was in 1780 under William Bankes (1751-1800). These involved additional facilities for the servants, including a hall and specific accommodation, in order to separate them from the family. There is also mention of an 'octagonal breakfast parlour' in letters from the period.
- 3.12 Meyrick Bankes, formerly Meyrick Holme, continued to develop the coal mining within his land ownership and the profits allowed him to extensively remodel the hall in 1818-9. Designed by Lewis Wyatt, a well-known country estate architect at the time, they focused

on the southwestern elevation of the Hall. Alterations included a four-storey entrance tower, with an additional floor on the wing extending towards the northwestern side. Further renovations were made internally and additional facilities for the servants were added to the north end of the Hall.

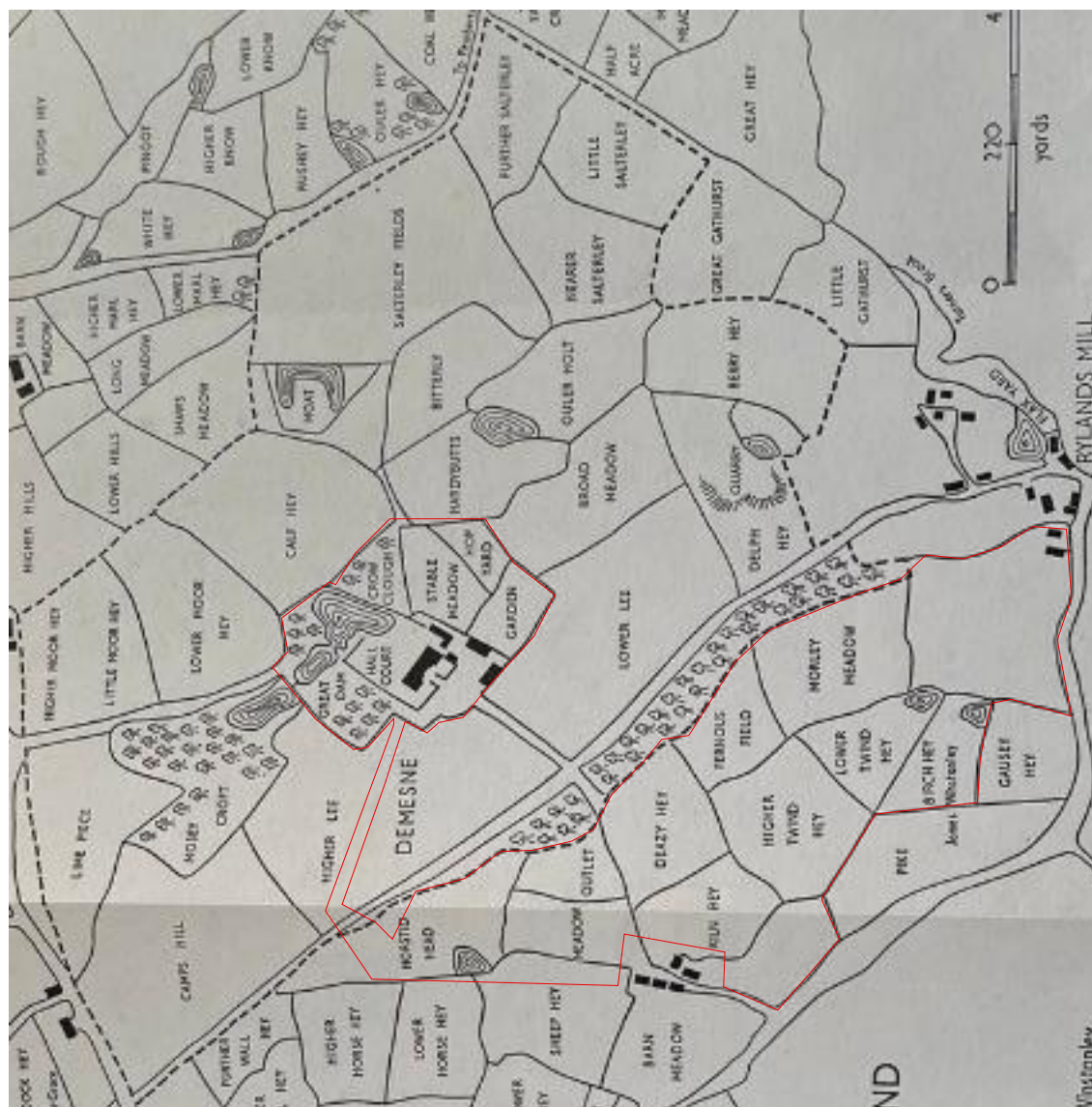


Fig 3.2 Redrawing of the 1770 Estate Map. The dotted line shows the estate boundary. Approximate site outlined in red.

- 3.13 Greenwood's Map of 1818 shows the estate had expanded to take in part of the enabling development field. The map shows a boundary fence at this time and two western lodges with the approaches to the Hall likely from the western boundary along Winstanley Road

(near the current motorway). It appears likely this phase represents the landscape being utilised in the early English Country Park style of the age rather than earlier Elizabethan style formal gardens and coincides with the investment in the Hall and other buildings during this period.

- 3.14 Meyrick Bankes' son, another Meyrick Bankes inherited the estate in 1832. He ran the coal mining business on a fully commercial basis, establishing coal depots in Manchester and Liverpool. This allowed for widespread distribution which came with a huge increase in profits.
- 3.15 During the 1830s Meyrick Bankes the younger remodelled the existing barn (also known as the Tithe Barn), constructed the 'Coach House', the Neptune Fountain (by William Spence) and made alterations to the existing Stable Block, all of which appear on the 1838 Tithe Map.
- 3.16 In 1843 Bankes made further renovations to the Hall, including but not limited to, extending the north end of the northeastern elevation, creating a bigger scullery and the inclusion of a balcony.
- 3.17 By the Tithe Map of 1838, the estate has almost doubled since 1770 with the full enabling development field now incorporated into the estate. Also visible is the renovations to the Hall and the associated agricultural buildings and noticeably, the access to the Hall to the south, next to Lea Wood no longer remains with the surviving access from the south-west now in place.

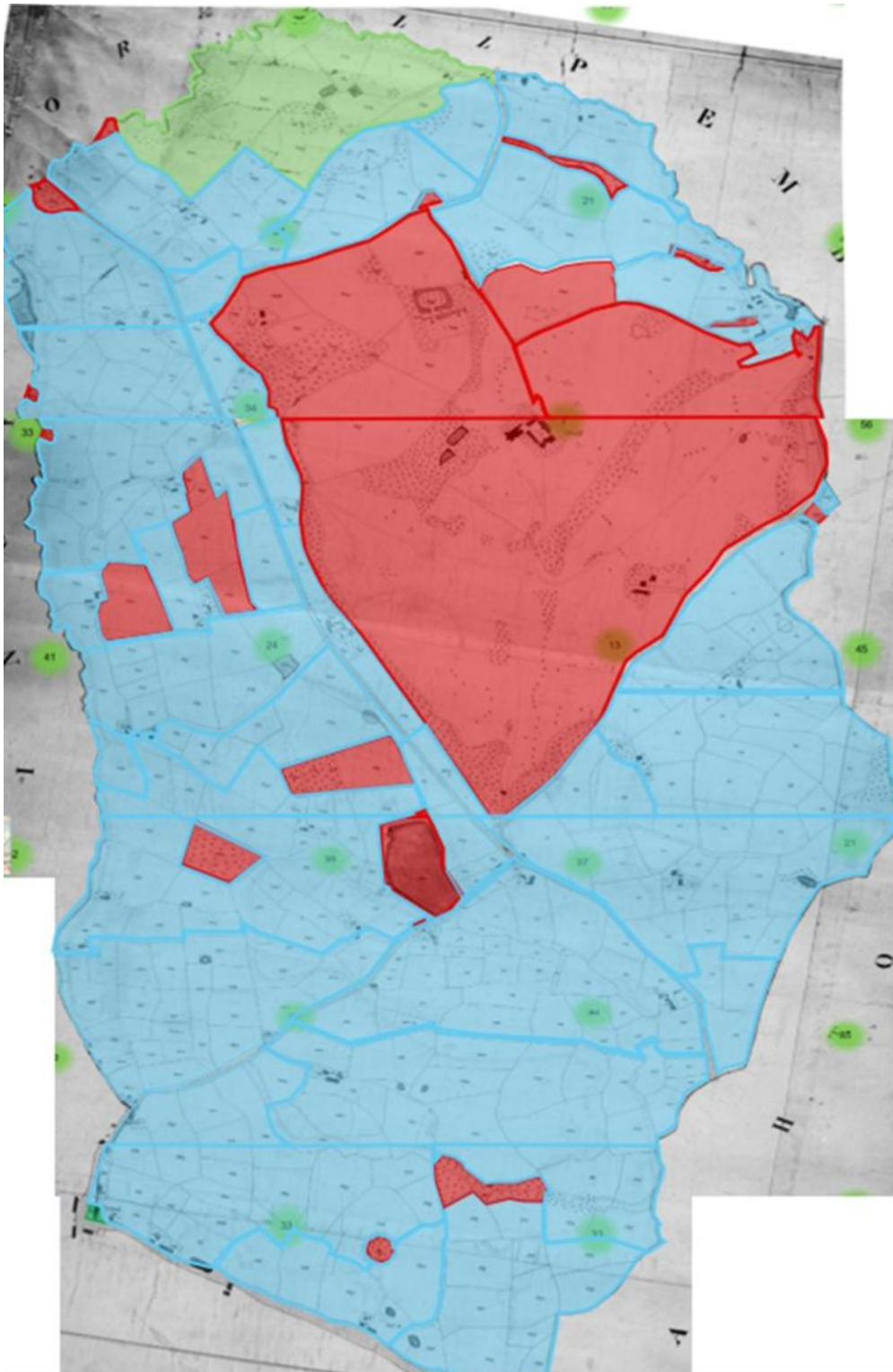


Fig 3.3 1838 Tithe Map showing the Winstanley Estate. Blue shows the tenanted land owned by Banks with red the land owned and occupied by Banks.

- 3.18 In 1884, Eleanor Bankes constructed the Estate Office and the small fountain and deep plunge pool outside of it. In 1889 she added two single storey bays to the west side of the house. The 1893 OS Map shows these changes, with the most obvious being the Estate Office.
- 3.19 Winstanley Hall was commissioned for use during both the First and the Second World Wars. In World War One, the Hall was used as a military training camp. During World War Two, Nissen huts were erected in the grounds and open cast mining began in the park in 1942.
- 3.20 Joyce Bankes (who wrote a book and kept information on the estate) largely abandoned the estate keeping only a small apartment.
- 3.21 In 1958 the M6 Motorway would open which cuts through the western edge of the estate.
- 3.22 By the 1980s the house would become unoccupied which would start a period of continued decline up to the present day.

Development Summary:

- 3.23 The below timeline highlights the key points in the history of the Winstanley Estate.

c.1212 Roger de Winstanley held the manor under the Lord of Billinge.

c. 1252 First reference of the Winstanley family living at the Hall.

c.1595 James Bankes, goldsmith from London, buys the Winstanley Estate and builds the surviving Hall.

1770 First known map of the Winstanley Estate shows the Hall, the Barn and Stables at this point.

c.1780 Hall remodelled by William Bankes (1751-1800)

1818-9 Extensive remodelling of the Hall by architect Lewis Wyatt.

1830 Neptune fountain built.

c.1830 The agricultural buildings around the courtyard are remodelled.

1843 Further expansion of the northern end of the north east elevation including the addition of the balcony.

1884 Estate Office constructed.

1889 Two single storey bays are added to the house.

1914-1918 (First World War) Winstanley Hall and parkland used as a military training camp.

1939-1945 (Second World War) Winstanley Hall used in the war effort, Nissen huts erected in the grounds and open cast mining begins in 1942.

1949 Joyce Bankes inherits the estate and creates a flat within the hall, the rest of the hall is virtually abandoned.

c.1980 House becomes un-occupied and begins to fall into decline

2000 Bankes family sell the hall and a small amount of the surrounding area to Dobcrest homes.

2008 An enabling development scheme is proposed by Dobcrest but ultimately proves unviable.

2013 The Hall and Courtyard Buildings are added to Historic England's Heritage at Risk Register.

4. Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:
- 4.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 4.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.5 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of ‘exceptional’, ‘more than special interest’ or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged ‘special interest’ and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of ‘some interest’ and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of ‘limited interest’. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of ‘no or negligible interest’. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of ‘no or negligible interest’ that harm the setting or significance of wider assets.

4.6 A more detailed assessment of the heritage assets, including partial access to the interiors and relative significance plans outlining the condition and survival of heritage fabric is shown within the supporting Conservation Management Plan (Chambers Conservation: 2025). This report does not seek to duplicate this information, rather to provide a high level assessment of each individual asset to allow consideration of impacts and to inform the planning balance.

Winstanley Hall, Grade: II*. List Entry Number: 1287365

- 4.7 Winstanley Hall represents the continued evolution of the Winstanley Estate with the surviving building's earliest phase of 1595 being the 'new' hall replacing the older property at the moated site further north of the site boundary.
- 4.8 The Hall represents the wealth and status of the Winstanley and Bankes families from the 16th century onwards.
- 4.9 The Hall, although altered and extended is a surviving example of a 16th century, likely H-shaped, property with central hall typical of the period.
- 4.10 The 16th century Hall has continued to evolve and has been extended during several phases pre-1770 and again in the late-18th century. The Hall would again be extended most notably by prominent architect Lewis Wyatt under the appointment of Meyrick Holme Bankes c.1818.
- 4.11 Wyatt's is an architect of some prominence (particularly in the north-west) known primarily for the English country houses he designed, which include Cuerden Hall, and for restoring and altering Lyme Park and Heaton Park and partially rebuilding Wythenshawe Hall.
- 4.12 Wyatt extensively remodelled the Hall including the addition of a new four-storey entrance tower on the south-west elevation. The new entrance has a projecting Doric-columned porch, with smooth ashlar.
- 4.13 The Bankes family would undertake further alterations and extensions to the Hall in 1843 and 1888/9.
- 4.14 The Bankes family were very successful in exploiting their coal reserves, a trade of particular local importance to Wigan and the later Bankes' phases of alterations represent the growing wealth and status of this trade for the family.
- 4.15 In the early years of the 20th century, George Bankes offered the Hall as accommodation to the Red Cross Society for wounded soldiers and sailors as well as a military training and transit camp. This later phase of wartime use common for many country estates has important historic connections including to Units of Royal Engineers who were sent to Gallipoli and also the 6th Battalion of the Manchester Regiment.

- 4.16 The Hall has high historic interest relating predominantly to its earliest 16th century fabric but also its phases of later alterations, most notably by Wyatt in the early 19th century. Although historic interest has inevitably been eroded due to the deteriorated condition with reference to several of the interior features such as RAF paintings, friezes and cornices mentioned in the list entry that are assumed to have largely been lost.
- 4.17 The Hall's current appearance and architectural presentation is largely a result of several phases of alteration, which is not uncommon for buildings of this age. It still represents an imposing and pleasing feature although now in a ruinous state. Its architectural interest is embodied in its design quality and craftsmanship befitting a building of this status. The architectural interest has been eroded by its period of deterioration and vacancy and although there will be some elements of the interior surviving of interest, much of this is presumed lost. The Hall has medium-high architectural and aesthetic interest.
- 4.18 The Hall has known fabric from the 16th century along with its later phases of alterations. This earliest fabric is of particular archaeological interest, however, the wider asset has high archaeological interest embodied within all its fabric due to the significant potential to provide evidence of further phases of construction or currently unknown evidence of uses of spaces.
- 4.19 The setting of the Hall forms several components which include: the courtyard; the group value of associated buildings; the woodland setting; historic landscape features; and the wider estate and parkland. Each of these make varying levels of positive contribution to the significance of the Hall. Setting makes a high contribution to significance.

Barn And Stable to East of Winstanley Hall and 2 Attached Gateways, Grade: II*. List Entry Number: 1228164

- 4.20 This listing covers a group of agricultural buildings all considered to be one heritage asset. The buildings comprise the Barn (sometimes referred to as the Tithe Barn), the Stables and the Coach House.
- 4.21 Winstanley Hall was surrounded by an agricultural estate and its owners would have needed buildings to manage crops and animals. There are records of a barn in 1598. James Bankes had a dispute with the Rector of Wigan over the storage of tithe corn which the latter had

been allowed to house 'in a convenient barn near the house of Winstanley as he had nowhere else to keep it.' A 'great new barn' is referred to in the 1618 dower arrangements and, for the barn to be referred to as such, it must have been newly built. It is likely this 'new barn' partly survives in the eastern elements of the surviving building. A datestone of 1834 suggests a new façade was added to the courtyard elevation of the barn during this period.

- 4.22 The date of the Stables building is somewhat speculative as the 1770 Estate Plan shows an earlier three bay, two storey stone building on a smaller plan than the present building. The 1838 tithe map shows the present structure as a much longer building with rounded ends and a projecting central tower. It is possible that parts of the building date to relatively early phases of development of the Winstanley Estate. The canted central tower and canted windows and doors, and the date of 1859 inscribed on the adjoining gates may indicate alterations at this time to the south elevation.
- 4.23 The building known as the Coach House was built in the early 19th century, although there was an earlier building on a smaller footprint in this location. Architecturally the building is more restrained but still has architectural interest due to its sense of scale, quality of materials, craftsmanship and features such as the tall arched openings for wagon access and clock tower.
- 4.24 The buildings collectively have fabric from an early phase of the site's development and may represent physical remains of a recorded dispute over the storage of tithes on the estate. The buildings have high historic interest.
- 4.25 The buildings are built in high-quality stone in a scale befitting the estate within which it sits. It has several elements of embellishment elevating it above its status as a simple agricultural building. The 1834 additions with features such as the rounded tower are particularly prominent in the courtyard. The buildings have high architectural interest.
- 4.26 No further information is known of the buildings' architect and their physical fabric has significant potential to reveal earlier fabric or more on the phasing of the buildings. The buildings have a high level of archaeological interest.
- 4.27 The buildings' setting shares many of the attributes of the Hall, they form an important group of buildings that form the courtyard. The later tree coverage / woodland has heavily

encroached onto the eastern elevation with several trees particularly close to the building. Setting makes a medium contribution to significance.

Neptune Fountain in Stable Courtyard at Winstanley Hall. Grade: II. List Entry Number: 1287366

- 4.28 The Neptune Fountain is first clearly identifiable on the 1838 Estate Map although an earlier feature is shown in the centre of the yard from at least 1799.
- 4.29 The fountain likely dates from the 1830s when Meyrick Bankes II was undertaking various works to the estate including remodelling several buildings around the courtyard.
- 4.30 Meyrick Bankes II is said to have designed the fountain, with the craftsmanship by the sculptor, William Spence. Other Spence sculptures include a memorial of John Gore which survives in the Walker Art Gallery and a marble bust of William Roscoe held by the National Portrait Gallery. Spence's work is held in the permanent collection of the British Museum the National Portrait Gallery, among others.
- 4.31 The fountain has medium historic interest due to its associative links with a sculptor of some acclaim and Bankes himself who was said to have designed the piece.
- 4.32 The sculpture is particularly impressive featuring Neptune on a throne on an open clam shell drawn by three rearing horses, although its condition is now poor with several areas of damage. The fountain has high architectural interest.
- 4.33 Although there is some speculative evidence around whether Meyrick Bankes personally designed the piece meaning there may be further sources of information for the piece in the form of evidential value, this is unlikely to change the overall understanding of significance; the asset has low archaeological interest.
- 4.34 The fountain was clearly intended as the centrepiece for the courtyard of buildings and has strong group value due to its siting. Setting makes a medium-high contribution to significance.

Estate Office and Cottage to North of Winstanley Hall, Grade: II. List Entry Number: 1287337

- 4.35 Dated 1884 from a datestone to the courtyard elevation, the Estate Offices are built in a Gothic style of rock-faced stone with slate roof. Built for the estate manager's office in 1884 by Eleanor Bankes. The building shown on the 1770 map is not in the same position as this building.
- 4.36 The building forms a late-Victorian addition for the administration of the Winstanley Estate and its grounds.
- 4.37 The building has medium historic interest demonstrating the continued evolution of the estate.
- 4.38 The building is now heavily overgrown and in a poor condition, although is of medium architectural interest as a stone-built building in a Gothic style typical for the period.
- 4.39 The building is a relatively late addition to the group of buildings and is therefore of low archaeological interest.
- 4.40 The building forms a component of the group of buildings making up the courtyard with it set back behind a trefoil shaped pool. The building is sat within woodland to the north which appears to be as intended, the building makes a lesser contribution to the courtyard group due to its setback and scale in comparison to the larger barns. Settings make a low-medium contribution to significance.

Wigan Lodge and Gate Piers to Winstanley Hall, Grade: II List Entry Number: 1287301

- 4.41 Lodge and gate piers of c.1818. The building presents as a somewhat unusual feature being square with a projecting window (possibly a porch originally) with hood moulds above windows. The building has medium-high architectural interest although limited in detail it is a prominent and bold feature.
- 4.42 The building represents the expansion of the parkland in the early 19th century with the lodge acting as one of several entry points to the estate. The building has medium-high historic interest.

- 4.43 The building is a relatively late addition to the group of buildings and is therefore of low archaeological interest.
- 4.44 The building's siting and function as a lodge all add to the group value and contribution made by setting as the building's relationship with the road and the parkland all positively contribute. In recent years the Lodge has become separated from the estate with the access road no longer in existence and a band of trees extended from Lea Wood separating the site and the lodge. Setting makes a medium-high contribution to significance.

Winstanley Moated Site and Five Fishponds. Scheduled Monument. List Entry Number: 1007600

- 4.45 The monument is a moated site and five associated fishponds. It is divided into two separate areas. The moated site includes a rectangular island that is surrounded on three sides by a waterlogged moat. To the north-east of the moat, in Workshop Wood, is a series of five waterlogged fishponds. These are believed to be contemporary with the moated site.
- 4.46 The asset has very high historic and archaeological interest being the remains of the earliest phase of the Winstanley Manor House likely dating from the 13th century.
- 4.47 Although not accessed, the list entry suggests the Winstanley moated site and its associated fishponds survive well and evidence of the original buildings will exist upon the island and the waterlogged moat and fishponds will contain organic material.

Hall Lane Cottages, Grade: II. List Entry Number: 1287300

- 4.48 The asset is beyond the site boundary with limited access from public roads so not viewed in person. Based on the list entry, the building is a house, probably 17th or early 18th century. Dressed stone with stone slate roof. The plot was outside the Winstanley Estate boundary as shown on the 1838 Tithe Map.

The Winstanley Estate (NDHA)

- 4.49 The former parkland that makes up the grounds of Winstanley Hall shares many of the same historical associations as those of the built assets. In terms of survival, very little of the

Elizabethan or Jacobean formal gardens are visible in the landscape today with the parkland today largely being a result of English Landscape Garden of the later 18th and 19th century. There is likely to be archaeological interest of various periods across the estate which will include former garden features and other elements relating to both the use of the surviving Hall and the earlier medieval manor house.

- 4.50 The grounds have the survival of features including ha-has, lakes and ponds, gatepiers, planted woodland, lodges, and features such as the lion statue which is seen on approach to the Hall.
- 4.51 There is no known or recorded landscape architect or designer for the grounds that would elevate historic interest and it is possible they were designed by Banks himself who anecdotally had an influence in the design of some of the surviving buildings.
- 4.52 Further north is the scheduled monument which survives in the form of a moated site and fishponds and the former walled garden.
- 4.53 The parkland is a good example of its type with several features of interest which contribute in providing a sense of a full country estate, however, it does not survive in an unaltered form. There are extensive areas of coal mining which has left scars on the landscape that remain today, and the M6 cuts through the western boundary of the Park which both has an obvious negative physical impact but also visually and from the noise generated in this area of the Park.
- 4.54 The Winstanley Estate is not of a quality that would suggest it would be eligible for national designation although warrants consideration as a NDHA of medium significance.

Summary of Significance

Heritage Asset	Designation	Level of Significance
Winstanley Hall , Grade: II*. List Entry Number: 1287365	Grade II*	Very High
Barn And Stable to East of Winstanley Hall and 2 Attached Gateways , Grade: II*. List Entry Number: 1228164	Grade II*	Very High
Neptune Fountain in Stable Courtyard at Winstanley Hall . Grade: II. List Entry Number: 1287366	Grade II	High
Estate Office and Cottage to North of Winstanley Hall , Grade: II. List Entry Number: 1287337	Grade II	High
Wigan Lodge and Gate Piers to Winstanley Hall , Grade: II List Entry Number: 1287301	Grade II	High
Hall Lane Cottages , Grade: II. List Entry Number: 1287300	Grade II	High
Winstanley Moated Site and Five Fishponds . Scheduled Monument. List Entry Number: 1007600	Scheduled Monument	Very High
The Winstanley Estate (NDHA)	NDHA	Medium

5. The Heritage Planning Context

Town and Country Planning Act 1990

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

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.3 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.4 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- 5.5 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.6 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- the desirability of new development making a positive contribution to local character and distinctiveness.

5.7 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

5.8 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

5.9 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

National Planning Practice Guidance (NPPG)

5.10 The NPPG was published in March 2014 (updated 2023). The Guidance includes a section on the historic environment. Relevant paragraphs from the Guidance are set out below:

- 5.11 All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.
- 5.12 What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.
- 5.13 Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework apply.
- 5.14 An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building.
- 5.15 The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives.
- 5.16 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- 5.17 It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.
- 5.18 With regard to assessing substantial harm, National Planning Practice Guidance advises: 'Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning

Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.' (Paragraph: 018 Reference ID: 18a-018-20190723).

Wigan Council Core Strategy

5.19 Wigan Council's adopted Development Plan consists of the Core Strategy (adopted 2013, updated 2024) and the saved policies of the Wigan Unitary Development Plan. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

5.20 The policies of the Core Strategy in relation to Historic Environment (Policy CP 11) are outlined below –

- *Conserving and enhancing where appropriate our heritage assets and their settings, including scheduled monuments, listed buildings, conservation areas, historic parks and gardens, locally listed buildings and structures, key historic landscape characteristics and other important features, in accordance with legislation and national planning policy as appropriate.*
- *Encouraging the sympathetic and appropriate re-use of existing buildings and structures, especially those which make a positive contribution to the special character of their locality and are identified as 'at risk'.*
- *Promoting the value of our historic environment through signing, interpretation, public art and other measures as appropriate.*

5.21 Wigan Council also have supplementary planning documents, relevant to this scheme such as the *Historic Environment Strategy (2021)*. Outlined below are the key objectives:

- *To reduce our Heritage at risk, including removing buildings from the national register*

- *To protect and enhance our conservation areas*
- *To be proactive in addressing development that harms our historic environment'*
- *To identify and secure new funding opportunities*
- *To work with others to endeavour to be an exemplar in the management of the council's heritage assets. Including the use of traditional materials and techniques where appropriate*
- *To work effectively with owners of heritage assets. Including securing a future for Winstanley Hall and working with developers of key housing sites to get the best outcome for our historic environment.*
- *To promote good practice in historic environment conservation*
- *To have a relevant and up-to-date policy framework for historic environment conservation, including the right planning policies, supplementary planning documents and other guidance to help deliver this strategy.*
- *To work in partnership with communities and other stakeholders to conserve the historic environment, including the identification of fundraising opportunities and the seeking of alternative resources including local businesses/private companies to support heritage.*
- *To celebrate our historic environment and promote learning and understanding of it.*
- *To ensure our Historic Environment Strategy and Action Plan is delivered.*

Places for Everyone (2024)

- 5.22 The Places for Everyone Plan (2024) has been adopted by Wigan in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –
- 5.23 *We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement*

are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

5.24 *Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*

5.25 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.*

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

5.26 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

5.27 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.28 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

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

6. Impact Assessment

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

- 6.4 In considering potential impacts arising from the development there must be a consideration of the direct or physical impacts upon significance such as works to an asset in relation to their conservation and also the impacts upon assets' setting from the enabling development proposals.

6.5 This Chapter will consider the impacts upon individual assets of the direct works relating to their conversion followed by a separate narrative around impacts relating to setting.

Direct Impacts

6.6 The following itemises the major works involved in the repair and conversion of the buildings it is not a full schedule of works as many buildings are in such a condition as to prohibit safe access.

6.7 In circumstances such as this, details such as M&E installations, may have some modest impact although it is expected further detail can be provided post-consent when safe access is available and any impacts can then be avoided and mitigated as part of the condition discharge process.

Winstanley Hall

Proposal	Discussion	Impact
Demolish modern structures / extensions	There are a series of modern structures and extensions built of red brick. These are of no significance and conceal the stone façade of the building.	Medium Beneficial
Potential for underpinning to stabilise walls	The exact extent of works will depend on further inspection and condition, however, there is the potential for underpinning required. Assuming a conservation approach and minimum intervention this need not be harmful and will allow the retention and stabilisation of the wall which will eventually result in its loss if not actioned.	High Beneficial
Break out existing floor and lay new limecrete slab	There is the potential for historic finishes and surfaces to be impacted and depending upon their nature and significance they could either be recorded,	Low Adverse

Proposal	Discussion	Impact
	reused or reinstated although there is likely to be some loss of historic fabric.	
Form lift shaft	The principle of the lift in itself does not constitute harm to the asset as would relate to the level of historic fabric lost due to its installation. As the floors have largely collapsed and been lost there is little further fabric that would require removal to install a lift in the building.	Neutral
Tanking to cellars to facilitate storage space	There is the potential for historic finishes and surfaces to be impacted although as there is no safe access this cannot be currently confirmed.	Low Adverse
Reinstate timber floors, with metal beam supports as necessary; New timber floors, to 16th century core; traditionally constructed, pegged oak structure	The floor structure across the Hall has largely been lost or collapsed. There is potentially some historic fabric which could be reused. The principle of reinstating the floor structure will greatly enhance significance.	High Beneficial
New timber roof structure to 16th century core / New timber and steel roof structure	The roofs have largely been lost / collapsed and the proposal will largely replicate the existing roof plan. This will restore both the structure and appearance of the asset and will greatly enhance significance.	High Beneficial

Proposal	Discussion	Impact
Reinstate missing chimney stacks, carved stone to match existing;	Where lost the chimney stacks will be reinstated based on historic evidence with this restoring lost features of interest.	Moderate Beneficial
Creation of a central dormer to the central roof valley	Due to the historic arrangement having a low head height in parts of the attic spaces this would have made these spaces un-useable for modern accommodation. By creating a raised dormer this allows a greater occupancy in the Hall. In considering the impacts arising from this element, there is no 'existing' roof to be lost in the way of heritage fabric and this element of the roof will be largely hidden from view. So, although this will be a modern addition to the building it is not considered to result in harm based on the current / existing ruined state.	Neutral
Conservation rooflights	To allow the conversion of the former attic spaces a series of conservation rooflights are proposed. Assuming an appropriate specification and that visibility will be limited this is not considered to result in harm to the asset, particularly considering the roof is largely no longer remaining and no historic fabric will be lost.	Neutral
Main and Secondary Stairs	The main and secondary historic stairs are thought to at least partially survive and it is proposed they are to be retained, repaired and incorporated into the development.	High Beneficial

Proposal	Discussion	Impact
Internal Stairs	Some units will have internal stairs between levels, an intervention such as this would typically involve loss of historic fabric although no floors currently remain in-situ so this is not the case.	Neutral
Additional Subdivision	There is some isolated instances of further subdivision proposed that will slightly impact the building layout. These instances are minimal and the layout of rooms and corridors largely remains as existing.	Low Adverse
Carefully dismantle and rebuild masonry walls Stonework repairs / repointing	Parts of the building have been identified as at immediate risk of further collapse with varying levels of intervention required to stabilise the building in the short and long term. This will require some level of rebuilding, assuming historic fabric is recorded and reused and appropriate conservation methods are employed this will not be harmful to significance. A general package of stonework repairs and repointing is also proposed.	High Beneficial
New windows - New timber sash windows; vacuum glazing; 82nr windows. Metal casement windows; 29nr windows	Windows across the Hall are of a variety of types which demonstrate the evolution of the building and its phasing, and this approach is to be replicated. Existing windows have very few examples of surviving glazing although some frames survives so there will be little historic fabric lost. It is proposed to upgrade the existing windows with vacuum glazing to improve energy efficiency and user comfort.	Medium beneficial

Proposal	Discussion	Impact
	Assuming appropriate replication of historic frames the proposal will result in the loss of some historic fabric but this will be minor and is outweighed by the benefits of the reinstatement of the lost glazing.	
External doors - Bespoke main entrance door; oak, with arched head and studs;	This will reinstate a historic feature in an appropriate style for the age of the asset.	Medium Beneficial
Reconstruct collapsed internal walls	Internal walls do partially survive but have been largely lost and the proposal will reinstate the historic arrangement recreating the historic layout.	High Beneficial

The Estate Office, Malt House and Dairy

Proposal	Discussion	Impact
New openings formed either side of chimney breast on each level	Modest intervention to historic fabric and layout to allow for improved circulation.	Low Adverse
Existing floor levels adjusted to provide head height in second floor roof space.	Due to historic arrangement having a low head height in parts of the attic spaces this would have made these spaces un-useable for accommodation. By adjusting the floor levels this allows a greater occupancy in the property.	Low Adverse
New full height opening formed at rear elevation to allow for access into potential garden space	This will involve a modest intervention to historic fabric and layout to allow access to the garden. This elevation is considered less sensitive and less visible than that to the main courtyard.	Low Adverse
New slate pitched roof inc. conservation rooflights	The existing flat roof is a modern addition and it is proposed to reinstate the historic 'Swiss-style' roof arrangement. This will not involve the loss of historic fabric and will recreate the historic roof profile.	High Beneficial
Stonework repairs / repointing	This will require some level of rebuilding, assuming historic fabric is recorded and reused and appropriate conservation methods are employed this will not be harmful to significance. A general package of stonework repairs and repointing is also proposed.	High Beneficial

The Coach House

Proposal	Discussion	Impact
2 no. new openings formed on rear elevation to allow for connection to garden space	This will involve a modest intervention to historic fabric and layout to allow access to the garden. This elevation is considered less sensitive and less visible than that to the main courtyard.	Low Adverse
Existing later chimney removed at all levels	A later chimney stack likely installed during a later phase of the building is to be removed reinstating the original arrangement.	Low Beneficial
New staircase up from first floor travels through new opening in side wall and into second floor space	There are historic stairs to the upper floors which will be retained, however, these are considered too steep for general use and an additional stair is proposed which will result in some loss of historic fabric. This is seen as unavoidable in finding a use for the upper floors.	Low Adverse
New roof	The existing temporary roof will be removed and a new Westmorland green slate roof is proposed to reflect the historic arrangement. Some internal timber splice repairs to all truss bearings will also be required.	High Beneficial
Metal casement windows; 30nr windows	Assuming appropriate replication of historic frames the proposal will result in the loss of some historic fabric but this will be minor and is outweighed by the benefits of the reinstatement of the lost glazing.	Medium Beneficial
Stonework repairs / repointing	This will require some level of rebuilding, however, assuming historic fabric is recorded and reused and	High Beneficial

Proposal	Discussion	Impact
	appropriate conservation methods are employed this will not be harmful to significance. A general package of stonework repairs and repointing is also proposed.	

The Barn

Proposal	Discussion	Impact
New roof	The existing temporary roof will be removed and a new slate roof is proposed to reflect the historic arrangement. Some internal timber splice repairs to all truss bearings will also be required.	High Beneficial
Alter existing window opening to form door opening	This is a modest intervention to historic fabric and layout to allow for improved circulation.	Low Adverse
Cut new opening for door, in external wall	This is a modest intervention to historic fabric and layout to allow for improved circulation.	Low Adverse
New timber windows; 16nr Repair windows to 18th Century barn	Windows across the building are of a variety of types which demonstrate the evolution of the building and its phasing and this approach is to be replicated. Assuming appropriate replication of historic frames the proposal will result in the loss of some historic fabric but this will be minor and is outweighed by the benefits of the reinstatement of the lost glazing.	Medium Beneficial

Proposal	Discussion	Impact
Barn doors, with glazed screen behind	This contemporary approach of glazing behind timber doors is a common approach for agricultural buildings. It is readable as a modern intervention and will not result in the loss of fabric.	Neutral
Cut openings in upper floor for stairs	An additional stair is proposed which will result in some loss of historic fabric from loss of the floor structure, however, this facilitates a new layout of the building.	Low Adverse
New partitions	There will be some additional subdivision of spaces which were historically open relating to their use. Keeping a fully open layout would require units which were too large and uneconomical and therefore this subdivision is considered to facilitate the reuse of the building.	Low Adverse
Stonework repairs / repointing	This will require some level of rebuilding, assuming historic fabric is recorded and reused and appropriate conservation methods are employed this will not be harmful to significance. A general package of stonework repairs and repointing is also proposed.	High Beneficial

The Stables

Proposal	Discussion	Impact
New roof	The existing temporary roof will be removed and a new slate roof is proposed to reflect the historic arrangement. Some internal timber splice repairs to all truss bearings will also be required.	High Beneficial
New cast iron windows; 17nr New timber windows; 24nr	Windows across the building are of a variety of types which demonstrate the evolution of the building and its phasing and this approach is to be replicated. Assuming appropriate replication of historic frames the proposal will result in the loss of some historic fabric but this will be minor and is outweighed by the benefits of the reinstatement of the lost glazing.	Medium Beneficial
Barn doors, with glazed screen behind	This contemporary approach of glazing behind timber doors is a common approach for agricultural buildings. It is readable as a modern intervention and will not result in the loss of fabric.	Neutral
Break out ground floor slab, excavate and lay new insulated limecrete slab	There is the potential for historic finishes and surfaces to be impacted and depending upon on their nature and significance they could either be recorded, reused or reinstated although there is likely to be some loss of historic fabric.	Low Adverse
Reinstate missing upper floors	The principle of reinstating the floor structure will enhance significance.	Medium Beneficial
Cut openings in upper floor for stairs	An additional stair is proposed which will result in some loss of historic fabric from the loss of the floor	Low adverse

Proposal	Discussion	Impact
	structure, however, this facilitates a new layout of the building.	
Stonework repairs / repointing	This will require some level of rebuilding, assuming historic fabric is recorded and reused and appropriate conservation methods are employed this will not be harmful to significance. A general package of stonework repairs and repointing is also proposed.	High Beneficial

Impacts upon Setting

Enabling Development Site

- 6.8 The proposals involve the construction of 396 houses and associated access and landscaping on the field adjacent to Pemberton Road. In considering the potential impact upon the group of heritage assets firstly the visibility of the development is considered.
- 6.9 The heritage assets benefit from a tree buffer in the form of the immediate band of trees surrounding the historic buildings, an adjacent field and then Lea Wood; all of which largely screens much of the development from view when in the immediate context of the historic buildings. It is anticipated there will be some minimal visibility of development at specific locations, particularly when trees are not in leaf, so viewers may be aware of the housing development, but this would not be a dominant distraction from the historic setting and the heritage assets will still feel somewhat isolated in a rural context. There will still be a significant landscape buffer between the historic assets and the housing development.

02 Viewpoints

Viewpoint 4: Winstanley Hall (east)

WINSTANLEY HALL



Figure 6.1 – Extract from the LVIA (viewpoint 4) demonstrating the screening of the development from the context of the Hall

- 6.10 Historic map regression demonstrates the development field did form part of the historic estate of Winstanley Hall; however, a copy of the estate map of 1770 shows the boundary of the estate at this time. This shows a significant landholding around the site but the enabling development field did not form part of the estate in 1770 with the boundary terminating at Lea Wood. By Greenwood's 1818 Map part of the enabling development field the enabling development field has been partly incorporated into the estate which shows a form of boundary fencing running through the development site. By Hennet's Map of 1829 and the Tithe Map of 1838 the estate takes a form recognisable today and the full enabling development field came under the Banke's ownership.
- 6.11 The enabling development field therefore represents (in part) the changing landscape fashion of the period with a move towards the English landscape park of the 18th and 19th century over what was likely a more formal garden arrangement around the Hall in the Elizabethan-Jacobean era. The development will result in the loss of part of this historic landscape from this period and will result in some harm to significance.

- 6.12 In considering which of the heritage assets are harmed; Hall Lane Cottage is considered sufficiently distanced from the site development, beyond the band of trees, and historically the cottage did not have a direct association with the Winstanley Estate. There is no harm to its significance arising from the proposals.
- 6.13 Equally the Lodge has an association with the Winstanley Estate, but this has been largely separated by later developments, the access road has been truncated and separated by a band of trees and the clay pigeon shooting site and no harm is considered to result to this asset from the proposals.
- 6.14 Although the group of agricultural buildings do have a historical and functional relationship with the land, it is the sense of parkland that surrounded the Hall as the principal asset which is slightly eroded by the proposals.
- 6.15 The 'original' Winstanley Hall now in the form of the moated scheduled monument is sufficiently distanced, has no intervisibility and no historic relationship (as the land would only come under the same ownership in the 18th and 19th centuries). The proposals will not cause harm to the Scheduled Monument.
- 6.16 Winstanley Hall is considered the only designated asset impacted by the enabling development proposals. In considering the scale of this harm, this landscape does not represent the original, or even early form, of the Winstanley Estate with full land ownership of these plots dating from between 1818-29. The proposals will result in the loss of part of the historic parkland landscape, although much of the 19th century landscape will be unaltered by the proposals and the contribution to significance these fields make to the heritage asset's overall significance is modest.
- 6.17 The development site forms part of the historic Winstanley Estate which is considered a NDHA, the development will inevitably result in the loss of a moderate portion of the parkland and this will result in some harm to significance, however, for the same reasons as listed above the areas of the parkland of highest significance will be retained and enhanced, this site is not the earliest form of the park and a legible landscaped parkland will remain around the heritage assets.

Hall Landscaping

- 6.18 The proposed landscaping scheme to the historic parts of the site will include the creation of road and pedestrian walkways, car parking, lawns and gardens which will entail partial tree clearance. The majority of trees proposed for removal are self-seeded trees from recent years when the site fell into disuse. Historically the site was likely to have been more open and through the 19th century woodland areas were planted around the Hall in place of the formal gardens.
- 6.19 The veteran trees that represent the 19th century planting along the southern edge of the Coach House will be retained whilst others in what was historically the entrance approach will be removed to reinstate the open layout which is considered an enhancement to significance along with the alignment of the access road following that seen on early historic plans. Visitors to the Hall will follow the historic access road which has since been lost allowing the Hall to be seen in its parkland context and key view on approach.
- 6.20 The woodland trails and car access route largely follow existing pathways and although this will create a somewhat more suburban influence around the site this is considered unavoidable in any adaptive re-use.
- 6.21 Car parking of some form is a necessity for the re-use of the historic buildings and this has been sited across several locations. Key to this was allowing the original entrance approach and most sensitive southern elevation to be kept clear which also allows open views of the Hall on the access road approach. There is car parking proposed to the north of the Hall and to the north-west of the stables, there is some degree of low harm to each of these heritage assets from the encroachment of car parking but in each case the locations are considered the most sensitive locations and the extent of parking is kept to a minimum.
- 6.22 To provide enough parking provision for apartments within the Hall there is some parking proposed within the inner courtyard. The inner courtyard was historically a working yard so vehicular movement would not be uncommon but equally there is an important group relationship with the assets and this is an enclosed setting and the introduction of car parking will again cause some low harm to the setting of the agricultural buildings and the Neptune Statue.

Boundary Wall to Pemberton Road

- 6.23 To facilitate access to the development an opening will be made to the boundary wall along Pemberton Road. The stone boundary wall is of a type, height and quality that would suggest it is more than likely the parkland's boundary from the early 19th century rather than a typical field boundary. It does, however, lack the more refined half-rounded coping stones seen closer to the lodge further along Pemberton Road.
- 6.24 The boundary wall makes some contribution to the significance of the Hall in defining the extent of the associated parkland, however, this contribution is considered modest, due to its lack of architectural treatment and with it not being from the estate's earlier phase.
- 6.25 There will be a loss of some historic fabric in the formation of the opening and a visual change along Pemberton Road, however, the wall will still be readable as the boundary to the estate. The resultant harm from this element will result in some very low harm to the significance of the Hall via changes to its setting and a low impact on the significance of the parkland.

Summary of Impacts

Heritage Asset	Designation	Level of Significance	Cumulative Impact upon significance
Winstanley Hall , Grade: II*. List Entry Number: 1287365	Grade II*	Very High	High Beneficial
Barn And Stable to East of Winstanley Hall and 2 Attached Gateways , Grade: II*. List Entry Number: 1228164	Grade II*	Very High	High Beneficial
Neptune Fountain in Stable Courtyard at Winstanley Hall . Grade: II. List Entry Number: 1287366	Grade II	High	High Beneficial
Estate Office and Cottage to North of Winstanley Hall , Grade: II. List Entry Number: 1287337	Grade II	High	High Beneficial
Wigan Lodge and Gate Piers to Winstanley Hall , Grade: II List Entry Number: 1287301	Grade II	High	None

Hall Lane Cottages , Grade: II. List Entry Number: 1287300	Grade II	High	None
Winstanley Moated Site and Five Fishponds . Scheduled Monument. List Entry Number: 1007600	Scheduled Monument	Very High	None
Winstanley Estate	NDHA	Medium	Medium Adverse

Cumulative Beneficial Impacts

- 6.26 Whilst there are individual instances of harm to significance relating to the conversion of the historic buildings, this harm in every instance is low and is greatly outweighed by the overwhelmingly positive impacts of the repair packages that will bring the buildings back into a viable use.
- 6.27 Equally, there are instances of harm relating to changes to setting from both the landscaping scheme and the enabling development. Again, these impacts to designated assets are in each case are low and are outweighed by the benefits and positive impacts of bringing the site back into use. Harm is also attributed to the parkland as an NDHA of medium significance.
- 6.28 Cumulatively the proposal will undoubtedly have a positive impact upon the significance of the four designated heritage assets which make up the Winstanley estate's historic buildings.

Summary of Harm

- 6.29 Although the works entail the repair of the historic buildings which will undoubtedly have a positive impact on their significance there are some instances of less than substantial harm at the lower end of the scale to four heritage assets. These assets being Winstanley Hall; the Barn and Stables; the Neptune Statue; and the Estate Office.
- 6.30 The harm to the parkland as a NDHA of medium significance is considered to be medium adverse due to the loss of a portion of the historic estate for housing, however a legible historic landscape and parkland will be retained.

- 6.31 Each instance of harm is considered justified and necessary for the conservation of the heritage assets and finding and funding their optimum viable use.

Compliance with Planning Heritage Planning Policy

- 6.32 Broadly the NPPF (2024) Chapter 16 and Wigan's Core Strategy (2013) has the core objective to conserve and enhance heritage assets and as per para 212 "great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)", this is relevant to both the level of harm but also the benefit of conservation of these long vacant heritage assets.
- 6.33 As per paragraph 215, less than substantial harm requires clear and convincing justification and, in this case, the low level of harm needs to be outweighed by the public benefits. The conservation, repair and optimum viable use of these vacant assets that in some areas are close to further collapse is in itself a public benefit to which great weight should be attached. This benefit alone is considered to outweigh the low level of less than substantial harm in all instances.
- 6.34 Broadly, both local and national planning policy seeks to conserve and enhance heritage assets. The key heritage principle of the NPPF (2024, para 202) is that 'heritage assets should be conserved in a manner appropriate to their significance'. The tests of the NPPF of 'less than substantial' or 'substantial harm' would not apply to the parkland as a NDHA. Therefore, the weighting of harm vs. public benefits is not implicitly required to justify any harm, although there is still an expectation that heritage assets (whether designated or non-designated) should be conserved, with this being the key element of heritage planning policy.
- 6.35 The presumption that heritage assets should be conserved does not mean that any harm to a NDHA of medium significance should be afforded the same weight as the same harm to a designated heritage asset of greater interest; as highlighted above, they should be conserved in a manner appropriate to their significance.
- 6.36 In consideration of NDHAs, the NPPF calls for 'a balanced judgement relating to the significance and the scale of harm'. The significance we would classify as 'medium' with an associated medium level of harm to this significance.

- 6.37 Although the conservation of the heritage assets alone is considered to far outweigh any harm, further public benefits are outlined in the Planning Statement which include the delivery of housing, improving public access and environmental and biodiversity gains.
- 6.38 Wigan Council's Historic Environment Strategy (2021) has several key objectives directly relevant to this proposal:
- *To reduce our Heritage at risk, including removing buildings from the national register*
 - *To work effectively with owners of heritage assets. Including securing a future for Winstanley Hall and working with developers of key housing sites to get the best outcome for our historic environment.*
- 6.39 Whether the Hall and outbuildings are to be removed from the Heritage at Risk would be a matter for Historic England following completion of the works, however, this package of works will likely remove these assets from the register and ensure their long-term future with this a core objective of Wigan's Historic Environment Strategy.
- 6.40 The proposals for the new-build residential scheme will be classed as an enabling development scheme, necessary to raise funds to secure the future conservation of Winstanley Hall and associated buildings. Financial justification for this is set out within a separate document.
- 6.41 In summary the public benefits of the proposal include the repair and optimum viable use for the historic buildings making up the estate of Winstanley Hall which greatly outweighs the low level of less than substantial harm in each case and the proposals are fully compliant with both local and national planning policy in relation to heritage.

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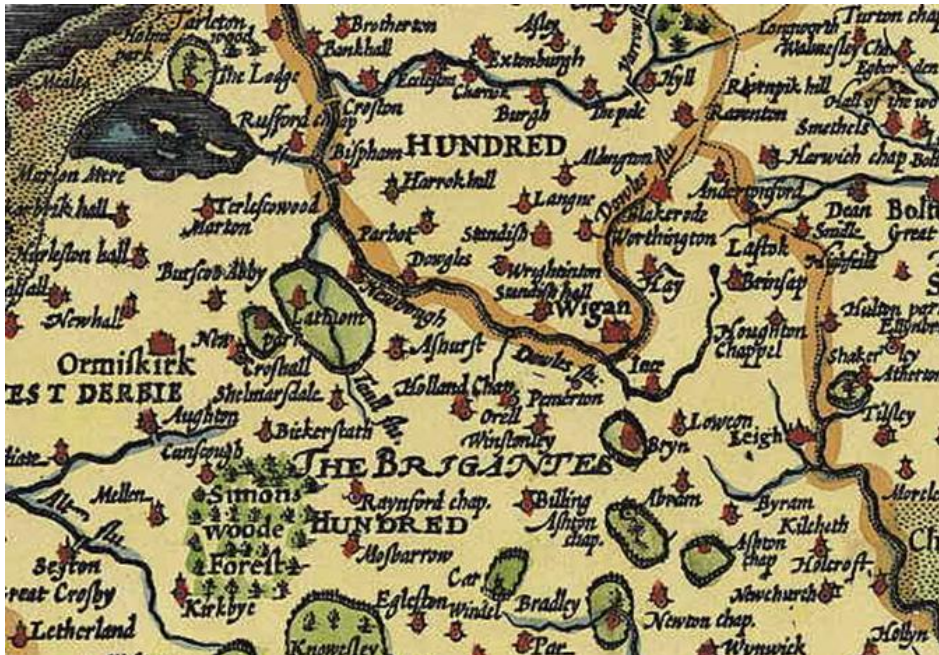
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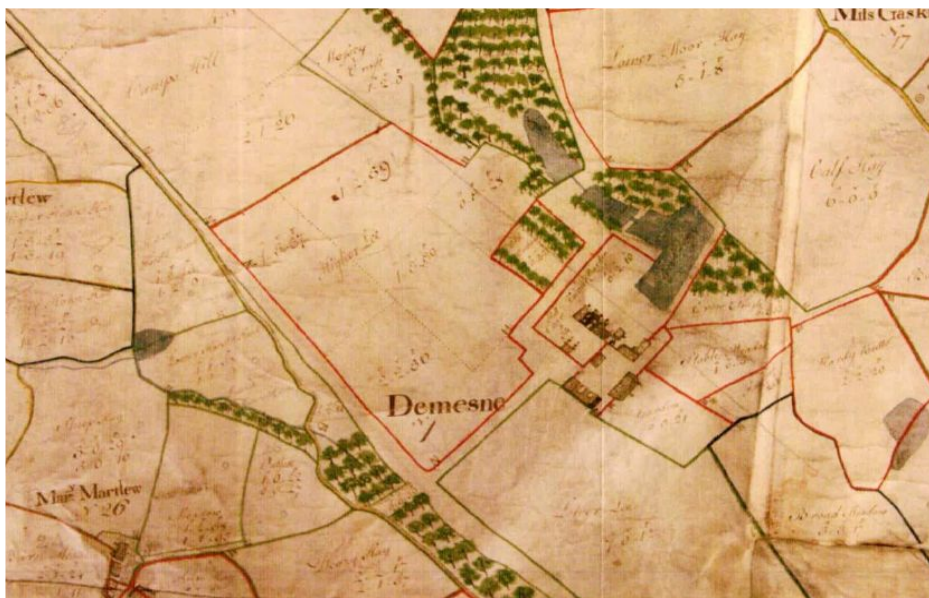
<https://www.wigan.gov.uk/Resident/Libraries/Schools-Cultural-Service/Workshops/Coal->

[mine.aspx#:~:text=Coal%20mining%20was%20the%20foundation,the%20region%20and%20also%20nationally.](#)

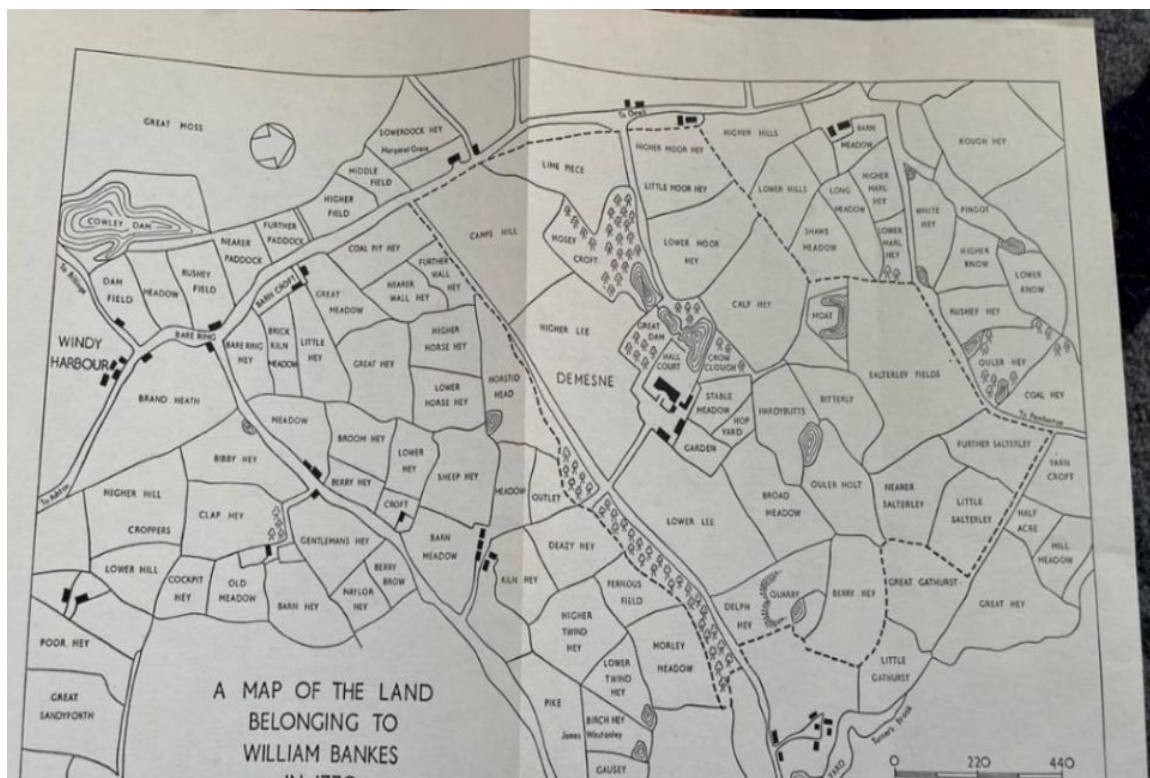
Appendix 1: Historical Sources



Speed 1610



1770 Winstanley Estate Plan



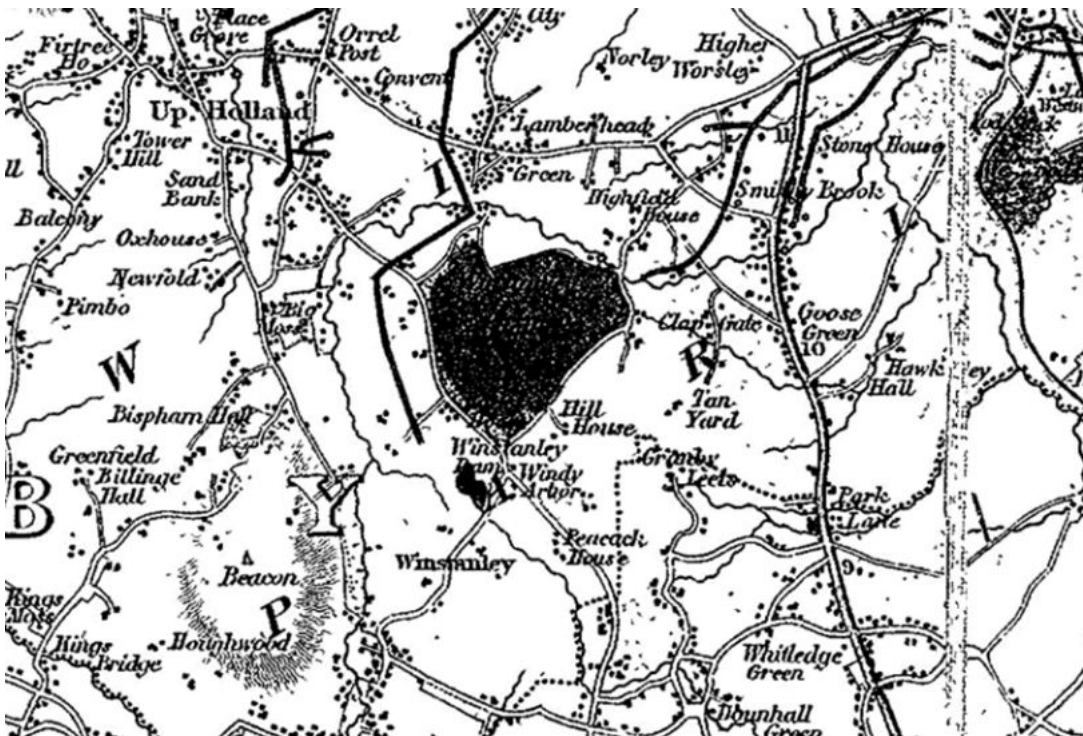
Re-drawing of 1770 Map



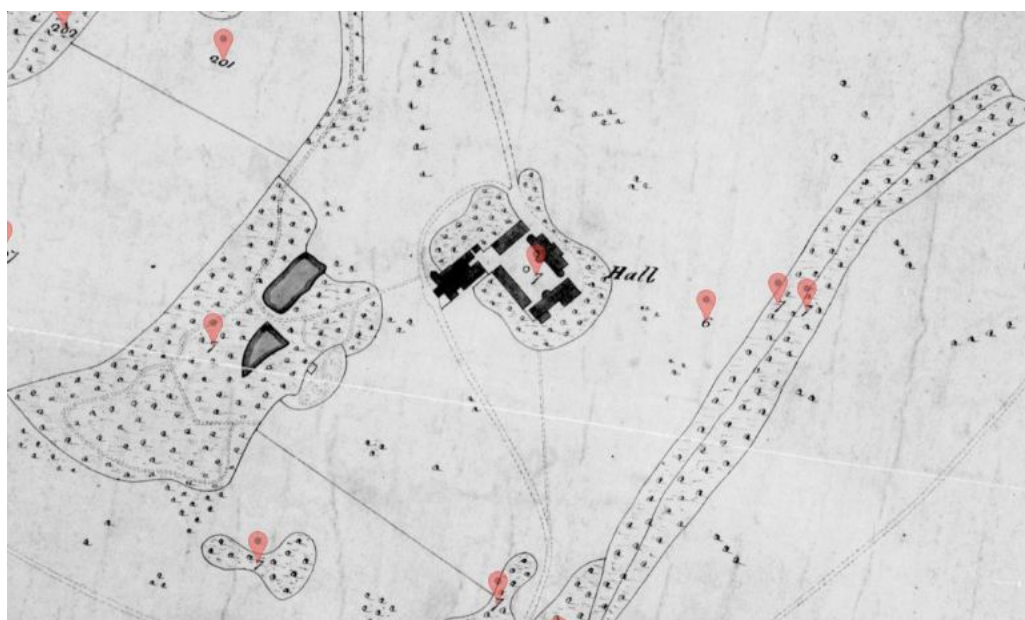
South-West sheet – The county Palatine of Lancaster, 1786 by William Yates.



South-west sheet – Map of the County Palatine of Lancaster from an actual survey. By Greenwood, C; Creighton, R; Fowler, W; Samuel John Neele & Son. Published 1818.



Hennet 1829



Tithe Map 1838



Lancashire Sheet XCIII, published 1849.



Lancashire XCIII.14 Published 1894.



Lancashire XCIII.14 Published 1908



Lancashire XCIII.14 Published 1928



Lancashire XCIII.14 Published 1939



Lancashire Sheet XCII.SW Published 1951



SD5403-A Published 1960



SD50SW Published 1967

Appendix B - Site Photos (9th April 2025)

















Appendix C - List Entries



BARN AND STABLE TO EAST OF WINSTANLEY HALL AND 2 ATTACHED GATEWAYS

BARN AND STABLE TO EAST OF WINSTANLEY HALL AND 2 ATTACHED GATEWAYS, PEMBERTON ROAD

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1228164
Date first listed:	23-Aug-1986
List Entry Name:	BARN AND STABLE TO EAST OF WINSTANLEY HALL AND 2 ATTACHED GATEWAYS
Statutory Address:	BARN AND STABLE TO EAST OF WINSTANLEY HALL AND 2 ATTACHED GATEWAYS, PEMBERTON ROAD

[Go to the official list entry](#)

Location

Location of this list entry and nearby places that are also listed. Use our [map search](#) (<https://historicengland.org.uk/listing/the-list/map-search/>) to find more listed places.

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 Scheduled monuments

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 Parks and gardens

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

 Battlefields

(<https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/>)

 Shipwrecks

(<https://historicengland.org.uk/listing/what-is-designation/protected-wreck-sites/>)

[Find out more about listing](#)

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Archive image, may not represent current condition of site.

Date: 2000-07-12

Reference: IOE01/01164/13

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ESTATE OFFICE AND COTTAGE TO NORTH OF WINSTANLEY HALL

ESTATE OFFICE AND COTTAGE TO NORTH OF WINSTANLEY HALL, PEMBERTON ROAD

Listed on the National Heritage List for England. Search over 400,000 listed places (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287337
Date first listed:	10-May-1988
List Entry Name:	ESTATE OFFICE AND COTTAGE TO NORTH OF WINSTANLEY HALL
Statutory Address 1:	ESTATE OFFICE AND COTTAGE TO NORTH OF WINSTANLEY HALL, PEMBERTON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:	ESTATE OFFICE AND COTTAGE TO NORTH OF WINSTANLEY HALL, PEMBERTON ROAD
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The building or site itself may lie within the boundary of more than one authority.

District: **Wigan (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid **SD 54454 03142**

Reference:

Details

BILLINGE-WITH-WINSTANLEY PEMBERTON ROAD SD 50 SW (west side) 8/42 Estate Office and Cottage to north of Winstanley Hall II Estate Office and cottage. Dated 1884. Rock-faced stone with slate roof. 2 storeys with attic, 2 bays. 2 bands of lozenge mouldings, below ground floor and above 1st floor windows and top gable. Rusticated quoins and central pilaster over entrance. Windows have rusticated architraves, most are 3- light-recessed-chamfered-mullioned windows with small-paned casements, some replaced, but attic has 2 pointed lights. Windows to ground floor have sill course interrupted by lintel to entrance with C20 door. Re-set plaque inscribed: "WINSTANLEY/ESTATE/OFFICE/1884". One-storey, 2-bay connecting block has entrance and C20 windows to left, pointed window to right. Cottage of 2 storeys and 2 bays with hipped roof. Ground floor has pointed window, 1st floor has 2-light small-paned casement. Plain entrance. Left return has trefoil-headed window with shafts, moulded arch and decorative glazing. Rear lateral stack. Included for group value.

Listing NGR: SD5445403142

Legacy

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Legacy System **402579**
number:

Legacy System: **LBS**

Legal

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Map

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HALL LANE COTTAGES

HALL LANE COTTAGES, PEMBERTON ROAD

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Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287300
Date first listed:	11-Sep-1986
List Entry Name:	HALL LANE COTTAGES
Statutory Address 1:	HALL LANE COTTAGES, PEMBERTON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: HALL LANE COTTAGES, PEMBERTON ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Wigan (Metropolitan Authority)

Parish: Non Civil Parish

National Grid **SD 55041 03447**

Reference:

Details

BILLINGE-WITH-WINSTANLEY PEMBERTON ROAD SD 50 SE (west side) 9/43 Hall Lane
Cottages 11.9.86 - II House. Probably C17 or early C18. Dressed stone with stone slate roof. 2 storeys, 2 bays. Ground floor has recessed flat-mullioned windows with labels, of 2 and 3 lights. Right return has 2-light chamfered-mullioned window to ground floor with dripstone continuing over entrance. 1st floor has 2-light flat-mullioned window. Entrance has wide-boarded door with straphinges. Rear has wing with 3-light flat-mullioned window and some window openings with no mullions. Interior has chamfered beams and stair with splat balusters.

Listing NGR: SD5504103447

Legacy

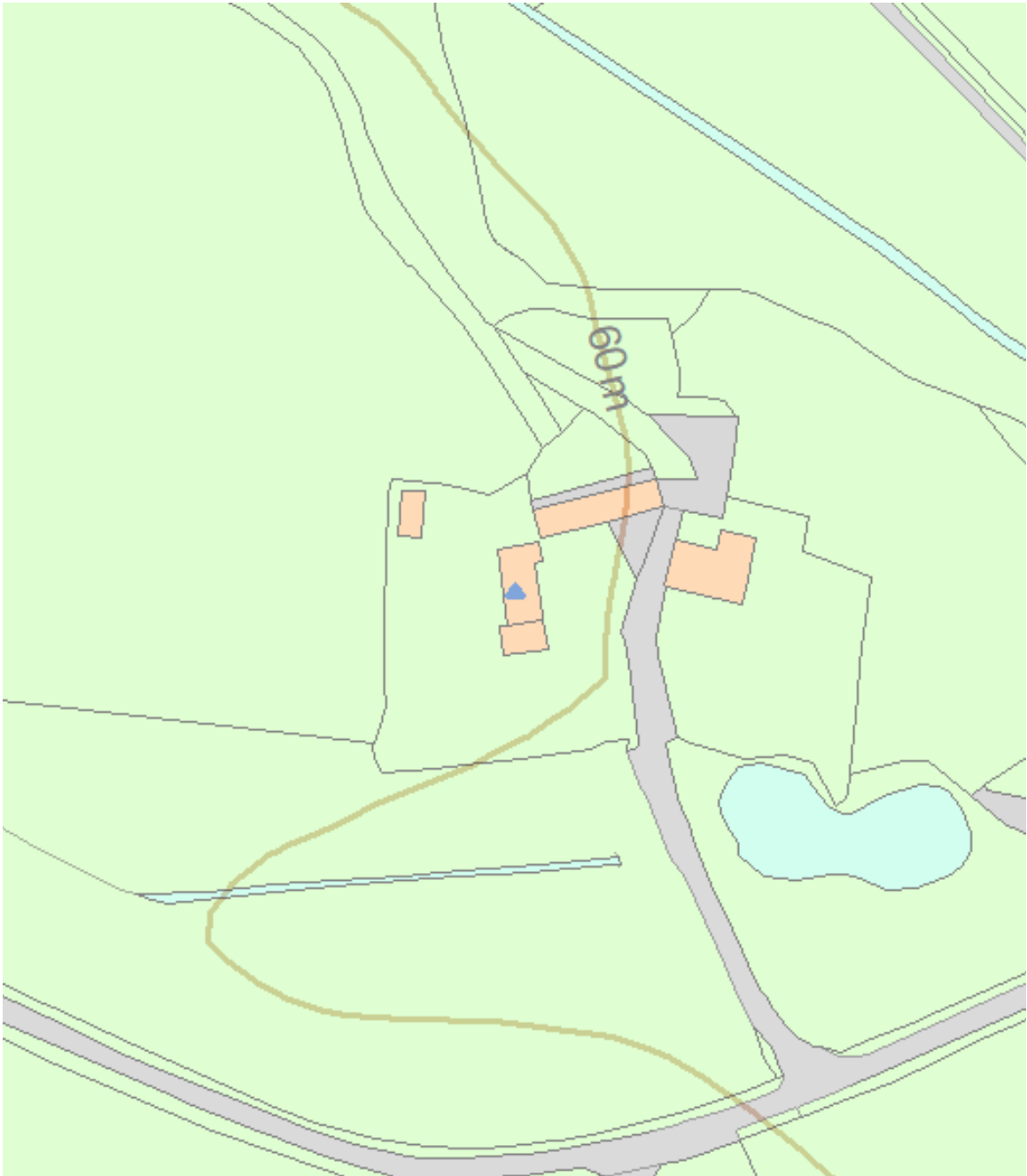
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Legacy System **402580**
number:

Legacy System: **LBS**

Legal

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NEPTUNE FOUNTAIN IN STABLE COURTYARD AT WINSTANLEY HALL

NEPTUNE FOUNTAIN IN STABLE COURTYARD AT WINSTANLEY HALL, PEMBERTON ROAD

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Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287366
Date first listed:	10-May-1988
List Entry Name:	NEPTUNE FOUNTAIN IN STABLE COURTYARD AT WINSTANLEY HALL
Statutory Address:	NEPTUNE FOUNTAIN IN STABLE COURTYARD AT WINSTANLEY HALL, PEMBERTON ROAD

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The National Heritage List for England (<https://historicengland.org.uk/listing/the-list/>) is a unique register of our country's most significant historic buildings and sites. The places on the list are protected by law and most are not open to the public.

The list includes:

-  Buildings (<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>)
-  Scheduled monuments

(<https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>)

 Parks and gardens

(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

 Battlefields

(<https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/>)

 Shipwrecks

(<https://historicengland.org.uk/listing/what-is-designation/protected-wreck-sites/>)

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(<https://historicengland.org.uk/listing/>)



Archive image, may not represent current condition of site.

Date: 2000-07-12

Reference: IOE01/01164/14

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Local Heritage Hub

Unlock and explore hidden histories, aerial photography, and listed buildings and places for every county, district, city and major town across England.

WIGAN LODGE AND GATE PIERS TO WINSTANLEY HALL

WIGAN LODGE AND GATE PIERS TO WINSTANLEY HALL, PEMBERTON ROAD

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287301
Date first listed:	23-Aug-1966
List Entry Name:	WIGAN LODGE AND GATE PIERS TO WINSTANLEY HALL
Statutory Address 1:	WIGAN LODGE AND GATE PIERS TO WINSTANLEY HALL, PEMBERTON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)
(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:	WIGAN LODGE AND GATE PIERS TO WINSTANLEY HALL, PEMBERTON ROAD
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The building or site itself may lie within the boundary of more than one authority.

District: **Wigan (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid **SD 55197 03298**

Reference:

Details

SD 50 SE, 9/44

BILLINGE-WITH-WINSTANLEY, PEMBERTON ROAD (west side), Wigan Lodge and gate piers to Winstanley Hall

23.08.66

II

Lodge and gate piers. c.1818. Stone. Two storeys, rectangular plan with rear extension. Top cornice and parapet. Facade to street has rectangular bay window with cornice and parapet and 1:3:1-light double-chamfered-mullioned windows with transoms and label moulds. Left return has 3-light double-chamfered-mullioned window with label mould to each floor. Right return has lateral stack and cast iron rainwater head. Rear has extension with pulvinated frieze and 4 rectangular rusticated gate piers with entablature caps and piered cast iron gates to centre with some ornament, C20 boarding fences to outer openings, and wall swept forward to left.

Listing NGR: SD5519703298

Legacy

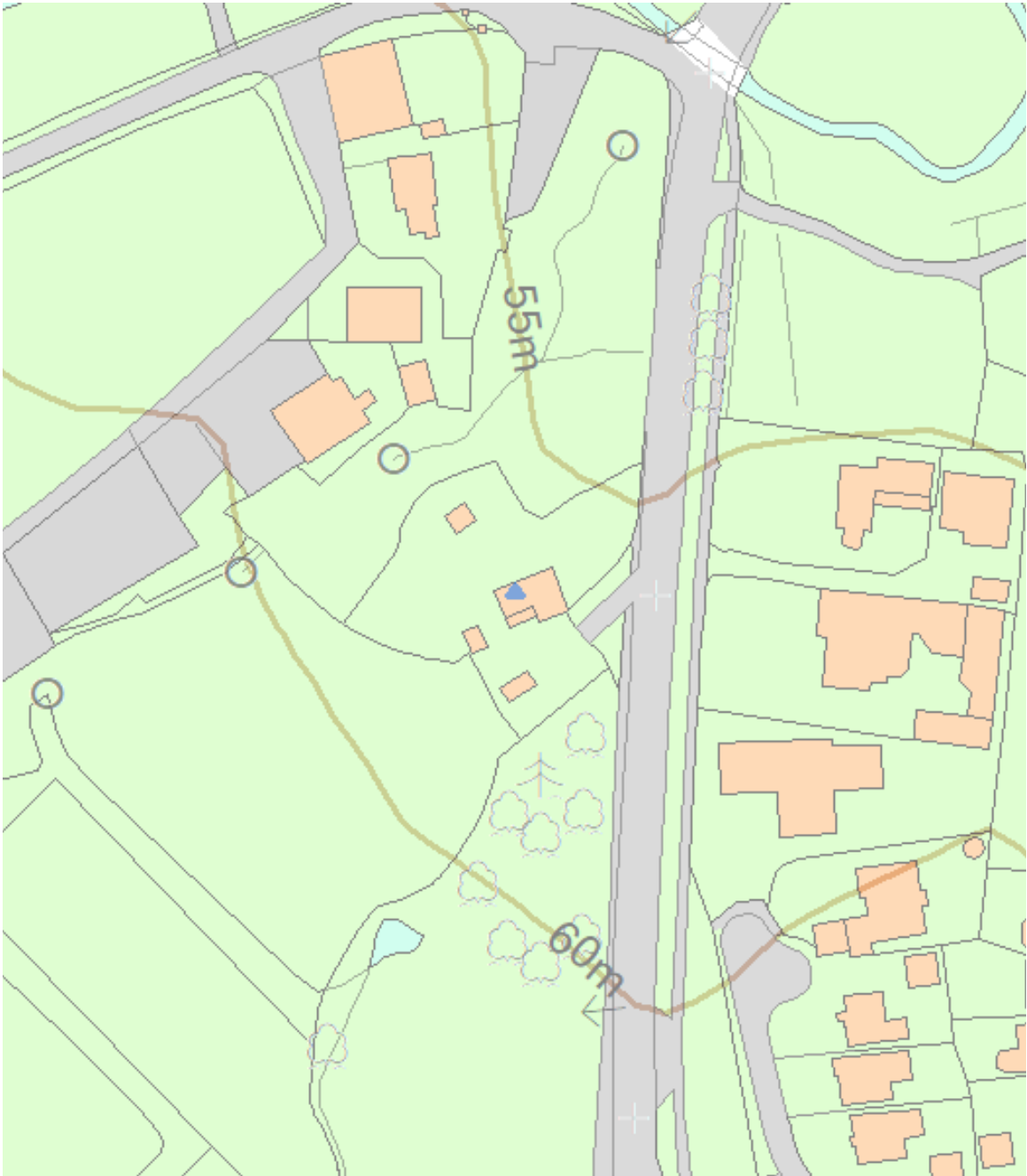
The contents of this record have been generated from a legacy data system.

Legacy System **402581**
number:

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

WINSTANLEY HALL

WINSTANLEY HALL, PEMBERTON ROAD

Listed on the National Heritage List for England. Search over 400,000 listed places
(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1287365
Date first listed:	23-Aug-1966
List Entry Name:	WINSTANLEY HALL
Statutory Address 1:	WINSTANLEY HALL, PEMBERTON ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)
(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: WINSTANLEY HALL, PEMBERTON ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Wigan (Metropolitan Authority)

Parish: Non Civil Parish

National Grid

SD5443003099

Reference:

Details

SD 50 SW 8/39

BILLINGE-WITH-WINSTANLEY, PEMBERTON ROAD (west side), Winstanley Hall

23.8.66

G.V.

II*

House. c.1573 with extensions and alterations, 1818-19, by Lewis Wyatt, and extensions of 1840s. Irregular plan, the garden front of three storeys, five bays with 2-storey, 3-bay 1840's extension to right. 1st and 5th bays project, 2nd and 4th bays form re-entrant blocks. Top cornice and deep parapet. Ground floor has tripartite sashes with glazing bars to 1st and 5th bays. Other windows have ovolo mullions and label moulds. To ground floor, 2nd and 4th bays have windows of four lights with transom, 3rd bay has 10-light window with king mullion and transom. 1st floor has 5:3:9:3:5-light windows, 1st, 3rd and 5th bays have transoms. Second floor has 3-light windows, two to 3rd bay. Centre of parapet has armorial bearing and date 1819. Extension has varied fenestration and date 1843. Entrance front to left return, by Lewis Wyatt, of 5 bays with central 4-storey projecting entrance bay. Hollow-chamfered cross-mullion windows with label moulds, no transoms to 2nd floor windows. Doric porch to entrance has Ionic entablature with pulvinated frieze and parapet; round-headed entrance with paired studded doors. Flat projecting lateral stacks between 1st and 2nd, 4th and 5th bays, with diagonal shafts. Rear has canted end bay, gabled bays and later extensions. Wide gabled bay has armorial bearings and date 1780, at least one Diocletian window. Varied mullioned and sashed windows. Right return has extensions of 1840's and one dated 1889, one canted bay has 1st floor iron balcony, attached to 1889 bays are 2 C17 bays with 2 entrances with architraves and bull's eyes.

INTERIOR: Principal rooms have friezes, cornices and fireplaces. Hall has panelling to one end. One room has wall paintings dating from wartime occupation by R.A.F. Stair has iron balusters, Diocletian window and ceiling rose. 1st-floor room has C17 panelling and two cupboards with strap hinges; Tudor-head doorway. Room in 1840's extension has elaborate Jacobean style panelling with herms and fireplace with Jacobean style grate; room below has panelling and painted glass windows.

Listing NGR: SD5443003099

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System

402576

number:

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Winstanley moated site and five fishponds

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1007600**

Date first listed: **28-Sep-1993**

Location

The building or site itself may lie within the boundary of more than one authority.

District: **Wigan (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid **SD 54237 03495, SD 54389 03618**

Reference:

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Despite some disturbance to the island by tree roots and partial cleaning and infilling of the moat, Winstanley moated site and its associated fishponds survive well. Evidence of the

original buildings will exist upon the island and the waterlogged moat and fishponds will contain organic material.

Details

The monument is Winstanley moated site and five associated fishponds. It is divided into two separate areas. The moated site includes a rectangular island measuring c.50m by 40m that is surrounded on three sides by a waterlogged moat up to 15m wide and 1m deep to the water level. The moat's southern arm is dry and has been partially infilled. There is an inlet channel at the moat's north-western corner and an outlet channel at the north-eastern corner. Flanking the waterlogged moat is an outer bank up to 10m wide and 1m high. Access to the island is by a causeway on the western arm. To the north-east of the moat, in Workshop Wood, is a series of five waterlogged fishponds. These are believed to be contemporary with the moated site. In 1212 the extensive manor of Billinge and Winstanley had been divided into three. One manor was held by Adam de Billinge and two subordinate manors were held by Simon and Roger de Winstanley. The Winstanleys remained at the moated site until the late 16th century when a new building, the present Winstanley Hall, was completed 400m to the south. All fences, fence posts, and a timber shed on the island are excluded from the scheduling although the ground beneath all these features is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System **22481**
number:

Legacy System: **RSM**

Sources

Other

- Darvill, T., MPP Single Monument Class Descriptions - Moats, (1988)
- Dennison, E., MPP Single Monument Class Descriptions - Fishponds, (1988)
- SMR No. 4659/2/0, Gt Manchester SMR, Moat in Winstanley Park, (1990)

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.



Map

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End of official list entry

Appendix D - Historic Environment Records

Greater Manchester Archaeological Advisory Service Monument Full Report

05/06/2025

Number of records: 27

Winstanley Park, Wigan: HER Entries within 350m of the site boundary

HER Number	Site Name	Record Type
3175.1.0	Land site at Winstall (documentary reference to)	Monument

Monument Types and Dates

FIELD SYSTEM (Land holding, AD 13th Century - 1200 AD to 1299 AD)

Description and Sources

Description

Deed: Bankes Papers. The earliest documentary record with regard to the Winstanleys is dated 1240, "Grant by Adam de Wynstallehe namely that which is called 'Wlwewmeshevid' within these bounds: beginning and following 'Thorneyhurstbroke' West until and following the depalache until in Pinteys to the High Road from 'Heyheblakaleche' and so following the duc [dug] places to the ditch at the 'Wyteshahevid' and so by a line extended through the dug places as far as the aforesaid 'Thornyhursteroc'." (1)

Sources

(1) Bibliographic reference: Winstanley Hall- Part 1.

Location

National Grid Reference

SD 539 030 (point) SD50SW Point

Administrative Areas

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

Address/Historic Names

Winstanley Hall, Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 3175.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse Cultivated land, undetermined
Landuse Cultivated land, undetermined

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 3175.1.0

Site Name Land site at Winstall (documentary reference to)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 3194.1.0

Site Name Mossey Croft (coal pits) (site of)

HER Number	Site Name	Record Type
3194.1.0	Mossey Croft (coal pits) (site of)	Monument

Monument Types and Dates

COLLIERY (Post Medieval - 1540 AD to 1900 AD)

Description and Sources

Description

Mossey Croft. Part of the upper coal pits of Winstanley. These pits were in easy reach of the Orrell-Ashton road. (1)

Sources

- (1) Serial: Banks, J.H.M.. 1939. Trans. Lancs. & Chesh. Antiq. Soc. Records of Mining in Winstanley & Orrell, near Wigan.. 54

Location

National Grid Reference

SD 5419 0304 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Mossey Croft Wood, Winstanley Park, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 3194.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, 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 Advisory Service Monument Full Report

HER Number 3200.1.0 Site Name Old Pack Horse Saltway (site of)

HER Number	Site Name	Record Type
3200.1.0	Old Pack Horse Saltway (site of)	Monument

Monument Types and Dates

PACKHORSE ROAD (AD 16th Century - 1500 AD to 1599 AD)

TRACKWAY (Saltway, AD 16th Century - 1500 AD to 1599 AD)

Description and Sources

Description

The Old Pack Horse Saltway lay adjacent to Winstanley Homestead in the 16th century. The brook dividing Winstanley from Orrell and Pemberton was known as Salters Brook. (1)(2)

Sources

- (1) Monograph: J.H.M Bankes. 1973. Winstanley Hall - Part 1.
- (2) Serial: 1939. Trans. Lancs. & Chesh. Antiq. Soc..

Location

National Grid Reference

SD 5454 0320 (point) SD50SW Point

Administrative Areas

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

Address/Historic Names

Winstanley Park, Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 3200.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, 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 Advisory Service Monument Full Report

HER Number 4088.1.0

Site Name Ring yard cottages (in general area)

HER Number

Site Name

Record Type

4088.1.0

Ring yard cottages (in general area)

Monument

Precise locations not known

Monument Types and Dates

HOUSE (Cottages, AD 17th Century - 1610 AD to 1699 AD)

1610 AD - 1699 AD

Description and Sources

Description

Several cottages in the Winstanley area reserved for miners. The term ring yard refers to the area of the common lands reserved for arable or meadow, and they were enclosed by temporary fences which were not set up before, nor kept up after, the dates fixed by the agreement of the tenants. Dated from 1610 as mentioned in The Memoranda Book of James Banks. (1)

Sources

- (1) Serial: J. H. M. Banks. 1939. Trans. Lancs. & Chesh. Antiq. Soc. Mining in Winstanley & Orrell. 38

Location

National Grid Reference

SD 539 030 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley area, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4088.1.0

Active

Ratings and Scorings

Condition

Destroyed

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4113.1.0

Site Name Ryland's Mill (later Ryland Mill) (site of)

HER Number

Site Name

Record Type

4113.1.0

Ryland's Mill (later Ryland Mill) (site of)

Monument

Monument Types and Dates

CORN MILL (AD 17th Century to Mid 20th Century - 1622 AD? to 1950 AD?)

1622 AD - 1950 AD

WATERMILL (AD 17th Century to Mid 20th Century - 1622 AD? to 1950 AD?)

1622 AD - 1950 AD

Description and Sources

Description

Rylands Mill was one of the two mills of the manor of Winstanley, situated on the road between Billinge and Wigan. It was located near a bridge which still bears that name. First mentioned after c.1622 along with Harre or Moor Mill. (1) Named as 'Ryland Mill (Corn)' on 1920s OS mapping. (2)

Sources

Cartographic materials: OS. 6".

Serial: Joyce, H.M. Banks. Records of Mining in Winstanley and Orrel near Wigan. 32

(1) Serial: 1939. Trans. Lancs. & Ches. Antique Society. 32

(2) Cartographic materials: OS. 1922-29. OS 25" 2nd Revision.

Location

National Grid Reference

SD 5518 0342 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

N of Ryland Mill Farm, Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4113.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)

Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse

Recreational usage

Landuse

Undetermined woodland

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4113.1.0

Site Name Ryland's Mill (later Rylance Mill) (site of)

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM1942 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4113.1.1 Site Name Watermill at Rylands Mill (site of)

HER Number	Site Name	Record Type
4113.1.1	Watermill at Rylands Mill (site of)	Monument

Monument Types and Dates

MILL RACE (Post Medieval - 1540 AD? to 1900 AD?)

1540 AD - 1900 AD

WATERMILL (Post Medieval - 1540 AD? to 1900 AD?)

1540 AD - 1900 AD

Description and Sources

Description

Watermill in Winstanley "in tenure of Henry Fairhurst and closes in Wynstanley called the Red Head." Only the millrace survives. No building structure remains. (1)(2)

See also HER 4113.1.0: Ryland's/ Ryland Mill.

Sources

- (1) Monograph: Bankes, J.H.M.. Winstanley Hall Part 1.
- (2) Monograph: Winstanley Deeds. Document No. DD8 A/11 BJN 19.

Location

National Grid Reference

SD 5508 0346 (point) SD50SE Point

Administrative Areas

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

Address/Historic Names

Birch Tree Farm, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4113.1.1 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse Cultivated land, undetermined

Related Monuments - None Recorded

Finds - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4113.1.1

Site Name Watermill at Rylands Mill (site of)

Associated Events/Activities

EGM634 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4117.1.0 Site Name Sough (Saltways)

HER Number	Site Name	Record Type
4117.1.0	Sough (Saltways)	Monument

Monument Types and Dates

COLLIERY (Post Medieval - 1540 AD to 1900 AD)
DRAIN (Post Medieval - 1540 AD to 1900 AD)
1540 AD - 1900 AD
DRAINAGE LEVEL (Sough, Post Medieval - 1540 AD to 1900 AD)
TRACKWAY (Saltway, Post Medieval - 1540 AD to 1900 AD)

Description and Sources

Description

There is evidence that a sough was constructed in the Winstanley area by George Birchall of Orrell, who obtained a lease from the Earl of Derby for some land bordering on the highway from Orrell through Winstanley. This sough was probably made prior to 1562. It seems that one of the ancient saltways of Lancashire ran by here from Lamberhead Green via Brook Lane over Salterford Brook via Park Road through Winstanley to join the main Orrell to Ashton road. An estate plan gives the neighbouring field names. Nether fish pond, Pembertons, Tusons, Marl pit and coal pit Salterleys. (1)

Sources

- (1) Serial: Joyce, H.M. 1939. Trans. Lancs. & Chesh. Antiq. Soc. Banks records of mining in Winstanley and Orrell near Wigan. 34

Location

National Grid Reference

SD 5437 0353 (point) SD50SW Point

Administrative Areas

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

Address/Historic Names

Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4117.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse Parkland

Related Monuments - None Recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4117.1.0

Site Name Sough (Saltways)

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4118.1.0

Site Name Brockhurst Sough (documentary reference to)

HER Number	Site Name	Record Type
4118.1.0	Brockhurst Sough (documentary reference to)	Monument

Precise location not known

Monument Types and Dates

COLLIERY (AD 16th Century - 1573 AD to 1599 AD)

DRAIN (AD 16th Century - 1573 AD to 1599 AD)

DRAINAGE LEVEL (Sough, AD 16th Century - 1573 AD to 1599 AD)

Description and Sources

Description

In 1573 James Worsley and Edmund Winstanley agreed that a sough should be made to drain their mines. The sough was driven up from the valley towards the coal at the dip of the mine. (1)

Sources

- (1) Serial: Joyce, H.M. 1939. Trans. Lancs. & Chesh. Antiq. Soc. Banks records of Mining in Winstanley/Orrell near Wigan. 33

Location

National Grid Reference

SD 539 030 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4118.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4119.1.0

Site Name Sough (Birchall's) (documentary reference to)

HER Number	Site Name	Record Type
4119.1.0	Sough (Birchall's) (documentary reference to)	Monument

Precise location not known

Monument Types and Dates

COLLIERY (AD 17th Century - 1625 AD to 1699 AD)

DRAIN (AD 17th Century - 1625 AD to 1699 AD)

DRAINAGE LEVEL (Sough, AD 17th Century - 1625 AD to 1699 AD)

Description and Sources

Description

In 1625 work was begun by William Banks and the Birchall family of Orrell on the construction of a sough to drain their mines. The sough passed through the Birchalls' land. (1)

Sources

- (1) Serial: Joyce, H.M. 1939. Trans. Lancs. & Chesh. Antiq. Soc. Banks records of mining in Winstanley and Orrell near Wigan. 39

Location

National Grid Reference

SD 539 030 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4119.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse

Recreational usage

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4526.1.0

Site Name New Houses (Miners' Cottages)

HER Number

Site Name

Record Type

4526.1.0

New Houses (Miners' Cottages)

Building

Monument Types and Dates

HOUSE (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

ROW (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

(Former Type) WORKERS COTTAGE (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

Description and Sources

Description

Described on 1849 OS map (a) as New Houses. Row of cottages for coal miners built by Meyrick Banks. Earliest houses are late 18th century in date, remainder are early 19th century. The cottages are brick built, now rendered. Originally had stone flag roofs and casement or sliding sash windows. (1)

New Houses, row of cottages built by Meyrick Banks in late C18 and early C19. (2)

Sources

(a) Cartographic materials: OS. 1849. 6" to 1 mile.

(1) Unpublished document: GMAU. 1991. Hill House, Slacky Brow, Wigan, Open Cast Site. An Archaeological Assessment. GMAU. p7, gazetteer ref. 15

(2) Monograph: Ashmore, O. 1982. The Industrial Archaeology of North West England. p81

Location

National Grid Reference

SD 5524 0292 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

134–152 (even) Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4526.1.0

Active

Ratings and Scorings

Condition

Good

Land Use

Associated Historic Landscape Character Records

HGM49165 Residential - Terraced Housing (Type Code: SET-RETER)

134-152 (even) Pemberton Road, Winstanley, Wigan

Other Land Classes

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4526.1.0

Site Name New Houses (Miners' Cottages)

Landuse

In use as building

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM5384 Hill House, Slacky Brow (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4527.1.0

Site Name Cherry Tree Farm (Jamieson's Fold)

HER Number

Site Name

Record Type

4527.1.0

Cherry Tree Farm (Jamieson's Fold)

Building

Monument Types and Dates

FARM (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

FARMHOUSE (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

FARMSTEAD (AD 18th Century to 21st Century - 1750 AD? to 2050 AD)

1750 AD - 2050 AD

Description and Sources

Description

Shown on 1849 OS map (a) as buildings either side of a track. Described as Jamieson's Fold on 1908 map where a few new outbuildings are shown. Similar shape on 1938 OS map. Probable Georgian farmhouse. (1)

Sources

- (a) Cartographic materials: OS. 1849. 6" to 1 mile.
- (1) Unpublished document: GMAU. 1991. Hill House, Slacky Brow, Wigan, Open Cast Site. An Archaeological Assessment. GMAU. p7, gazetteer ref. 14

Location

National Grid Reference

SD 5499 0234 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

off Pine View, Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4527.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM49204 Residential - Farm Complex (Type Code: SET-REFAR)

Cherry Tree Farm, Winstanley, Wigan

Other Land Classes

Landuse

In use as building

Related Monuments - None Recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4527.1.0

Site Name Cherry Tree Farm (Jamieson's Fold)

Finds - None recorded

Associated Events/Activities

EGM5384 Hill House, Slacky Brow (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4605.1.0

Site Name Pony Dick Tithe Mill (site of)

HER Number

Site Name

Record Type

4605.1.0

Pony Dick Tithe Mill (site of)

Monument

Monument Types and Dates

MILL (Tithe mill, AD 15th Century to Early 20th Century - 1400 AD? to 1927 AD)

1400 AD - 1927 AD

WATERMILL (AD 15th Century to Early 20th Century - 1400 AD? to 1927 AD)

1400 AD - 1927 AD

Description and Sources

Description

The origins of the old mill at Pony Dick are unknown but it probably was at least four or five hundred years old when it was demolished in 1927. It was one of the oldest remaining tithe mills in Lancashire. It stopped operating around 1895 because of competition from steam power and electricity. All that now remains is part of the wall of the mill which was incorporated into the long wall when it was built around Winstanley Estate in the latter half of the 19th century. Marked as Favourite Pony Dick on 1908 map. (1)(2)(3)

No mill appears to be marked at this site on available historic mapping. The nearby inn/ beer house is shown [HER 5410.1.0]; this is named 'Favourite Poney [sic] Inn' on mid-C19 OS mapping (a), and 'Favourite Pony Dick (B.H.)' on 1890s OS mapping (b).

Sources

- (a) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition.
- (b) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition.
- (1) Serial: Trans. Lancs. & Chesh. Antiq. Soc..
- (2) Bibliographic reference: Winstanley, R and D.. Founded on Coal. 17
- (3) Cartographic materials: 25" : 1 mile. 93:10

Location

National Grid Reference

SD 5522 0342 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Pemberton, Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Billinge Road (W of), Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4605.1.0

Active

Ratings and Scorings

Condition

Destroyed

Land Use

Associated Historic Landscape Character Records

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4605.1.0

Site Name Pony Dick Tithe Mill (site of)

HGM49428 Woodland - Regenerated Scrub/ Woodland (Type Code: WOO-WOSCR)

Billinge Road, Winstanley, Wigan

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4605.1.1

Site Name Flax yard at Pony Dick (site of)

HER Number

Site Name

Record Type

4605.1.1

Flax yard at Pony Dick (site of)

Monument

Monument Types and Dates

TEXTILE INDUSTRY SITE (AD 18th Century - 1700 AD to 1799 AD)

YARD (Flax yard, AD 18th Century - 1700 AD to 1799 AD)

Description and Sources

Description

On a map of Winstanley dated 1770 a flax yard is marked near Ryland's Mill at Pony Dick. It seems likely, therefore, that there was a cottage textile industry in the area at the time. (1)

Sources

(1) Bibliographic reference: Winstanley, R and D.. Founded on Coal. 17

Location

National Grid Reference

SD 5522 0346 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Billinge Road (W of), Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 4605.1.1

Active

Ratings and Scorings

Condition

Destroyed

Land Use

Associated Historic Landscape Character Records

HGM48912 Residential - Semi-Detached Housing (Type Code: SET-RESEM)

Ribblesford Road, Highfield, Winstanley, Wigan

Other Land Classes

Landuse

Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.0

Site Name Winstanley Hall

HER Number	Site Name	Record Type
4659.1.0	Winstanley Hall	Listed Building

Monument Types and Dates

MANOR (AD 13th Century to AD 16th Century - 1240 AD? to 1550 AD?)

GREAT HOUSE (AD 16th Century to 21st Century - 1573 AD to 2050 AD)

DATE STONE (AD 16th Century - 1584 AD)

1584 AD

DATE STONE (AD 18th Century - 1780 AD)

1780 AD

DATE STONE (AD 19th Century - 1819 AD)

1819 AD

DATE STONE (AD 19th Century - 1843 AD)

1843 AD

DATE STONE (AD 19th Century - 1889 AD)

1889 AD

Description and Sources

Description

House, c.1573 with extensions and alterations of 1818–19, by Lewis Wyatt, and extensions of 1840s. Irregular plan, garden front of 3 storeys, 5 bays with 2-storey, 3-bay 1840s extension to right. 1st and 4th bays form re-entrant blocks. Top cornice and deep parapet. Ground floor has tripartite sashes with glazing bars to 1st and 5th bays. Homestead was built on land granted to Roger Wystallehe in 1240. Dwelling built in low-lying position made mainly of wood with stone foundation.

Winstanley Hall, particularly fine example of an Elizabethan stone mansion. 3 sides of homestead moat at SD 5425 0348 may mark site of medieval home [see HER 4659.2.0]. Bought in 1596 by James Bankes. (1,2,3,4)

Winstanley Hall is a particularly fine example of an Elizabethan stone mansion. In 1548 the Winstanleys began to build a replacement for the old manor house [see HER 4659.2.0]. A datestone of 1584 probably marks the completion of the Tudor building. Its façade is very like those of nearby Birchley and Bispham halls, and typical of many C16 halls throughout Greater Manchester, having a recessed and two projecting wings with square projections for the hall bay window and entrance porch. In 1596 the estate was bought by James Bankes, a goldsmith and banker of Wigan and London. Coal mining was already being carried on in the area at this time, and was referred to in the documents relating to the sale. After the building of the Leeds and Liverpool Canal gave access to the markets of those towns, the Orrell coal industry became exceedingly important, and the Bankes Collieries were amongst the most prosperous. They were notable for being carried on by the Bankes family themselves, whereas most landowners were content to lease out the rights to coal mining. This prosperity was marked by rebuilding of the hall, in 1780, 1819, 1834 and 1843. A new main entrance was designed by Lewis Wyatt, and extensive stables were added [see HER 4659.3.0]. The hall remained with the descendants of James Bankes until the present [20th] century. A large part of the extensive park (a third of the township) has been spoiled by coal working, but the hall still has the benefit of extensive views, taking in Haigh Hall, Rivington Pike, and the Yorkshire hills. (1)

Hall with extensive parkland. Hall of 1590, with additions dating from 1818 and 1840, is central to the site. (5)

Prosperity of Bankes family marked by rebuilding in 1780, 1819, 1834 and 1843. Datestone 1584. Both the hall and barn [HER 4659.3.0] are Grade II* Listed Buildings. The earliest reference to an outbuilding dates from 1598. The building survey found six phases of construction for the hall, the earliest phase being an H-shaped structure with five-bay, three-storey symmetrical façade. The present condition of the hall is poor (Sept. 1998). (6,7,8,9)

House. c.1573 with extensions and alterations, 1818–19, by Lewis Wyatt, and extensions of 1840s. Irregular plan, the garden front of three storeys, five bays with 2-storey, 3-bay 1840s extension to right. 1st and 5th bays project, 2nd and 4th bays form re-entrant blocks. Top cornice and deep parapet. Ground floor has tripartite sashes with glazing bars to 1st and 5th bays. Other windows have ovolo mullions and label moulds. To ground floor, 2nd and 4th bays have windows of four lights with transom, 3rd bay has 10-light window with king mullion and transom. 1st floor has 5:3:9:3:5-light windows, 1st, 3rd and 5th bays have transoms. Second floor has 3-light windows, two to 3rd bay. Centre of parapet has armorial bearing and date 1819. Extension has varied fenestration and date 1843. Entrance front to left return, by Lewis Wyatt, of 5 bays with central 4-storey projecting entrance bay. Hollow-chamfered cross-mullion windows with label moulds, no transoms to 2nd-floor windows. Doric porch to entrance has Ionic entablature with pulvinated frieze and parapet; round-headed entrance with paired studded doors. Flat projecting lateral stacks between 1st and 2nd, 4th and 5th bays, with diagonal shafts. Rear has canted end bay, gabled bays and later extensions. Wide gabled bay has armorial bearings and date 1780, at least one Diocletian window. Varied mullioned and sashed windows. Right return has extensions of 1840s and one dated 1889, one canted bay has 1st-floor iron balcony, attached to 1889 bays are 2 C17 bays with 2 entrances with architraves and bull's eyes. INTERIOR: Principal rooms have friezes, cornices and fireplaces. Hall has panelling to one end. One room has wall

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.0

Site Name Winstanley Hall

paintings dating from wartime occupation by RAF. Stair has iron balusters, Diocletian window and ceiling rose. 1st-floor room has C17 panelling and two cupboards with strap hinges; Tudor-head doorway. Room in 1840s extension has elaborate Jacobean-style panelling with herms and fireplace with Jacobean-style grate; room below has panelling and painted glass windows. (10)

Sources

- Unpublished document: Matrix Archaeology Ltd. 2001. Walled Kitchen Garden, Winstanley Hall, Winstanley, Wigan: Historic Building Recording. Mark Fletcher.
- (1) Monograph: J.S.F. Walker & A.S. Tindall. 1985. Country Houses of Greater Manchester. GMAU. p197
 - (2) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
 - (3) Serial: Bankes, JHM. 1973. Winstanley Hall Part 1.
 - (4) Unpublished document: GMAU. 1991. Hill House, Slacky Brow, Wigan, Open Cast Site. An Archaeological Assessment. GMAU. 4, 7
 - (5) Unpublished document: GMAU. 1994. A Survey of Historic Parks and Gardens in Greater Manchester: Wigan. Roberts, Judith, & Currie, E. p47
 - (6) Unpublished document: UMAU. 1998. Winstanley Hall, Wigan. An Archaeological Building Appraisal of a Manorial Hall. Nevell, M. D., Arrowsmith, P., & Hradil, I..
 - (7) Serial: Baines, E.. 1836. History of the County Palatine and Duchy of Lancaster.
 - (8) Monograph: Pevsner, N. 1969. Buildings of England: South Lancashire.
 - (9) Serial: Farrer, W., & Brownbill, J. 1911. Victoria County History of Lancashire.
 - (10) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5443 0310 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Park, Pemberton Road (W of), Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II*) - 1287365

Winstanley Hall

Active

DGM1950

House. c.1573 with extensions and alterations, 1818-19, by Lewis Wyatt, and extensions of 1840s. Irregular plan, the garden front of three storeys, five bays with 2-storey, 3-bay 1840's extension to right. 1st and 5th bays project, 2nd and 4th bays form re-entrant blocks. Top cornice and deep parapet. Ground floor has tripartite sashes with glazing bars to 1st and 5th bays. Other windows have ovolo mullions and label moulds. To ground floor, 2nd and 4th bays have windows of four lights with transom, 3rd bay has 10-light window with king mullion and transom. 1st floor has 5:3:9:3:5-light windows, 1st, 3rd and 5th bays have transoms. Second floor has 3-light windows, two to 3rd bay. Centre of parapet has armorial bearing and date 1819. Extension has varied fenestration and date 1843. Entrance front to left return, by Lewis Wyatt, of 5 bays with central 4-storey projecting entrance bay. Hollow-chamfered cross- mullion windows with label moulds, no transoms to 2nd floor windows. Doric porch to entrance has Ionic entablature with pulvinated frieze and parapet; round-headed entrance with paired studded doors. Flat projecting lateral stacks between 1st and 2nd, 4th and 5th bays, with diagonal shafts. Rear has canted end bay, gabled bays and later extensions. Wide gabled bay has armorial bearings and date 1780, at least one Diocletian window. Varied mullioned and sashed windows. Right return has

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.0

Site Name Winstanley Hall

extensions of 1840's and one dated 1889, one canted bay has 1st floor iron balcony, attached to 1889 bays are 2 C17 bays with 2 entrances with architraves and bull's eyes.

INTERIOR: Principal rooms have friezes, cornices and fireplaces. Hall has panelling to one end. One room has wall paintings dating from wartime occupation by R.A.F. Stair has iron balusters, Diocletian window and ceiling rose. 1st-floor room has C17 panelling and two cupboards with strap hinges; Tudor-head doorway. Room in 1840's extension has elaborate Jacobean style panelling with herms and fireplace with Jacobean style grate; room below has panelling and painted glass windows.

Other Statutes and Cross-References

Sites & Monuments Record - 4659.1.0

Active

Ratings and Scorings

Condition Very Bad

Land Use

Associated Historic Landscape Character Records

HGM48629 Residential - Elite Residence (Type Code: SET-REELT)

Winstanley Hall, Winstanley Park, Wigan

Other Land Classes

Landuse	Extant building
Landuse	Parkland

Related Monuments

4659.1.1	Wigan Lodge	Hierarchical
4659.3.0	Barn and stable at Winstanley Hall	Hierarchical
4659.3.1	Neptune Fountain	Hierarchical
4659.5.0	Estate office and cottage to north of Winstanley Hall	Hierarchical

Finds - None recorded

Associated Events/Activities

EGM798	OS Visit)
EGM5384	Hill House, Slacky Brow (Desk Based Assessment)
EGM2616	Building Survey (Event - Survey)
EGM3695	Walled Kitchen Garden, Winstanley Hall, Wigan- Historic Building Recording (Building Recording)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.1

Site Name Wigan Lodge

HER Number

Site Name

Record Type

4659.1.1

Wigan Lodge

Listed Building

Monument Types and Dates

GATE PIER (AD 19th Century to 21st Century - 1818 AD to 2050 AD)

Main Building STONE

Material

LODGE (AD 19th Century to 21st Century - 1818 AD to 2050 AD)

Main Building STONE

Material

WALL (AD 19th Century to 21st Century - 1818 AD to 2050 AD)

1818 AD - 2050 AD

Description and Sources

Description

The lodge is a rectangular, ashlar, 2-storey, one-window lodge with a small cornice and plain course above. Also, wood mullion transom windows with weathered wood bands above. Low massive rusticated gate piers to entrance gates of the former drive of Winstanley Hall, with a curved wall on one side. (1)

Built 1818. Surveyed August 1962.

Lodge and gate piers. c.1818. Stone. Two storeys, rectangular plan with rear extension. Top cornice and parapet. Façade to street has rectangular bay window with cornice and parapet and 1:3:1-light double-chamfered-mullioned windows with transoms and label moulds. Left return has 3-light double-chamfered-mullioned window with label mould to each floor. Right return has lateral stack and cast-iron rainwater head. Rear has extension with pulvinated frieze and 4 rectangular rusticated gate piers with entablature caps and piers cast-iron gates to centre with some ornament, C20 boarding fences to outer openings, and wall swept forward to left. (2,3)

Sources

- (1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
- (2) Website: Historic England. 2024. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 24/04/2024
- (3) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5519 0329 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Park, Pemberton Road (W side), Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 1287301

Wigan Lodge and Gate Piers to Winstanley Hall

Active

DGM1955

Lodge and gate piers. c.1818. Stone. Two storeys, rectangular plan with rear extension. Top cornice and parapet. Facade to street has rectangular bay window with cornice and parapet and 1:3:1-light double-chamfered-mullioned windows with transoms and label moulds. Left return has 3-light double-chamfered-mullioned window with label mould to each floor. Right return has lateral stack and cast iron

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.1

Site Name Wigan Lodge

rainwater head. Rear has extension with pulvinated frieze and 4 rectangular rusticated gate piers with entablature caps and pierced cast iron gates to centre with some ornament, C20 boarding fences to outer openings, and wall swept forward to left.

Other Statuses and Cross-References

Sites & Monuments Record - 4659.1.1

Active

Ratings and Scorings

Condition

Fair

Land Use

Associated Historic Landscape Character Records

HGM49157 Residential - Estate Houses (Type Code: SET-REEST)

Wigan Lodge, Winstanley Park, Wigan

Other Land Classes

Landuse

Extant building

Landuse

Land boundary

Related Monuments

4659.1.0

Winstanley Hall

Hierarchical

Finds - None recorded

Associated Events/Activities

EGM673

(Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.2

Site Name Wall and gate piers

HER Number	Site Name	Record Type
4659.1.2	Wall and gate piers	Monument

Possible DUPLICATE ENTRY? See 4659.1.1

Monument Types and Dates

GATE PIER (AD 19th Century to 21st Century - 1818 AD to 2050 AD)

1818 AD - 2050 AD

WALL (AD 19th Century to 21st Century - 1818 AD? to 2050 AD)

1818 AD - 2050 AD

Description and Sources

Description

The wall and gate piers are of the same period as the lodge. The material used is similar sandstone to the building. (1)

NB: it is not clear whether the above relates to the four stone gate piers and linking walls at the location indicated in the GIS, or to the gate piers and single wall associated with the Grade II Listed Wigan Lodge [HER 4659.1.1] located c.100m to the south.

Sources

(1) Bibliographic reference: Fam Data Wigan. 00332

Location

National Grid Reference

SD 5518 0339 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Park, Pemberton Road (W side), Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 4659.1.2

Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)

Winstanley Park, Winstanley Hall, Winstanley, Wigan

HGM49149 Residential - Farm Complex (Type Code: SET-REFAR)

Rylance Mill Farm, Winstanley Park, Wigan

Other Land Classes

Landuse

Land boundary

Landuse

Parkland

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.1.2 **Site Name** Wall and gate piers

Landuse Throughfare

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM673 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.2.0

Site Name Winstanley Park: moat, site of medieval hall, and fishponds

HER Number	Site Name	Record Type
4659.2.0	Winstanley Park: moat, site of medieval hall, and fishponds	Monument

Monument Types and Dates

Hall (AD 13th Century to AD 16th Century - 1240 AD? to 1584 AD?)

1240 AD - 1584 AD

MANOR HOUSE (AD 13th Century to AD 16th Century - 1240 AD? to 1584 AD?)

1240 AD - 1584 AD

FISHPOND (AD 13th Century to 21st Century - 1240 AD? to 2050 AD)

1240 AD - 2050 AD

MOAT (AD 13th Century to 21st Century - 1240 AD? to 2050 AD)

1240 AD - 2050 AD

Description and Sources

Description

Rectangular island c.50m x 40m, surrounded on three sides by waterlogged moat up to 15m wide and 1m deep to water level. South arm is dry and partly infilled. Inlet channel in moat's north-west corner and outlet at north-east. An outer bank 10m wide and 1m high flanks the moat. Access to island is by causeway on west arm. To north-east of moat, in Workshop Wood at SD 5439 0362, are 5 fishponds probably contemporary with the moated site. The Winstanleys occupied this site until the late 16th century when a new hall was built 400m to the south [HER 4659.1.0]. Despite some root disturbance on the island and partial cleaning and infilling of the moat, the site survives well and evidence for the original buildings as well as organic material will exist. The moated site and fishponds were Scheduled on 28/09/1993 (NMR: 22481). The moat forms NMR 22481/01 and the fishponds form NMR 22481/02. (1)

Three surviving sides of a homestead moat of the middle ages, probably the site of the medieval home of the Winstanley family. In 1212 the extensive manor of Billinge and Winstanley had been divided into three. One was held by the lord Adam de Billinge and two subordinate manors were held by Simon and Roger de Winstanley. The Winstanleys continued in possession until 1596 and it was they who in 1548 began to build on the present site [HER 4569.1.0] a replacement for the old manor house. A datestone of 1584 probably marks the completion of the Tudor building. (2)

The monument is Winstanley moated site and five associated fishponds. It is divided into two separate areas. The moated site includes a rectangular island measuring c.50m by 40m that is surrounded on three sides by a waterlogged moat up to 15m wide and 1m deep to the water level. The moat's southern arm is dry and has been partially infilled. There is an inlet channel at the moat's north-western corner and an outlet channel at the north-eastern corner. Flanking the waterlogged moat is an outer bank up to 10m wide and 1m high. Access to the island is by a causeway on the western arm. To the north-east of the moat, in Workshop Wood, is a series of five waterlogged fishponds. These are believed to be contemporary with the moated site. In 1212 the extensive manor of Billinge and Winstanley had been divided into three. One manor was held by Adam de Billinge and two subordinate manors were held by Simon and Roger de Winstanley. The Winstanleys remained at the moated site until the late 16th century when a new building, the present Winstanley Hall, was completed 400m to the south. All fences, fence posts, and a timber shed on the island are excluded from the scheduling although the ground beneath all these features is included.

Despite some disturbance to the island by tree roots and partial cleaning and infilling of the moat, Winstanley moated site and its associated fishponds survive well. Evidence of the original buildings will exist upon the island and the waterlogged moat and fishponds will contain organic material. (3)

Sources

- (1) Scheduling record: English Heritage. 1993. Winstanley Moated Site and Five Fishponds.
- (2) Monograph: J.S.F. Walker & A.S. Tindall. 1985. Country Houses of Greater Manchester. GMAU. p197
- (3) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

Centred SD 5431 0355 (164m by 130m)

SD50SW

Dispersed

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.2.0

Site Name Winstanley Park: moat, site of medieval hall, and fishponds

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Park, Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Scheduled Monument - 1007600

Winstanley moated site and five fishponds

Active

DGM6

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Despite some disturbance to the island by tree roots and partial cleaning and infilling of the moat, Winstanley moated site and its associated fishponds survive well. Evidence of the original buildings will exist upon the island and the waterlogged moat and fishponds will contain organic material.

Details

The monument is Winstanley moated site and five associated fishponds. It is divided into two separate areas. The moated site includes a rectangular island measuring c.50m by 40m that is surrounded on three sides by a waterlogged moat up to 15m wide and 1m deep to the water level. The moat's southern arm is dry and has been partially infilled. There is an inlet channel at the moat's north-western corner and an outlet channel at the north-eastern corner. Flanking the waterlogged moat is an outer bank up to 10m wide and 1m high. Access to the island is by a causeway on the western arm. To the north-east of the moat, in Workshop Wood, is a series of five waterlogged fishponds. These are believed to be contemporary with the moated site. In 1212 the extensive manor of Billinge and Winstanley had been divided into three. One manor was held by Adam de Billinge and two subordinate manors were held by Simon and Roger de Winstanley. The Winstanleys remained at the moated site until the late 16th century when a new building, the present Winstanley Hall, was completed 400m to the south. All fences, fence posts, and a timber shed on the island are excluded from the scheduling although the ground beneath all these features is included.

MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

Sources

Other

Darvill, T., MPP Single Monument Class Descriptions - Moats, (1988)

Dennison, E., MPP Single Monument Class Descriptions - Fishponds, (1988)

SMR No. 4659/2/0, Gt Manchester SMR, Moat in Winstanley Park, (1990)

Other Statuses and Cross-References

Sites & Monuments Record - 4659.2.0

Active

National Monuments Record - 22481

Active

Ratings and Scorings

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.2.0

Site Name Winstanley Park: moat, site of medieval hall, and fishponds

Condition

Good

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse

Parkland

Landuse

Standing fresh water

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM916 OS Visit)

EGM1686 Site Visit (Site Visit)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.3.0

Site Name Barn and stable at Winstanley Hall

HER Number	Site Name	Record Type
4659.3.0	Barn and stable at Winstanley Hall	Listed Building

Monument Types and Dates

BARN (AD 16th Century to 21st Century - 1570 AD? to 2050 AD)

1570 AD - 2050 AD

Main Building STONE

Material

TITHE BARN? (AD 16th Century to 21st Century - 1570 AD? to 2050 AD)

1570 AD - 2050 AD

HOUSE (Cottage, AD 19th Century to 21st Century - 1830 AD? to 2050 AD)

1830 AD - 2050 AD

STABLE (AD 19th Century to 21st Century - 1830 AD? to 2050 AD)

Main Building STONE

Material

DATE STONE (AD 19th Century - 1834 AD)

1834 AD

GATE (AD 19th Century to 21st Century - 1859 AD to 2050 AD)

1859 AD - 2050 AD

GATE PIER (AD 19th Century to 21st Century - 1859 AD? to 2050 AD)

1859 AD - 2050 AD

GATE (AD 19th Century to 21st Century - 1874 AD to 2050 AD)

1874 AD - 2050 AD

Description and Sources

Description

A late 16th- or early 17th-century tithe barn with hewn trusses and purlins masked towards the courtyard. Adjoining stable blocks on three sides of the courtyard. Barn of 7 bays. East entrance is round-headed. Additions from 1834. With round central feature and archway. (1)

The tithe barn is original, probably from 1570. (2)

Barn and adjoining stable blocks on 3 sides of courtyard. Barn, C17; stable adjoining and that to south, 1830s; stable to north probably later. Dressed stone with ashlar dressings, north block of rock-faced stone. West block has key inscribed: "MB/1834". 2 storeys, 5 bays, the central bay is taller, projects with bowed end, end bays bowed inwards. Top cornice and parapet. 2nd and 4th bays have round-headed windows of 2 round-headed lights and decorative glazing flanking round-headed entrances with simple fanlights. Other bays have large round-headed entrances. 1st floor has pitching eyes with glazing. Barn adjoins to rear of 7 bays with collar and strut trusses and purlins and cross wall; east entrance is round-headed with flanking weathered buttresses. Southern bay has loft floor on ovolo-moulded beams with run-out stops and windows with dripstones. 2-storey, 2-bay cottage adjoining north end. Screen wall connects this block with southern block; round projection has 2-light window with decorative glazing and cornice and parapet with dog; projecting porch with mask over entrance, originally stables behind. South block of 2 storeys and 5 bays, the central bays breaking forward and is taller. Top cornice and parapet. 2nd and 4th bays have 4-light windows, the lights with pointed heads and label moulds; small-paned glazing with intersected heads; central elliptical-headed entrance with 4-light window over. Large elliptical-headed entrance with paired doors to 1st bay and 2 to end bays. Entrance, now window, to 1st bay, with architrave with small-paned glazing to overlight. Square pitching holes. Central bay has clock face and pigeon loft entrances to returns. Interior has iron balusters to stone steps to central bay. Door with relief of horse to central panel. North block of 7 bays with canted ends, the central bay is taller and projects with canted ends. Windows and entrances have canted heads. Windows of 3 and 2 lights, most sashed with glazing bars. Octagonal pitching holes, 2 are square. Top octagonal wheel window to central bay. 2 hexagonal cupolas with Tuscan columns. To right cast-iron gates with openwork octagonal piers and cupolas, richly decorated, dated 1859; similar gates 2 hexagonal cupolas with Tuscan columns. Iron gates to right connects this block with that to west; 2 openwork octagonal piers with caps and richly decorated gates dated 1859. Iron gates to left similar; square piers with remains of lamp standards, central paired gates missing, single gates dated 1875. (3)

Sources

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.3.0

Site Name Barn and stable at Winstanley Hall

- (1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
- (2) Monograph: J.S.F. Walker & A.S. Tindall. 1985. Country Houses of Greater Manchester. GMAU. p197
- (3) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5451 0309 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Hall, Winstanley Park, Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations

Listed Building (II*) - 1228164

Barn and Stable to East of Winstanley Hall
and 2 Attached Gateways

Active

DGM1951

Barn and adjoining stable blocks on 3 sides of courtyard. Barn, C17; stable adjoining and that to south, 1830's; stable to north probably later. Dressed stone with ashlar dressings, north block of rock-faced stone. West block has key inscribed: "MB/1834". 2 storeys, 5 bays, the central bay is taller, projects with bowed end, end bays bowed inwards. Top cornice and parapet. 2nd and 4th bays have round-headed windows of 2 round-headed lights and decorative glazing flanking round-headed entrances with simple fanlights. Other bays have large round-headed entrances. 1st floor has pitching eyes with glazing. Barn adjoins to rear of 7 bays with collar and strut trusses and purlins and cross wall; east entrance is round-headed with flanking weathered buttresses. Southern bay has loft floor on ovolo-moulded beams with run-out stops and windows with drip stones. 2-storey, 2-bay cottage adjoining north end. Screen wall connects this block with southern block; round projection has 2-light window with decorative glazing and cornice and parapet with dog; projecting porch with mask over entrance, originally stables behind. South block of 2 storeys and 5 bays, the central bays breaking forward and is taller. Top cornice and parapet. 2nd and 4th bays have 4-light windows, the lights with pointed heads and label moulds; small-paned glazing with intersected heads; central elliptical-headed entrance with 4-light window over. Large elliptical headed entrance with paired doors to 1st bay and 2 to end bays. Entrance, now window, to 1st bay, with architrave with small-paned glazing to overlight. Square pitching holes. Central bay has clock face and pigeon loft entrances to returns. Interior has iron balusters to stone steps to central bay. Door with relief of horse to central panel. North block of 7 bays with canted ends, the central bay is taller and projects with canted ends. Windows and entrances have canted heads. Windows of 3 and 2 lights, most sashed with glazing bars. Octagonal pitching holes, 2 are square. Top octagonal wheel window to central bay. 2 hexagonal cupolas with Tuscan columns. To right cast iron gates with open work octagonal piers and cupolas, richly decorated, dated 1859; similar gates 2 hexagonal cupolas with Tuscan columns. Iron gates to right connects this block with that to west; 2 open work octagonal piers with caps and richly decorated gates dated 1859. Iron gates to left similar; square piers with remains of lamp standards, central paired gates missing, single gates dated 1875.

Other Statutes and Cross-References

Sites & Monuments Record - 4659.3.0

Active

Ratings and Scorings

Condition

Fair

Land Use

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.3.0

Site Name Barn and stable at Winstanley Hall

Associated Historic Landscape Character Records

HGM48629 Residential - Elite Residence (Type Code: SET-REELT)

Winstanley Hall, Winstanley Park, Wigan

Other Land Classes

Landuse

Extant building

Related Monuments

4659.1.0

Winstanley Hall

Hierarchical

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.3.1

Site Name Neptune Fountain

HER Number

Site Name

Record Type

4659.3.1

Neptune Fountain

Listed Building

Monument Types and Dates

FOUNTAIN (AD 19th Century to 21st Century - 1830 AD to 2050 AD)

Main Building STONE

Material

Description and Sources

Description

Early 19th-century stone ornamental basin with sculptured figure of Neptune and the front portions of three horses emerging from the water. Sculpture damaged. (1)

Fountain. c.1830. By W Spence. Stone. Octagonal basin with trailing waterlily frieze. Statue of Neptune on throne on open clam shell drawn by 3 rearing horses. Some damage to figures. (2)

Sources

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

(2) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5448 0311 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Hall, Winstanley Park, Pemberton Road, Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Listed Building (II) - 1287366

Neptune Fountain in Stable Courtyard at Winstanley Hall

Active

DGM1952

Fountain. c.1830. By W. Spence. Stone. Octagonal basin with trailing waterlily frieze. Statue of Neptune on throne on open clam shell drawn by 3 rearing horses. Some damage to figures.

Other Statuses and Cross-References

Sites & Monuments Record - 4659.3.1

Active

Ratings and Scorings

Condition

Poor

Land Use

Associated Historic Landscape Character Records

HGM48629 Residential - Elite Residence (Type Code: SET-REELT)

Winstanley Hall, Winstanley Park, Wigan

Other Land Classes

Landuse

Monument display

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.3.1 Site Name Neptune Fountain

Related Monuments

4659.1.0	Winstanley Hall	Hierarchical
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Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4692.1.1 Site Name Winstanley No.3 Pit (site of)

HER Number	Site Name	Record Type
4692.1.1	Winstanley No.3 Pit (site of)	Monument

Monument Types and Dates

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

Description and Sources

Description

Described on 1849 OS map as Winstanley Colliery (a). Remains of spoil heaps and foundations of head gear (2). Early in the 1840s activities in the Winstanley coal works were concentrated in the area east of the Copperas House Fault, that is the lands around Hill House, which became known as the Winstanley Colliery Belt. (1)

Sources

- (a) Cartographic materials: OS. 1849. 6" to 1 mile.
- (1) Unpublished document: GMAU. 1991. Hill House, Slacky Brow, Wigan, Open Cast Site. An Archaeological Assessment. GMAU. 5, 6
- (2) Monograph: Ashmore, O. 1982. The industrial archaeology of North-west England and where to find it. Owen Ashmore. p81

Location

National Grid Reference

SD 5512 0253 (point) SD50SE Point

Administrative Areas

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

Address/Historic Names

off Beech Walk, New Houses, Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 4692.1.1 Active

Ratings and Scorings

Condition Uncertain

Land Use

Associated Historic Landscape Character Records

HGM49217 Ornamental, Parkland and Recreational - Urban Green Space (Type Code: OPR-OPURB)
Beech Walks, New Houses, Winstanley, Wigan

Other Land Classes - None recorded

Related Monuments

4692.1.0	Winstanley Colliery No.4 Pit (site of)	Hierarchical
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Finds - None recorded

Associated Events/Activities

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4692.1.1 **Site Name** Winstanley No.3 Pit (site of)

EGM5384 Hill House, Slacky Brow (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.4.0

Site Name Winstanley Park

HER Number	Site Name	Record Type
4659.4.0	Winstanley Park	Place

Monument Types and Dates

PARK (AD 13th Century to AD 16th Century - 1240 AD? to 1575 AD?)

1240 AD - 1575 AD

LAKE (AD 16th Century to 21st Century - 1575 AD? to 2050 AD)

1575 AD - 2050 AD

PARK (AD 16th Century to 21st Century - 1575 AD? to 2050 AD)

1575 AD - 2050 AD

KITCHEN GARDEN (AD 19th Century to 21st Century - 1800 AD? to 2050 AD?)

1800 AD - 2050 AD

Description and Sources

Description

Site Type: A1. 160 hectares. Hall with extensive parkland. Hall of 1590 [HER 4659.1.0], with C19 additions, is central to the site. There is extensive boundary planting to the west with a lodge and very long drive from the south-western corner of the site. The drive leads almost directly to the hall but the planting of clumps of trees along its route, particularly at the end of Lea Wood, would provide changing views of the hall as the visitor approached. A second drive, also with a lodge, joins the main one at the edge of Lea Wood. There are many individual trees throughout the park. Kitchen garden, wood and moat to the north of the hall, conservatory and lakes in Mossey Wood to the south-west. Fountains in the park, close to the conservatory and to the western drive, include the Listed Neptune Fountain [HER 4659.3.1]. Other important buildings include the stables, barn, estate offices, gates and farmhouses. Extant. Motorway now cuts across the western part of the park and the boundary belt has been lost. ((1), referencing (2,3))

In 1596 the estate was bought by James Bankes, a goldsmith and banker of Wigan and London. Coal mining was already being carried on in the area at this time, and was referred to in the documents relating to the sale. After the building of the Leeds and Liverpool Canal gave access to the markets of those towns, the Orrel coal industry became exceedingly important, and the Bankes Collieries were amongst the most prosperous. A large part of the extensive park (a third of the township) has been spoiled by coal working. (4)

Sources

- (1) Unpublished document: GMAU. 1994. A Survey of Historic Parks and Gardens in Greater Manchester: Wigan. Roberts, Judith, & Currie, E. 47, 48
- (2) Cartographic materials: 1849. OS 6" to 1 mile. 1st Edition. Lancashire Sheet 93.
- (3) Cartographic materials: 1895. OS 6" to 1 mile. 2nd Edition. Lancashire Sheet 93.
- (4) Monograph: J.S.F. Walker & A.S. Tindall. 1985. Country Houses of Greater Manchester. GMAU. p197

Location

National Grid Reference

SD 5449 0321 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Pemberton Road (W side), Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.4.0 Site Name Winstanley Park

Other Statutes and Cross-References

Sites & Monuments Record - 4659.4.0 Active

Ratings and Scorings

Condition Good

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)
Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse Parkland

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4708.1.0

Site Name Hall Lane Cottages

HER Number

Site Name

Record Type

4708.1.0

Hall Lane Cottages

Listed Building

Monument Types and Dates

HOUSE (AD 17th Century to 21st Century - 1650 AD? to 2050 AD)

1650 AD - 2050 AD

Main Building STONE

Material

Description and Sources

Description

House, low ceiling with beams. Probably C17 or early C18. Dressed stone with stone slate roof. 2 storeys. 2 bays. Ground floor has recessed flat-mullioned windows with labels, of 2 and 3 lights. Right return has 2-light chamfered-mullioned window to ground floor with dripstone continuing over entrance. First floor has 2-light flat-mullioned window. Entrance has wide-boarded door with straphinges. Rear has wing with 3-light flat-mullioned window and some window openings with no mullions. Interior has chamfered beams and stair with splat balusters. Flag floor, original wooden beams in roof. The name Rylands Mill Farm now refers to another farm near Birch Tree Farm which was originally named Rylands Mill Farm. (1) House. Probably C17 or early C18. Dressed stone with stone slate roof. 2 storeys, 2 bays. Ground floor has recessed flat-mullioned windows with labels, of 2 and 3 lights. Right return has 2-light chamfered-mullioned window to ground floor with dripstone continuing over entrance. 1st floor has 2-light flat-mullioned window. Entrance has wide-boarded door with straphinges. Rear has wing with 3-light flat-mullioned window and some window openings with no mullions. Interior has chamfered beams and stair with splat balusters. (2)

Sources

- (1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State. 29
- (2) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5504 0344 (point)

SD50SE

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

off Pemberton Road (W side), Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations

Listed Building (II) - 1287300

Hall Lane Cottages

Active

DGM1954

House. Probably C17 or early C18. Dressed stone with stone slate roof. 2 storeys, 2 bays. Ground floor has recessed flat-mullioned windows with labels, of 2 and 3 lights. Right return has 2-light chamfered-mullioned window to ground floor with dripstone continuing over entrance. 1st floor has 2-light flat-mullioned window. Entrance has wide-boarded door with straphinges. Rear has wing with 3-light flat-mullioned window and some window openings with no mullions. Interior has chamfered beams and stair with splat balusters.

Other Statutes and Cross-References

Sites & Monuments Record - 4708.1.0

Active

Ratings and Scorings

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4708.1.0

Site Name Hall Lane Cottages

Condition

Fair

Land Use

Associated Historic Landscape Character Records

HGM49140 Residential - Fold (Type Code: SET-REFLD)

Birch Tree Farm and Hall Lane Cottages, Winstanley Park, 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 Advisory Service Monument Full Report

HER Number 4877.1.0

Site Name Winstanley settlement

HER Number	Site Name	Record Type
4877.1.0	Winstanley settlement	Place

Monument Types and Dates

BUILDING (Medieval - 1066 AD to 1539 AD)

SETTLEMENT (Medieval - 1066 AD to 1539 AD)

BUILDING (Post Medieval - 1540 AD to 1900 AD)

Description and Sources

Description

Yates names the hall and shows the moat to the north-west; all set within woodland. (1)
1849 OS map: now named 'Winstanley Park'. An area in the south-west of the park is named 'Camp Hill', the name suggesting possible early settlement. (2)
Winstanley is Old English for "clearing belonging to Wynstan". (3)

Sources

- (1) Cartographic materials: Yates, W.. 1786. The County Palatine of Lancaster. Map of Lancashire, surveyed 1770s.
- (2) Cartographic materials: OS. 1849. 6" - 1 mile. Sheet 93.
- (3) Monograph: Mills, D. 1976. The Place-names of Lancashire. 150

Location

National Grid Reference

SD 5449 0319 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley, Wigan, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 4877.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Associated Historic Landscape Character Records

HGM48694 Ornamental, Parkland and Recreational - Private Parkland (Type Code: OPR-OPPRI)

Winstanley Park, Winstanley Hall, Winstanley, Wigan

Other Land Classes

Landuse

Parkland

Related Monuments - None Recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4877.1.0

Site Name Winstanley settlement

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 5410.1.0 **Site Name** Pony Dick Inn (later Favourite Pony Dick beer house) (site of)

HER Number	Site Name	Record Type
5410.1.0	Pony Dick Inn (later Favourite Pony Dick beer house) (site of)	Monument

Monument Types and Dates

BEER HOUSE (AD 18th Century to Mid 20th Century - 1700 AD? to 1954 AD)

1700 AD - 1954 AD

INN (Hostelry, AD 18th Century to Mid 20th Century - 1700 AD? to 1954 AD)

1700 AD - 1954 AD

PUBLIC HOUSE (AD 18th Century to Mid 20th Century - 1700 AD? to 1954 AD)

1700 AD - 1954 AD

Description and Sources

Description

Although demolished in 1954, the inn was situated near Smithy Brook (1). No further information. Area was surveyed on 16th June 1983. Illustration on p.37. [No associated reference]

Named 'Favourite Poney [sic] Inn' on mid-C19 OS mapping (a), and 'Favourite Pony Dick (B.H.)' on 1890s OS mapping (b).

Sources

- (a) Cartographic materials: OS. 1848-51. Lancs 6" 1st Edition.
- (b) Cartographic materials: OS. 1892-4. Lancs 25" 1st Edition.
- (1) Cartographic materials: O.S.. 6".

Location

National Grid Reference

SD 5523 0343 (point) SD50SE Point

Administrative Areas

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

Address/Historic Names

Billinge Road (W side, at junction with Ribbesford Road), Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 5410.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM49428 Woodland - Regenerated Scrub/ Woodland (Type Code: WOO-WOSCR)

Billinge Road, Winstanley, Wigan

Other Land Classes - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 5410.1.0

Site Name Pony Dick Inn (later Favourite Pony Dick beer house) (site of)

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM635 (Event - Survey)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.5.0

Site Name Estate office and cottage to north of Winstanley Hall

HER Number

Site Name

Record Type

4659.5.0

Estate office and cottage to north of Winstanley Hall

Listed Building

Monument Types and Dates

DATE STONE (AD 19th Century - 1884 AD)

1884 AD

ESTATE OFFICE (AD 19th Century to 21st Century - 1884 AD to 2050 AD)

Main Building STONE

Material

HOUSE (AD 19th Century to 21st Century - 1884 AD to 2050 AD)

Description and Sources

Description

Estate Office and cottage. Dated 1884. Rock-faced stone with slate roof. 2 storeys with attic, 2 bays. 2 bands of lozenge mouldings, below ground-floor and above 1st-floor windows and top gable. Rusticated quoins and central pilaster over entrance. Windows have rusticated architraves, most are 3-light-recessed-chamfered-mullioned windows with small-paned casements, some replaced, but attic has 2 pointed lights. Windows to ground floor have sill course interrupted by lintel to entrance with C20 door. Re-set plaque inscribed: "WINSTANLEY/ESTATE/OFFICE/1884". One-storey, 2-bay connecting block has entrance and C20 windows to left, pointed window to right. Cottage of 2 storeys and 2 bays with hipped roof. Ground floor has pointed window, 1st floor has 2-light small-paned casement. Plain entrance. Left return has trefoil-headed window with shafts, moulded arch and decorative glazing. Rear lateral stack. Included for group value. (1,2)

Sources

- (1) Monograph: Wigan MBC. List of Buildings of Special Hist/Arch Interest. Secretary of State.
- (2) Website: Historic England. 2025. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 05/06/2025

Location

National Grid Reference

SD 5445 0314 (point)

SD50SW

Point

Administrative Areas

District

Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

Winstanley Park, Pemberton Road (W side), Winstanley, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations

Listed Building (II) - 1287337

Estate Office and Cottage To North of
Winstanley Hall

Active

DGM1953

Estate Office and cottage. Dated 1884. Rock-faced stone with slate roof. 2 storeys with attic, 2 bays. 2 bands of lozenge mouldings, below ground floor and above 1st floor windows and top gable. Rusticated quoins and central pilaster over entrance. Windows have rusticated architraves, most are 3- light-recessed-chamfered-mullioned windows with small-paned casements, some replaced, but attic has 2 pointed lights. Windows to ground floor have sill course interrupted by lintel to entrance with C20 door. Re-set plaque inscribed: "WINSTANLEY/ESTATE/OFFICE/1884". One-storey, 2-bay connecting block has entrance and C20 windows to left, pointed window to right. Cottage of 2 storeys and 2 bays with hipped roof. Ground floor has pointed window, 1st floor has 2-light small-paned casement. Plain entrance. Left return has trefoil-headed window with shafts, moulded arch and decorative glazing. Rear lateral stack. Included for group value.

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 4659.5.0

Site Name Estate office and cottage to north of Winstanley Hall

Other Statuses and Cross-References

Sites & Monuments Record - 4659.5.0

Active

Ratings and Scorings

Condition

Good

Land Use

Associated Historic Landscape Character Records

HGM48629 Residential - Elite Residence (Type Code: SET-REELT)
Winstanley Hall, Winstanley Park, Wigan

Other Land Classes

Landuse

Extant building

Related Monuments

4659.1.0

Winstanley Hall

Hierarchical

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 12465.1.0 Site Name Langley House Farm (site of)

HER Number	Site Name	Record Type
12465.1.0	Langley House Farm (site of)	Monument

Monument Types and Dates

CART SHED? (AD 17th Century to 21st Century - 1650 AD to 2002 AD)

Evidence DOCUMENTARY EVIDENCE

HAY BARN? (AD 17th Century to 21st Century - 1650 AD to 2002 AD)

Evidence DOCUMENTARY EVIDENCE

FARMHOUSE (AD 18th Century to 21st Century - 1775 AD? to 2002 AD)

1775 AD - 2002 AD

Main Building BRICK

Material

DATE STONE (AD 19th Century - 1841 AD)

1841 AD

COMBINATION BARN (Lancashire barn, AD 19th Century to 21st Century - 1841 AD to 2002 AD)

1841 AD - 2002 AD

Main Building BRICK

Material

Main Building STONE

Material

HAY BARN (Dutch barn, AD 19th Century to 21st Century - 1850 AD? to 2002 AD)

1850 AD - 2002 AD

Description and Sources

Description

Former site of Langley House Farm, demolished in 2002 in advance of redevelopment of the area for housing. An archaeological building survey of the farm complex was undertaken prior to demolition. At the time of the survey, the two most substantial buildings to survive at the site were a combined Lancashire barn, with a datestone of 1841 over one of the cart entrances into the threshing barn, and the L-shaped, single-depth, two-storey brick farmhouse, which was late C18 and early C19 in origin. The farm complex contained a range of C19 and C20 farm buildings, including a large late C19 Dutch barn. There was also the remains of a C17 or early C18 stone hay barn or cart shed. Of interest was the combined barn where two types of building material were used to differentiate the two main functions of the structure, as a threshing barn (brick) and a shippin and stables (stone). This reflects extensive investment in the Winstanley estate which was undertaken by Meyrick Banks in the mid-C19. (1)

Sources

- (1) Unpublished document: UMAU. 2002. Langley House Farm. An Archaeological Building Survey of an 18th and 19th century Farm Complex. Dr Mike Nevell & Ivan Hradil.

Location

National Grid Reference

SD 5524 0282 (point) SD50SE Point

Administrative Areas

District Wigan, Greater Manchester

Township Winstanley, Wigan, Greater Manchester

Address/Historic Names

Meyrick Close, off Tan House Lane, Winstanley, Wigan, Greater Manchester

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 12465.1.0 **Site Name** Langley House Farm (site of)

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

Sites & Monuments Record - 12465.1.0 Active

Ratings and Scorings

Condition Destroyed

Land Use

Associated Historic Landscape Character Records

HGM48954 Residential - Private Housing Development (Type Code: SET-REPRI)
Meyrick Close, Winstanley, Wigan

Other Land Classes

Landuse Built over

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EGM3429 Langley House Farm (Building Recording)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 16670.1.0

Site Name Winstanley Colliery Railway (line of)

HER Number

Site Name

Record Type

16670.1.0

Winstanley Colliery Railway (line of)

Monument

Monument Types and Dates

MINERAL RAILWAY (AD 19th Century to Early 20th Century - 1822 AD to 1927 AD)

TRAMWAY (AD 19th Century to Early 20th Century - 1822 AD to 1927 AD)

RAILWAY EMBANKMENT (Former, AD 19th Century to 21st Century - 1822 AD to 2050 AD)
1822 AD - 2050 AD

Description and Sources

Description

Colliery tramroad shown on the 1845–46 OS map leading from Winstanley Colliery to the Leeds and Liverpool Canal in Wigan. The northern section of this tramroad was built in 1822–23 by Thomas Claughton, who bought the Stonehouse estate in 1819 and in 1822 obtained a lease to mine on neighbouring properties owned by Meyrick Bankes. Map of c.1830 shows branches from four pits on west side of Warrington Road between Stone House and Smithy Brook; these branches converged near Hindley Hall to form the main line to the canal. It is unknown whether any of these branch lines crossed the study corridor. Hindley Hall itself lies on the east side of Warrington Road to the north of that corridor, suggesting that the section of line crossed by the corridor was part of the line's southward extension. This extension was made in the mid-1840s to serve Meyrick Bankes's collieries in Winstanley; the complete extension was finished in 1845 and created a line 3.5 miles long, laid with wrought-iron rails on stone sleeper blocks. The railway was horse-powered until 1882 when a locomotive was adopted; the line was converted from narrow to standard gauge in 1886–87. The Winstanley pits closed in 1900, but by that date the railway was serving a new pit at Leyland Green; it continued in use until the abandonment of that colliery in 1927. At the canal in Wigan, the railway terminated at the coal tip known as Wigan Pier. Where crossed by the proposed road north of Smithy Brook the line of the railway survives as an embankment, about 6–8m wide and 0.5–1m high, and to the north of this as a shallow cutting. (1)

Sources

- (1) Unpublished document: UMAU. 2004. A49 Goose Green to Westwood Park Link Road. Dr Peter Arrowsmith, Steve Bell, Rob Sherwood & David Lloyd. p25; Gazetteer ref 44

Location

National Grid Reference

Centred SD 5607 0352 (2943m by 3362m)

SD50SE

Dispersed

Administrative Areas

District

Wigan, Greater Manchester

Township

Pemberton, Wigan, Greater Manchester

Township

Wigan, Wigan, Greater Manchester

Township

Winstanley, Wigan, Greater Manchester

Address/Historic Names

From Windy Arbour through Winstanley and Worsley Mesnes to Leeds and Liverpool Canal, Wigan, Greater Manchester

Designations, Statutes and Scorings

Associated Legal Designations - None recorded

Other Statutes and Cross-References

Sites & Monuments Record - 16670.1.0

Active

Ratings and Scorings

Condition

Uncertain

Land Use

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 16670.1.0

Site Name Winstanley Colliery Railway (line of)

Associated Historic Landscape Character Records

HGM53521 Residential - Low Rise Flats (Type Code: SET-RELOW)

Belvedere Place, Wigan

HGM53543 Residential - Social Housing Development (Type Code: SET-REPLS)

Around Baucher Road, Farr Close and Belveder Place, Worsley Mesnes, Wigan

HGM53706 Ornamental, Parkland and Recreational - Playing Fields/ Recreation ground (Type Code: OPR-OPPLA)

Off Snowden Avenue, Worsley Mesnes, Wigan

Other Land Classes - None recorded

Related Monuments

4578.1.0	Smithy Brook Bridge	Hierarchical
4942.1.0	Self-acting Incline on Bankes Colliery Railway (site of)	Hierarchical

Finds - None recorded

Associated Events/Activities

EGM4159 A49 Goose Green to Westwood Park Link Road (Desk Based Assessment)

Associated Individuals/Organisations - None recorded

Greater Manchester Archaeological Advisory Service Monument List Report



Winstanley Park, Wigan: HER Entries within 350m of the site boundary

Number of records: 27

Pref Ref	Name	Monument Types	Administrative Areas	Grid Reference
Building				
4527.1.0	Cherry Tree Farm (Jamieson's Fold)	Farm, Farmstead, Farmhouse	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5499 0234 (point)
4526.1.0	New Houses (Miners' Cottages)	House, Workers Cottage, Row	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5524 0292 (point)
Listed Building				
4659.5.0	Estate office and cottage to north of Winstanley Hall	House, Estate Office, Date Stone	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5445 0314 (point)
4659.3.1	Neptune Fountain	Fountain	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5448 0311 (point)
4659.3.0	Barn and stable at Winstanley Hall	Stable, House, Date Stone, Barn, Tithe Barn, Gate Pier, Gate	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5451 0309 (point)
4659.1.1	Wigan Lodge	Wall, Lodge, Gate Pier	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5519 0329 (point)
4659.1.0	Winstanley Hall	Manor, Great House, Date Stone	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5443 0310 (point)
4708.1.0	Hall Lane Cottages	House	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5504 0344 (point)
Monument				
12465.1.0	Langley House Farm (site of)	Hay Barn, Cart Shed, Date Stone, Combination Barn, Farmhouse	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5524 0282 (point)

Pref Ref	Name	Monument Types	Administrative Areas	Grid Reference
16670.1.0	Winstanley Colliery Railway (line of)	Railway Embankment, Tramway, Mineral Railway	Wigan, Greater Manchester, Wigan, Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester, Pemberton, Wigan, Greater Manchester	Centred SD 5607 0352 (2943m by 3362m)
3175.1.0	Land site at Winstall (documentary reference to)	Field System	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 539 030 (point)
3194.1.0	Mossey Croft (coal pits) (site of)	Colliery	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5419 0304 (point)
3200.1.0	Old Pack Horse Saltway (site of)	Packhorse Road, Trackway	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5454 0320 (point)
4088.1.0	Ring yard cottages (in general area)	House	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 539 030 (point)
4113.1.0	Ryland's Mill (later Rylance Mill) (site of)	Watermill, Corn Mill	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5518 0342 (point)
4113.1.1	Watermill at Rylands Mill (site of)	Watermill, Mill Race	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5508 0346 (point)
4117.1.0	Sough (Saltways)	Drain, Colliery, Trackway, Drainage Level	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5437 0353 (point)
4118.1.0	Brockhurst Sough (documentary reference to)	Drain, Colliery, Drainage Level	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 539 030 (point)
4605.1.0	Pony Dick Tithe Mill (site of)	Mill, Watermill	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester, Pemberton, Wigan, Greater Manchester	SD 5522 0342 (point)
4119.1.0	Sough (Birchall's) (documentary reference to)	Drain, Colliery, Drainage Level	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 539 030 (point)
5410.1.0	Pony Dick Inn (later Favourite Pony Dick beer house) (site of)	Beer House, Inn, Public House	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5523 0343 (point)
4605.1.1	Flax yard at Pony Dick (site of)	Yard, Textile Industry Site	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5522 0346 (point)

Pref Ref	Name	Monument Types	Administrative Areas	Grid Reference
4659.1.2	Wall and gate piers	Wall, Gate Pier	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5518 0339 (point)
4659.2.0	Winstanley Park: moat, site of medieval hall, and fishponds	Hall, Manor House, Moat, Fishpond	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	Centred SD 5431 0355 (164m by 130m)
4692.1.1	Winstanley No.3 Pit (site of)	Colliery	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5512 0253 (point)
Place				
4659.4.0	Winstanley Park	Kitchen Garden, Lake, Park	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5449 0321 (point)
4877.1.0	Winstanley settlement	Settlement, Building	Wigan, Greater Manchester, Winstanley, Wigan, Greater Manchester	SD 5449 0319 (point)