

HAIGH WOODLAND PARK
NATIONAL HERITAGE LOTTERY FUND

HERITAGE NATURE PEOPLE

DOCUMENT 01
CONSERVATION
MANAGEMENT PLAN

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On behalf of Purcell ®

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EXECUTIVE SUMMARY

This report sits within the context of the positive aspirations to better conserve and enhance the valuable heritage at Haigh Woodland Park (HWP). It additionally seeks to better engage people with this history in order to deliver both heritage and wider public benefits.

Following from the National Lottery Heritage Fund round 1 approval, the initial Conservation Statement has been expanded into a Draft Conservation Management Plan (CMP). The final CMP will be produced once the suite of site surveys, research and investigations are fully completed during the project's delivery stage. This draft CMP is therefore 'work in progress' towards this final version. It brings together for the first time a comprehensive understanding of the whole range of inter-connected strands of heritage that exists at Haigh.

The heritage at HWP is substantial and includes evidence of three significant halls that testify to the site's importance spanning 800-years of occupation. Yet the site is also important for its industrial past and subsequent beautification. Yet many visitors HWP are unaware of the rich history and this CMP is the first stage in gathering together an understanding of its heritage: what it is, why is it important, and to whom is it important.

The draft CMP has informed the interpretation strategy and activity planning, helping to bring the heritage alive and making it meaningful to today's visitors.

The CMP is being produced at a critical time for HWP. The potential NLHF investment alongside the return of Haigh Hall into full Council control opens up new opportunities at the site. But such opportunities need to be carefully considered alongside the heritage assets, which are both tangible (physical) and intangible (sense of place and memory). The CMP is helping to guide this process of restoration and renewal.

HWP began its life as the Haigh manorial estate in the Norman period, which passed to the Bradshaigh family in the late 13th century. From the fourteenth century onwards, industrial exploitation of the coal seams of the estate, occurred alongside the more typical manorial and agricultural use of the land. The estate stayed in the hands of the Bradshaigh family until the late 18th century, when the last remaining Bradshaigh heir married into the Lindsay family, with the family members becoming Earls of Crawford and Balcarres. In the 19th century, the Earl of Balcarres intensified the industrial exploitation of the site whilst also transforming the landscape into a complex mix of Picturesque woodland, manorial building and agricultural landscapes, dotted with the tangible aspects of the industrial exploitation of the site, such as canals, railways, foundries, mills and coal mines.

In 1945, the then Earl of Crawford, sold Haigh Hall and the rest of the estate to the Wigan Corporation, now the Wigan Council, who have used the estate as a public park since its opening in 1947.

HWP has high evidential, historical and aesthetic significance for its complex relationship between the agricultural, manorial and industrial use of the estate since the medieval period. The pre-medieval use of the site is also significant, though less understood, as there is archaeological potential for finds, features and landscapes associated with the Mesolithic through to early medieval period within the site of.

It has medium communal value primarily for its use as a public park in the 20th and 21st centuries. The setting of HWP, with its mix of manorial, industrial, woodland and open parkland areas, contributes significantly to the communal, evidential, aesthetic and historical significance of the site. The harmonious relationship between the Picturesque country estate, natural woodland, leisure facilities and the industrial use of the site since the medieval period, create a relatively unique experience for visitors of the park.

The report has been produced following analysis of the site and investigation into historic sources. It offers a framework for managing future change, based on this understanding. The identified issues, opportunities, recommendations and best practice will be used to inform initial decision-making at HWP as part of the National Lottery Heritage Funded project.

The recommendations, based on the existing issues and future opportunities for the site, fall under the following themes:

- Understanding of significance and making changes
- Management and use
- Understanding, appreciation and interpretation
- Historic estate character and high-quality design
- Addressing underused or harmful sites
- Wellbeing and outdoor pursuits
- Connectivity and access
- Education and engagement
- Vandalism and heritage crime
- Condition
- Climate change and environmental sustainability.

The report has been prepared in consultation with a wide range of stakeholders and has been developed alongside other core companion documents including:

- Activity Plan - setting out how heritage will be incorporated into the visitor experiences of HWP
- Maintenance & Management Plan - to ensure that the site's decision makers better understand conservation needs and priorities
- Woodland Management Plan - to maximise the ecological and aesthetic quality of this natural resource
- Interpretation Plan - establishing how access and understanding of both tangible and intangible heritage will be enhanced.

The HWP CMP will be both strategic: guiding the masterplanning process, and a source of reference for practical, day to day decision making by all those involved in Haigh Woodland Park.



HAIGH WOODLAND PARK: CONSERVATION PLAN

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SECTION 1.0

INTRODUCTION

1.1 AUTHORSHIP

This document has been prepared by Purcell, a firm of conservation architects and heritage consultants, specialising in the conservation of the historic environment. Specifically, it has been prepared by Mark Clifford (BSc. (Hons), MA, IHBC), Senior Heritage Consultant, Purcell.

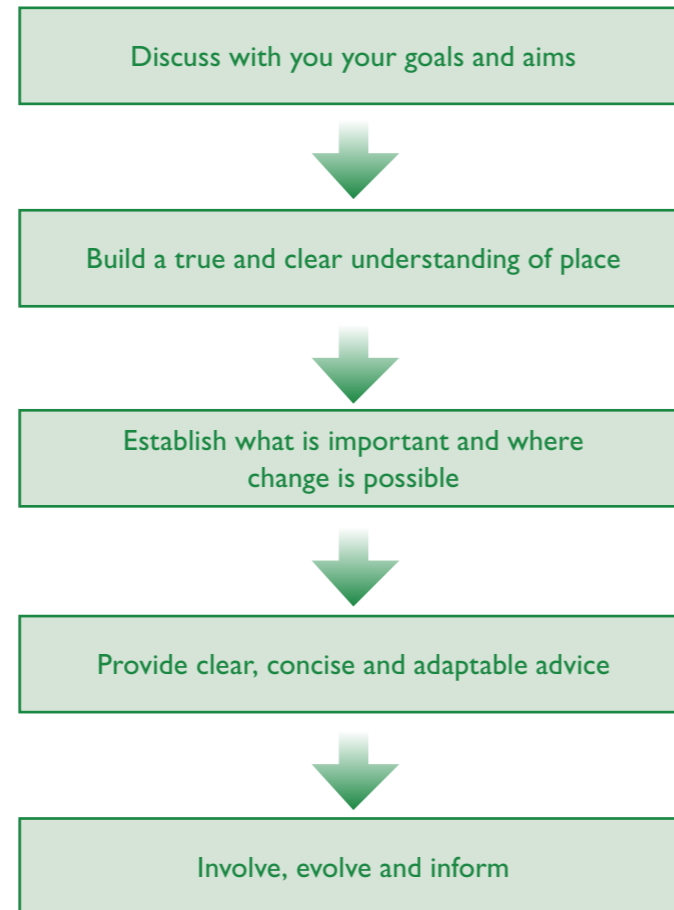
1.2 AIM OF THIS REPORT

This document is a strategic document, intended to guide the future development and conservation of a heritage asset by setting out a framework for its management, maintenance and safeguarding, based on a foundation understanding of its history, significance and the issues it faces.

This document has been prepared on behalf of Wigan Council to inform potential future uses for the site. It highlights those areas requiring attention and is completed by a conservation framework of policies, to inform the future management of change.

The report draws on other best practice guidance documents, Conservation Principles (2008) and Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2017) comply with the tests and requirements of the National Planning Policy Framework (NPPF), specifically paragraphs 189 and 190, under which a description of the significance of a site, including any contribution made by their setting, must be provided to support any planning applications. There is a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making. As part of determination, Local Authorities must also identify and assess the effect on that significance of any proposed changes.

THE PROCESS



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):

- 1.0 Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- 2.0 Understand the significance of the asset(s)
- 3.0 Understand the impact of the proposal on that significance
- 4.0 Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- 5.0 Look for opportunities to better reveal or enhance significance

1.4 METHODOLOGY

This report will contribute to the successful future management and use of the site. It can be used to provide baseline information that contributes to an overall understanding of the place, as well as highlighting areas that could be improved; not only as part of the forthcoming works but as part of longer term future management. It can be converted into a conservation plan for the site and is intended to be updatable and can be easily converted into a heritage impact assessment each time proposals are developed.

The report analyses the historic development of the site, its setting, context, management, use and what makes it important: its heritage value or significance. This overall understanding of the site provides evidence and helps set precedents for the future management, maintenance and development of the site, helping to ensure that the overall vision for the site is fully understood, appreciated and maintained by all stakeholders.

INTRODUCTION

This provides an overview of the document; including overarching aims and conclusions.

1.0 INTRODUCTION	This section sets out the basic information regarding the background to the report, such as the scope of the study, existing information and methodology.
2.0 UNDERSTANDING THE SITE, ITS SETTING AND CONTEXT	This section provides an understanding of Haigh Woodland Park (HWP) by setting out the known information about the site. This includes a summary of the statutory designations and legislative frameworks that relate to the site and a description of the site.
3.0 HISTORICAL DEVELOPMENT	This section provides a more detailed understanding of the building through the chronology and interpretation of the history of the site.
4.0 SIGNIFICANCE	This section sets out why and to what extent the site is important and valued, both culturally and with regards to its heritage. The National Planning Policy Framework (NPPF) defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest'. Such interest may be archaeological, architectural, artistic or historic' and it may derive 'not only from a heritage asset's physical presence, but also from its setting'. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.
5.0 INITIAL CONSERVATION FRAMEWORK	The Conservation Framework is a tool to inform the management of the site. These principles and recommendations for managing change are founded on an understanding of what is happening to the identified significance at the site, how it might be vulnerable and what the potential threats are to its long-term survival. At this stage, high-level vulnerabilities will be identified and recommendations for future investigations or management tools will be offered.
APPENDICES	The Appendices comprise further information which is relevant to the report but not necessary for inclusion in the main text. This includes a bibliography of published and unpublished sources which have been consulted in the preparation of this document, and Listed Building Descriptions.

1.5 EXISTING INFORMATION AND SOURCES

Primary sources consulted include historic mapping and historic newspaper records along with the records relating to Haigh Hall held at Wigan Archives. Some records from The National Library of Scotland were also consulted, however, due to the vast amount of papers relating to the Lindsay family, mainly letters, these were not reviewed in full and are a potential area for further research and study.

1.6 MANAGEMENT AND USE

HWP is wholly owned and managed by Wigan Council as a publicly accessible and free to enter park. Haigh Hall was last used as a hotel, now closed and awaiting funding to achieve its new uses as a visitor / cultural destination.

SECTION 2.0

UNDERSTANDING

2.1 LOCATION AND SETTING

HWP is located in the county of Lancashire approximately 8km north east of the town of Wigan. The site is a municipal owned park which covers an area approximately 250 acres.

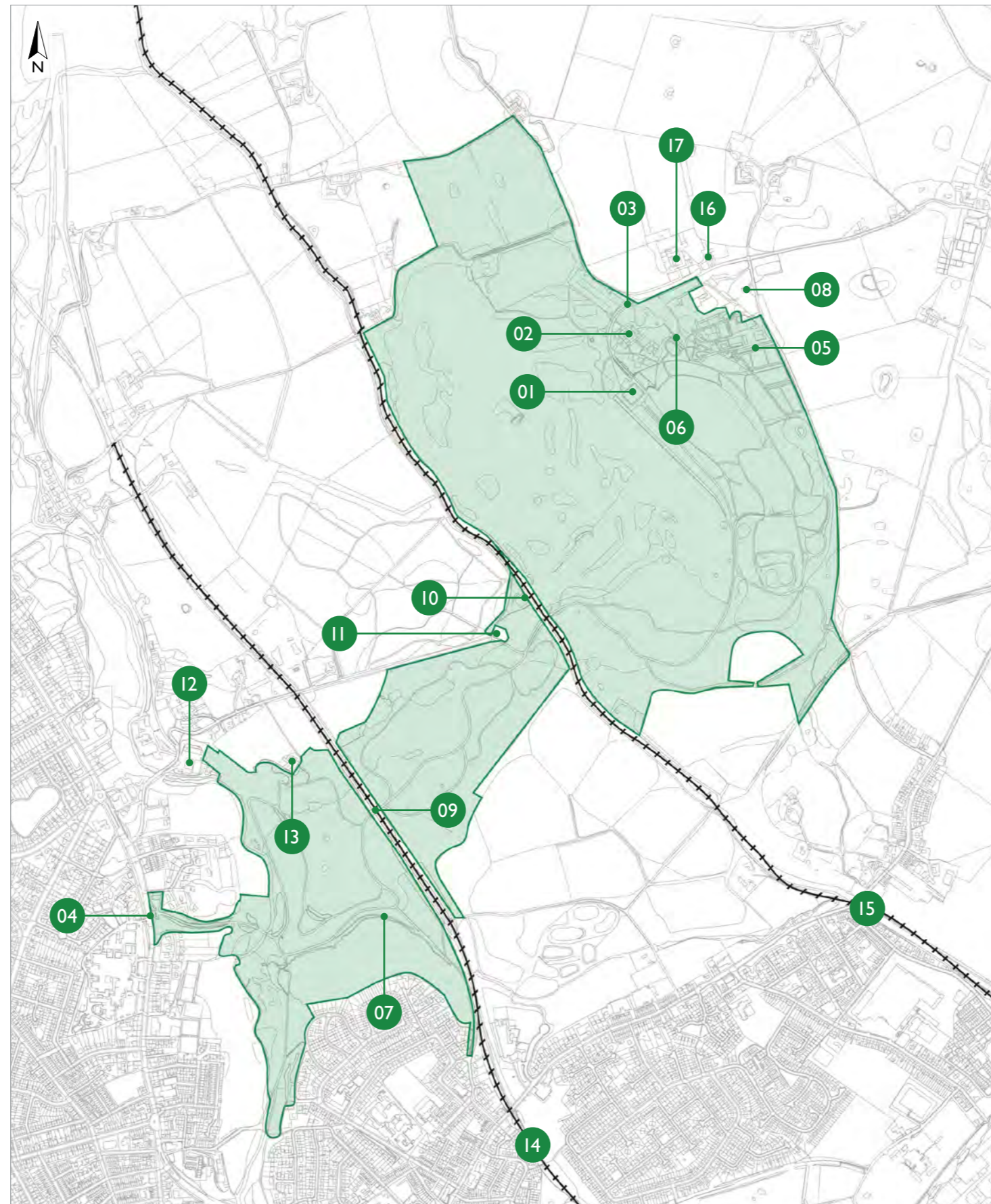
The historic Haigh Estate is a considerable feature of both the associated village of Haigh and the wider landscape setting.

The site drops significantly from north-east to south-west towards the River Douglas and the Leeds & Liverpool Canal. Approached from the north-east via School Lane, the setting of the site is rural in character, and the entrance approach via Haigh village centre, All Saints Church, Haigh Wind Pump and the Home Farm lends a strong heritage character to the setting. Approached from the south-west via Wigan Lane, the setting of the site is very much more suburban or urban in character. The Plantation Gates being directly opposite the Royal Albert Edward Infirmary on the outskirts of Wigan. Approached from this direction, Haigh Woodland Park is a welcome escape from the traffic of Wigan Lane into a tranquil natural environment.

2.2 DESIGNATIONS

HWP contains an exceptional collection of heritage assets. These are recognised in a range of designations. The Hall itself is listed Grade II* with the nearby stables range and stocks both separately listed Grade II. There are a further five listed buildings and one scheduled monument located at HWP (see Appendix A). These include the Grade II* Plantation Gates and lodges. The Hall, walled gardens and stables are also located within the Haigh Village Conservation Area and the Plantation Gates and lodges are within a second Conservation Area of Wigan Lane. The Sough mining drainage portal, a part of the mine workings drainage system is a Scheduled Ancient Monument. In addition to the built heritage, the site is designated for its environmental importance including: Haigh Plantations is a non-statutory Site of Biological Importance listed as Grade A. The Plantations are also within the Greenheart Regional Park. Within this designated site is Bottling Wood, an area of Ancient Semi-natural Woodland.

The site is adjacent to one and contains two Regionally Important Geological Sites (RIGS). The on site RIGS include the main carriageway drive cutting and the disused railway cutting between the Middle and Lower Plantations.



- 01 Haigh Hall (Grade II*)
- 02 Former stables to Haigh Hall (Grade II)
- 03 Stocks to the east of the entrance to Haigh Hall (Grade II)
- 04 Gateway and lodges (Grade II*)
- 05 Walled garden and associated areas
- 06 Greenhouse (site only) and ornamental pond
- 07 Sough mine drainage portal (scheduled)
- 08 Estate offices
- 09 Bridge over Leeds and Liverpool canal basin
- 10 Bridge over the Whelley Loop Line (Grade II)
- 11 Hall Lane lodge (Grade II)
- 12 Haigh foundry
- 13 The receptacle (Grade II)
- 14 The Whelley Loop Line
- 15 The Leeds and Liverpool canal
- 16 Estate cottages
- 17 Home farm and cottage

This plan is not to scale

2.3 SITE CHARACTER AND SETTING

2.3.1 CRITERIA FOR ASSESSMENT

The NPPF details the requirement to describe the significance of any heritage assets including any contribution made by their setting.

*'Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral.'*⁰¹

Originally produced in 2011 by Historic England, *Historic Environment Good Practice Advice In Planning, Note 3: The Setting Of Heritage Assets (Second Edition)* (2017), has been revised to reflect changes resulting from the NPPF and now takes the form of a *Good Practice Advice Note (GPA 3)*. The document sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live. The Haigh Estate and its associated park and woodland have undergone notable change over time, from the move from formalised medieval gardens, to Picturesque meandering routes and woodland, to the popular public use seen today.

The straight avenues of Hall Lane and the final approach to the hall may be remnants of these earlier landscape patterns. The presence of the historic stocks to the north of the site suggests that prior to the 18th century the principal access to the hall was via school lane, connecting directly to the village of Haigh. Later, the construction of broad terraced parterres and tree-lined avenues took advantage of the broad views south-west towards the River Douglas.

Haigh Hall sits near the base of a natural hill to the north, beyond which the hill forms the boundary of the country park. The Hall is approached from the car park on higher ground down a moderate gradient arriving at the Hall's south-western elevation. The immediate setting consists of gravelled walkways and former car parks with the historic avenue running east-west to the main façade. The north-western elevation is predominantly shaded by the hillside and tall trees with the south-eastern elevation offering commanding views across the country park and neighbouring landscape. The wider setting encompasses the wider country park that formed the former estate of the Hall.

During the popularisation of the 'picturesque' landscape design form of the late 18th and 19th centuries, these formal gardens were swept away in preference for less formal, framed views of the Hall from the south-west. These views have now largely been lost as a result of the creation of a golf course in this area, however the open character of the landscape has not lost its overall character. Broadly, wooded areas with meandering routes remain in that overall form.

A sweeping carriage drive leads from Wigan Lane, via the triumphal arch of the Plantation Gates, and winds up first through the lower and then the upper plantations to the hall. This route is enlivened by a number of features including the carriage drive's dramatic incline and cutting through the bedrock, glimpses towards the quarry known locally as 'Devil's Canyon', the large stone and cast iron bridges over the dismantled Whelly Loop railway line and the Leeds and Liverpool Canal, and by glimpses through the woodlands towards the Hall.

Overall the park retains the meandering, picturesque wooded character, especially views towards the Hall from the Leeds and Liverpool Canal and canal basin which have taken on a particularly pastoral character. Other picturesque features include the remnants of 'Haigh Tower' on the hill above the hall, which may include the remains of earlier buildings and / or the salvaged remains of the previous hall.

Despite the overall picturesque character of the site, it should be noted that industry has left numerous marks upon the landscape character of the estate, including numerous shafts and pits in the woods close to the Sough Mine Drainage Portal, the former course of the railway, the canal, canal basin, quarry and to the south-west of the site the former Foundry works.

More recently, substantial alterations have occurred, including the establishment of a golf course to the south-west of the Hall, and numerous other leisure facilities such as children's play areas, a zoo (now disused) and 'model village'. These changes tell an important part of the history of the estate and its more public 20th century character, but the extent to which interventions have considered the historic character of the landscape vary considerably. This effect is added to by the loss of historic buildings associated with the estate.



The view from the Hall across the park



The view from the Hall down the former avenue

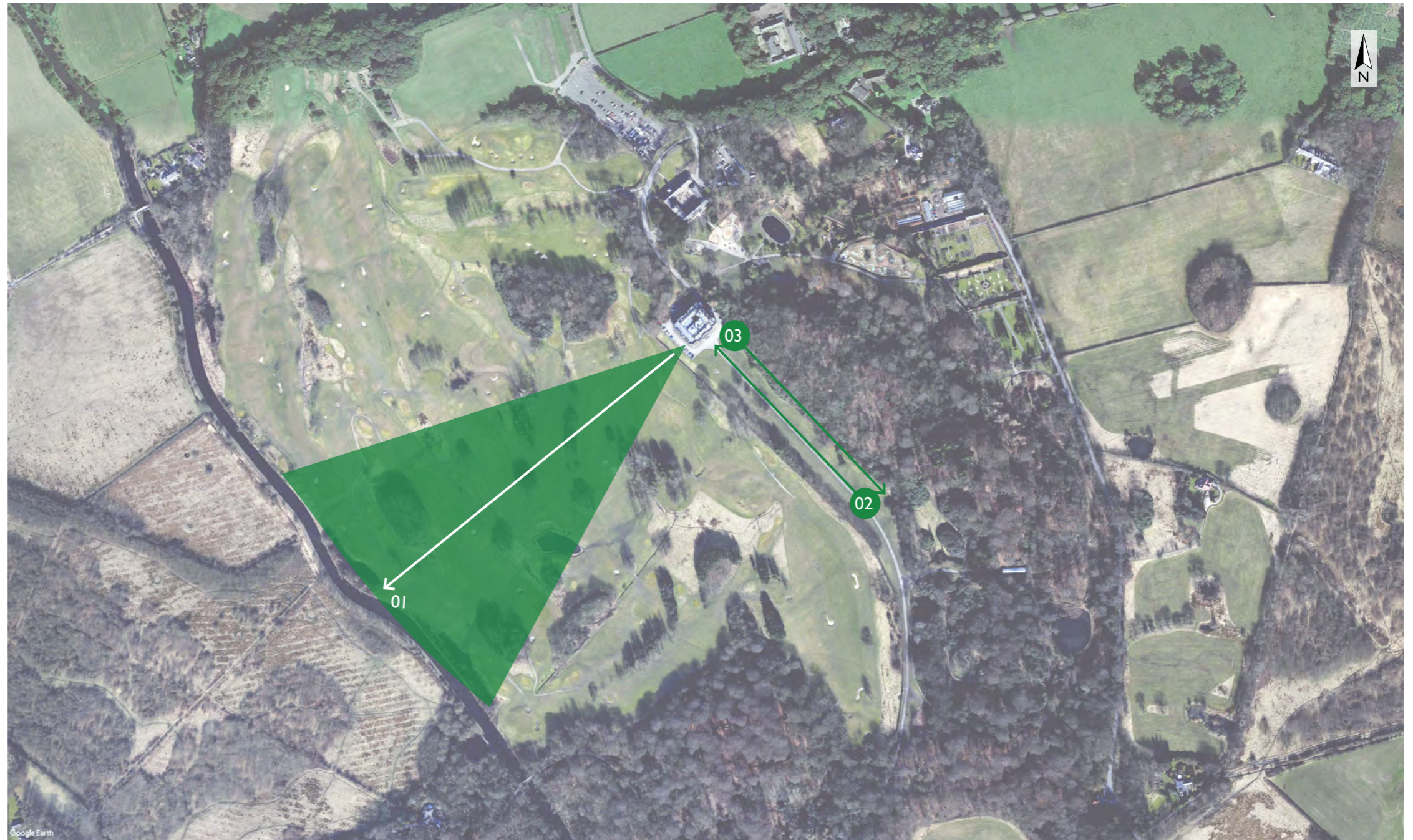
01 Historic England (2015) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

UNDERSTANDING

2.4 KEY VIEWS

Due to its prominent location on the hillside the Hall is visible for some distance from several miles around. The views to the north are largely blocked by the hillside and treeline and when approaching from this direction the viewer sees the rear elevation of the building. There are several views of the Hall across the landscape from a variety of angles and viewing positions which are broadly grouped as, view one, includes the views from the canal towards the Hall and across the golf course. The view from the Hall out across the landscape in the opposite direction affords impressive views across the Park and Wigan.

The view along the avenue towards the Hall gives the viewer the sense of grandeur intended by the approach road as it leads to the main entrance of the building.



UNDERSTANDING



View One



View Two



View Three

UNDERSTANDING

2.5 HAIGH HALL: SITE DESCRIPTION

A full photographic gazetteer of the interior can be seen in Appendix B.

2.5.1 EXTERIOR

The Hall is roughly square in plan with a central courtyard and is over three-storeys with the external elevations all of sandstone ashlar.

The façade has a top cornice and parapet with a modern glazed parapet/edge protection over the south western elevation.

The south-east façade is symmetrical and has 11 bays, of which four project with a Tuscan porch over the main entrance. At ground-floor level is a central half-glazed door and ten tall casement windows. The first floor has eight tall 15-pane sash windows and above the porch, two shorter 9-pane sash windows and a central casement, while the second floor has eleven 9-pane sash windows.

The south-west façade has seven bays with an ornamental cast-iron balcony at first-floor level and two sections of cast iron railings at ground floor level. The third storey has four-light, timber casement windows that are either not glazed (solid and imitating windows) or the glazing has been obscured.

The north-east service wing has eight bays with three-storey canted bays at each end. There are two service entrances with round heads and fanlights with glazing bars. The rear of the house has ten bays with casement windows to the ground floor and sashed windows on the floors above.

The roof is a series of pitches all of welsh slate and some sections of flat roof of either coated lead or imitation lead. There is also a modern walkway and decking terrace on the roof. Across the roof there are various loose stone urns that were originally fixed to the parapet and have been removed possibly on safety grounds.



The south-east / south west elevations



The south-east façade

UNDERSTANDING

2.5.2 INTERIOR

The interior is richly decorated in some spaces with several rooms of high quality plasterwork ceilings and friezes. Main stairs have a sail vault with decorative central light and lunettes with the ceiling friezes of Vitruvian scroll, urns and griffins with the stairs of stone with decorative cast iron newel posts.

The ground floor long gallery has timber blind arcading on composite pilasters, rich spandrels and entablature and a screen of two arches at one end with modillion cornice beyond and richly decorative plaster panels to the ceiling.

On the first floor, the space above the long gallery is approached by an enriched apse, with a rich coffered plaster ceiling. The former library behind this space also has a decorative plaster ceiling with various symbols and coats of arms.

Two secondary staircases of stone all with decorative newel posts of either timber or cast iron most with sail vaults above with decorative glazing. The staircase to the penthouse is timber.

The basement extends to most of the footprint of the building, comprising a series of passages, rooms and barrel-vaulted spaces including a well. The basement is of various materials including: natural bedrock; sandstone and handmade red brick. The basement contains remnants of a historic boiler heating system with some of the upper rooms still using early 20th century 'ideal' radiators.

Most rooms on the upper floors have since been converted to hotel use with modern bathroom annexes inserted throughout, although most still have historic fireplaces still in-situ.

Features such as servant's bells and historic WCs still survive in some ancillary spaces.

On the third floor, the space above the long gallery is a half-height attic space with the external flat roof terrace above. Externally it is here where the false windows are installed that are not visible internally. Evidence in the walls show openings for joists and roof timbers suggesting the current roof has been heightened. The floor level of this space also cuts across the two sash windows on the end elevations, again suggesting the levels have been changed or the windows were designed solely to retain the external aesthetic.



The First Floor Long Library



The sail vault over the Grand Staircase

SECTION 3.0

HISTORIC BACKGROUND

3.1 TIMELINE SUMMARY

1193

Hugh Le Norreys is the earliest known Lord of Haigh

Medieval Period

Old Haigh Hall constructed

c.16th Century

Timber framed building constructed (to the north-east of the current Hall)

Early 17th Century

New façade added, transomed windows on the south-west front, as well as new stone quoins, fireplaces, doorways and plaster work

Early 18th Century

Red brick southeast frontage added

Third bay of the southeast corner collapsed due to mining subsidence

1780

Elizabeth Bradshaigh Dalrymple marries Alexander Lindsay Sixth Earl of Balcarres

1785

Elizabeth Bradshaigh Dalrymple inherits Haigh estates from Lady Dorothy widow of Sir Roger Bradshaigh 4th Baronet.

1788

Haigh Ironworks established at Leyland Mill by 6th Earl of Balcarres with his brother Robert Lindsay & James Corb

1781

Burscough to Tarleton branch of Leeds/Liverpool canal opened to replace Lower Douglas Navigation.

1794–1801

Alexander Lindsay, Governor of Jamaica

1802

Alexander Lindsay 6th Earl of Balcarres moved his family to Haigh.

1825

Alexander Lindsay 6th Earl of Balcarres and 23rd Earl of Crawford died, James succeeds to the title 7th Earl of Balcarres 24th Earl of Crawford.

1827–1840

Major rebuilding of the Hall to give its extant appearance

c.1850s

Various structures built across the site including the dairy, laundry and labourer's cottages

1865

The extant stables range constructed

1873

Royal Albert Edward Infirmary opened by Prince and Princess of Wales who stayed at Haigh Hall.

1902

Estates Office erected in Higher Lane at Haigh

1914–1918

Hall used as an infirmary for wounded service men

1939–1945

Bomb shelter constructed in the basement, Hall used as an infirmary for wounded service men

1945

The 28th Earl of Crawford sold the estate to the Wigan Corporation for £18,000

1947

Estate opened to the public in 1947

HISTORIC BACKGROUND

3.2 MAP PROGRESSION

The Haigh estate is first shown cartographically on John Speed's Map of Lancashire of 1610 where the medieval manor is identified as 'Hay' with the hill the site is built on also shown. Greenwood's Map of Lancashire of 1818 shows the site now known as 'Haigh Hall and Park', this is shown again in lesser detail on Hennet's Map of 1829. Both plans show the Leeds and Liverpool Canal of 1780 running through the estate.

A survey of the estate in 1796 shows the previous Hall on the site with its various ancillary buildings and landscape features such as ponds and formal gardens.

The first detailed plans of the site showing the extant Hall date from the 1845 survey of the 1849 OS map which clearly shows the extant Haigh Hall and Park, to the northwest of the Hall an L-shaped building shows the original stables range before later alterations enclosed the structure into a courtyard. To the north of the Hall is an unidentified L-shaped structure which is probably the ruined remains on the hillside above the Hall, their purpose remains unknown. To the immediate south of the Hall the land slopes away into open grassland with a few interspersed trees. The Lower Haigh Plantations to the south are dotted with features identified as 'old coal pits' and large wooded areas. To the south the entrance to the southern park is between two lodges it is possible the large triumphal arch was added later.

By the 1889 survey of the OS map, published in 1894, the main change is the Lancashire Union Railway Line dissecting the park to the south is first shown. The lodges now have a clear internal gateway meaning the triumphal arch was extant by this point. The stables at the Hall have now taken their current square courtyard planform and the row of bothy cottages to the northeast of the Hall have been constructed since 1845. To the south of the bothy cottages the walled gardens are first shown although their layout and planting is not shown.

By 1907 further ancillary buildings have been constructed to the northeast of the Hall including a dairy, laundry and workshops. A glasshouse has also been constructed next to the pond near the Hall and 'Crow Orchard' has been added to the west of the Hall.

The arrangement remains largely unchanged into the mid-20th century.

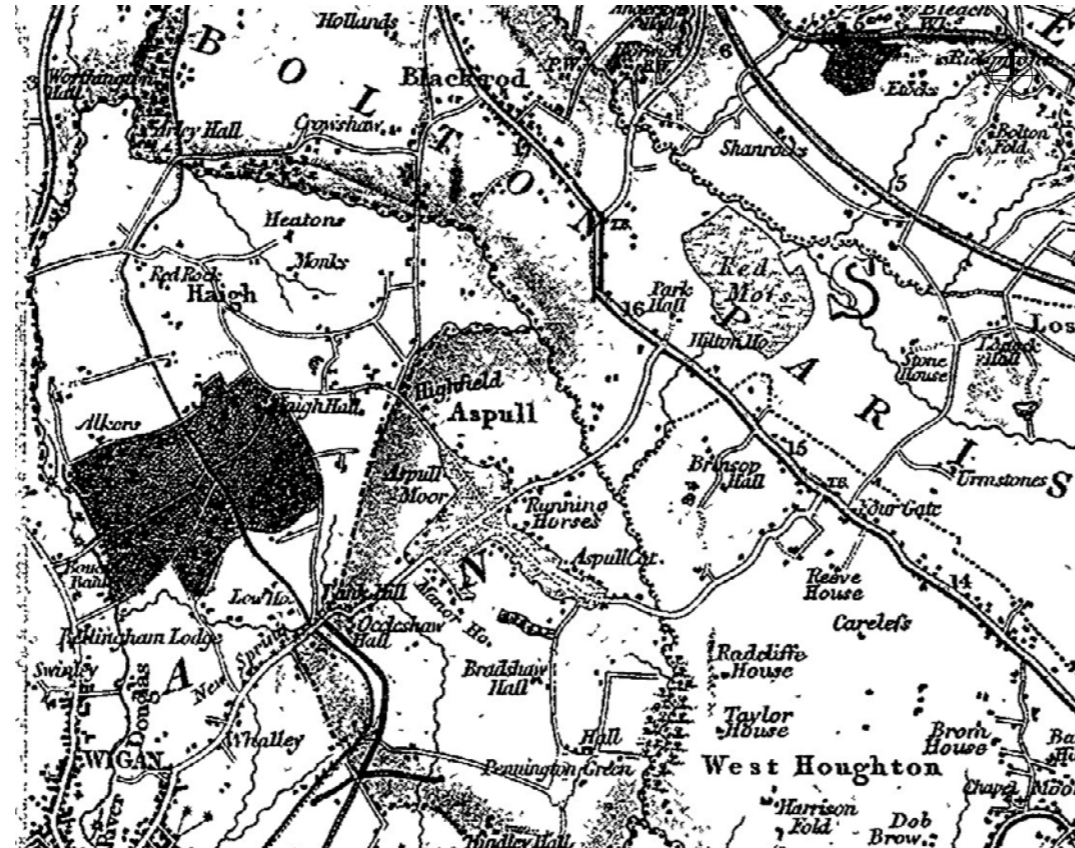
HISTORIC BACKGROUND



Extract of the 1610 John Speed Map of Lancashire showing Hay directly west of Salford



Greenwood's Map of Lancashire, 1818



Hennet's Map of Lancashire, 1829

HISTORIC BACKGROUND

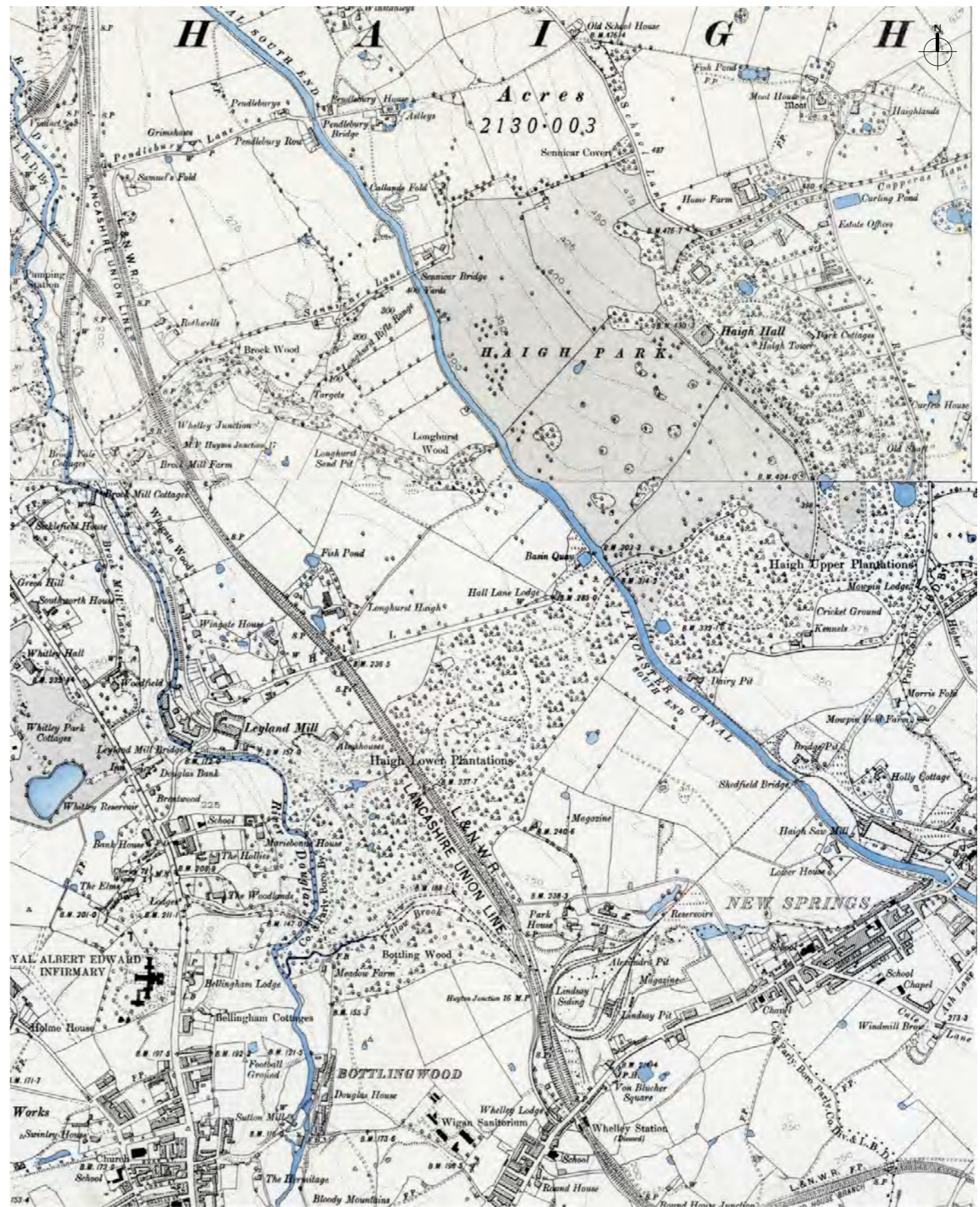


Extract from a plan of the estate from 1796

HISTORIC BACKGROUND



1849 OS Map surveyed in 1845

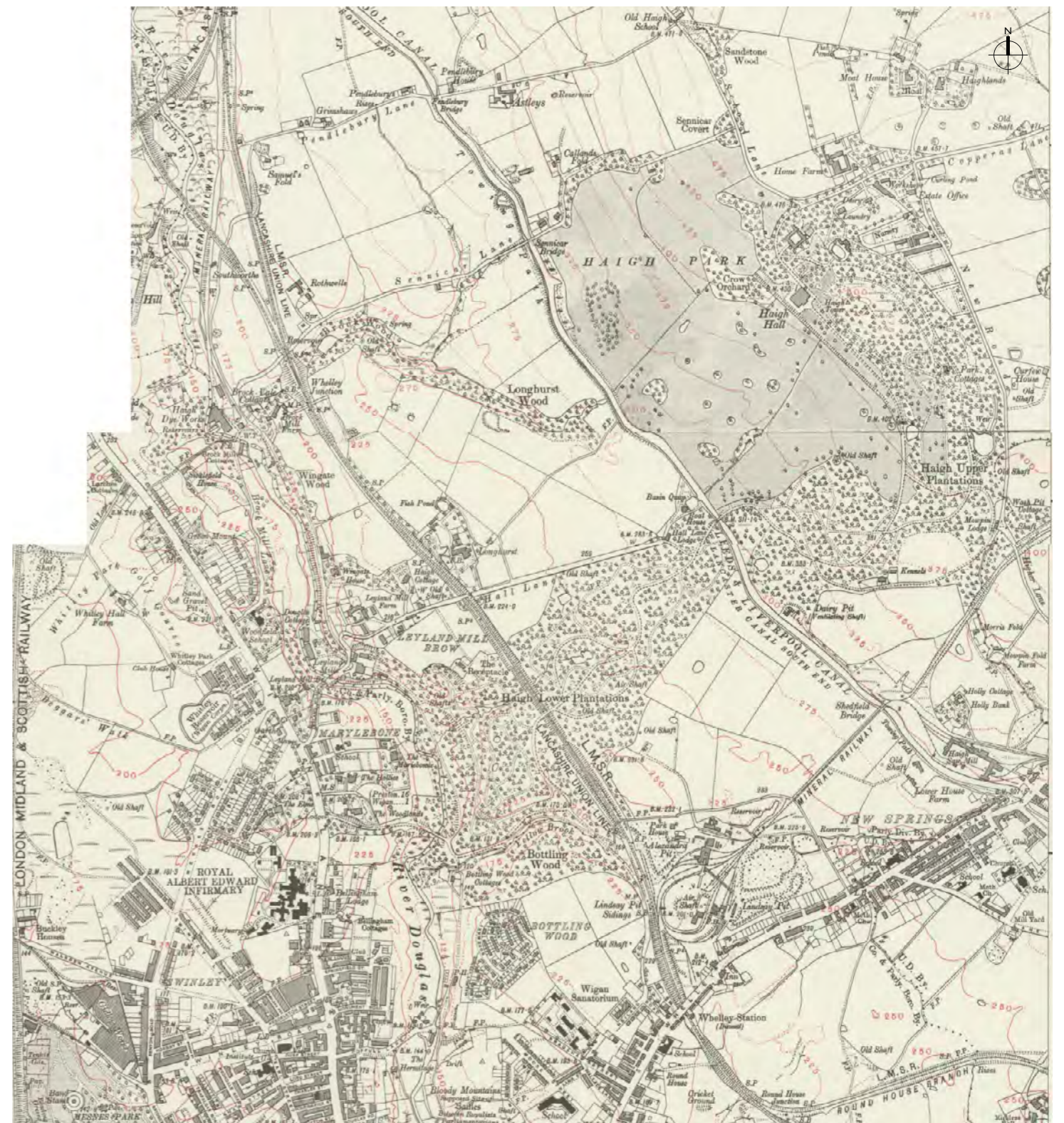


1894 OS Map surveyed in 1892

HISTORIC BACKGROUND



1909 OS Map surveyed in 1907



1930 OS Map surveyed in 1927

HISTORIC BACKGROUND

3.3 THE DEVELOPMENT OF THE HAIGH ESTATE

3.3.1 EARLY HISTORY

There exists no physical or documentary evidence for Roman, or earlier, use of the land on the Haigh Estate and the existence of a pre-Norman manor at Haigh is not mentioned in the Domesday Book of 1086.⁰¹ The earliest reference to the land of Haigh dates to the 1220s, recording a transaction of the land passing from Marsey to Ranulf, the Earl of Chester.⁰² A Norman manor house at Haigh is thought to have been located within the land owned by Richard de Orrell in the 13th century, but by 1282, the lord of Haigh is recorded as being Hugh le Norreys, son of Alan de Norreys.⁰³ The Norman house, thought to have been timber-framed with clay infill, later replaced with brick infill as shown in a sketch by Earl James, is known to have included a private chapel and connected gallery, later known as 'Mabs Gallery', which displayed a Norman arch with dogtooth moulding.⁰⁴ The estate passed to the Bradshaghe (later, Bradshaigh) family in 1298 after the marriage of Mabel le Norreys, the heir of the le Norreys family, to Sir William de Bradshaghe in c.1295.⁰⁵

Sir William de Bradshaghe was exiled for his involvement in the murder of Henry de Bury and the 1315 rebellion of Adam Banastre, leading to the King's repossession of the land at Haigh to Peter de Limesey. This repossession was disputed by Mabel, who claimed Sir William was dead in 1319, and it was perhaps Mabel and Peter de Limesey's names recorded together that led to the legend of her bigamy and penance in the form of walking barefoot from Haigh Hall to 'Mabs Cross' in Wigan.⁰⁶ Mabel is attributed to the construction of a stone south-west frontage to the house between 1307 and 1327 by Earl James Lindsay (1783-1869), but there is little evidence to support such a claim.⁰⁷ After Sir William de Bradshaghe's death in 1333, Mabel arranged for Haigh to be given to William, son of John de Bradshaghe, Sir William's nephew.

Through William's son, Roger, Haigh was passed down through the Bradshaghe/Bradshaigh line, with some breaks due to a lack of direct heirs and transferral to nephews, until the late 18th century.

The Haigh Estate was likely to have been a mixture of cultivated areas, woodland and heath in the early medieval period, which was cultivated utilising the feudal system until 1785. From early on, the agricultural and industrial use of the land were undertaken side-by-side, as the earliest reference to the exploitation of the coal seams on the land dates to the 14th century.⁰⁸ This early exploitation appears to have comprised tenants extracting their own 'cannel' and paying the Earl in 'boons, presents and averages', as noted by Roger Bradshaigh in 1551.⁰⁹

3.3.2 17TH AND 18TH CENTURY

During the post-medieval period, Haigh Hall underwent repairs and alterations, including those undertaken by Sir Roger Bradshaigh (d.1747), the third Baronet, in the late 17th and early 18th century. This work included the repair of a timber-framed wing but the demolition of the south-east section of the house and the construction of a Queen Anne/Georgian brick frontage containing a parlour, hall, staircase, dining room and bedroom, as well as a stone kitchen in c.1710-20.¹⁰ A letter written in 1822 by James Lindsay (1783-1869) attributes this work to Indigo Jones, however, Jones' death in 1652 make this impossible unless the brick frontage is significantly earlier. According to James, the 7th Earl of Balcarres, the cannel mine had been directed underneath the house, resulting in subsidence of the new brick section of the house soon after the completion of works (see Appendix C). A threearched arcade, staircase and gallery were also commissioned by Sir Roger Bradshaigh, which were moved and are still extant in the existing Haigh Hall, built 1827-1840.

⁰¹ Powell-Smith, A. (2011). MAP: ENGLAND IN 1086. [Online]. Open Domesday.

⁰² Farrer, W. and Brownbill, J. (Eds) (1911). Townships: Haigh. A History of the County of Lancaster: Volume 4. London, pp. 115-118.

⁰³ Ibid

⁰⁴ Anderson, D. (1991). Life and Times at Haigh Hall: Eight Hundred Years of History. Wigan: Smiths Books Ltd.

⁰⁵ Ibid

⁰⁶ Ibid

⁰⁷ Ibid

⁰⁸ Wigan Council (2008). Haigh Village Conservation Area Appraisal. Wigan Council.

⁰⁹ Anderson, D. (1991). Life and Times at Haigh Hall: Eight Hundred Years of History. Wigan: Smiths Books Ltd.

¹⁰ Ibid



Painting by James Lindsay showing the early 18th century brick frontage ****permission pending****



Water colour painting of Haigh Hall, 1800 ****permission pending****

HISTORIC BACKGROUND

The oldest part of the house is that built of oak framed together, and filled up with plaster this was built by the old stone south west front was built during the Reign of Edward the 2nd and appears to have been added to the old building supposed by Mabel who was very rich and possessed a great property in this country.

Sir Roger Bradshaigh who married the Daughter of Sir John Guise, employed Indigo[sic] Jones to repair and add to the building who appears to have pulled down the south east part of the building and built the brick front continuing the hall, staircase and parlour below stairs, and the drawing room and bedroom and on the next story[sic] both garrets above, he also appears to have repaired the older half, built the stone north west front opposite the brick front but all over the other walls of that side to remain which were composed of oak framed together and filled up with clay, the clay he took out and filled it up the framing with brick and mortar, the building containing the kitchen appears to have been built at the same time – shortly after this great work was finished the cannell mine which had been imprudently worked under the house fell in and made a great cracks through the part of the house particularly in the staircase by which the rain has made its way ever since keeping that part in a state of constant moisture....

Extract of the letter from James Lindsay on the history of the Hall (1822), see Appendix C.

Johannes Kip's survey of English castles, palaces and country houses, entitled *Britannica Illustrata* (1708-49), as well as Heatly's 1716 painting of Sir Roger and Lady Bradshaigh, both show the earlier medieval hall, with its post-medieval additions, and the associated formal gardens. Sir Roger, the second Baronet, had tended to the gardens himself, planting plums, cherries and other fruits and vegetables in the gardens in 1680.¹¹



Sir Roger and Lady Bradshaigh by Edward Haytley, 1746.

¹¹ Ibid

HISTORIC BACKGROUND



View of Haigh Hall by Jan Kip, 1707

The 18th century images by Kip and Heatly, as well as a watercolour of the old hall from 1800, demonstrate the extensive terracing to the south-west of the Hall down to the area that would later become the Lancashire Canal, creating an impressive view up to the Hall frontage, whilst providing uninterrupted views from the Hall. A 1796 map shows the footprint of the old hall by the end of the 18th century, as well as the formal plantings, roads, pools, ponds and ancillary building, such as the 18th century barn complex, stables and coach house. However, many of these were demolished by the mid-19th century, aside from the stables and coach house building, which was only partially demolished and is still extant today. Though records exist for ornamental yew trees planted in the orchards in the late 17th-century, a 1730 ha-ha in Hall Lane, a 1758-1759 combined dairy and laundry, a 1750 hedge and a 1771 aviary, such plantings and structures appear to be no longer extant.¹² The kennels, likely dating to the 18th century, were located next to the combined dairy and laundry, the remains of which are still extant.

Elements that have since been lost include the medieval formal gardens, a 1748 Gothic folly, a 1761 observatory close to the hall and the summer-house formed from the distinctive local cannel.¹³ The 18th century observatory, a two-storey Gothic style tower flanked by gabled walls to resemble a partly ruinous church, was replaced with a four-storey timber tower in the 19th century. After Sir Roger Bradshaigh's death in 1770, Lady Dorothy Bradshaigh was responsible for the construction of The Receptacle in 1772 and the extension or reconstruction of Bellingham Lodge from 1783 to 1785. The Receptacle was built as an almshouse for the poor in memory of her husband, for which Richard Melling was the civil engineer, Michael Barker was the stonemason and Mr Gudgeon was the architect, costing a total of £608-18-0.¹⁴ Bellingham Lodge, in contrast, was built for Lady Dorothy or her sister, Lady Echlin, but appears to have been demolished in the late 20th century based on historical maps. Lady Dorothy left 'the contents of the Hall, the stables, coach houses, Home Farm, Park, and the

¹³ Aiken, J. (1795). *A description of the country from thirty to forty miles around Manchester*. London: J. Stockdale.

¹⁴ Anderson, D. (1991). *Life and Times at Haigh Hall: Eight Hundred Years of History*. Wigan: Smiths Books Ltd.

apparatus and stocks at the collieries and cannel mines' as heirlooms of the estate upon her death in 1785. For new buildings, alterations to the hall and lining pit shafts, 18th century accounts record the production of bricks on the Haigh Estate, mostly using temporary kilns set up for the specific works at hand.¹⁵

Much of the Bradshaigh and Lindsay wealth came from cannel. The 'great sough' remains as an illustration of this important estate element. This tunnel, built between 1653-70 to drain its associated pit, is a notable feat of engineering, being over 1000 yards in length. Over time, this has been considerably increased in length. The yield of the cannel appears to have been used both for residential and industrial purposes on the estate, as well as for sales, which then funded the maintenance and construction works on the estate. In 1795, John Aiken wrote that Haigh was 'noted for yielding the finest cannel coal'. In contrast, due to the retention of the feudal system at Haigh Estate until 1785, and the use of life-long leases, normally valid for three generations, the agricultural use of the land never generated much income.

CANNEL COAL

Cannel coal or candle coal is a type of bituminous coal, also classified as terrestrial type oil shale. Due to its physical morphology and low mineral content cannel coal is considered to be coal but by its texture and composition of the organic matter it is technically oil shale. It could be worked and carved, and was prized for fireplaces as an excellent fuel that burned with a bright flame, was easily lit, and left virtually no ash. Cannel coal commanded a premium price as a grate fuel for use in home fireplaces. It burned longer than wood, and had a clean, bright flame. It is more compact and duller than ordinary coal, and can be worked in the lathe and polished.

Entries in the Haigh Estate accounts throughout the 17th and 18th centuries indicate the undertaking of ploughing, sowing, reaping, threshing and milling of corn, oats and barley on the agricultural land of the estate, as well as beans, peas, potatoes, cabbages, turnips, flax and mustard. There is additional evidence for the rearing of horse, cattle, chickens, pigs, sheep and geese at this time.¹⁶

The Leeds and Liverpool Canal (historically known as the Lancashire Canal), which crosses the estate on a north-west/south-east axis, was first excavated in the 1780s-1790s for the transport of goods and raw materials, such as stone and coal, under the 1770 Canal Act. However, evidence suggests that the first canal on the site from the 1780s-1790s was actually located to the west of the site for the foundry and not for the Lancashire Canal.¹⁷ Instead, it seems that the existing canal through the estate was built in the c.1810s as the final section in the canal along with the associated stone bridges.

¹⁶ Ibid

¹⁷ Screen, A. (2001). *West of Wigan – and a Lost Canal? Clogs and Gansey*: Newsletter of the Leeds and Liverpool Canal Society. No. 7, Spring 2001, pp. 2-4.

¹² Ibid

¹⁵ Ibid

HISTORIC BACKGROUND

3.3.3 19TH CENTURY AND THE CONSTRUCTION OF THE EXTANT HAIGH HALL

'On an eminence two miles from Wigan stands Haigh Hall, the seat of the Earl of Crawford and Balcarres, an ancient edifice, built at several times and inhabited through a long succession of ages by a family of Saxon origin...the Hall stands beautifully and is considered one of the best situations in Lancashire'

A manuscript titled History of Wigan by Thomas Whitehouse (1829)

Haigh Estate remained in the Bradshaigh family until the marriage of the heiress Elizabeth Bradshaigh Dalrymple and her cousin, Alexander Lindsay, the 6th Earl of Balcarres, 1780. Alexander Lindsay, was responsible for increasing the productivity of the cannel and coal mines within the estate during the early 19th-century, after his retirement from the military and his position as the Governor of Jamaica in 1802.¹⁸ On his return to Haigh in 1802, Alexander Lindsay noted the poor condition of Haigh Hall and the desertion of the cannel mines, as well as the loss of the furniture, paintings and goods due to Lady Dorothy Bradshaigh's (d.1785) bequest to the Palmers, who were her relatives. John Aiken, a topographer in the 18th century, wrote a description of Haigh Estate in 1795:

On an eminence in this township is situated Haigh-hall, the seat of the Bradshaighs; an ancient house, built at different times, the chapel supposed to be the age of Edward II. In front are the Stanley arms, and beneath them those of the Bradshaigh family, which in all civil commotions has united with the former. It possesses many excellent pictures, particularly portraits. A summer-house belonging to the hall is entirely built of cannel coal.

The Old Haigh Hall was the result of a palimpsest of construction and repairs from the medieval period through to the early 19th century. Alexander made repairs and alterations to the dilapidated house. His son, James, recorded in a series of notes some of the work his father carried out at Haigh Hall. James begins by describing

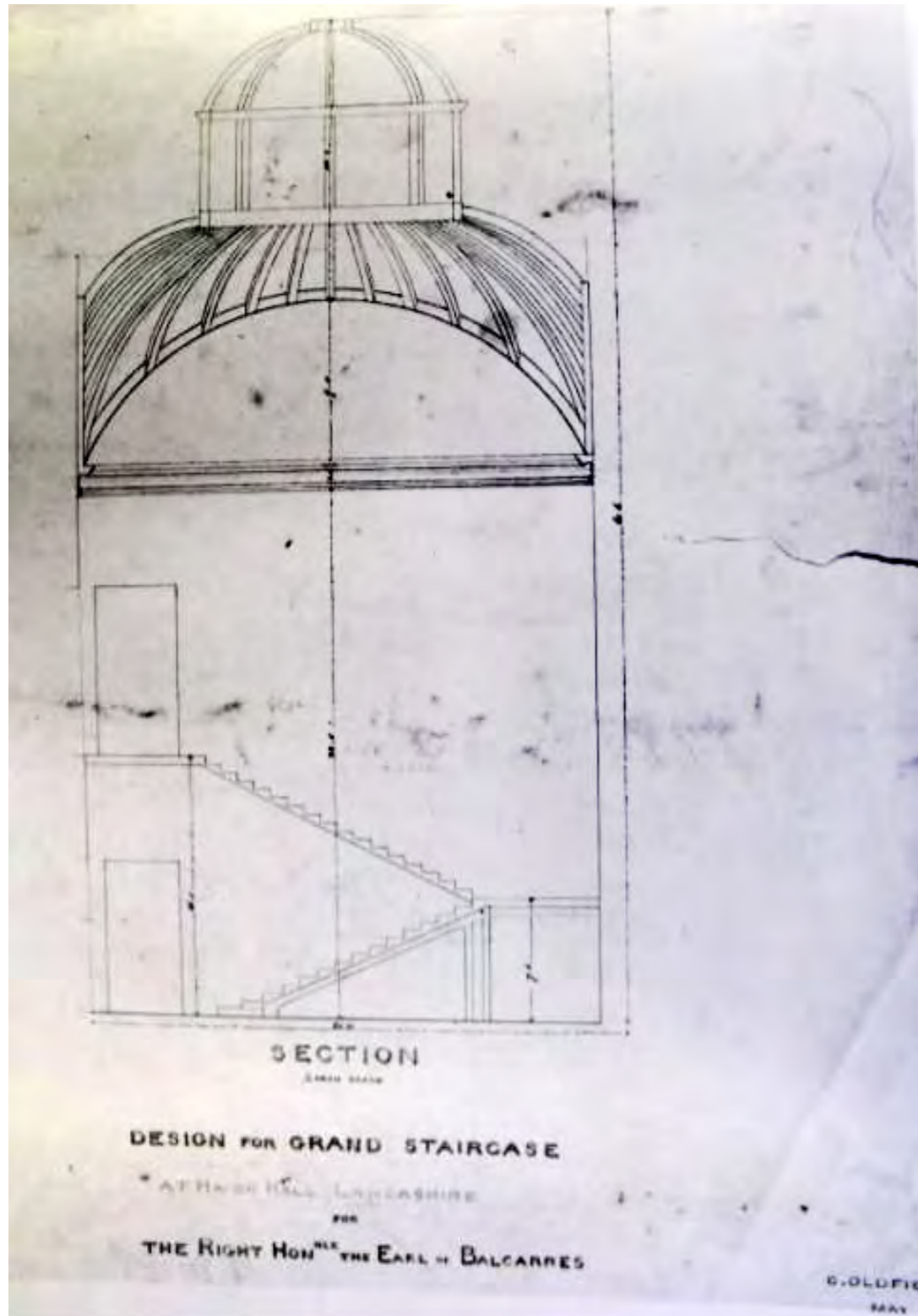
alterations Alexander made in 'about the year 1800'. At this time he removed dividing walls and heightened the ceiling in some of the rooms on the first floor to create a large drawing room along the south-west front, also moving the fireplaces from the corners to the centres of the rooms.



Haigh Hall as seen from the canal (c.1827)

¹⁸ Anderson, D. (1991). Life and Times at Haigh Hall: Eight Hundred Years of History. Wigan: Smiths Books Ltd.

HISTORIC BACKGROUND



Designs for the Grand Staircase at Haigh by C. Oldfield

However, in the tradition of great estates, the current hall replaced and was built on the site of the earlier hall. Built between 1827 and 1840, it is attributed to the designs of James Lindsay, 7th Earl of Balcarres – an inventor, engineer, master builder, bibliophile and architect. The materials for the building are all said to come from the estate including the iron and stone with only the plaster ceilings and marble fireplaces said to come from Paris.¹⁹ The windows are also said to be unique to Haigh and invented by James Lindsay, they sit in steel slots to avoid drafts and are said to be impossible to open from the outside.²⁰ Samuel Lewis' description of Haigh Hall in the mid-19th century describes the new hall and its surroundings:

Haigh Hall, the seat of the Earl of Balcarres, is a stately edifice of brick, faced with stone, with three semicircular projections in front, and standing near the summit of a high hill, in a large and well-wooded park: the house commands a view of thirteen counties, the Irish Sea, and the Isle of Man.

The penthouse was built for the four sons of James Lindsay and was constructed possibly as an afterthought as the windows on the north-eastern side are lower than the parapet requiring sections to be cut out of the parapet in front of them. Arthur (1952) suggests this was known as Noah's Ark.

¹⁹ Arthur H.H.G., (1952) A History of Haigh Hall. County Borough of Wigan

²⁰ Ibid

BIBLIOTHECA LINDESIANA

Housed on the first floor of the hall was the Lindsay family's library, the Bibliotheca Lindesiana, whose origins may go back to the late 16th century at Balcarres in Fife. Alexander Lindsay, 8th Earl of Balcarres (1812–1880) greatly expanded the collection which included a Gutenberg Bible. His son, James Lindsay, 26th Earl of Crawford, in collaboration with his father, enlarged the library and continued to do so after inheriting the titles so that it became one of the largest private collections in Britain. In 1901 he sold the collection of manuscripts (including Chinese and Japanese printed books) from the library to Enriqueta Augustina Rylands for the John Rylands Library. The Gutenberg Bible is part of the Harry Ransom Center collection at the University of Texas at Austin. The earl's extensive collection of philatelic literature, the Crawford Library, is now part of the British Library Philatelic Collections. In 1886 when part of the library was sold The Scotsman described it as 'the finest and most complete universal library ever formed by private enterprise' and of 'national importance'.²¹



The Long library at Haigh Hall with Lord Cranford, David 23rd Earl, 1940**permission pending**

²¹ The Scotsman - Saturday 15 May 1886

HISTORIC BACKGROUND

The wider estate also underwent a number of changes throughout the 19th century, funded by the income from the industrial use of the site. In 1823, Alexander Lindsay had Haigh Cottage along Hall Lane constructed for his own use, funded by the profits from the colliery, so that James Lindsay could reside in Haigh Hall. This cottage displayed cracks soon after its construction due to mining subsidence and was later extended in the 1840s. James Lindsay also had significant design influence on the wider buildings of the estate. Under James Lindsay, the Haigh Sawmills were constructed in 1839, which were located to the south-east of the site, as the centralised workshops for both the barges and mines. Haigh School was constructed in 1845 to the north, outside the site boundary. A new ice house was constructed in c.1846, and despite much consideration as to its location by James Lindsay, its eventual location is unknown.

Moat House and Haighlands House were constructed in the 1840s, the former built on the site of a medieval moated house, with the latter built on the site of the former tannery. Both of these buildings are located to the northeast of the site. A new freestanding dairy was built in the 1850s and it appears that the laundry was built on the site of the 18th-century combined laundry and dairy at this time, which were both located at southern extent of the Upper Plantations. The 1850s also saw the construction of a head gardener's house, as well as Home Farm and its associated labourers' cottages to the north of the site, in the 'Prince Albert Tudor' style. James Lindsay designed and constructed new stables in 1865, replacing the earlier stables. The extant 1865 stables were originally built with twenty stalls, as well as loose boxes, coach houses, storage for saddles and harnesses, and cleaning rooms on the ground floor; as well as quarters for grooms, a granary, and hay and straw lofts on the first floor. Workshops were built in the 1870s whilst the Estate Office was built in 1902.

Following a royal visit by the Prince and Princess of Wales in 1873 the whole Hall is said to have been redecorated, recarpeted and re-curtained at a cost of £80,000.²²

Despite the focus on industry in the 18th to 19th centuries, the profitability of the cannel mines saw a sudden decline in 1823. This use of life-long leases for the tenants of Haigh Estate in the 19th century, combined with the decline of the profits from cannel and the number of building projects undertaken in the early 19th-century, led to a lack of excess funds. In order to address the issue of the lack of profitability of the agricultural land of the estate, James Lindsay, the 24th Earl of Crawford and 7th Earl of Balcarres, managed to convert the former life-long leases into yearly rentals, with only one remaining life-long lease by 1848.²³ In addition to the agricultural exploitation of the estate, the Earls also continued in the elaboration of the gardens into the 19th century, as James, 7th Earl of Balcarres, planted a flower garden costing £535 in the early 19th century.²⁴

The focus of the aesthetic landscape changed from formal medieval gardens to a wooded, picturesque landscape, with uninterrupted views down towards the canal, dotted with follies, as well as industrial structures and farm buildings. The meandering nature of the canal, the aesthetically designed stone and iron bridges over its path, and the later use of the basin for boarding leisure boats, indicate that the canal was intended to add to the views throughout the estate. The 1860s Cotton Famine caused by the American Civil War hit local employment hard in such a textile-focussed area, leading to a need to provide employment to the recently unemployed mill workers. This resulted in the then Earl hiring the mill workers to plant woodland trees and create winding paths through the new and existing woodland areas.²⁵ These woodland areas are known as the 'Plantations', named after the American plantations. The choice of occupation was likely to have been driven by a desire to conceal the scarring of the land caused by extensive mining as the re-planted areas appear to have intentionally been planted over disused sandstone quarries, as well as cleared areas, in the Upper Haigh Plantations.



A view of the bridge over the entrance to the Boat House basin and Haigh Hall in the background, c.1900. ****permission pending****

²³ Anderson, D. (1991). *Life and Times at Haigh Hall: Eight Hundred Years of History*. Wigan: Smiths Books Ltd.

²⁴ Ibid

²⁵ Friends of Haigh Woodland Park (2019). *Haigh Woodland Park History*.

²² Arthur H.H.G., (1952) *A History of Haigh Hall*. County Borough of Wigan

HISTORIC BACKGROUND

The lack of profitability of the cannel mines was short-lived, as Earl James Lindsay managed to increase the profitability of the mines from a profit of £3,174 in 1812 to £24,307 by 1853, showing the increase in exploitation and business savviness of James Lindsay who had transformed the coal mining that had existed on the estate since the 14th century into a profitable commercial enterprise.²⁶

Alexander Lindsay was also responsible for the introduction of iron working at the Haigh Foundry on the estate in 1788, along with his brother and Corbett, an established ironfounder, integrating the earlier Brock Mill forge. The Haigh Foundry was responsible for the construction of Lancashire's first steam locomotive, as well as for ironwork at Haigh Hall and Liverpool's Albert Dock. After the creation of the Wigan Coal and Iron Company in 1865, the profits for the Lindsays further increased due to the redistribution of shares to total approximately 70% from 1870. However, following the Haigh Foundry's closure in 1885, the 18th-century foundry building was demolished, leaving only the four storey 19th-century buildings and the cast-iron gateposts, which still can be seen today. The company merged with a number of small coal companies, as well as Pearson and Knowles Coal & Iron Co. Ltd. in 1930, becoming one of the biggest coal companies in Britain.²⁷ In addition to the iron foundry, the Brock Mills and Leyland Mills, as well as a The Haigh Brick Works, were established prior to 1849, likely in the 18th-century, but the latter was demolished for a section of the Lancashire Union Railway Line, known as the Whelley Loop Line in the mid-19th century.

3.3.4 20TH CENTURY

During the First and Second World Wars the Hall was used to provide care for injured soldiers and recent photos show the basement was reinforced with steel and concrete in places to act as a bomb shelter during the 1940s. These alterations evident in 1991 must have been removed since the site became a hotel as the scaring is visible on some vaults but the steelwork has since been removed.

In 1945, the 28th Earl of Crawford sold the estate to the Wigan Corporation for £18,000 and the estate was opened to the public in 1947, in which use it remains today. Following the sale, the Earl commissioned the 1902 Estate Office to incorporate a flat for his personal use, but is known to have lived with Canon Finch, Rector of Wigan, in his later years.²⁸ The second half of the 20th century saw a number of additions to the park, including a zoo, model town, play facilities and picnic areas, the former two elements are in poor condition.

The 19th century walled gardens were also reused as a community garden, while the 19th century glasshouse/conservatory next to the ornamental pond was opened to the public, before its demolition in the late 20th century.

The reuse of the site also included the installation of a golf course on the rolling hills down to the canal in the late 20th century, which was extended in 1996. A Forestry Commission Dedication Scheme from 1975 to 1988 led to the regeneration of 24 acres of woodland areas through the removal of invasive rhododendrons and replanting of new trees. Haigh Hall itself was used for exhibitions, as well as private parties and weddings, during the 20th century.

(See Appendix F for floor plans of the Hall during conversion to a museum in the 1960s)



Image from 1991 showing the steelwork in the basement of the former bomb shelter.

²⁸ Ibid

²⁶ Anderson, D. (1991). Life and Times at Haigh Hall: Eight Hundred Years of History. Wigan: Smiths Books Ltd.

²⁷ Ibid

By direction of the Right Honourable the Earl of Crawford.

**JOHN N.
HENDERSON**
F.A.I.,

will Offer for Sale by Auction (unless previously sold by Private Treaty),
at
**THE QUEEN'S HALL, MARKET STREET,
WIGAN, LANCASHIRE,**
on
THURSDAY and FRIDAY, DECEMBER 4th and 5th, 1947,
at 1-30 p.m. p.m. each day,
Subject to the Conditions of Sale to be then produced,
**THE REMAINING PORTION OF
THE HAIGH ESTATE**
comprising
**FREEHOLD
FARMS, COTTAGES, RESIDENCES
WITH POSSESSION,
ACCOMMODATION AND GARDEN LAND**
situate in
WIGAN, ASPULL, HAIGH.

Further particulars and Orders to View from the Auctioneer,
at his Offices :—

10 BISHOPGATE, WIGAN, LANCASHIRE. Tel. No. Wigan 2896.	9 NORK WAY, BANSTEAD, SURREY. Tel. No. Burgh Heath 635.
---	--

or from the Estate Solicitors :—
Messrs. PEACE & ELLIS,
18 King Street, Wigan.
Tel. No. Wigan 2247.

WIGAN RECORD

Leaflet advertising the sale of the estate in 1947

HISTORIC BACKGROUND

3.4 THE LINDSAY FAMILY

3.4.1 NOTABLE OCCUPANTS OF HAIGH HALL

Hugh Le Norreys, Lord of Haigh (1240 – 1285)

Early Medieval
The Bradshaigh family

Early 1300s
Sir William de Bradshaghe (d. 1333) and Lady Mabel



1700s
Sir Roger Bradshaigh (d.1747) and Lady Dorothy (1704-1782)



Alexander Lindsay, 6th Earl of Balcarres (1752-1825) and Elizabeth Bradshaigh Dalrymple (1759 - 1816)



James Lindsay, 7th Earl of Balcarres 24th Earl of Crawford (1783-1869)



James Lindsay (second left)

1800s
Alexander William Crawford Lindsay, 25th Earl of Crawford, 8th Earl of Balcarres (1812–1880)



James Ludovic Lindsay, 26th Earl of Crawford and 9th Earl of Balcarres (1847–1913)



David Alexander Edward Lindsay, 27th Earl of Crawford and 10th Earl of Balcarres (1871–1940)



1900s
David Alexander Robert Lindsay, 28th Earl of Crawford and 11th Earl of Balcarres (1900–1975)



HISTORIC BACKGROUND

The Lindsays were an old Fifeshire family with an estate at Balcarres and a tradition of support for the Stuarts. Alexander, who became 6th earl of Balcarres at the age of 16, after joining the army, would have to part with the Fifeshire estate, his father told his eldest child Lady Anne:

Your brother will not find it possible to keep Balcarres unless he marries a woman of large fortune, and I should be sorry if my boy were to sell himself for this purpose. ... Balcarres has not been 200 years in our family, and never was an estate of value; I shall leave it loaded with debt for the portions of my younger children, though they are but small, and my son must be obliged to sell it.

Alexander would find his wealth through marriage to Lady Bradshaigh through which the family inherited Haigh Hall.

On succeeding to the peerage Balcarres, Alexander Lindsay claimed that his patrimony yielded him an income of only £150 a year. He spent two years at the University of Gottingen before resuming his military career. He served under Burgoyne in North America, was wounded at Ticonderoga and was in American hands until 1779. The following year he married his cousin Elizabeth Dalrymple, the heiress of the estate at Haigh, which, though neglected and dilapidated, and, thanks to the feudal basis on which its farms were rented, yielded virtually no annual income, but held potentially lucrative deposits of top grade cannel and coal.²⁹

In 1784 and 1790 Balcarres, a pro-Catholic Tory, was elected a Scottish representative peer; and in 1789 he obtained the colonelcy of the 63rd Foot, which he held until his death. At about this time he gave up his struggle to retain the Balcarres estate and sold it to his younger brother Robert to finance his operations at Haigh. On the outbreak of war in 1793 he was appointed to the command in Jersey, where he carried on communications with the army of La Vendee. His appointment as lieutenant-governor of Jamaica in 1795 came to his financial rescue, enabling him to liquidate his debts and invest more heavily at Haigh. During his six years in Jamaica he suppressed, not without controversy, a serious rebellion by the Maroons (see below). Balcarres is also said to have snubbed notable military figure in the American War of Independence, Benedict Arnold, calling him a traitor from which a duel ensued; neither party were injured. Several sources claim this story to be untrue although it was widely reported at the time.

On the prescribed morning Arnold stood just twelve paces from an adversary he had last faced amongst the wheat fields of Saratoga. At his second's command, Arnold drew his pistol and fired, but wide. He stood, nervously awaiting Balcarres's riposte, but it never came. The Earl turned on his heel and nonchalantly began to stroll away. Incensed at a further challenge to his honour Arnold called out, "Sir will you give me no satisfaction?". The Earl replied without breaking step, "Sir, I leave that task to the Devil."³⁰

Lady Nugent, the wife of his successor, was nauseated by his filthy habits at table:

I wish ... [he] would wash his hands, and use a nail-brush, for the black edges of his nails really make me sick. He has, besides, an extraordinary propensity to dip his fingers into every dish.

³⁰ James Stuart, Three Years in North America (Edinburgh: R. Cadell, 1833), 1:461.

Tales of the 'profligate and disgusting scene' which marked his 'domestic conduct' convinced her that he was 'more than half mad'.³¹ Returning home 'ready for anything and anywhere' and with a pension of £300 a year, he was chosen again as a representative peer in 1802 and at the five subsequent general elections. He settled at Haigh and applied himself to the exploitation of its coal, buying hundreds of small plots of land to monopolise mining in the vicinity. Twenty years later he was making £5,000 a year from the mines and their associated ironworks, which manufactured pit and cotton factory machinery, steam pumps and, later, locomotives, and paying £20,000 in wages; he boasted in 1822 of having restored his family to 'a handsome competence'.³²

In 1811, Alexander's son, James Lindsay married the only child of the 1st Baron Muncaster, who was apparently not without misgivings over the extent to which the Lindsays' wealth was dependent on 'commercial speculation'.

In 1822 he went to live at Haigh Hall, and his father advised him:

Your residence there will be the best guarantee for the success of our objects ... The strong claim which you have to two seats in Parliament will afford to your pretensions a more respectable position in the empire than any other which you can otherwise acquire, provided, however, that you are successful in maintaining your interest and weight in the corporation of Wigan. This is of high importance because your elective seat in the House of Lords would be much endangered if you were to lose the hold which we will have of this borough. Your residence here will be delightful to yourself and the pleasing reflection that we have extricated ourselves from the mire of corroding poverty and acquired independence in fortune, without which all is dark and dismal.³³

³¹ Lady Nugent's Jnl. ed. F. Cundall (1939), 18, 19, 22, 53-54.

³² Add. 33109, f. 266; 35730, f. 97; Lindsay, ii. 360-1; Crawford Pprs. ed. J. Vincent, 4-5; Anderson and France, 54-60, 200-1.

³³ D. Anderson and A.A. France, Wigan Coal and Iron, 9, 52.

In July 1826 James Lindsay obtained the British peerage, as Baron Wigan, for which his father had unsuccessfully applied eight years earlier. As a peer he took little active part in national politics, but he remained attached to the Conservative party of Wellington and Peel. The reform crisis of 1831 overturned his electoral interest at Wigan, but it was restored by the return of his son in 1845. He devoted most of his energies to the expansion, consolidation and modernisation of the Haigh coal and iron businesses. In 1865, when his collieries produced over 1,000,000 tons of coal a year, he merged his interests with those of other local proprietors in the Wigan Coal and Iron Company.

James Lindsay died at Dunecht in December 1869. By his will, dated 8 Mar. 1849, and proved under £70,000, 14 Mar. 1870, he left his wife £5,000 and an annuity of £1,700. He bequeathed £25,000 to his second son James Lindsay (1815-74), a soldier and Conservative Member for Wigan, 1845-57, 1859-65. He devised legacies totalling £28,000 and £31,000 respectively to his third and fourth sons, Charles Hugh (1816-89), Conservative Member for Abingdon, 1865-74, and Colin (1819-92). He was succeeded in the earldom and settled estates by his eldest son Alexander William Crawford Lindsay (1812-80), a bibliophile, genealogist and family historian, who in 1846 married his second cousin Margaret Lindsay. Their son, the 26th earl of Crawford (1847-1913), bought back the Balcarres estate for £150,000 in 1886.

David Lindsay, 27th Earl of Crawford, (1871-1940) also had a high profile political career having several cabinet roles including Chancellor of the Duchy of Lancaster, Minister for Transport and Lord Privy Seal and was also Chancellor of the University of Manchester.

²⁹ D. Anderson and A.A. France, Wigan Coal and Iron, 9, 52.

HISTORIC BACKGROUND

3.5 ALEXANDER LINDSAY AS GOVERNOR OF JAMAICA AND THE SECOND MAROON WAR

Alexander, 6th Earl of Balcarres (1752–1825) was Governor of Jamaica 1794–1801. His time in Jamaica is marked by controversy as he was at least partly responsible for The Second Maroon War of 1795–1796. 'Maroons' is a term used to refer to an ethnically diverse group comprising natives and escaped slaves on the island of Jamaica. After disputes regarding accusations of stolen pigs in Montego Bay, two Maroons were flogged. When six Maroon leaders, led by Montague James, came to the British to present their grievances, the British took them as prisoners. They were acting under orders from the new governor, Alexander Lindsay, who believed that the French had infected the Maroons with their revolutionary spirit. Alexander mishandled the dispute, which could have been resolved without conflict, but he ignored the advice of local planters, and ordered his forces to put down the Maroons of Trelawny Town. The governor's combative approach led to a minor issue being blown up into a full-scale guerrilla war and fighting erupted in August 1795.

The Maroons had the better of the skirmishes, so they only laid down their arms and surrendered in December 1795 on condition they would not be deported. Walpole gave the Maroons his word that they would not be transported off the island.



Portrait of a Maroon fighter from 1796

The treaty signed in December between Walpole and the Maroon leaders established that the Maroons would beg on their knees for the King's forgiveness, return all runaway slaves, and be relocated elsewhere in Jamaica. The Governor of Jamaica ratified the treaty, but gave the Maroons only three days to present themselves to beg forgiveness on 1 January 1796. Suspicious of British intentions, most of the Maroons did not surrender until mid-March, by which time the conflict had proved to be very costly to the island, and resulted in the ruin of many plantations and estates. Alexander Lindsay used the contrived breach of treaty as a pretext to deport most of the Trelawny Town Maroons to Nova Scotia. Walpole was disgusted with the governor's actions, pointing out that he had given the Maroons his word that they would not be transported off the island. Walpole resigned his commission, and went back to England, where he became an MP and protested in vain in the House of Commons how Lindsay had behaved in a duplicitous and dishonest way with the Maroons. However, Secretary of War Henry Dundas, 1st Viscount Melville, supported the governor's decision to deport the Maroons.³⁴

The 7th Earl (James Lindsay) successfully claimed one-third of the compensation for groups of enslaved people employed by the British army under contract from Messrs Atkinson and Hozier under arrangements put in place by his father the 6th Earl when Governor of Jamaica. After the abolition of slavery in 1833 James Lindsay claimed significant sums of money as compensation worth millions of pounds in today's money. James Lindsay was able to use his family's wealth derived in significant part from slavery to invest in the estate at Haigh.³⁵

Associated claims following the abolition of slavery:³⁶

Jamaica Hanover 586A & B	£181 12s 9d
Jamaica Kingston 2589A & B (Kingston Barracks)	£454 1s 10d
Jamaica Kingston 2590A & B	£925 1s 5d
Jamaica Manchester 204 (Marshall's Pen and Martin Hill)	£9,352 14s 10d
Jamaica Portland 163A & B	£227 0s 2d
Jamaica St Andrew 555A & B (Stoney Hill and Up Park Camp)	£2,146 17s 2d Awardee
Jamaica St Catherine 696A&B (Spanish Town and Fort Augusta)	£1,447 12s 3d Awardee
Jamaica St George 185 (Balcarres Plantation)	£2,928 11s 0d
Jamaica St James 391A & B	£384 19s 6d
Jamaica St James 673A & B	£239 3s 6d
Jamaica Trelawney 492A & B (Falmouth)	£571 0s 0d

³⁴ Mavis Campbell, *The Maroons of Jamaica* (Massachusetts: Bergin & Garvey, 1988), pp. 209–49.

³⁵ <https://www.ucl.ac.uk/lbs/person/view/21571>

³⁶ *ibid*

SECTION 4.0

HAIGH HALL ANALYSIS AND PHASING

Much has been written about the extent to which the earlier phases of Haigh Hall are extant today. Anderson (1991) felt that much of the current building has earlier origins including the upper floor levels, however, little physical evidence is presented to support this. In *Haigh Hall: Out with the old in with the new?* (unknown author: 2010),⁰¹ a dissertation on the development of Haigh Hall, the author overlays the earlier floor plans on the current Haigh Hall and shows a clear continuation of walls from the earlier historic planform. However, the author disputes Anderson's assumption that the older fabric was retained noting that there is no evidence in the form of changes in thickness or texture or any abnormal features to indicate the retention and reuse of earlier fabric in any of the walls and the mixture of brick and stone in the basement doesn't make any clear correlation between phases of the site.

'A thorough visual survey of these areas again revealed no evidence to indicate that walls from the old Hall had been reused. The overlapping southern bay was constructed using the same type of stone, cut and coursed in the same way as the two other bays that were newly constructed when the house was rebuilt. A mason's mark of 'Z' also appears on stones in all three of the bays suggesting they were constructed by the same masons at the same time. Old materials were most probably reused in the cellar walls and perhaps the wall core was retained and refaced, but the evidence suggests that only the footprint of the old Hall was retained'

'Haigh Hall: Out with the old in with the new?'
(unknown author: 2010)



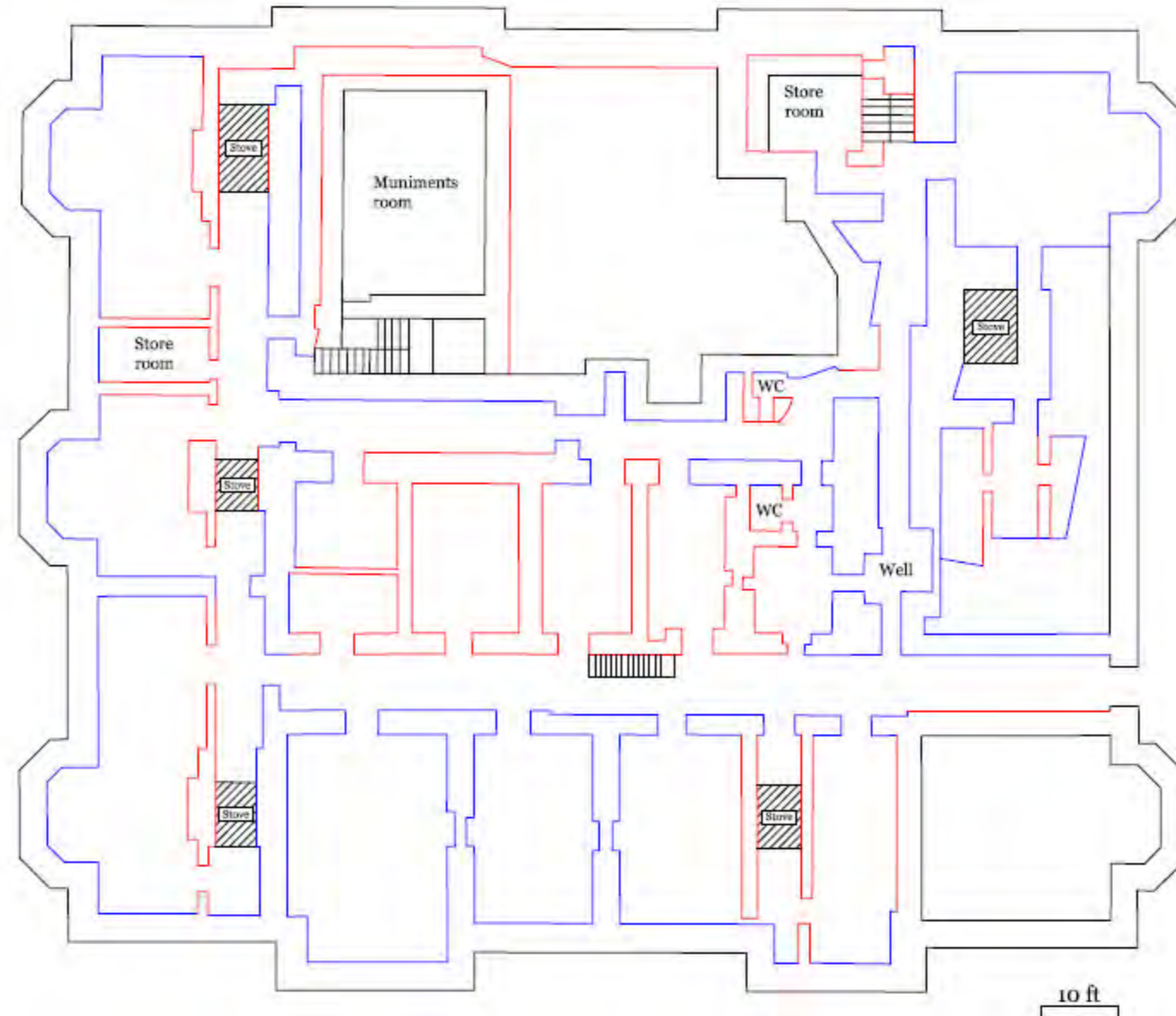
The old Haigh Hall Ground floor plan (pink) overlaid on the current Haigh Hall from unknown author: 2010

⁰¹ Unknown Author (2010) *Haigh Hall: Out with the old in with the new?*. Archaeology of Buildings MA; Department of Archaeology

HAIGH HALL ANALYSIS AND PHASING

In the north-western corner of the Hall where the oldest (medieval) part of the house would have been, the author notes the ground level was higher in the northern corner with ground level rising to the first floor level of the rest of the house. Colliers were employed to dig the foundations for this side of the Hall and used explosives to level off the area. Accounts show that Haigh Colliery and other workmen were paid for this work between January 1828 and 1829.⁰² Again, suggesting little of this older fabric would have been reused.

The timber staircase between first and second floor is known to have been salvaged from the earlier Hall along with the ornate timber arcade now at the end of the Long Gallery as evidenced from a letter from Hugh Hughes to James Lindsay dated October 1831 (acc. no. 25/3/133). The letter discusses the dismantling and removal of the wooden arcade at the top of the main staircase of the old house and the need to insert a large wooden beam to support the ceiling above. The staircase is an early 18th-century staircase.

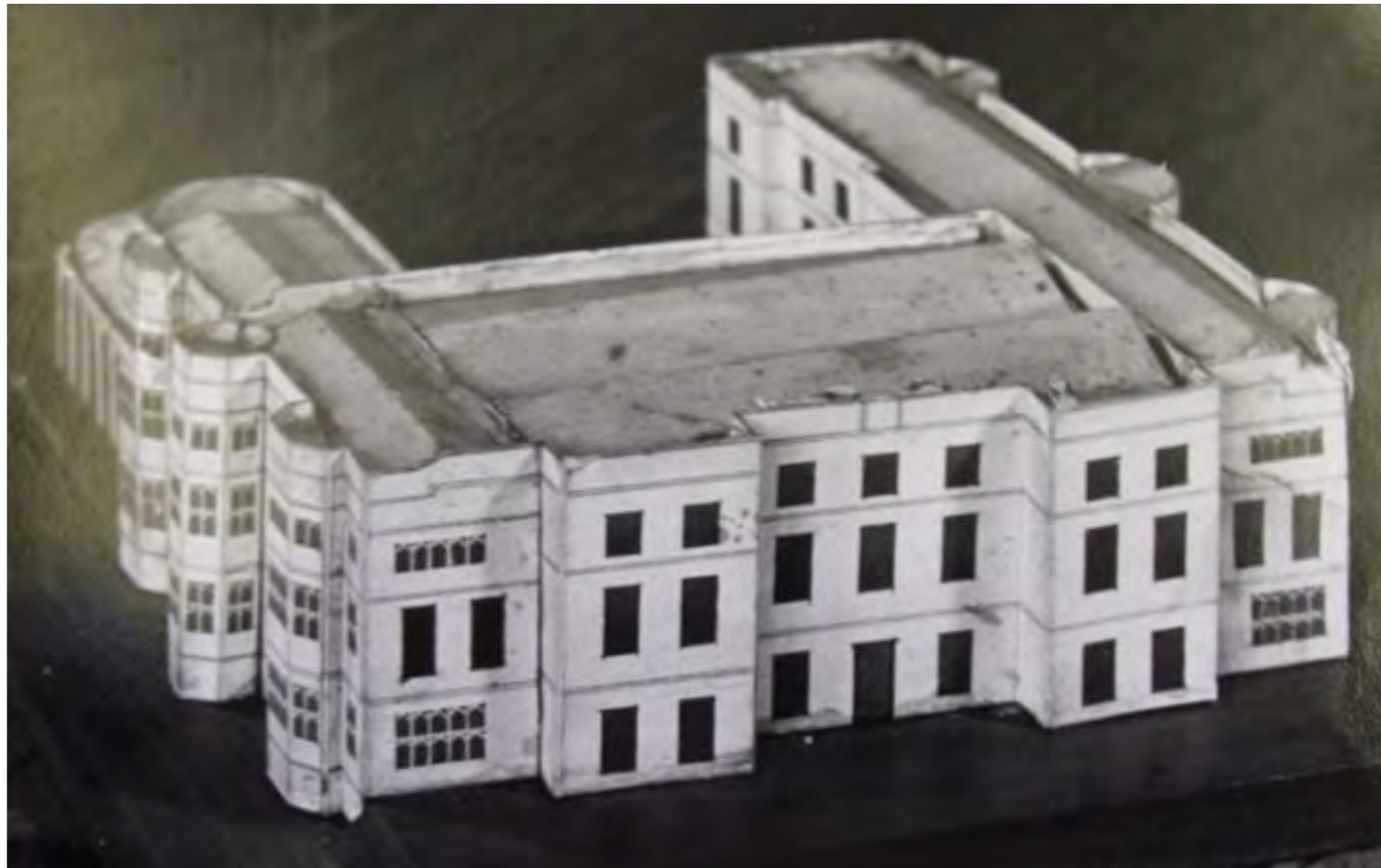


⁰² Anderson, D. (1991). *Life and Times at Haigh Hall: Eight Hundred Years of History*. Wigan: Smiths Books Ltd.

The Haigh Hall basement floor plan. Walls marked in red indicate brick construction, and walls marked in blue are stone. unknown author: 2010

HAIGH HALL ANALYSIS AND PHASING

Although categorically identifying older phases at Haigh Hall is much disputed, the variation in building materials in the basement and the overlaid planform does suggest that some older material is still evident on site. The use of brick and stone isn't confined to areas of the basement that makes it easy to identify 'blocks' of earlier building and this may be due to some areas being rebuilt whereas others were retained in a piecemeal fashion. There are at least two types of red brick used and this probably relates to the 18th century wing of the house and the 19th century works. Most of the stonework are presumably mostly 19th century, however, the fan vaulting over the basement well appears to be earlier. The very neatly cut stonework in comparison to the slightly rougher work elsewhere and that this area has not been heavily over painted would all suggest this may be older and likely medieval, the fan vaulting is also a style more typical of the medieval period than the early pre-gothic revival 19th century. The fact that natural bedrock is also used as foundations by its very nature suggests it hasn't been disturbed in these areas. Lindsay's alternative designs for Haigh Hall that are held as a model in the Wigan archives also shows projecting bays in similar locations suggests there was a clear attempt to reuse older fabric.

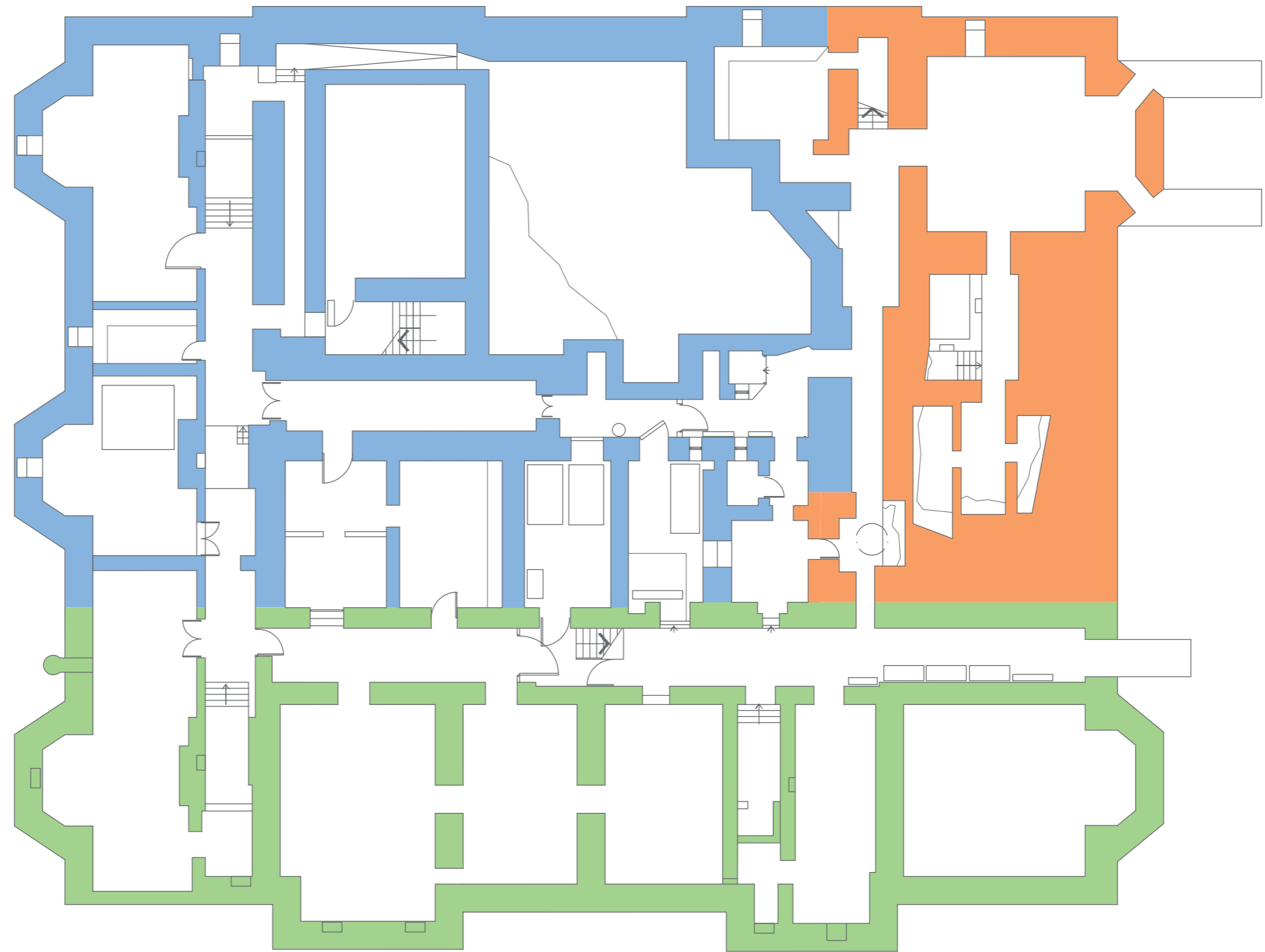


The Haigh Hall alternative model held at Wigan Archives

HAIGH HALL ANALYSIS AND PHASING

- BASEMENT**
PHASES PLAN
- Possible Medieval
 - Possible Early 18th Century
 - 1827-1840
 - c.1840-1850s

This plan is not to scale



HAIGH HALL ANALYSIS AND PHASING

GROUND FLOOR

PHASES PLAN

- Possible Medieval
- Early 18th Century
- 1827-1840
- c.1840-1850s
- Modern

This plan is not to scale



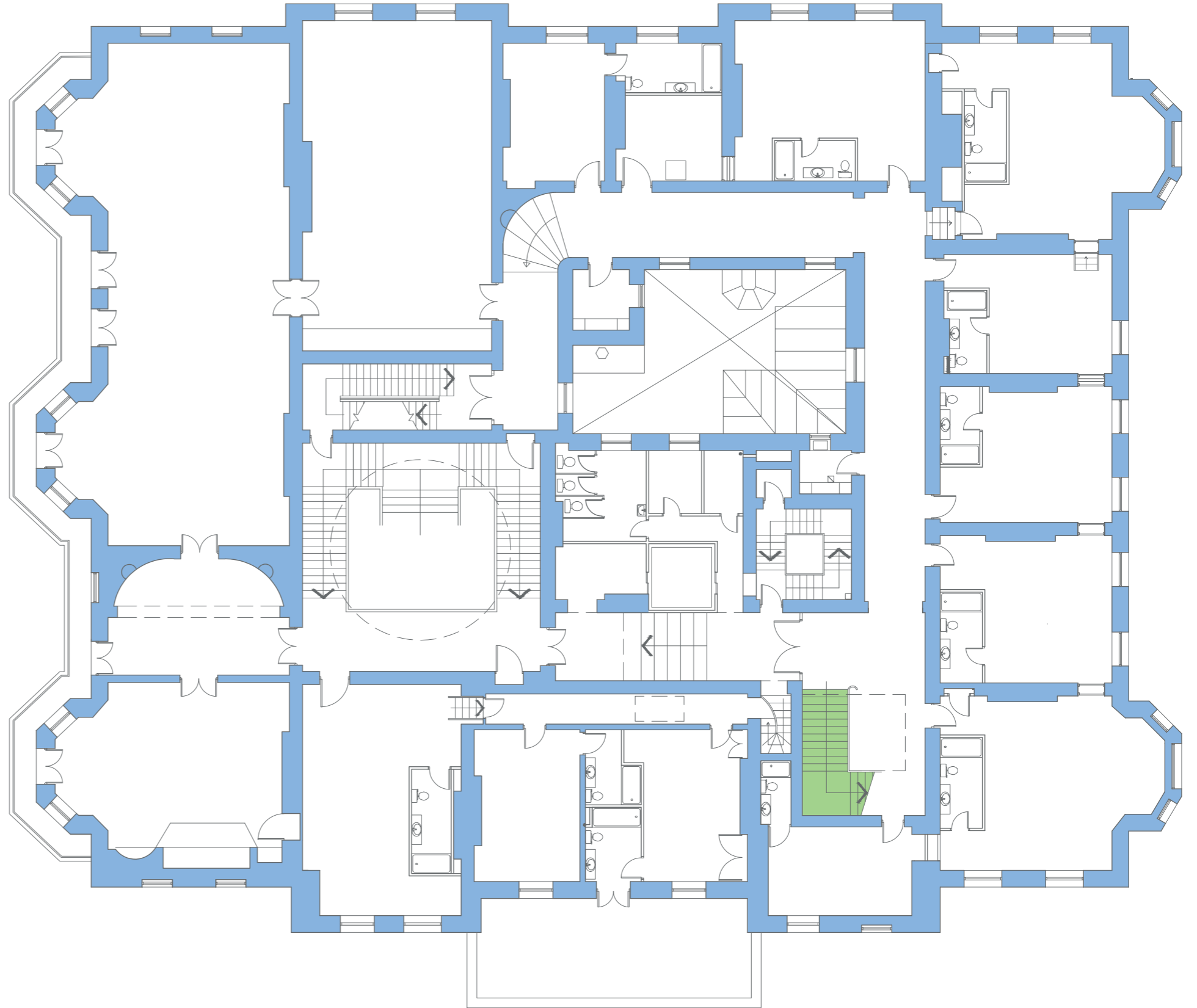
HAIGH HALL ANALYSIS AND PHASING

FIRST FLOOR

PHASES PLAN

- Possible Medieval
- Early 18th Century
- 1827-1840
- c.1840-1850s

This plan is not to scale



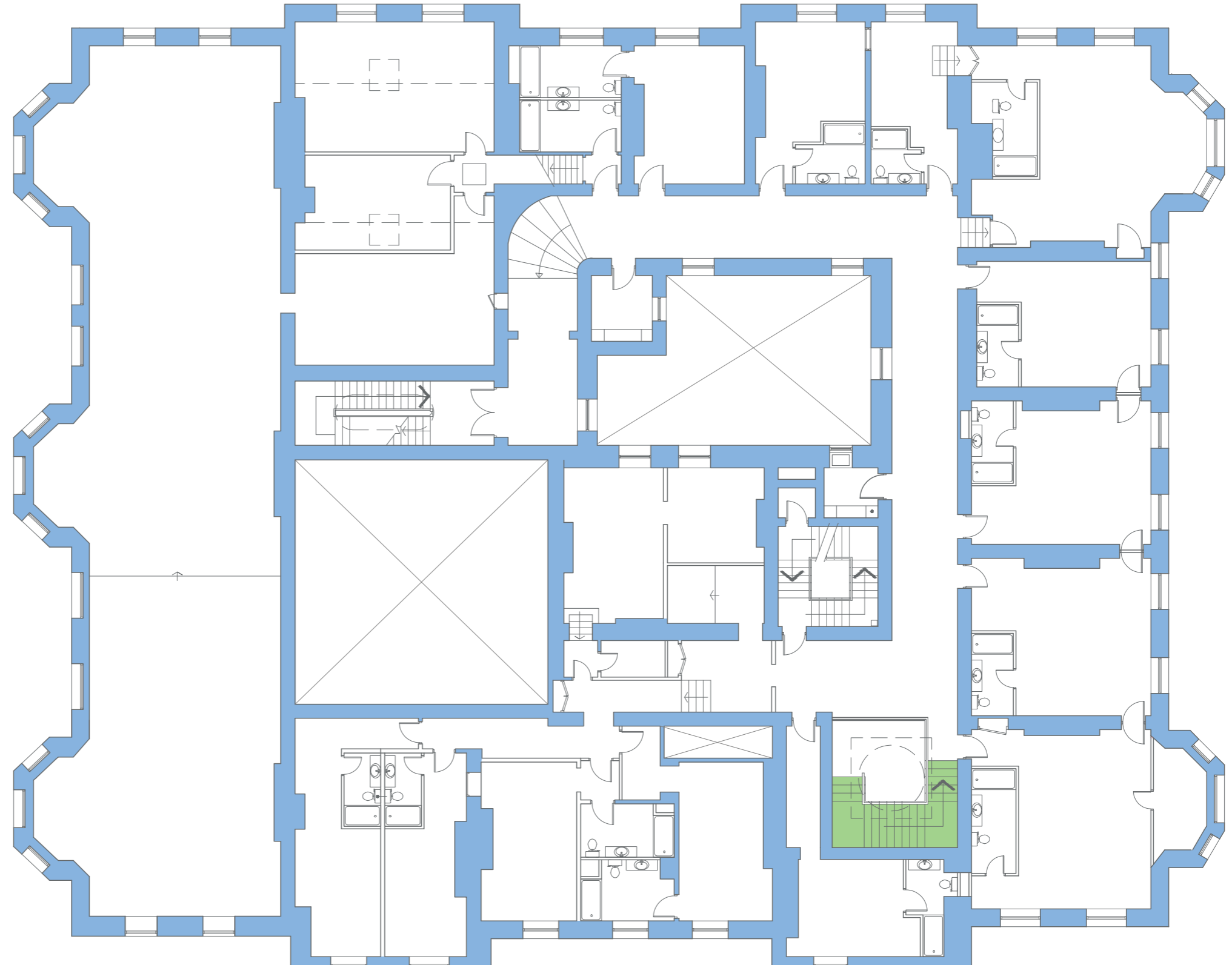
HAIGH HALL ANALYSIS AND PHASING

SECOND FLOOR

PHASES PLAN

- Possible Medieval
- Early 18th Century
- 1827-1840
- c.1840-1850s

This plan is not to scale



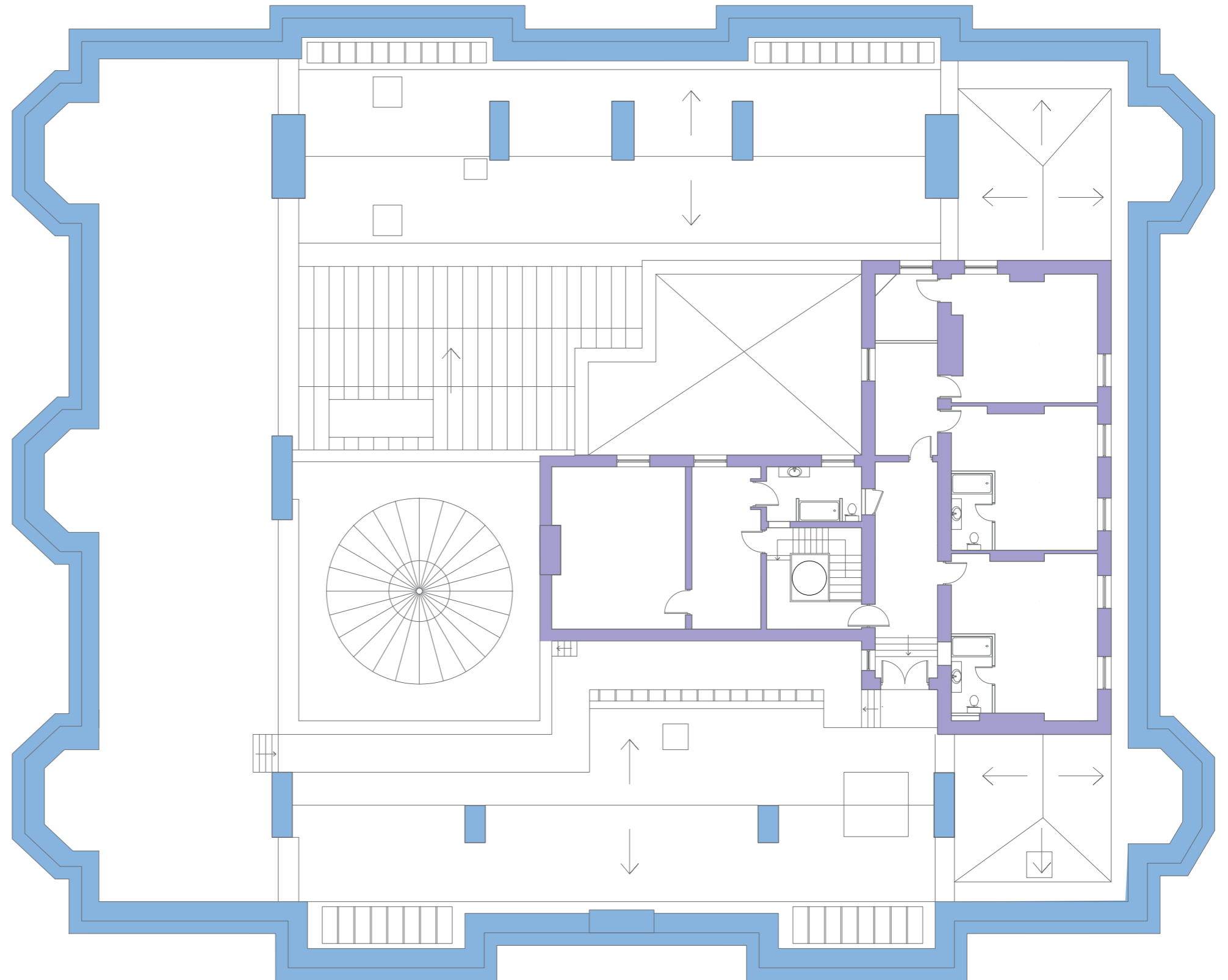
HAIGH HALL ANALYSIS AND PHASING

THIRD FLOOR

PHASES PLAN

- Possible Medieval
- Early 18th Century
- 1827-1840
- c.1840-1850s

This plan is not to scale



SECTION 5.0

HAIGH HALL: ASSESSMENT OF SIGNIFICANCE

5.1 INTRODUCTION

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 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:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

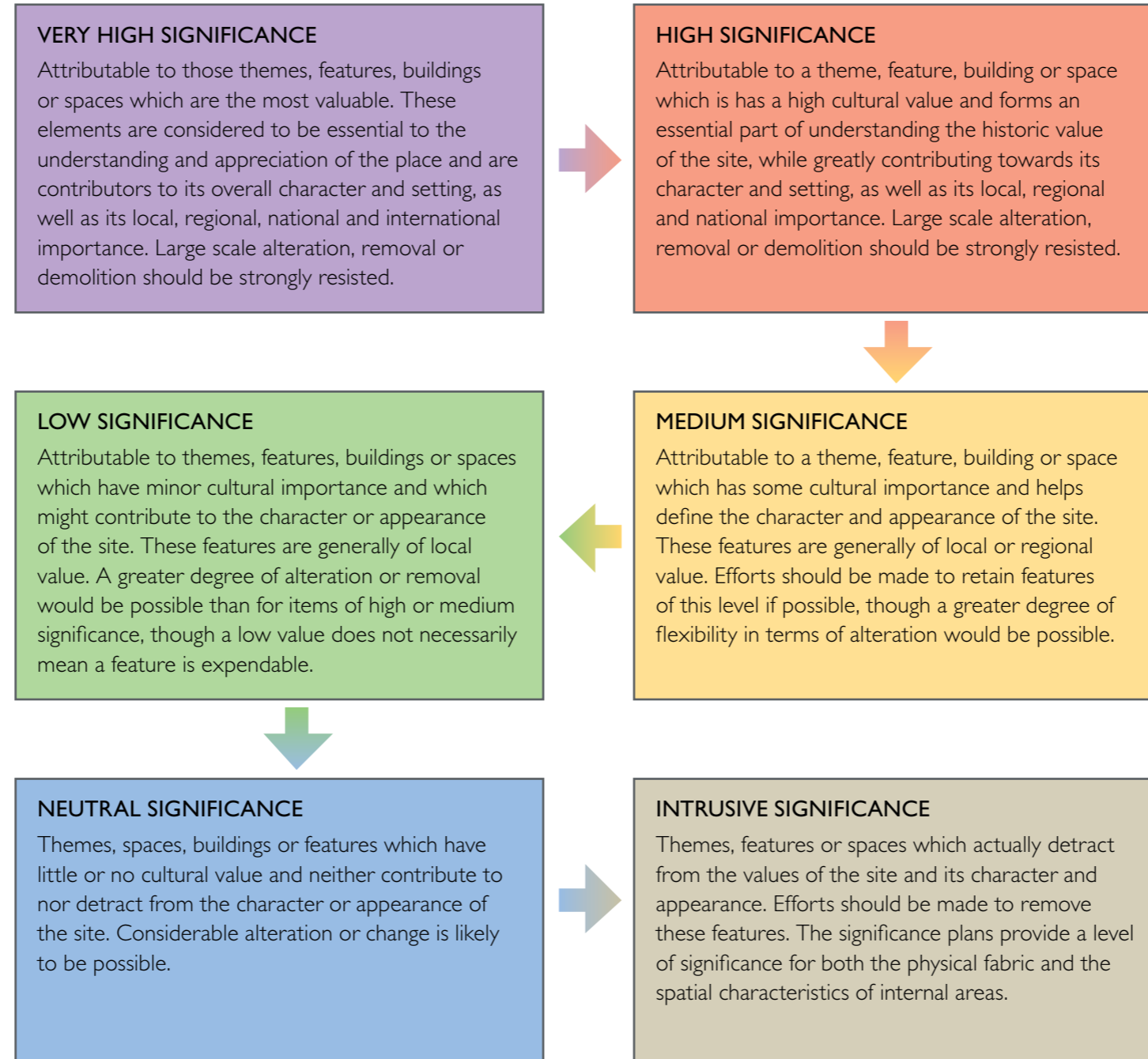
Architectural and Artistic Interest

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

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. 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.

The levels of relative significance used to inform the assessment of significance in this heritage statement are as follows:



INDIVIDUAL SITES ANALYSIS

5.2 ARCHAEOLOGICAL INTEREST

Haigh Hall and the wider estate have been the focus of human activity since at least the early medieval period. Cartographic and written evidence suggests that the current Hall is the most recent in a series of alterations and amendments to the estate first recorded as 'Hay' as early as the 12th century. Despite some documentary evidence for the past iterations of the estate, relatively little information is known about how much of this earlier fabric survives and what was incorporated into the current Hall or how much remains below ground around the site. It seems likely that the 18th century brick frontage survives in part and it is possible that medieval elements also survive. Lost features such as the formal gardens and the demolished greenhouse all add to the archaeological value. The wider estate also has extensive mining activity from the 19th century and earlier with the scheduled drainage portal the most notable example. It is highly likely there is extensive mining across the parkland that has yet to be discovered and recorded.

Haigh Hall and Park are of High Archaeological Interest.

5.3 HISTORIC INTEREST

Haigh Hall and Park has historic interest from a range of associations. The Hall is a good survival of an early 19th century stately home with a continuation of accommodation on the site to at least the medieval period. Home to the Bradshaigh and then, from the 19th century, the notable Lindsay family who were important landowners locally but also significant figures on the national and international stage. The family boasts several Members of Parliament and Members of the House of Lords including high profile cabinet roles in government. They held the position of Baron of Wigan and Alexander Lindsay was also Governor of Jamaica. During his time as Governor of Jamaica, Alexander Lindsay was directly responsible for the Second Maroon War (1795-96) due to his harsh treatment of the native population. Lindsay's actions in Jamaica were seen as duplicitous and harsh even by his contemporaries. After the abolition of slavery in 1833 the family inherited significant compensation at a period that James Lindsay was investing in the rebuilding of the Hall. James Lindsay also employed local unemployed mill workers to transform part of the wider parkland laying pathways and planting trees giving an important link with the local populace of Wigan. Haigh Hall was notable for its library which was described as one of the finest in the world and of national significance. The associations of Haigh Hall and the Lindsay family impacted on the lives of thousands of people both locally and internationally.

The Hall and Park also has very high communal value for the people of Wigan and the north-west who have used the parkland since the 1950s. The estate is treasured by the local community and is considered one of the most important historic assets in the area.

Haigh Hall and Park is of high historic interest.

5.4 AESTHETIC INTEREST

The Hall itself is an imposing if somewhat austere building sitting prominently on the hillside, with views across Wigan. The views of the structure from various points around the park, especially from the canal and along the approach road to the main porch, all add to the aesthetic interest, along with the views from the Hall itself across the parkland. The interiors boast several impressive state rooms with good quality plaster ceilings and staircases with sail vaults and decorative central lights.

The Plantation Gates, along with Haigh Hall itself, are of high aesthetic value as an example of polite but austere Neo-classical manorial structures, which impart a sense of the grandiose to the woodland park. The approach to the main house from the Plantation Gates through the woodland, past the industrial and manorial features in the landscape, leading up to the main house, demonstrates what is now a harmonious relationship of the industrial and the picturesque landscape. The layout and design of ancillary manorial structures, from the stables, to the bothy cottages and walled gardens, through to the ornamental pond, farmhouses and estate office are of aesthetic value for their contribution to the overall character of the woodland park. The industrial aspects of the estate including the canal, railway and mines, may originally have been viewed in stark contrast with the rural woodland and more typical aspects of manorial life, however, both of these elements appear to work together to create a harmonious overall aesthetic, with the majority of the industrial features caught in glimpses and framed views across the estate. The open views and vistas to and from the Hall, across the golf course and down to the canal and woodland, are of very high aesthetic significance. The golf course itself is very formal within the wider more semi-rural setting of the park, and it does detract from the significance of the site.

The poor condition of a number of features, such as the bothy cottages, greenhouses, walled garden, derelict zoo and model village currently detracts from significance.

Haigh Hall and Park are of high aesthetic interest.

5.5 STATEMENT OF SIGNIFICANCE

Haigh Hall and Park is a good example of an early 19th century stately home with commanding vistas across the local area. It has fine examples of plasterwork ceilings and highly decorative spaces with an attractive if somewhat austere façade. The surrounding landscape survives as a picturesque woodland park. Earlier formal gardens have been lost, but the former industrial landscape is still visible from mine portals to the canal and railway that run through the site. These industrial features are a testament to the wealth the Lindsay family generating from their commercial and industrial interests.

The Hall was home to a world-famous library which was seen as one of the most important private libraries in the world and of national interest. The Lindsay family were notable due to their role in national politics, with Alexander Lindsay in particular sparking an international incident due to his harsh actions of the Maroons whilst Governor of Jamaica. The family were notable slave owners and James Lindsay claimed compensation of what would be millions of pounds in today's money on the abolition of slavery in 1833, which was likely invested directly into the Haigh estate during its substantial rebuilding. The Hall has other historical associations from the royal visit in 1873, the unemployed mill workers used to plant trees and lay paths and the use as a military hospital in the 20th century during both world wars.

The archaeology of the estate is notable for the extensive mining that happened across the park with the scheduled drainage portal the most important surviving feature. The Hall itself is the result of a range of alterations dating back to at least the medieval period and there has been academic debate around the survival of this earlier fabric that may be containing within the fabric of the extant Hall or below ground.

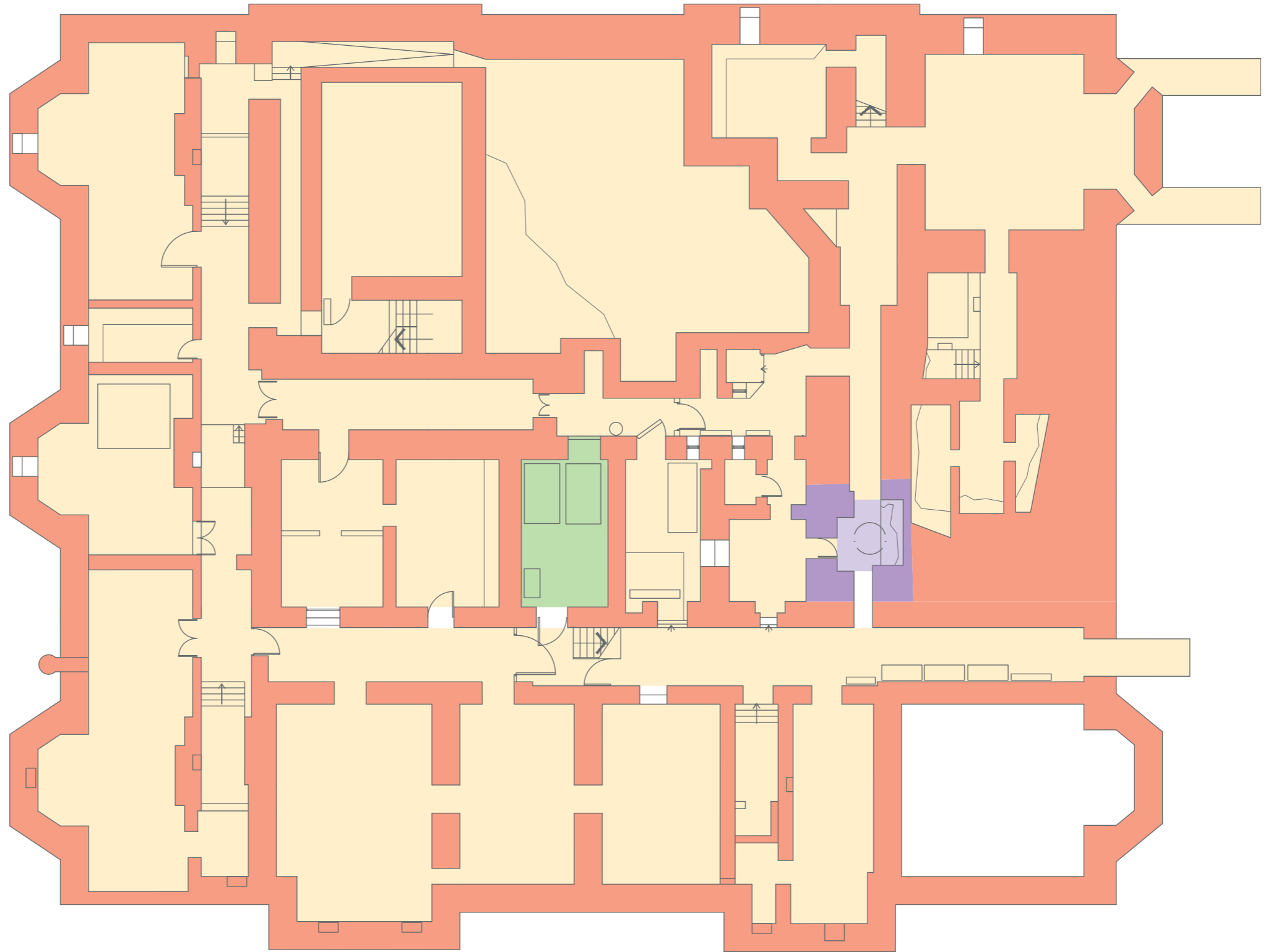
Haigh Hall and Park are of High Significance.

INDIVIDUAL SITES ANALYSIS

BASEMENT SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

This plan is not to scale

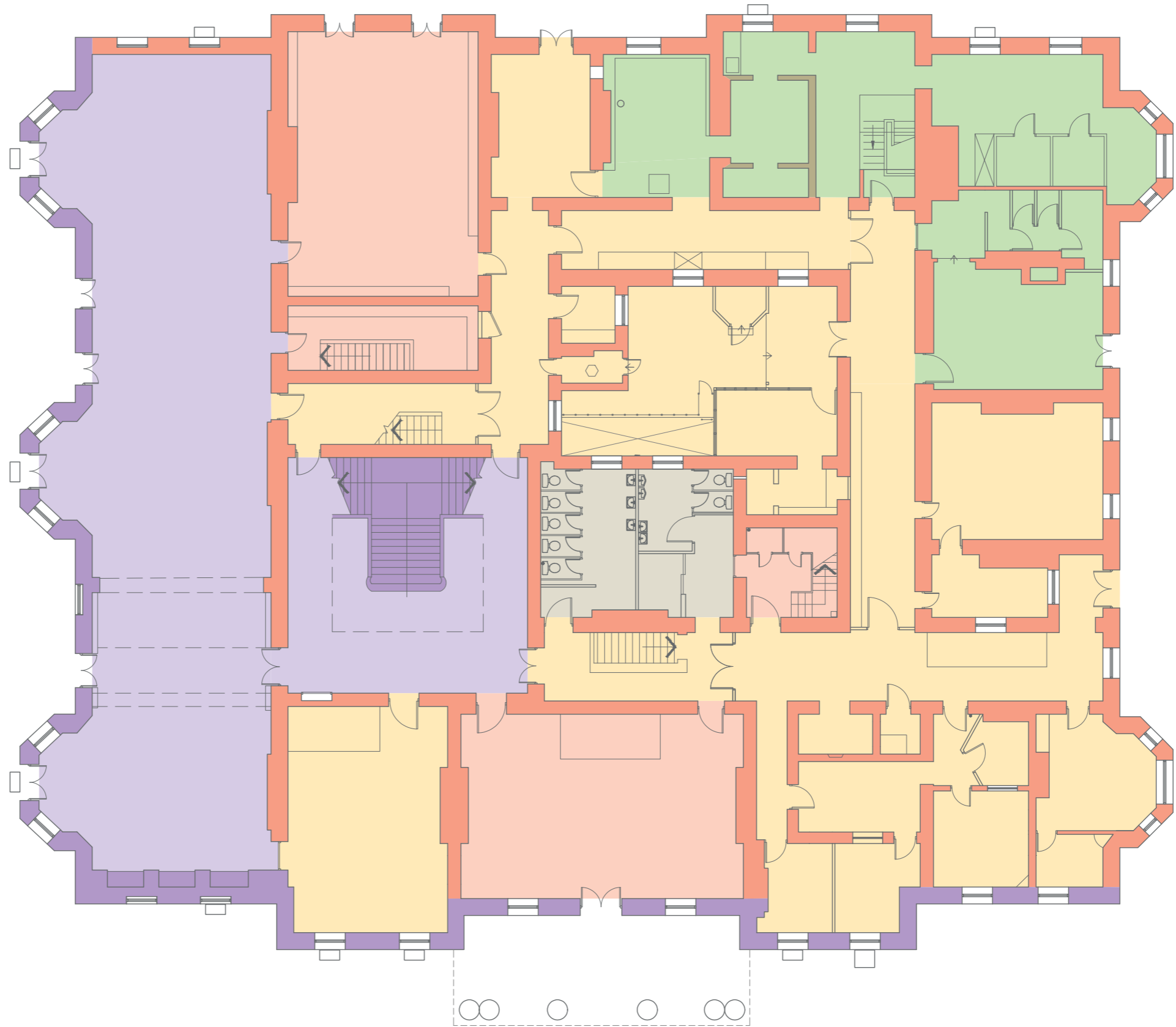


INDIVIDUAL SITES ANALYSIS

GROUND FLOOR SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

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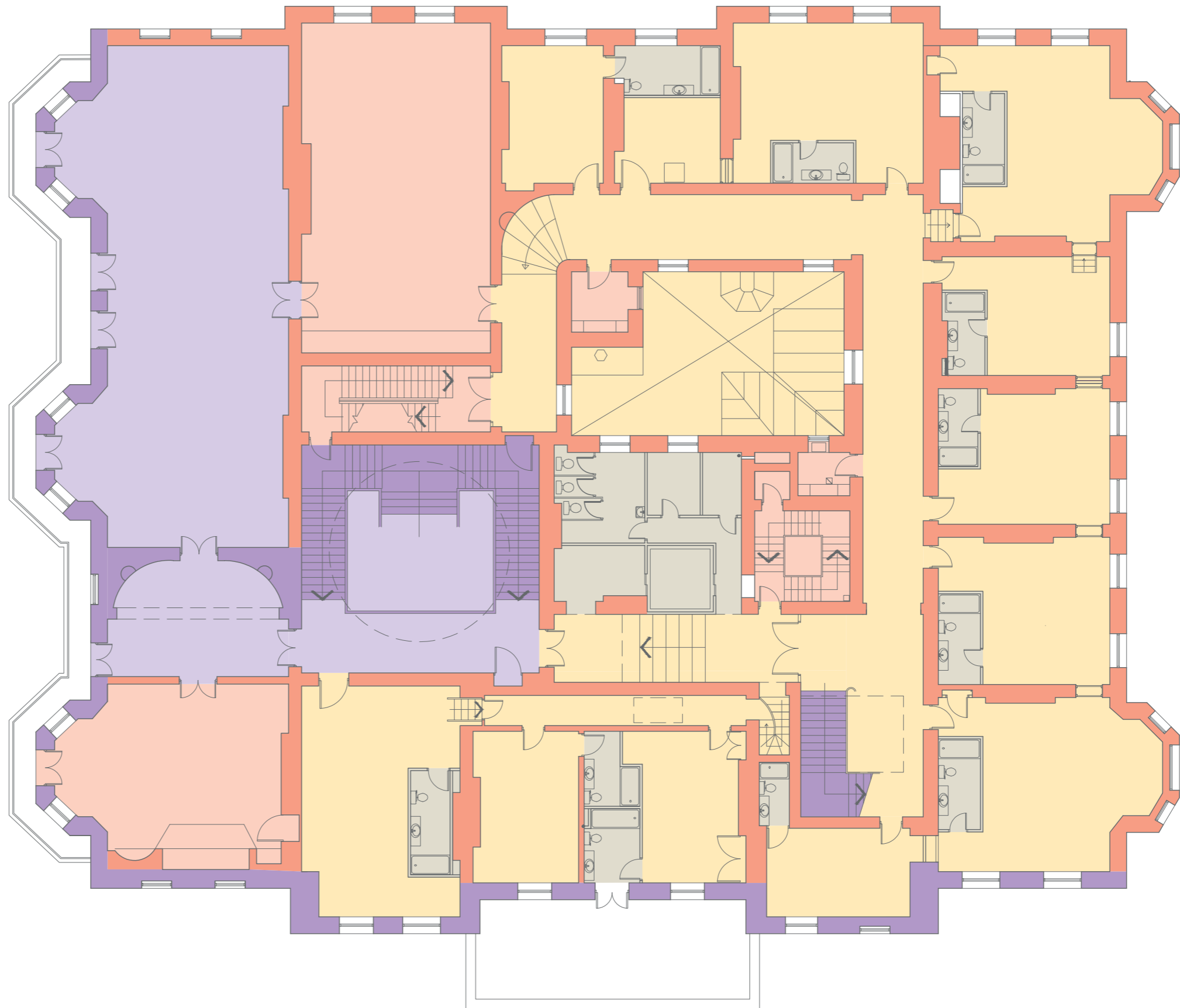


INDIVIDUAL SITES ANALYSIS

FIRST FLOOR SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

This plan is not to scale

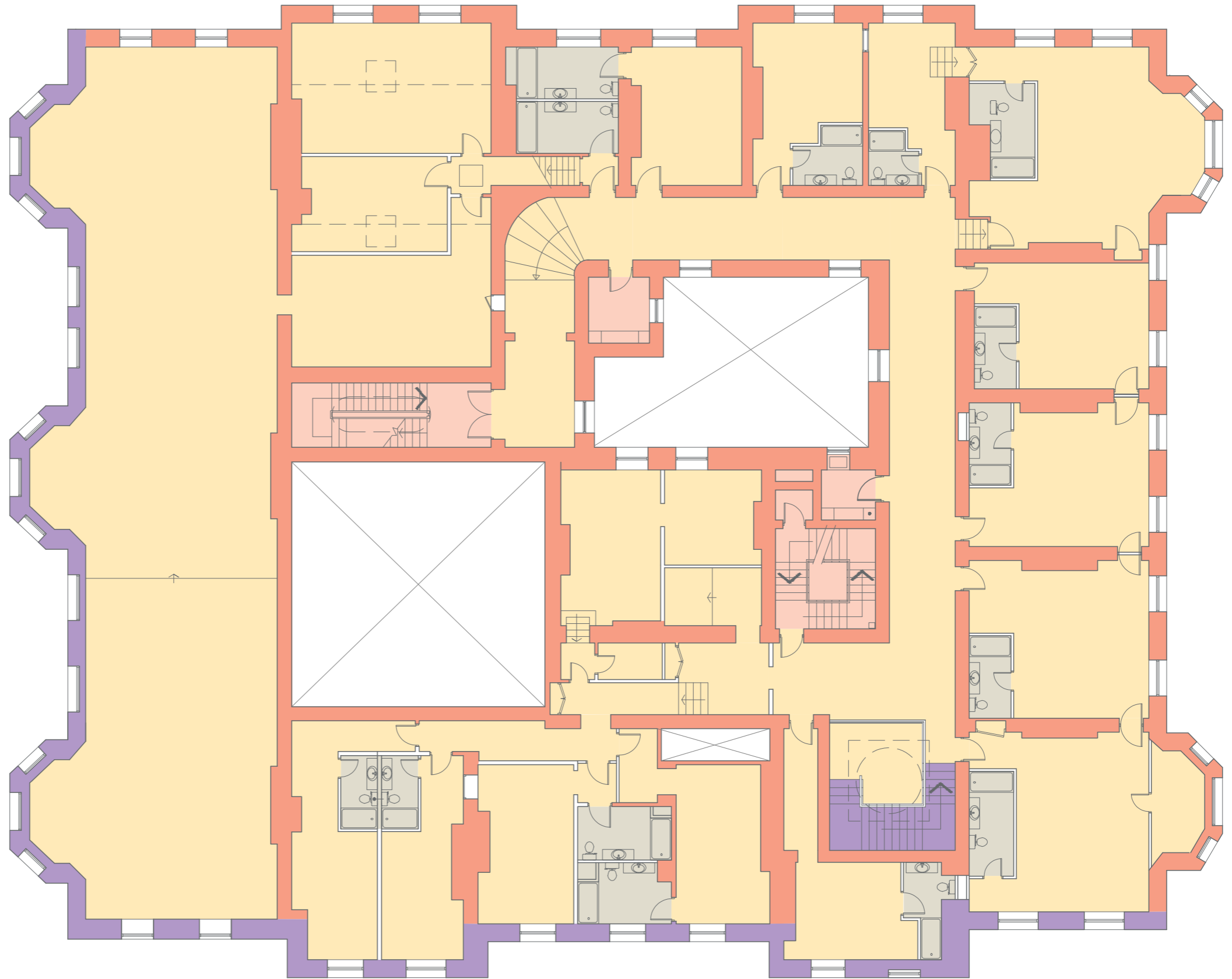


INDIVIDUAL SITES ANALYSIS

SECOND FLOOR SIGNIFICANCE PLAN

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

This plan is not to scale

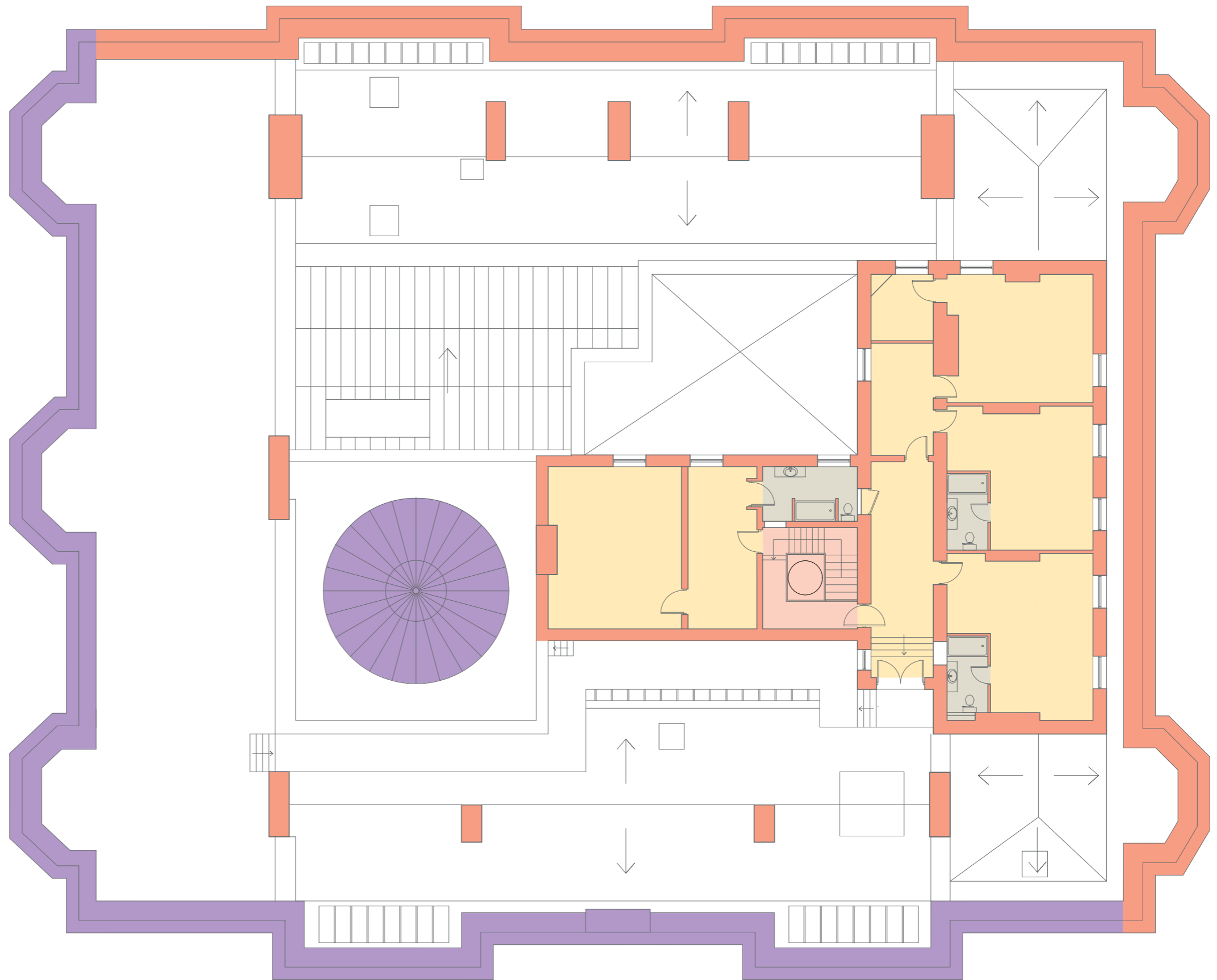


INDIVIDUAL SITES ANALYSIS

THIRD FLOOR SIGNIFICANCE PLAN

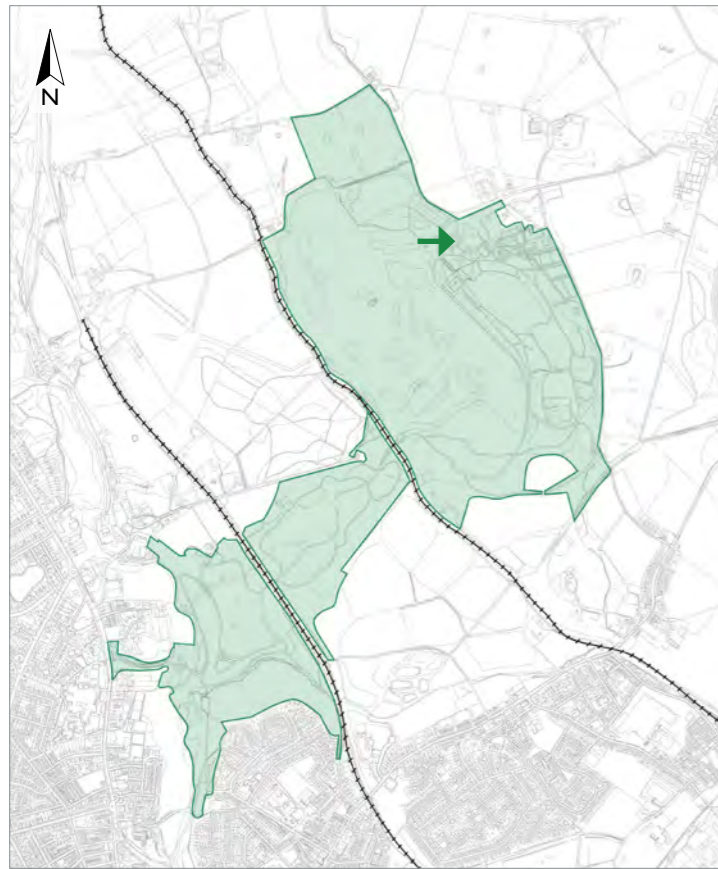
- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

This plan is not to scale



5.6

FORMER STABLES TO HAIGH HALL



Summary of Significance

The former stables to Haigh Hall are collectively a Grade II listed building of national interest. Completed in 1865 to serve Haigh Hall and the wider estate, the stable block is broadly functional and Italianate in form, with its tower with pyramidal roof over the entrance. The stables formed an important historic function for the estate, and continues to do so today as a key visitor hub for the Haigh Woodland Park. Their design is attributed to the 7th Earl of Balcarres, who also played a major role in the design of the principal hall and other buildings on the estate. It has been converted to café, shop, meeting spaces and other functional uses from the late 1980's. A notable addition to the building is the external lift tower of 2001 by Wigan Council.



The principal significance of the former stables lie in their illustration of the practical functioning of major estates in the latter 19th century, and the characteristic stable architecture which expresses this. Later alterations associated with later uses detract from this historic character to a degree, but overall it remains legible and characteristic with regard to its original function and character. The description clarifies that this building has been included for group value, illustrating the close relationship of the building with the principal hall and wider estate.



Key Issues and Opportunities

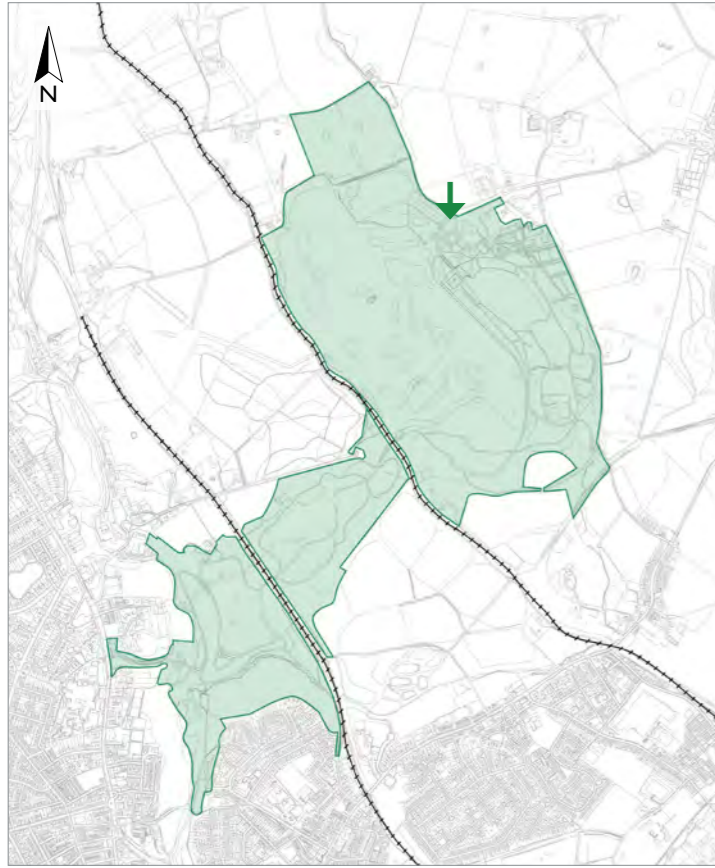
- There is an opportunity to better present and interpret the heritage significance of the building. Potential for orientation spaces to interpret and encourage visitors to visit the lower plantation and wider site.
- Opportunity to increase public access to the building by moving administrative functions elsewhere on the site.

Condition

- **External:** Overall condition is generally good. Roofs, flashings, stacks generally in good condition. Hard cementitious mortars are present to the North-West, South-West and 50% of the courtyard elevations, which is detrimental to the brickwork. Window and door frame profiles, particularly to the South-East and South-West elevations are modern with inappropriate wired and frosted glass which is detrimental to the visual character of the building. The modern glazed lift shaft to the principal entrance from the site's main car park is of limited quality and is detrimental to the character of the building. There is no interpretation.
- **Internal:** Condition very good to all publicly accessible areas. No visible defects.

5.7

STOCKS EAST OF THE ENTRANCE TO HAIGH HALL



Summary of Significance

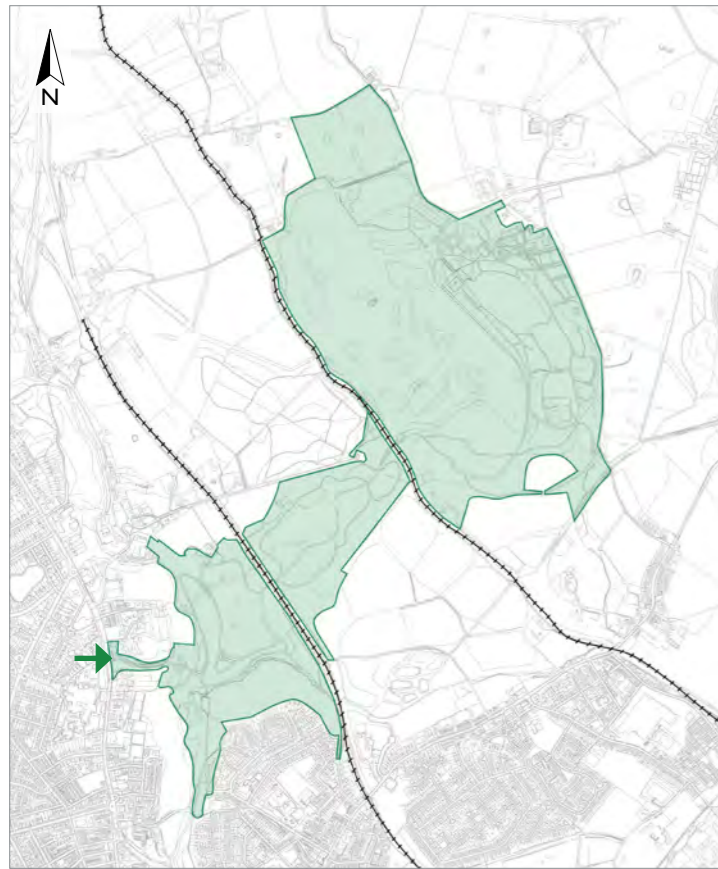
The stocks are a Grade II listed structure of national interest. These are cited in the list description as dating to the 18th century, and comprise of two stone posts with articulated tops and timber footboards indented to the stone, suggesting the boards were placed around the ankles with the detainee sat on adjacent ground. As an instrument of corporal punishment and public humiliation, this structure is of particular interest for its illustration of social and societal practices around crime and punishment in the 18th century.

Key Issues and Opportunities

- Cluttered and detrimental setting, including traffic cones, temporary and permanent signage, automatic barriers, modern gates and hard landscaping. Clear opportunity for better presentation and interpretation.

Condition

- Generally fair. Some decay to timbers, particularly the lower timber. Damage to stone caused by expanding corroded ironwork cramps. Hard landscaping is insensitive and detrimental. No interpretation.



Summary of Significance

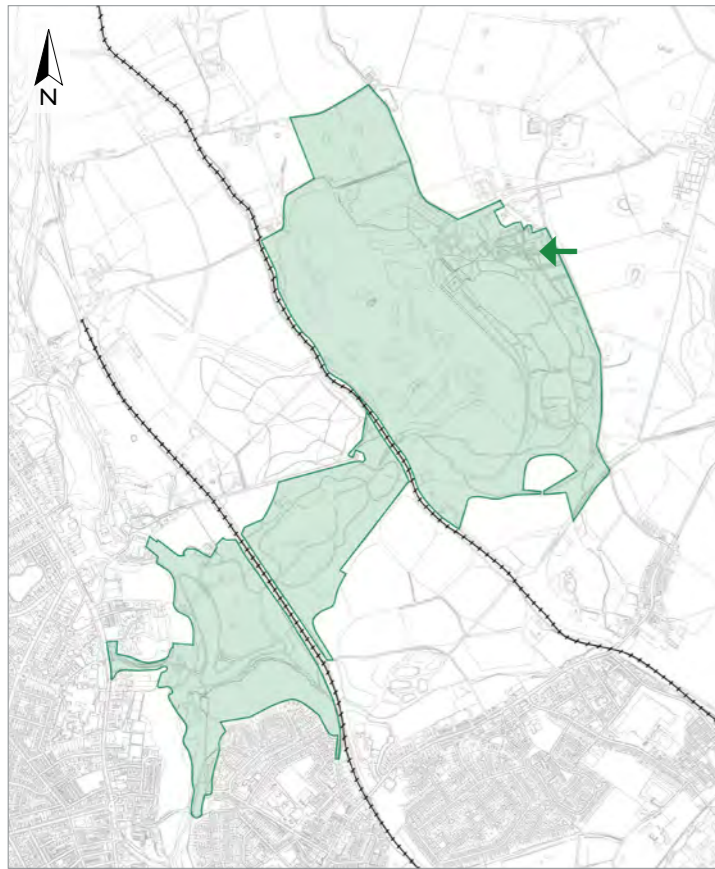
The gateway and lodges on Wigan lane were the historic main entrance to Haigh Hall, forming a key part of the designed approach through the estate to the main hall. The gateway ensemble is contemporaneous with the principal hall (c.1827-44) and therefore likely to have been designed by the 7th Earl of Balcarres. The design is of a restrained classical style comprised of a central stone arch with Doric pilasters, with flanking lodges with Tuscan columns to both the road and park-facing elevations. The gateway and lodges to Haigh Woodland Park form a key part of the designed approach to the principal hall and holds considerable group value with the historic estate and associated heritage assets. In its own right, it is of significance principally for the quality of its restrained classical composition and associations with the 7th Earl of Balcarres.

Key Issues and Opportunities

- The gates and lodges are vulnerable to vandalism and in a poor condition.
- As the principal carriage entrance to Haigh Hall there are clear opportunities to conserve, re-present and interpret this significant heritage asset and building at risk. Adaptive reuse of the lodge buildings to provide kiosks / orientation spaces / heritage interpretation would be of major benefit to the historic buildings.

Condition

- **External:** General condition is poor. The boundary wall has subsided to the north and south, leaving gaps between the lodges and walls. Movement of stones, missing stones, subsidence and bulging of the boundary wall to Wigan Lane due to mature tree growth in close proximity to the wall. Single ply membranes to the lodge roofs is inappropriate / detrimental to the character of the buildings. Significant vegetation growth to the cornices and sapling growth to the top of the principal archway. Extensive water damage and salt efflorescence to stonework at high level, particularly the south lodge. Open joints at high level and to cornices due to water run off. Rainwater downpipes may have been internal and due to failure downpipes have been later fitted externally, then removed to leave crude spitters which do not adequately throw water away from the building. All joinery has been removed and openings blocked up and cement rendered. Cast ironwork to gates is in fair condition but with localised corrosion and requires comprehensive redecoration. Poor quality hard landscaping (tarmac). No interpretation.
- **Internal:** No safe access could be gained to the interiors. The previous condition survey (2016) noted that condition was poor with internal floors having collapsed into the basements.



Summary of Significance

The walled gardens of Haigh Estate were established in the latter part of the 19th century, to serve the functioning of the estate. These were principally formed of three walled enclosures, with the two upper accommodating leaning structures and lower (southern) housing an orchard. To the north lay additional structures, likely greenhouses and a residence to the north connected via path, likely the gardener's or groundskeeper's residence. Scarring of the walled garden structures, and footings of the buildings to the north can still be seen. The residence to the north is still extant. While altered as a site, these historic uses are still broadly discernable and they hold particular significance for their remaining illustration of estate functioning as well as horticultural practices of their time.

Key Issues and Opportunities

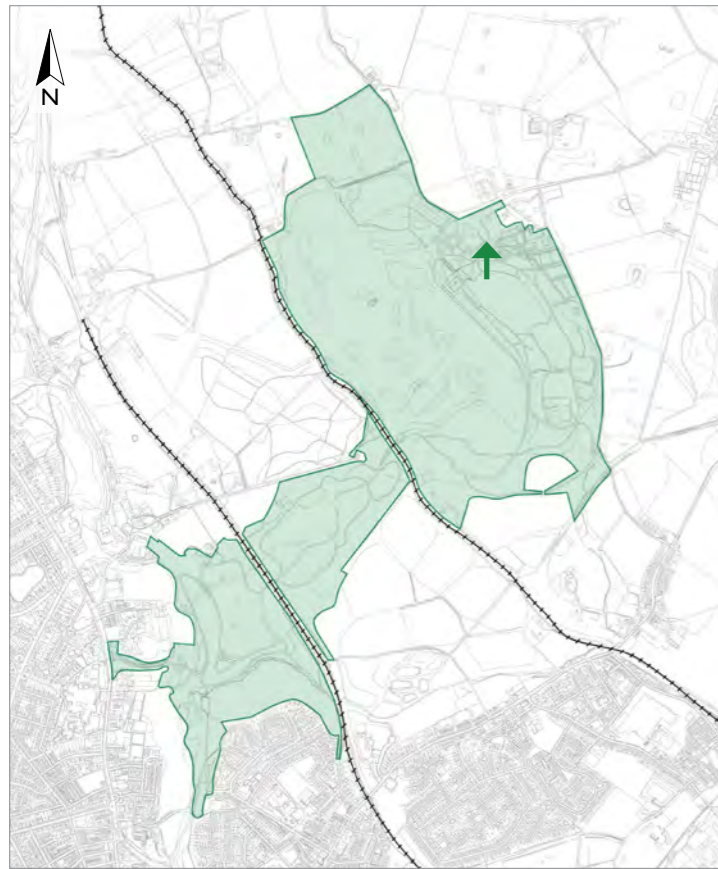
- The buildings are vulnerable to vandalism - the theft of lead flashings and ridge tiles has left numerous voids susceptible to water ingress.
- There are clear opportunities to increase public access to the buildings, and to provide facilities for volunteers, staff, education groups etc. Enhanced facilities may allow for increased opening times of the walled garden (currently only accessible two days per week – Tuesdays and Thursdays).
- Consolidation of facilities may allow for the clearing of dangerous and detrimental structures to the north (disused aluminium greenhouses, shipping containers etc.).
- Potential for revenue generation – meetings / events / functions / weddings / accommodation / education.

Condition

- **External:** Structure appears to be sound but condition generally is poor. Localised areas of re-pointing in poor quality hard cementitious mortars and brick infills in inappropriate modern engineering brick. Localised areas of open joints. Window frames (3 over 6 timber sashes) remain behind security grilles but the timber is rotten in places. Security grilles have been fixed into the timber frames so removal is likely to cause substantial damage to frames. Plastic rainwater goods have failed. Significant ivy growth and collapsed outbuilding to the north-east, and a large vertical crack is evident in the garden wall at this corner. Verge pointing and ridge tiles are missing in places allowing water ingress. Chimney stacks have been curtailed and capped in the past. Flashings to stacks have been robbed, leaving missing slates and voids allowing water ingress. Significant horizontal crack through gate wall and piers. Modern, detrimental metal gates.
- **Internal:** Condition is generally poor / hazardous. Lath and plaster ceilings actively failing. Evidence of dry rot. Bouncing, damp suspended floors. No safe access could be gained to the first floor spaces. Some original internal joinery including doors and fitted cupboards. Asbestos is present within the buildings.
- **Garden walls and adjoining lean-to buildings:** Asbestos sheet roofing materials. Missing rainwater goods, some open joints. Security mesh fixed to timber frames of doors and windows. Roof structure appears sound. Remains of boilers and flues associated with former greenhouses. Hard cementitious mortar pointing to wall heads showing evidence of damage to brickwork. Substantial vertical crack and dislodged bricks to the North-East corner.

5.10

GLASSHOUSE (SITE ONLY) AND ORNAMENTAL POND



Summary of Significance

The glasshouse was established in the latter part of the 19th century, addressing the ornamental pond, which had been formalised from an earlier fish pond at the same time. This building comprised of a symmetrical arrangement of three principal volumes with sweeping central stepped access. This formalised arrangement had a notably more 'front of house' character than the more functional structures associated with the walled gardens. The greenhouses were demolished in the latter 20th century, however the boundary footings and (altered) ornamental pond remain.

Key Issues and Opportunities

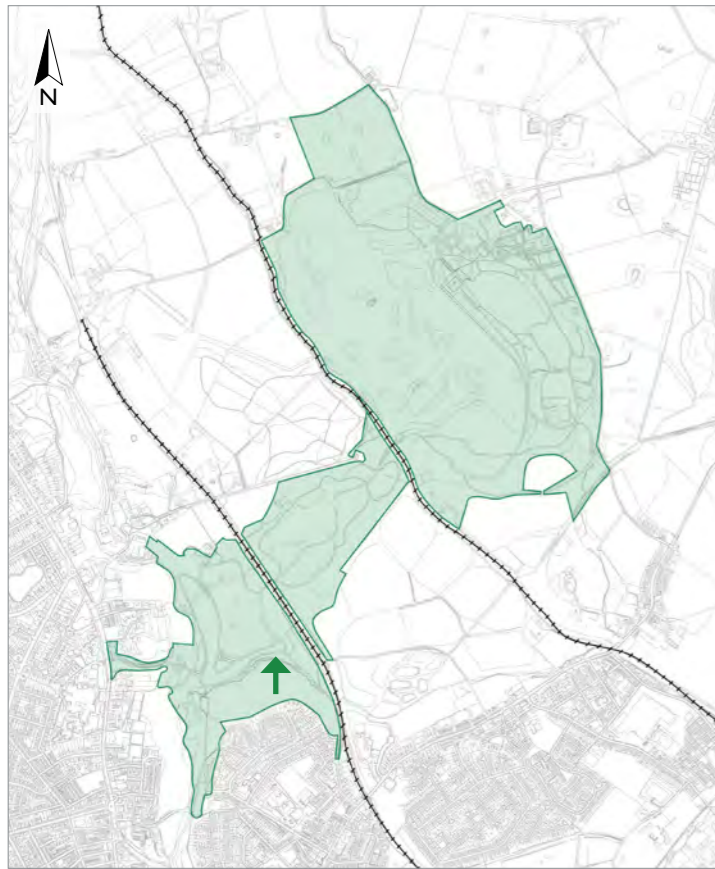
- Re-present and interpret.
- Opportunity to conserve the footprint and remains of the former ornamental glasshouse and provide enhanced access and interpretation. This would also eliminate the health and safety risks associated with the standing and vulnerable remains.

Condition

- Ornamental Pond: Railings modern but in good condition. Extensive vegetation growth within brickwork and concrete pond lining. Fountain is in working order but the water level is low suggesting leaks are present. Open joints to brickwork and stone copings. Tarmac paving is inappropriate / detrimental. No interpretation.
- Glasshouse Remains: Condition is generally poor. Substantial remains of brick and stone walls, plinths, steps and floors. Mature tree growth threatens the long-term future of many parts. Fenced off but remains a potential health and safety risk, particularly sections of wall over 1m in height which could topple. Extensive vegetation including ivy, saplings and sycamores. Loose stones at southern end (theft / HandS risk). No interpretation and no public access.

5.11

SOUGH MINE DRAINAGE PORTAL



Summary of Significance

The Haigh Sough mine drainage portal is a Scheduled Monument. The scheduling includes a brick and stone portal and part of brick-lined culvert designed to drain water from its associated coal mine and into the adjacent Yellow Brook. The portal and 2m of the brick arched entrance to the drain only are included in the scheduling. The adit was driven into the adjacent coal mine in 1653 by Sir Rodger Bradshaigh (the mine owner) and was completed in 1670. Extension of the mine over time saw the system considerably extended to a depth of 936, to Parr Pit. The sough has particular significance associated with contributing to an understanding of historic mining practices, developing use over time, as well as the associated daily life of works and owners.

Key Issues and Opportunities

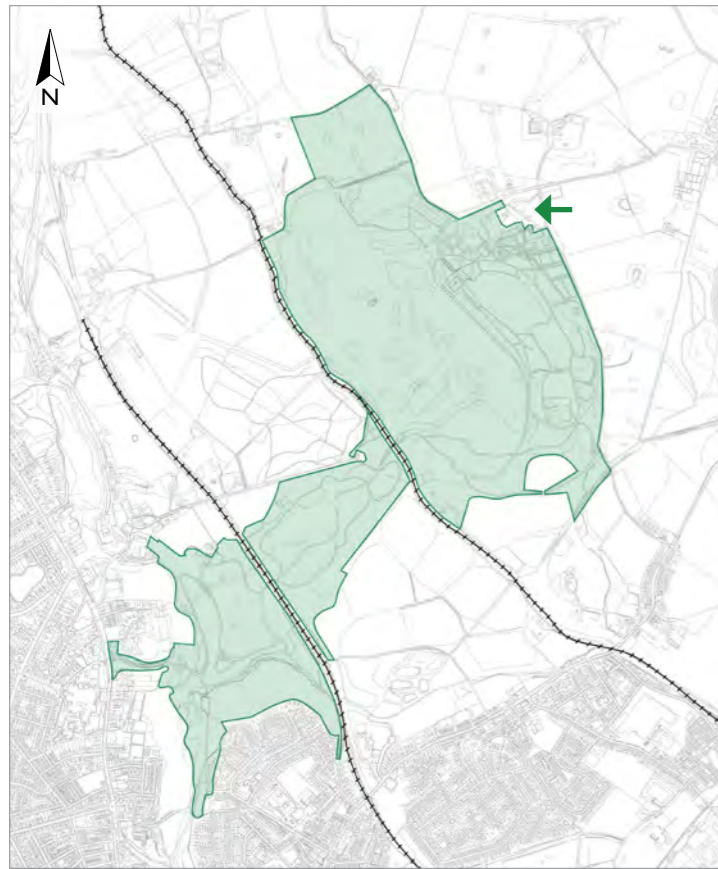
- Opportunity to improve wayfinding and interpretation. Opportunity for interpretation to extend to the shafts and pits in the adjacent woodland.

Condition

- Condition is fair. Revetment walls to stream have been undermined and have collapsed in places. Structural engineer to inspect arch.

5.12

ESTATE OFFICES (OUTSIDE SITE BOUNDARY)



Summary of Significance

The historic estate offices are located on New Road, and now known as 'Latham House'. The two storey building is broadly symmetrical, with Neo-Jacobean elements indicative of its late 19th century (1892) date. This building is principally of significance for its potential (and further potential) to understand and appreciate the day-to-day management of Haigh Estate and its parklands. Some modern interventions such as the introduction of UPVC windows do detract from significance to a proportionate degree.

Key Issues and Opportunities

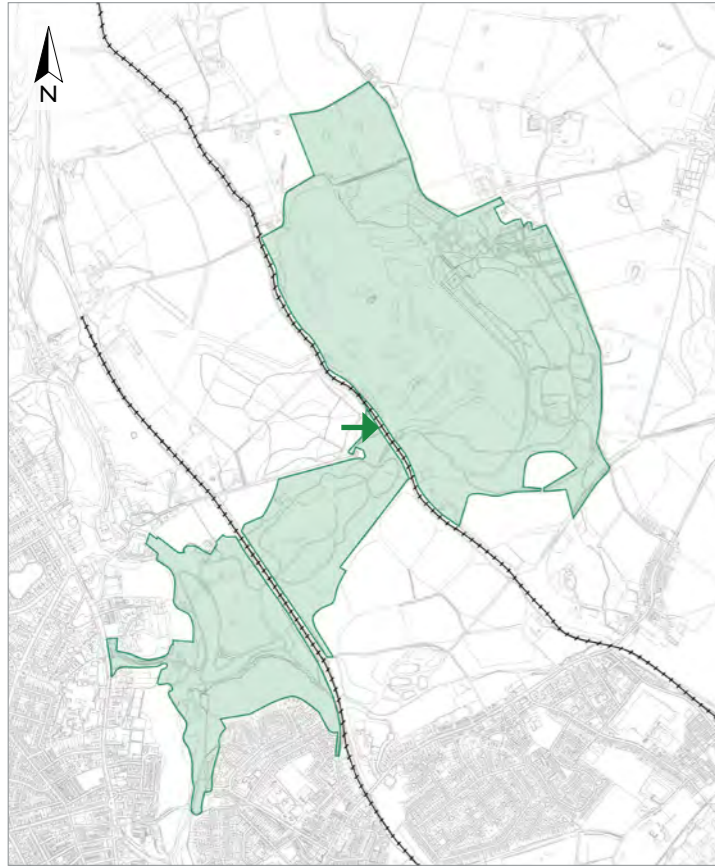
- Latham House is not located within the site boundary and is a private residential property, though there may be opportunities for interpretation.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition

5.13

BRIDGE OVER LEEDS AND LIVERPOOL CANAL BASIN



Summary of Significance

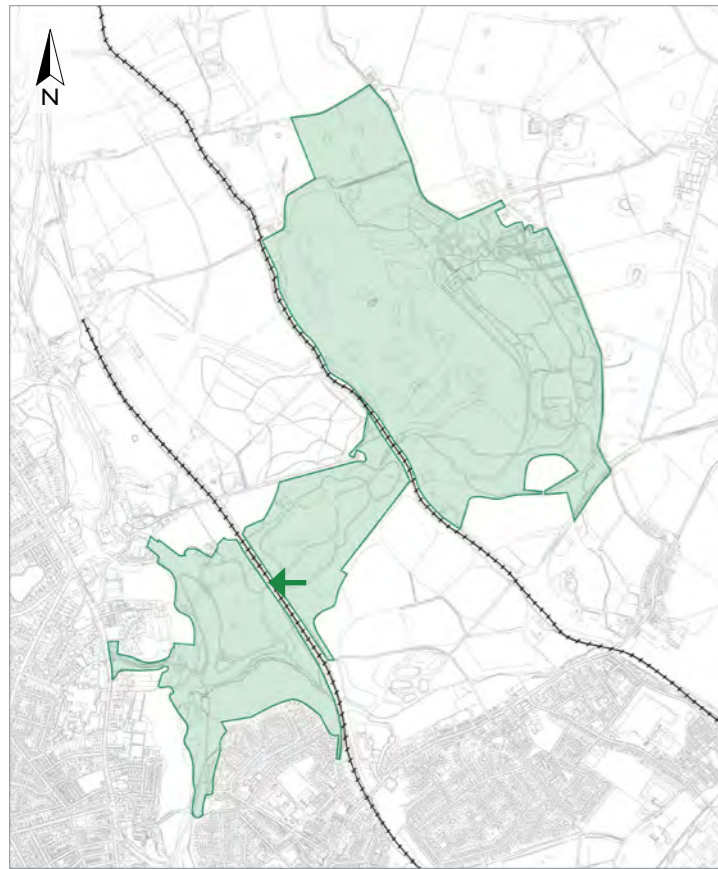
The bridge over the entrance to the basin of the Leeds and Liverpool canal is a Grade II listed building of national interest in its own right. Completed in the 1780's, this bridge is formed of an elliptical arch with band over and its articulated by end piers and parapet. This structure is of particular significance for its illustration of infrastructural engineering of the latter 18th century, as well as its contribution to the understanding of the wider feat of engineering that is the Leeds and Liverpool canal.

Key Issues and Opportunities

- Like many bridges in the site area, the bridge over the canal basin at this juncture is a notable feature within the landscape and represents an opportunity to contribute to the offer of the park as an aesthetic feature.
- As an element of a wider historic infrastructure, the bridge represents a notable opportunity with respect to physical and interpretative connectivity with other sites as well as interpretation.

Condition

- Condition is fair, though the structure would benefit from detailed review and associated works to ensure its efficient long term conservation.



Summary of Significance

The historic railway bridge over the Whelley Loop Line is a Grade II listed building of national interest in its own right. Designed by Charles Badlock and built between 1883-4, the bridge is both physically and aesthetically robust, being of brick construction with steel girders. Ashlar facings to abutments and piers faced with classical style give the structure notable visual interest within its setting alongside articulation of the balustrade.

The primary significance of the bridge is associated with its illustrative (historical) value with respect to bridge design of the latter 19th century and its aesthetic value as designed feature within its setting. Modern interventions such as the introduction of crash barriers have some harmful impact on overall composition quality and significance.

Key Issues and Opportunities

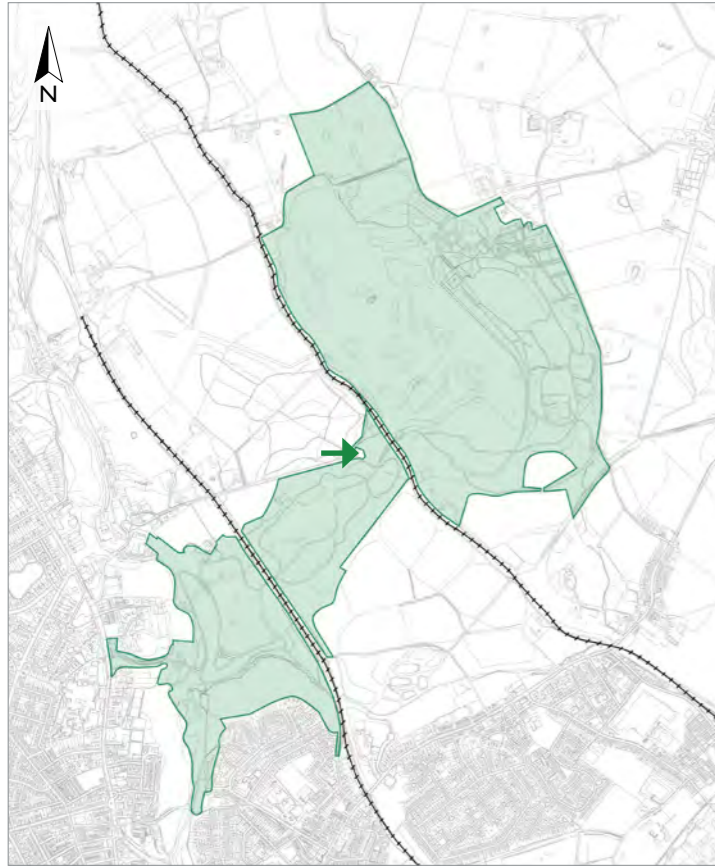
- Like the canal bridge cited above and others on site, the bridge over the Whelley Loop Line at this juncture is a notable feature within the landscape and represents an opportunity to contribute to the offer of the park as an aesthetic and wayfinding feature.
- As an element of a wider historic infrastructure, the bridge represents a notable opportunity with respect to physical and interpretative connectivity with other sites. The considered intervention to modern features, such as the crash barriers which could be removed or (if necessary) replaced with more contextual equivalents.

Condition

- Condition is fair, though the structure would benefit from detailed review and associated works to ensure its efficient long term conservation.

5.15

HALL LANE LODGE (OUTSIDE SITE BOUNDARY)



Summary of Significance

The former gate lodge to the Haigh estate is a Grade II listed building. Located at the end of the straight tree-lined avenue of Hall Lane, this building is a relatively small single storey building of 2 bays by 4, with round-headed stone mullioned windows, deep overhanging eaves and hipped slate roof. This building is of particular significance for its historic link to the social and practical structure of major estates of this period, and the characteristic aesthetic qualities which express this. Some modern features detract from significance to a degree.

Key Issues and Opportunities

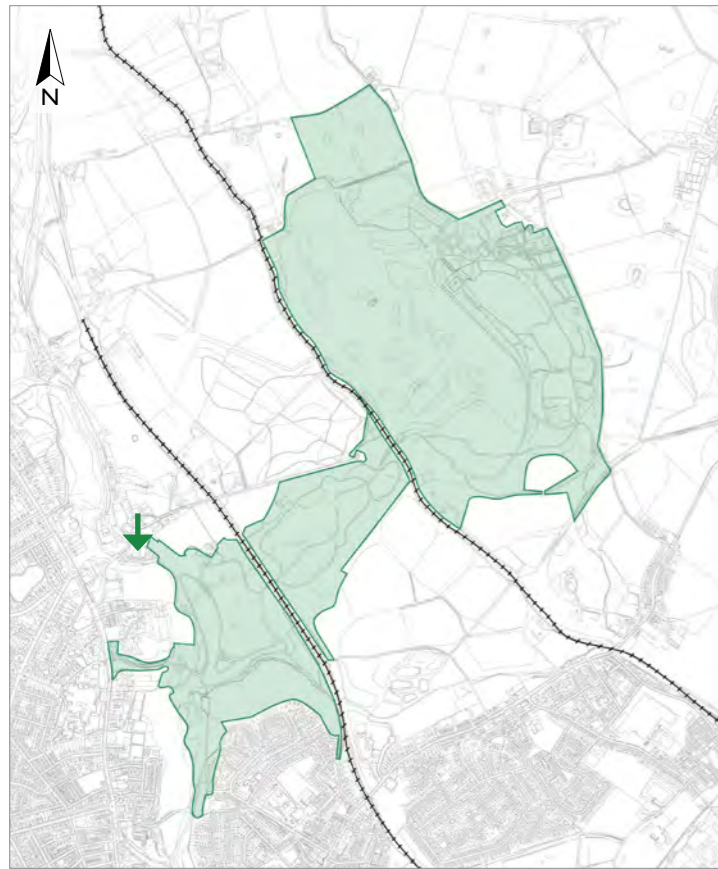
- The lodge is outside of the scope boundary and is a private residential property. There are, however, opportunities to reinstate the former gate piers and gates, to provide enhanced access and facilities and interpretation / wayfinding.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition. Boundary walls show signs of movement (open joists etc).

5.16

HAIGH FOUNDRY (OUTSIDE SITE BOUNDARY)



© Google Earth.

OUTSIDE SCOPE BOUNDARY

Summary of Significance

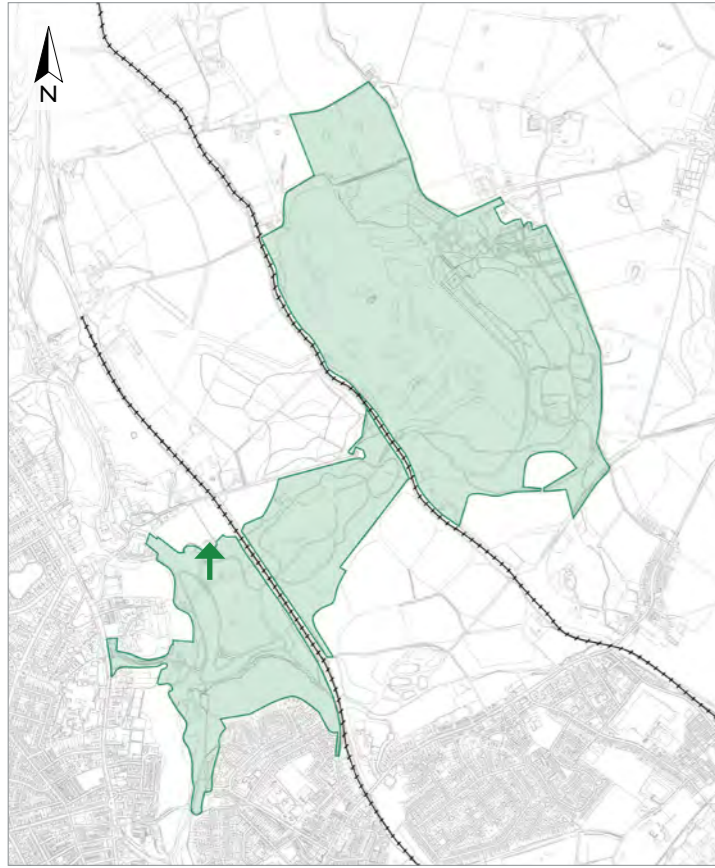
The historic Haigh Foundry (Leyland Mill Lane) is an element of particular interest. It dates back to 1788 when the 6th Earl of Balcarres and Mr Corbett (his brother and a local iron founder) established the site, incorporating the Brock Mill forge. The foundry produced Lancashire's first steam locomotive in 1812, as well as other notable contributions such as structural ironwork for the swing bridges serving Albert Dock and the ironwork of Haigh Hall itself. The foundry closed in 1885 and the original foundry subsequently demolished, however the site remains in light industrial use. Cast iron gateposts and a mid 19th century range can still be found beside the River Douglas to the south of the lane, and a further two brick ranges and chimney of a similar date to the north.

Key Issues and Opportunities

- The site boundary is very close to the foundry so there are opportunities to provide interpretation within the site.
- Further research into the early canal that serviced the forge (remnants of which run the the lower plantations) could provide further understanding and interest to the site.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition.



OUTSIDE SCOPE BOUNDARY

Summary of Significance

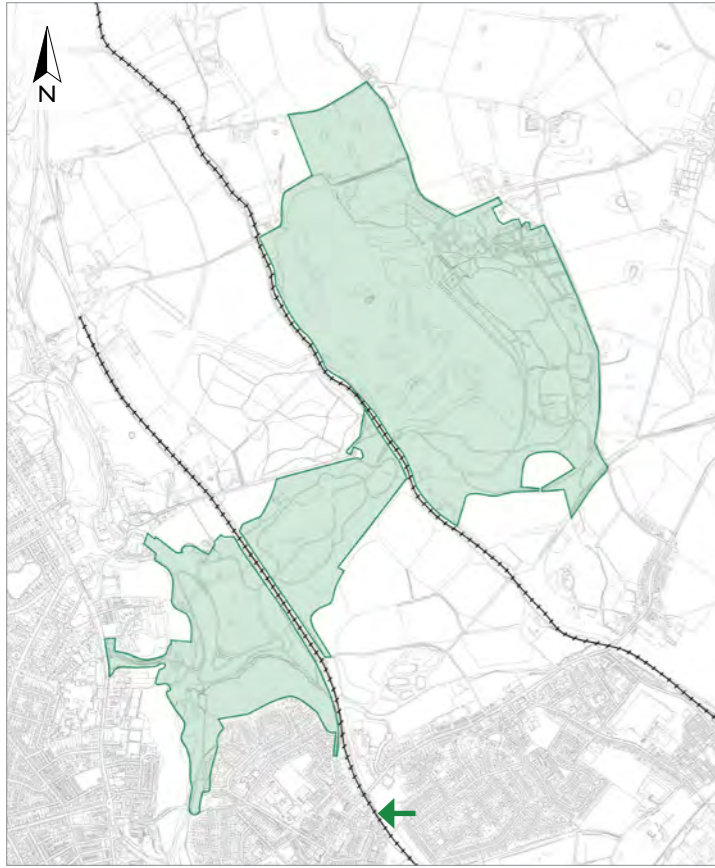
The buildings historically known as 'the Receptacle' are collectively a Grade II listed building of national interest. Originally designed as almshouses in 1772, it has been converted into three houses. The design comprises of dressed stone with ashlar dressings and rusticated quoins and a hipped stone slate roof. Formed of 5 bays and 2 storeys in height, windows are of paired pointed lights, and entrances articulated by pointed tympana.

Key Issues and Opportunities

- Outside the scope boundary, private residential. The site boundary is very close to the receptacle so there are opportunities to provide interpretation within the site.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition.



Summary of Significance

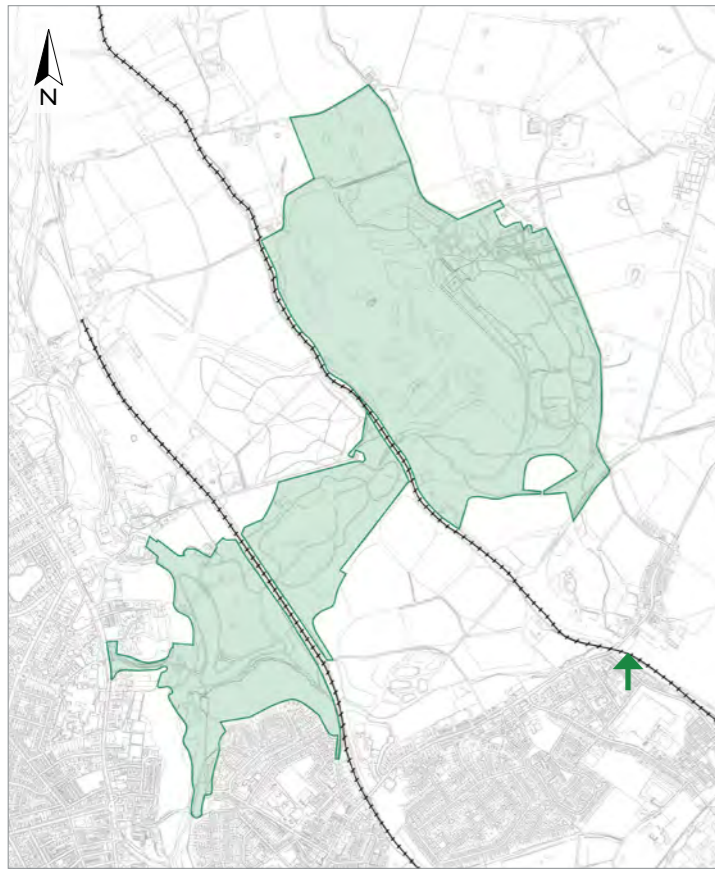
The Whelley Loop line formed part of the Lancashire Union Railway, and bypassed Wigan to the East. The line opened in 1869, principally to serve collieries and ironworks, before eventually being closed in 1976. The historic line runs through the estate, and includes a Grade II listed structure in the form of a railway bridge dating to 1883-84. The bridge itself is of brick with ashlar detailing in the abutments and plints, as well as a cast-iron undercarriage and balustrade. The bridge and wider surviving elements of the railway line are principally of heritage significance for their illustration of both the contribution of the railway to 19th century industry and ways of life, as well as the design of physical structures which facilitated this.

Key Issues and Opportunities

- The carriage drive bridge over the former track bed is an imposing stone and cast iron structure. There are clear opportunities to address health and safety risks and to provide heritage interpretation of the structure and wider Whelley Loop Line.

Condition

- Condition of the bridge is generally fair. Some significant corrosion of the iron road bed structure. Cast ironwork in need of decoration. Health and safety risk with large openings within cast iron balustrades, presenting a fall from height risk. Some cracks to cast ironwork (potentially casting lines). No interpretation.



Summary of Significance

The Leeds and Liverpool Canal runs through the estate on a NW/SE axis. The contribution of the latter 18th and 19th century canal network cannot be overstated in terms of its contribution to and place within the trade and engineering history of England. The section which runs through the Haigh estate contributes to that overall interest, and very likely contributed to the coal and foundry trade of the estate. One listed structure associated within the canal is located within the estate – a bridge over the entrance to the canal basin (Grade II). The structure is of stone and takes the form of an elliptical arch with band over end piers and parapet.

Key Issues and Opportunities

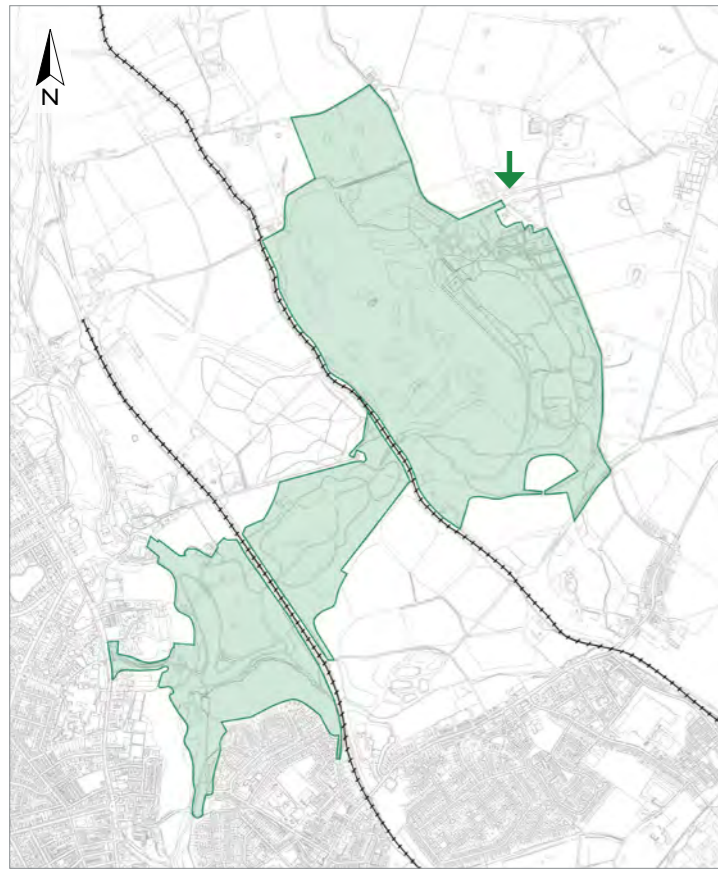
- Lack of interpretation. Potential to open up views towards Haigh Hall. Potential to de-silt canal basin and to provide boating opportunities.

Condition

- **Bridge over canal on carriage drive:** Condition generally fair. Moss growth to ledges, piers and copings. Road surface is built up behind the cast iron, leading to corrosion of the iron in some places. Tarmac road surface is deteriorated in places. A number of copings are broken and have been poorly repaired with hard cementitious mortar.
- **Bridge over mouth of canal basin:** Concrete path surface is inappropriate. A number of damaged copings due to the expansion of corroded ironwork cramps and fixings. Cementitious repairs. Open joints and hard cementitious pointing. Iron straps may indicate that the canal side parapet wall has moved. Vegetation growth in wall to canal basin elevation.
- **Canal basin:** Silted up, but generally in fair condition. Evidence of demolished boathouse to the southwest in the form of brick and slate rubble. Iron railings to estate boundary have collapsed, requiring reinstatement and redecoration.

5.20

ESTATE COTTAGES (OUTSIDE SITE BOUNDARY)



Summary of Significance

These houses (1-4 School Lane, associated with the Haigh Estate, are collectively a Grade II listed building of national interest. This attractive set of residences were built in 1884 and present a symmetrical and well articulated frontage to the street. The building is of particular significance and group value for its contribution to an understanding of the workings of the estate in the 19th century, as well as aesthetic interest for its visual expression of this and overall design quality.

Key Issues and Opportunities

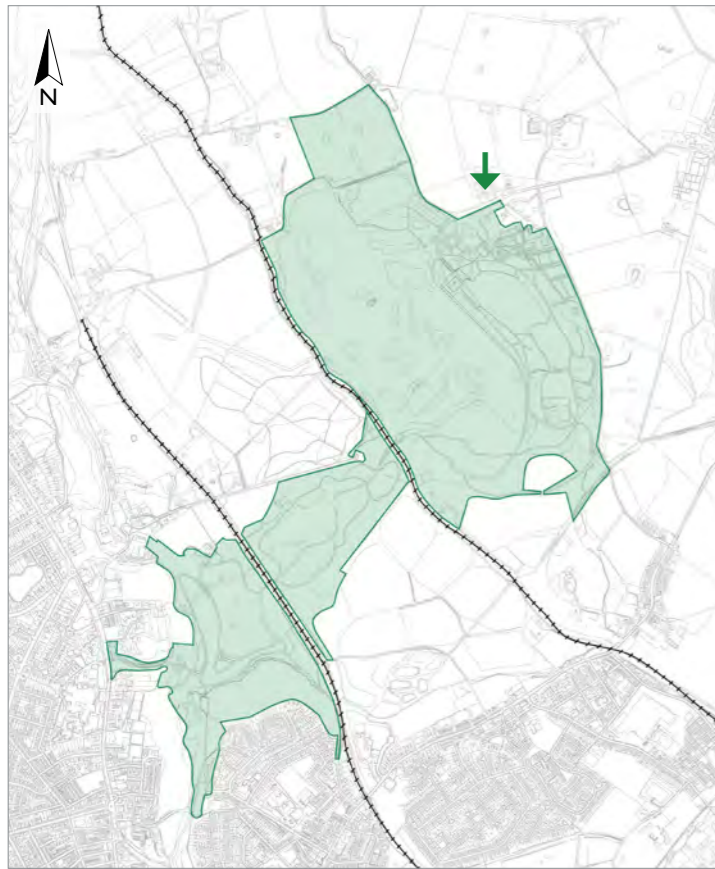
- There is some risk associated with the desire to undertake detrimental alterations to the building, however this is low due to their protected status.
- There is positive opportunity to engage these buildings as part of overall interpretation of the estate.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition.

5.21

HOME FARM AND FARMHOUSE (OUTSIDE SITE BOUNDARY)



Summary of Significance

The farmhouse and agricultural buildings of Home Farm represent (respectively) 2 Grade II listed buildings of national interest. The buildings are broadly contemporaneous, with the main body of both the house and farm dating to 1853. Like many buildings in the area, these historically had a strong relationship with the function of the Haigh estate, which is well illustrated in their architectural consistencies with estate buildings, proximity and scale.

These buildings are of considerably interest in their own right as illustrators of past ways of living and also represent group value as part of the historic Haigh estate.

Key Issues and Opportunities

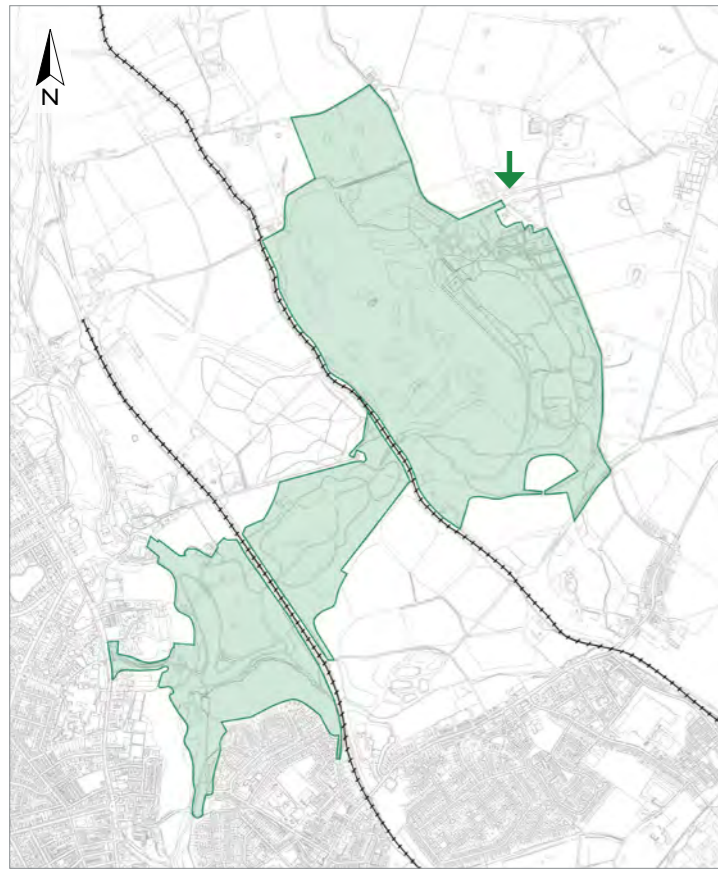
- There is some risk associated with the desire to undertake detrimental alterations to the buildings. While this is low due to their protected status, change in use can have notable impact on character.
- There is positive opportunity to engage these buildings as part of overall interpretation of the estate.

Condition

- Detailed survey not undertaken, however the building appears to be in fair condition.

5.22

BOTHY COTTAGES



Summary of Significance

Dating from c.1850, the cottages were the accommodation for the head gardener and other estate maintenance teams. They are simple, yet have aesthetic value as a rural building. They add to the group value of the wider estate and park and are of medium significance.

Key Issues and Opportunities

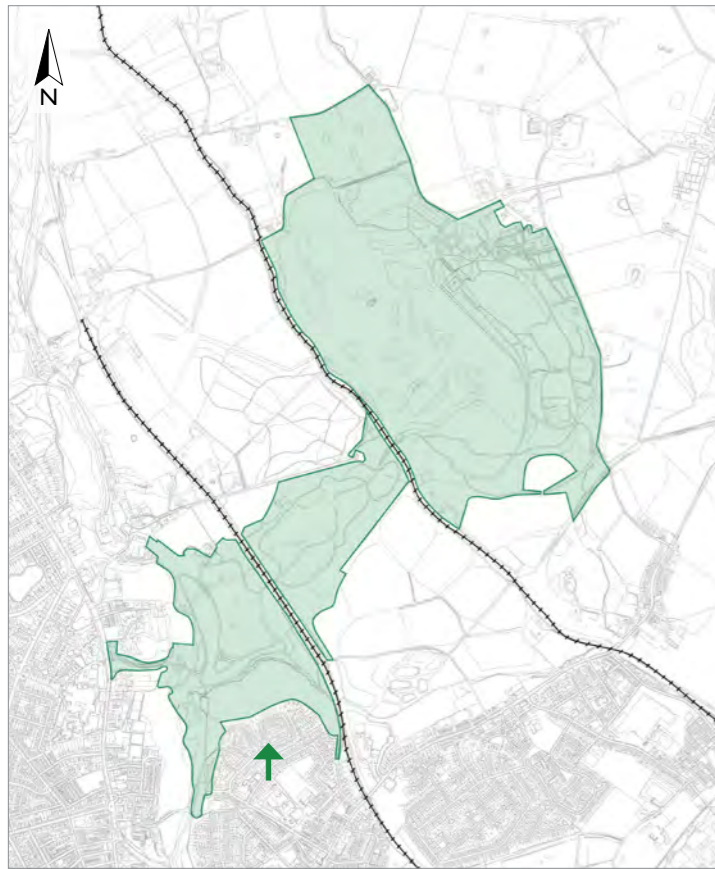
- The condition is the highest risk for these buildings as further degradation will result in the loss of historic features and makes finding alternative uses less viable.
- The buildings are slightly ancillary to the main park and hall with a side access road and could be restored and rented out for income or incorporated into the wider public offer.

Condition

- Buildings are all vacant and in a very poor condition with water ingress and partial roof collapse in places.

5.23

THE PLANTATIONS



Summary of Significance

Once probably semi-natural woodland and the site of various mining activities, the plantations have been extensively planted since the 19th century by successive owners of the estate. The most notable phase was during the 1860s where unemployed mill workers were recruited to plant trees probably to disguise mining scars on the landscape.

Key Issues and Opportunities

- Most visitors to Haigh Park do not visit the southern section and the plantations as most activity takes place around the stables range.
- The area is an important green space near the centre of Wigan.
- The woodland is important for biodiversity and wildlife and as such is designated as a Grade A Site of Biological Importance.

Condition

SECTION 6.0

LEGISLATIVE GUIDANCE

6.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990) AND THE ENTERPRISE AND REGULATORY REFORM ACT (2013)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Conservation Areas are also protected under Section 69 of the same act. In 2013 the government abolished the requirement for Conservation Area Consent under the Enterprise and Regulatory Reform Act 2013. This has been replaced with a requirement for planning permission for demolition of a building in a Conservation Area.

6.2 NATIONAL PLANNING POLICY FRAMEWORK

The *National Planning Policy Framework* (2019) sets out the Government's planning policies for England and how these are expected to be applied in 'the presumption in favour of sustainable development'. It outlines the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The NPPF is a material consideration for local planning authorities in determining planning and LBC applications. It supersedes and vastly simplifies the policy that previously existed in the form of Planning Policy Statements.

6.2.1 CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

Within NPPF Section 15, 'Conservation and enhancing the historic environment', are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

- Paragraph 193 of the NPPF requires that great weight should be given to an asset's conservation, irrespective of the potential level of harm to the asset's significance.
- Paragraph 194 of the NPPF states that any harm to, or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- Paragraph 196 states that where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

6.3 LOCAL PLANNING POLICY

In 2021 Wigan adopted its first Historic Environment Strategy which recognises that Wigan's heritage belongs to the people of the borough.

The overall aim of the strategy is: '*To value Wigan's historic environment, ensure it can be fully enjoyed and contributes to the economy and quality of life for present and future generations.*' Haigh Hall is identified as an asset at risk. The strategy has the following overarching objectives:

- To reduce our Heritage at Risk
- 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 its own historic assets
- To work effectively with owners of heritage assets
- To promote good practice in historic environment conservation
- To have a relevant and up-to-date policy framework for historic environment conservation
- To work in partnership with communities and other stakeholders to conserve the historic environment.
- To celebrate our historic environment and promote learning and understanding of it.
- To ensure our Historic Environment Strategy and Action Plan is delivered

SECTION 7.0

CONSERVATION FRAMEWORK

7.1 INTRODUCTION

This section explains what is happening to the heritage, how it might be vulnerable and what the potential threats are to its long-term survival. Each area of identified risk and opportunity is discussed over the following pages.

Collectively, the policies formed within these documents are intended to guide the on-going management, conservation and use of Haigh Hall.

The framework is not intended to be a rigid and impractical set of rules, but will ensure that change is appropriately managed, both in the immediate and long-term future.

7.2 KEY ISSUES AND OPPORTUNITIES

Condition and Maintenance

Both the Hall and the Plantation Gates are on the Heritage at Risk Register (HARR). During the site survey it was clear that some parts of the Hall require attention in the short to medium term. Several of the very high significance glass domes had broken glazing and there were signs of water ingress in some of the upper floors which if left un-remedied will cause serious long-term issues for the structure. The roof looked to be in a fair condition although there have been extensive patch repairs of slates and poor-quality repairs to copings to remedy water issues that requires attention. The general condition of the Hall is fair and although most spaces require decoration of finishes the fabric looks to be in a good condition.

It is not known if there is a condition survey for the Hall, however, undertaking a survey or updating it is recommended as a baseline level for creating a planned preventative maintenance plan for the site.

Dialogue should be undertaken with Historic England to understand their concerns and requirements for removing the assets from the HARR. It is likely that the Hall is at risk due to its vacancy, however, the Plantation Gates are more likely due to their poor condition which is noted on the register that 'slates and flashings are missing, temporary roof covering is provided, there is a lack of permanent repair and vacancy continues to threaten the buildings'.

Vacancy and lack of use

The Hall is currently not in use and is on local authority's building at risk register. Since the Hall was vacated by the hotel operator in 2021 the building has been empty whilst plans are put in place for an alternative use with plans currently being developed to turn the Hall into a visitor attraction and hospitality venue.

Finding a use for the building will be vital for not only the future of the building and its significance but also the wider parkland to which the Hall is the heart. The site is currently vacant and there is an opportunity to create a viable new use for the structure that also maintains the significance embodied within the site. A viable future use should endeavour to seek the conservation and enhancement of heritage values of the site as far as possible. Decisions about change need to be reasonable, transparent and consistent, responding to a clear understanding of the significance of the site, the conservation constraints and design parameters.

Further the knowledge and understanding of the site, its history and significance

During the writing of this report it became apparent that there are areas of the site's history that have received little attention through either on site interpretation or academic writing on the Hall. The role the Hall and the Lindsay family played in local and global events is of national and international importance and some of the darker stories of the site's past should be carefully and sensitively interpreted.

The archaeology of the building and the site is also poorly understood. The survival of earlier fabric of the various phases of Haigh Hall has been much debated but never firmly established. An archaeological recording of the building, especially the basement, would help to understand the variety of construction materials and potentially interpret the findings. Fieldwork excavations or geophysical surveys also have the potential to reveal lost parts of the structure. Where opening-up work or excavation for foundations is undertaken an archaeological watching brief should be present to record and further the understanding of the Hall.

Removing intrusive items and restoring high significance features

Several alterations have taken place that are harmful to significance or features removed that could be reinstated. As part of repair packages there should be a consideration of options to enhance significance and remove intrusive features.

The glass barrier along the roof terrace appears to be ineffective due to its lack of proper fixings but they are also visually intrusive along the very high significance façade of the building. If the terrace were to be re-used in a new scheme and fall protection is required it is suggested this element is redesigned. Paying reference to the ornate ironwork railings below or setting the barrier back from the stone parapet would be more appropriate.

Along the roof terrace are also several loose stone urns that were originally fixed to the parapet as a decorative feature. These have all since been removed and are stored loose on the roof, probably due to a risk of them falling. Listed Building Consent was approved for replacement roof finials in 1986 and a heritage statement from 2015 states the original urns were removed after 1947 and stated a desire to reinstate them as part of the conversion to the hotel. It is possible the extant loose stonework is modern restoration work which has again been removed. Although not heritage fabric, the restoration of the original architectural design intent and their reinstatement would enhance significance. Efforts should be undertaken to assess their condition and repair, reinstate and reconstruct missing elements to restore them to their original locations.

Encouraging wider access to the park

Most of the activity and attractions in the park are concentrated around the car park and main entrance with relatively little activity beyond this. Consider alternative parking, access routes and attractions spread across the park to alleviate congestion from the focal point near the stables range.

A number of areas within the site are underutilised and/or detract from the high-quality character of the site due to their abandonment, poor condition or unsafe nature. These include areas such as the Walled Gardens and their associated greenhouses to the north, the Former Zoo, Model Village, the Formal Entrance Gateway and the site of the Former Formal Glasshouse. Other sites are underutilised but contribute to the significance of the site, such as the woodland paths of the Upper and Lower Plantations and the remains of the industrial past, such as the Sough and the Whelley Loop Line.

Due to the underutilisation of the woodland paths of the Upper and Lower Plantations, as well as the areas of the Sough Mine and the Whelley Loop Line, there is greater potential for anti-social behaviour in these areas than those with more footfall, such as the former stables and the recreational facilities. In order to increase footfall, interpretation, wayfinding and signage should be installed along these routes as part of the overall interpretation scheme. These areas should also be incorporated to events and activities to increase footfall.

Enhancing setting and ancillary structures

The setting of the Hall arguably includes the full park itself as the former estate associated with the property. The immediate setting of the Hall has storage and scrap stored as the visitor's first impression of the site on walking down the slope from the car park. This should be removed. The surfacing of both the terrace and the approach road are also inappropriate and lack the grandeur that was meant to be conveyed on the formal approach to the building along the avenue.

The golf course is an intrusive feature in the landscape, although it allows a sense of openness, the neatly manicured greens are somewhat at odds with the rustic semi-natural landscape. Historic evidence shows that the location of the golf course was once a series of formal Elizabethan style gardens and ponds and they later became a more rustic semi-natural landscape. Reinstating the formal gardens is an option, however, this should be led by evidence from historic sources and archaeological and geophysical assessment. However, there is a philosophical debate around how this restored earlier scheme would appear amongst the later Hall and landscape gardens and the most appropriate response would likely be to return the grounds to how they appeared in the early 19th century with interpretation on earlier schemes.

Several ancillary structures around the site are either abandoned or in a poor condition and those of significance, such as the former bothy buildings, would benefit from restoration and an alternative use. Those of no significance, such as the 1950s zoo should be demolished.

Historic estate character

The historic estate was both an aesthetically designed, and practical functioning landscape, with both the industrial and manorial working together to create a harmonious relationship. However, the palimpsest of changes to the site make it difficult to single out the most significant period of changes to the site, and these changes are not interpreted. The woodland, industrial features, manorial elements, open parkland and recreational facilities provided by the Council contribute to the complex character of the park.

Notable structures and aspects of earlier landscape design, as well as the understanding of such features, have been lost through removal, demolition, overgrowth and changes over time.

Though the golf course has retained the historically cleared area, retaining the views to and from the canal and woodlands and Haigh Hall, the landscaping undertaken for the golf course has reduced the legibility of the 19th century, and potentially earlier, landscaping.

- New fabric can be added to the site providing it is functional, a clearly contemporary intervention and does not strip away any historic layers of fabric.
- New fabric/structures or any other changes to the site should seek to enhance the significance of the site and enhance the legibility, understanding and appreciation of this significance.
- Any potential negative impacts caused by new fabric, removal or changes to fabric should be carefully weighed against the resultant positive to the community and the communal significance of the park.
- Changes to or removal of fabric should be restricted to elements of low to intrusive significance where possible.

Addressing underutilised sites within the Park

A number of sites within the Park are underutilised and/ or detract from the high-quality character of the site due to their abandonment, poor condition or unsafe nature.

These include areas such as the Walled Gardens and their associated greenhouses to the north, the former zoo, model village, the formal entrance gateway and the site of the former formal glasshouse.

Other sites are underutilised but contribute to the significance of the site, such as the woodland paths of the Upper and Lower Plantations and the remains of the industrial past, such as the Sough and the Whelley Loop Line.

The abandoned areas of the site, including areas of the Walled Gardens and their associated greenhouses to the north, the former zoo, model village and site of the former formal glasshouse, should be re-imagined for reuse as part of a significance-informed approach to the benefit of both the heritage significance of the site and wider public interests. Such re-uses should minimise impact to significant fabric, views, vistas and intangible significance.

The former model village and zoo can either be repaired and reopened or removed as they are of limited significance (although will have notable communal value), however, their current poor condition detracts from the overall appearance of the Park. Finding new uses and encouraging wider access to the walled gardens and bothy buildings is also a priority for action.

Environmental Sustainability

The following are recommendations for measures and improvements which should be considered when any change is proposed to the structures and landscape of Haigh Woodland Park, but should also be considered with regards to the general upkeep of site following its future development:

- Biodiversity: All changes to the site should seek to retain and/or improve localised wildlife habitats, particularly the woodland and waterways. Seek to widen local perceptions to understand the benefits of such areas. Areas around the Woodland Education Area should be considered in particular for enhancement of wildlife habitats.
- Climate change: The impact of climate change on biodiversity, heritage and communal significance of the site should be considered and procedures set in place to manage extreme weather events such as heavy rainfall or heat waves.
- Waste strategy: New structures on site should make every effort to consider the reuse of/ recycling of resources and waste associated with the site. The reuse of existing structures effectively minimises such waste.
- Materiality: The materials as part of any new project should be ethically and sustainably sourced. Such materials should be local and/ or environmentally appropriate.
- Local labour: In order to involve the community and give them responsibility and ownership of this significant site, a local workforce should be used wherever possible, from paid labour through to volunteers. However, specialist input will often need to be brought in from further afield.

CONSERVATION FRAMEWORK

- Low-energy use goods: For new schemes and alterations to existing structures, utilise low energy goods, such as energy-saving lightbulbs, solar lighting and heating, more efficient heating systems and water-saving technologies.
- Sustainable building conservation: Retrofitting, including thermal upgrading measures, should be environmentally sustainable, locally sourced, ensure the breathability of historic buildings and minimise negative impact to historic fabric, character and aesthetic significance.
- Alternative power sources: Every effort should be made to utilise renewable methods of generating energy, such as solar powered lights and heating systems to minimise reliance on the National Grid.
- Health and wellbeing: There should be provisions to improve the physical and mental health and well-being of those who may live, work at or visit the site in the future through environmental controls.

Priorities for action

The priorities for action at this stage are as follows;

- Utilise the findings of this work to feed into a positively informed options appraisal for the overall site and its key areas of potential.
- Investigate options to find an alternative use for the Hall and other underused buildings on site.
- Seek to remove both the Hall and the Plantation Gates from the Heritage at Risk Register.
- Ensure all work that inputs buried remains or building fabric has an appropriate level of archaeological recording.
- Seeks ways to interpret the history of the Hall and the site to the general public.
- Remove intrusive features where possible and restore missing or loose heritage fabric where there is strong evidence for reinstatement.
- Encourage wider access to the park and spread activities across the site.
- Enhance the setting of the Hall through changes to surface treatments, reinstatement of lost garden schemes and the removal of intrusive features.
- Produce a repair and maintenance plan for the Hall to ensure adequate and appropriate work is identified and undertaken.
- Ensure environmental sustainability is considered whilst undertaking any works to the estate.
- Ensure the character and significance of the wider parkland is sustained or enhanced.



The loose urns on the roof with the potential for reinstatement



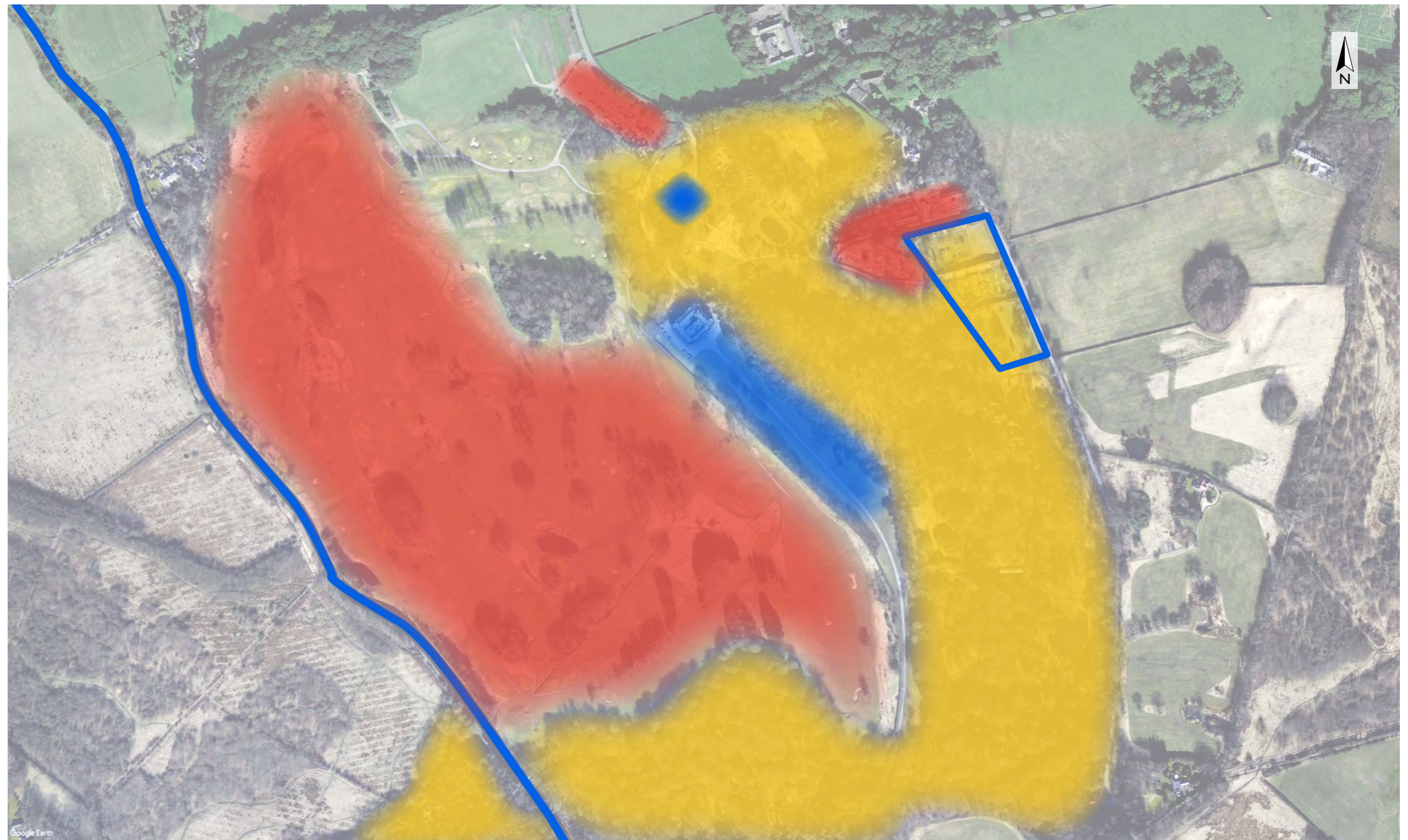
A broken / missing skylight over the secondary staircase



The poor quality setting around the Hall

Capacity for Change

The golf course and other 20th century developments such as the zoo have the highest capacity for change on the site. Although the golf course is probably not suitable for new development the landscape here has been substantially altered and would benefit from reversal to open parkland or the earlier gardens scheme. The golf course is currently being looked at for creation of new habitats such as meadow grassland and potential for new tree planting through the 'Naturalising the Borough' project whilst continuing to function as a golf course. The main terrace in front of the Hall along with the avenue has a low capacity for change although potential new developments could be sited to the rear of the Hall. The wider parkland and woodland has a medium capacity for change and small developments could be instructed here that would not harm the wider park or setting of the Hall.



CAPACITY FOR CHANGE

- High
- Medium
- Low

This plan is not to scale

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Work to be completed and added during the delivery stage:

- expand Gazetteer to cover all building and landscape elements as these are opened up and cleared
- include results of ecological surveys and outcomes of the Woodland Management Plan
- condition survey reports and monitoring requirements
- tree surveys and veteran tree management
- invasive species: control and management summary.



APPENDIX A

LIST DESCRIPTIONS

HAIGH HALL

Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1228292
Date first listed:	19-Nov-1951
Statutory Address:	HAIGH HALL, SCHOOL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59752 08515

Details

HAIGH SCHOOL LANE SD 50 NE (south side) 5/65 Haigh Hall 19.11.51 G.V. II* House. 1827-40. For and possibly by 24th Earl of Crawford and Balcarres. Stone. 3 storeys, square plan round central light well. South east, entrance façade of 11 bays; 3rd, 4th and 8th, 9th bays project. Top cornice and parapet. Most windows are sashed with glazing bars, but ground floor windows and central 1st floor window have casements of a type found on the Haigh Hall estate, opening from the inside only and with small upper sash. Central 3 bays have hexastyle Tuscan porch, paired columns to each end. Entrance has eared architrave, panelled pilasters, frieze and consoled cornice; half-glazed

door. Left return garden front of 7 bays, 1st, 5th and 7th are canted full-height bays. Windows have casements as ground floor of entrance front. Ornamental cast iron balcony to 1st floor. Rear of 10 bays, the 3rd, 4th and 7th, 8th bays projecting; ground floor windows have casements, the rest are sashed with glazing bars. Right return of 8 bays, end full-height canted bays and 2 round-headed service entrances have fanlights with glazing bars. Penthouse to roof. Several stacks. Interior: rich decoration to rooms. Entrance hall has coffered ceiling and anthemion frieze; 2 fireplaces with gothic-style grates; wind direction indicator. Stair hall has sail vault with central light; lunettes have friezes of Vitruvian scroll, urns and griffins, vault has fluting, the angles with masks. Ground floor room has early C18 end timber blind arcading on composite pilasters, rich spandrels and entablature, room has rich entablature, screen of 2 arches at one end (probably originally partition wall) with modillion cornice beyond, and panels to ceiling. 1st floor has room approached by enriched apse, with rich coffered ceiling, chandeliers and fireplaces. Library behind has ceiling decoration with symbols another room has apse and niches. Passage leads to re-used early C18 open well stair; open string 3 square column-on-vase balusters to the tread and saucer dome with etched glass to light.

Listing NGR: SD5975208515

STOCKS TO EAST OF ENTRANCE TO HAIGH HALL

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1228295
Date first listed:	22-Feb-1967
Date of most recent amendment:	10-May-1988
Statutory Address:	STOCKS TO EAST OF ENTRANCE TO HAIGH HALL, SCHOOL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD5973808750

Details

SD 50 NE 5/67 22.2.67

HAIGH SCHOOL LANE (south side) Stocks to east of entrance to Haigh Hall (formerly listed as Stocks at rear of stables at Haigh Hall)

GV II

Stocks. Probably C18. Stone. 2 stone posts with shaped tops and grooves for footboards. Timber footboards. Stone to front has socket.

Listing NGR: SD5973808750

LIST DESCRIPTIONS

STABLES APPROXIMATELY 100 METRES TO NORTH OF HAIGH HALL

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1228105
Date first listed:	10-May-1988
Statutory Address:	STABLES APPROXIMATELY 100 METRES TO NORTH OF HAIGH HALL, SCHOOL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59712 08676

Details

SD 50 NE, 5/66
HAIGH, SCHOOL LANE (south side), Stables approx. 100m. to north of Haigh Hall
G.V. II

Stable block, part converted to golf club house and information centre. Key to rear arch inscribed: "C & B/1865". Red brick with stone and blue and yellow brick dressings. Two storeys, seven bays; central bay breaks forward with tower, end bays break forward under gables. Stone base and quoins and top cornice. Central round-headed archway has armorial bearing to key, and impost course. Tower has two round-headed windows with blue and yellow brick surrounds and round opening above for clock face; top stage has sill course and three round-headed windows to each side, all windows boarded; top entablature with bracketed cornice, pyramidal, roof and ostrich weather vane. Flanking bays have segmental-headed windows with blue and yellow brick surrounds, most boarded, some sashed. First bay has altered windows; end bay has round plaque with crest. Rear has dated key. Two wings, that to left altered; that to right with segmental-headed openings, doors missing. Included for group value.

Listing NGR: SD5971208676

BRIDGE OVER ENTRANCE TO CANAL BASIN ON LEEDS AND LIVERPOOL CANAL

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1287258
Date first listed:	10-May-1988
Statutory Address:	BRIDGE OVER ENTRANCE TO CANAL BASIN ON LEEDS AND LIVERPOOL CANAL, HALL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59464 07993

Details

HAIGH HALL LANE SD 50 NE (east end) 5/54 Bridge over entrance to Canal basin on - Leeds and Liverpool Canal - II Bridge. 1780's. For Lancaster Canal south branch. Stone. Elliptical arch with band over, end piers and parapet.

Listing NGR: SD5946407993

LODGE TO HAIGH HALL

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1228100
Date first listed:	10-May-1988
Statutory Address:	LODGE TO HAIGH HALL, HALL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59385 07890

Details

HAIGH HALL LANE SD 50 NE (east end) 5/55 Lodge to Haigh - Hall - II Lodge. c.1830. Stone with hipped slate roof. One storey, 2 x 4 bays. Wide eaves. Windows of 2 round-headed lights, leaded glazing with lozenge quarries and Y-form heads, now damaged (1986); panelled external shutters. Segmental-headed entrance with hollow-chamfered surround; 6-panel door. 4 cross-axial stacks. 1st bay of left return breaks forward, entrance to 2nd bay, right return similar, but only one window. Rear of dressed stone with gable.

Listing NGR: SD5938507890

RAILWAY BRIDGE IN HAIGH HALL PARK

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1376802
Date first listed:	20-Jan-1998
Statutory Address:	RAILWAY BRIDGE IN HAIGH HALL PARK, HALL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59068 07432

Details

SD 50 NE 1484/5/10011

HAIGH HALL LANE (south side - off) Railway bridge in Haigh Hall Park

II Railway bridge. 1883-84 by Charles Badlock over the Whelley Loop Line. Pinkish-red brick with ashlar facings to abutments and ashlar plinths, cast-iron undercarriage and balustrade. Three straight-headed arches. Undercarriage has 13 girders. Abutments are faced with pilasters with frieze and moulded modillion cornices; these are surmounted by plinths with chamfered base, cavetto- and roll- moulding and pyramidal caps, between stretches of balustrade. The balustrade is approximately 30 metres in length has round-arched arcade on columns with scalloped base; chamfered copings. The ends of the balustrade are curved on section with end plinths. All plinths have moulded cornices and blocking courses.

This bridge is sited within Haigh Hall park, which was formerly included in the English Heritage Register of Parks and Gardens at Grade II, it was removed from the Register on the 30th of September 1999.

Listing NGR: SD5906807432

LIST DESCRIPTIONS

THE RECEPTACLE

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1228264
Date first listed:	22-Feb-1967
Statutory Address:	THE RECEPTACLE, HALL LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 58847 07559

Details

HAIGH HALL LANE SD 50 NE (south side) 5/56 The Receptacle 22.2.67 - II Almshouses, now 3 houses. Dated 1772. Dressed stone with ashlar dressings and hipped stone slate roof. 2 storeys, 5 bays. Rusticated quoins. Windows of paired pointed lights with small-paned glazing, those to 2nd and 3rd bays of ground floor are paired. Entrances have pointed tympana, the 2nd and 4th are now windows, the others with C20 doors. 3 cross-axial stacks. Left return has external stair to 1st floor entrance, now window. Rear similar.

Listing NGR: SD5884707559

GATEWAY AND LODGES TO HAIGH HALL PARK

Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1384570
Date first listed:	24-Oct-1951
Statutory Address:	GATEWAY AND LODGES TO HAIGH HALL PARK, WIGAN LANE
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
National Grid Reference:	SD 58494 07164

Details

WIGAN SD50NE WIGAN LANE 24-1/2/120 (East side) 24/10/51 Gateway and lodges to Haigh Hall Park

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

Listing NGR: SD5849407164

HAIGH SOUGH MINE DRAINAGE PORTAL, 310M WEST OF PARK HOUSE

Overview

Heritage Category:	Scheduled Monument
List Entry Number:	1017064
Date first listed:	14-Dec-1999
Location:	The building or site itself may lie within the boundary of more than one authority.
District:	Wigan (Metropolitan Authority)
Parish:	Haigh
National Grid Reference:	SD 59107 07149

Reasons for Designation

Adits, also known as levels, are a prominent type of field monument produced by the surface workings of underground mining. Most adits are rock-cut, but sometimes possess built portals or arched entrances. They take the form of horizontal tunnels excavated into a hillside to give entrance to a mine for access to working surfaces, haulage of mined material, and/or drainage. Occasionally, drainage adits were developed at coal mines in order to provide access for coal transportation using tub-boats and the visible site feature is that of the entrance or boat-level. Deep, horizontal drainage adits, known as soughs, were often used solely for drainage (and sometimes exploration) and generally have their own distinct identity and history, being particularly characteristic of the Derbyshire lead orefield where topography favoured such a method. Soughs date from the 17th century onwards and were often driven and operated by a separate company, usually serving a number of lead mines. A sample of the better preserved adits, illustrating the regional and chronological range of this nationally common class of monument, is considered to merit protection.

The brick lined mine drainage adit at Haigh Sough is one of the oldest surviving examples of modern mine engineering. The monument survives well with most of its original features intact. The drain entrance and the brick lined tunnel back into the coal mine will provide historians with much valuable information about the ingenuity of early mine engineers and the enterprising nature of early 17th century coal mine owners.

Details

The monument includes a brick and stone built portal and part of a brick lined culvert which drains water from a coal mine into the Yellow Brook as it runs through Bottling Wood. The brick arched drainage adit was driven into a coal mine in 1653 by the mine owner, Sir Roger Brandshaigh, and was completed in 1670. The mine was subsequently extended and improved in the 19th century. The underground drainage system extends back towards the east for 936m to Parr Pit. Only the portal and 2m of the brick arched entrance to the drain, however, are included in the scheduling. The entrance is formed by two brick pillars supporting a large concrete slab, framing the brick archway of the drain where it exits into the Yellow Brook. The pillars stand 0.8m high from the bed of the stream and the slab measures 1.4m long by 0.2m deep and about 1m broad. The brick arch for the drain springs from a level floor 5m wide and stands 0.7m high. The north bank of the brook is revetted with rough stone walling for 1m on the west side of the entrance and 5m on the east side. A steel grille has been fitted across the entrance to prevent intrusion.

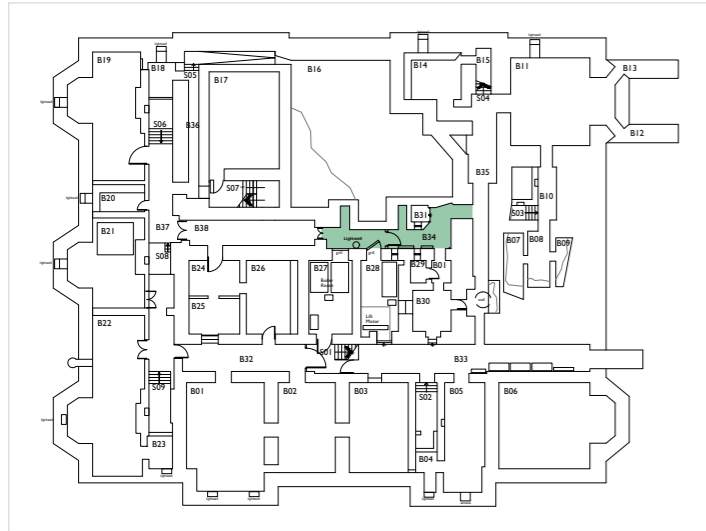
MAP EXTRACT The site of the monument is shown on the attached map extract. It includes a 2 metre boundary around the archaeological features, considered to be essential for the monument's support and preservation.

APPENDIX B

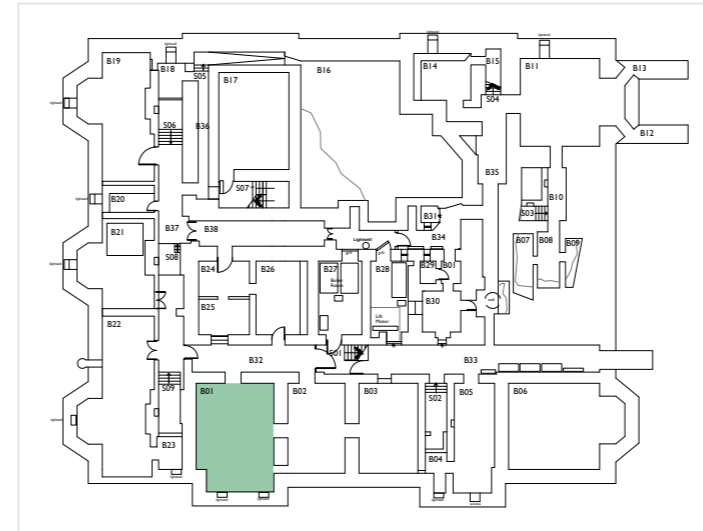
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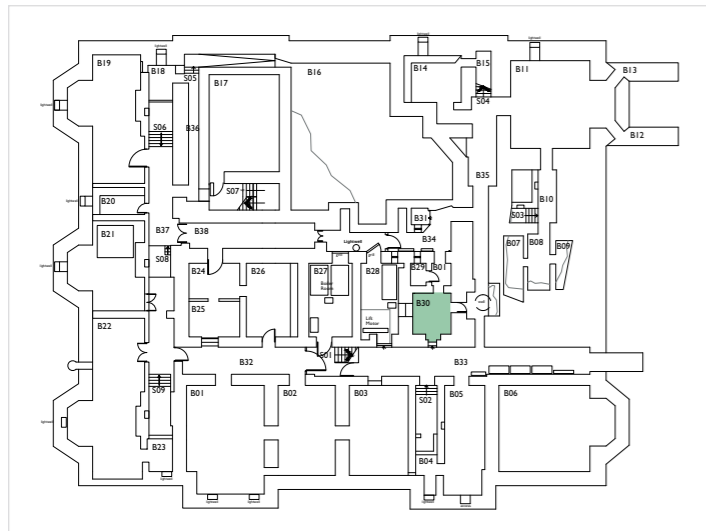
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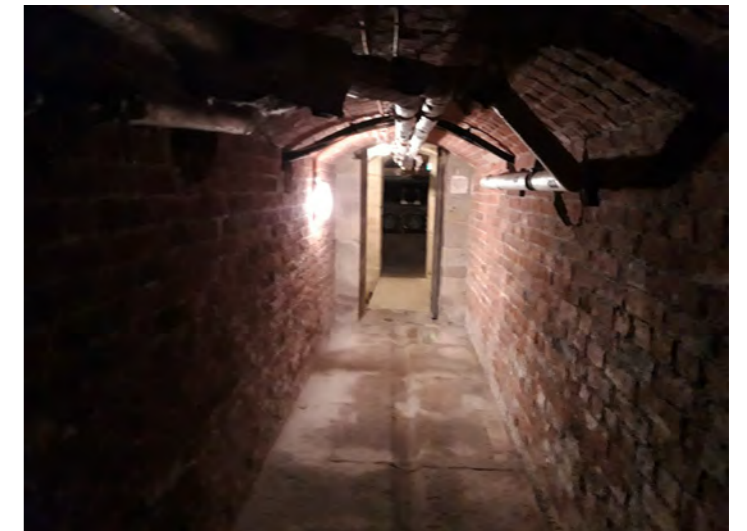
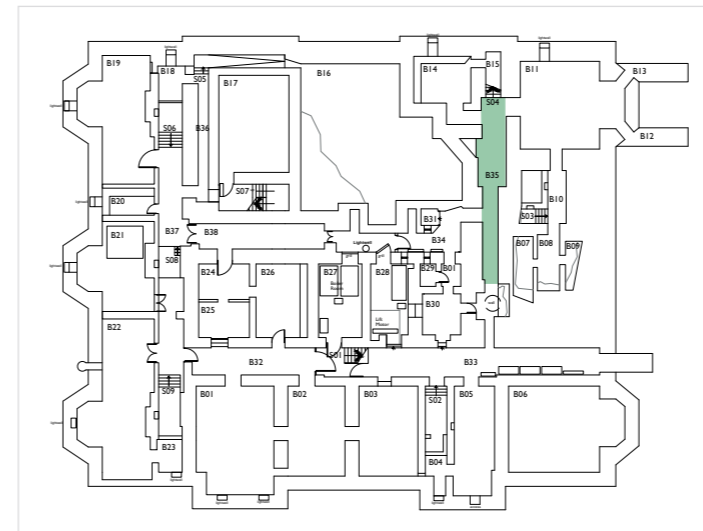
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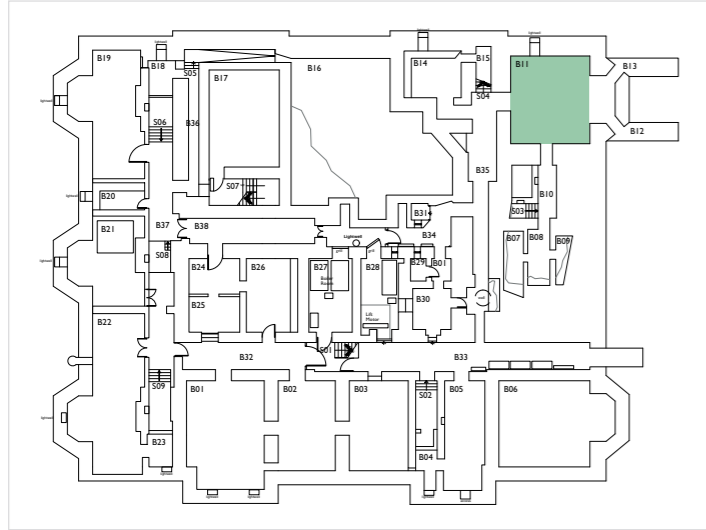
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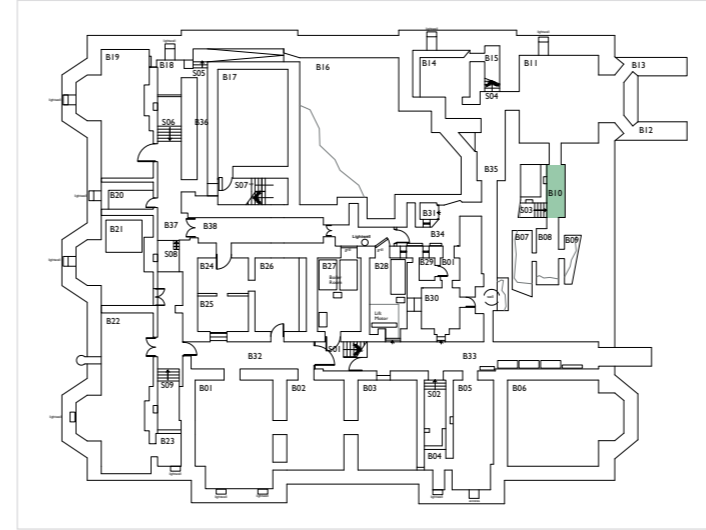
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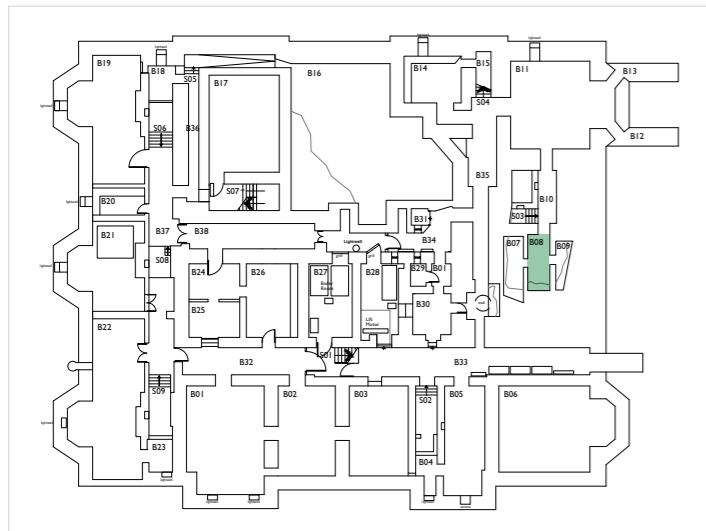
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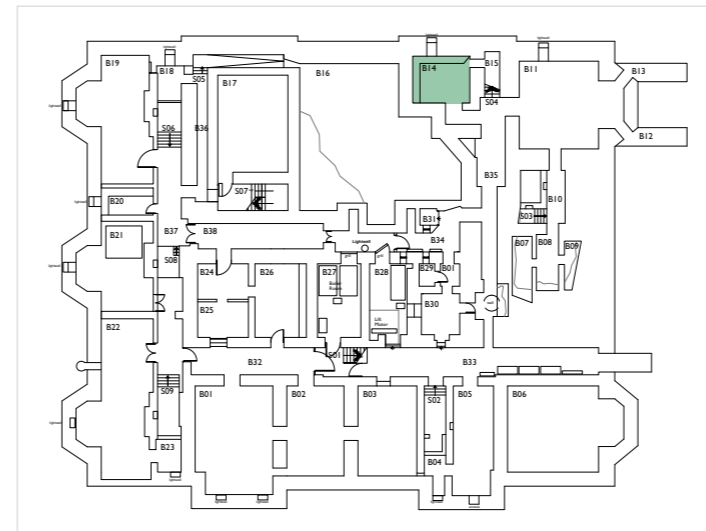
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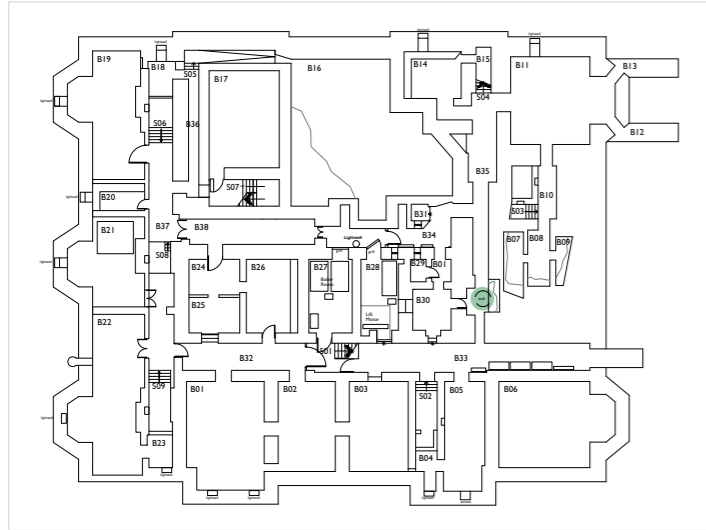
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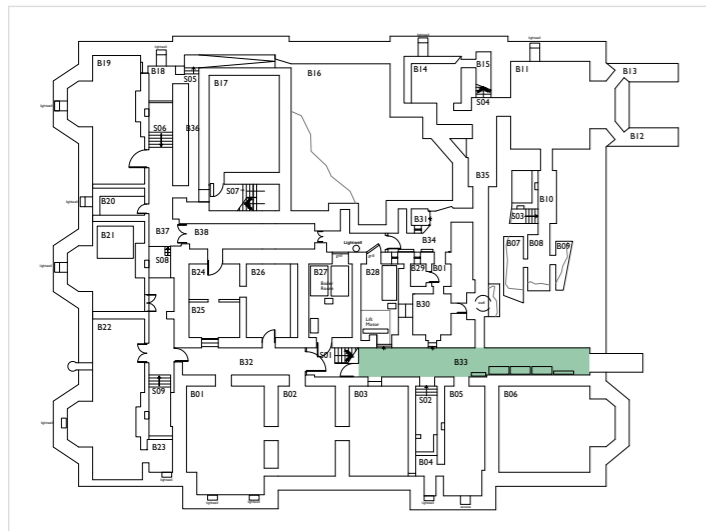


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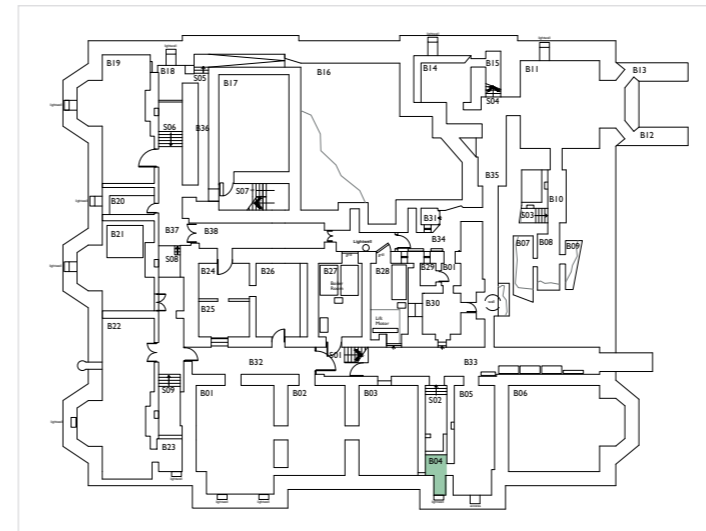
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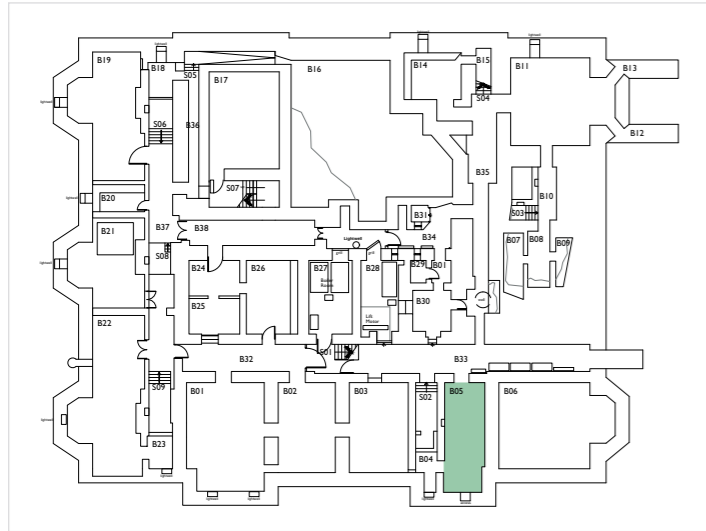
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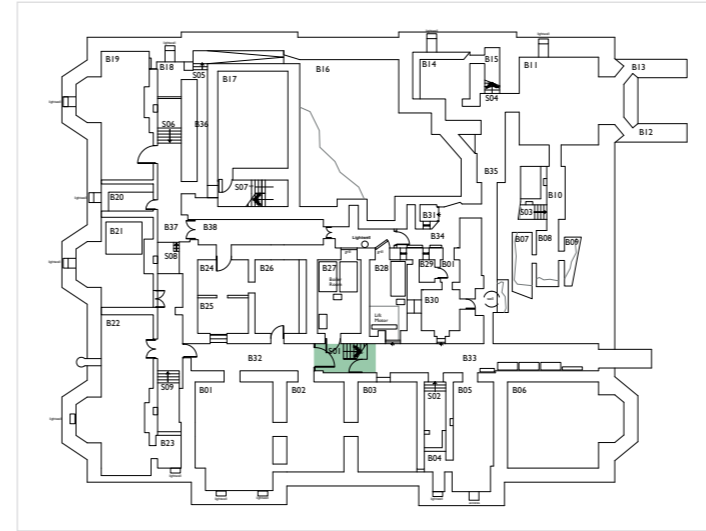
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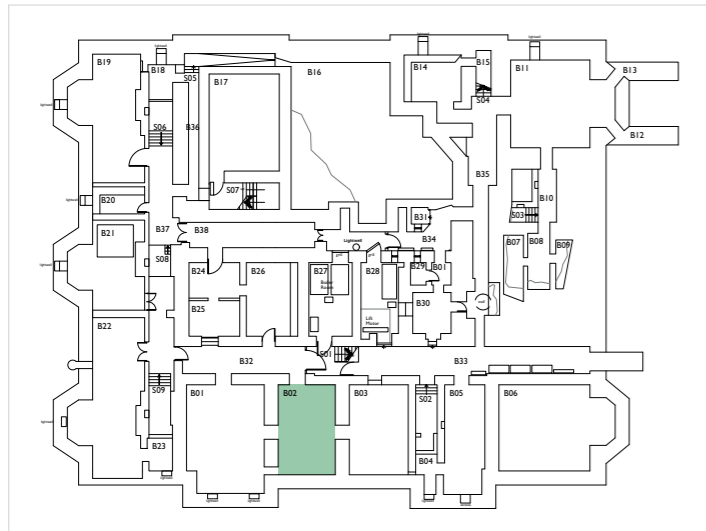
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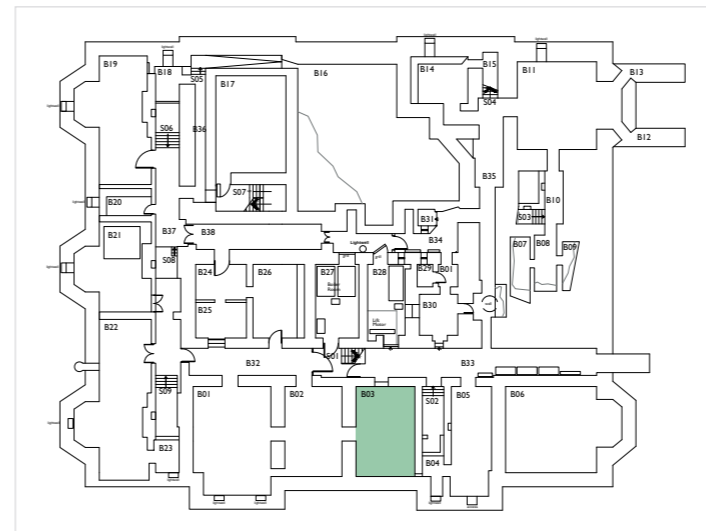
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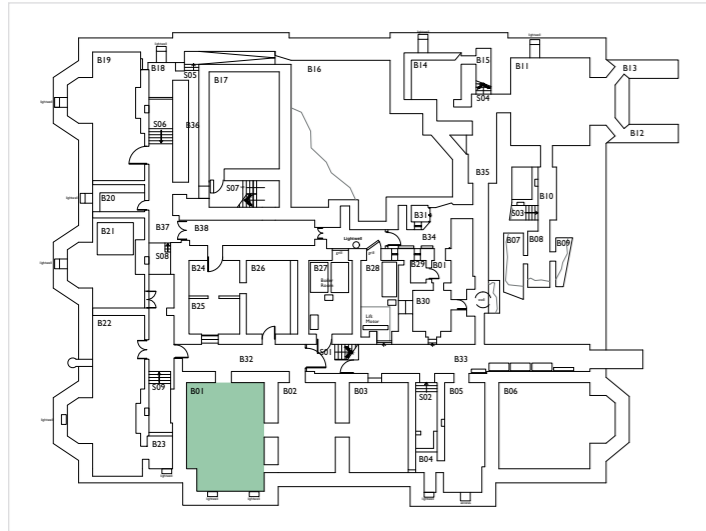
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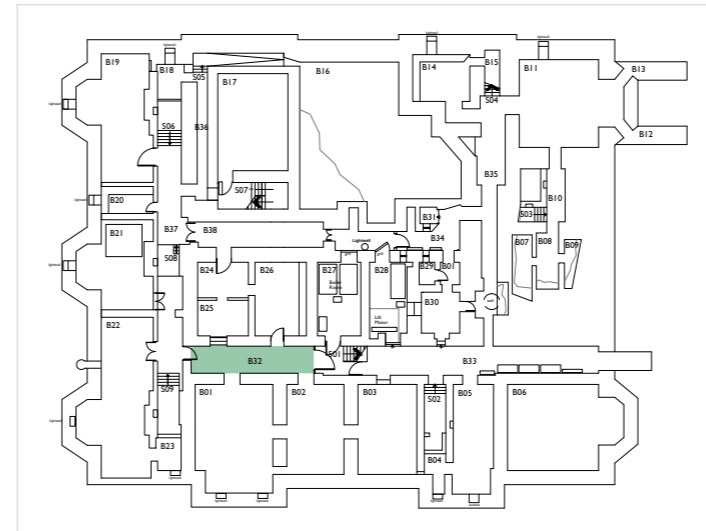
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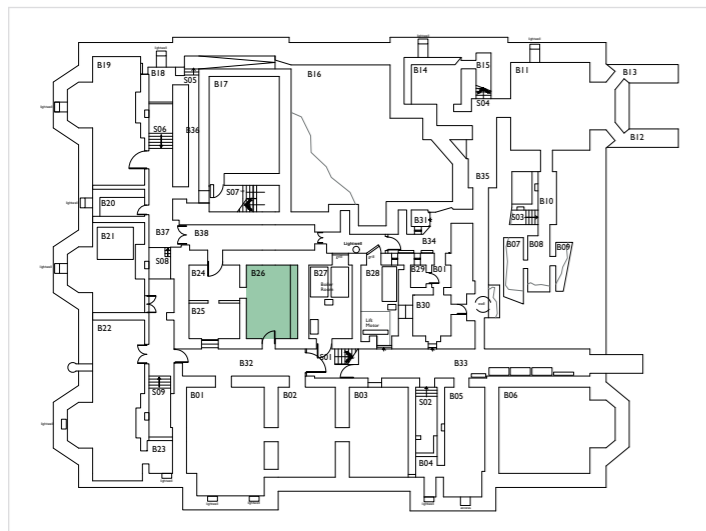
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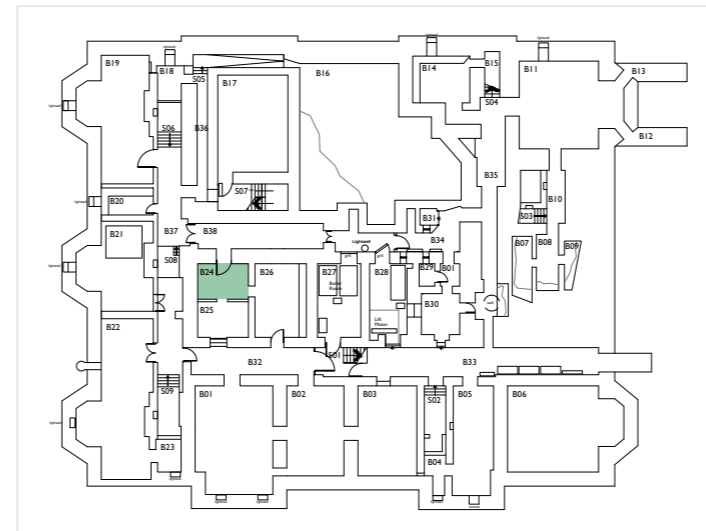
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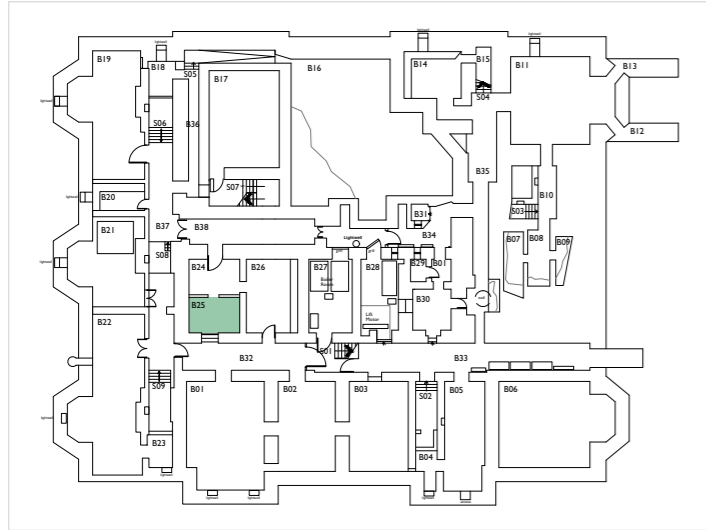
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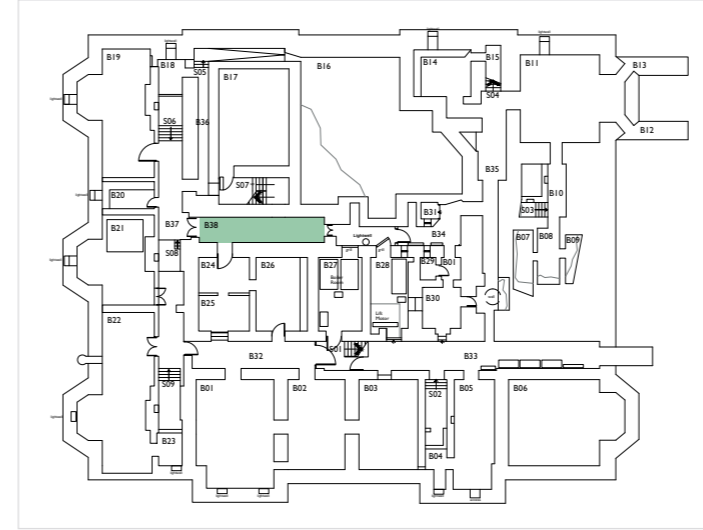
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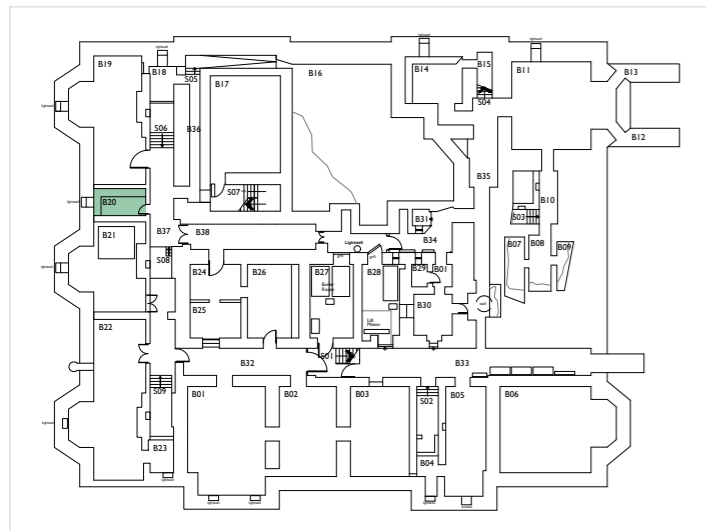
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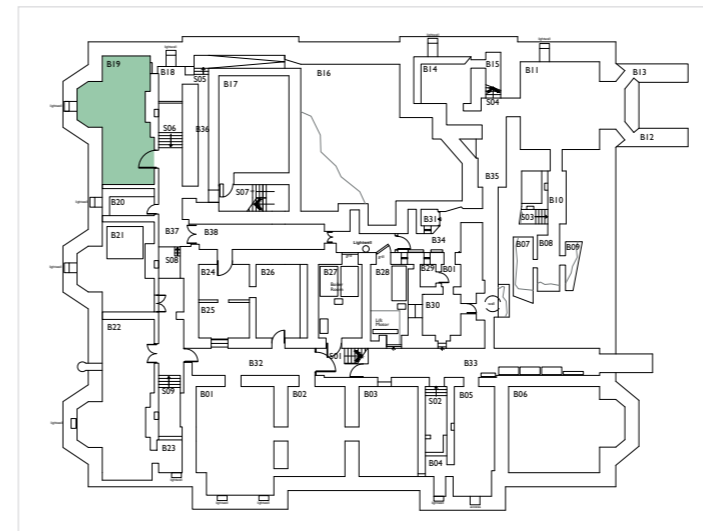
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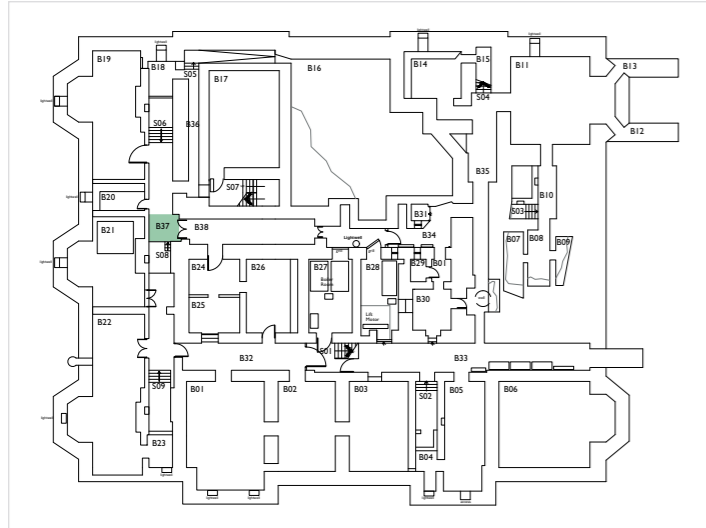
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B19

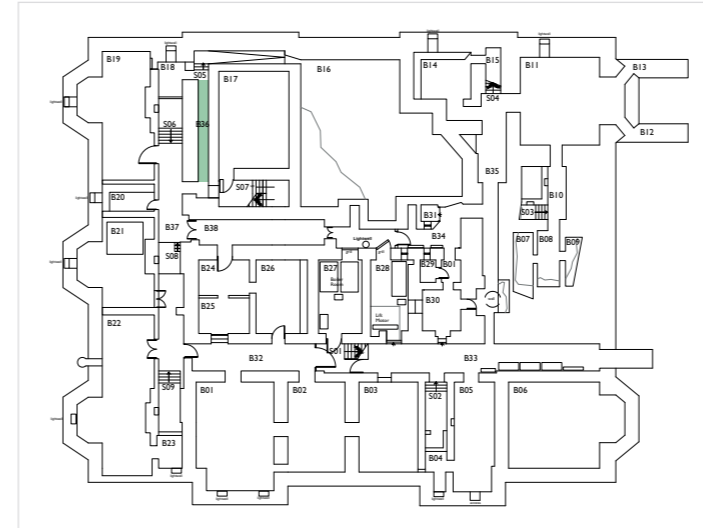


BASEMENT (cont'd)

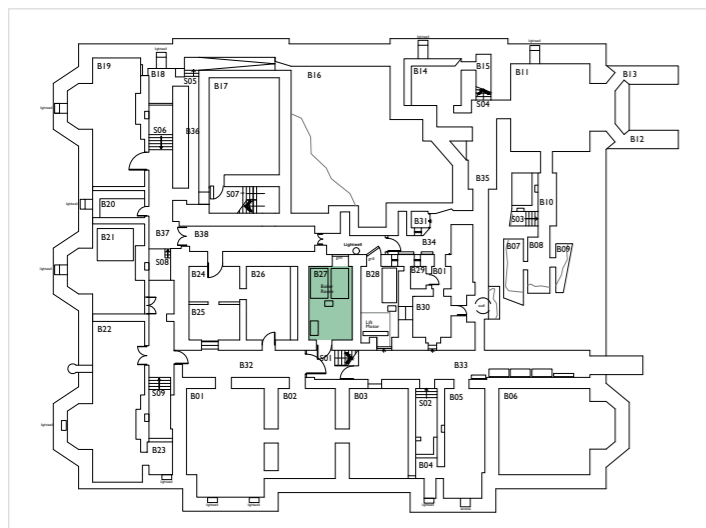
ROOM NUMBER:
B37



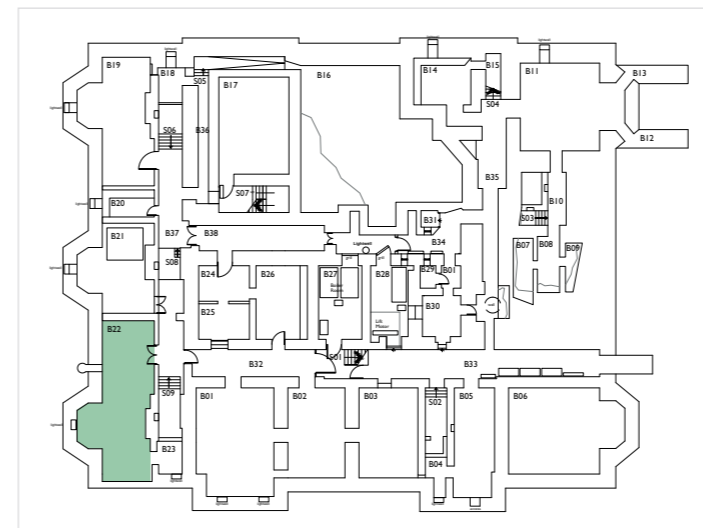
ROOM NUMBER:
B36



ROOM NUMBER:
B27



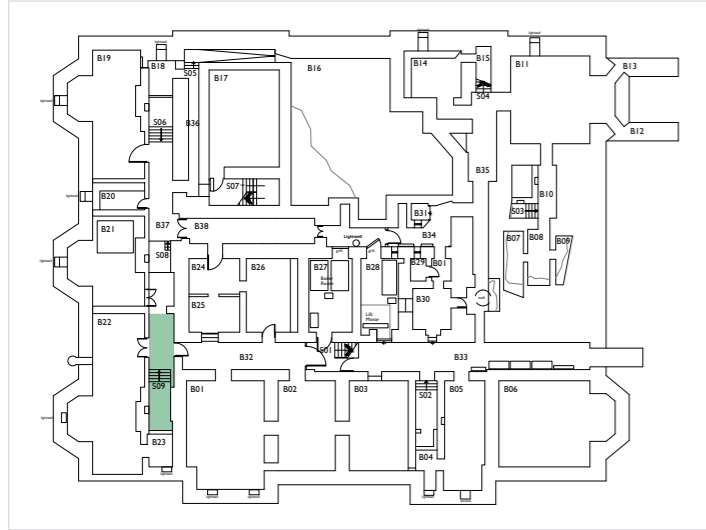
ROOM NUMBER:
B22



BASEMENT (cont'd)

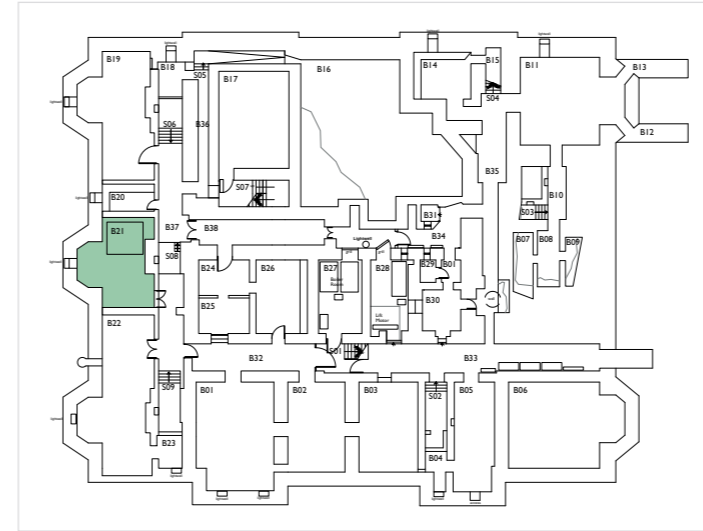
ROOM NUMBER:

S09



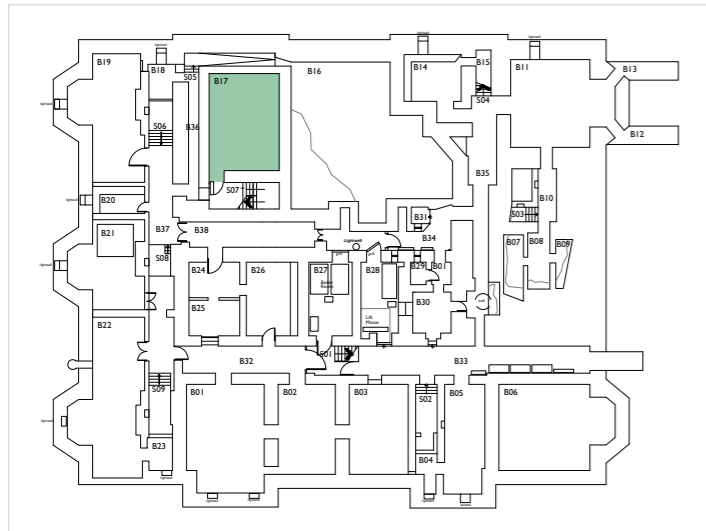
ROOM NUMBER:

B21



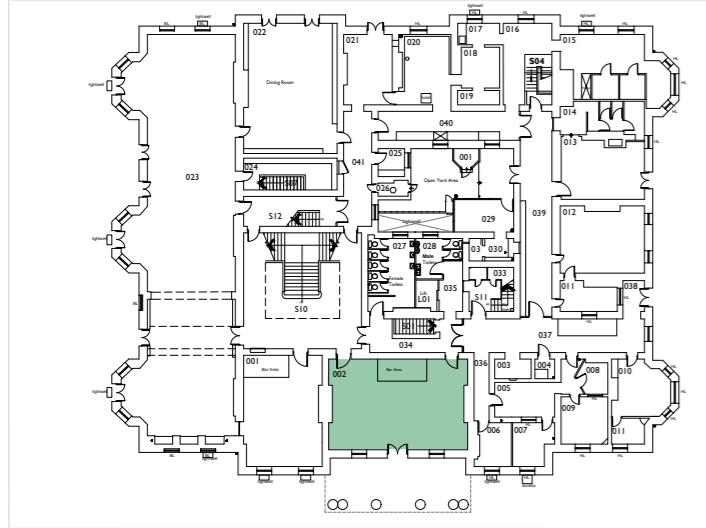
ROOM NUMBER:

B17

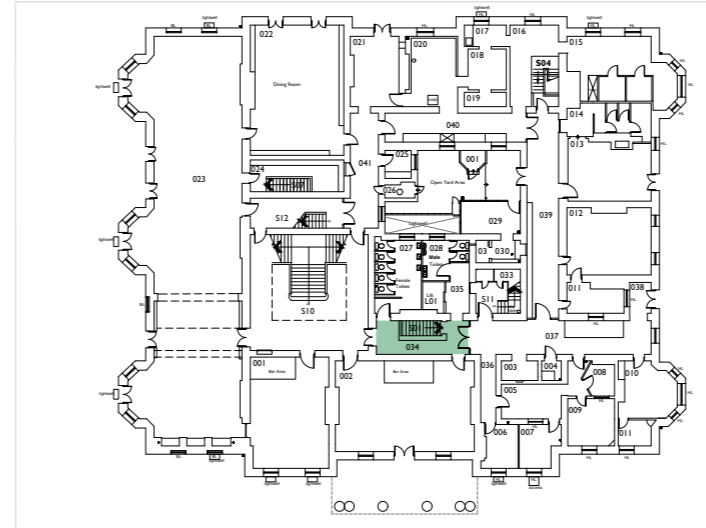


GROUND FLOOR:

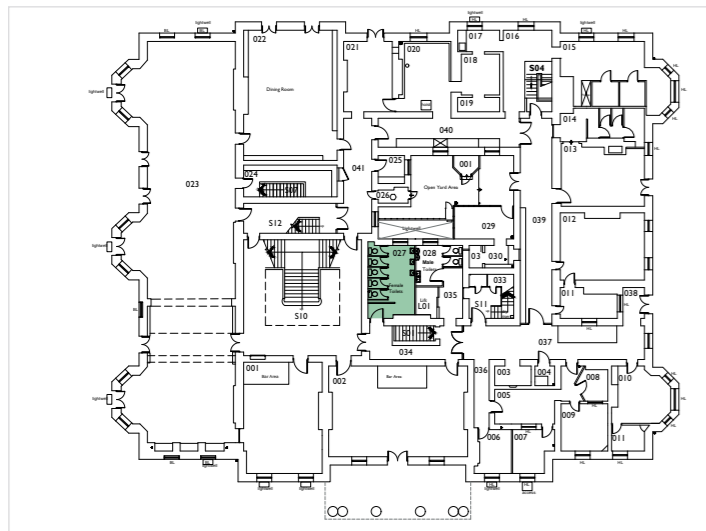
ROOM NUMBER:
002



ROOM NUMBER:
034

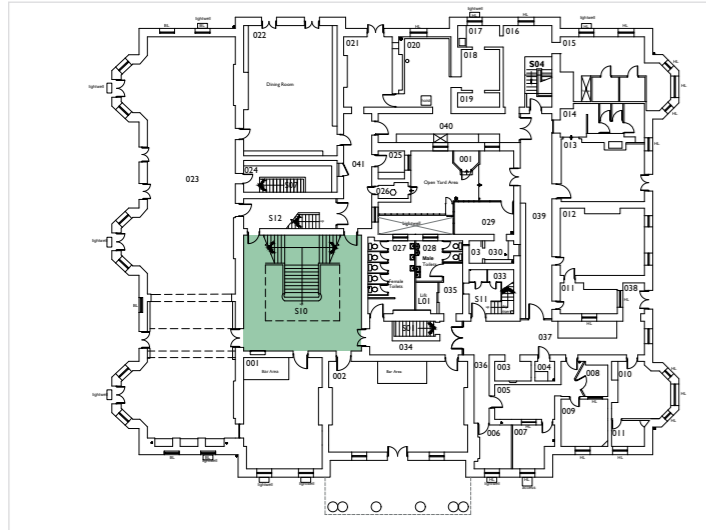


ROOM NUMBER:
027

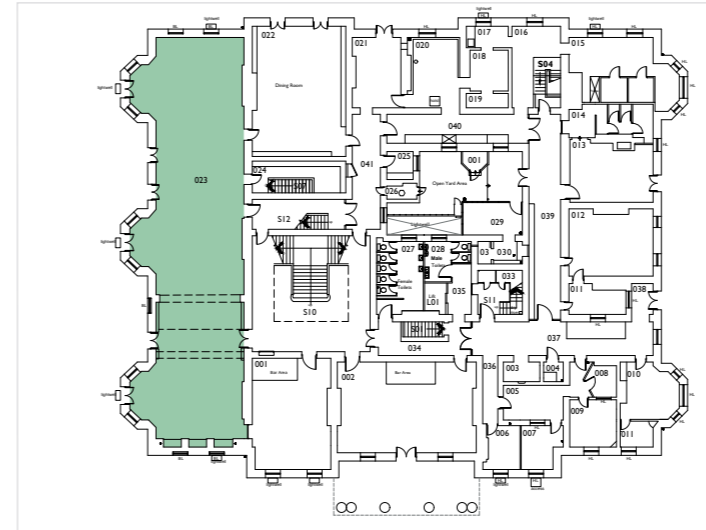


GROUND FLOOR (cont'd)

ROOM NUMBER:
S10

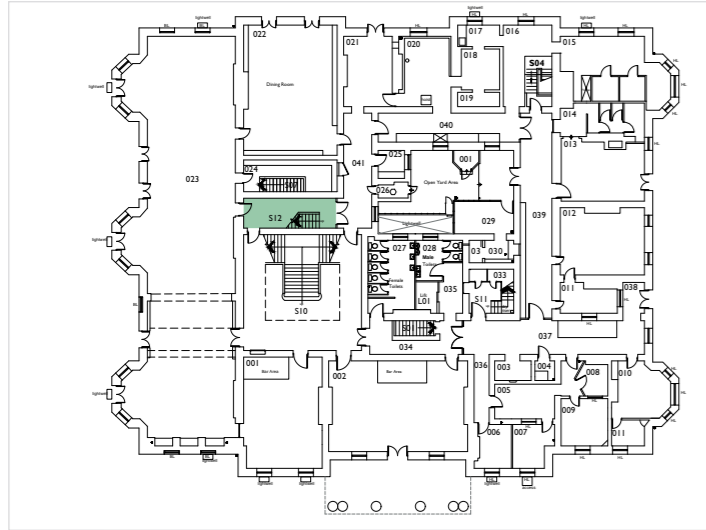


ROOM NUMBER:
023

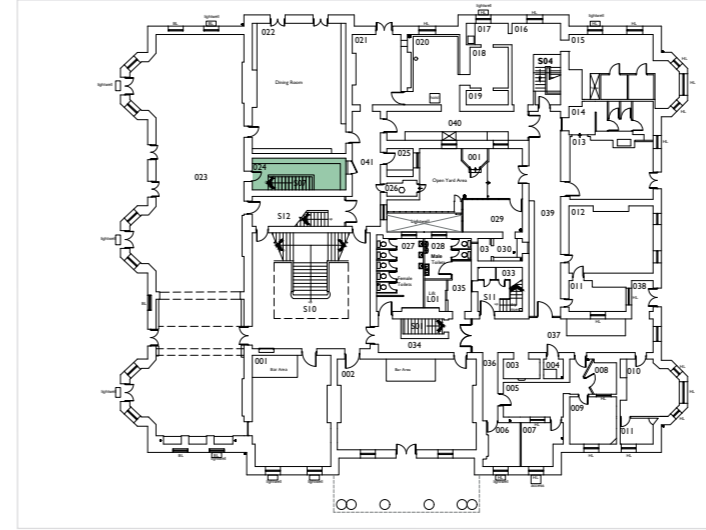


GROUND FLOOR (cont'd)

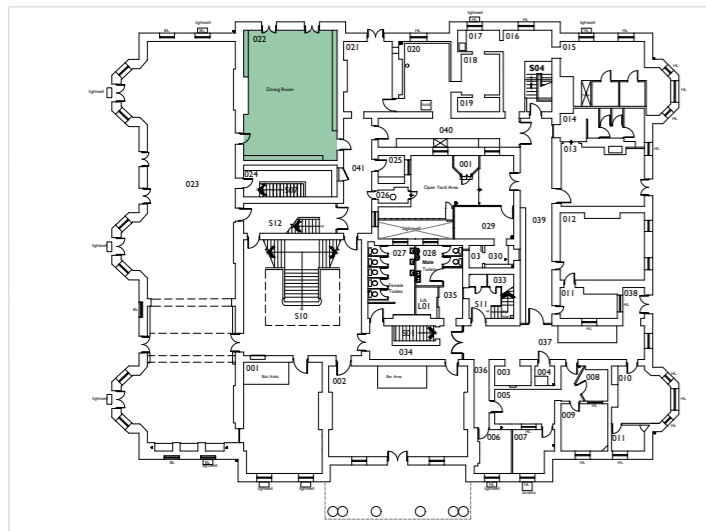
ROOM NUMBER:
S12



ROOM NUMBER:
024



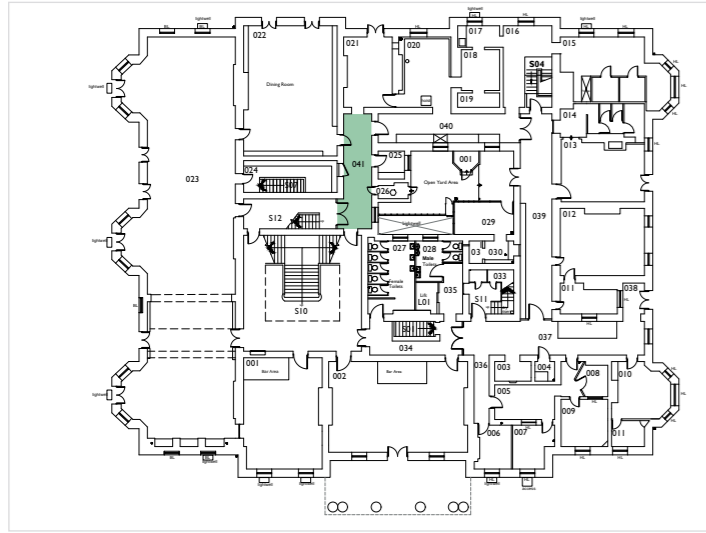
ROOM NUMBER:
022



GROUND FLOOR (cont'd)

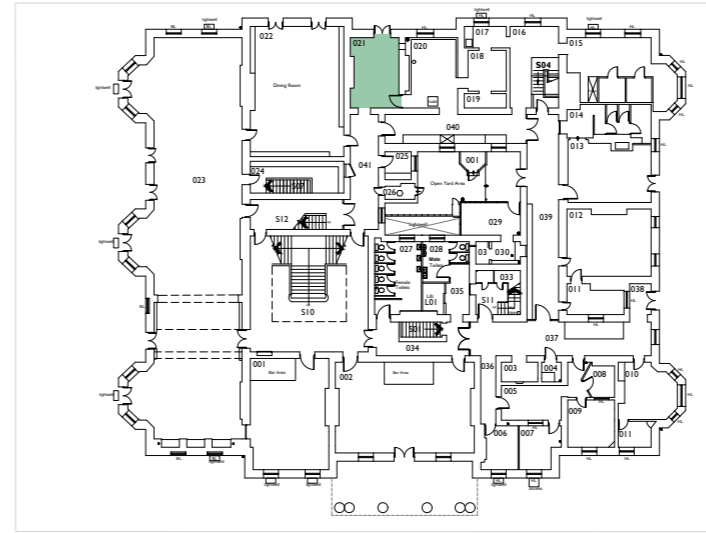
ROOM NUMBER:

041



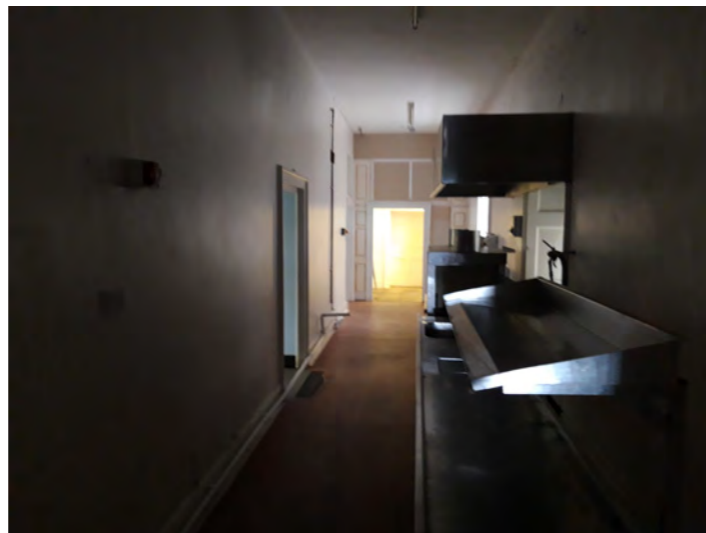
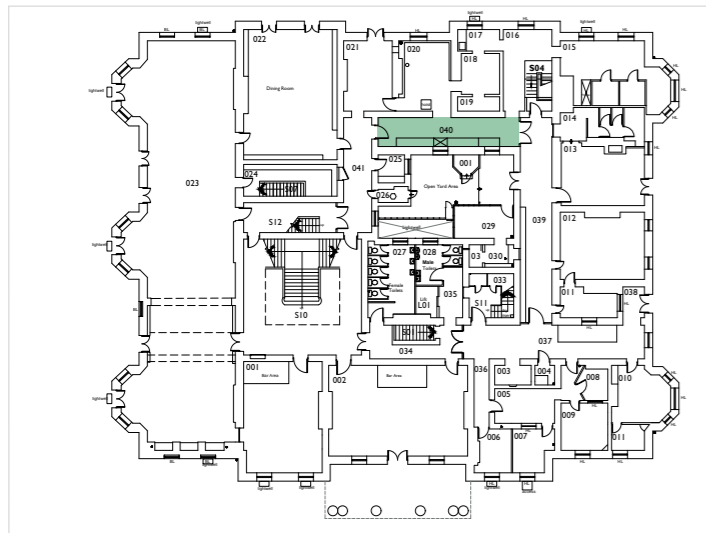
ROOM NUMBER:

021



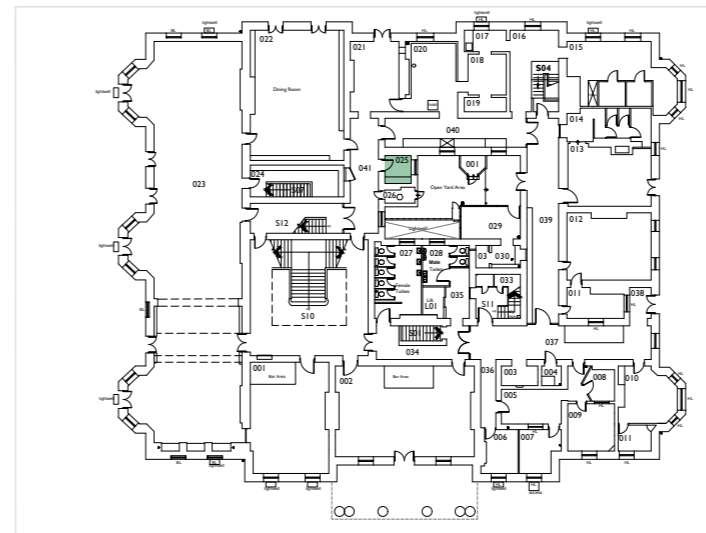
ROOM NUMBER:

040



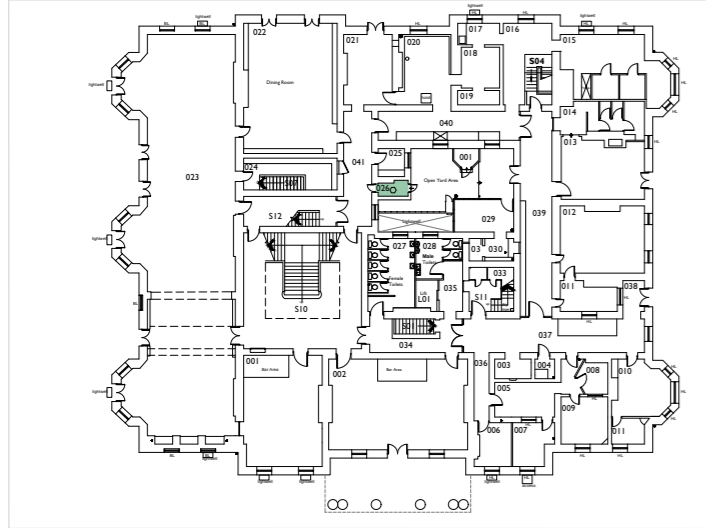
ROOM NUMBER:

025

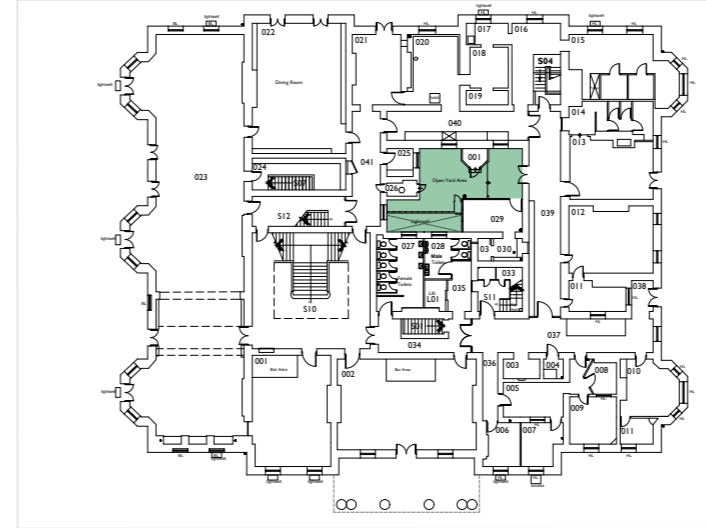


GROUND FLOOR (cont'd)

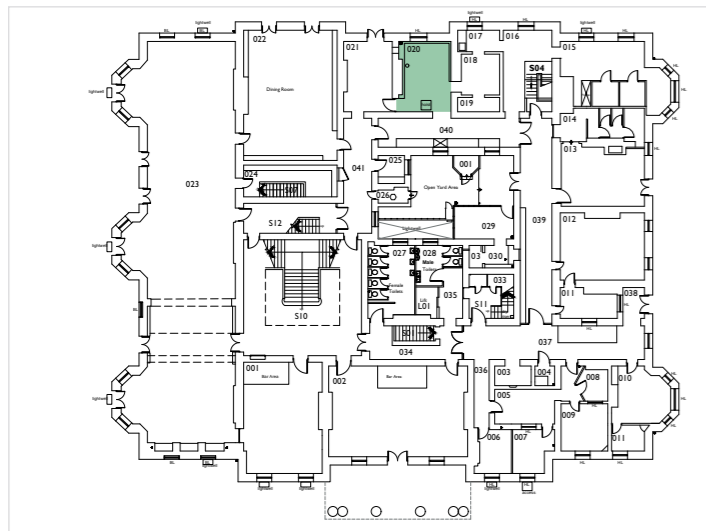
ROOM NUMBER:
026



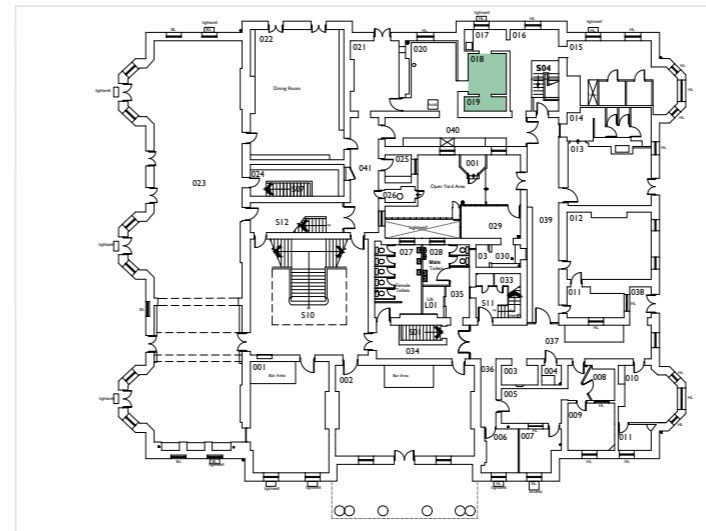
ROOM NUMBER:
OPEN YARD AREA



ROOM NUMBER:
020

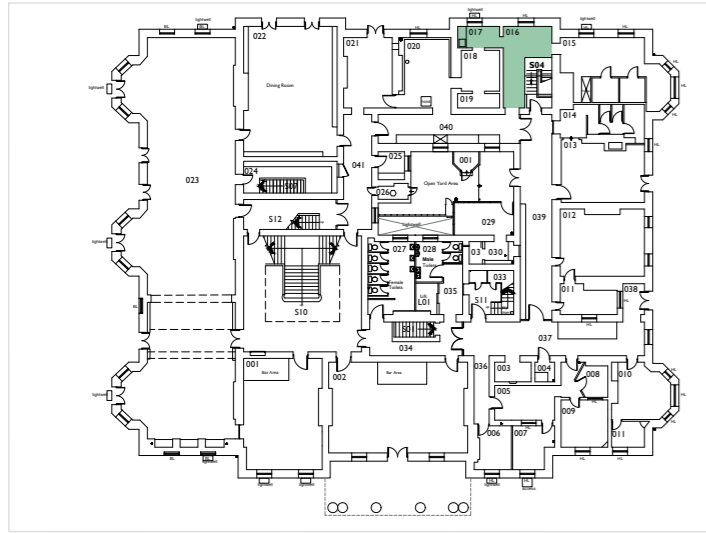


ROOM NUMBER:
018 / 019

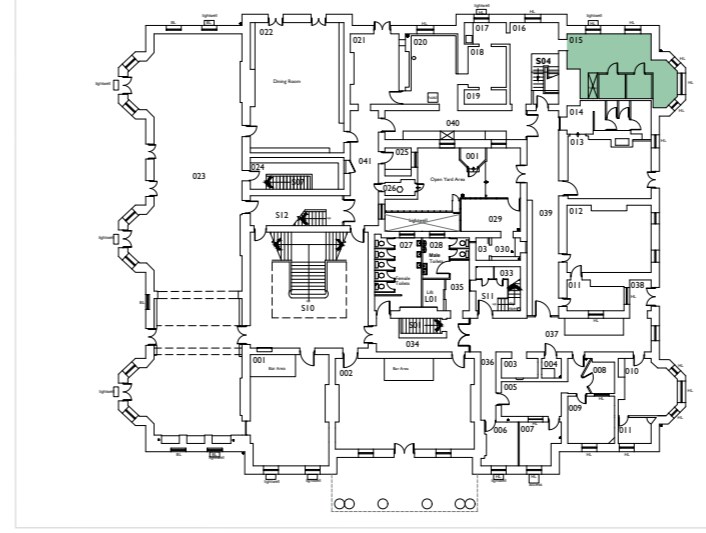


GROUND FLOOR (cont'd)

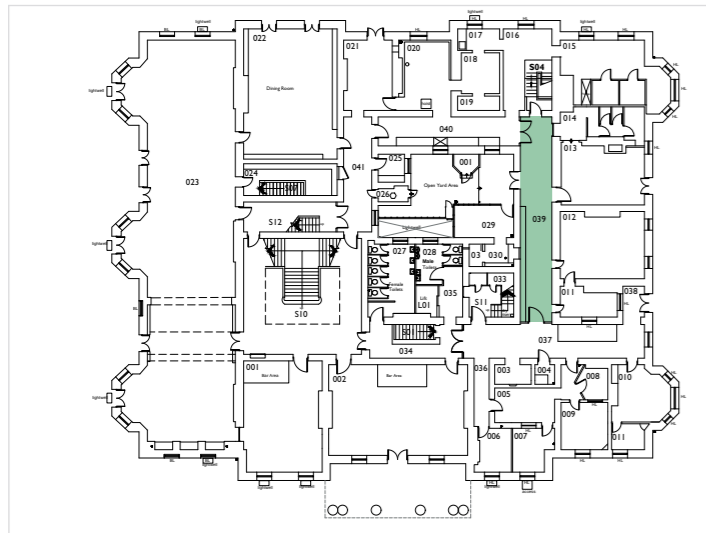
ROOM NUMBER:
017 / 016



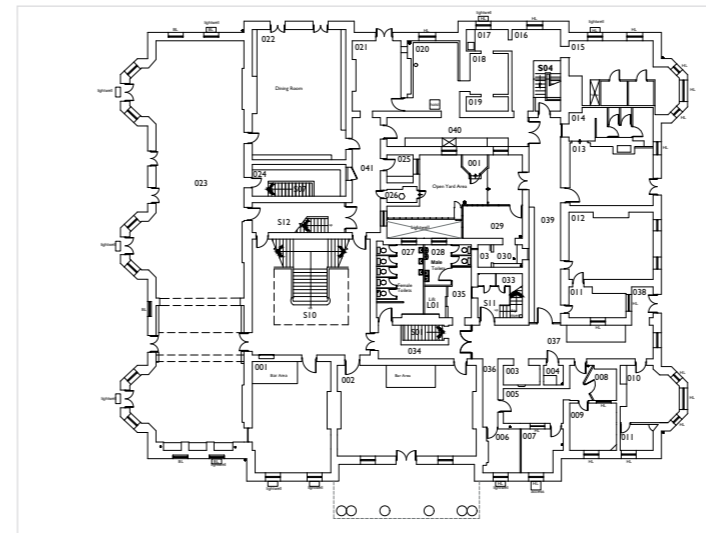
ROOM NUMBER:
015



ROOM NUMBER:
039

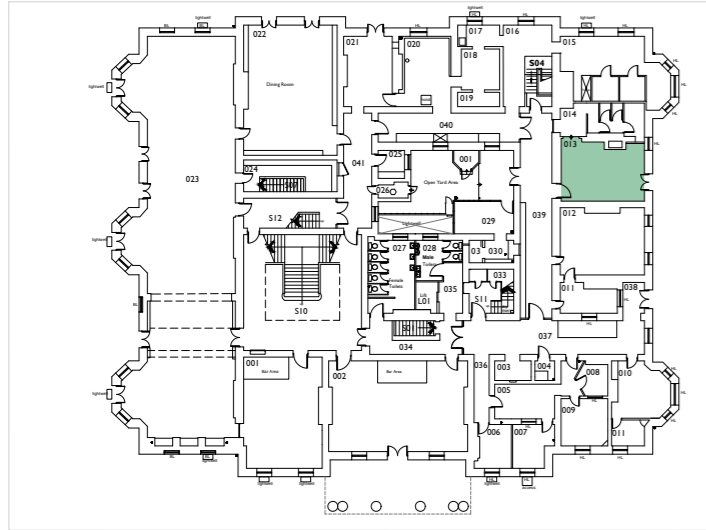


ROOM NUMBER:
G24

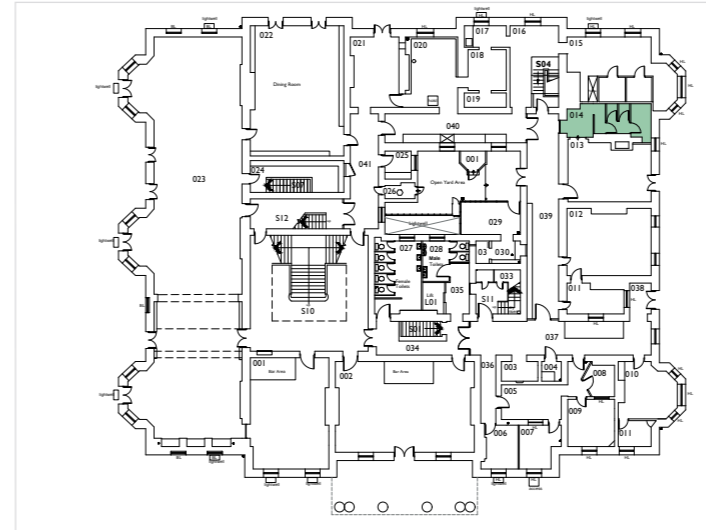


GROUND FLOOR (cont'd)

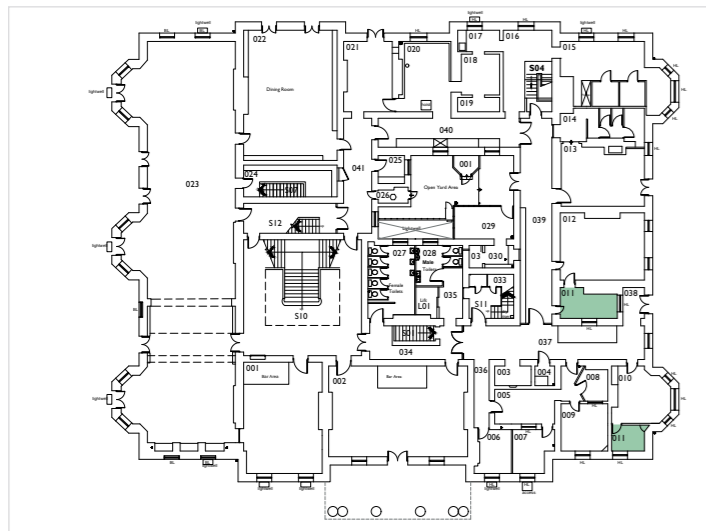
ROOM NUMBER:
013



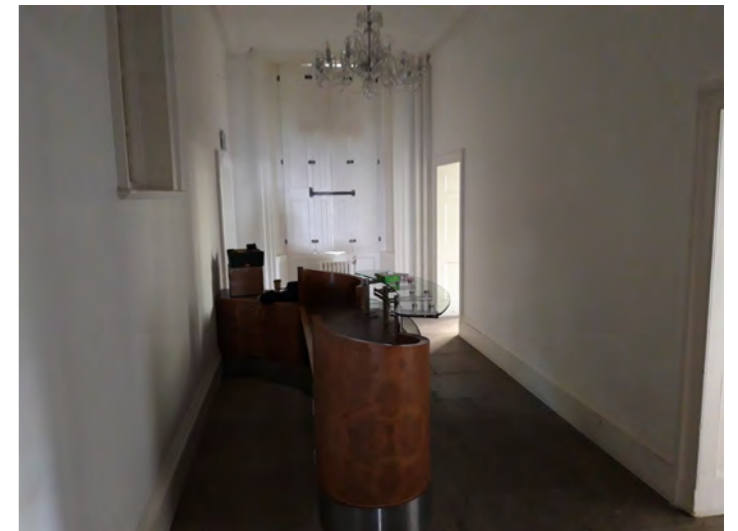
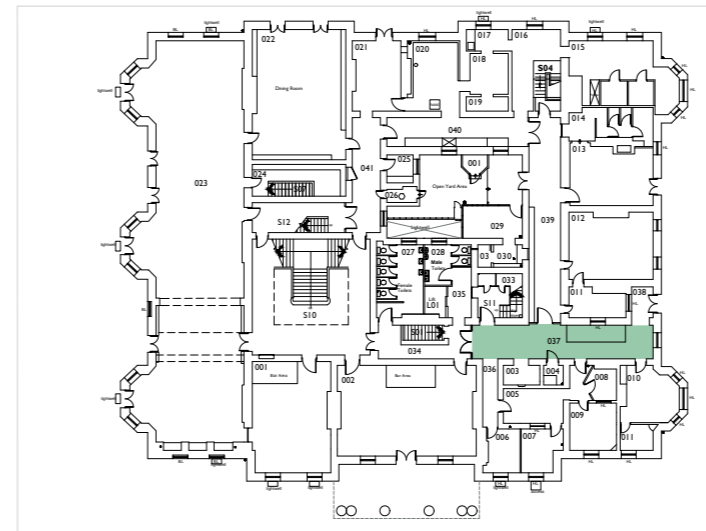
ROOM NUMBER:
014



ROOM NUMBER:
011

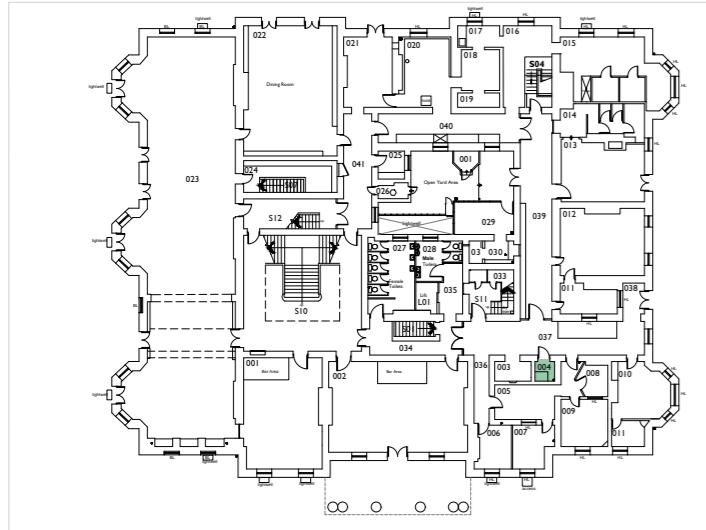


ROOM NUMBER:
037

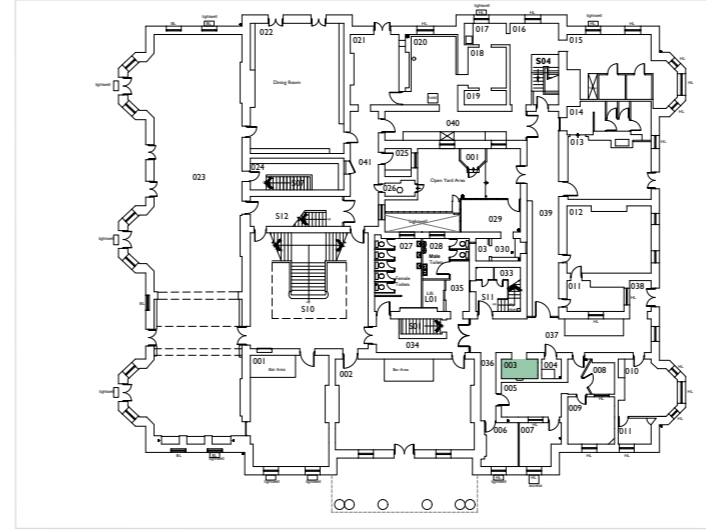


GROUND FLOOR (cont'd)

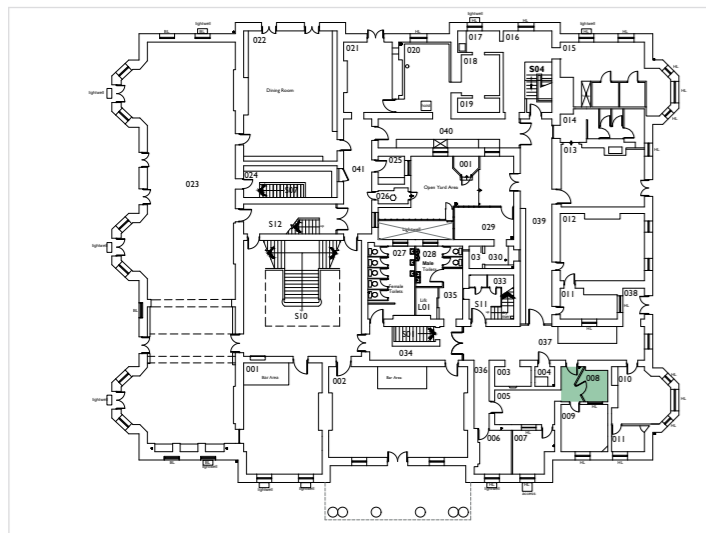
ROOM NUMBER:
004



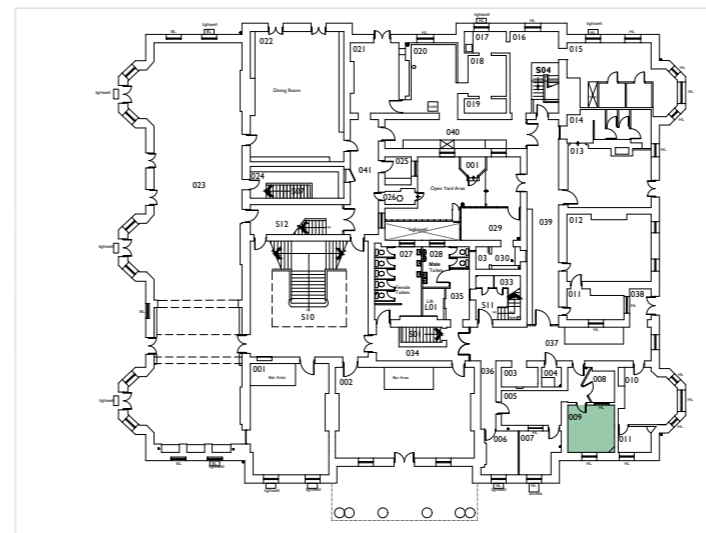
ROOM NUMBER:
003



ROOM NUMBER:
008

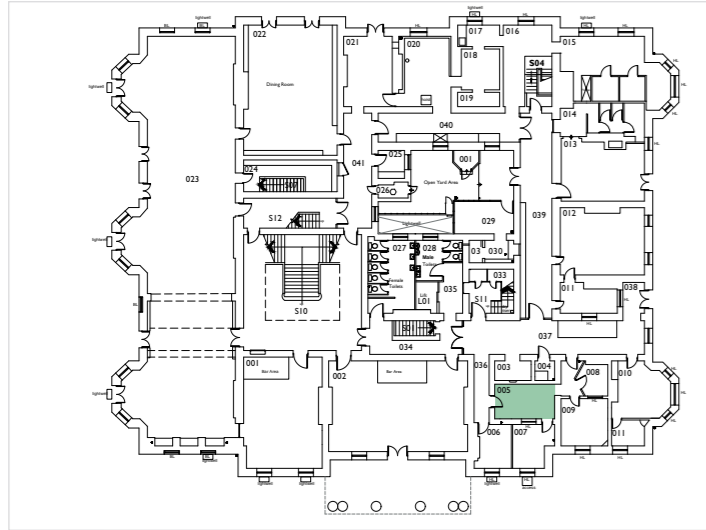


ROOM NUMBER:
009

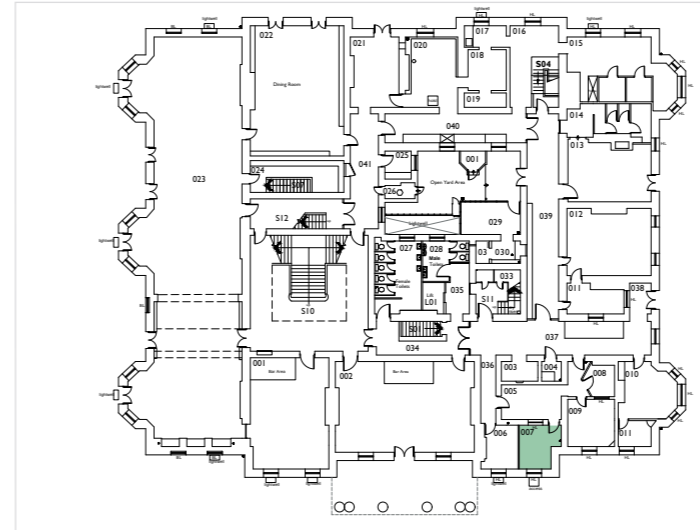


GROUND FLOOR (cont'd)

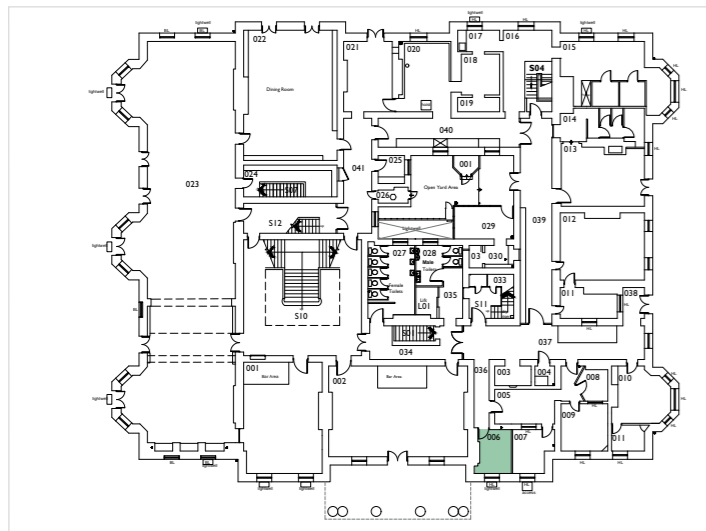
ROOM NUMBER:
005



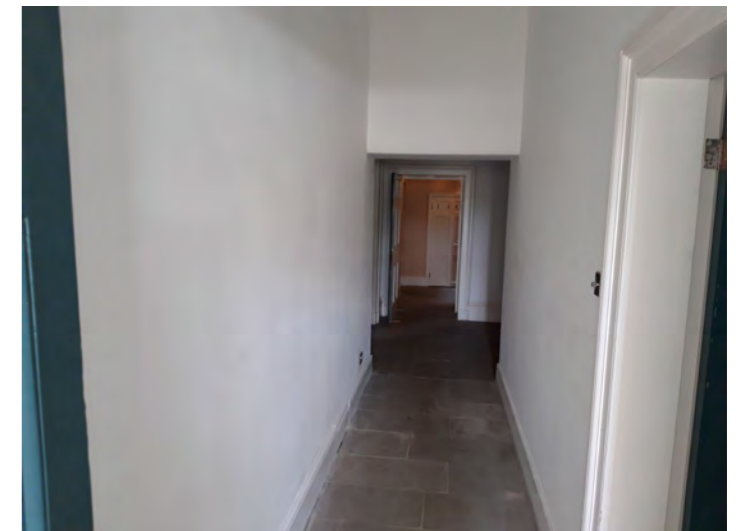
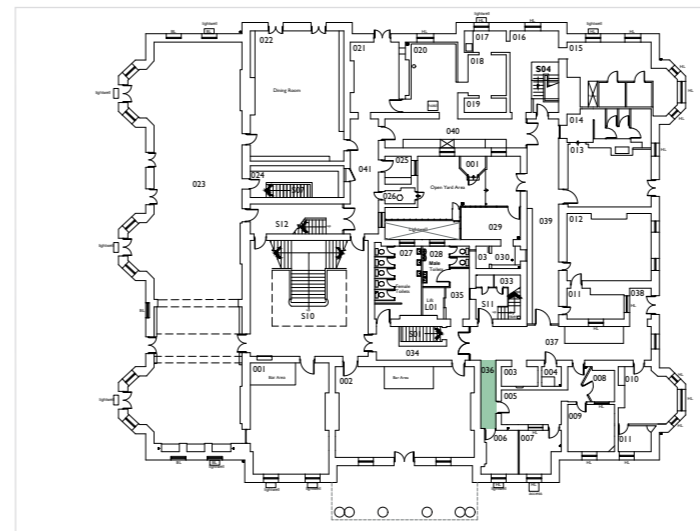
ROOM NUMBER:
007



ROOM NUMBER:
006

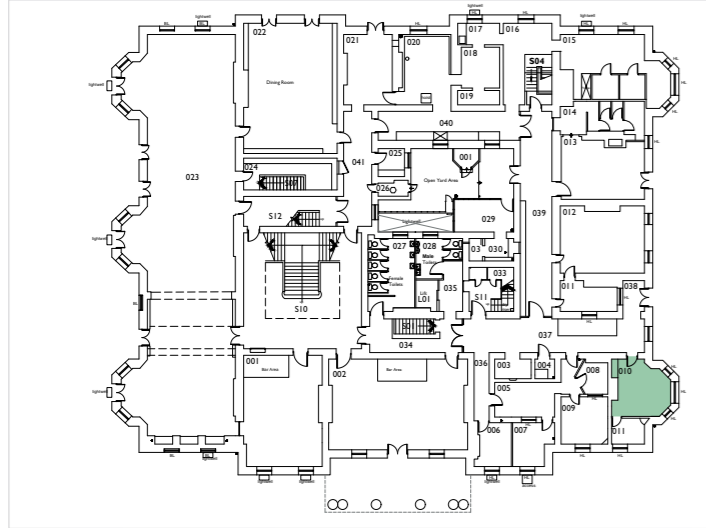


ROOM NUMBER:
036

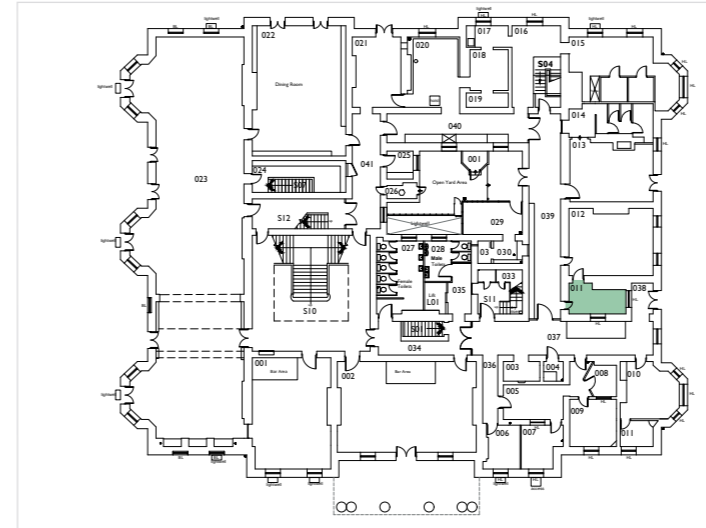


GROUND FLOOR (cont'd)

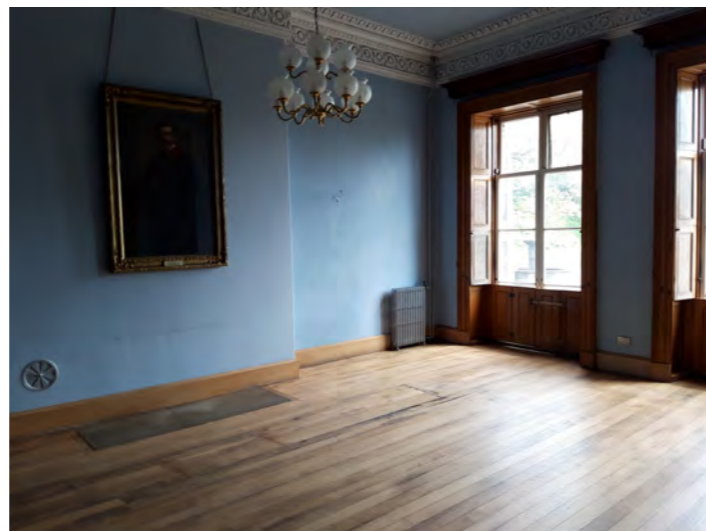
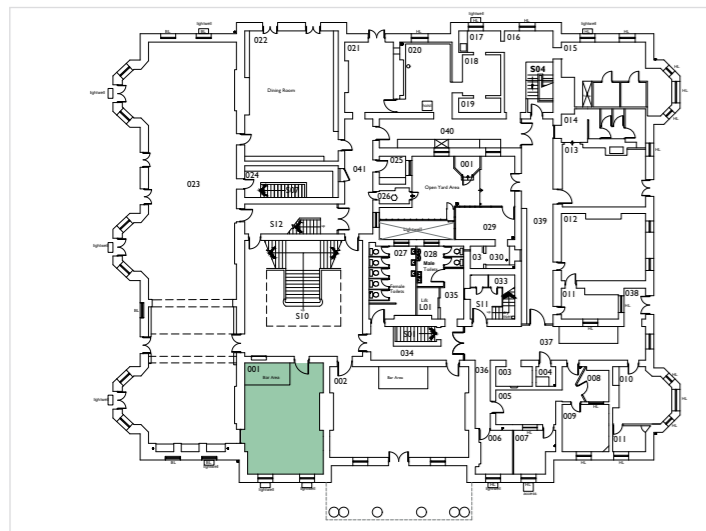
ROOM NUMBER:
010



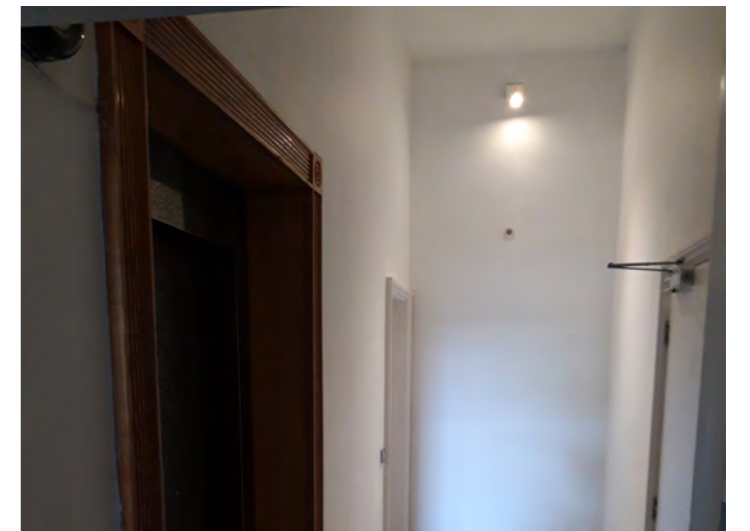
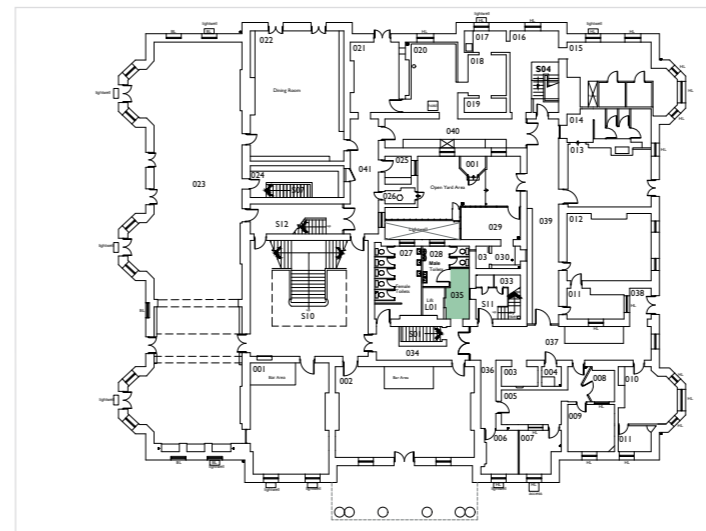
ROOM NUMBER:
011



ROOM NUMBER:
001



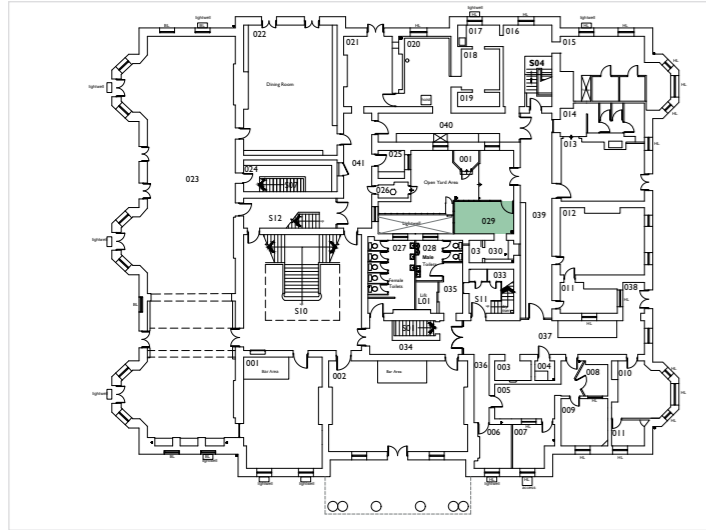
ROOM NUMBER:
035



GROUND FLOOR (cont'd)

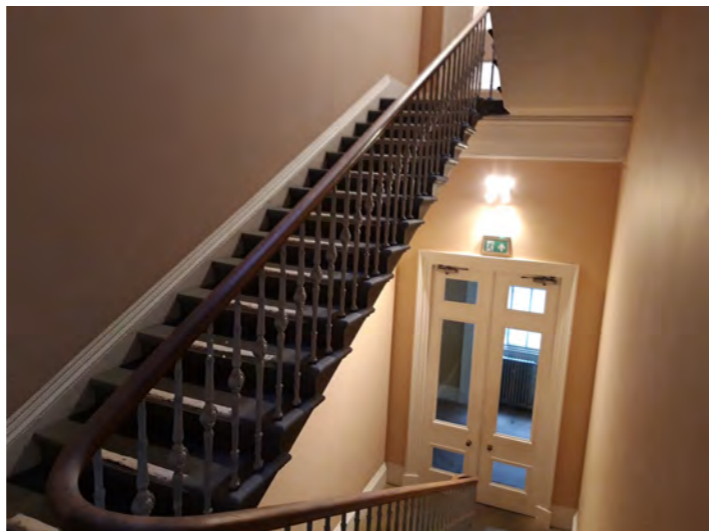
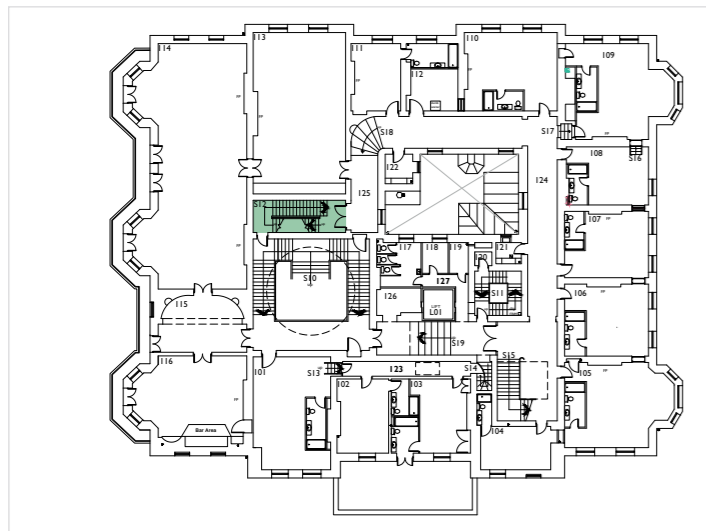
ROOM NUMBER:

029



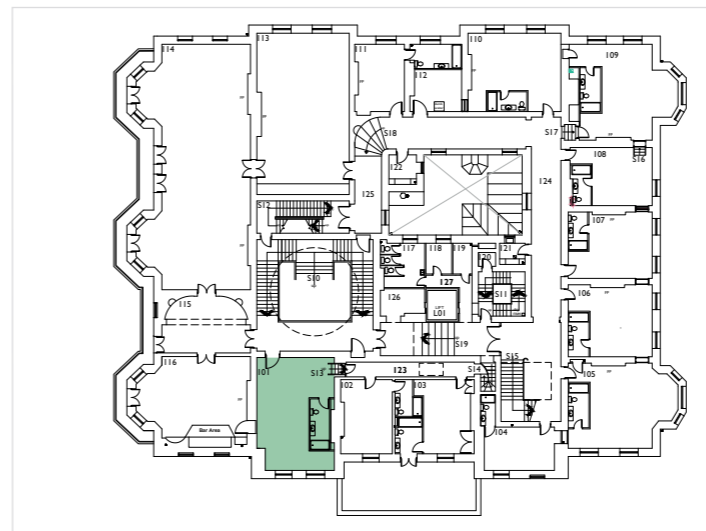
ROOM NUMBER:

S12



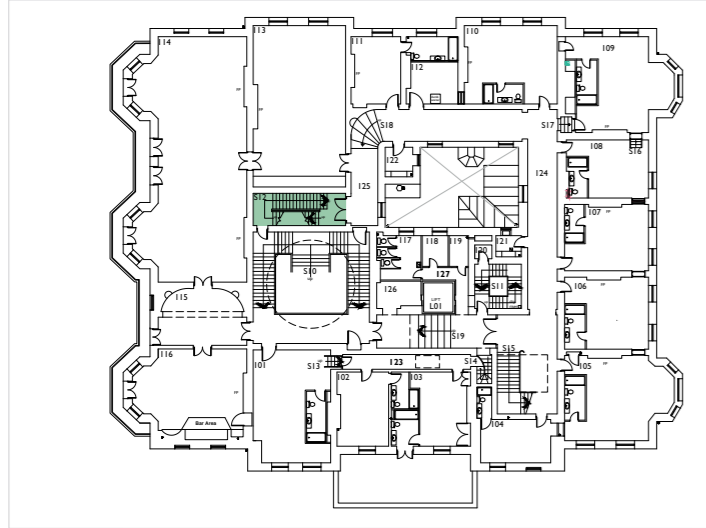
ROOM NUMBER:

I01

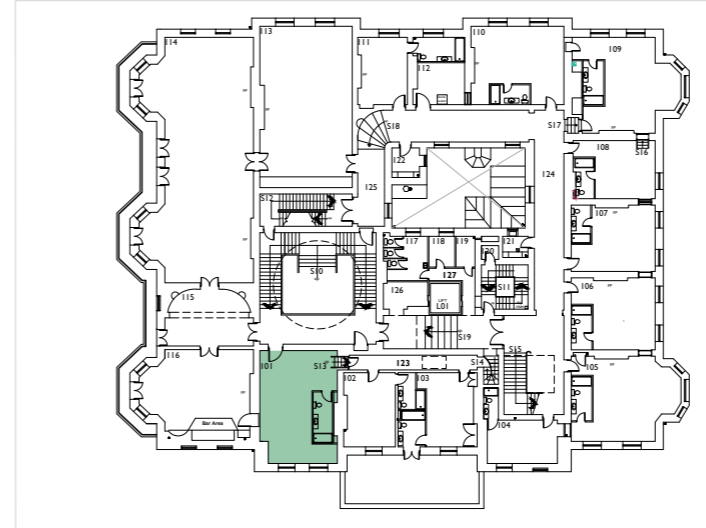


FIRST FLOOR:

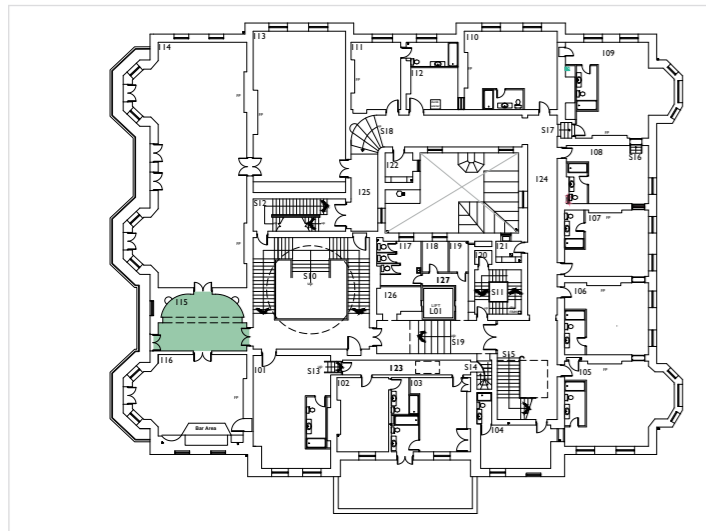
ROOM NUMBER:
S12



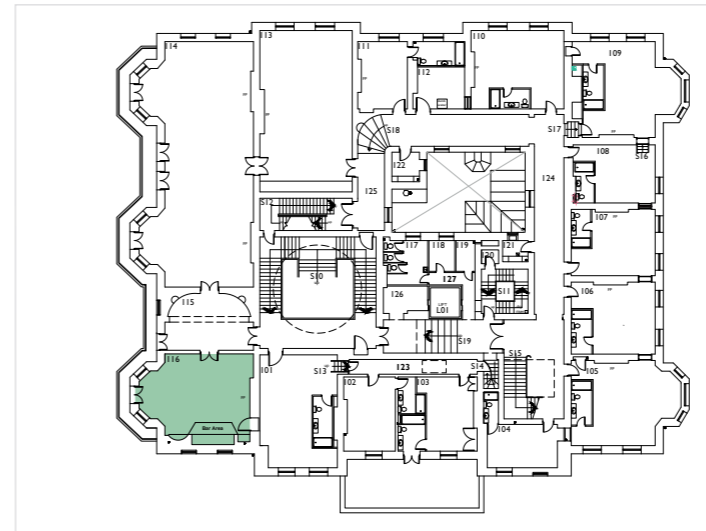
ROOM NUMBER:
101



ROOM NUMBER:
115



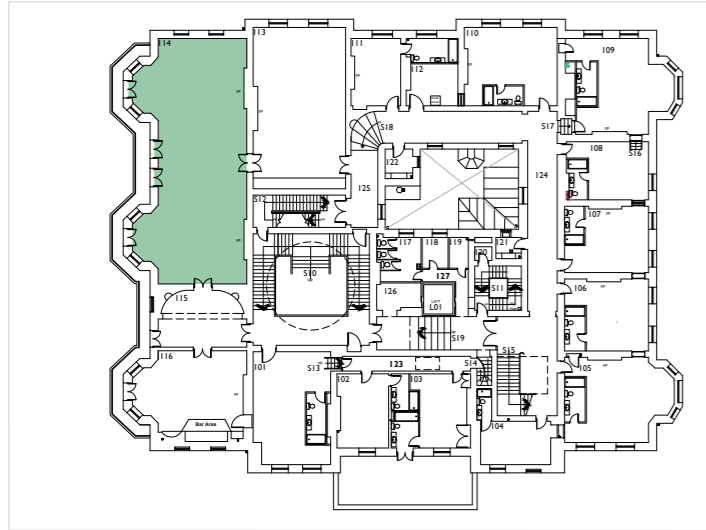
ROOM NUMBER:
116



FIRST FLOOR (cont'd)

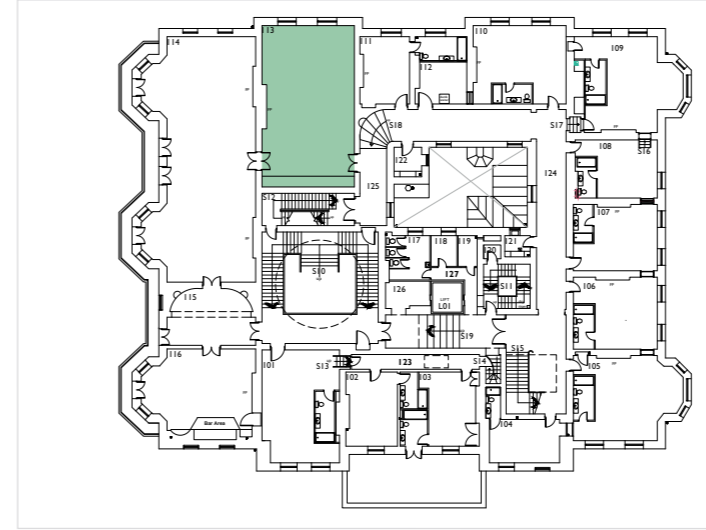
ROOM NUMBER:

114



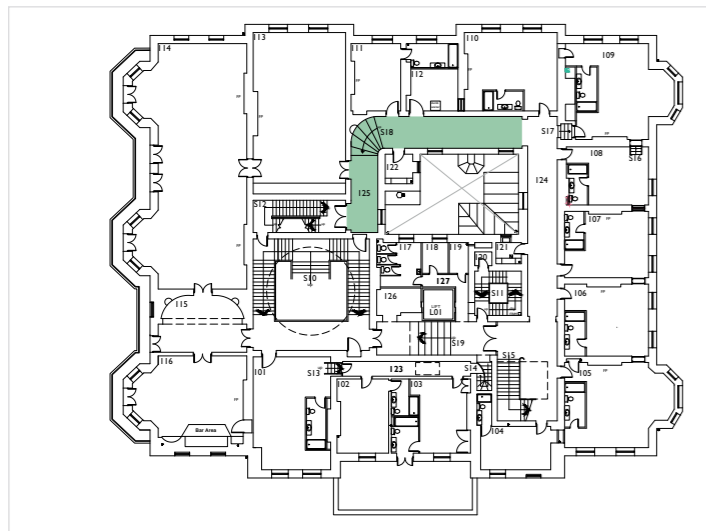
ROOM NUMBER:

113



ROOM NUMBER:

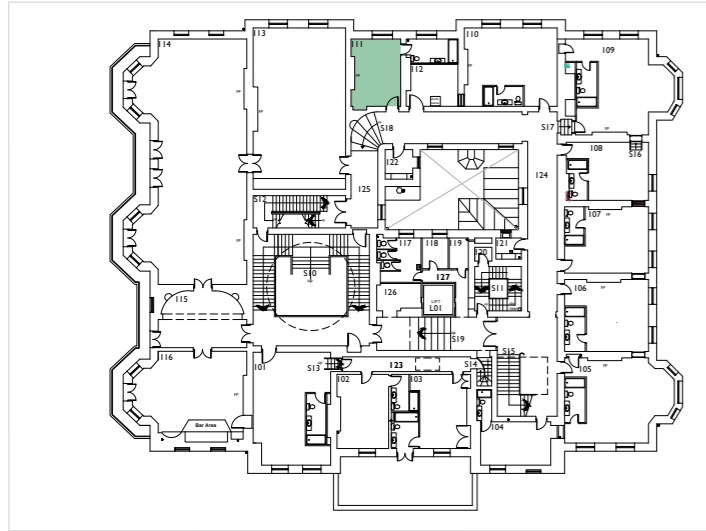
125



FIRST FLOOR (cont'd)

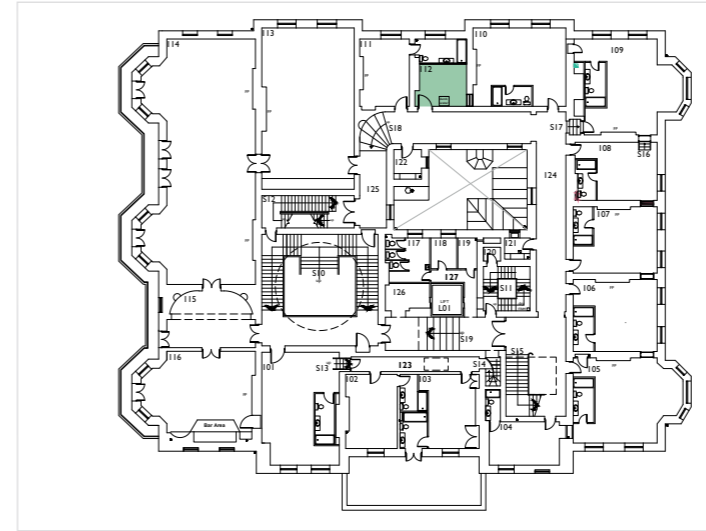
ROOM NUMBER:

111



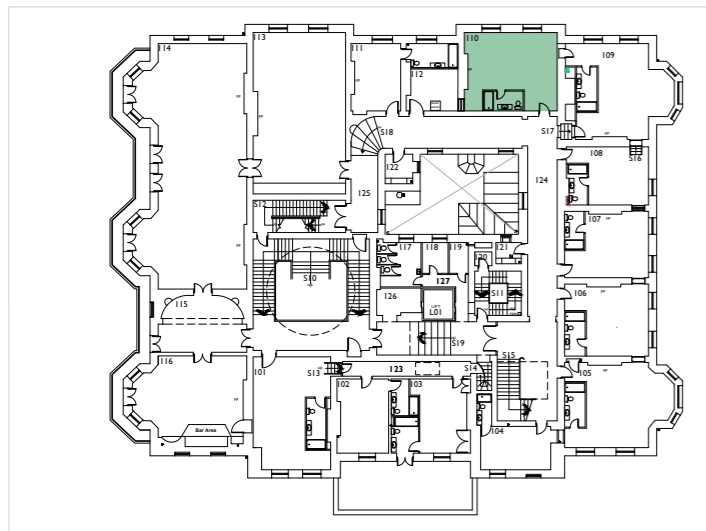
ROOM NUMBER:

112



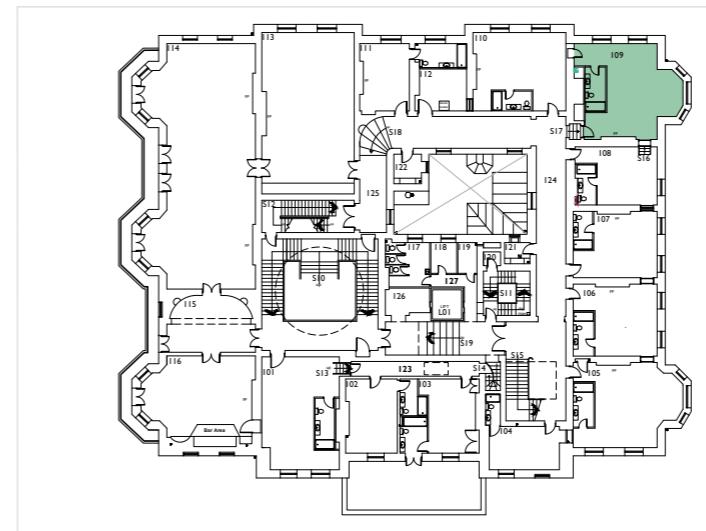
ROOM NUMBER:

110



ROOM NUMBER:

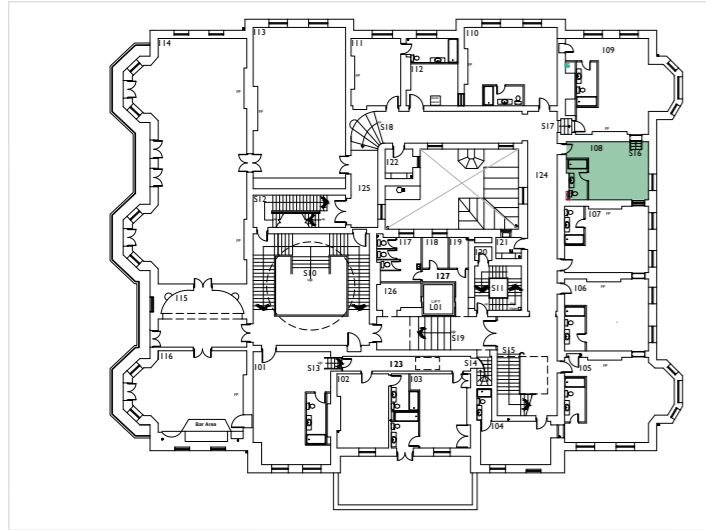
109



FIRST FLOOR (cont'd)

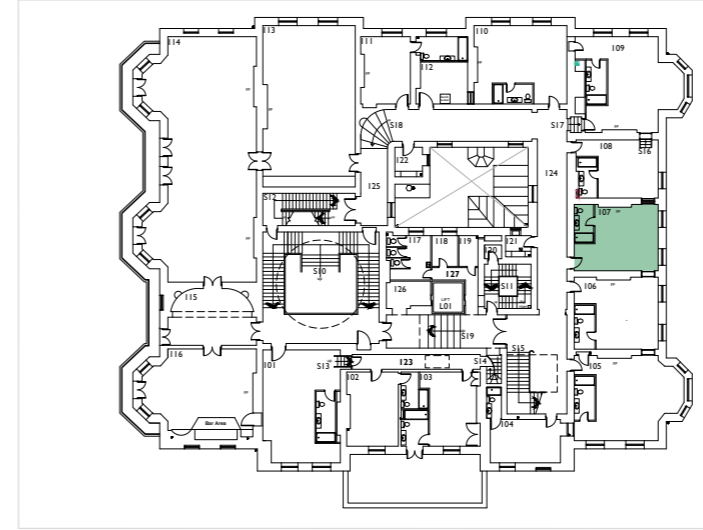
ROOM NUMBER:

108



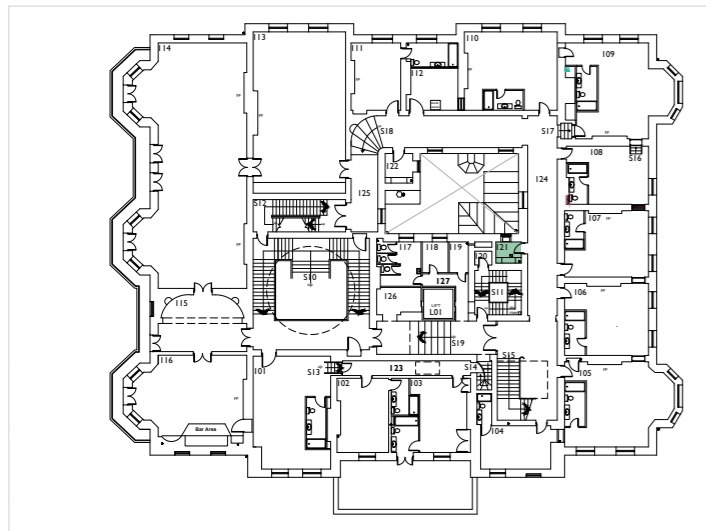
ROOM NUMBER:

107



ROOM NUMBER:

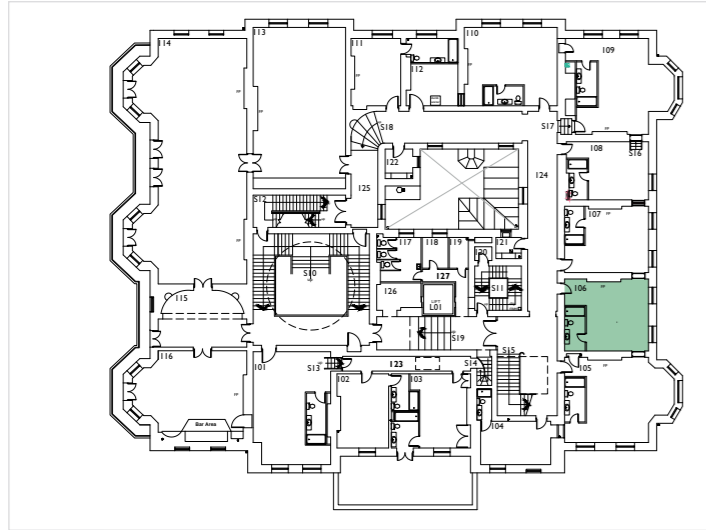
121



FIRST FLOOR (cont'd)

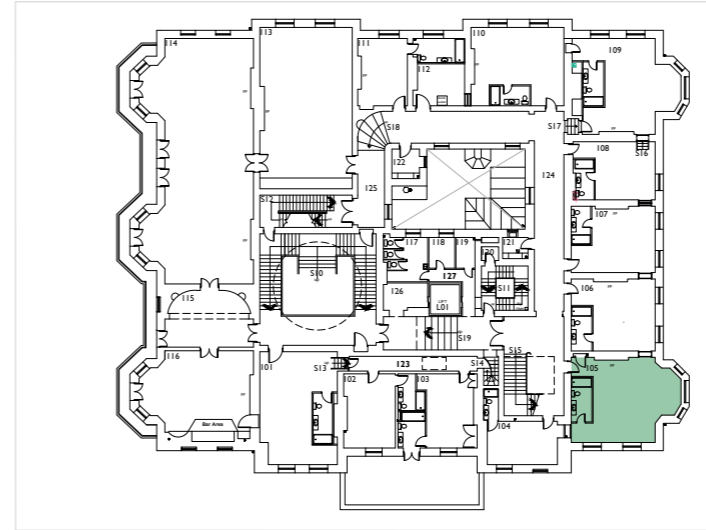
ROOM NUMBER:

106



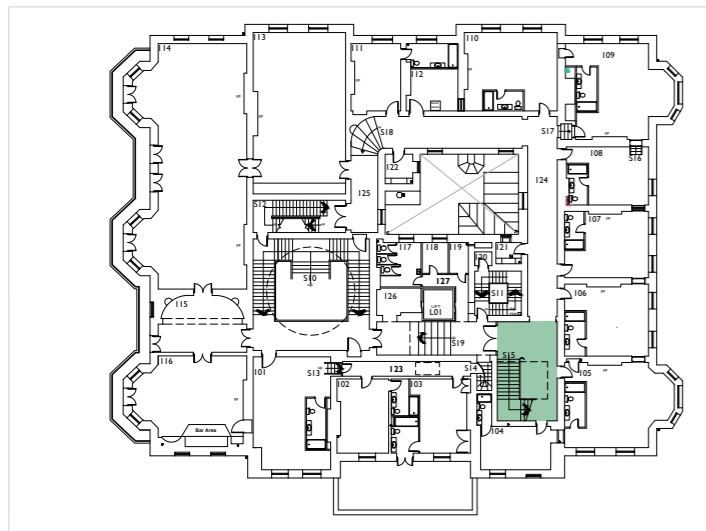
ROOM NUMBER:

105



ROOM NUMBER:

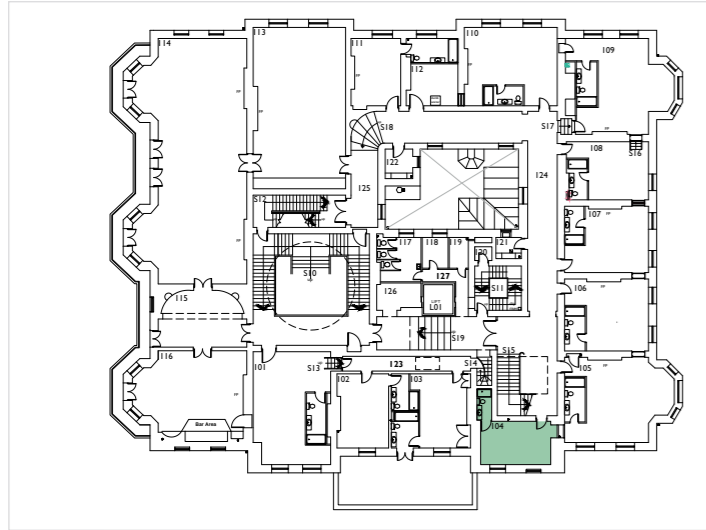
S15



FIRST FLOOR (cont'd)

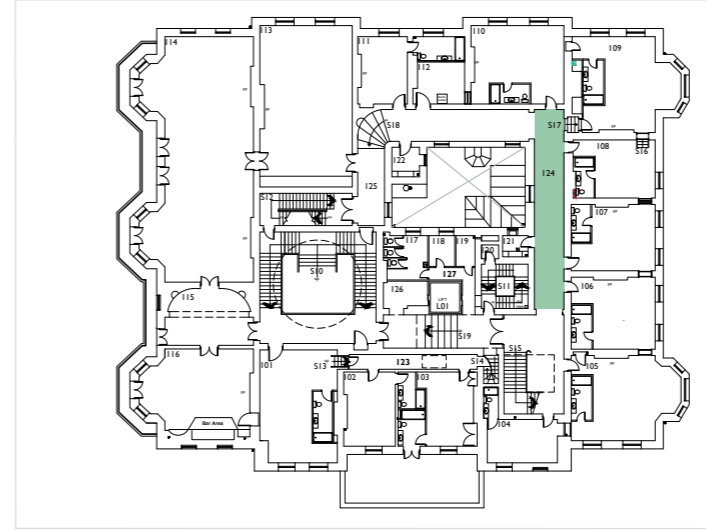
ROOM NUMBER:

104



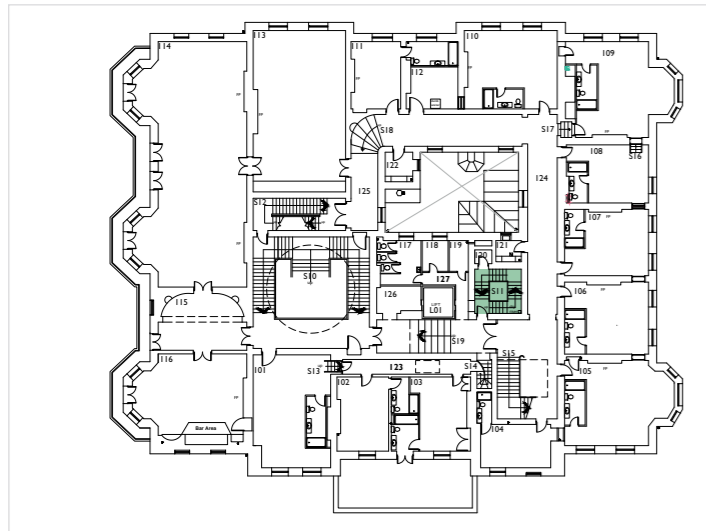
ROOM NUMBER:

124



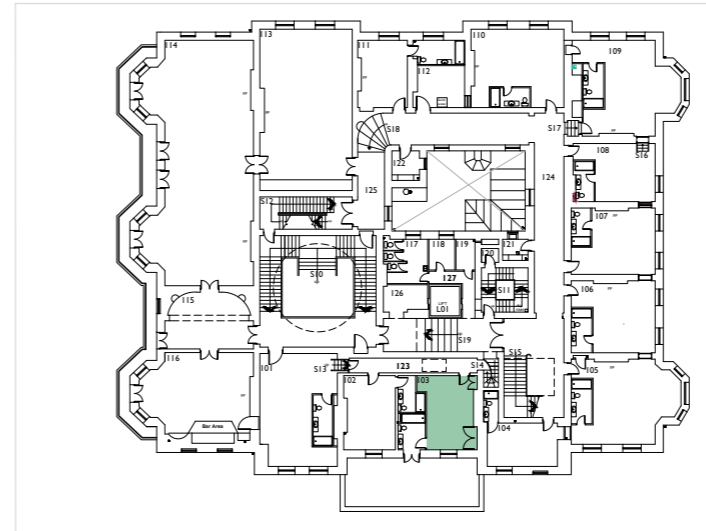
ROOM NUMBER:

SII



ROOM NUMBER:

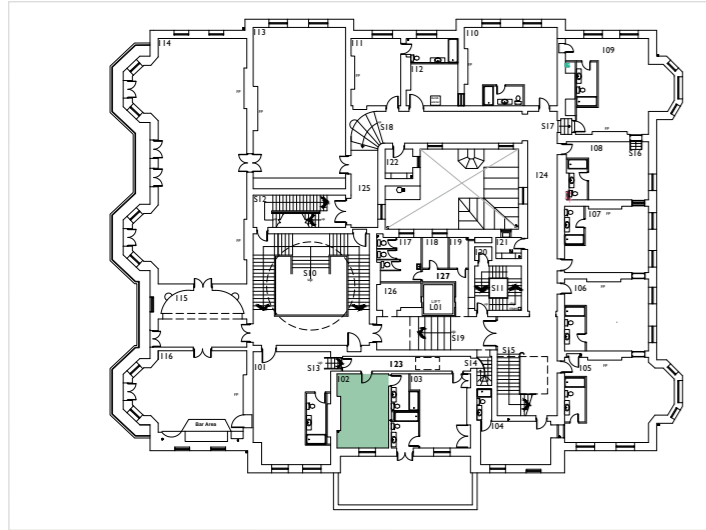
103



FIRST FLOOR (cont'd)

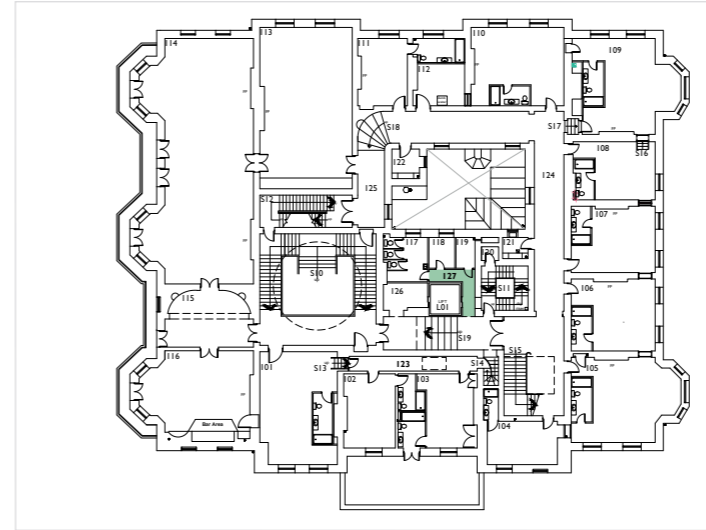
ROOM NUMBER:

102



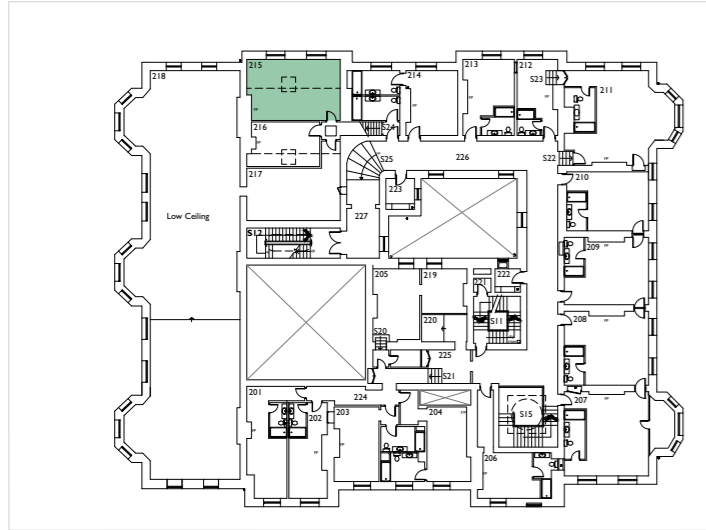
ROOM NUMBER:

127

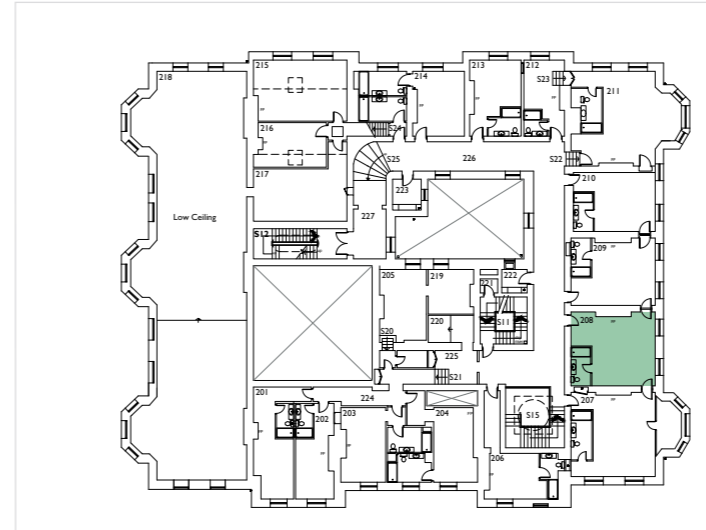


SECOND FLOOR:

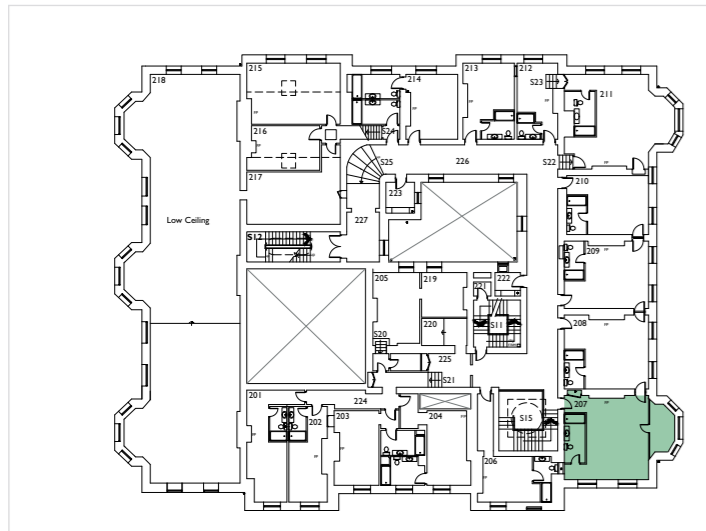
ROOM NUMBER:
S15



ROOM NUMBER:
208

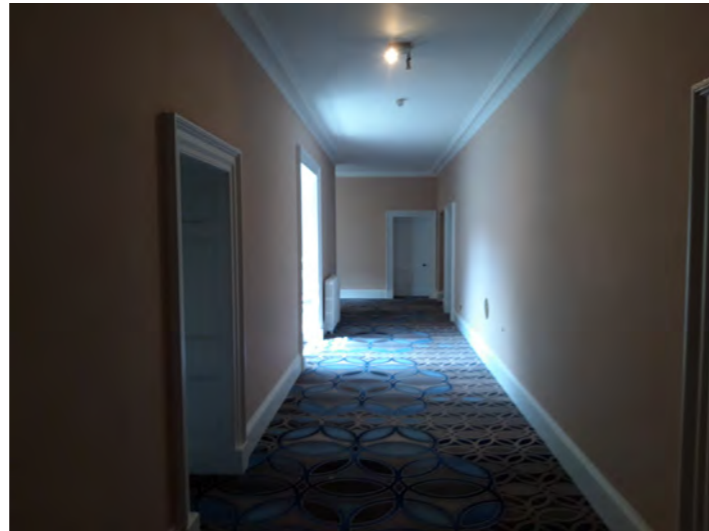
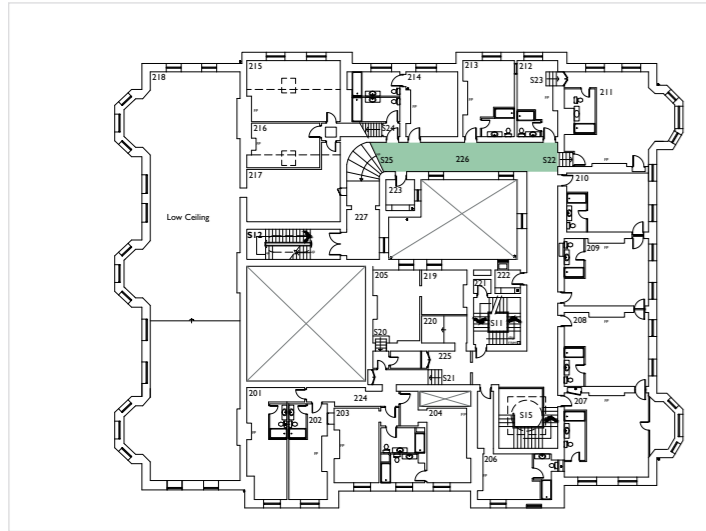


ROOM NUMBER:
207

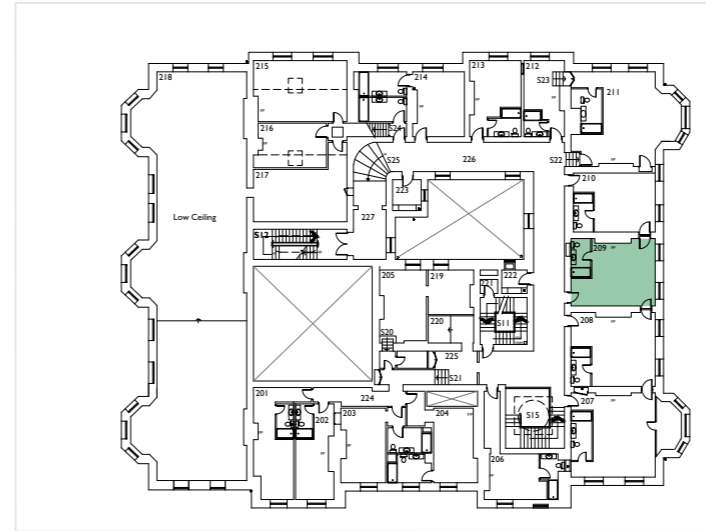


SECOND FLOOR (cont'd)

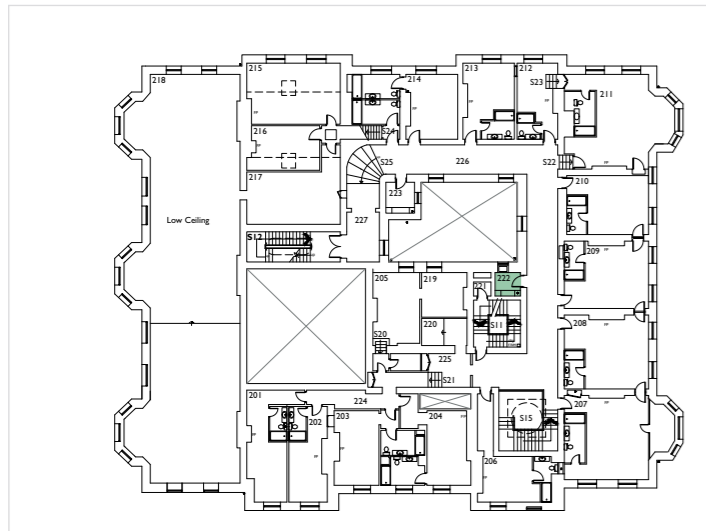
ROOM NUMBER:
226



ROOM NUMBER:
209

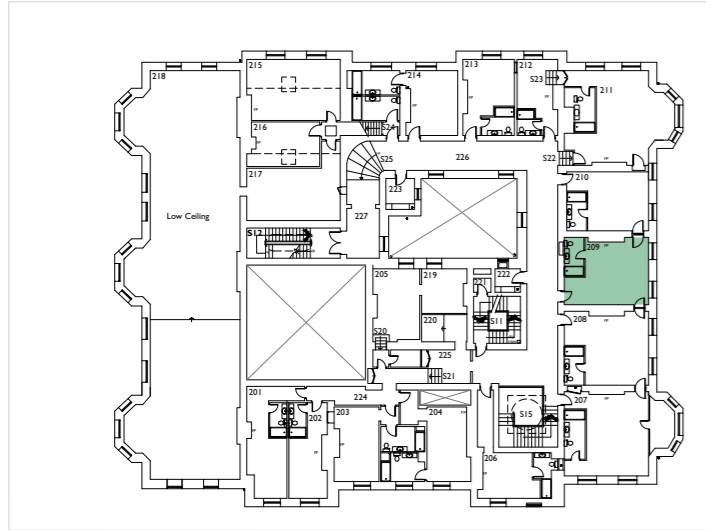


ROOM NUMBER:
222

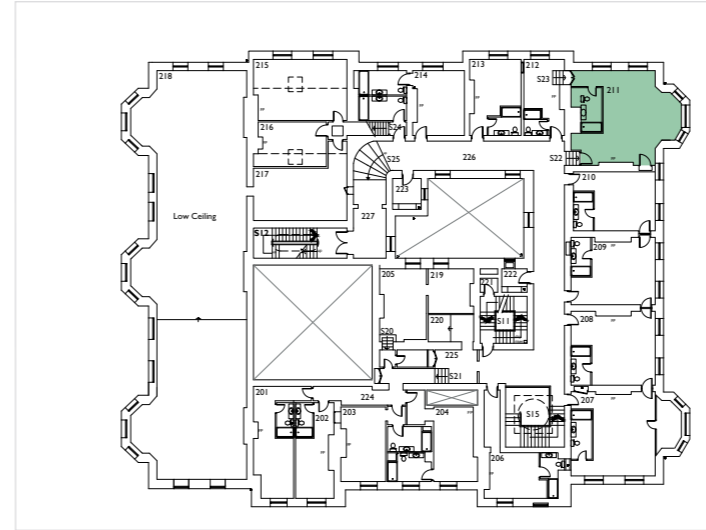


SECOND FLOOR (cont'd)

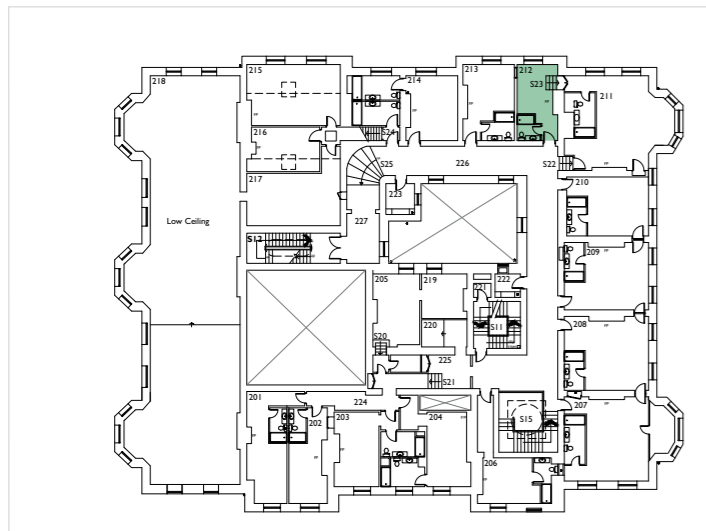
ROOM NUMBER:
209



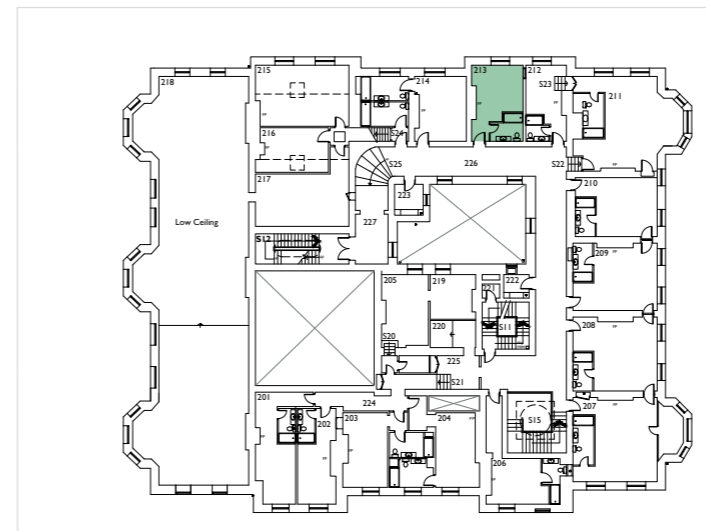
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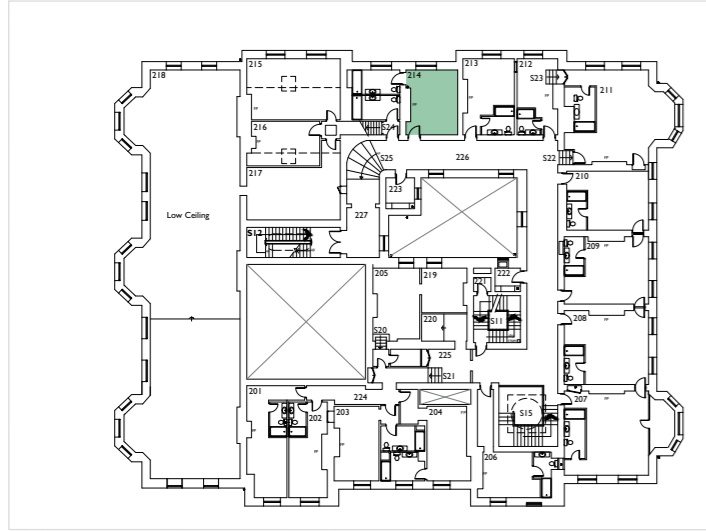


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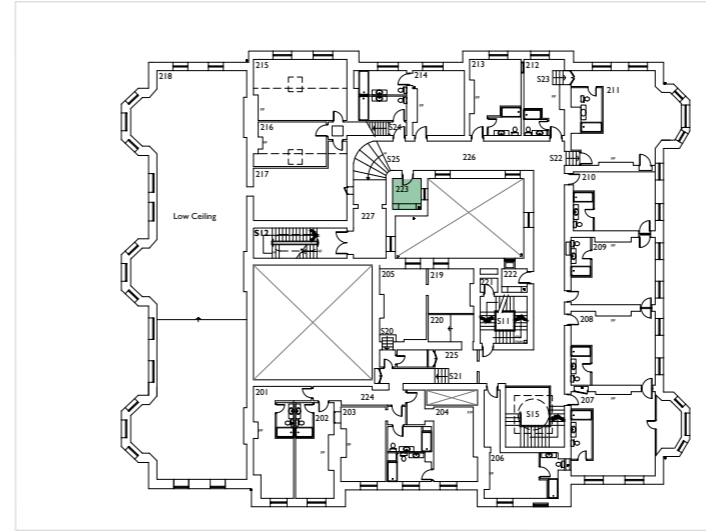


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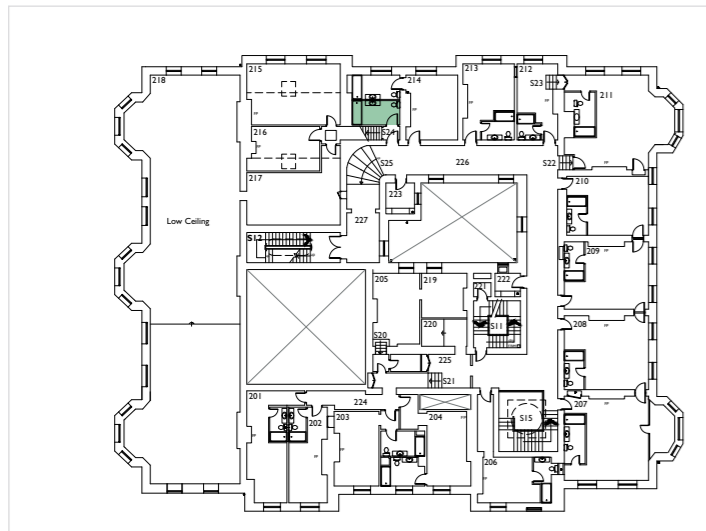
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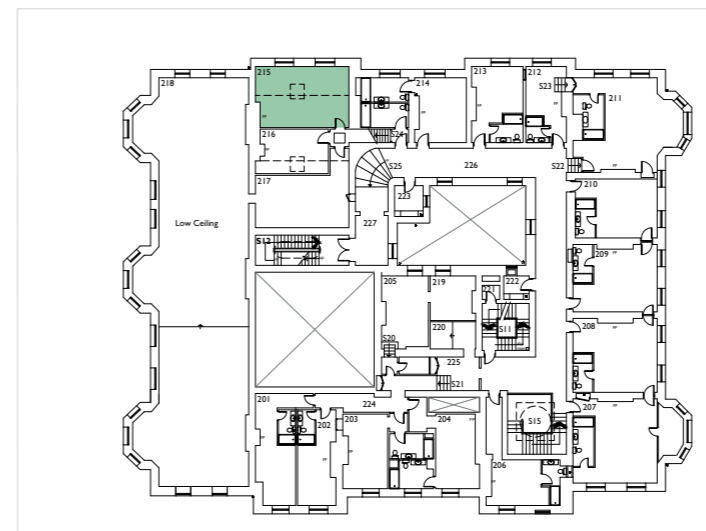
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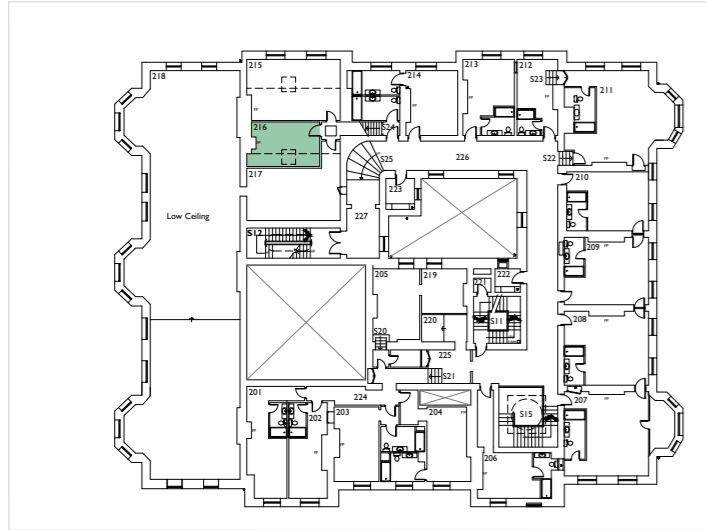


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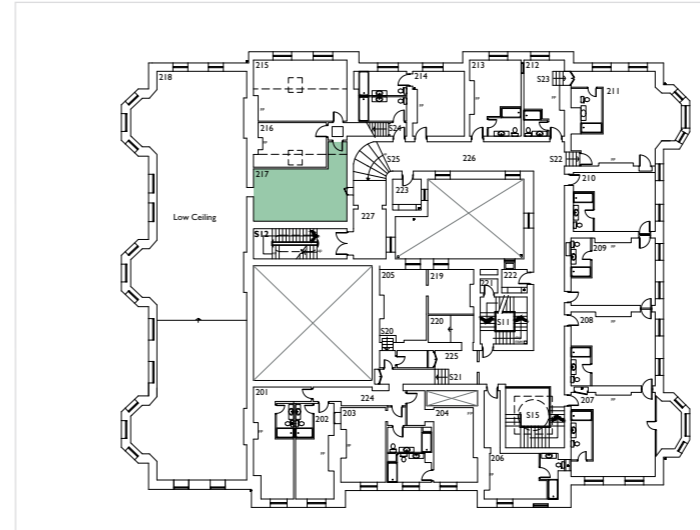


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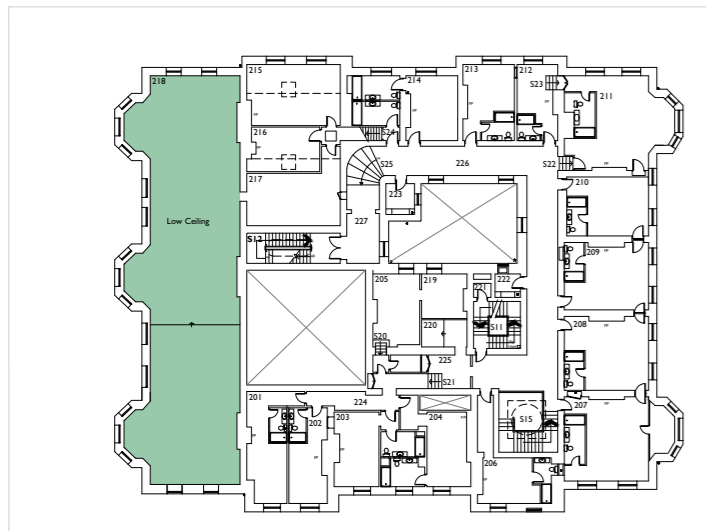
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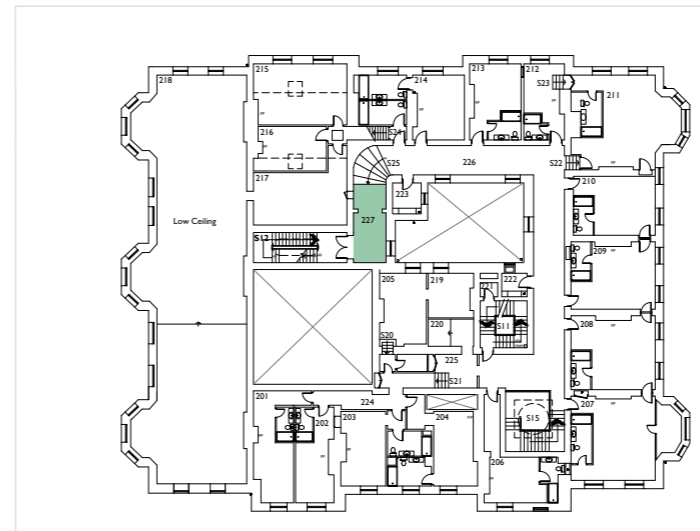
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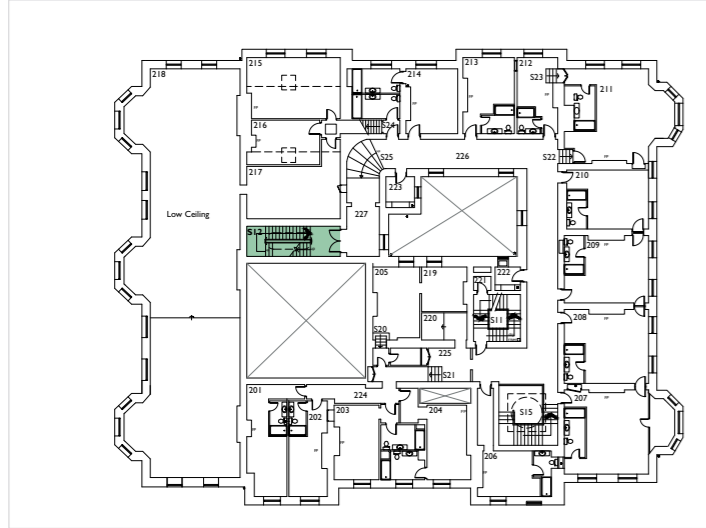


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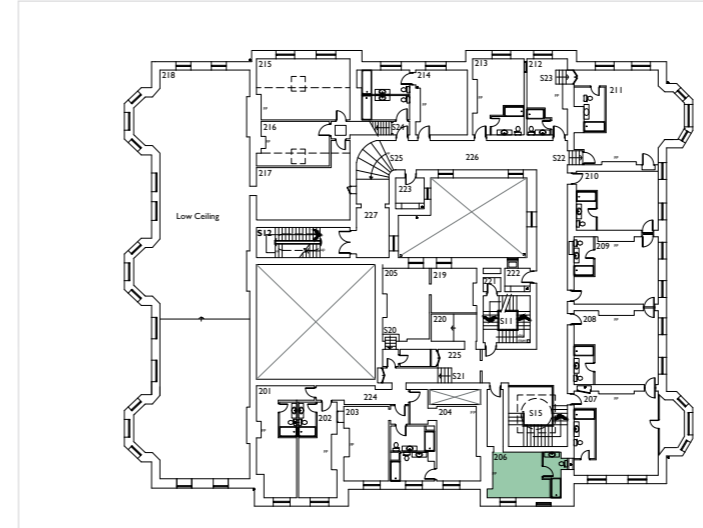


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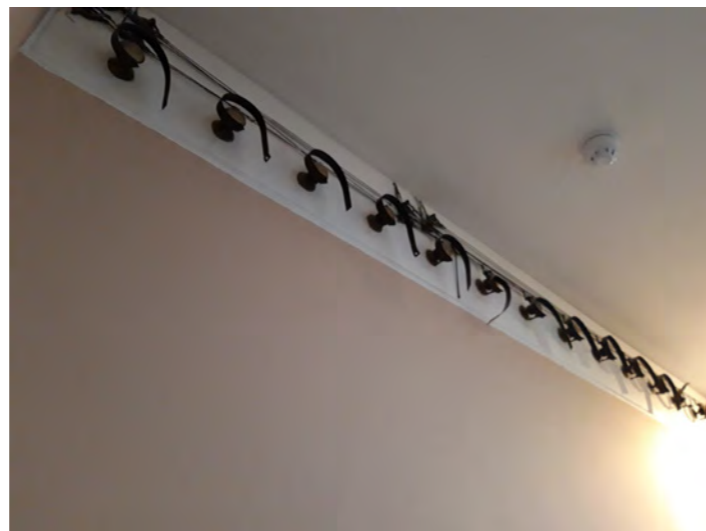
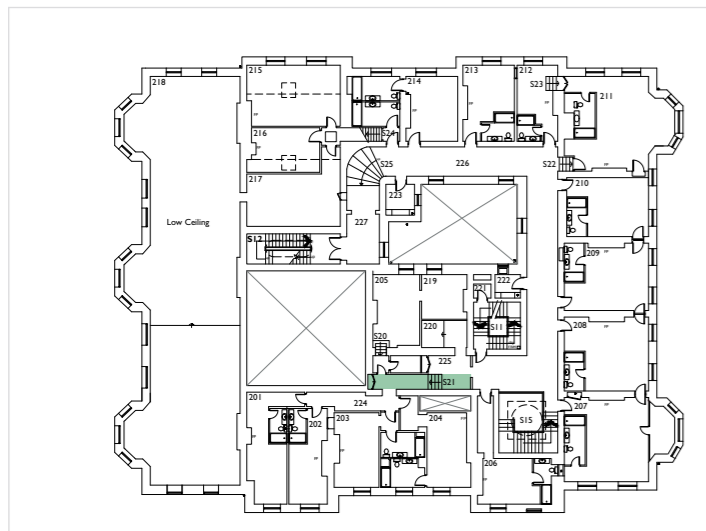
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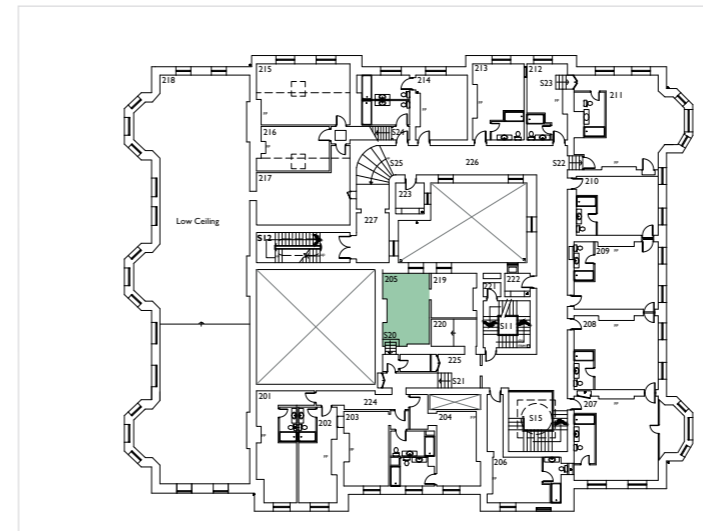
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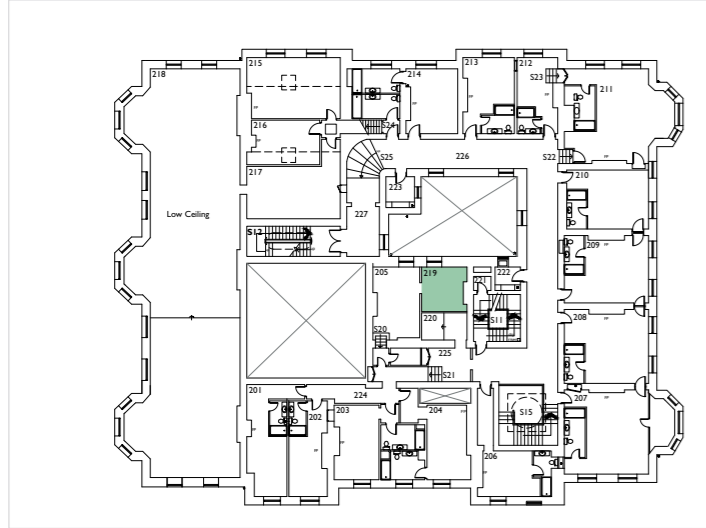


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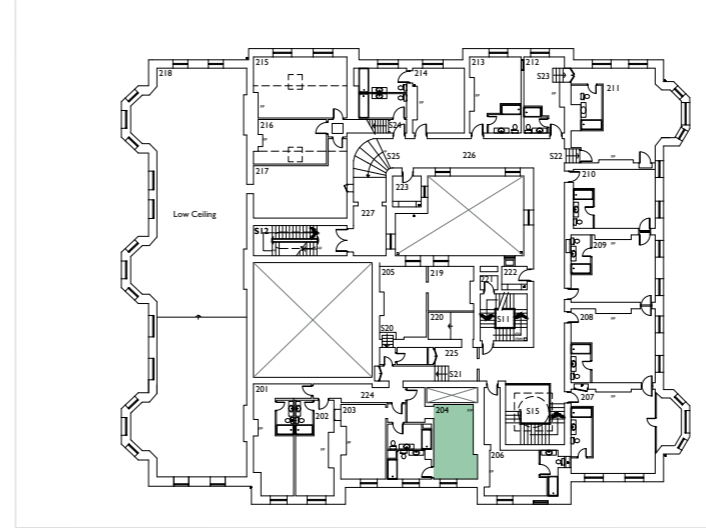


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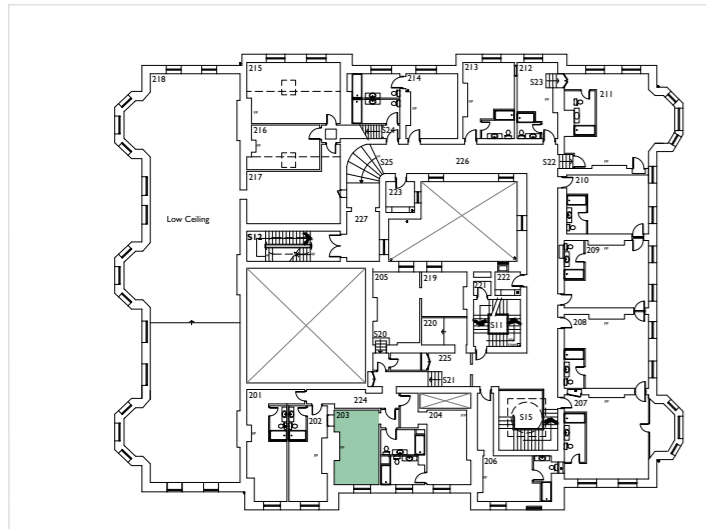
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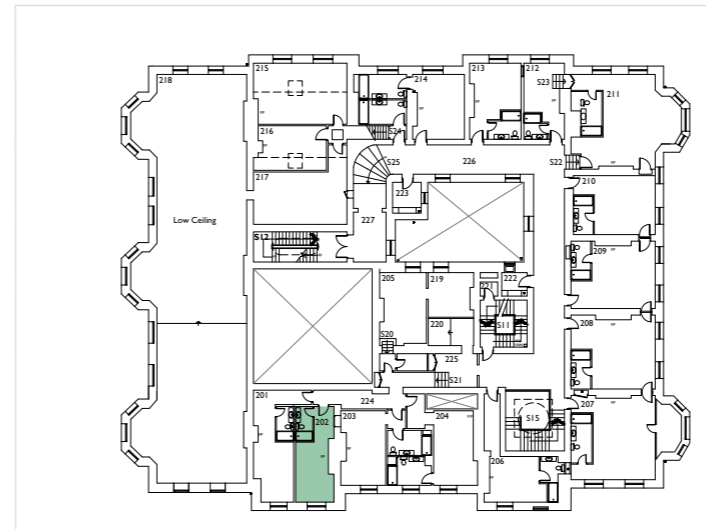
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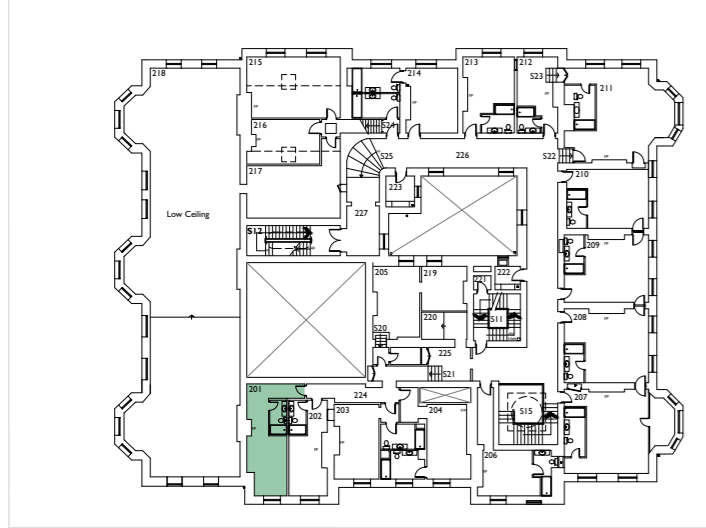


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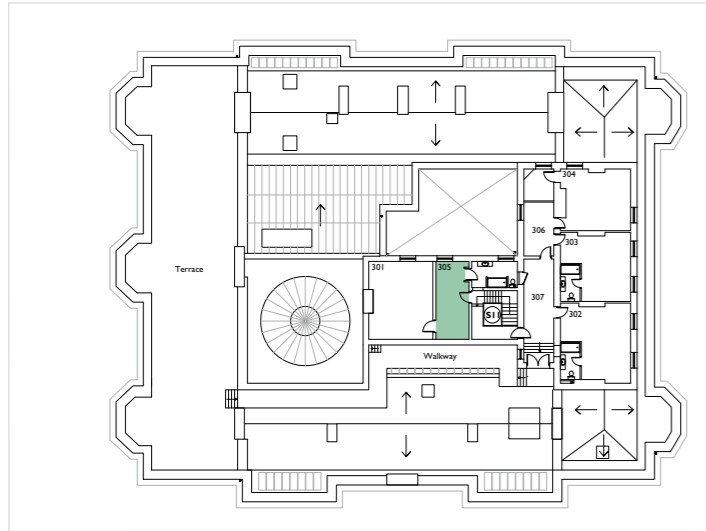
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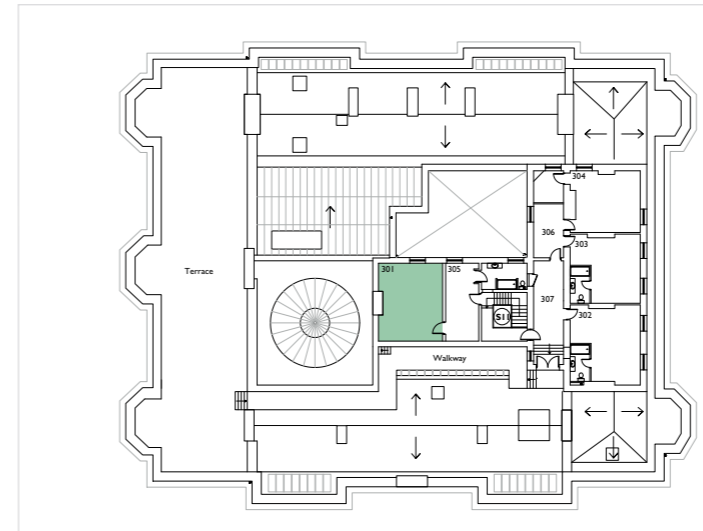


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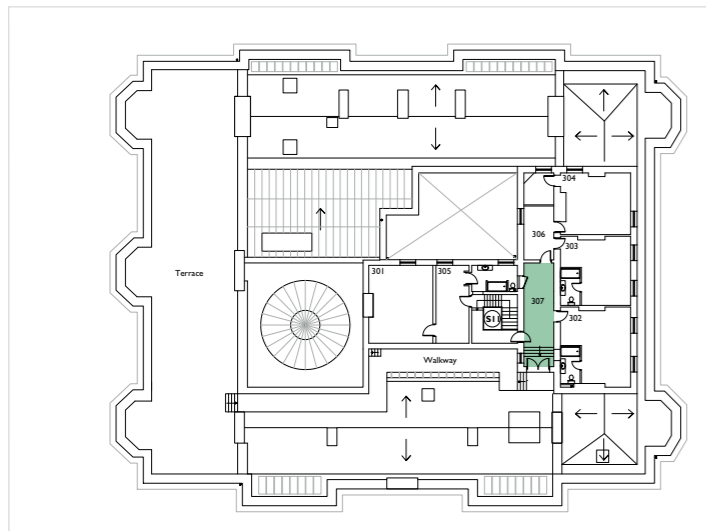
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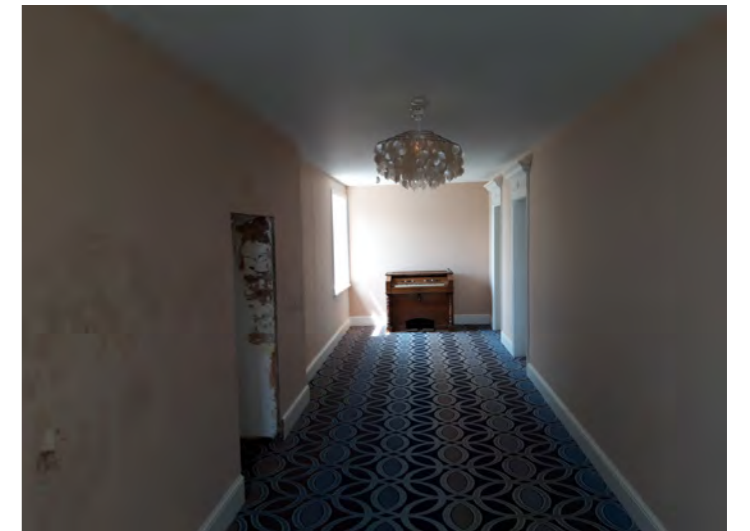
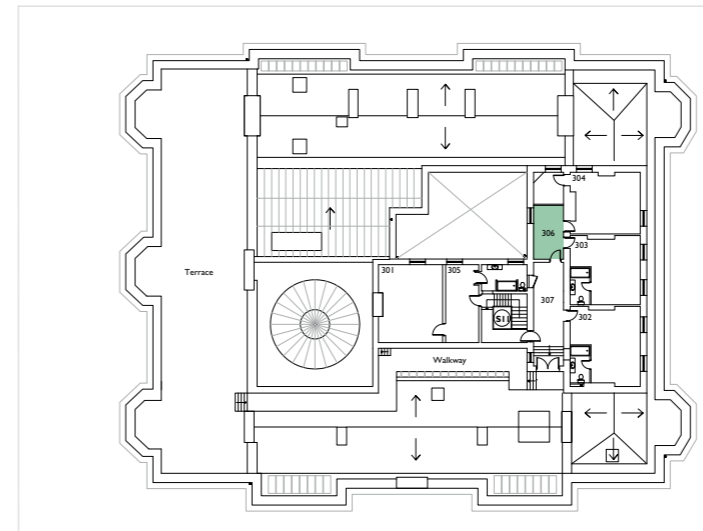
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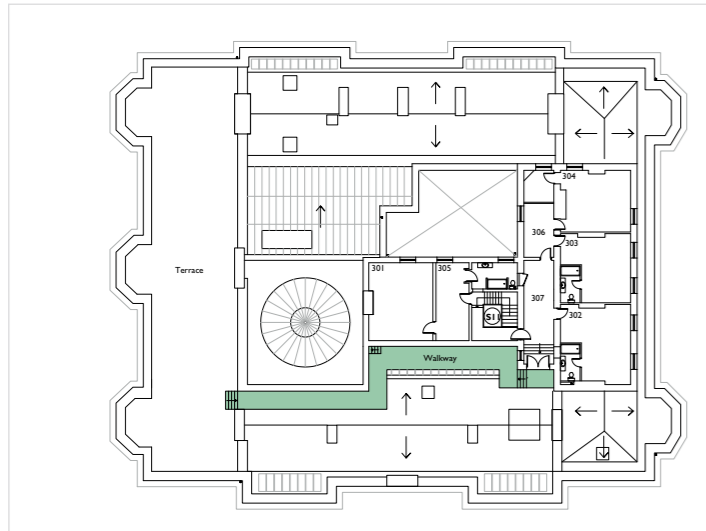


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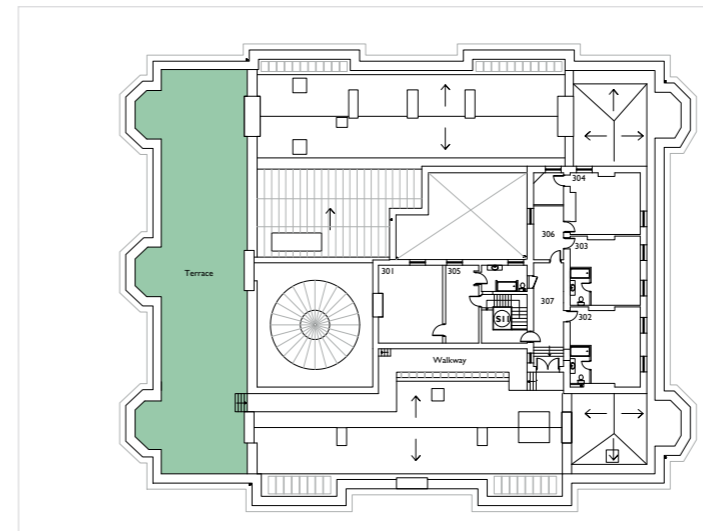


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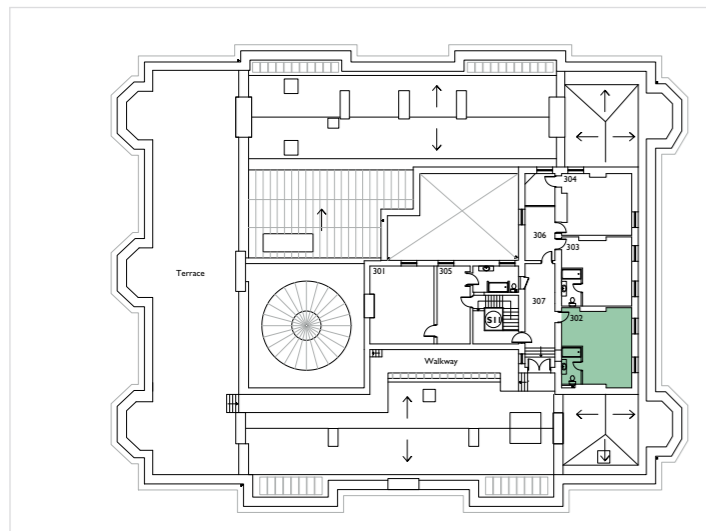
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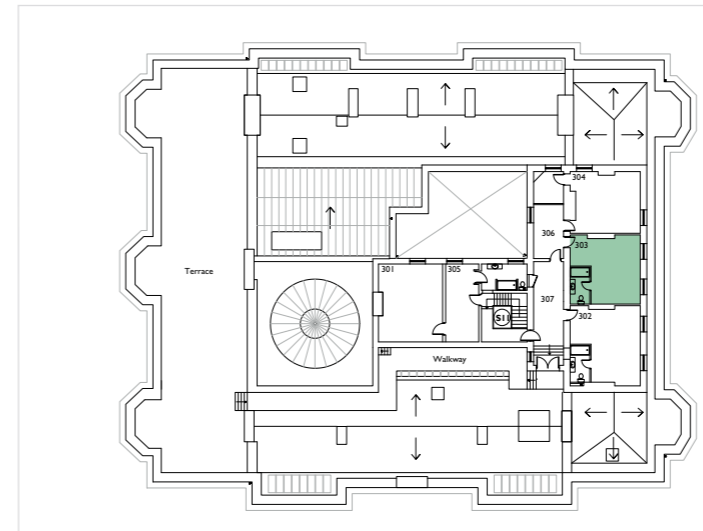
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ROOM NUMBER:
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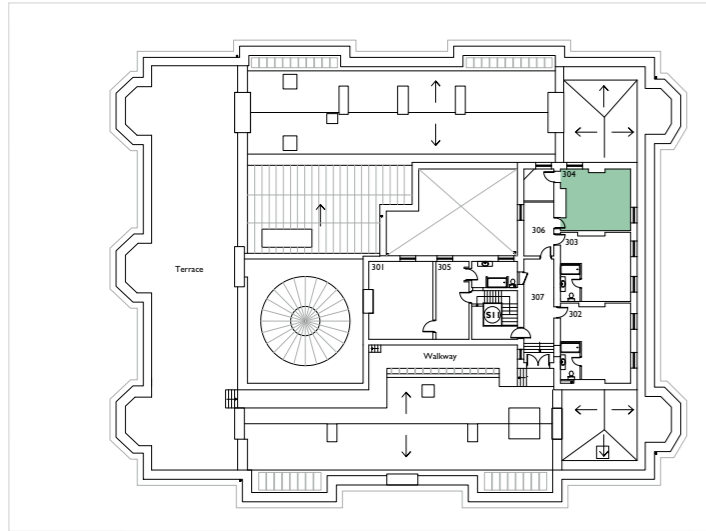


ROOM NUMBER:
303



THIRD FLOOR (cont'd)

ROOM NUMBER:
304



APPENDIX C

LETTER FROM JAMES LINDSAY (1822)

James Lindsay's notes on the history and repairs of old Haigh Hall, from the Crawford Collection of Lindsay family papers at National Library of Scotland.

Accession no. 25/3/554.

1822

([Margin] notes to be consolidated into a history of our present repairs of Haigh,

and afterwards enlarge more particularly on those parts that require observation)

Plates 1&2 are the plans of the house of Haigh as it was in the year 1800 – it is very difficult to say how it has been pulled down and added to at different times, but as this pile of building both from its antiquity and consequence in this part of the country must be particularly interesting to this family, I shall in the first place give a short account of the building and afterwards upon some parts of it which require particular observation.

- The oldest part of the house is that built of oak framed together, and filled up with plaster this was built by the old stone south west front was built during the Reign of Edward the 2nd and appears to have been added to the old building supposed by Mabel who was very rich and possessed a great property in this country.

- Sir Roger Bradshaigh who married the Daughter of Sir John Guise, employed Indigo[sic] Jones to repair and add to the building who appears to have pulled down the south east part of the building and built the brick front continuing the hall, staircase and parlour below stairs, and the drawing room and bedroom and on the next story[sic] both garrets above, he also appears to have repaired the older half, built the stone north west front opposite the brick front but all over the other walls of that side to remain which were composed of oak framed together and filled up with clay, the clay he took out and filled it up the framing with brick and mortar, the building containing the kitchen appears to have

been built at the same time – shortly after this great work was finished the cannell mine which had been imprudently worked under the house fell in and made a great cracks through the part of the house particularly in the staircase by which the rain has made its way ever since keeping that part in a state of constant moisture – about the year 1800 my father threw the rooms called in the plan the paradise and lord Derby's rooms into one, which made the present drawing room the floor was raised to be upon a level with the passage (for there was a descent of stone steps from the passage to these rooms) and the ceiling was raised to 16 feet which also sacrificed the two rooms above, the fire place in the paradise room was moved to be opposite the middle of the bow and the fire place in Lord Derby's room which was formerly in the corner as shown by the plan was moved to correspond with the other, the fire place in the room below was also moved to be opposite the bow – In the year 1814 my father removed the [partitions?] of the rooms below stairs opposite the brick front, and made it into a good room which is the present library – the fireplace was moved into the middle of the room and the workmen not realising that the wall it was leaned against was partly made of wood the consequence was that it set the house on fire – this was made afterwards perfectly secure – the drawing room chimney marked as plate 3 being also unskilfully built set the house on fire, the vent was as now one to the top but instead of being built from the ground a beam was thrown across under the hearth and the chimney built on the beam, this caught fire thrice at different intervals, the wood was then removed and a cast iron plate installed in its stead which is supported on an iron pillar which runs down to the room below, but which is concealed by the wood work of the little library – This is shortly the history of the house till the present period 1822 when it became necessary to take off the roof and I shall have to revert to parts of the above more at large, in consequence of our present speculations, and which I think it desirable to note down for the benefit of those who may afterwards be desirous of making further improvements – Where the roof was taken off it presented a formidable appearance all the timber was in a state of decay and reduced to absolute powder, and it is most extraordinary that it had not fallen

in and buried every person under its ruins – The walls of the brick front were found to be sound and good although the bond timber was also decayed the crack in the staircase made good ([between lines] They had been so well built that the shake they got when the mine fell in did not much hurt them although it moved them and threw them out of the perpendicular)– the stacks of chimneys were taken down to the floor of the first story[sic] and rebuilt they were found to be full of wood which had been often on fire which was all removed as far as practicable, the bricks cemented with clay instead of mortar, the other side was of a much older date, and which I shall afterwards describe more particularly – a capital new roof was put on and every part repaired that required it, the gutters made of iron, and every part put into a satisfactory state of repair --- As everything I have just now been doing has been with reference to a more thorough repair and additions at some further day, and as I have now left a preparation for what is to be done afterwards, should I not put these improvements into execution myself, it is very interesting to those who will come after me to find a memorandum of what these preparations are and the appearance of the house exhibited when the roof was off and the walls stripped –

The brick south east front built by Indigo[sic] Jones about the year [blank] wanted little but the new roof and the main crack repaired, the new roof was raised two feet. Most of the parapets taken down and outstandingly rebuilt, and every part of the wall thoroughly repaired, it was found that the partitions in this part of the building were all main walls, and drawn up to gable ends, and which support the timbers of the roof therefore there is no weight upon the outside walls these being but one principal rafter in all that side of the building the walls are strong sound brick walls and in excellent condition – The other side of the house presented a most formidable appearance when the roof was taken off and partitions thrown down, it has been patched in a thousand ways and is very difficult to say how often it has been altered and changed That part of the wall in plate [blank] marked [blank] I take to be the oldest part of the house. It is composed of strong oak timber framed together (as formerly stated) and had been filled up originally with

clay, but at the time the brick front was built, this wall being found good, they allowed it to remain, but took out the clay and built up the spaces between the oak framing with brick and lime see plate [blank] this was evidently done at that time because before that date there was very little (& that was brought on the backs of horses there being no roads) lime in the county all the older walls being cemented with clay mixed with straw. That part of the wall marked [blank] plate [blank] is of [stone?] and from being built with lime must have been also done by Indigo[sic] Jones at the same time, and probably also the kitchen part which is marked [blank] is the same style of the architecture ideas it to be of that date, where is the part of the building marked [blank] plate [blank] being of a much older date is built of stone and clay as cement, this part of the building is supposed to have been built by Mabel in the reign of Edward the 2nd at all counts we know that it cannot be of a later date, as the accounts of the family show that no such an undertaken was performed since that period, Mabel was very rich and possessed a great part of this county as appears from old papers – In pulling down the plaster from the wall marked [blank] plate [blank] it presented so curious an appearance that I thought it worthwhile I take a sketch of it and as it throws considerable light on the old building and it is most materially connected with any future improvements which may take place – I shall now describe it very particularly as well as the present alterations and also what my father has done since the year 1800 –

In pulling down the partitions and plaster of the wall marked [blank] plate [blank] the appearance it presented is shown in plate [blank] the woodwork there exhibited is evidently the roof of the old original building which stood before the conquest – It appears from this that the house at that day was only two stories high built of oak framed in fanciful forms and the [interactions?] filled up with plaster made of clay and straw, so it appears to have remained till about the reign of Edward the 2nd when the south [east?] stone front was built by Mabel which being a storey higher than the old building, the rest of the house was raised equal to it and they allowed the old roof to remain as a partition wall, and put in the props marked [blank] to support the beam on

LETTER FROM JAMES LINDSAY (1822)

which the brick work is leaned which supports the flat lead roof which covered this stone front – it is evident that this front has originally three bows the centre of which was the flattest both because it is most unlikely that it should have been built with two bows of original size as well as that the cut stones belonging to it are lying about everywhere, and the artificial ruins on top of the hill are built in many places with these stones, but what seems to prove this beyond all doubt is that in pulling down that part of the wall where the great crack in the staircase is in order to repair it we found one of the old windows in the crack see plate [blank]* ([Margin] * on afterwards stripping the room below of the plaster we found that the end wall, was built up, without any [??] whatever which is proof positive) & plate [blank] the house was therefore most probably in the form of three sides of a square which was common in those times perhaps something in the way of plate [blank] and what seems still to strengthen this supposition is that we found the wall marked to be an old stone centre wall for it was formed to throw off the water as such walls usually are, all the rest of that part of the building is Indigo[sic] Jones brick front but he allowed this old wall to remain as a partition wall – when Edward the 2nd front was built and the house raised another storey I take it that the north east wooden framed front was put up the same time both because it is of the same height as that front and also because it is evidently not so old a date as the old roof which we found as a partition and mentioned above – Thus the house appears to have remained till about the year [blank] when Sir Roger Bradshaigh who married Rachael the daughter of Sir John Guise employed the celebrated Sir [Indigo?] Jones to build the brick on the south east front which was the fashion of that day, to affect which he appears to have pulled down the old part of the building on that side together with the third bow of the south west front and I take it that all that part coloured entirely red in plate [blank] was done at the same time but the walls coloured as those marked [blank] are the old oak framed walls of the old house which had been formerly filled up with clay – finding them sound he allowed them to remain but he took out the clay and built up the interactions with brick and mortar see plate [blank] this is evident because before that date lime was not known in this country[sic] and

the south west front of Edward the 2nd is built with clay having the outer stone only set in mortar all the old marks of chimneys were built with clay mortar which are in the corners of the rooms, these pieces of walls marked [blank] plate is therefore the only part of the original house which now remains and the south west front, and the north east front opposite it is Edward the 2nd building done by Mabel – and the south east from which was done by Indigo[sic] Jones by Sir Roger Bradshaigh who married Racheal[sic] the daughter of Sir John Guise having pulled so much of the old building as I mentioned above he built in its place the present south east front he also appears to have built the north west wall marked [blank] plate as well as the kitchen part of the house marked [blank] as they style of the architecture and the manner of working the windows and stone are of the same date he therefore in part rebuilt the greatest part of the house having what remains of the old house on account of its antiquity – and it is a pity he allowed these old walls to remain as it is in consequence of them that we have now had so much trouble to repair the house – I have now brought down the history of this ancient building to the year 1800 when my father first began to make some improvements – I now recur to my present operations in 1822 that I may particularly impress upon whoever may in future times be desirous to extend or improve this building some parts necessary to be particularly attended to having now left preparations for that purpose ----- The fireplace marked [blank] in the drawing room was originally in the corner of the room and my father moved it to [blank] this wall I take it to be the oldest wall in the house and is comprised of oak timber connected with the old roof described above see drawing, and we found that the chimney had been run up only a single brick thick between all this old woodwork and the ceiling of the new projection of the fire place in the drawing room, marked [blank] it is not attached to the woodwork but stands by itself all the way up as shown by the lean see [blank] the top part of it resting upon a beam – a more dangerous sight I never beheld – a view of this chimney broken off near the top is shown in drawing [blank] where it is seen rising between the rafters and the old roof the ceiling of the drawing room and the flooring of the room above, and to make it worse as I

mentioned before the chimney is not built from the foundation but is supported at the drawing room storey by an iron pillar and plate – the old woodwork appeared so decayed that I could not allow the new roof over the drawing room to rest on this and it was impossible to remove it without pulling all that part of the building to pieces I therefore threw an arch from brick work to brick work see drawing [blank] and on this I raised a brick wall enclosing this timber in the middle of it the brickwork below the arch is merely a filling up which rests upon a strong beam so that the arch and superstructure cannot move should everything under the arch be taken away and if at any future period it might be thought desirable to build a new wall from the bottom to meet this arch it can be easily done without disturbing it or the superstructure above in any degree – I now desire particular attention to the construction of the chimney as it is now analysed with the view of future improvement, which as I may probably never do myself it is most necessary that those who come after me should understand this construction as I have mentioned before this chimney does not rise from the foundation, but was built from the hearth of the drawing room on a beam thrown across for the purpose the consequence was that the beam took fire and nearly burnt the house – the beam was reserved and this accident happened a second time, the wood was then removed and an iron plate [??] which is supported by an iron pillar running down to the room below and which is now concealed by the wooden casement (where the coats of arms are) of the little library – now it appears to me to be a most natural improvement for someone to make to throw the two rooms below on the ground floor together (I would not do it) and to make a large dining room similar to the drawing room above, and as in that case the construction of the chimney as described above would be particularly [??] and dangerous, I have now made the following arrangement for that purpose – the top of this chimney I have now [??] to rest on the top of the arch see drawing, and I have built a second flue from that point towards the brick front to the left see drawing, now should the improvement of the drawing room be made I would recommend the chimney of the drawing room to be entirely pulled down and built up together with the new one below,

from the foundation, and it will be found that all that part above the arch in drawing [blank] including the stack above the roof will stand firm and secure so that the flues may be there joined at the back, without ([Margin] I do not think however that the great projection on the outside which was formerly a closet and flue of the corner fire place before they were altered, should be removed before this proposed wall be built up for as this arch which supports the gable end [??] in that [??] I do not know what might be the effect of [??] this building [??] [??].) disturbing the roof or upper part of the stack of chimneys, indeed I think it would be very desirable at the same time to remove the old woodwork, and build up the brick wall from the bottom to meet the arch the roof being supported on this arch and the old wood wall now carrying no weight makes this perfectly easy and would perfectly secure the house – and indeed should the dining room below not be done, I would still recommend this ---- I now proceed to describe the construction of the new roof which also demands particular attention as I have here also left preparations for extending and improving the house at a future day without disturbing the present new roof – the roof on the north west front is thus put on the gable end towards the south west is raised on the arch as formerly described see [blank], next from the yellow wall to the red stack of chimneys a principal is placed to which the partition of the room is fixed another principal is placed at [blank] to which the partition of the next room is fixed, another principal is put across from [blank] to [blank] which carries the step rafters of that end, but not [??] to [??] to the old piece of wooden framed wall at this part of the building, and also it being my future intention to carry on the building in that direction, as shown in plan [blank] the whole top of this part of the wall is laid with beams on which the ends of the principals rest, so that the wall may be pulled down under the roof without in any way disturbing it – over the north east wooden front a strong beam is also thrown across which rests on the brick chimney on one side and a wall on the other, which carries the ends of the top rafter so that the old wooden front may be taken down without disturbing the roof and the house extended – the other half of the roof to the south east there was no difficulty in roofing over as all the partition walls are main walls brought up to gable ends

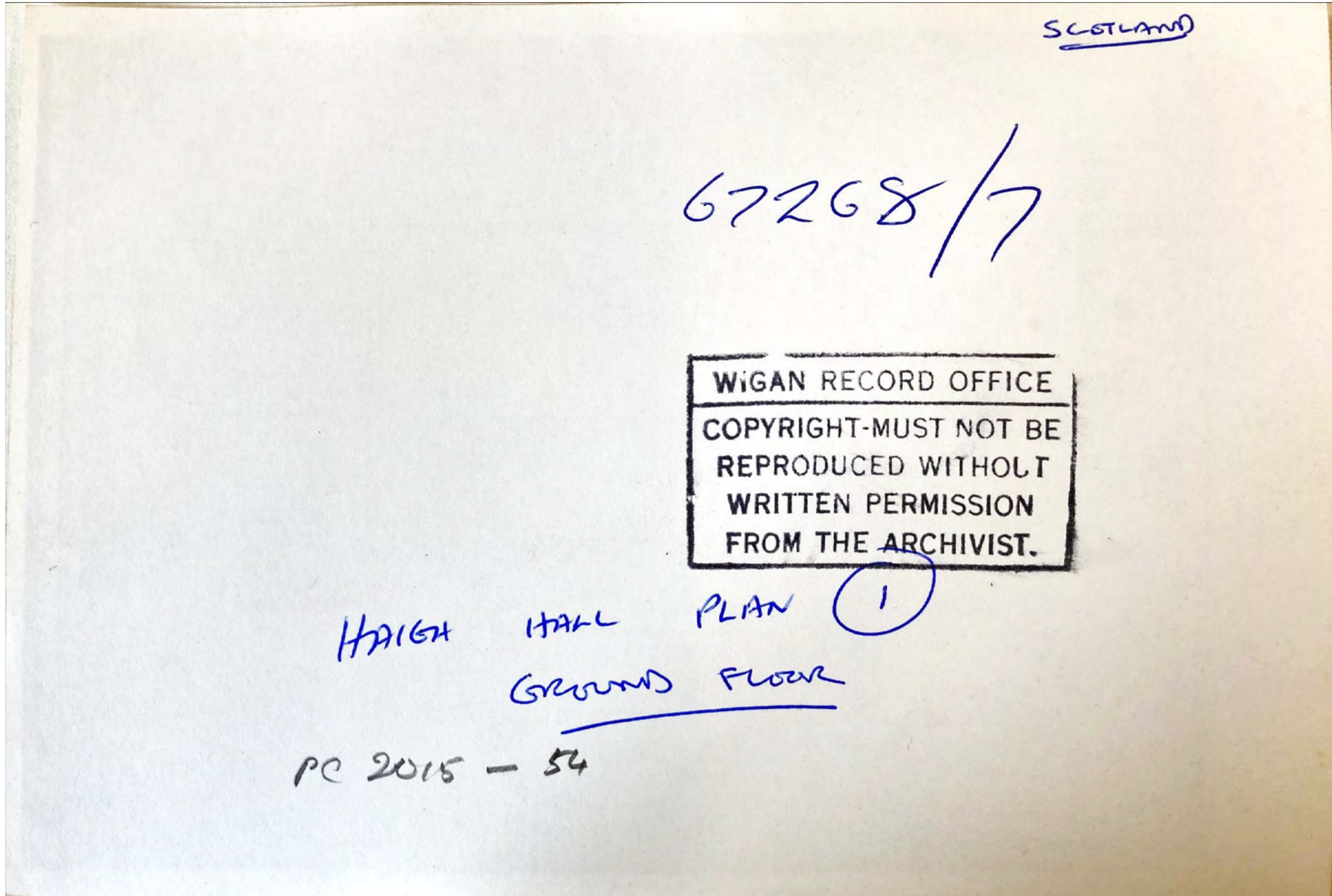
LETTER FROM JAMES LINDSAY (1822)

on which the [??] rest without any principal but one marked [blank] – the chimneys have been examined and all the wood taken out of them that was practicable ----- the south west wall only extends from [blank] to [blank] so [??] so that in continuing this side of the house equal with the other that of the wall will have to be continued from that point.

It having become afterwards necessary, to take the plaster off the passage wall on the drawing room story [sic], marked [blank] plate [blank]. It exhibited so extraordinary an appearance that I thought it necessary to take a rough sketch of it as a memorandum see plate [blank] the part marked [blank] is the old post and petal wall of the old house which had been formerly filled up with clay, but when Indigo [sic] Jones built the new part of the building he appears to have taken out they clay and filled up the wooden [??] with brick and excellent mortar as remarked before, this appears to have been done from the bedroom side of the wall as the old clay plaster was [??] to remain behind the brick casing – that marked [blank] is this brick casing which rests upon the joists which I suppose has been done to make the passage straight this casing goes on to the strong post, where I suppose the old wall was found so bad that it appears they were under the necessity to take it [??] down from the post to the two doors as beyond the two doors to the back stair case where it joints the new brick wall appears to be again the old petal wall – from the post mentioned above to the two doors is a wall of one brick length the old beams being built in as ties as appears by the drawing and at the top there are three or four large old beams of oak placed one above the other which forms the top of the wall – the brick work between the two top beams being a little bulged out made it necessary to make a break in the new plastering the passage from the doors to the back staircase and it appears to me that that portion of the wall must be taken down when the house gets the repair I contemplate – The whole of this wall shown in the drawing was so irregular that I battered it all the way and thereby took about 4 inches from the breadth of the passage.

[Separate sheet]

Having pulled down the plaster from the Garden Hall, the following is the appearance the walls exhibited, the front wall where the windows are is built with large stones very often, and in the inside built with a mixture of hay and clay, and I have reason to think that the outer stones have been set with lime, the great crack appears open over the corner of the small windows to the left and the smaller buttress at the corner of the building appears to have been built to support that corner – the end wall to the left is evidently of a much later date being built with excellent mortar, and stones of a much smaller size, it does not appear to me to be tied into the front wall – this is an additional proof that there had been formerly a third wing which went from this side and it is probable, that at the time the brick front was built, this bow was found so shaken by the settlement of the building that it was necessary to take it down – the window was built up with clay mortar, the shake of the house seems to be according to the following plan [blank].



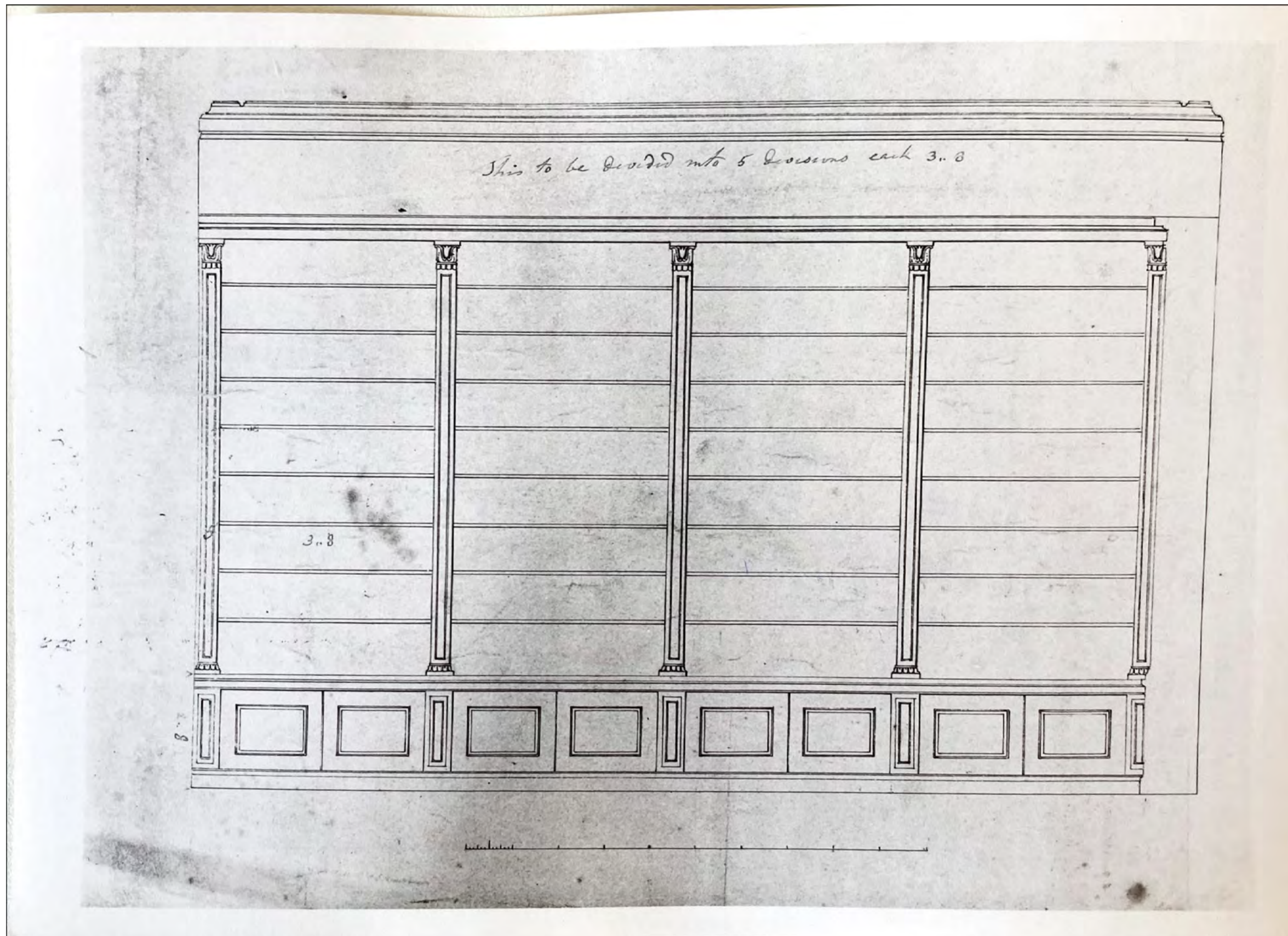
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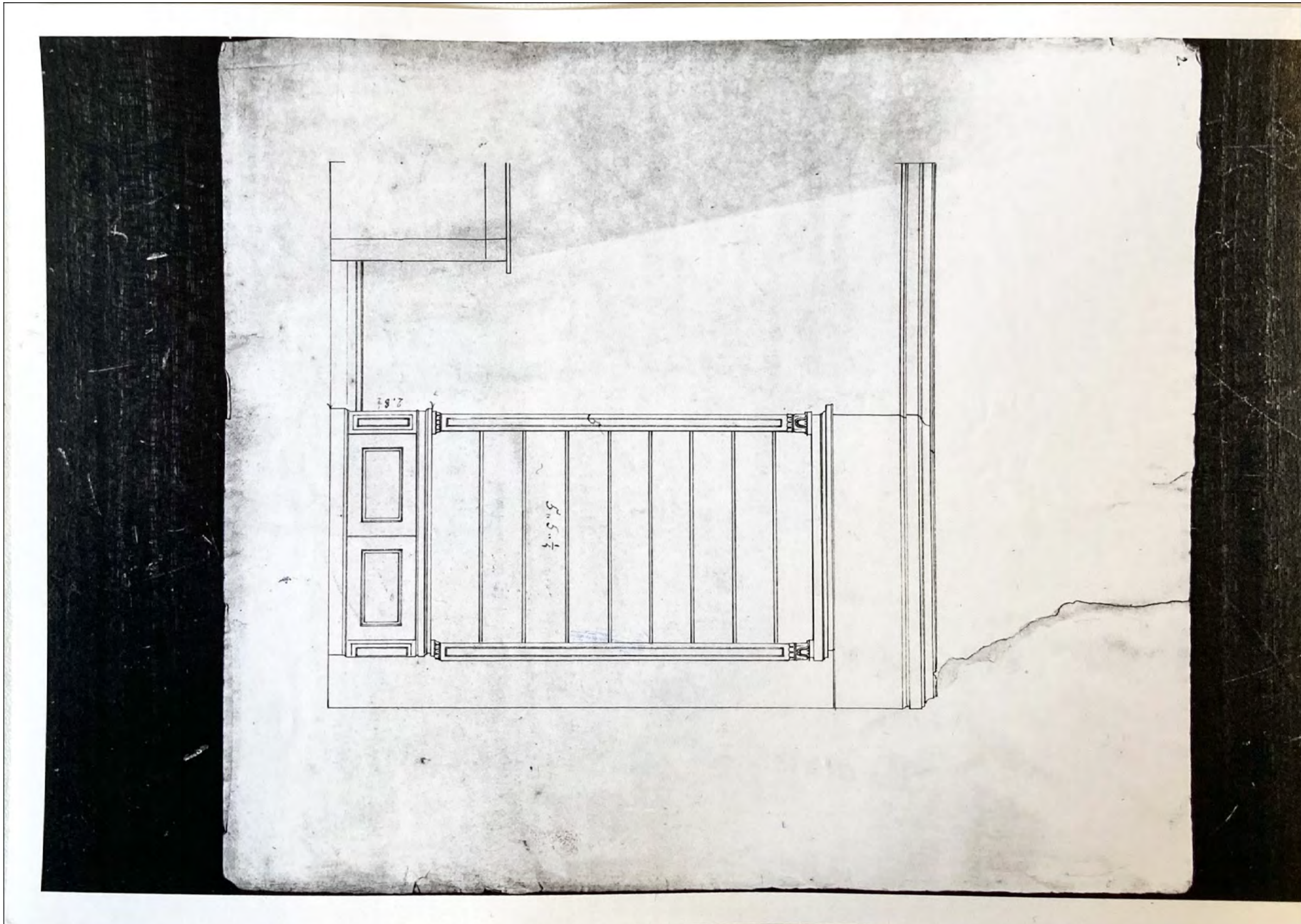
HAIGH
DETAIL DRAWING
BOOK CASE - C1830

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HAIGH HALL
DETAIL DRAWING
BOOK CASE
c 1830

Pc 2015 - 58

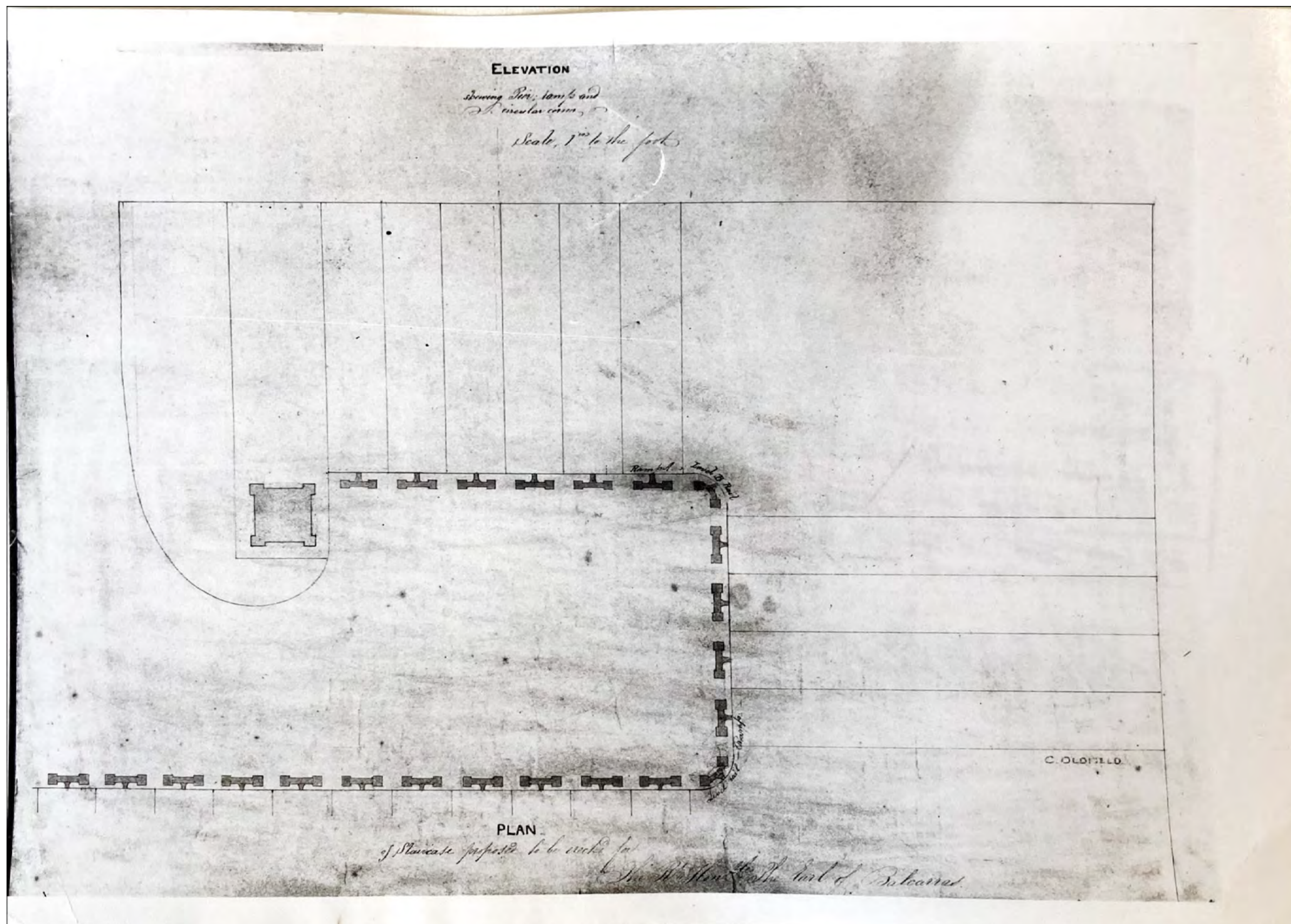
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HAIGH HALL PLAN
ELEVATION OF STAIRCASE
C1830

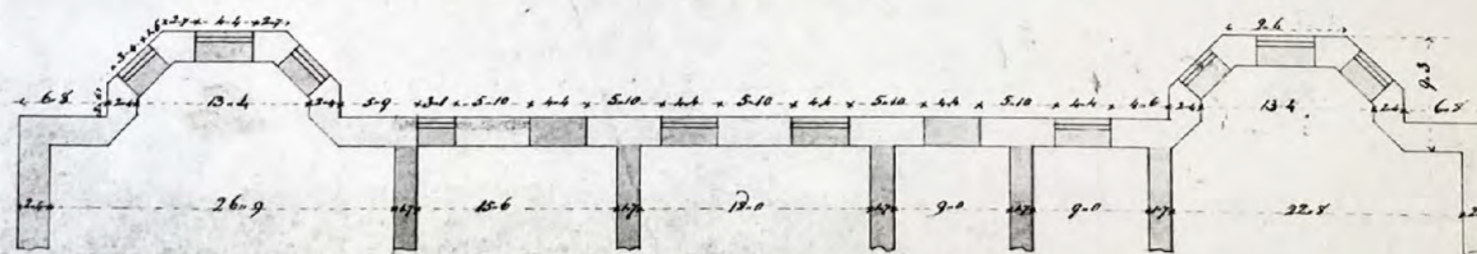
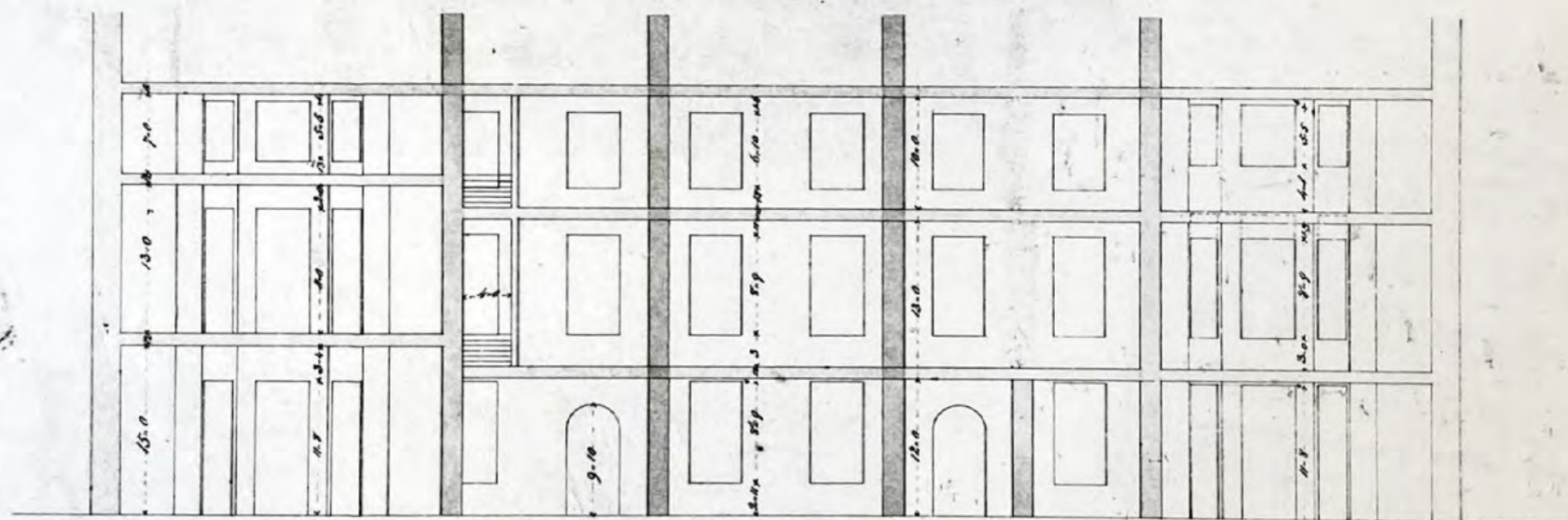
67268/8

PC 2015-56



PLANS OF THE HAIGH ESTATE INCLUDING ALTERNATIVE PROPOSALS FOR THE REBUILDING

2.4	6	8
26.9	2	2
1.7	10	2
15.6	2	2
1.7	5	9
10	3	1
1.7	5	11
9.7	4	4
1.7	5	11
9	4	4
1.7	5	11
22.8	4	2
2.4	4	11
119.6	4	11
	4	11
	4	11
	4.6	
	2.4	
	13	4
	2	4
	6	8
	113	10



Scale 1/4" = 1'-0"

SCOTLAND

G7272/2

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HAIGH HALL PLAN (1A)

PC 2015-57

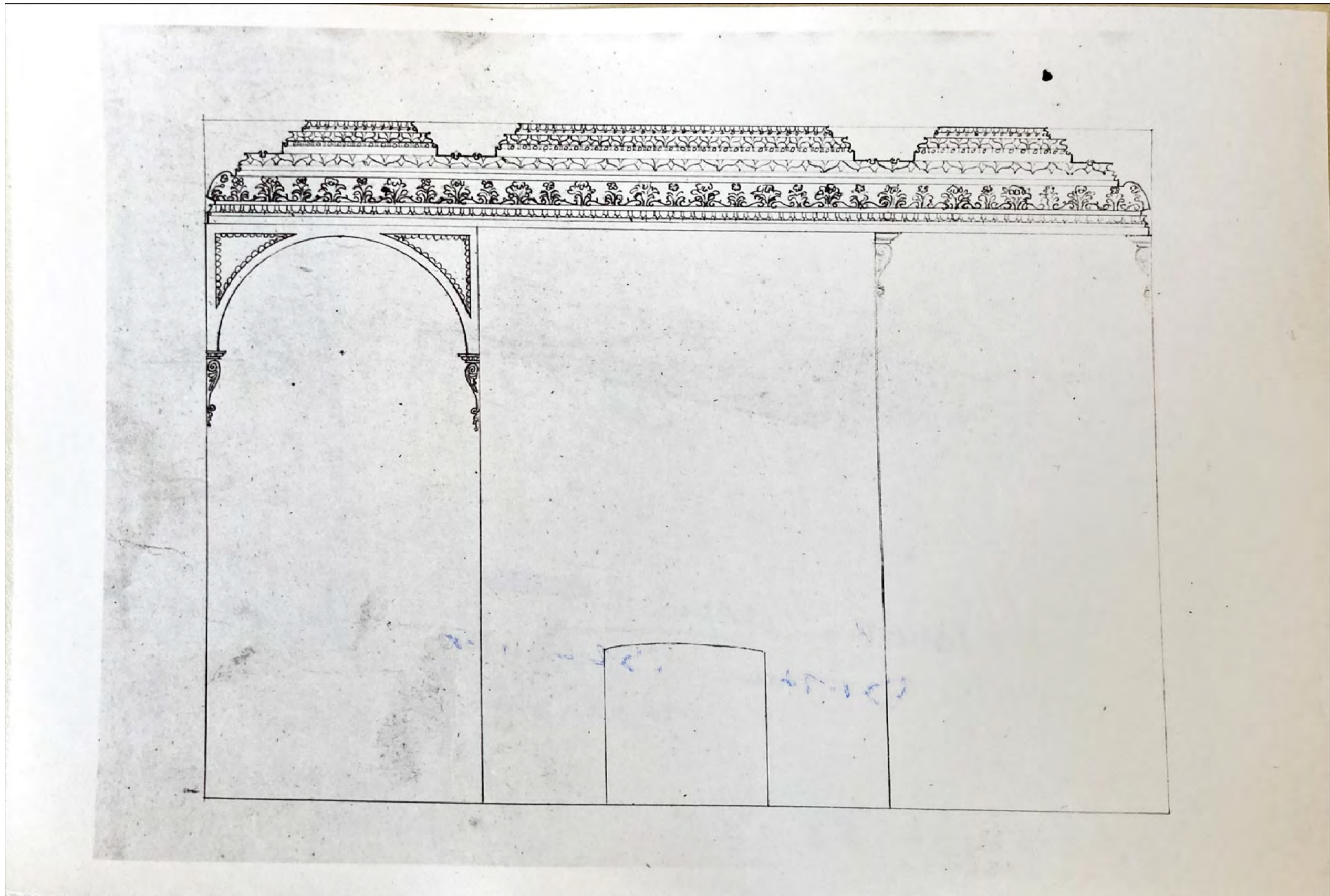
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67273/8

HAIGH ~~HALL~~
DETAIL DRAWING OF CEILING
Moulding
C 1830

PE 2015-58



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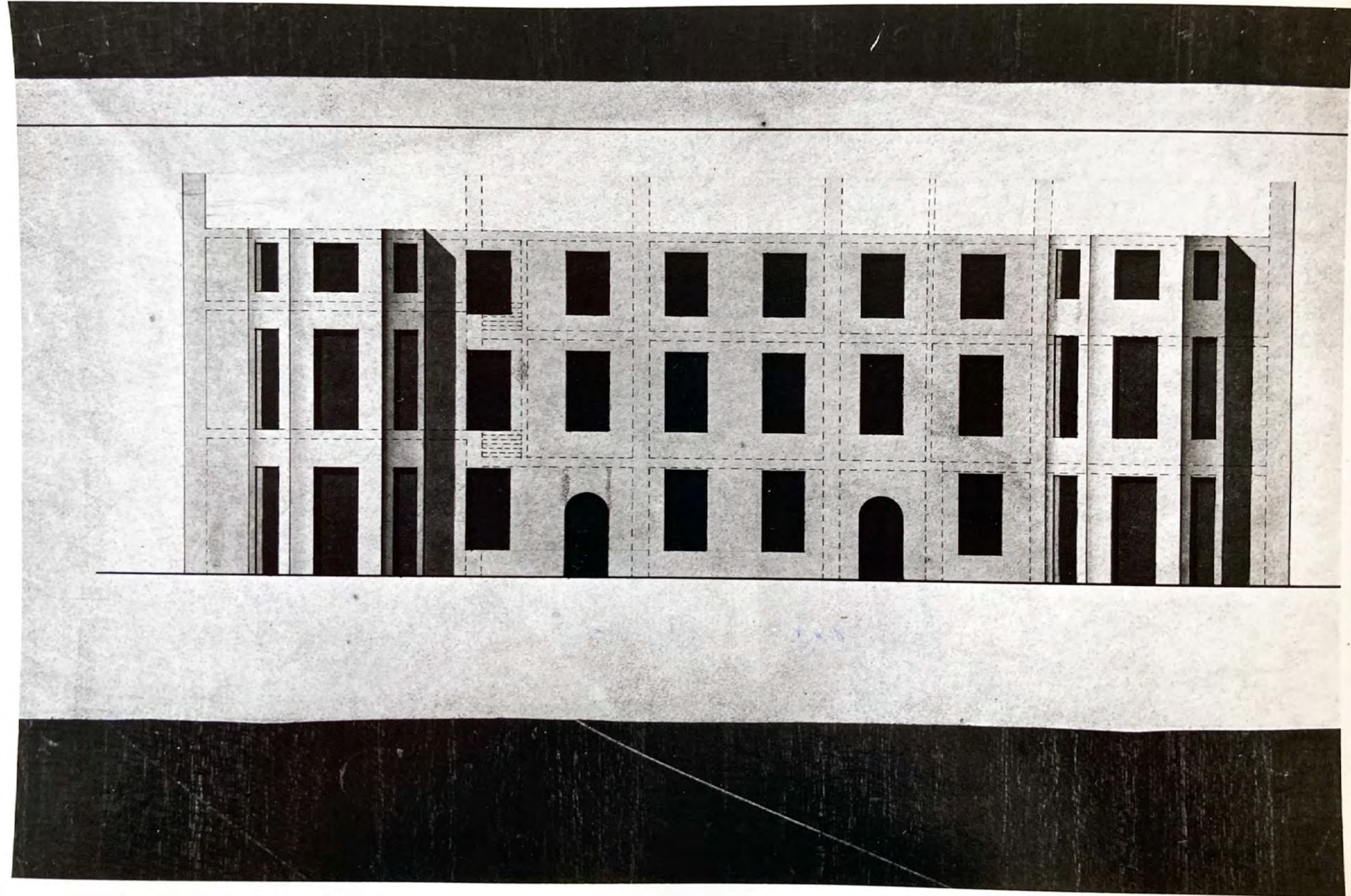
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HAIGH

HALL PLAN

(2A)

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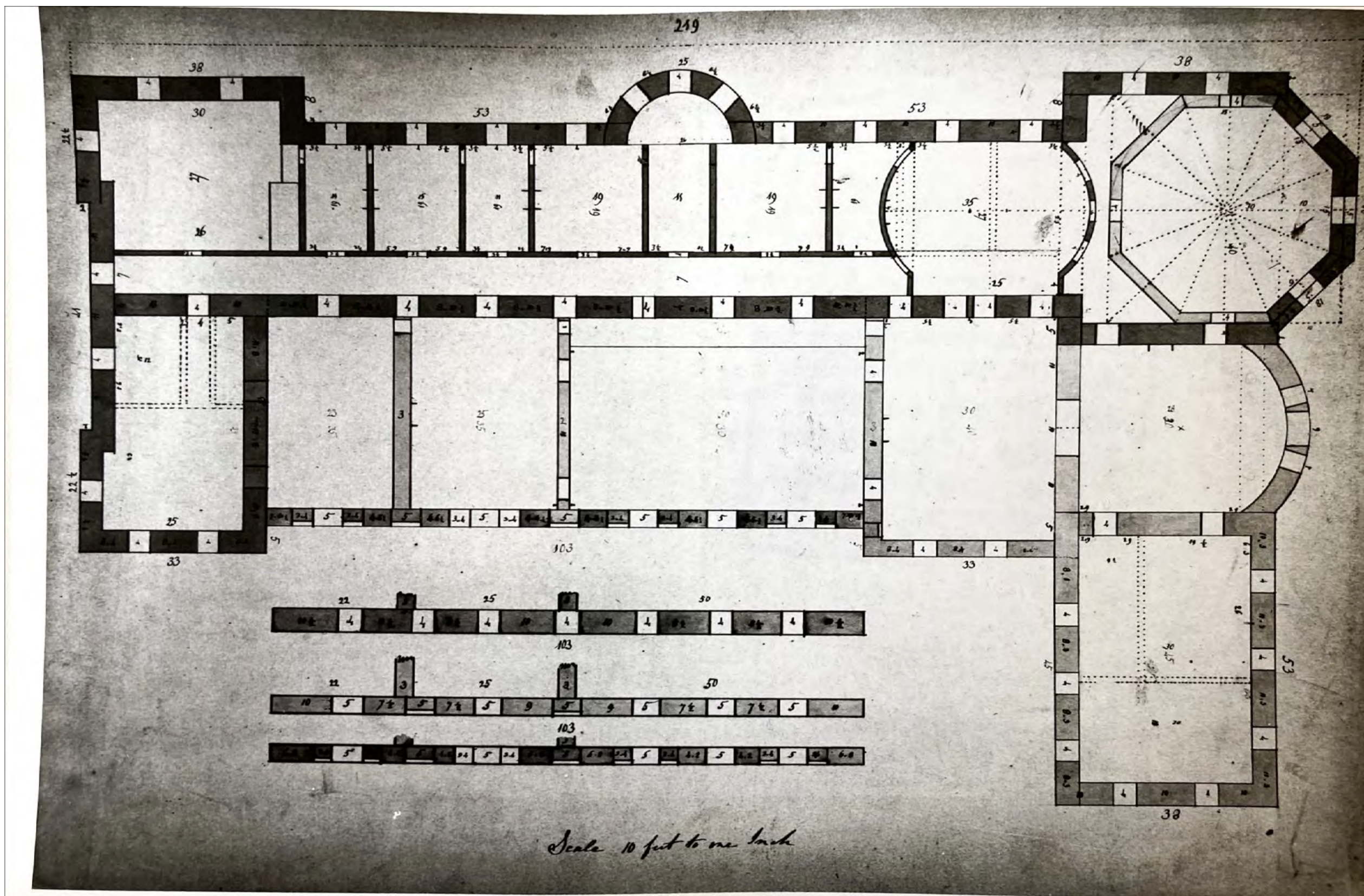
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HAIGH HALL PLAN

(BUILDING 1)

PC 2015-60

PLANS OF THE HAIGH ESTATE INCLUDING ALTERNATIVE PROPOSALS FOR THE REBUILDING



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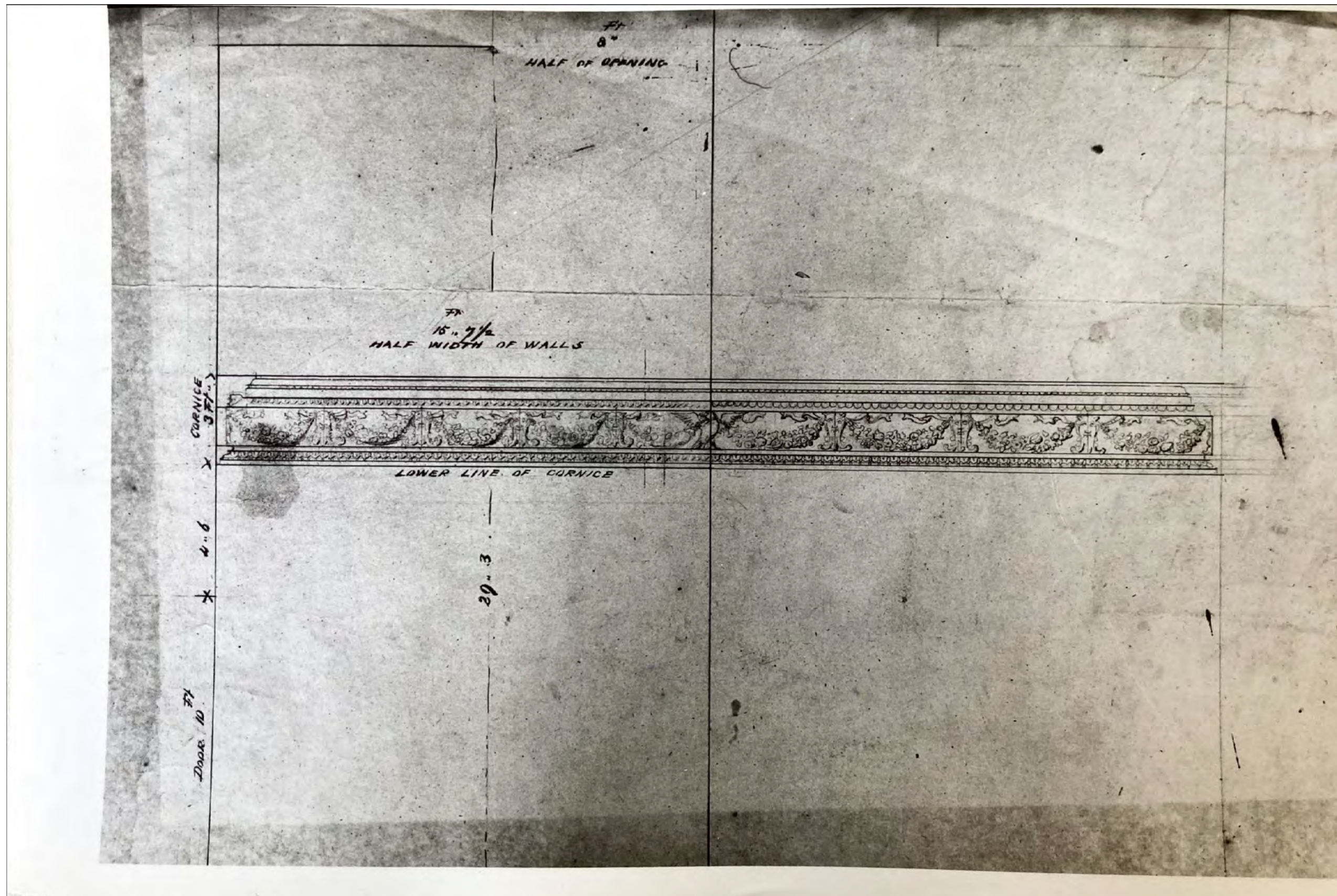
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HAIGH HALL
DETAIL DRAWING
CORNICE.
C1830

PC 2015-61

PLANS OF THE HAIGH ESTATE INCLUDING ALTERNATIVE PROPOSALS FOR THE REBUILDING





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339/13

HAIGH HALL #30 PLAN MODEL
(BUILDING 2)

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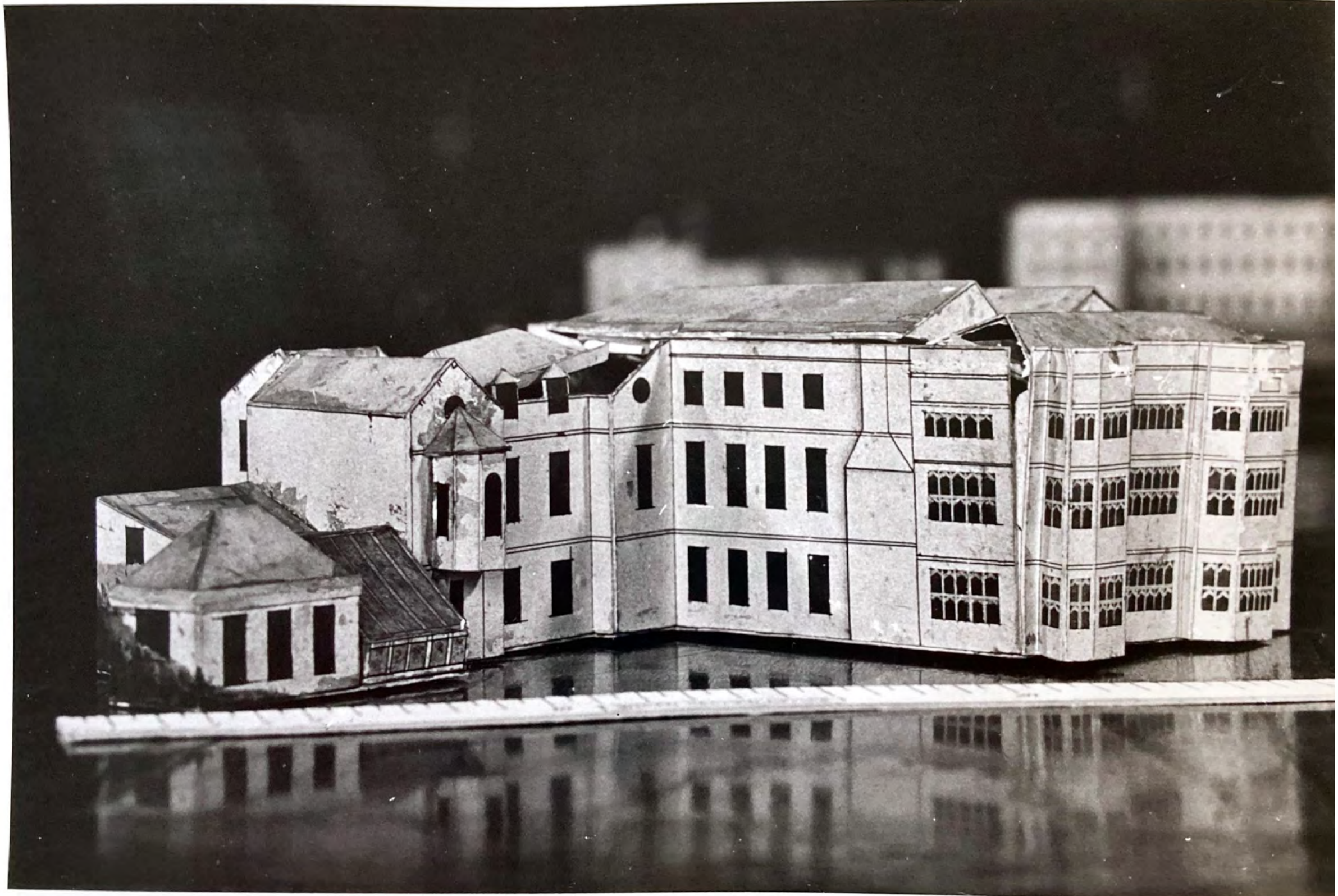
PC 2015 - 62

SCOTLAND

HAIGH HALL 3RD PLAN MONK 339/12
(BUILDING 2)

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DC 2015-63



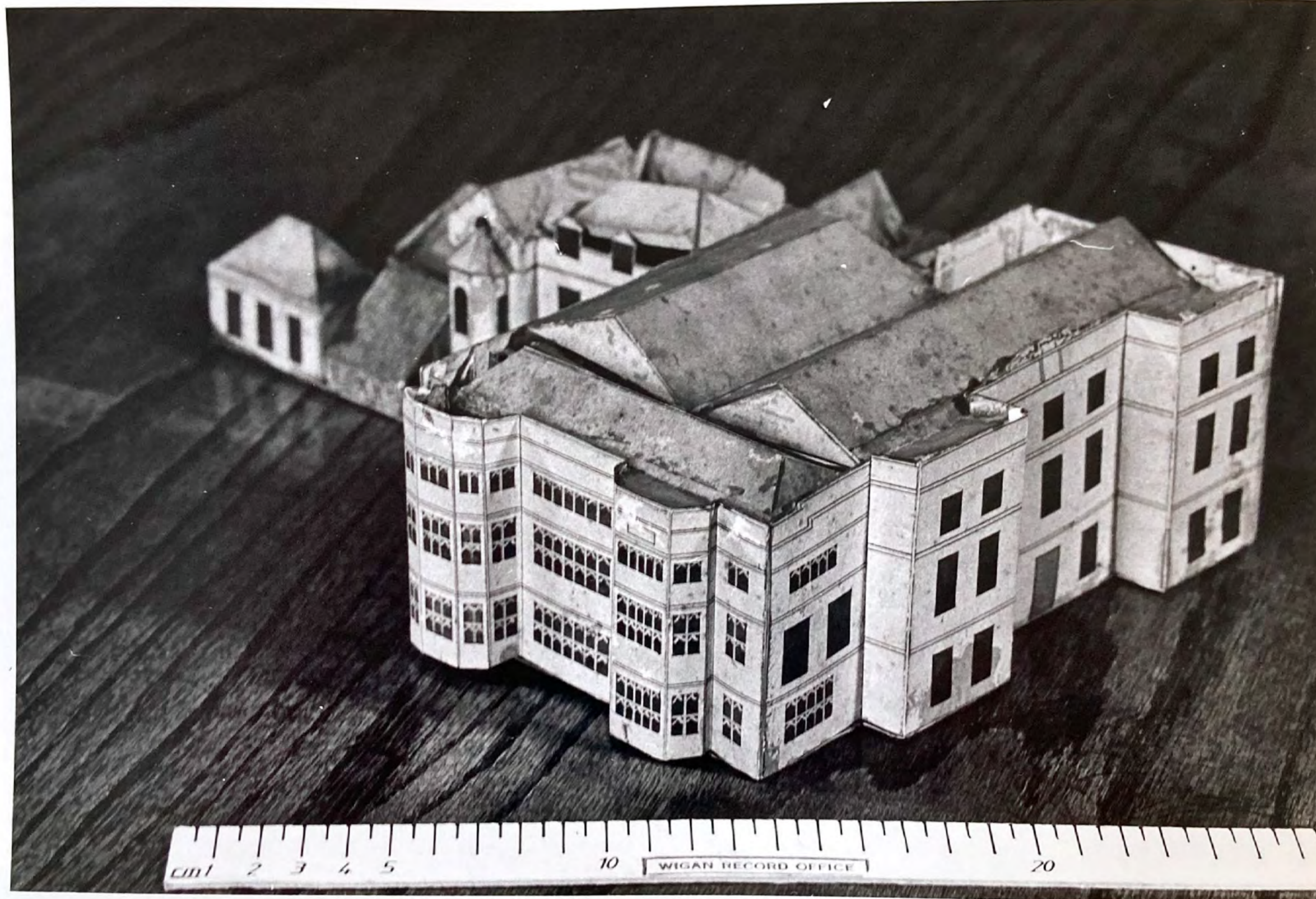
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HAIGH HALL 30 PLAN MODEL
(BUILDING 2)

339/11

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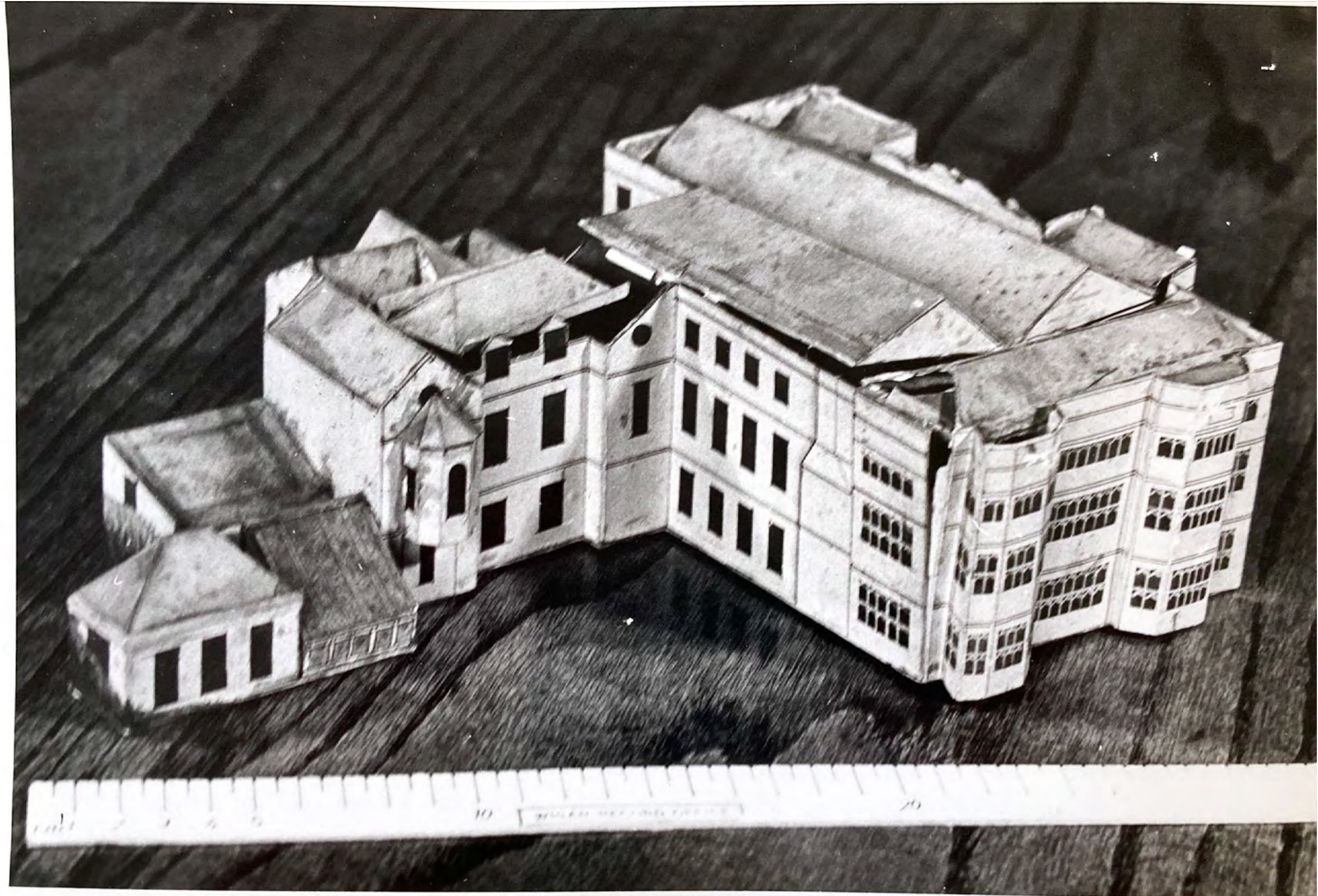
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339/10

HAIGH HALL 3D PLAN MODEL
(BUILDING 2)

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PC 2015-65



HAIGH HALL 30 PLAN MODEL
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PC 2015-66



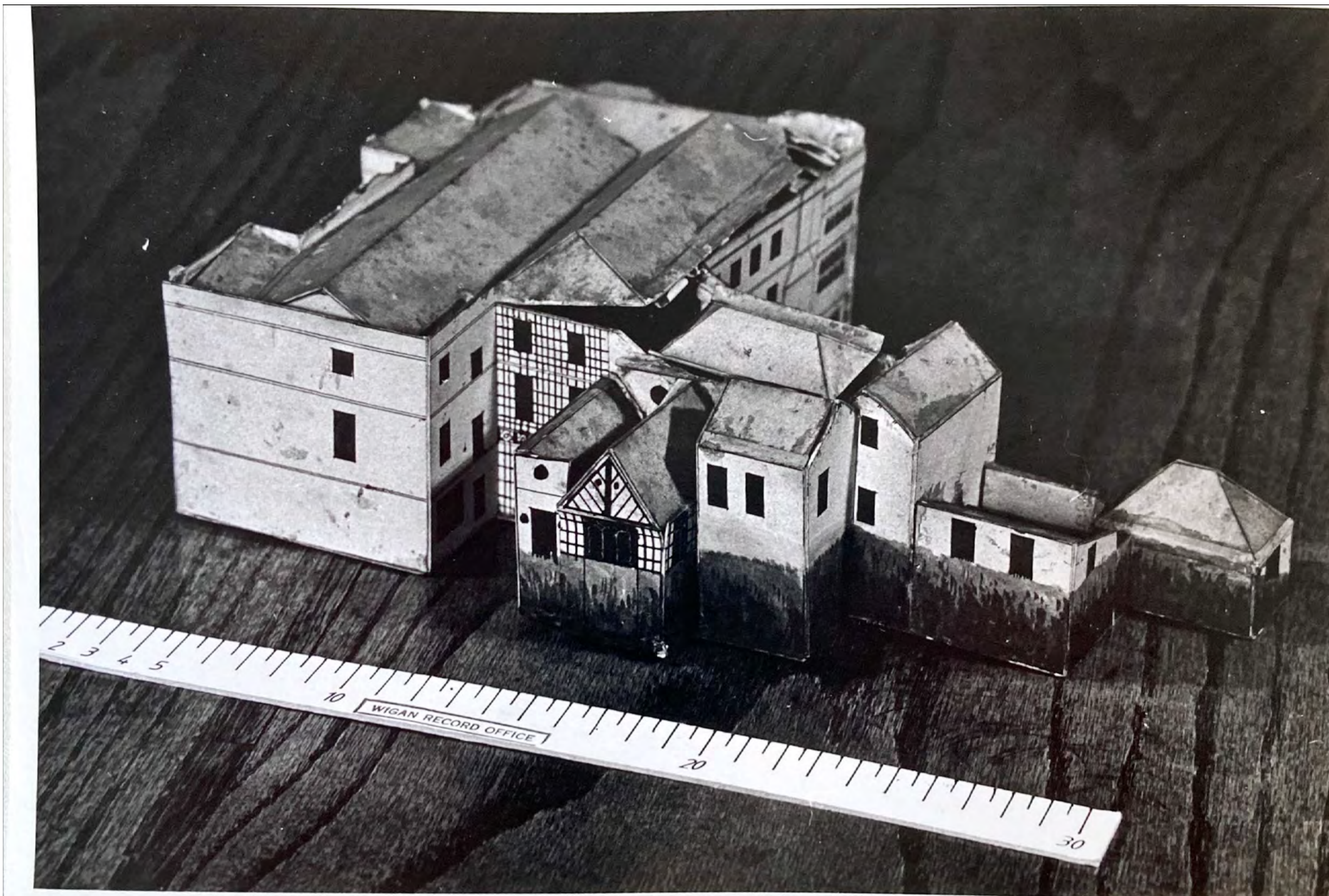
HAIGH HALL 30 PLAN MODEL
(BUILDING 2)

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339/8

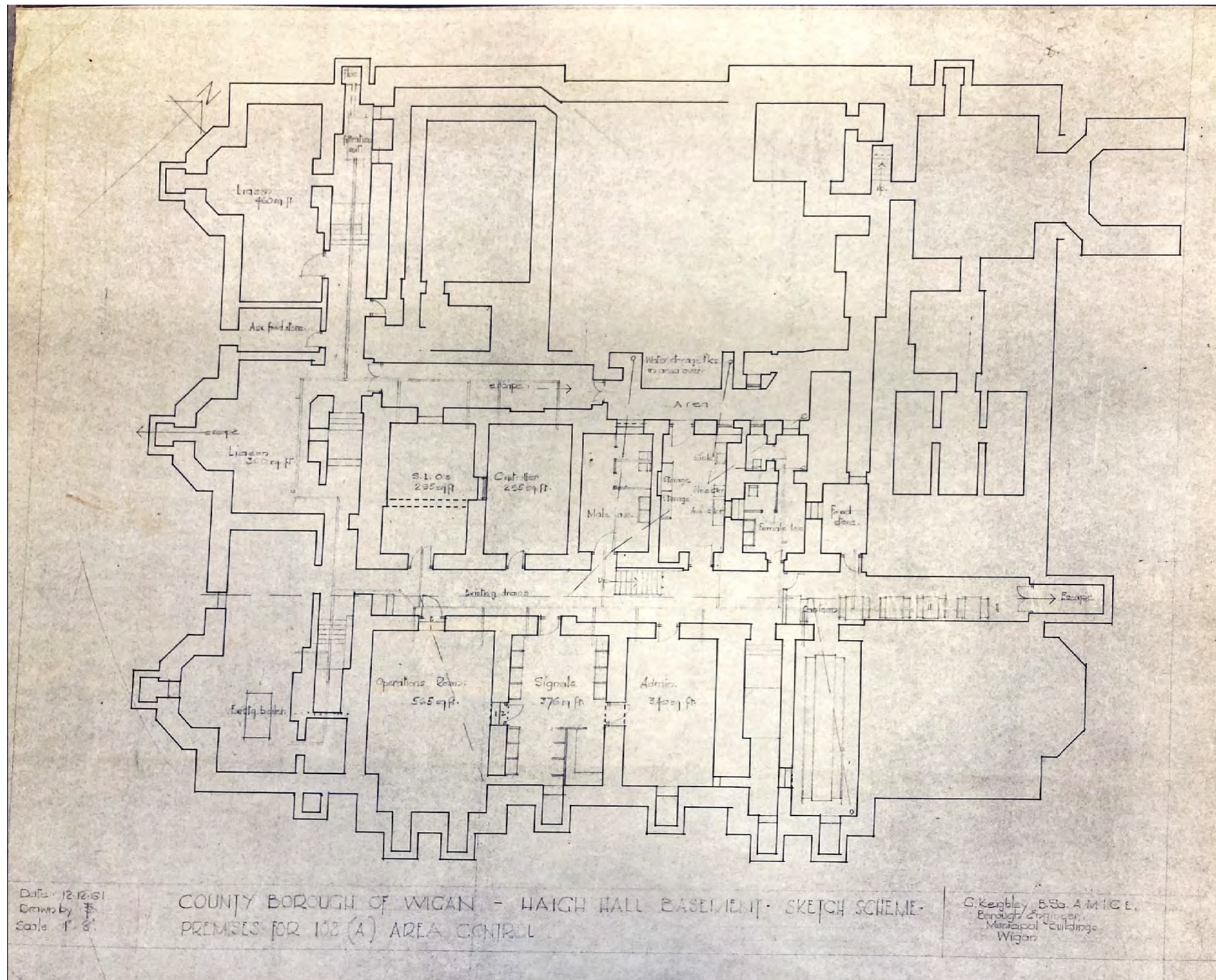
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PC 2015-67

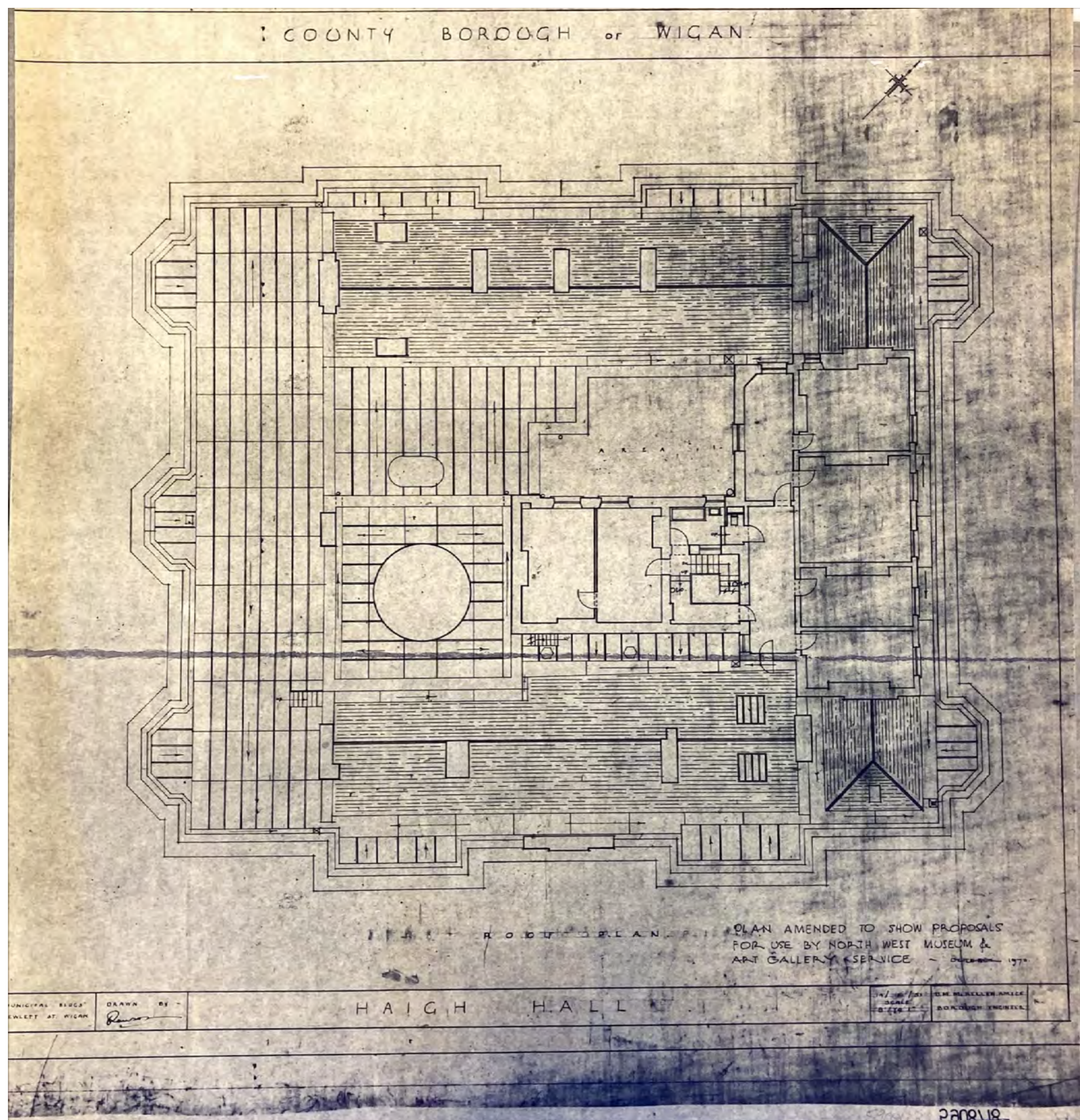


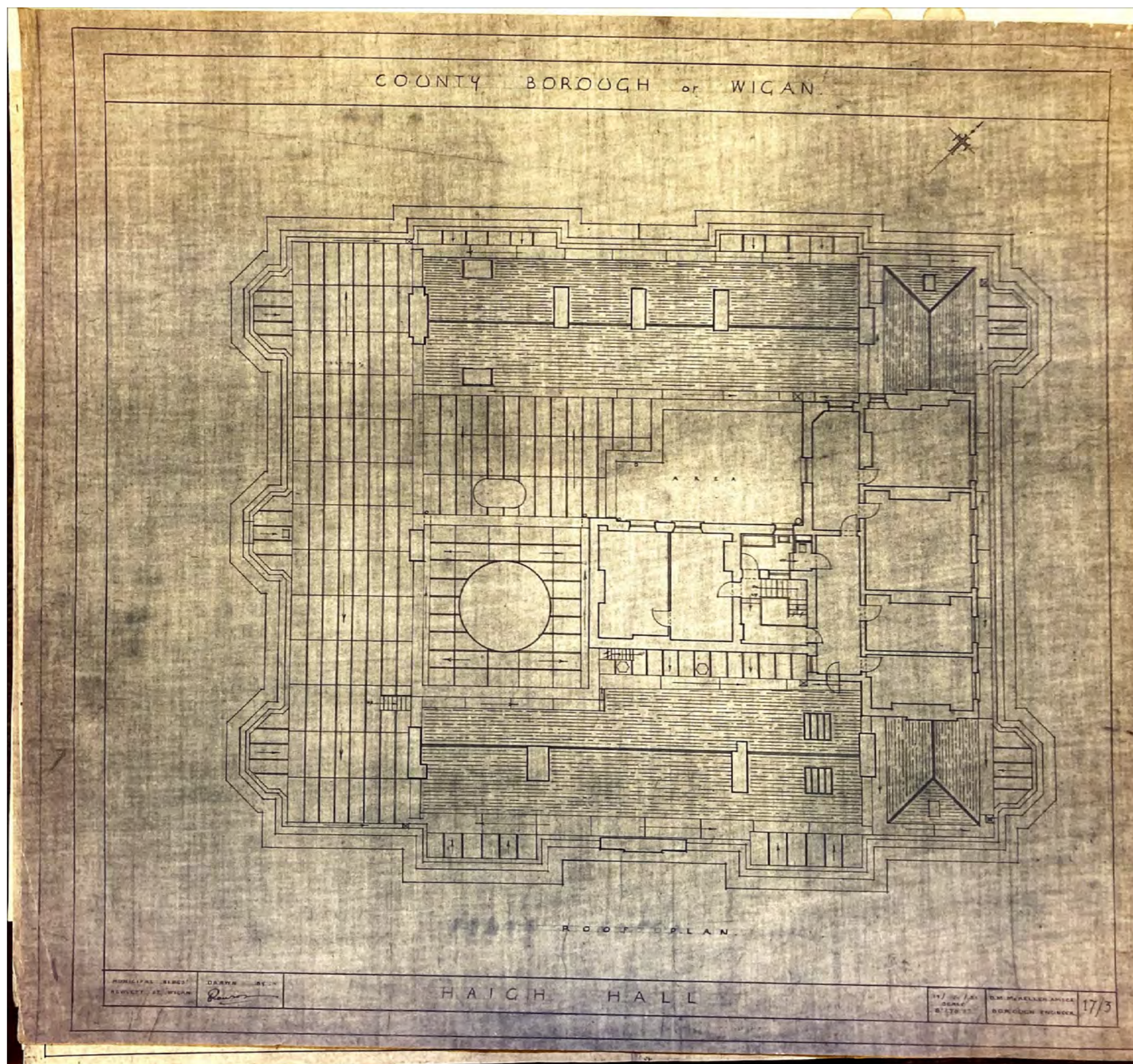
APPENDIX E

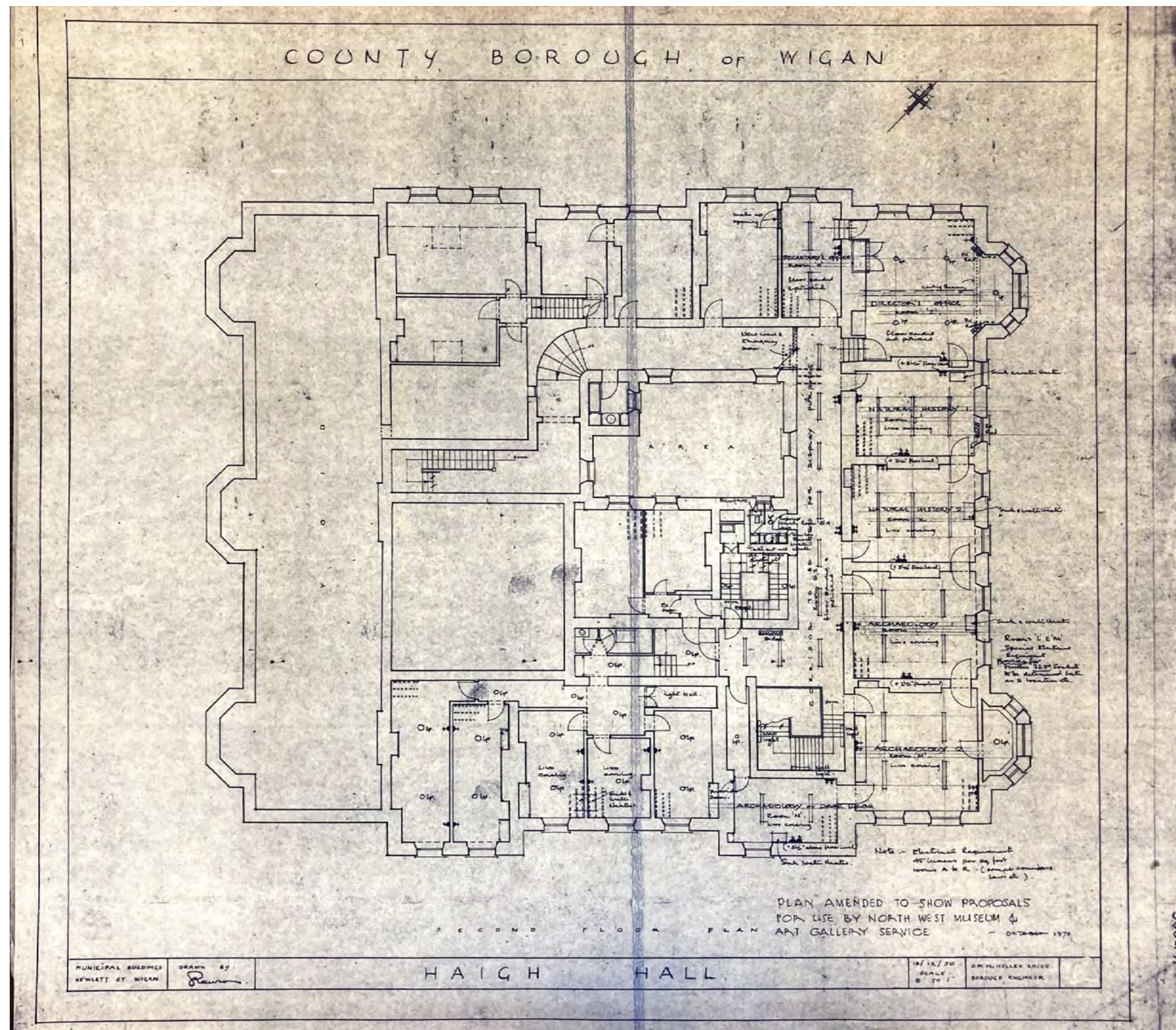
FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM

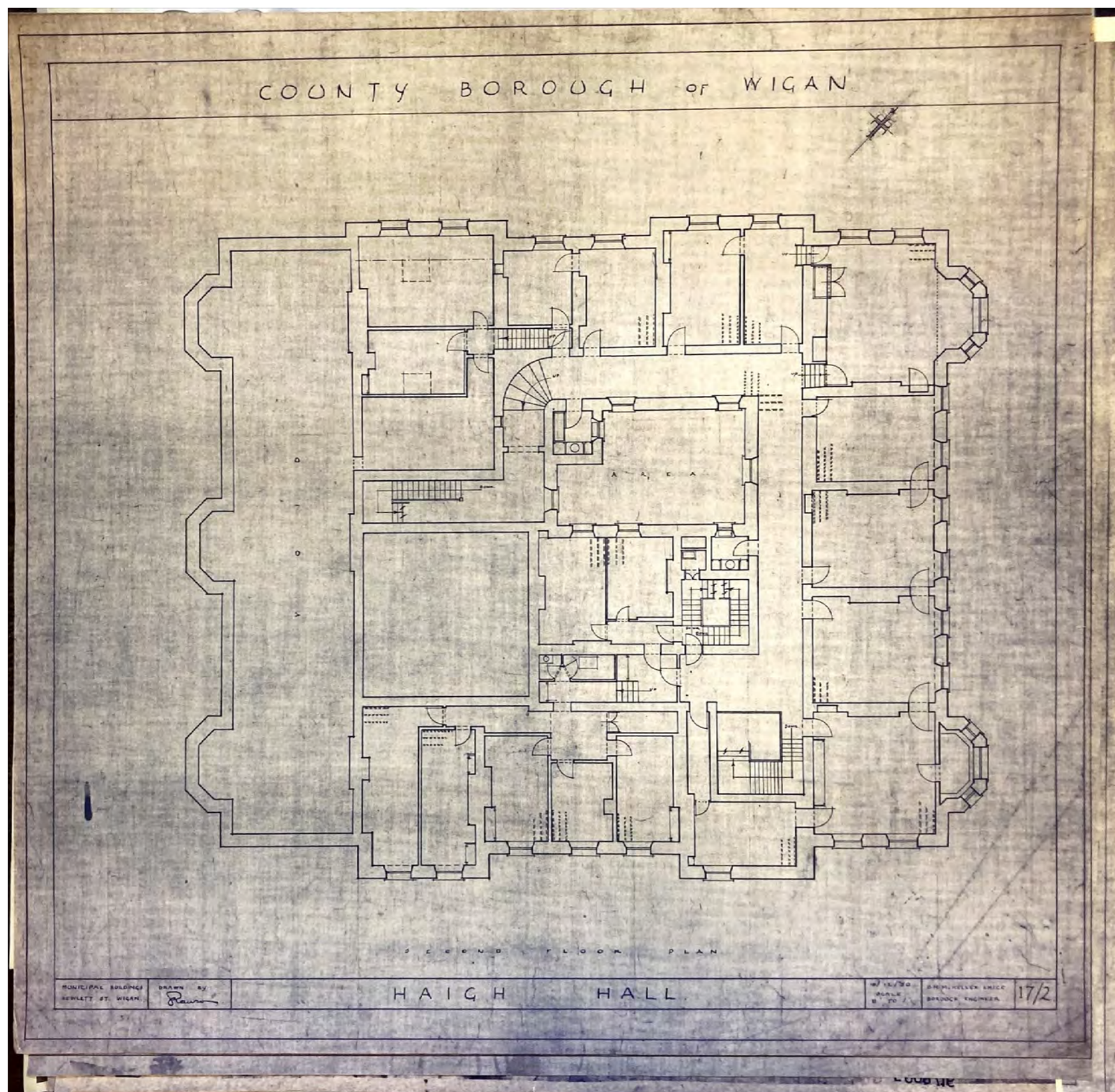


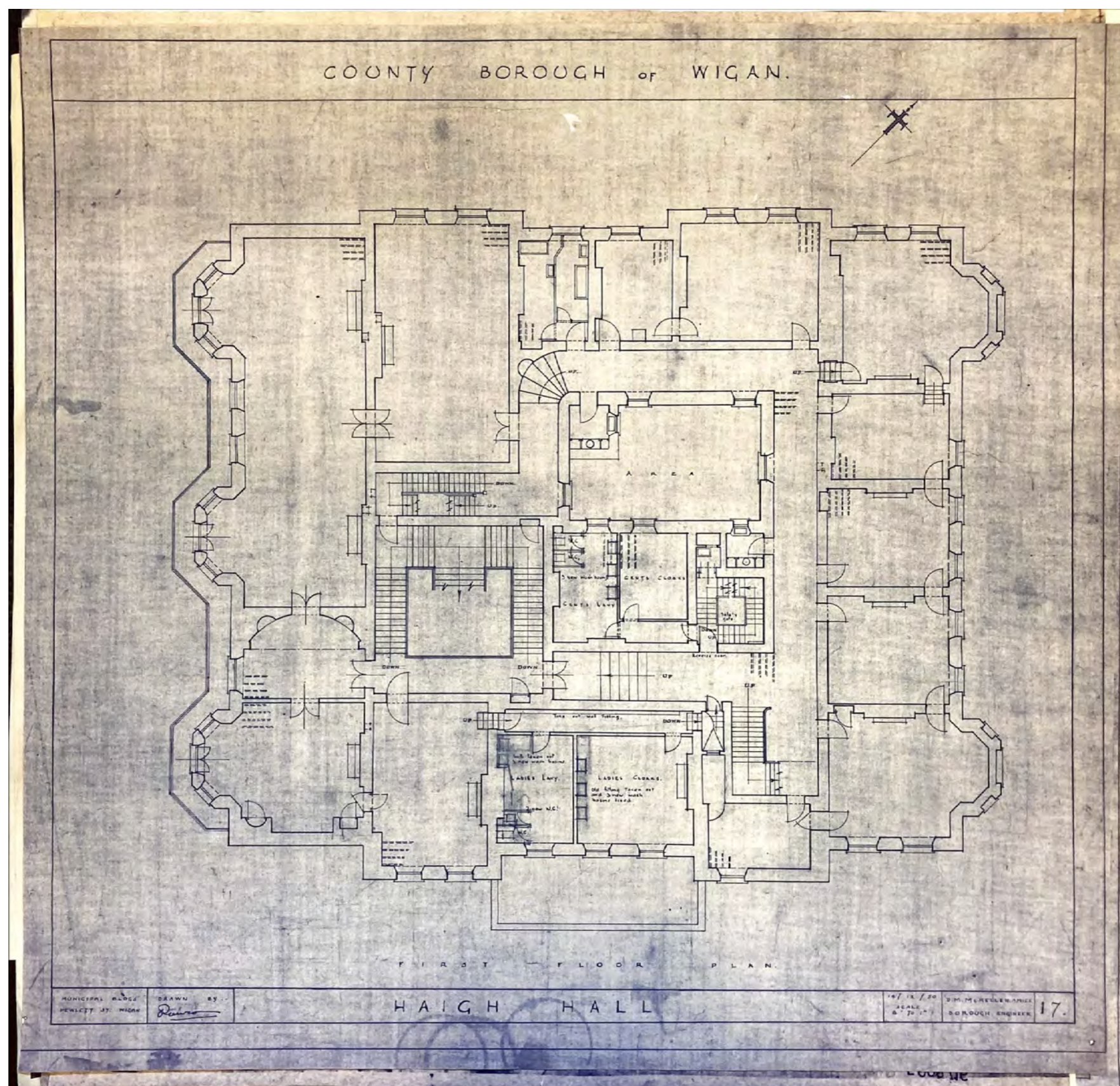
FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM

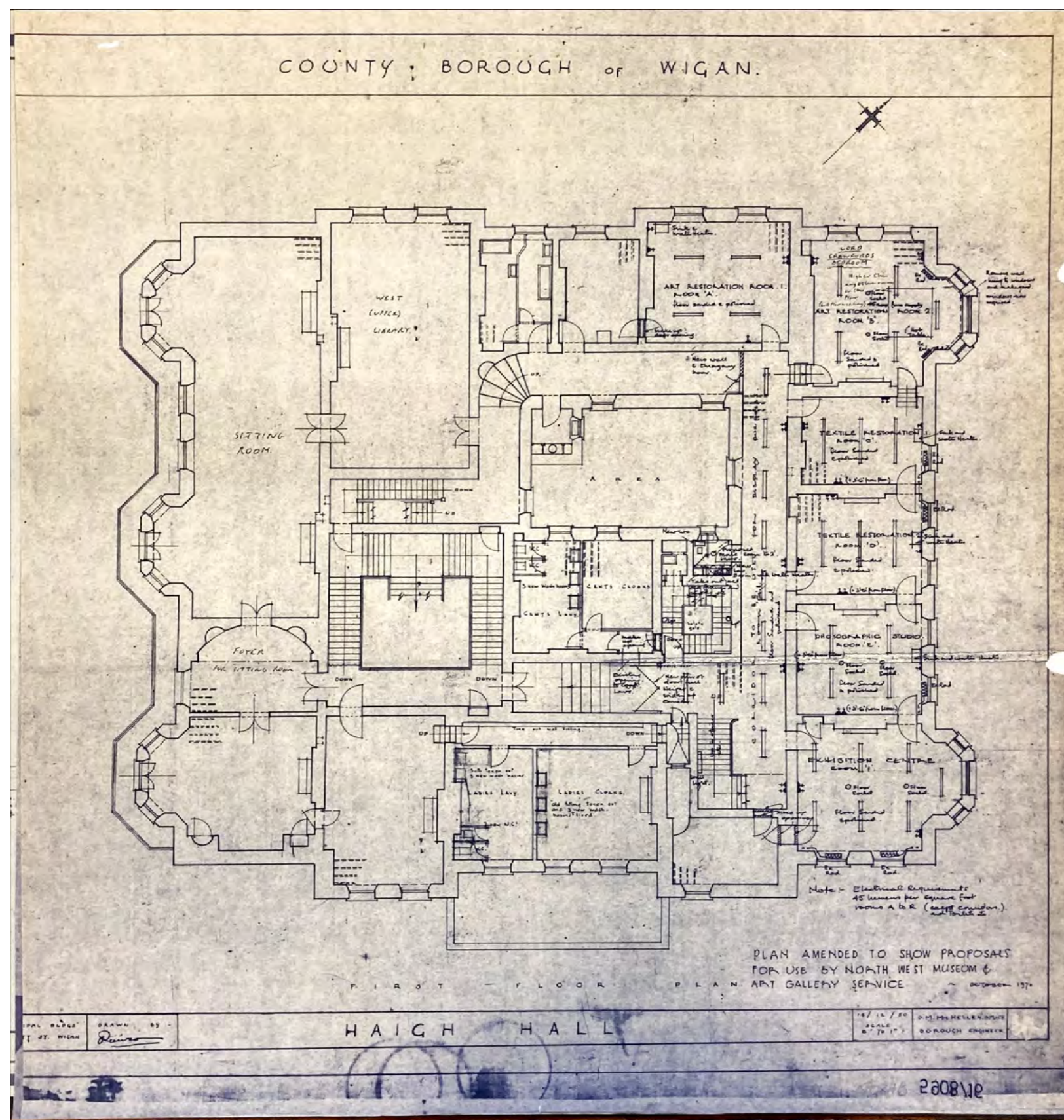


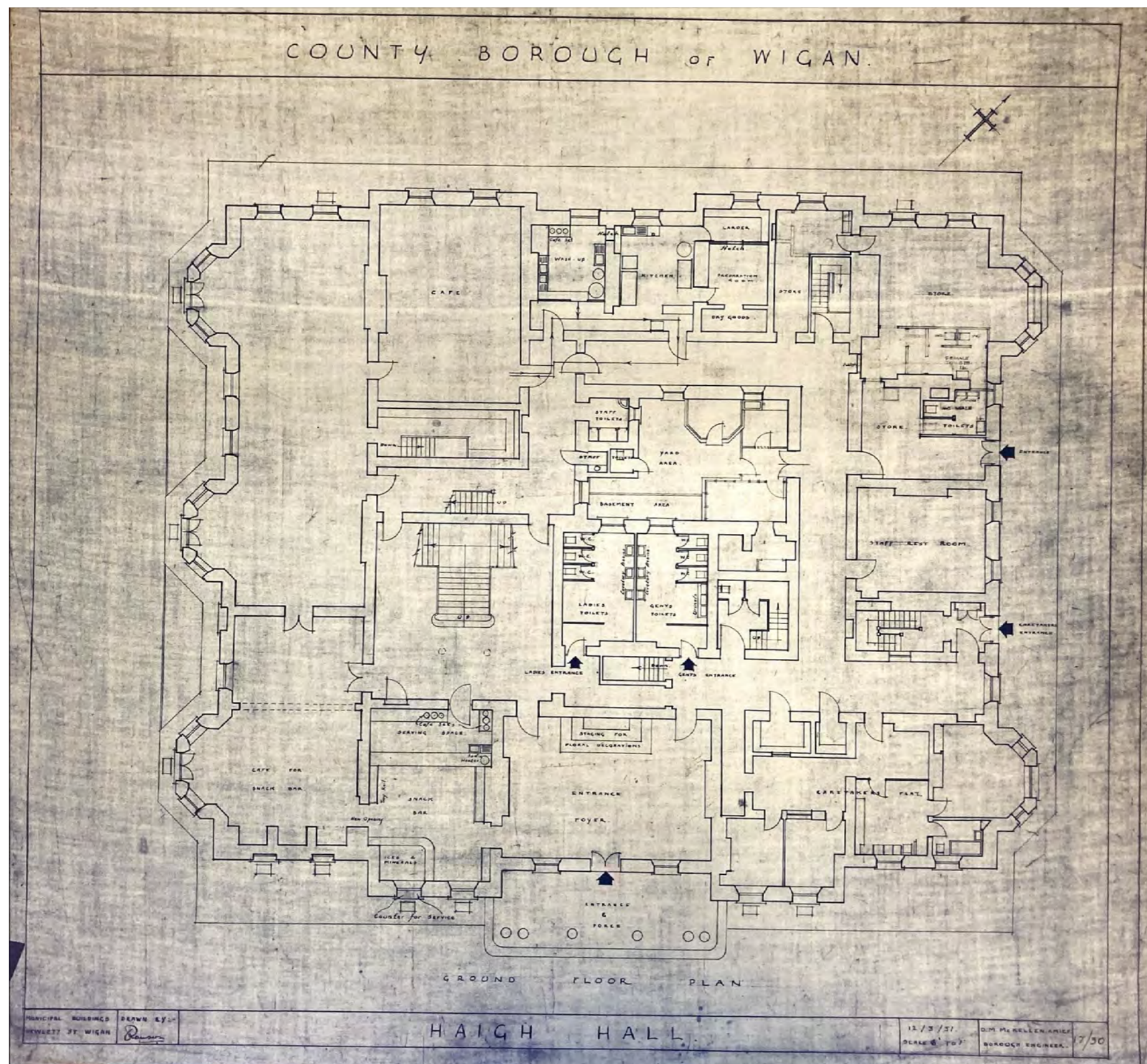




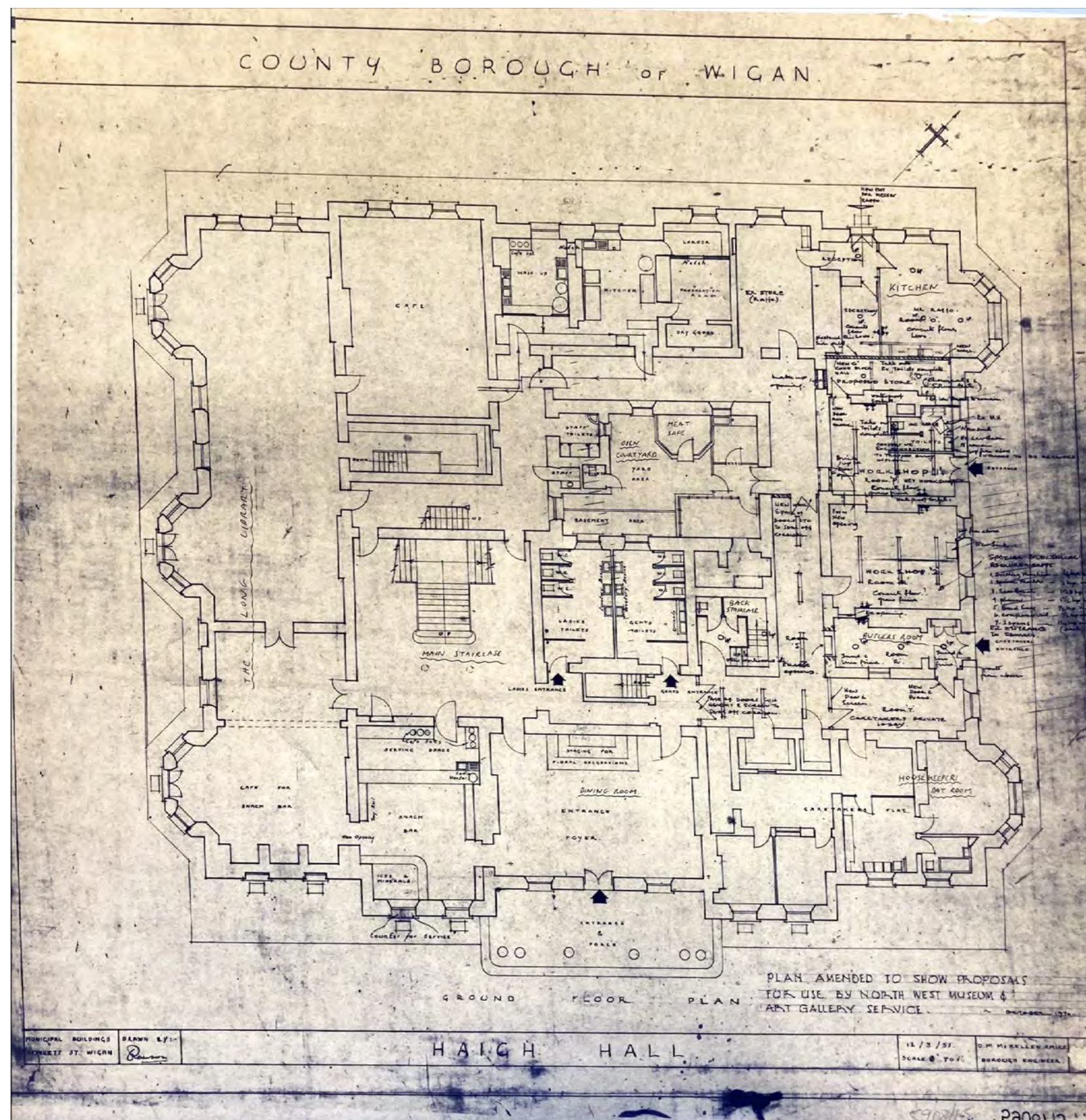




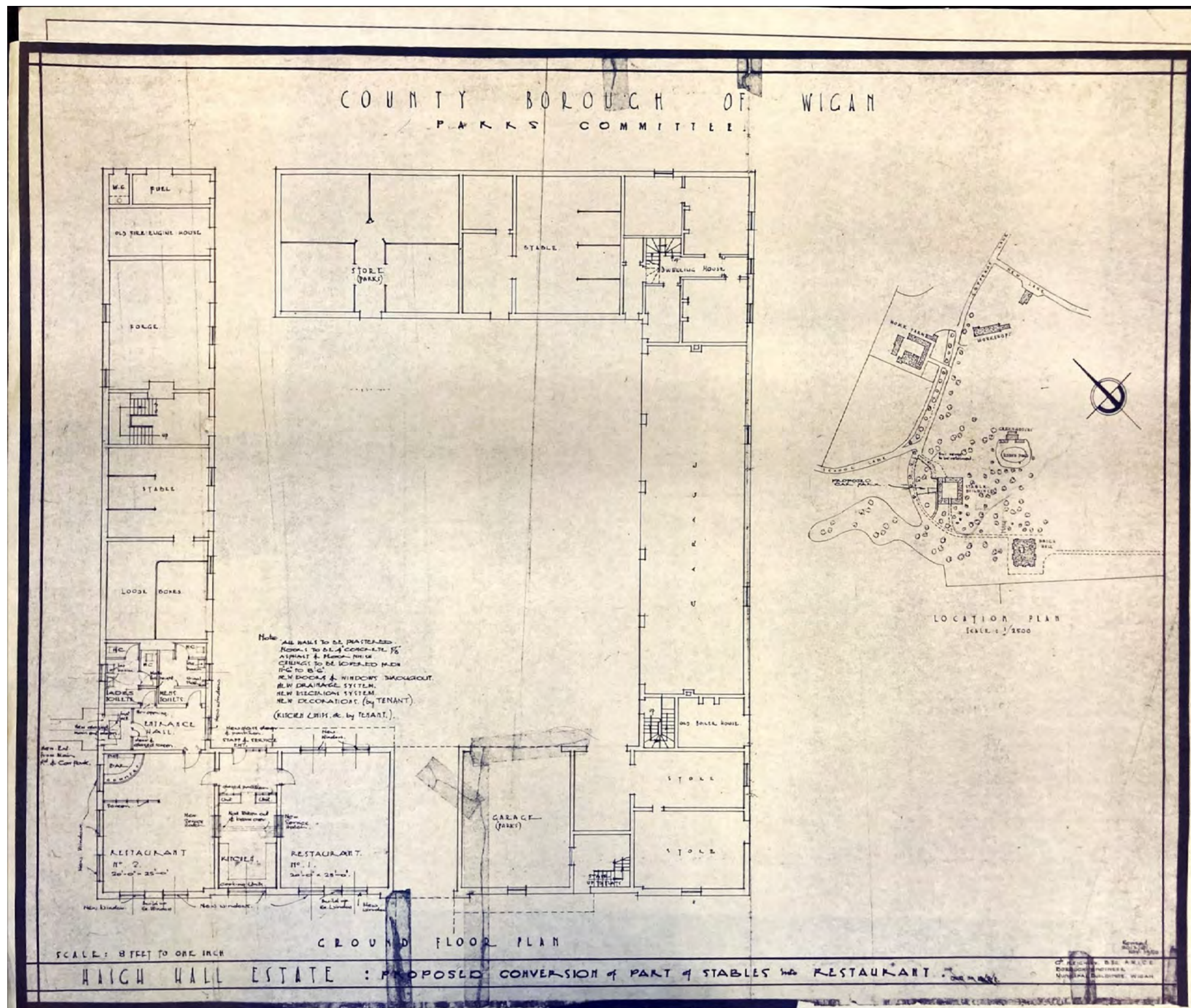




FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM



FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM



FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM



FLOOR PLANS OF THE HALL C.1966 DURING CONVERSION TO A MUSEUM



Appendix F: HAIGH WOODLAND PARK,



Archaeological Desk-Based Assessment

February 2022

Draft 0.1

Document No: TJC2022.11

Planning No: TBC

OASIS No: TBC



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Disclaimer

This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

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SUMMARY OF PROJECT DETAILS

TJC Project Code:	E109
OASIS ID:	TBC
Project Type(s):	Archaeological Desk-Based Assessment
National Grid Reference:	SD 6010 0806 (centred)
Postcode:	WN2 1PF (nearest)
County:	Greater Manchester
District/Unitary Authority:	Wigan
Parish:	Haigh
Elevation:	c.140m to 100m above Ordnance Datum
Planning Reference(s):	TBC
Designation Status(s):	Haigh Hall - Grade II* listed (NHLE: 1228292) Gateway & Lodges - Grade II* listed (NHLE: 1384570) Lodge to Haigh Hall - Grade II listed (NHLE: 1228100) Stables c.100m N. of Haigh Hall - Grade II listed (NHLE: 1228105) The Receptacle - Grade II listed (NHLE: 1228264) Stocks E. of Entrance Haigh Hall - Grade II listed (NHLE: 1228295) Bridge Over Entrance to Canal Basin on Leeds and Liverpool Canal - Grade II listed (NHLE: 1287258) Railway Bridge in Haigh Hall Park - Grade II listed (NHLE: 1376802) Haigh Sough Mine Drainage Portal, 310m W. of Park House - Scheduled Monument (NHLE: 1017064) Haigh Village Conservation Area
Fieldwork/site survey by:	Dan Slatcher MCIFA
Prepared by:	Dan Slatcher MCIFA
Contribution by	Victoria Beauchamp PhD
Reviewed by	Oliver Jessop MCIFA
Date:	08.02.2022
Version:	Version 0.1 (Draft)

ACKNOWLEDGEMENTS

The authors would like to acknowledge Colin Burden and Adam Ash of Plincke & Stuart Holden for commissioning this report, providing information on the site, and for coordinating access.

The staff of Wigan Archives and Greater Manchester Historic Environment Record are thanked for providing background information to the site.

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Appendix 2:	Photography
Appendix 3:	Gazetteer of Heritage Assets
Appendix 4:	Listed Building Description(s)
Appendix 5:	Scheduled Monument Description
Appendix 6:	Timeline

EXECUTIVE SUMMARY

This report presents the results of a desk assessment for land at Haigh Woodland Park, the former Haigh Hall Estate, Haigh, Wigan, centred on National Grid Reference SD 6010 0806. It has been prepared to assess the potential impacts, if any, arising from proposed restoration works and the enhancement of the site for public amenity use.

The site is located some 3.8 km west of junction 6 of the M61 motorway, and some 1.5 km northeast of Wigan Railway Station, on the east side of the A49 Wigan Lane, and to the north of the settlement at Whelley. The site, which comprises part of the former Haigh Hall landscaped park and garden, is now known as Haigh Woodland Park – a public amenity space.

There is little recorded evidence for medieval or earlier archaeological remains within Haigh Woodland Park, or in the immediately surrounding area. Historic mapping indicates that the site has remained as parkland and plantation woodland since at least the 19th century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be low. Remains of coal mining activity, in the form of a group of bell pits have been recorded within adjacent to Haigh Woodland Park. Given that the bedrock underlying the site comprises the Pennine Coal Measures Formation, similar remains being located within the site cannot be ruled out.

The proposed development may impact upon below ground remains. Any surviving below ground remains would not be of sufficient significance to require preservation in situ. The proposed development would have no impacts on the fabric of any designated assets, either listed buildings or Conservation Areas. Legibility of the historic setting of the listed buildings within Haigh Woodland Park remains high. The proposed development is considered to result in a low level of effect on heritage significance and setting.

In conclusion, the proposed scheme of works at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of local to regional significance. Any harm would be less than substantial in nature and towards the bottom end of this scale.

In addition, while there would be harm to an undesignated assets within the conservation area, namely the bothy within the nursery and the adjacent garden wall, as well as the remains of the greenhouses, there would be significant refurbishment and beneficial reuse of historic structures. The harm would be less than substantial in nature and towards the lower end of this scale.

I INTRODUCTION

BACKGROUND

This report presents the results of a desk assessment for land at Haigh Hall Estate, Haigh, Wigan, centred on National Grid Reference SD 6010 0806 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from proposed restoration works and the enhancement of the site for public amenity use.

AIMS AND STANDARDS

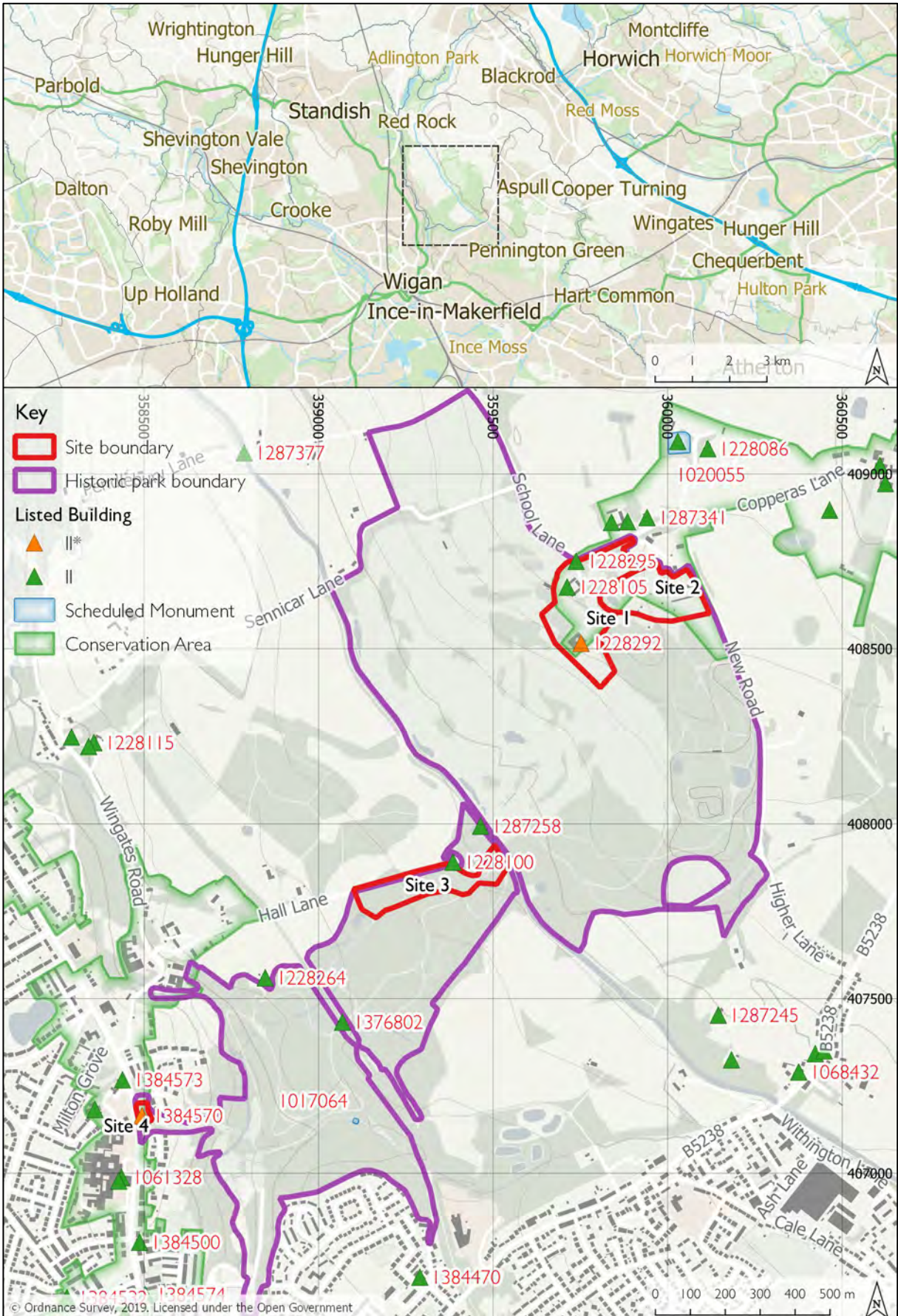
In accordance with the requirements of Policy CPI 1 of the Wigan Council Core Strategy adopted in 2013, and National Planning Policy Framework para. 194 (MHCL 2021), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Part 4 of the British Standard 7913:2013; Chartered Institute for Archaeologist standards and guidance (2020); and in reference to relevant legislation and planning policy set out in **Section 3**.

SCOPE AND LIMITATIONS

The scope of this report included desk-based research; a site inspection and walk-over survey.

The desk-based research and assessment of setting considered archaeological records and designated heritage assets within a **1km study area** of the site held by the Greater Manchester Historic Environment Record and the National Heritage List for England (NHLE) as agreed with Ian Miller of the Greater Manchester Archaeology Advisory Service (GMAAS). Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.



2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- The Wigan Archives;
- The Greater Manchester Historic Environment Record (HER);
- The National Heritage List for England;
- The Portable Antiquities Scheme (PAS);
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available *inter alia* through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in February 2022 by Dan Slatcher MClfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2017b).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions:

Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2018a):

Heritage Interests	
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and Artistic	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 skill, like sculpture.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. 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.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset, and/or of potential national heritage significance in its own right.	H
Moderate	Element makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an element of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	M
Limited	Element makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an element of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

3 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

LOCAL PLANNING POLICY

The statutory development plan for Wigan comprises the Unitary Development Plan (adopted 2006) and the Local Plan Core Strategy (adopted in 2013). The relevant policy (from the Core Strategy) comprises:

Policy CPI 1: The Historic Environment which states that conservation and enhancement of the historic environment will be achieved by conserving and enhancing where appropriate heritage assets and their settings in accordance with legislation and national planning policy as appropriate, encouraging the sympathetic and appropriate re-use of existing buildings and structures, and promoting the value of the historic environment through signing, interpretation, public art and other measures as appropriate.

NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 199), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 200), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 203).

4 SITE DESCRIPTION

LOCATION

The site is located some 3.8 km west of junction 6 of the M61 motorway, and some 1.5 km northeast of Wigan Railway Station, on the east side of the A49 Wigan Lane, and to the north of the settlement at Whelley. The site, which comprises the former Haigh Hall landscaped park and garden, now comprises Haigh Woodland Park (**Figure 1**).

GEOLOGY

The bedrock underlying the south-western part of the site primarily comprises the Pennine Middle Coal Measures Formation, overlain by Devensian Till to the west and Devensian sands and gravels while further east the bedrock comprises the Pennine Lower Coal Measures Formation, overlain by Devensian Till under the central part of the site, with no superficial deposits recorded further north and east (<https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>).

PLANNING HISTORY

No current or recent planning applications have been made within the site.

DESIGNATION

The site is largely undesignated. The following designated assets are located within or in the vicinity of the site (see **Figure 1**):

- Haigh Hall, Haigh listed at Grade II* (NHLE: 1228292);
- Gateway and Lodges to Haigh Hall Park listed at Grade II* (NHLE: 1384570);
- Lodge to Haigh Hall, Haigh listed at Grade II (NHLE: 1228100);
- Stables Approximately 100m to N. of Haigh Hall, Haigh listed at Grade II (NHLE: 1228105);
- The Receptacle, Haigh listed at Grade II (NHLE: 1228264);
- Stocks to E. of Entrance to Haigh Hall, Haigh listed at Grade II (NHLE: 1228295);
- Bridge Over Entrance to Canal Basin on Leeds and Liverpool Canal, Haigh listed at Grade II (NHLE: 1287258);
- Railway Bridge in Haigh Hall Park, Haigh listed at Grade II (NHLE: 1376802);
- Haigh Sough Mine Drainage Portal, 310m West Of Park House, Haigh Scheduled Monument (NHLE: 1017064);
- Haigh Village Conservation Area.

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and figures showing the sites of heritage assets, referred to within the text by **HA** numbers, are reproduced as **Figures 2 to 4**. A full gazetteer of sites is included in **Appendix 3**. Figures detailing the Historic Landscape are reproduced as **Figures 6 to 8**. A tabulated timeline of the development of the site is provided at **Appendix 6**.

The first sections below consider the wider archaeological background to the site Prehistoric to the 19th century, followed by a detailed consideration of study Areas 1-4 which are the focus of this report.

PREHISTORIC AND ROMAN

There is little evidence for early Prehistoric activity in the area. The Mesolithic period landscape is likely to have been characterised by woodland. Evidence from the wider region indicates a Mesolithic economy based on hunting, following seasonal movements of animals and the availability of foraged food. Flint microliths and flint tool production waste have been found in the Pennine uplands in the wider area. No Mesolithic occupation sites have been recorded in Wigan and only one artefact that may be of the period has been found, a flint scraper found in a garden in Winstanley (HER PRN 371.1.0, Lunn and Forster: 10).

No confirmed Neolithic period settlements or monuments have been identified in the area. Pollen evidence from other parts of Greater Manchester indicates short-lived woodland clearance on a small scale during the Neolithic. No settlement or burial sites of the Neolithic period have been found in the Wigan district. A small number of artefacts have been recovered in Wigan. These include polished stone axes and flint spearheads reported at Bickershaw Hall in 1831, a flint spearhead found at Kale Lane, New Springs, and further polished axes found at Boar's Head railway station in 1928 and at Leigh Cricket Ground (Lunn and Forster: 11).

During the Bronze Age the evidence indicates that farming arrived in the area during this period. Marginal areas such as mossland fringes were exploited, as they had been previously, perhaps seasonally. While there seem to be no sites or monuments, several artefacts have been found, including a double looped socketed spearhead discovered near Leigh in 1799, a stone adze head found near New Springs School in 1974, and a prehistoric flint spearhead recovered from the New Springs area. More recently, in 2003, a small flint tool of a probable Bronze Age date was found in

a large ditch revealed during archaeological excavations as part of the Gibfield Park development on the outskirts of Atherton (Lunn and Forster: 12).

A stone axe-hammer of Bronze Age date was found in Bottling Wood, in 1890 (**HER number 4913.1.0, No.1** on **Figure 4**).

The remains of a roundhouse of a probable Iron Age date were identified to the northeast of Atherton, immediately north of the district boundary with Wigan in 2007 during an archaeological excavation in Bolton district at the Cutacre opencast coal mine (Lunn and Forster: 13). Few, if any other remains of Iron Age date are recorded in the area.

There is extensive evidence for Roman occupation in Greater Manchester, with relatively well documented forts and vicus settlements at Manchester and Castleshaw. There are numerous further recorded Roman finds and sites in the wider area.

There is significant Roman period evidence in the Wigan area. The remains of several Roman urns, together with thick deposits of charcoal and fragments of ironwork and calcined bone, were discovered to the south of Darlington Street during the construction of a gas works between 1822 and 1830, probably indicative of the presence of a Roman cemetery, which are very often associated with Roman towns and forts. Other antiquarian finds, including a 1st century coin and 2nd century pottery, were made in the Market Place, Wiend, Library Street and Millgate area of Wigan town. The evidence suggests Roman settlement activity on the hilltop on which the later Wigan town was sited. Excavations during the early 1980s and again in 2005 in the Millgate and Grand Arcade Shopping Centre areas confirmed that the modern settlement at Wigan contained an important Roman settlement Lunn and Forster: 14).

A possible Roman milestone was located on the west side of Wigan Lane. The stone was removed during street widening of 1930. The stone measured over 5ft in height and was cylindrical but pared down to square sides. There was no inscription. It is assumed to have been broken and destroyed. (**HER number 4943.1.0, No.2** on **Figure 4**).

A further possible milestone perhaps of Roman date is set into a boundary wall to the northeast of The Elms. The stone measures approximately 0.3m wide and 0.5m high, with a slightly rounded top. The face is eroded (HER number 4943.2.0).

There is, however, little recorded evidence for Roman activity in within the wider area and none within the site itself.

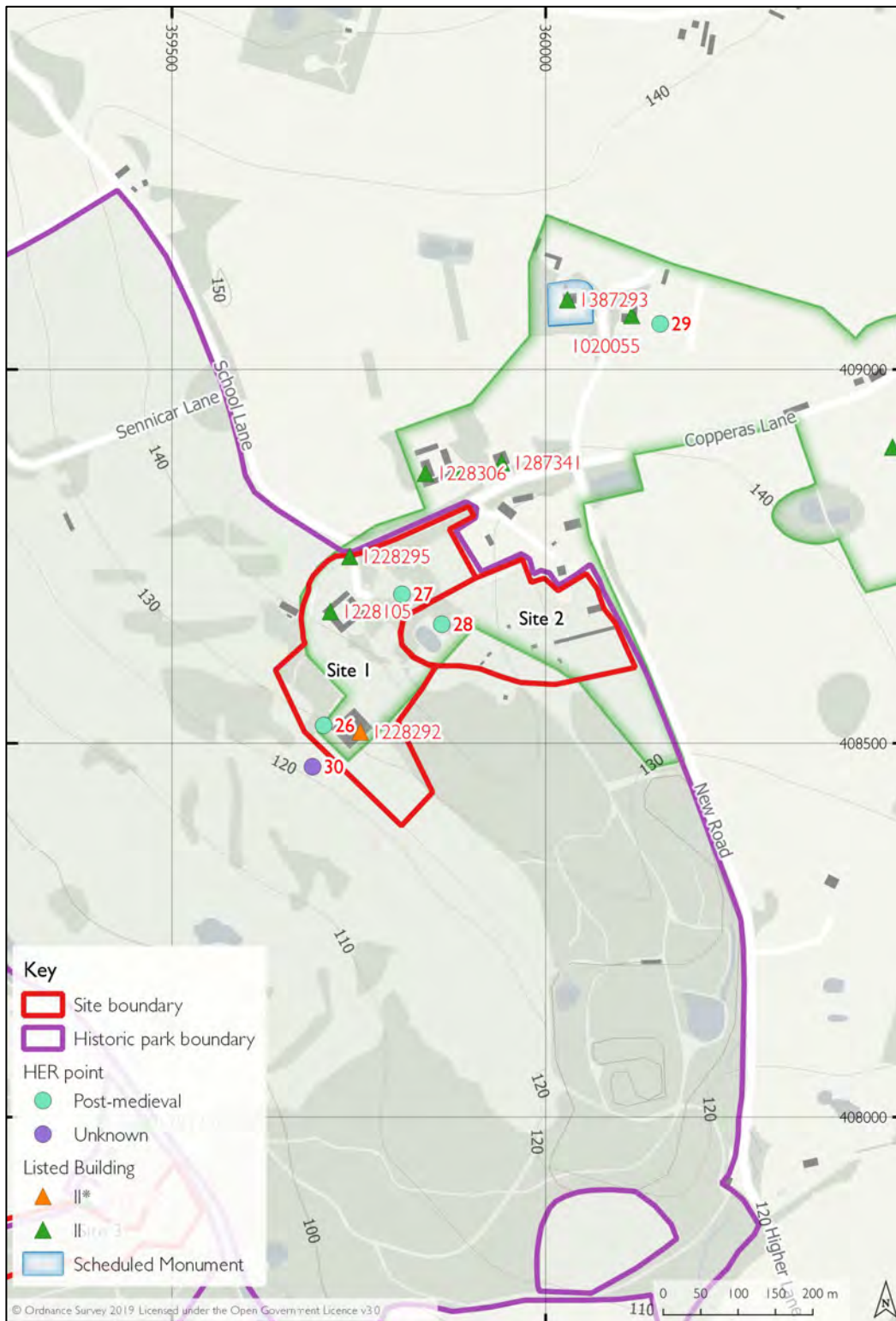


Figure 2: Historic Environment Record & Designated Asset data - Sites I and 2

MEDIEVAL

There are few if any recorded remains of the Anglo-Saxon period in the area. Place-name evidence provides an indication of settlement. Several early place names have been identified in the Wigan district. The place-name '*Wigan*' itself is thought to come either from an Old English personal name or from the Saxon word '*waeg*', meaning way, which is often associated with the existence of a Roman road. The names Millgate, Wallgate and Standishgate include the Viking word for street, '*gata*', hinting that these were roads of some significance. It is possible that there was a church in Wigan town which predated the Norman Conquest. Wigan is not named in the Domesday Survey of 1086, but it is thought to be an unnamed settlement referred to in Domesday as containing 'the church of the manor of Newton' (Lunn and Forster: 15).

The parkland surrounding Haigh Hall began life as a Norman manorial estate, with the manor house of Haigh located within land owned by Roger de Orrell. By 1282 the lord of the manor is recorded as owned by Hugh le Norreys.

The recent conservation statement for the parkland suggested that there is no above ground evidence for the medieval period of the Haigh Estate but land use in this early period is likely to have been a mixture of cultivated areas, woodland and heath (Purcell 2019, 6).

It is known that coal seams were exploited from the 14th century onwards with tenants extracting their own '*cannel*' coal and paying the Earl, Roger Bradshaigh in '*boons, presents and averages*' in 1551 (Anderson 1991, 151 in Purcell 2021).

POST MEDIEVAL

John Speed denotes '*Hay*' on his 1610 map of Lancashire, although no enclosed deer park is indicated in the area of the present parkland. By the early 19th century, Greenwood's Map of Lancaster of 1818 marks Haigh Hall and park with pleasure grounds indicated to the south, while Hennessey's map of 1829 marks the hall.

Both Greenwood and Hennessey's maps clearly show the parkland divided by the Leeds and Liverpool Canal. There are references to Sir Rodger Bradshaigh, 2nd baronet tending the garden and records for the planting of plums, cherries and other fruit and vegetables in 1680.

The 18th Century

Murray's Handbook for Lancashire published in 1880 that "*the old hall was celebrated for its quaint and formal Flemish gardens and groves*" (p8). These lay to the west of the old hall and there are

few remnants to be seen in the landscape today, the fishpond to the east of the house and ponds to southwest and southeast as well as woodland areas to the south east of the fishpond and to the north west of the hall, along the line of the early 18th century regimented planting and later mid 18th century woodland seen in paintings of that date.

The development of the 18th century gardens and parklands can be seen through historic images and mapping. Kips 1707 image of the house and grounds (**Appendix 1.1**) shows a very formal 'Flemish' inspired landscape to the south of the house, with divided gardens containing fountains and flowerbeds as well as a large orchard, perhaps that planted in 1680 by Sir Rodger Bradshaigh. Formal rectangular ponds separate the upper and lower garden in which can be seen a further large rectangular pond with island complete with marquee, which is probably the boating lake depicted in Haytley's 1746 painting of Sir Roger and Lady Bradshaigh (**Appendix 1.2**). Haytley's image suggests that Sir Roger by the mid-18th century had already begun to change the very formal gardens to more naturalistic ones. Where once there were fountains, substantial terracing appears to have been installed and the trees shown on the western side of the gardens in Kip's illustration appear to have become more established woodlands, whilst the banks of the boating lake have been laid to grass, rather than gravel walkways with enclosed flower beds. Also noticeable in Haytley's image is a folly to the right of the house, not shown in Kips's illustration. Roger Bradshaigh clearly also extended the north of the house. By the end of the 18th century the 1796 estate plan shows this extension (**Appendix 1.3**). The plan also shows that the formal tree planning in Kip's image had indeed become woodland and the fountains and stylized flower beds had been removed, although avenues of trees remained as did the ancillary buildings to the north of the hall, which had also been extended and added to. The wide drive to the east of the hall also remained. The boating lake no longer had a central island by this date.

The 19th Century

Between 1827 and 1840 James Lindsay, the 7th Earl of Balcarres rebuilt the hall on the site of the earlier hall. The new hall is depicted in an image of 1827 from the Canal. (Purcell 2021: 21). During this period the landscape around the hall continued to evolve into a *"wooded, picturesque landscape with uninterrupted views down to the canal, dotted with follies, as well as industrial structures and farm buildings"* (Purcell 2021, 24).

Historic writings add to our knowledge of the hall, gardens and parkland in the 19th and 20th centuries. In 1812 The European Magazine contained a history of the Bradshaigh Family summited by a Thomas Whitehouse of Wigan. He noted that *"At present...upon the estate is an extensive iron-foundry and it contains plenty of iron-stone, pit coal and the famous coal called cannel or candle*

coal...which will not soil the finest linen and bears a polish as fine as black marble. From an observatory upon a hill near the hall there is a grand prospect of several counties, the Isles of Man, Anglesey, the Welsh and Cumberland mountains" (December 1812, 440).

Louden as early as 1824 noted Haigh Hall as, *"a venerable mansion and grounds, remarkable for a summer house of cannel coal"* (p1081)

Thomas Allen also noted the view point in 1832:

"Delightfully situated in the vicinity of a manufacturing town; and from a large mount in the park may be seen on a clear day 13 countries of England and Wales, together with the Isle of Man. The gardens and pleasure-grounds are disposed with much taste" (1832, 20).

In 1855 Mannex in his Directory of Mid-Lancashire wrote *"Haigh Hall...is considered one of the best situations in Lancashire...so well are the gardens and pleasure grounds sheltered that vegetation here puts on her richest and most luxuriant garb...The public are admitted to the grounds almost without limitation"* (p584). Although he seems to have borrowed the phrasing about the vegetation from Edward Baines directory of 1825!

Matthew Gregson in 1869 wrote:

"A large handsome building surrounded with excellent gardens and plantations is considered to be one of the best situations in the north of England...the house and gardens are so well sheltered by large groves of trees on the sides of a pleasant fruitful hill that vegetation flourishes here as well as in most gardens in the south of England" (p234)

SITES 1 AND 2: HALL, BOTHIES AND WALLED GARDENS

The development of Haigh Hall as a standing building are considered in a separate document (TJC Heritage 2022), however key features and elements in the surrounding landscape are discussed below (see **Appendices I.14-I.19**).

The Stables

The Stables are located approximately 100m to the north of Haigh Hall (Grade II listed, NHLE: 1228105). The rebuilding of the stable block, completed in 1865, was of a *"functional Italianate design"* (CMP 2021, 5.6) and thought to have been designed by the Earl himself.

Documents contained in the Wigan Archives could add to our existing knowledge to the stables. Account books show the stable staff wages from the 1861 to 1878 and from 1904-1911

(DD/Hai/C/51-58, DD/HAI/Z/4 & 6, DD/HAI/C/43-44). Other documents give details of the stables coach house and other buildings in 1887 (DD/Hai/H/44) and a description of the movement of items from the hall and stables in the later part of the 19th century (DD/Hai/BR/6List). There are also a statement of harness in 1904 (DD/HAI/H/I), fire appliances in 1919 (DD/HAI/302), and in the 1920s part of the stables appears to have been used for the storage of microscopic slides and photographs DD/HAI/BA/60 & DD/Hai/BC/35).

Census records show the following occupations of those who resided within the stable buildings related to the care of horses and coaches. There was a huge reduction in staff from 1881 and as is to be expected by the 1939 register, those who lived within the stables had occupations such as electrical engineer and mechanic lived in the residences.

Within the archives there is an account book kept by Harry Ainsworth for the period 1870-1872 Details for payments including travel, self-expenses, putting up at Wigan, toll gate fees, wages and others (DD/Hai/19) and for the same period an account book for John Ainsworth detailing payments for railway porters, chemist bill, train fares, silk stockings, soap, sand for the stables and others (DD/Hai/23).

Year	Occupants	Address
1861	Harry West, 36, groom	Haigh Hall
	Samuel Edwards, 20, groom	Haigh Hall
	George Ormeall [?], 30, stableman	Stable rooms
	William Man...[?], 29, groom	Stable rooms
	William Paynes, 37, groom	Stable rooms
1871	Edward Vallet, 41, groom	Living with wife, The Park
	John Ainsworth, 54, coachman	Living with wife in Coachman's house
	Joseph Rennard, 30, coachman	Hall Stables
	George Smith, 25, 2 nd coachman	Hall Stables
	Thomas Jones, 21, groom	Hall Stables
	Harry Ainsworth, 18, groom	Hall Stables
	Henry Dainty, 21, groom	Hall stables
	William Porter, 26, stableman	Hall stables
	William Burrows, 31, stableman	Hall Stables
	Richard Benson, 30, stableman	Hall Stables
	John Carwin, 22, stableman	Hall Stables
	Joseph Shelland, 25, stableman	Hall Stables
	Thomas Young, 30, stableman	Hall Stables
	George Prince, 37, stableman	Hall Stables
1881		Coachman's' House, unoccupied
	Henry Hockaday, 21, coachman	Hall Stables
	Samuel hedge, 24, coachman	Hall Stables

	William Burrows, 38, coachman	Hall Stables
	Walter Ball, 23, groom	Hall Stables
	Thomas Walsh, 24, groom	Hall Stables
1891	William Brown, 68, stable help	Living with family Plantation Cottage
	Henry Chambers, 24, coachman	Hall Stables
	Edwin Wlliott, 21, groom	Hall Stables
	Henry Fox, 45, coachman	Living with wife Coachman's house
1901	Henry Fox, 56, coachman	Living with wife Coachman's house
	Harry Chambers, 34, coachman	Rooms over Hall Stables
	Charles Morris, 30, stableman	Rooms over Hall Stables
	Harry Ridegwell, 26, stableman	Rooms over Hall Stables
	Walter Ellam, 23, stableman	Rooms over Hall Stables
1911	William Leach, 27, coachman	Haigh Hall Stables
	John Thomas Nelson, 36, Electrical Engineer	Living with family Stables House, Haigh Hall
1922 (electoral register)	John Thomas Nelson	The Stables, Haigh Hall
	James Harvey Brown	The Stables, Haigh Hall
1939	John Thomas Nelson. Electrical engineer and Special Constable 31.7.1874	Living with wife at The Stables House, Haigh Hall
	George Steadman, ARP volunteer, Motor Drive Mechanic 13.7.1888	Living with family at The Stable, Haigh Hall
	Henry Berehall, motor lorry driver	Living with wife at The Stables, Haigh Hall (later written as the Hall Garage, Haigh Hall).

The Laundry and the Dairy.

A combined dairy and laundry was constructed in 1757 and appears to have been located in the lower reaches of the Upper Plantation. In the 1850s a new freestanding dairy was built and a new laundry built on the site of the old combined structure (CMP 2021, 12). These appear to have been replaced again by the turn of the 20th century. Although unmarked the structures appear on the 1896 map by 1907 the Dairy building appears to have been much reduced in size along its southern wing. The dairy building survives today just outside Haigh Hall Park, but the laundry building has since been demolished.

Year	Occupants	Address
1861	Margaret Stuart, 44, laundress	Laundry
	Elizabeth Baymon [?], 20, laundress	Laundry
	Hannah Warrier, 22, laundress	Laundry
	Jane Nisbet, 34, dairymaid	Dairy
	Matthew Taylor, 84, retired labourer his daughters Elizabeth, 35 and Alice, 32, laundresses	Living with family in the Laundry
1871	Margaret Haddon, 38, dairymaid	Dairy

1881	John Aitkin, 57, watchman, Mary Aitkin, 47, dairy maid and daughter, 28, dressmaker	The Dairy
		The Laundry is unoccupied
1891	Charles Clayeau, 32, laundry man, Anna Clayeau, wife, 34, laundrymaid and son Alphonse, 7, all born in France	The Laundry
1901	Margaret Carsob, 29 laundry maid and Alice Isaacs, 18, laundry maid, both born in Scotland	Laundry

The Walled Garden

The formal gardens surrounding the hall evolved throughout the course of the 18th century. When the 7th Earl of Balcarres rebuilt the hall from c.1827 to 1840 (NHLE: 1228292) further changes took place. Notably a series of large walled gardens were constructed to the northeast of the house. The date of construction of the walled gardens is unclear, but they are not shown on the OS of 1845-6 and published in 1849 (not illustrated). The walled gardens first appear on the OS edition surveyed in 1892 and published in 1894 (**Appendix I.1**). This shows a series of walled enclosures. The northernmost of these is the Nursery, first named on the OS edition of 1909 (**Appendix I.2**). A Bothy (**Appendices 2.1 to 2.4**) and range of garden buildings are located along the southern boundary of the nursery and shown on the OS edition of 1892. A series of glasshouses (**Appendices 2.5-2.6**) is located to the north of the Bothy, towards the east of the Nursery. To the west of the glasshouses, the Nursery is subdivided into several smaller spaces.

To the south of the Nursery are three smaller spaces subdivided to create further gardens. The northernmost two are shown with glasshouses on the south facing side of their northern walls. The southernmost of these enclosures appears to be an orchard.

In October 1846 the third anniversary Haigh Agricultural and Horticultural Society Exhibition was held. Noted in the Preston Chronicle it was noted that there was a show of cattle in a field adjoining the Balcarres Arms Inn as well as two marquees for the horticultural exhibition. Particularly noted was a pig belonging to the Earl "*of extraordinary growth fine shape and excellent quality, though perhaps somewhat over fat as it was nearly unable to sustain its own weight and could scarcely see through the plethoric flesh with which its eyes were surrounded*" (October 10 1845, 7). The Earl also exhibited a number of other breeds to demonstrate possible improvements to others. The Earl's gardener was noted as being a Mr. Williams. His *Cypripedium Venetum* (slipper orchid) was particularly commended as were his fuchsias and verbenas and he also won best basket of flowers, best tender annual and best hardy annual. In the vegetable section he won prizes for best brace of cauliflower, best brace of red cabbage and best collection of vegetables.

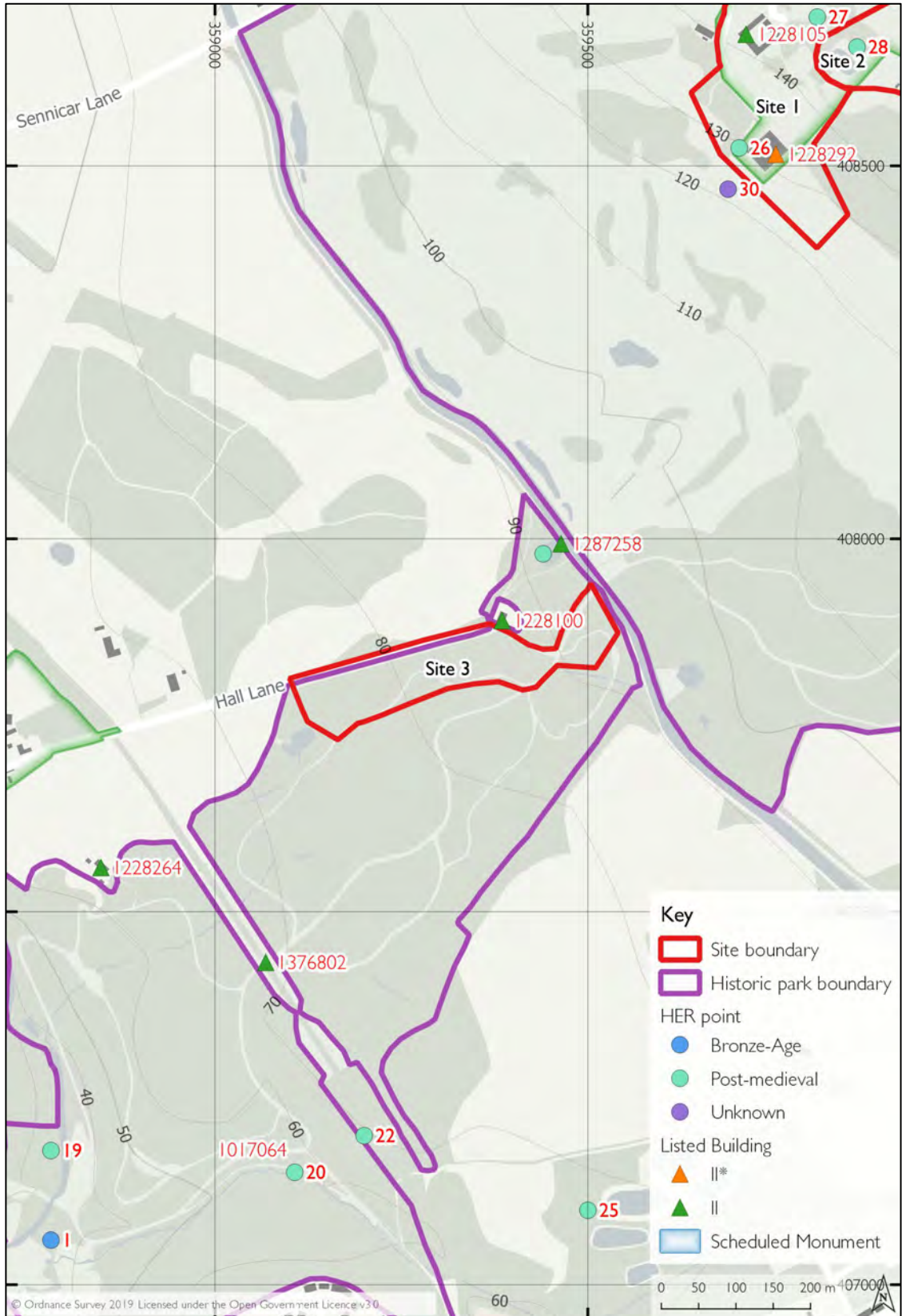


Figure 3: Historic Environment Record & Designated Asset data - Site 3

The Botanical Society Journal for 1870 recorded that Mr. Reid of Haigh Hall, Wigan, presented a fibre he had made from pineapple leaves (p436). In 1872 he submitted “two large fruits of the *Passiflora quadrangularis*” to the Royal Horticultural Society exhibition and received a cultivation commendation for his efforts (Journal of Horticulture and Cottage Gardener, 19 September 1872, 229). John Reid seems to have been somewhat of an experimenter. In the Gardeners Chronicle dated June 10th 1865 (p531) he reported on a tree transplanting machine he had devised. Reid died in December of 1881. In his obituary in the Florist and Pomologist it noted he had “*completely remodelled the grounds and made extensive alterations to the gardens*” at Haigh Hall (p188).

Detailed records survive in the records of the Haigh Estate and Earls of Crawford. Account books from the late 19th century detail payments for fruit flowers and vegetables, sales of produce, wages of those employed in the gardens and woods as well as lists of the seeds and plants supplied by firms such as J Veitch & Son Chelsea in 1890 and seeds supplied from the Edinburgh Botanical Gardens. It appears the gardeners would sell off excess plants such as in an 1888 an advert that appeared in the Gardener's Chronicle for 'Bedding-out and Stove and Greenhouse Plants, surplus stock for sale' (18 February 1888, 1). Enquires were to be directed to the Head Gardener, Haigh Hall, Wigan.

The Garden Magazine, took regular reports from head gardeners across the UK about the state of their fruit crops. Examples of these by head gardener Andrew Jamieson were submitted in 1876 (July 29 131) and 1887 (6 August 1887. 159). The reports noted no apricots, peaches, nectarines or nuts were grown out-of-doors but there were crops of plums, cherries, apples, pears, small fruits and strawberries. In 1876 only Strawberries were producing a good crop, and pears although under were also described as good. By contrast in 1887 apples, pears and small fruit were described as average, plums below average and cherries and strawberries were good. All other crops were described as under and bad. Despite recording no outdoor crops, an article in the Gardener's Magazine in 1885 suggests that Jamieson did however grow Peaches and Nectarines under glass at Haigh and he shared his experience in the same journal stating he preferred large houses of 12-18 feet wide and advising on plenty of piping to maintain the heat but prevent overheating. He also considered the thinning of the fruit of utmost importance. He ended the article by encouraging young gardeners to continue to experiment to increase cultivation of the fruit in the future (May 2 1885, 219). A trawl of gardening magazine reveals that in 1876 Jamieson won first prize for his Elruge variety of nectarines at the RHS show in Kensington (Journal of Horticulture and Cottage Gardener July 20 1876, 48) and in 1879 Jamieson is recorded as having won third prize at the Liverpool Horticultural Show for a six pf Bellegarde peaches and second for a dish of Pine Apple nectarines (Journal of Horticulture and Cottage Gardener August 7 1879, 108).

Jamieson's reports on crops at Haigh Hall as appeared in The Garden Magazine

Year	Crops
1881 The Garden (July 30 1881, 117)	<p>Apples: Lord Suffield, Cellini, Yorkshire Greening, Ecklinville Seeding, Sturmer Pippin</p> <p>Pears: Beurré Diel, Louise Boone, Glou Morceau</p> <p>Plums: Victoria</p> <p>Cherries: Morellos</p> <p>Strawberries: Sir C Napier, Viscountess Héricart de Thury, Malakoff, Black Prince, Eclipse, Newton</p> <p>Other: Gooseberries, raspberries, Red and Black currents</p>
1887 The Garden (September 10, 231)	<p>Apples: Cellini, Lord Suffield, Yorkshire Greening, Small's Admirable, Kerry Pippin, Lady Derby, Damelow's Seeding, Warner's King and Keswick Codlin</p> <p>Pears: Louise Bourné, Beurre Diel, Jargonelle, Doyenne du Comice, Williams' Bon Chretien, Powerscouirt Crassane, Clou Morceau and Easter Beurre</p> <p>Other: Sweet cherries, Morellos, strawberries, raspberries, gooseberries, red and black currents, potatoes</p>

On the 27th September 1890 The Gardener's Chronicle carried a long article about Haigh Hall (p351-2). It noted the heritage as well as setting out key features of the late 19th century garden: *"The Flemish style of gardening was long preserved here...(referring to Kip's illustration)..Terrace follows terrace, and the grounds are laid out in squares and oblongs of various sizes. The trees are drawn up like battalions of soldiers...The existing house was built about 50 years ago...The landscape before the windows of this noble mansion includes a valley of wondrous mineral wealth...Ivy flourish here, and it has been used with great effect to cover walls and surfaces at the rear of the house. Since the Hall was built, the stables, standing too near it have been removed to a more suitable site at a little distance, and old walls and mounds have been concealed by a handsome covering of ivy, which effectively turns every eyesore into an ornament. Mr. Johnson, the head gardener states the best apples here are Lord Suffield and Cellini. It is worthy to be noted that a Bellegarde Peach covers a length of wall in one of the houses extending to 25 feet... There is one (extensive house), 45 yards long devoted entirely to roses. A snug enclosure with water in the midst, known as the Pond-garden is embanked with Rhododendrons... Conservatories enclose one side of this little paradise, one of them being a Camellia-house, at one end of which is a fine specimen of Todea superba. In another conservatory, 55 feet in length, two remarkable plants of Stepanotis, fill the whole space, and 20 dozen flowers had just been cut."*

Occasional reports note the use of the grounds for specific entertainments. Chambers Journal of May 22nd 1880 carried an article entitled "Recollections of an Equestrian Manager" by CW Montague who recounted that in 1868, when Lord Lindsay's son Ludovic attained his majority there were three days of festivities held with days for the poor, farmers and shop keepers and the nobility. Montague stated "a former Lord Lindsay, a great lover of horse racing, had constructed a capital

racecourse in the part of the Park adjoining the Hall, well adapted for the purpose, and offering excellent positions for a large number of spectators. Montague sought permission to arrange an equestrian fete on the racecourse and for an agreed sum of £500 arranged a programme of “flat races, hurdle races, roman car races, hippodrome performances and novel equestrian feats” (p333)

In 1906 it was noted that photographs of the Haigh Hall Garden Party taken by Mr S. Maddocks could be viewed at his studio in Upper Dicconson Street, Wigan (Wigan Observer and District Advertiser 15 June 1906, 5). A poster for the event survives in the Wigan Archives (DD/Hai/N/1 & 2 9th and 10th June 1906) and an invitation card for a garden party on the 10th June 1911 (DD/Hai/N/6).

The 19th century gardeners:

Census records present a snapshot of the staff employed in the grounds, suggesting that between 7 and 18 gardeners were employed at Haigh Hall. In 1851 this included two female garden labourers. The younger gardeners lived in The Bothies which had been erected by 1861. In 1911 Elizabeth Hulme, who lived in Plantation Cottages, acted as the housekeeper for ‘the Bothy’. Perhaps due to the Lindsay’s Scottish Heritage a number of gardeners employed also had been born in Scotland. In 1887 an advert placed by the head gardener Jamieson had recommended a foreman and journeyman aged 26 and 23 who were leaving after three years of service due to a reduction in staff “(Gardeners Chronicle 30 July 1887, 147) suggesting perhaps that numbers in staff fluctuated as needed, the census records suggest a small fall in the number of gardeners employed between 1881 and 1891.

Year	Name, age, occupation	Other notes
1841	No gardeners recorded	-
1851 (7)	Michael Brown, 48, gardener	Born in Scotland lived with his family on Copperas Lane.
	Edward Greenlees, 41, gardener	Born in Scotland, lived with family Cunliffes Fold
	Thomas Iddon, 28, gardener	Lived with Thomas Seddon, groom in the Plantation.
	Thomas Williams, 40, gardener	Lived with family in Plantation Cottage
	Mary Holt, 22, garden labourer	Lived with parents in Senecar Lane
	Fanny Lowe, 16, garden labourer	Lived with parents in Moupin House
	John Pickering, 67, garden labourer	Lived with family in Copperas Lane
1861 (8)	James Harrison, 20, under-gardener	Haigh Gardens, lodger
	Henry Barnes[?], 21, gardener	Haigh Gardens, lodger
	Walker Brisset, 22, gardener	Haigh Gardens, lodger
	William Jennings, 19, gardener	Haigh Gardens, lodger
	Edward Mahen [?], 30	Haigh Gardens, lodger

	Michael Brown, 46, gardener	Lived with his family on Copperas Lane.
	Alexander Homan, 63, gardener	Born in Scotland, loved with daughter at Tranquil Cottage, Hall Lane
	Thomas Row, 37, gardener	Lived with family at Haigh Cottages
1871 (8)	Michael Brown, 58, gardener	Lived with his family on Copperas Lane.
	Robert Campbell, 25, foreman gardener	Born in Scotland. Lived in The Gardens
	John Cunningham, 26, gardener	Born in Ireland. Live in The Gardens
	Angus McDougall, 24, gardener	Born in Scotland, Lived in The Gardens
	William Christison, 21, gardener	Born in Scotland, Lived in The Gardens
	Arthur Moore, 22, gardener	Born in Scotland, Lived in The Gardens
	John Cowan, 24, gardener	Born in Scotland, Lived in The Gardens
	John Reid, 56, Head Gardener	Born in Scotland, Lived in The Gardens with his family
1881 (19)	Andrew Jamieson, 49, Head gardener	Born in Scotland. Lived in Gardener's House with family
	George Hammond, 29, gardener	Lived in Garden Cottage
	James Alfred Newman, 23, gardener	Lived in Garden Cottage
	John Wright, 26, gardener	Lived in Garden Cottage
	George Clarke, 21, gardener	Lived in Garden Cottage, born in Scotland
	Richard Fawkes, 22, gardener	Lived in Garden Cottage
	John Hughes, 20, gardener	Lived in Garden Cottage
	John Barnett, 25, gardener	Lived in Garden Cottage
	James Sievewright, 22, gardener	Lived in Garden Cottage, born in Scotland
	John Parkinson Archland, 19, gardener	Lived in Garden Cottage
	Henry Marrow, 25, gardener	Lived with wife Senecar Lane
	John Pilkington, 43, gardener	Lived with family Brock Mill Lane
	William Reece, 54, gardener's labourer	Lived with wife Copperas Lane
	John Wallator, 53, gardener	Lived with family Copperas Lane
	William Ladds, 40, gardener's labourer	Lived with family, Plantation Cottage
	John Wilson, 43, gardener	Lived with family Plantation Cottage. Born in Ireland
	Luke Durkan, 29, gardener's labourer	Lived with family, Prospect Cottage. Born in Ireland.
	William Rigby, 63, gardener's labourer	Lived with sister and niece, Prospect Cottage.
	William Serlock, 35, labourer Haigh Hall gardens	Lived with family, Prospect Cottage
1891 (13)	John Smith Johnson, 41, gardener	Lived with family, Gardener's Cottage
	William Ashton, 24, under gardener	Bothies, Haigh Hall Gardens
	Richard Borthwick, 21, under gardener	Bothies, Haigh Hall Gardens. Born in Scotland
	William Woodward, 21, under gardener	Bothies, Haigh Hall Gardens
	William Sparling, 21, under gardener	Bothies, Haigh Hall Gardens
	Thomas Jamieson, 18, gardener's apprentice	Bothies, Haigh Hall Gardens
	Ernest Paughan, 17, gardener's apprentice	Bothies, Haigh Hall Gardens
	Ernest Hall, 18, gardener	Lived with parents, Haigh Foundry Cottages

	Robert Hoyle, 24, gardener	Lived with William Hope, caretaker of Haigh Foundry in Haigh Foundry Yard Cottage
	George Pickering, 22m gardener	Lived with parents in Gamekeepers House
	William Rigby, 74, gardener	Lived with Nice, Prospect Hill
	John Rose, 31, gardener	Lived with family, Haigh Brow Cottages
	John Saywell, 48, gardener	Lived with family Copperas Houses
1901 (18)	John Johnson, 51, head gardener	Lived with family in Gardener's Cottage
	Herbert Jackson, 23, gardener	Bothies, Haigh Hall Gardens
	Joseph Webster, 22, gardener	Bothies, Haigh Hall Gardens
	John Spark, 20, gardener	Bothies, Haigh Hall Gardens
	Benjamin Pritchard, 23, gardener	Bothies, Haigh Hall Gardens
	Austin Hatch, 20, gardener	Bothies, Haigh Hall Gardens
	John Johnson, 18, apprentice gardener	Bothies, Haigh Hall Gardens
	Robert Higham, 16, apprentice gardener	Bothies, Haigh Hall Gardens
	George Little, 27, gardener	Lived with Thomas Little Haigh Brow, boarder
	William Priestley, 38, gardener	Lived with wife, Prospect Terrace
	John Rose, 42, gardener	Lived with family, Basin Lane
	Thomas Rose, 77, gardener	Lived with son and daughter in law, Haigh Foundry Cottages
	James Saywell, 59, gardener	Lived with family, Copperas Lane
	Stephen Saywell, 23, gardener	Lived with parents, Copperas Lane
	John Smith, 24, gardener	Living with family, Senecar Lane
	Walter Smith, 32, gardener	Living with family, 8 Lakeside Cottages
	William Ladds, 62, garden labourer	Living with wife, Plantation Cottages
	Richard Sutton, 58, garden labourer	Living with Mary Cartwright, 2 Arley Cottages, boarder
1911 (14)	John Smith Johnson, 62, head gardener	Living with family, Haigh Hall Gardens (6 rooms)
	Alex Smith Johnson, 22, gardener	Living with parents, Haigh Hall Gardens (6 rooms)
	John Smith Johnson, 28, foreman gardener	The Bothy, Haigh Hall Gardens (5 rooms)
	Walter Ellis, 24, journeyman gardener	The Bothy, Haigh Hall Gardens (5 rooms)
	Henry Arthur Hancox, 20, assistant gardener	The Bothy, Haigh Hall Gardens (5 rooms)
	John Handley, 19, assistant gardener	The Bothy, Haigh Hall Gardens (5 rooms)
	William Edward Little, 26, apprentice gardener	The Bothy, Haigh Hall Gardens (5 rooms)
	Arthur Handley, 20, gardener	Living with parents, Copperas Lane (5 rooms)
	Walter Hulse, 31, gardener	Living with family, Park Cottages (4 rooms)
	Benjamin Robert Long, 34, gardener	Living with wife, Canal Lodge Basin (4 rooms)
	Thomas Prescott, 39, jobbing gardener	Living with family, Senecar Lane (5 rooms)
	Albert Ratcliffe, 42, gardener	Living with wife and niece, Basin Lane (5 rooms)
	John Rose, 51, gardener	Living with family, Basin Lane (7 rooms)
	John Smith, 35, under gardener	Living with family, Old Haigh School (4 rooms)
1921 (20)	Names mentioned include:	(It has not been possible to verify all these records as they are not freely available). Those in bold are

	William Boyd , Harry Dawson, John Craig, James Dawson, Herbert Grey, John Handley, Ben Huck, Stanley Hughes , Osbert Kimble , Robert Lauf, William Little , James Melling , William Mitchell , Robert Perry , Albert Ratcliffe, Samuel Smith, Richard Turner, Ernest Vaughan, Percival Vaughan and Herbert Yates.	recorded in the electoral register for 1922 as living in The Gardens or The Bothy
1922 (10)	William Boyd	Living in "The Gardens" with his family (Electoral register)
	James Craig	The Bothy
	Edgar Houghton	The Bothy
	Stanley Hughes	The Bothy
	Osbert David Kimble	The Bothy
	Thomas Laidler	The Bothy
	William Edward Little	The Bothy
	James Melling	The Bothy
	William Mitchell	The Bothy
	Robert Perry	The Bothy
1939 (9)	William Perry Nicholls, foreman gardener 25/11/1910	The Bothy
	Clifford Winstanley, journeyman gardener 12/4/1915	The Bothy
	Frank Dickenson, journeyman gardener, 18/11/1919	The Bothy
	Thomas Orrell, journeyman gardener, 19/5/1915	The Bothy
	George James Jones, Head Gardener, 4/8/1904 (also Special Constable with Lancashire Police)	Living with family Haigh Hall Gardens
	Herbert Yates, retired gardener 28/6/1871	Living with wife Copperas Lane
	Gareth Edward Moss, gardener and house servant, 10/3/1902	Living with family in home of Clarissa Fraid, Moat House
	William Marsh, gardener, ARP full time 4/2/1899	Living with family Park Cottages
	Thomas Bevan, gardener's labourer 4/4/1880	Astley Cottages, Pendlebury Lane

The 20th century

In 1911 archive records show that Mr. William Boyd became head gardener to the Earl of Crawford (DD/Hai/P/37). In 1914, Haigh Hall lost six of its under gardeners to the war effort. As part of F Company of the Royal Medical Corps an image of the men appeared in the local newspaper, training at Aldershot. Some were sent to the Indian Ward at Netley Hospital where whilst learning their jobs as orderlies they helped to teach Indian soldiers English, in return for learning the languages of the Indian patients. They were later to be sent to France (Wigan Observer & District Advertiser 5 December 1914, 8).

T Orrell and N. Winstanley are named as gardeners in the records of Haigh Hall (DD/ Hai/R/18). In 1921 Boyd advertised for a Journeyman to help him (Gardener's Chronicle 1921 p310).

The Wigan Corporation

The Haigh estate was sold to the Wigan Corporation in 1947 and opened to the public. In 1949 a children's play park fitted with 'modern' playground equipment opened together with the 480ft model railway track. Plans were announced for the development of a lily pond with rare water lilies and goldfish, adjoined to rest of garden by "a conservatory with continuously blooming plants" and in the longer-term plans were announced to included 18 hole golf course, old English Garden, sunken rock and water gardens, bog, primula and lawn gardens (Liverpool Echo, 12 April 1949, 3).

In 1950, Mr. J. Ashton, a Wigan Parks' Superintendent introduced the idea of a Ferguson tractor and carriage to take visitors on a circular tour of the 237 acres of the Haigh Hall Estate (Liverpool Echo, 4 May 1950, 5). In 1953 commemorative benches were placed in the 'Old England Rest Garden' to mark the occasion of the Coronation Liverpool Echo 26 May 1953, 10) and in 1955 a proposal was made to floodlight the conservatories, greenhouses and main driveway to Haigh Hall during the Chrysanthemum season (Liverpool Echo 14 October 1955,9). A report on the event stated it had been "an unqualified success" with visitors turning up in their 100s and in coach parties from other Lancashire towns (Liverpool Echo, 16 November 1955, 12).

In 1972, again under the influence of Jack Ashton, the municipal golf course was opened at Haigh Hall. It was described as being 3,048 yards out, with a par of 70. The 13th hole was noted as being particularly attractive, located next to the Leeds and Liverpool Canal. Green fees were 50p on weekdays and 75p at weekends. Unlike many municipal golf courses at the time there was also a practice area. Catering and changing facilities were located within the old stable buildings. It was noted in a report of the new Course in the Liverpool Echo (27 June 1972, 21), that a car was essential to reach the course and the council had provided a carpark for 500 cars recognising that public transport was not an option.

In 1986, following a year's delay and bad weather a two-mile miniature railway with three engines opened in the grounds of Haigh Hall on the 23rd June (Liverpool Echo, 4 June 1986, 13). Dating back to the 1950s a 15-inch miniature railway with ¾ miles of track also operates in the grounds, today run by the Wigan and District Model Engineering Society.

In the later 20th century, a zoo was opened in the parkland close to the walled garden. There are few details, but newspaper reports suggest animals kept included stags (Liverpool Echo 20 October

1977, 4), a camel (Daily Mirror 5 January 1990, 5), Chilean Pink Flamingos (Liverpool Echo 26 November 1993, 7), wallabies and porcupines (Staffordshire Sentinel 18 October 1994, 7), parrots (Liverpool Echo, 22 June 1994, 7) and monkeys (Aberdeen Press and Journal 5 April 1994, 6) The zoo closed in October 1994.

In 2006 a £50,000 grant from the Heritage Lottery Fund was awarded to transform the walled garden which allowed for the creation of an orchard in this area as well as planting new vegetable beds.

In 2015 Contessa Hotels were granted permission to run the hall as a boutique hotel. The hall was handed back to the council in 2021. In 2016 a miniature golf course and high ropes course opened in the grounds.

In 2022 features of the park include an adventure playground, high ropes, crazy golf, footgolf, and nine and 18 hole golf courses. Within the walled gardens there is the 'Kitchen Courtyard' which provides refreshments as well as a flower shops and activity spaces.

SITE 3: PLANTATION WOODLANDS

The woodlands on the Haigh Estate are generally believed to have been laid out in the 1860s to hide the scarring on the landscape caused by mining activity (Wigan Council) (see **Appendices I.11-I.13**). The Earl is thought to have hired out-of-work millworkers as a result of the Cotton Famine caused by the American Civil War to plant woodland trees and create meandering paths. Today they consist primarily of "*beech trees with a proportion of oak, horse chestnut, sycamore, ash and lime and Scots pine*" (Wigan Council). Gregson in 1824 refers to Haigh Hall as having "*excellent gardens and plantations*" (p236), while Clarke in 1830 refers to the "*house [being] screened by plantations*" (p59).

The first edition six inch to the mile Ordnance Survey (OS) maps surveyed in 1845 and published in 1849 (**Appendix I.4**) already shows extensive woodlands known as the Upper and Lower Haigh Plantations. In addition, the map shows several 'Old Coal Pits' and quarries, including one of the latter in the parkland to the southwest of the house. A large circular pond is shown in the Upper Plantation to the southeast of the house. The Laundry House and a kennel are shown in the southernmost part of the Upper Plantation. Hall Lane Bridge is shown crossing the Leeds and Liverpool Canal at the point where the Upper and Lower Plantations meet. Hall Lane Lodge (**Appendices 2.6 to 2.7**) is shown at the boundary of the estate near this bridge. The lodge was constructed in c. 1830 and is a listed building, listed at Grade II (NHLE: 1228100). The Lower Haigh

Plantation is shown as containing rather more 'Old Coal Pits' than the Upper Plantation, as well as several rather irregularly shaped ponds. Several industrial sites are shown along the River Douglas at the west of the site.

Andrew Peerles, the forester at Highclere Castle in Berkshire, commented that after a visit to Haigh Hall he learnt: "*that the northern system of forming plantations of larch, spruce and Scotch firs was utterly futile in the mining districts of Lancashire. [he] attributed the failure of the coniferous trees to the smoke and deleterious gases from blast furnaces, coke ovens...factories...etc.*" (Transactions of the Royal Scottish Arboricultural Society, Vol 6 1872, 247).

In 1876 Worrall's directory in the entry for Haigh notes: "*The extensive plantations around it reach into the borough of Wigan and portions of them form a beautiful and favourite walk of the Wigan townspeople*" (p173).

Few adverts exist for sales of timber from the estate. One example appeared in the Runcorn Examiner in 1880 but appears to be for woodland on estate farms rather than from the parkland:

"Timber for sale on Haigh Hall estate: To timber merchants, colliery proprietors and others. Makinson and Wilcock have received instruction to sell by auction on Monday March 1st 1880 at 1pm a quantity of very useful Hedgerow and other timber in 40 or more lots no lying upon the farms on the Haigh Estate in the occupation of Messrs Alker, Barlow, Sycamore, Poplar and Willow. All timber is convenient access and most of it lies close to the canal. Mr Wilkinson, Wood Bailiff, Haigh Hall will show" (28 February 1880, 4).

In 1881 a storm in Wigan brought down trees "*near the lodge gates leading to Haigh Hall...preventing the passing of carriages and vehicles of all descriptions*" (Wigan Observer and District Advertiser 19 October 1881, 3)

By the time of publication of the OS edition of 1894 (**Appendix I.1**), the formal gardens around the hall had been removed and Haigh Tower and Park Cottages are shown. Further south and west, the Whelley Loop Line of the London and Northwestern Railway (LNWR) had been constructed in 1883-1884 through the park and the formal entrance drive from the park gates was carried over it on a new bridge by Charles Badlock. The bridge is a listed building, listed at Grade II (NHLE: 1376802).

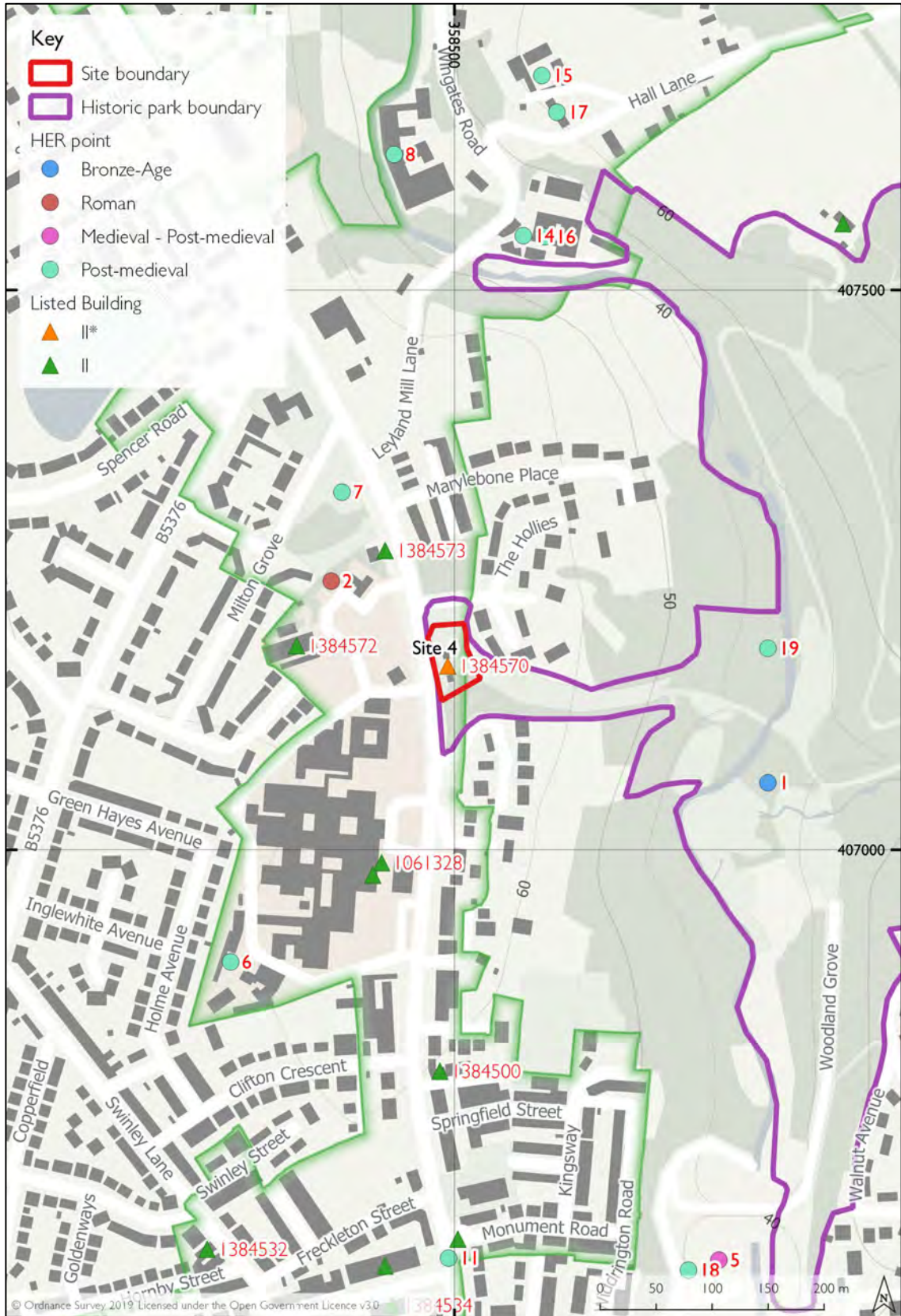


Figure 4: Historic Environment Record data & Designated Asset data - Site 4

Later mapping shows comparatively few changes within the Plantations, although the LNWR became disused during the postwar period. A miniature railway was constructed as an attraction within the post war public park.

AREA 4: PLANTATION GATES

The Plantation Gates (**Appendices 2.11-2.12**) are located directly opposite the Royal Albert Edward Infirmary (see **Appendices 1.8-1.10**). The gates, comprising an entrance archway and lodges with linking railings and gates, are probably of c.1840. From the entrance archway a sweeping carriage drive leads through the woodlands to the hall. The Gateway and Lodges to Haigh Hall Park is a listed building, listed at Grade II* (NHLE: 1384570).

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

6 UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL

LANDSCAPE CHARACTER

The development of the area is described in the Historic Background section, above. The site has largely retained its landscaped park and garden character, although much of the area to the west has been developed and forms part of the built development of Wigan. Much of the remainder of the surrounding area remains as agricultural farmland, although there has been significant development at Whelley and New Springs to the south.

Within Sites 1 and 2 the historic landscape character comprises Country Park (**Figure 5**). The historic landscape character at Site 3 also comprises Country Park, with Agglomerated Fields to the north of Hall Lane (**Figure 6**). At Site 4 the historic landscape character comprises Country Park, with Estate Houses at the location of the listed buildings (**Figure 7**).

SITE APPRAISAL

The site (**Figure 1, Appendices 2.1 to 2.12**) slopes gently down towards the River Douglas, which forms the watercourse at the west of the site. The park is now used as a Country Park. There are several visitor attractions within the park including the playpark to the west of the walled gardens and further south, the miniature railway.

There is a series of walled gardens located to the east of the Haigh Hall. The northernmost of these is the nursery, marked as such on the OS edition of 1909 (**Appendix 1.2**). This is overgrown and in poor condition. At its western end is a former model village, access to which was not available.

A Bothy (**Appendices 2.1 to 2.4**) and range of garden buildings are located along the southern boundary of the nursery and are lean to structures, located against the southern wall. The structure is of brick, with slate roofs. The buildings are of two storeys at the eastern end, and single storey towards the west.

The large Greenhouse (**Appendix 2.5**) located to the north of and perpendicular to the bothy range corresponds with a structure first shown on the OS edition of 1892 (**Appendix 1.1**). The structure apparently retains its early brick base and northern end wall, with some internal fittings including stub walls probably associated with its heating system.

To the east of this greenhouse, the remains of short stretches of brick walls or floors are visible in the hardstanding and may represent remains associated with the two smaller greenhouses located to the east of and parallel with the large surviving greenhouse.

The remains of a small zoo are located outside the western end of the nursery.

The Walled Garden to the south of the Nursery is relatively level and primarily laid out to lawns. Towards the western end is a rockery.

The Plantation Woodlands can be divided into three parts. From the north of the site, the Haigh Upper Plantation extends from the walled gardens in the north to the Leeds and Liverpool Canal in the south and west. The Haigh Lower Plantation extends from the Leeds and Liverpool Canal in the east as far as the entrance gates and the A49 Wigan Lane road in the west. The Haigh Lower Plantation can be subdivided into two parts, divided by the former London and Northwestern Railway (LNWR) railway line. To the east of the former LNWR railway line are numerous small earthworks, some of which may represent coal mining activity and woodland subdivisions. Earthworks to the west of the former LNWR railway line are less obvious, but parkland features along Hall Lane include rock features located immediately adjacent to the road winding through the plantation.

Evidence for coal mining survives in the form of a sough emptying into the Yellow Brook watercourse. The sough, known as Haigh Sough mine drainage portal, 310m west of Park House, Haigh is a Scheduled Monument (**NHLE: 1017064, No.20** on **Figure 3**). **Note:** This was under repair at the time of the site survey for this report and was not available to view.

The site is divided from the built development of the settlement at Wigan by the A49 Wigan Lane road and is well screened by woodland. The Plantation Gates form a feature on Wigan Lane (**Appendices 2.11-2.12**).

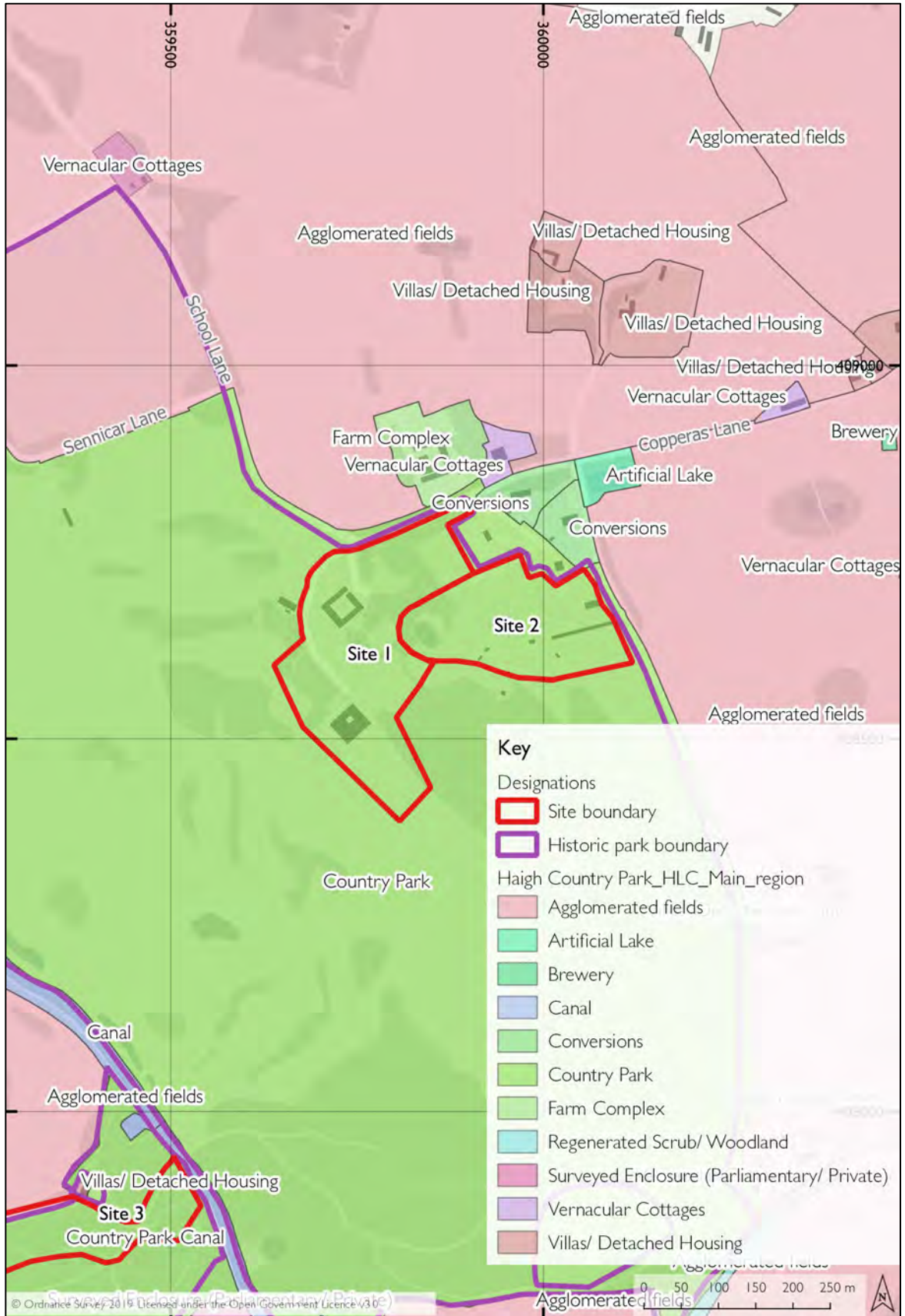


Figure 5: Historic Landscape Character – Sites 1 and 2



Figure 6: Historic Landscape Character – Site 3

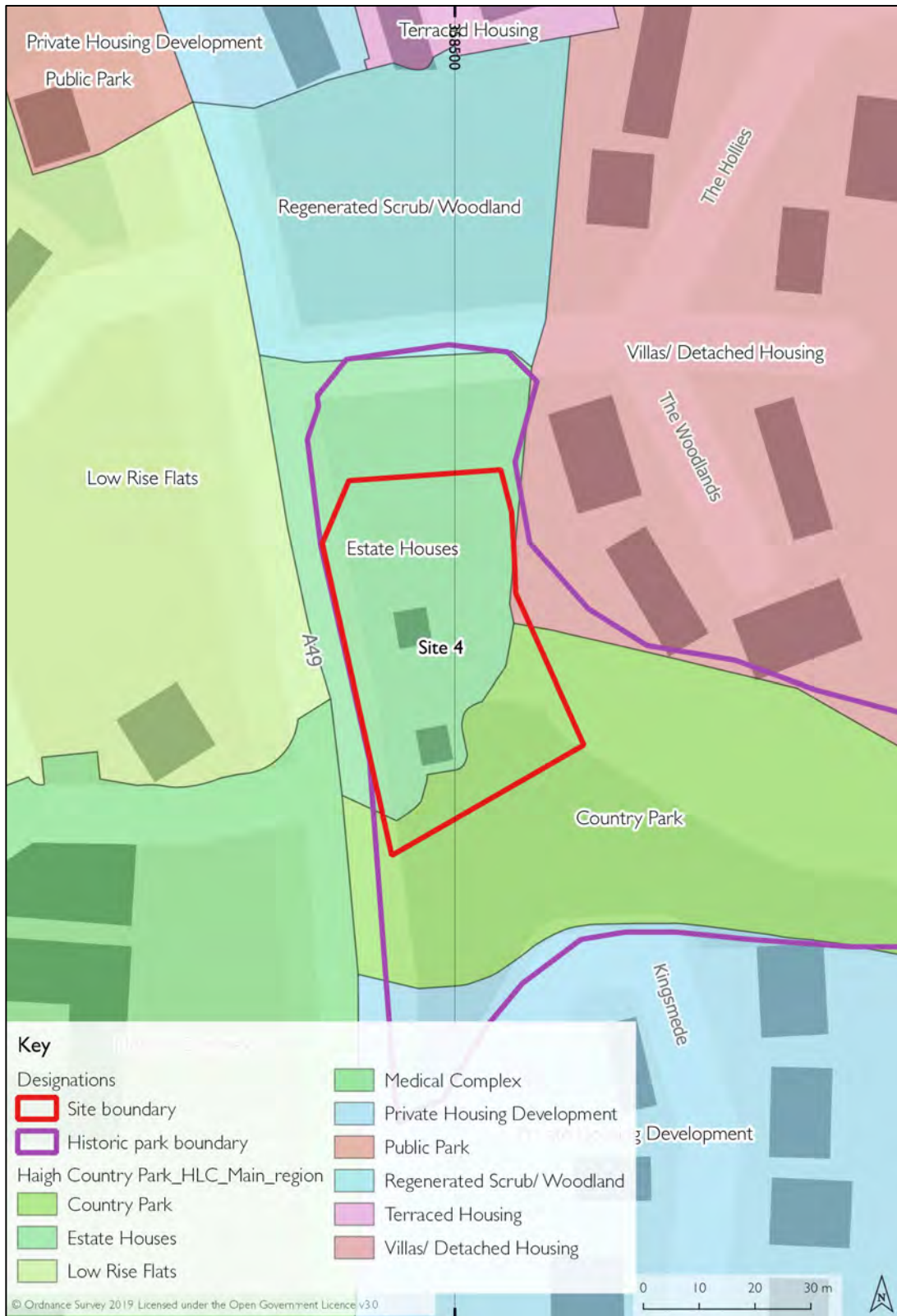


Figure 4: Historic Landscape Character – Site 4

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Below Ground Archaeological remains;
- Those designated assets, including the Listed Buildings and the Haigh Village Conservation Area described in **Section 4**; and
- The unlisted historic buildings and structures described in **Section 4**.

The following statement of significance follows the methodology and terminology set out in **Section 2**.

BELOW GROUND ARCHAEOLOGY

While there are recorded remains of prehistoric and in particular Roman date in the wider area, there is very little evidence for pre-medieval activity within Haigh Woodland Park. During the medieval period the site and surrounding area is likely to have been used for woodland and/ or grazing. There are no recorded medieval remains within the site or the surrounding area.

Remains of coal mining activity have been recorded within and adjacent to Haigh Woodland Park on historic maps. Given that the bedrock underlying the site comprises the Pennine Coal Measures Formation, similar remains being located within the remainder of the site cannot be ruled out.

Any surviving remains within Sites 1 to 4 are likely to represent fragments of medieval or more likely later activity. The overall potential for encountering archaeological remains at Haigh Woodland Park is considered to be **medium** within Site 3 and **high** within Sites 1, 2 and 4 for remains associated with the hall and parkland.

Significance

Although surviving remains within the site are likely to represent fragments of medieval or later activity, they may comprise further evidence for early land use, the development of the park, and/ or coal mining activity. On this basis any archaeological remains within the site are considered to be of potential **local to regional heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early activity in the area.

UNLISTED BUILT HERITAGE (WALLED GARDENS AND BOTHY)

Description

The walled gardens, nursery and Bothy buildings are probably of mid 19th century origin. The structures are of brick and glass, with some stone detailing. The Bothy range on the south wall of the nursery is largely intact, although in poor condition. The stub walls of an early greenhouse survive to its north and the remains of further structures are visible in the ground surface. The stub walls of a further greenhouse survive adjacent to the ornamental pond. The structures themselves are not separately designated but lie within the Haigh Village Conservation Area.

Archaeological interest:

It is considered that the structures are of medium historical interest. The fabric of the structures contain evidence for their construction and phasing. The possibility that further remains may be preserved within and around the structures is considered to be high, as evidenced by the probable buried remains visible in the nursery, and the intrinsic archaeological interest of the structures is considered to be medium. The Historical value is partly illustrative, but the structures are associated with known persons, including its developers and to some extent their former workforce.

Architectural and Artistic interest, with Historic Interest:

The structures represent gardens associated with Haigh Hall of the mid-19th century. There are historical associations between the listed building and the wider parkland. The architectural interest of the structures derives from their design value in terms of their expression of the garden architecture of the 19th century and later. The historic interest derives from the symbolic value of the structures as part of the local community. Much of their architectural and artistic interest remains and is thus considered to be of **medium** interest.

Physical Surroundings and Experience

The setting of the structures has altered relatively little over time. A comparison of modern and historic OS maps shows much development, and subsequent demolition within the nursery, and the development of the parkland as a public amenity, with several attractions located nearby. The setting of the structures now comprises this more modern development, in particular immediately to their west. The setting of the structures is formed by the former Haigh Hall park and garden.

Overall, the contribution of setting to the significance of the structures is medium and their sensitivity to further change in their setting is similarly **medium**.

Summary of Significance

The structures are considered to be of a **regional level** of heritage significance, deriving from:

- * their **architectural interest**, which makes a **high contribution** to the significance of the structures, as important examples of the garden architecture of the mid Victorian period.
- * their **historic interest**, which makes a **medium contribution** to the significance of the structures, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the walled gardens and nursery; the illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 160 or so years, and the symbolic value of the structures as part of the local community.
- * their **archaeological interest**, which makes a **medium contribution** to the significance primarily in relation to the research value of the fabric of the structures themselves and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

Setting forms part of the significance of the walled gardens, nursery, and bothy in that there has been relatively little development, with the exception of the nearby modern visitor attractions. The sensitivity of the walled gardens, nursery, and bothy to further change in their setting is **medium**.

LISTED BUILDINGS

The following listed buildings **would not be affected by proposed scope of works** and are not considered further:

- Haigh Hall, Haigh listed at Grade II* (NHLE: 1228292);
- Stables Approximately 100 Metres to North of Haigh Hall, Haigh listed at Grade II (NHLE: 1228105);
- The Receptacle, Haigh listed at Grade II (NHLE: 1228264);
- Stocks to East of Entrance To Haigh Hall, Haigh listed at Grade II (NHLE: 1228295);
- Bridge Over Entrance to Canal Basin on Leeds and Liverpool Canal, Haigh listed at Grade II (NHLE: 1287258);
- Railway Bridge in Haigh Hall Park, Haigh listed at Grade II (NHLE: 1376802).

In addition, the Haigh Sough Mine Drainage Portal, 310m West Of Park House, Haigh a Scheduled Monument (NHLE: 1017064) would not be affected by development and is not considered further here.

Gateway and Lodges to Haigh Hall Park (NHLE: 1384570)

Description

The Gateway and Lodges to Haigh Hall Park (**Appendix 2.11-2.12**) represents a formal entrance to the park and garden, providing a barrier to access across the formal entrance drive. The structure probably dates to c1840 and has been altered. The structure is in sandstone ashlar, with slate roofs to the lodges and cast-iron railings and gates. The single storey square lodges have cut-out corners, and low pyramidal roofs with central chimneys. The building is listed at Grade II*.

Archaeological interest:

It is considered that the listed building is of **medium** archaeological interest. The fabric of the listed building contains evidence of its construction and phasing. The possibility that remains may be preserved within and around the listed building is considered to be high and the intrinsic archaeological interest of the building is considered to be medium. The Historical value is partly illustrative, but the building is associated with known persons, including its developers and to some extent its occupiers.

Architectural and Artistic interest, with Historic Interest:

The designated asset represents a formal entrance to the park and garden of the Georgian/ Victorian period transition. There are significant historical associations between the listed building and the remainder of Haigh Woodland Park. The architectural interest of the listed building derives from its design value in terms of its expression of the parkland architecture of the 19th century and later. The historic interest derives from the symbolic value of the building as part of the local community. Much of the architectural and artistic interest remains and is thus considered to be of **medium** interest.

Physical Surroundings and Experience

The setting of the listed building has altered significantly over time, although the early elements, Wigan Lane and the parkland with the entrance drive, remain. The chief changes to the setting of the listed building to its east involve alterations surrounding the development of the park as a public amenity, while to the west, the modern development of Wigan has appeared along Wigan Lane. The setting of the listed building now includes this more modern development. The setting of the

listed building is formed by the adjacent woodland and the wider parkland and modern Wigan to the west.

Overall, the contribution of setting to the significance of the listed building is medium and its sensitivity to further change in their setting is similarly **medium**.

Summary of Significance

The listed building is considered to be of a **national level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of the listed building, as an important examples of the architecture of the late Georgian/ early Victorian period.
- * Its **historic interest**, which makes a **medium contribution** to its significance, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 180 years, and the symbolic value of the designated asset as part of the local community.
- * Its **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

Setting forms part of the significance of the Gateway and Lodges to Haigh Hall Park in that there has been relatively little development, and the plantation woodland and parkland largely survives. The sensitivity of the designated asset to further change in its setting is **medium**.

Lodge to Haigh Hall, Haigh (NHLE: 1228100)

Description

The Lodge to Haigh Hall (**Appendices 2.8-2.10**) represents a parkland lodge building of c.1830. The single storey structure is of stone with a hipped slate roof, and has wide eaves, and windows of two round-headed lights, the leaded glazing with lozenge quarries and Y-form heads. The building is listed at Grade II.

Archaeological interest:

It is considered that the listed building is of **medium** archaeological interest. The fabric of the listed building contains evidence of its construction and probably phasing. The possibility that remains may be preserved within and around the listed building is considered to be high and the intrinsic archaeological interest of the building is considered to be **medium**. The Historical value is partly illustrative, but the lodge is associated with known persons, including its developers and probably its occupiers.

Architectural and Artistic interest, with Historic Interest:

The designated asset represents a parkland lodge building of the end of the Georgian period. There are significant historical associations between the listed building and the remainder of Haigh Woodland Park. The architectural interest of the listed building derives from its design value in terms of its expression of the parkland architecture of the 19th century and later. The historic interest derives from the symbolic value of the building as part of the local community. Much of the architectural and artistic interest remains and is thus considered to be of **medium** interest.

Physical Surroundings and Experience

The setting of the listed building has altered relatively little over time. The chief changes to the setting of the listed building involve alterations surrounding the development of the park as a public amenity. The setting of the listed building now includes this more modern development. The setting of the listed building is formed by the adjacent woodland and the wider parkland.

Overall, the contribution of setting to the significance of the listed building is **medium** and its sensitivity to further change in their setting is similarly **medium**.

Summary of Significance

The listed building is considered to be of a **national level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of the listed building, as an important example of the architecture of the late Georgian period.
- * Its **historic interest**, which makes a **medium contribution** to its significance, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 190 years, and the symbolic value of the designated asset as part of the local community.

- * Its **archaeological interest**, which makes a **medium contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the site and wider area.

Setting forms part of the significance of the Lodge to Haigh Hall in that there has been relatively little development, and the plantation woodland and parkland largely survives. The sensitivity of the designated asset to further change in its setting is **medium**.

HAIGH VILLAGE CONSERVATION AREA

Description

The Haigh Village Conservation Area, located within the northern part of Haigh Woodland Park, including sites 1 and 2, and extending to its east to include Haigh Village represents the historic layout and fabric of the medieval and later village of Haigh.

Archaeological interest:

It is considered that the Conservation Area is of **medium** archaeological interest. The fabric of the historic buildings within the Conservation Area, whether designated or not contains evidence of their construction and potentially, phasing. The possibility that remains may be preserved within and around the Conservation Area is considered to be **high** and the intrinsic archaeological interest of the Conservation Area is considered to be **medium**. The Historical value is largely illustrative, but it is noted that Haigh Hall is associated with known persons, including its owners.

Architectural and Artistic interest, with Historic Interest:

The Conservation Area represents village dating from the medieval period and later. The architectural interest of the Conservation Area derives from its design value in terms of its expression of the architecture of domestic dwellings of the post medieval period and later. The historic interest derives from the symbolic value of the buildings and land divisions, and in particular the relationship between the Haigh Hall estate and the village as part of the local community. Much of the architectural and artistic interest of the Conservation Area remains and is thus considered to be of **medium** interest.

Physical Surroundings and Experience

The Conservation Area retains much of its rural setting and to the south and west, the Haigh Plantations have altered relatively over time. A comparison of modern and historic OS maps shows some development to the east and south at Aspull, but little else.

Overall, the contribution of setting to the significance of the Conservation Area is **medium**, and its sensitivity to further change in its setting is similarly **medium**.

Summary of Significance

The Conservation Area is considered to be of a **regional level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to the significance of the Conservation Area, as an important example of a village of the medieval period and later.
- * Its **historic interest**, which makes a **high contribution** to its significance, in relation to the reasonably well-documented history of the Haigh Hall estate in particular; and the illustrative historic interest of the historic buildings in reflecting the changing local economy, styles of living and land-use over the past centuries, and the symbolic value of the Conservation Area as part of the local community.
- * Its **archaeological interest**, in particular that of the parkland, which makes a **high contribution** to its significance primarily in relation to the research value of the fabric of the historic buildings and the potential below ground remains within and adjacent to the Conservation Area to increasing our understanding of the development of the Haigh Hall estate and Haigh village.

Setting forms part of the significance of the Conservation Area in that there has been relatively little development, with the exception of the nearby settlement of Aspull. The sensitivity of the Conservation Area to further change in its setting is **medium**.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The proposals for Haigh Park include several elements as follows:

At Site 2, within the former nursery, the Bothy Cottages would be refurbished. In addition, a small new-build kiosk structure is proposed at the western end of the range of cottages, alongside a new entrance to the walled garden. The Bothy Yards would be improved, with the creation of a new Horticultural Growing Area. It is proposed to construct a new education space, the Walled Garden Pavilion, within the walled garden itself, connected to the existing Bothy buildings via a glass link.

In addition, at Site 2 the proposed creation of a Performance Space at the ornamental pond and remains of the former glasshouse will involve the refurbishment and conservation of the glass house remains. A new small, single storey timber kiosk structure will house power and storage associated with events and performances.

At Site 3 the proposal comprises a Woodland Environmental Hub, located within a pair of existing clearings in the Lower Plantation, adjacent to the Hall Lane entrance to Haigh Park, is intended as a dedicated space for education groups and a hub for activities. The hub proposed to comprise a small scale, single storey collection of timber structures arranged around a boardwalk. These small timber clad buildings, with over-sailing sedum roofs are intended to blend into their surroundings. To the west of the A Woodland Environmental Hub, a new car and mini-bus parking area would be created in a woodland glade to the south of Hall Lane, with a footpath to the hub.

At Site 4, improvements to the Plantation Gates involving a programme of conservation repairs to the building to remove it from the Historic England Heritage at Risk Register are proposed. This would include conservation of metalwork, replacement rainwater goods, stonework repairs, and replacement external and internal joinery. Each refurbished lodge is intended to house interpretation boards.

Potential Effects Arising from the Proposal

The principal attributes of the scheme which have the potential to affect heritage assets include:

1. **Groundworks** - Groundworks associated with the construction of access, drainage, and foundations for the proposed development.
2. **Scale** – An increase in scale, and therefore prominence, of development at the site.

3. **Appearance** - Change in the appearance of development at the site in relation to evident land use, architectural design, and materials.
4. **Works Affecting Historic Fabric** – Partial demolition, repair and preservation works are to be undertaken, with loss and change to historic fabric.

ARCHAEOLOGICAL REMAINS

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

There is little recorded evidence for medieval or earlier archaeological remains within Haigh Woodland Park, or in the immediately surrounding area. Historic mapping indicates that the site has remained as parkland and plantation woodland since at least the 19th century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be **low**.

Impacts on any associated below ground archaeology are likely to derive from excavation and bulk earthmoving. Any surviving below ground archaeology is likely to be wholly or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

DESIGNATED ASSETS

Scale - An increase in scale, and therefore prominence, of development at the site, may have an adverse effect on the settings of designated assets.

Appearance - Change in the appearance of development at the site in relation to evident land use, architectural design, and materials, may have an adverse effect on the settings of designated assets.

The Gateway and Lodges to Haigh Hall Park, a listed building, listed at Grade II* (NHLE: 1384570) represents a formal entrance to the park and garden, providing a barrier to access across the formal entrance drive. The setting of the designated asset includes the modern built development of Wigan to the west and Haigh Woodland Park to the east.

The Lodge to Haigh Hall, Haigh, a listed building, listed at Grade II (NHLE: 1228100) represents a parkland lodge building of c.1830. The setting of the listed building is formed by the adjacent woodland and the wider parkland.

The proposed development would result in new structures being visible from points within Haigh Woodland Park. There would be some in combination views of the proposed development at Site

3 and the Lodge to Haigh Hall. There would be no changes to the setting of The Gateway and Lodges to Haigh Hall Park.

The proposed development would have no impacts on the fabric of any designated asset. Careful design of the proposed development, in terms of scale, massing and materials, would result in the proposed structures appearing at scale with the designated assets. On this basis the proposed development would result in a **minor adverse effect** to the significance of designated assets.

Parts of Haigh Woodland Park lies within the Haigh Village Conservation Area. The Conservation Area comprises the historic built development of the village and northern part of Haigh Hall park.

Other than the proposed changes to the works affecting historic fabric noted below, the proposed development would have no impacts on the fabric of the Conservation Area, and no change in terms of its setting. The proposed development is considered to result in to result in a **neutral effect** on its heritage significance.

Works Affecting Historic Fabric – Partial demolition, repair and preservation works are to be undertaken, with loss and change to historic fabric.

The walled gardens, nursery and Bothy buildings, with the remains of greenhouses are probably of mid 19th century origin. The stub walls of a further greenhouse survive adjacent to the ornamental pond. The structures are of brick and glass, with some stone detailing. The structures themselves are not separately designated but lie within the Haigh Village Conservation Area.

There would be limited impacts on the fabric of the bothy building where it is proposed to link with the new Walled Garden Pavilion. The proposed works would also see the refurbishment and return to good condition of these structures. On this basis the proposed development would result in a **minor beneficial effect** to the significance of these structures.

9 DISCUSSION

SUMMARY OF SIGNIFICANCE

There is little evidence for pre-medieval activity within Haigh Woodland Park. During the medieval period the site and surrounding area is likely to have been used for woodland and/ or grazing. There are no recorded medieval remains within the site or the surrounding area. Remains of coal mining activity have been recorded within and adjacent to Haigh Woodland Park. Given that the bedrock underlying the site comprises the Pennine Coal Measures Formation, similar remains being located within the remainder of the site cannot be ruled out.

Surviving remains within the site are likely to represent fragments of medieval or later activity, but may also comprise evidence for early land use, the development of the park, and/ or coal mining activity. Any archaeological remains within the site are considered to be of potential **local to regional heritage significance**.

The walled gardens, nursery and Bothy buildings are probably of mid 19th century origin. The Bothy range on the south wall of the nursery is largely intact, although in poor condition. The stub walls of an early greenhouse survive to its north and the remains of further structures are visible in the ground surface, while the stub walls of a further greenhouse survive adjacent to the ornamental pond. The structures themselves are not separately designated but lie within the Haigh Village Conservation Area.

The structures are of **regional** heritage significance, deriving from: their high **architectural interest** as important examples of the garden architecture of the mid-Victorian period. their medium **historic interest**, the reasonably well-documented history of the walled gardens and nursery; the illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 160 or so years, and the symbolic value of the structures as part of the local community. their medium **archaeological interest**, primarily in relation to the research value of the fabric of the structures themselves and the potential below ground remains within and adjacent to the asset.

Setting forms part of the significance of the walled gardens, nursery, and bothy in that there has been relatively little development, with the exception of the nearby modern visitor attractions. The sensitivity of the walled gardens, nursery, and bothy to further change in their setting is **medium**.

The Gateway and Lodges to Haigh Hall Park represents a formal entrance to the park and garden, providing a barrier to access across the formal entrance drive. The structure probably dates to c1840 and has been altered. The building is listed at Grade II*.

The listed building is of **national** heritage significance, deriving from its high **architectural interest**, as an important example of the parkland architecture of the late Georgian/ early Victorian period. Its medium **historic interest**, in relation to the historical importance of the site to the development of the local area, the reasonably well-documented history of the designated asset; its illustrative historic interest in reflecting the changing local economy, styles of living and land-use over the last 180 years, and the symbolic value of the designated asset as part of the local community. Its **archaeological interest** makes a **medium contribution** to its significance.

Setting forms part of the significance of the Gateway and Lodges to Haigh Hall Park in that there has been relatively little development, and the plantation woodland and parkland largely survives. The sensitivity of the designated asset to further change in its setting is **medium**.

The Lodge to Haigh Hall represents a parkland lodge building of c.1830. The single storey structure is of stone with a hipped slate roof. The building is listed at Grade II.

The listed building is of **national** heritage significance, deriving from its high **architectural interest**, as an important example of late Georgian parkland architecture, its medium **historic interest**, with reasonably well-documented history, its illustrative historic interest reflecting changing local economy, styles of living and land-use, and the symbolic value of the designated asset as part of the local community, the medium **archaeological interest**, primarily in relation to the research value of the fabric of the building and potential below ground remains within and adjacent.

Setting forms part of the significance of the Lodge to Haigh Hall in that there has been relatively little development, and the plantation woodland and parkland largely survives. The sensitivity of the designated asset to further change in its setting is **medium**.

The Haigh Village Conservation Area, located within the northern part of Haigh Woodland Park, including sites 1 and 2, and extending to its east to include Haigh Village represents the historic layout and fabric of the medieval and later village of Haigh.

The Conservation Area is of **regional** heritage significance, deriving from its **architectural interest**, its **historic interest**, which makes a **high contribution** to its significance,; and the illustrative historic interest of the historic buildings in reflecting the changing local economy, styles of living and land-

use over the past centuries, and the symbolic value of the Conservation Area as part of the local community, and its **archaeological interest**,

Setting forms part of the significance of the Conservation Area in that there has been relatively little development, with the exception of the nearby settlement of Aspull. The sensitivity of the Conservation Area to further change in its setting is **medium**.

SUMMARY OF IMPACT

The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces. This has the potential to impact buried archaeological remains. There is little recorded evidence for medieval or earlier archaeological remains within Haigh Woodland Park, or in the immediately surrounding area. Historic mapping indicates that the site has remained as parkland and plantation woodland since at least the 19th century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be **low**.

Any surviving below ground archaeology is likely to be wholly or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

An increase in scale, and therefore prominence, of development at the site, may have an adverse effect on the settings of designated assets. Change in the appearance of development at the site in relation to evident land use, architectural design, and materials, may have an adverse effect on the settings of designated assets.

An increase in scale, and therefore prominence, of development at the site, may have an adverse effect on the settings of designated assets. In addition, change in the appearance of development at the site in relation to evident land use, architectural design, and materials, may have an adverse effect on the settings of designated assets.

The Gateway and Lodges to Haigh Hall Park, a listed building, listed at Grade II* (NHLE: 1384570) represents a formal entrance to the park and garden. The setting of the designated asset includes the modern built development of Wigan to the west and Haigh Woodland Park to the east. The Lodge to Haigh Hall, Haigh, a listed building, listed at Grade II (NHLE: 1228100) represents a parkland lodge building of c.1830. The setting of the listed building is formed by the adjacent woodland and the wider parkland.

The proposed development would have no impacts on the fabric of any designated asset. Careful design of the proposed development, in terms of scale, massing and materials, would result in the proposed structures appearing at scale with the designated assets. On this basis the proposed development would result in a **minor adverse effect** to the significance of designated assets.

Parts of Haigh Woodland Park lies within the Haigh Village Conservation Area. The Conservation Area comprises the historic built development of the village and northern part of Haigh Hall park.

The proposed development would have no impacts on the fabric of the Conservation Area, other than those noted below, and no change in terms of its setting. The proposed development is considered to result in to result in a **neutral effect** on its heritage significance.

Partial demolition, repair and preservation works are to be undertaken, with loss and change to historic fabric.

The walled gardens, nursery and Bothy buildings, with the remains of greenhouses in the nursery and adjacent to the ornamental pond are probably of mid 19th century origin. The structures themselves are not separately designated but lie within the Haigh Village Conservation Area.

There would be limited impacts on the fabric of the bothy building where it is proposed to link with the new Walled Garden Pavilion. The impacts would primarily be to the adjacent garden wall,. There would also be impacts on the now rather degraded remains of the greenhouses. The proposed works would see the refurbishment and return to good condition of these structures. The proposed development would result in a **minor beneficial effect** to the significance of these structures.

CONCLUSION

The proposed development may impact upon below ground remains. Any surviving below ground remains would not be of sufficient significance to require preservation *in situ*.

The proposed development would have no impacts on the fabric of any designated assets, either listed buildings or Conservation Areas.

Legibility of the historic setting of the listed buildings within Haigh Woodland Park remains high. The proposed development is considered to result in a low level of effect on heritage significance and setting.

In conclusion, the proposed development at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of local to regional significance. Any harm would be less than substantial in nature and towards the bottom end of this scale.

In addition, while there would be harm to an undesignated asset within a conservation area, namely the bothy within the nursery and the adjacent garden wall, as well as the remains of the greenhouses, there would be significant refurbishment and beneficial reuse of historic structures and historic architectural and structural details could be recorded by a scheme of archaeological building recording, thus the harm would be less than substantial in nature and towards the lower end of this scale.

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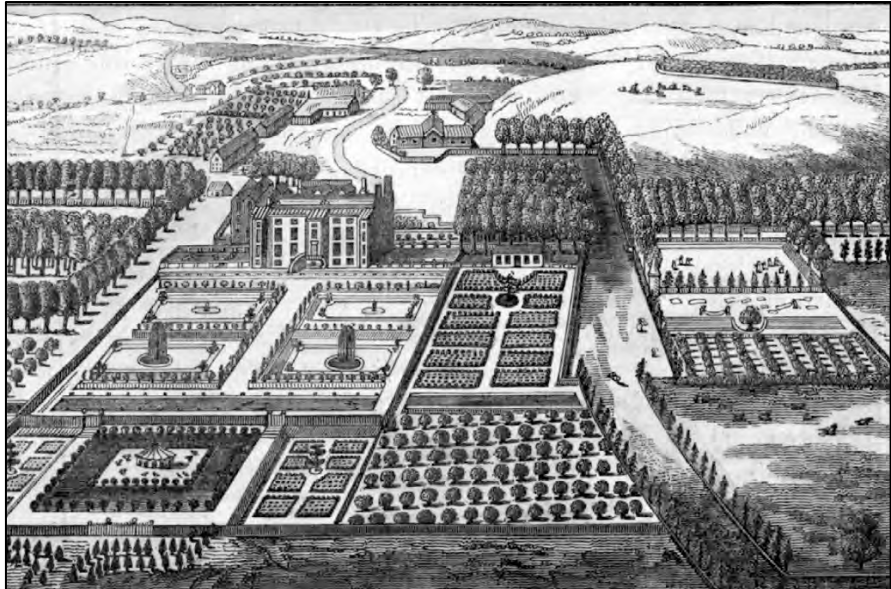
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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS

Appendix I.1:
1707 knyff and Kip
engraving

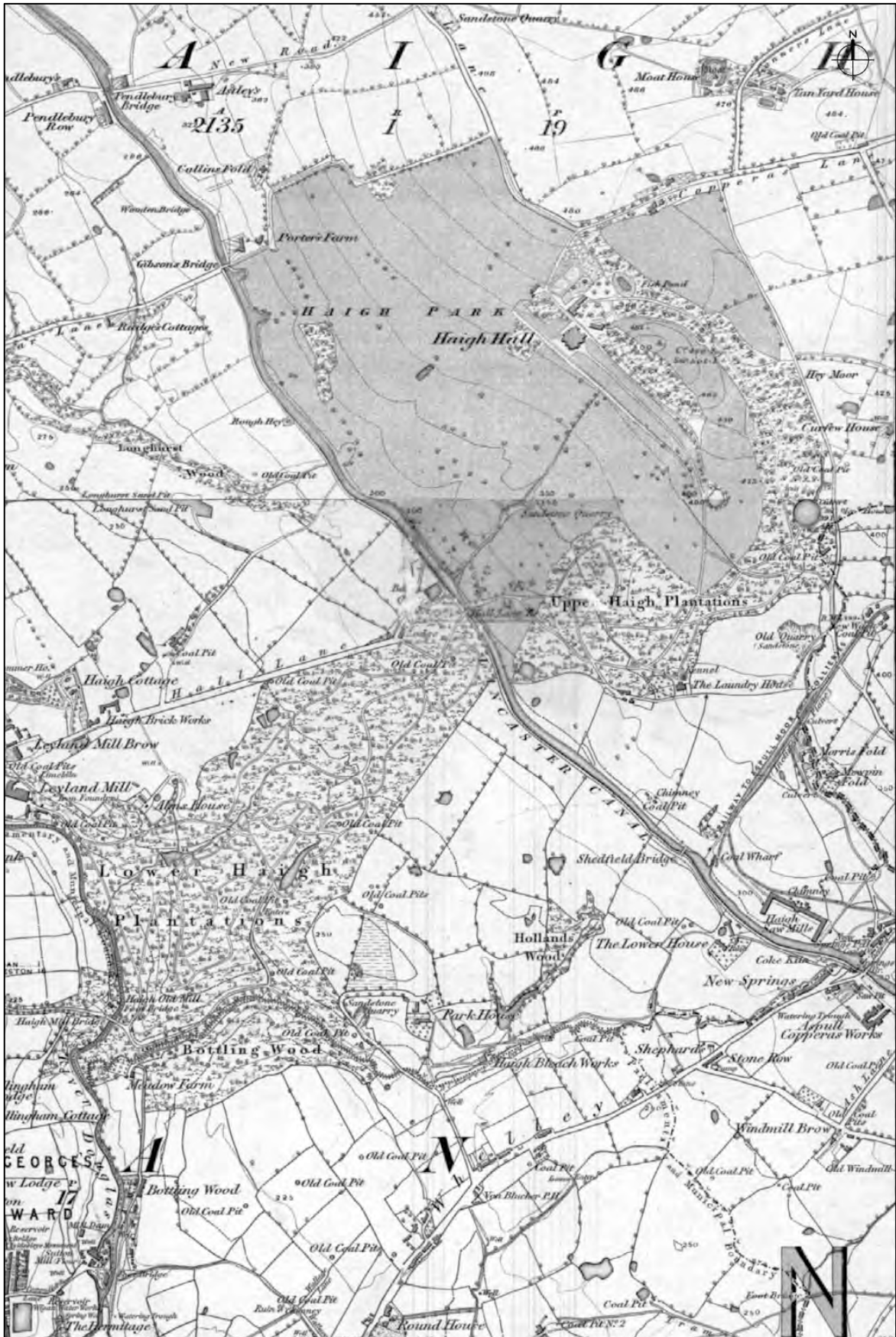


Appendix I.2:
1746 Painting of the
gardens with Sir
Roger and Lady
Bradshaigh

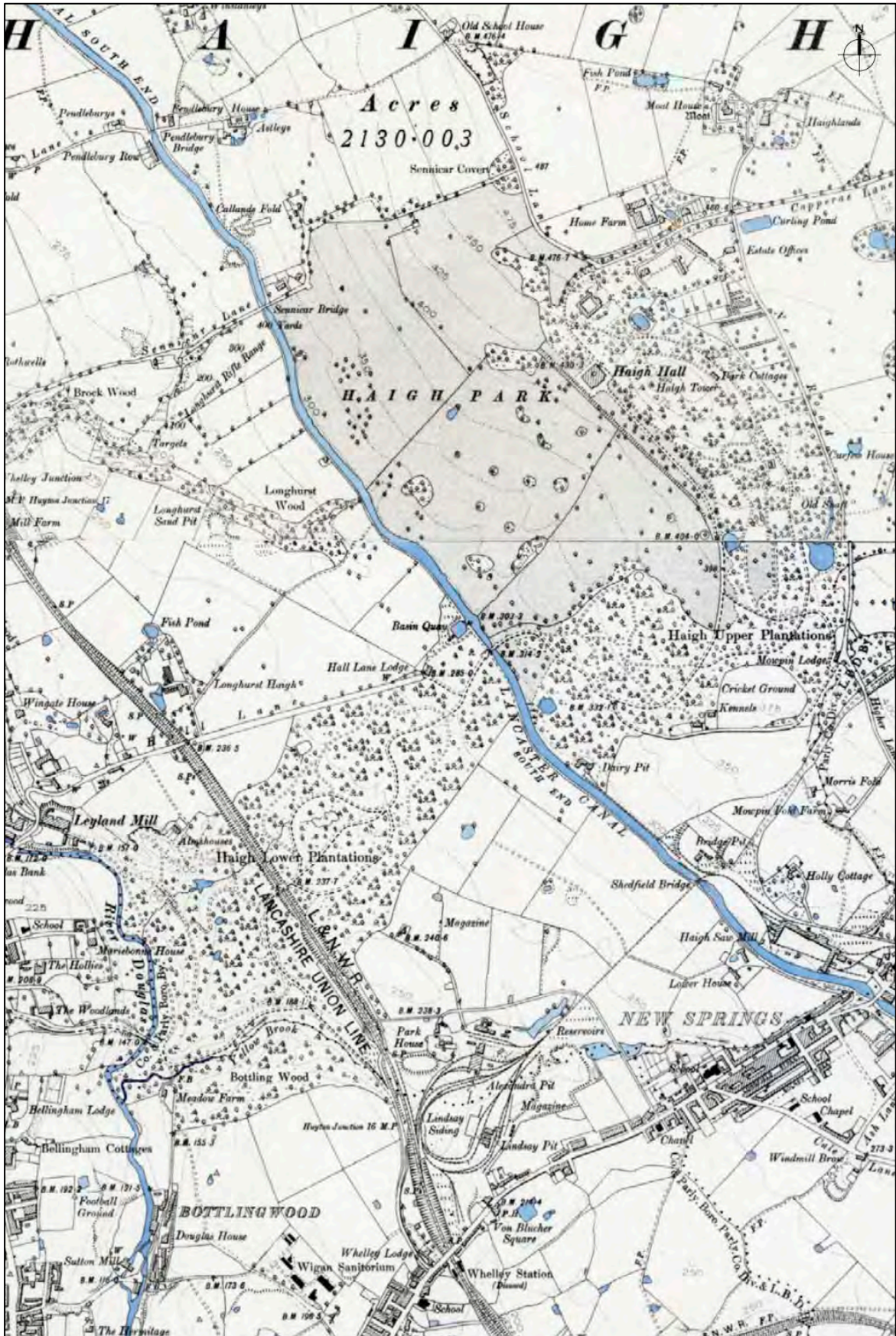


Appendix I.3:
Extract from 1796
Estate plan of Haigh
Park

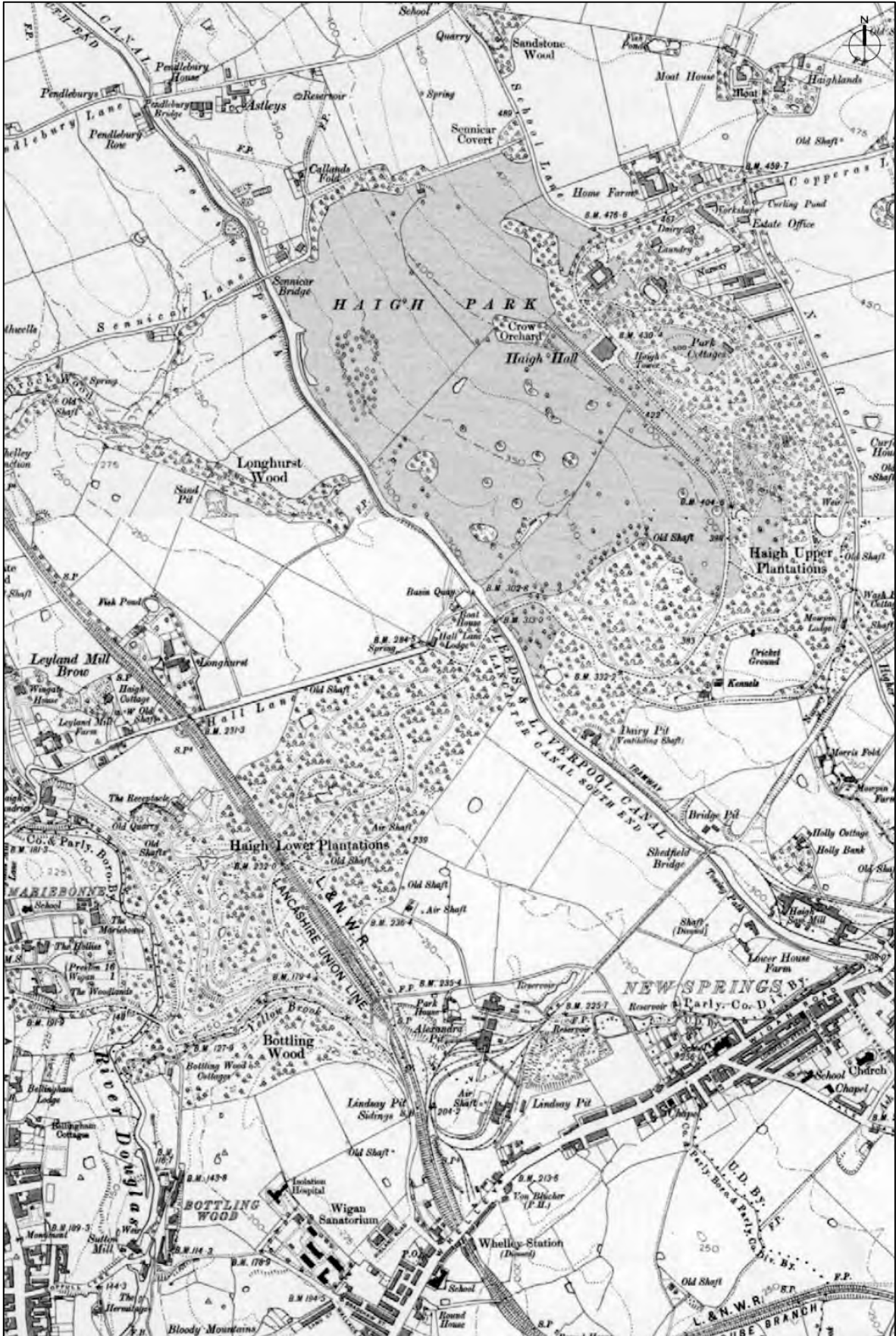




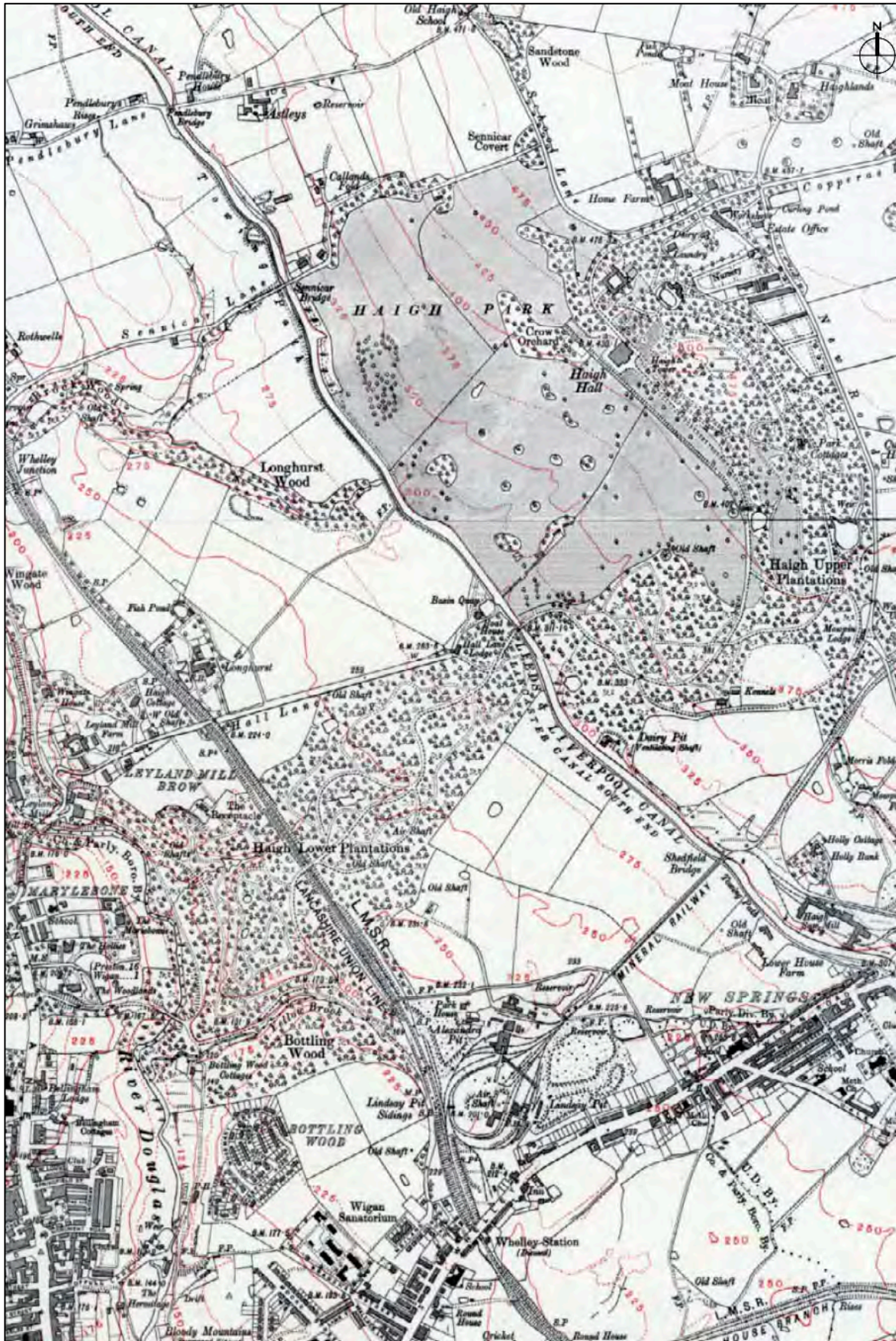
Appendix I.4: 1845 OS map – whole garden and parkland



Appendix I.5: 1894 OS map – whole garden and parkland

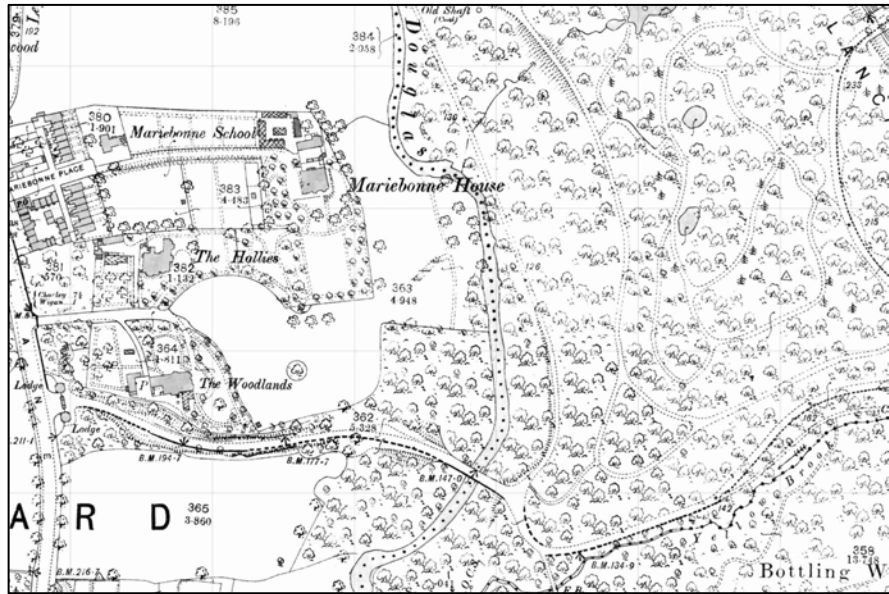


Appendix I.6: 1907 OS map – whole garden and parkland

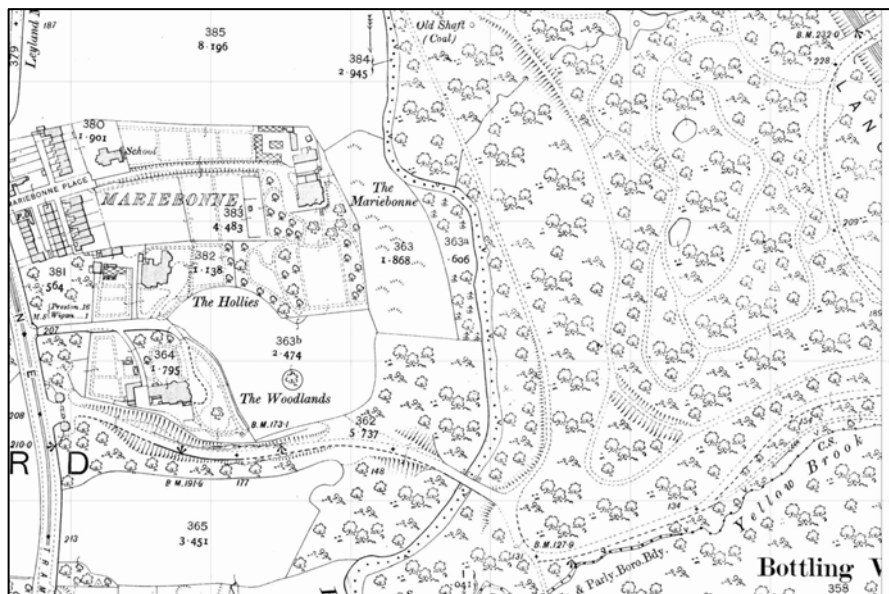


Appendix I.7: 1927 OS map – whole garden and parkland

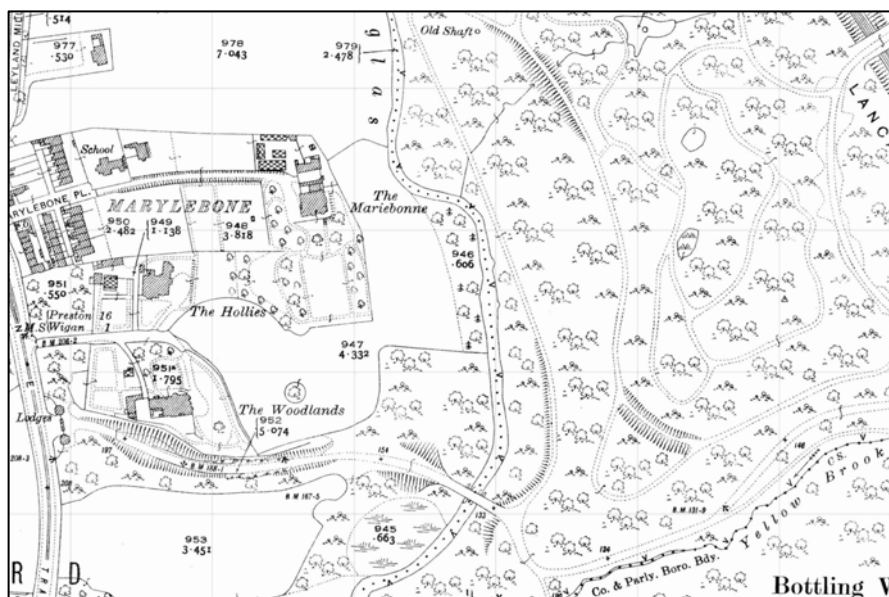
Appendix I.8:
 1894 OS Map – Site
 4, Plantation Gates



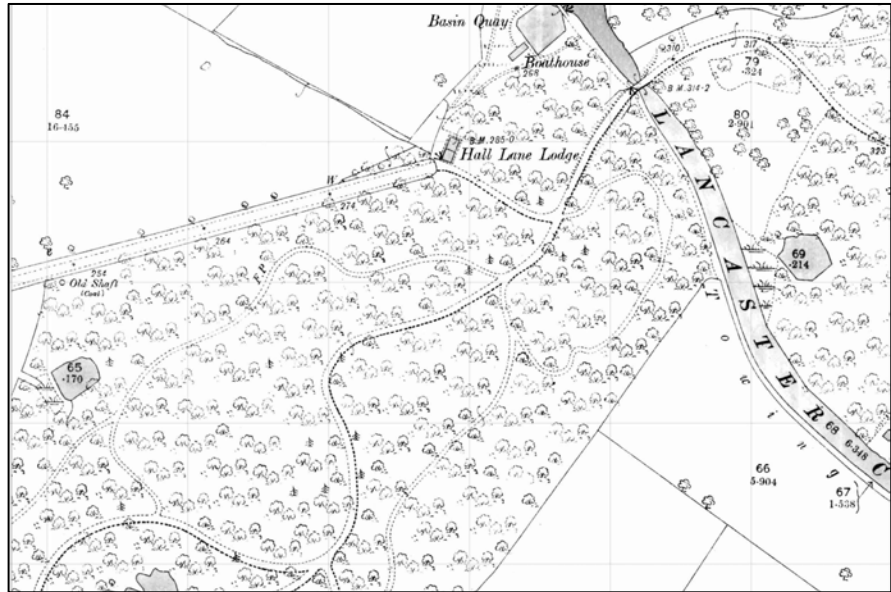
Appendix I.9:
 1909 OS Map – Site
 4, Plantation Gates



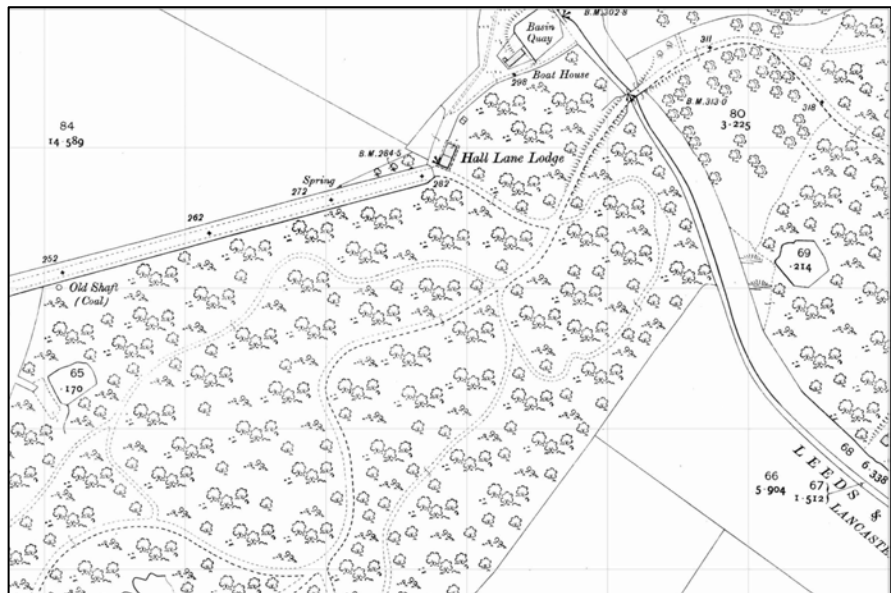
Appendix I.10:
 1929 OS Map – Site
 4, Plantation Gates



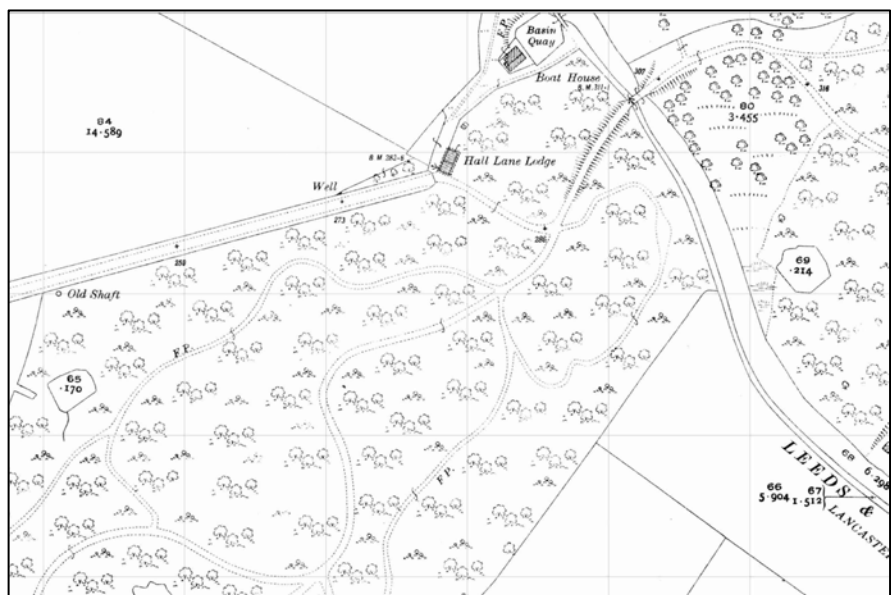
Appendix I.11:
1894 OS Map – Site
3, Plantation
Woodland



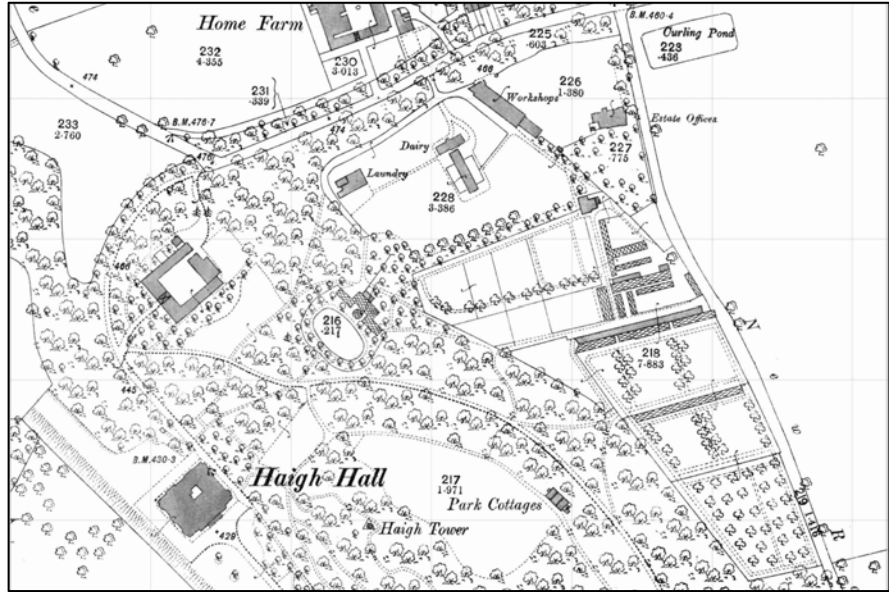
Appendix I.12:
1909 OS Map – Site
3, Plantation
Woodland



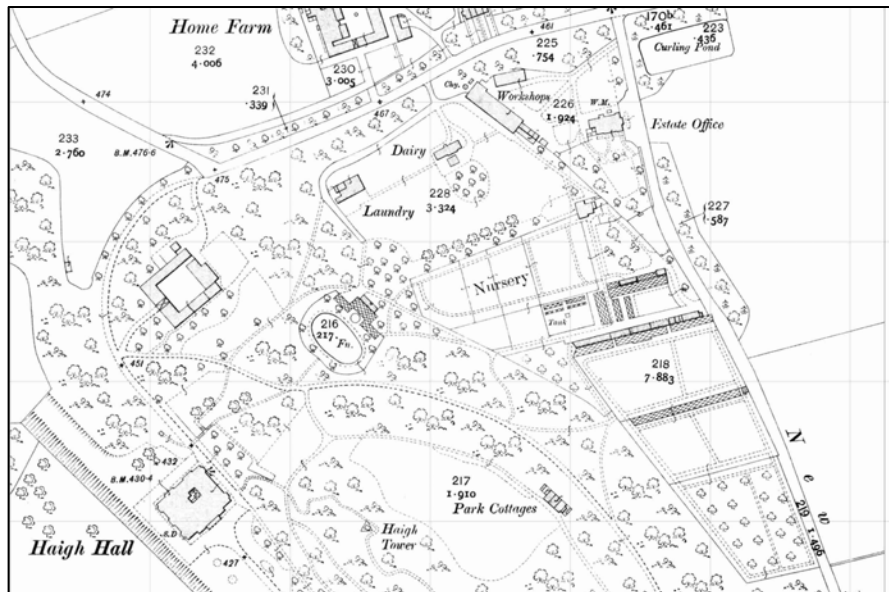
Appendix I.13:
1927 OS Map – Site
3, Plantation
Woodland



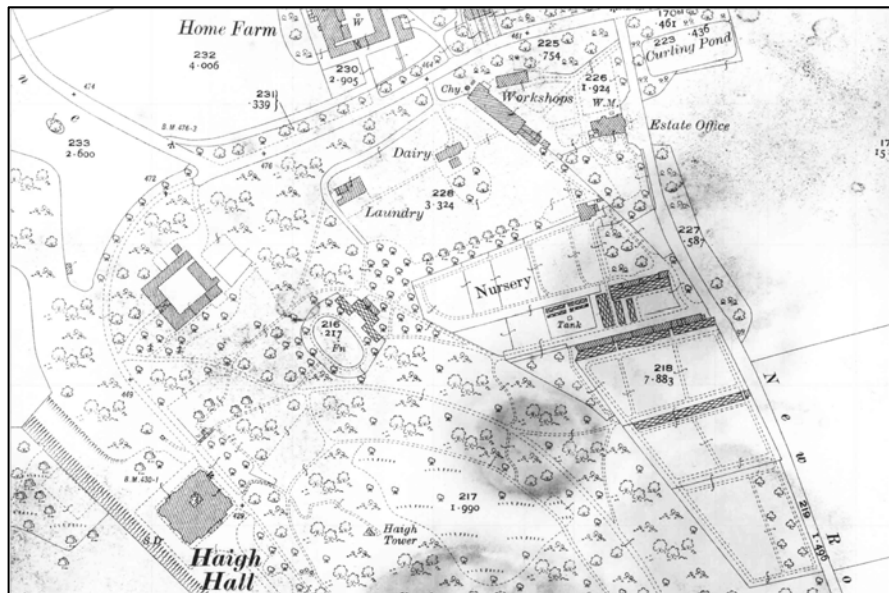
Appendix I.14:
 1894 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



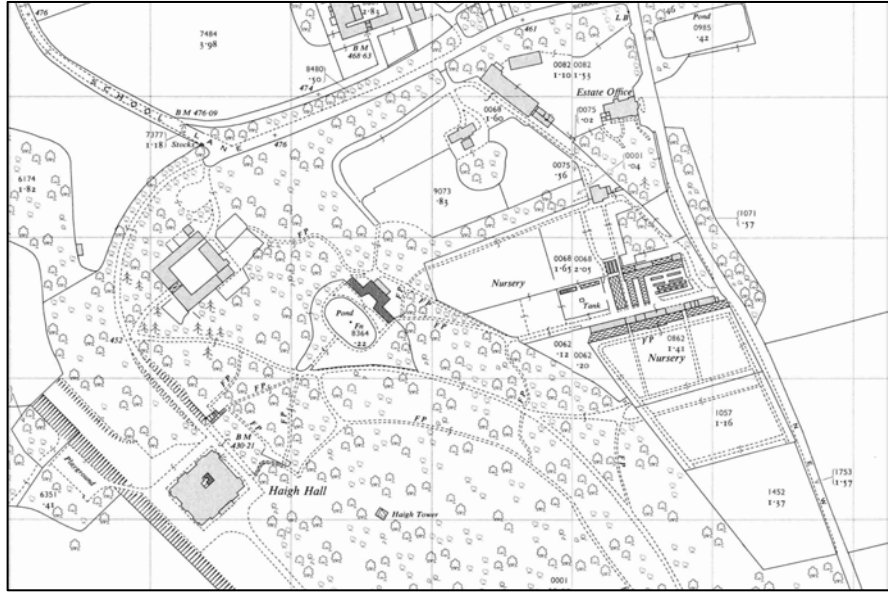
Appendix I.15:
 1909 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



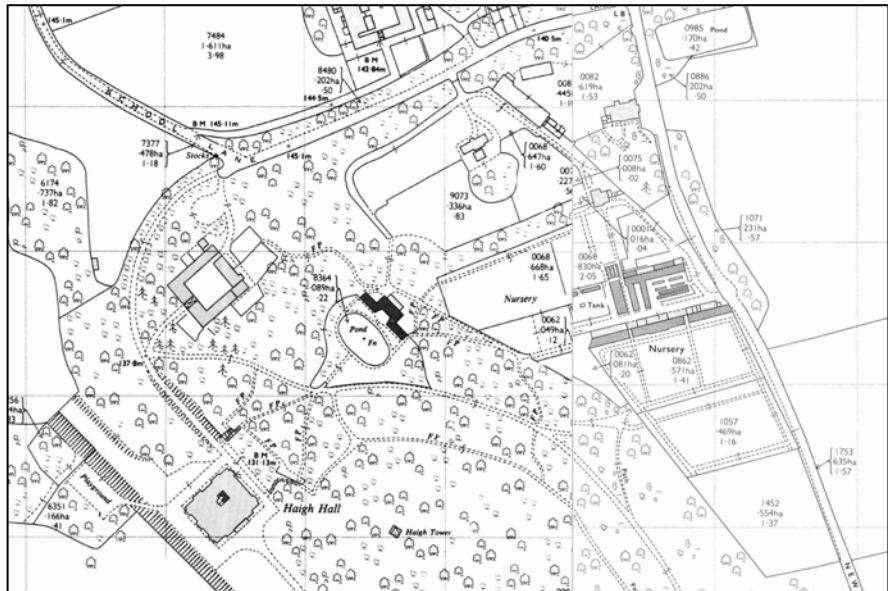
Appendix I.16:
 1929 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



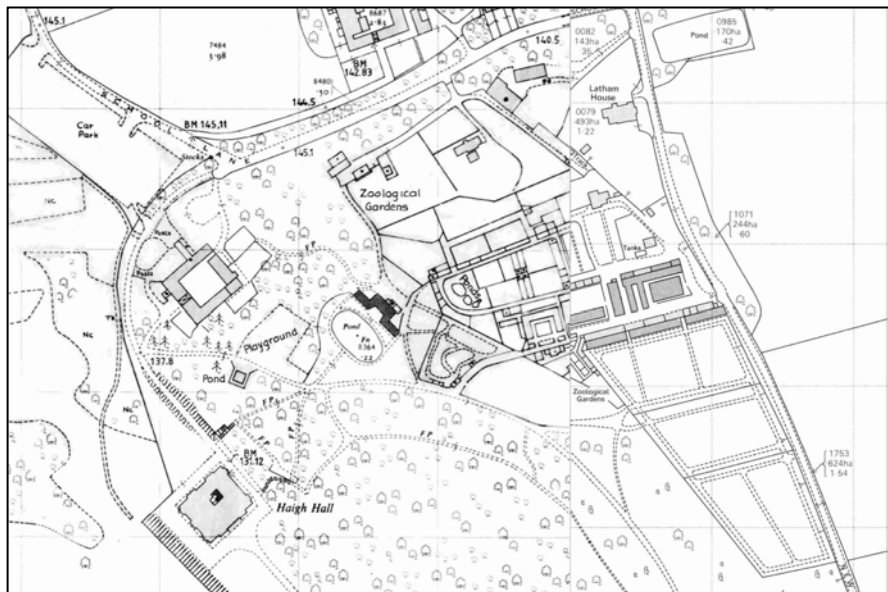
Appendix I.17:
 1959 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



Appendix I.18:
 1976 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



Appendix I.19:
 1987 OS Map – Site
 1, The Hall and Site 2,
 Bothy and Walled
 Gardens



APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View of eastern part
of front elevation of
Bothy Range looking
West



Appendix 2.2:
View of western part
of front elevation of
Bothy Range looking
West



Appendix 2.3:
View of front
elevation of Bothy
Range looking East



Appendix 2.4:
View of rear elevation
of Bothy Range
looking East



Appendix 2.5:
View of Greenhouse
to north of Bothy
Range; note early
brick stub walls



Appendix 2.6:
General view of
Nursery looking east



Appendix 2.7:
View of walled garden to south of Nursery looking West



Appendix 2.8:
View of Lodge (listed at Grade II NHLE: 1228100) looking Northeast



Appendix 2.9:
View of park entrance from Lodge looking Northeast



Appendix 2.10:
View of proposed car
parking area from
Hall Lane near Lodge
looking west



Appendix 2.11:
View of Plantation
Gates (listed at Grade
II* NHLE: 1284570)
looking East



Appendix 2.12:
View of Plantation
Gates (listed at Grade
II* NHLE: 1384570)
looking West



APPENDIX 3:

GAZETTEER OF HERITAGE ASSETS

HA	PrefRef	Name	Record Type	Period	xcoord	ycoord
1	4913.1.0	Axe Hammer(s?) (findspot)	FS	Bronze-Age	358780	407060
2	4943.1.0	Milestone (Wigan) (findspot)	FS	Roman	358389.9	407240
3	4863.1.0	Whelley Settlement	PLA	Medieval	359300	406500
4	596.1.0	Manor House Farm, Moat House (site of)	MON	Medieval	360710	407980
5	13900.1.0	Sutton Mill, Wigan (site of)	MON	Medieval - Post-medieval	358736.2	406633.7
6	4099.1.0	Clockmakers Shop (Winstanley, Hampson & Lawson) (documentary reference to)	MON	Post-medieval	358300	406900
7	9141.1.0	Bank House (site of house and grounds)	PLA	Post-medieval	358399.5	407319.5
8	4909.1.0	Leyland Mills (W of Leyland Mill Lane)	BLD	Post-medieval	358446.1	407621.1
9	4923.1.0	Baptist Chapel (Lord Street) (documentary reference to)	MON	Post-medieval	358450.8	406511.5
10	4922.1.0	The Bowling Green public house	BLD	Post-medieval	358484.4	406579.5
11	4771.1.0	Wigan Lane / Bloody Mountains (Battle of)	PLA	Post-medieval	358494.7	406635.4
12	5429.1.0	Hugh Baron's House (Standishgate)	BLD	Post-medieval	358514.8	406265
13	4972.1.0	Hampson House (site of)	MON	Post-medieval	358516.3	406270.6
14	4789.1.0	Haigh Ironworks (site of)	MON	Post-medieval	358561.5	407548.5
15	4915.1.0	Leyland Mill Farm	BLD	Post-medieval	358578	407691.6
16	4910.1.0	Leyland Mills (E of Leyland Mill Lane)	BLD	Post-medieval	358580.5	407547.6
17	4914.1.0	Haigh Brow Cottages	BLD	Post-medieval	358591.5	407658.8
18	4787.1.0	Bottling Bath (site of)	MON	Post-medieval	358709	406624.7
19	4173.1.0	Sword (17th century) (findspot)	FS	Post-medieval	358780	407180
20	582.1.0	Haigh Sough Mine Drainage Portal	MON	Post-medieval	359106.8	407150.9
21	4168.1.0	Barn at Knowle's Farm	BLD	Post-medieval	359187.2	406542.7

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22	4933.1.0	Forge at Bottling Wood (documentary reference to)	MON	Post- medieval	359200	407200
23	4167.1.0	Barn at Whelley	BLD	Post- medieval	359337	406506.3
24	4126.1.0	Basin Quay (Leeds and Liverpool Canal)	MON	Post- medieval	359440	407980
25	4166.1.0	Alexandra Colliery	MON	Post- medieval	359500	407100
26	574.4.0	Haigh Summerhouse (site of)	MON	Post- medieval	359702.9	408524
27	574.5.0	Haigh Hall Park	PLA	Post- medieval	359807.6	408699.5
28	574.1.1	Haigh Conservatory (site of)	MON	Post- medieval	359860.9	408659.4
29	3984.1.1	Haighlands (grounds to)	PLA	Post- medieval	360153.1	409061.1
30	13645.1.0	Possible Archaeological Features, Haigh Hall	MON	Unknown	359688	408468.8

APPENDIX 4:

LISTED BUILDING DESCRIPTION(S)

GATEWAY AND LODGES, WIGAN LANE

Grid reference: SD 58494 07164

First Listed: 24 October 1951

List Entry number: 1384570

Grade: II*

DESCRIPTION:

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

STABLES CI00M TO NORTH OF HAIGH HALL

Grid reference: SD 59712 08676

First Listed: 10 May 1988

List Entry number: 1228105

Grade: II

DESCRIPTION:

Stable block, part converted to golf club house and information centre. Key to rear arch inscribed: "C & B/1865". Red brick with stone and blue and yellow brick dressings. Two storeys, seven bays; central bay breaks forward with tower, end bays break forward under gables. Stone base and quoins and top cornice. Central round-headed archway has armorial bearing to key, and impost course. Tower has two round-headed windows with blue and yellow brick surrounds and round opening above for clock face; top stage has sill course and three round-headed windows to each side, all windows boarded; top entablature with bracketed cornice, pyramidal, roof and ostrich weather vane. Flanking bays have segmental-headed windows with blue and yellow brick surrounds, most boarded, some sashed. First bay has altered windows; end bay has round plaque with crest. Rear has dated key. Two wings, that to left altered; that to right with segmental-headed openings, doors missing. Included for group value.

LODGE TO HAIGH HALL

Grid reference: SD 59385 07890

First Listed: 10 May 1988

List Entry number: 1228100

Grade: II

DESCRIPTION:

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

APPENDIX 5:

SCHEDULED MONUMENT DESCRIPTION

HAIGH SOUGH MINE DRAINAGE PORTAL, 310M WEST OF PARK HOUSE

DETAILS

Heritage Category: Scheduled Monument

List Entry Number: 1017064

Date first listed: 14-Dec 1999

LOCATION

District: Wigan (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 59107 07149

REASONS FOR DESIGNATION

Adits, also known as levels, are a prominent type of field monument produced by the surface workings of underground mining. Most adits are rock-cut, but sometimes possess built portals or arched entrances. They take the form of horizontal tunnels excavated into a hillside to give entrance to a mine for access to working surfaces, haulage of mined material, and/or drainage. Occasionally, drainage adits were developed at coal mines in order to provide access for coal transportation using tub-boats and the visible site feature is that of the entrance or boat-level. Deep, horizontal drainage adits, known as soughs, were often used solely for drainage (and sometimes exploration) and generally have their own distinct identity and history, being particularly characteristic of the Derbyshire lead orefield where topography favoured such a method. Soughs date from the 17th century onwards and were often driven and operated by a separate company, usually serving a number of lead mines. A sample of the better preserved adits, illustrating the regional and chronological range of this nationally common class of monument, is considered to merit protection.

The brick lined mine drainage adit at Haigh Sough is one of the oldest surviving examples of modern mine engineering. The monument survives well with most of its original features intact. The drain entrance and the brick lined tunnel back into the coal mine will provide historians with much valuable information about the ingenuity of early mine engineers and the enterprising nature of early 17th century coal mine owners.

DETAILS

The monument includes a brick and stone built portal and part of a brick lined culvert which drains water from a coal mine into the Yellow Brook as it runs through Bottling Wood. The brick arched drainage adit was driven into a coal mine in 1653 by the mine owner, Sir Roger Brandshaigh, and was completed in 1670. The mine was subsequently extended and improved in the 19th century. The underground drainage system extends back towards the east for 936m to Parr Pit. Only the portal and 2m of the brick arched entrance to the drain, however, are included in the scheduling. The entrance is formed by two brick pillars supporting a large concrete slab, framing the brick archway of the drain where it exits into the Yellow Brook. The pillars stand 0.8m high from the bed of the stream and the slab measures 1.4m long by 0.2m deep and about 1m broad. The brick arch for the drain springs from a level floor 5m wide and stands 0.7m high. The north bank of the brook is revetted with rough stone walling for 1m on the west side of the entrance and 5m on the east side. A steel grille has been fitted across the entrance to prevent intrusion.

APPENDIX 6:

TIMELINE

This timeline in the table below has been derived from several sources, but principally the Conservation Statement (CS) and Conservation Plan (CMP), produced by Purcell (2019 and 2021 respectively). The research within these documents is indebted to the work of Anderson whose book *Life and Times at Haigh Hall: 800 years of history* was published in 1991 and HHG Arthur's *A History of Haigh Hall* published in 1952 by the County Borough of Wigan. A key description of the work carried out on the Hall before 1822 is referred to in a letter by James Lindsay (National Libraries Scotland Accession number 25/3/554 and quoted in Appendix C of the CMP). The timeline also draws on research presented in the Conservation Statement for Haigh Woodland Park. Where appropriate evidence from local newspapers has been added to enhance the already known history of the Hall and its estate.

Year	Owner	Event	Evidence
1193	Hugh Le Norreys – earliest reference to Lord Haigh		CMP
c1284-1327		Oldest part of house (oak framed 'in fanciful forms) filled up with plaster and old stone frontage) "built in reign of Edward II" . Building was 2 stories , possibly arranged around 3 sides of a square with two bows (letter by James Lindsay 1822) The house is known to have contained a private chapel and connected gallery known as Mabs Gallery with Norman arch and dogtooth moulding	CMP & CS
1298	Estate passes to Bradshaghe (later Bradshaigh) following marriage of Mabel Le Norreys to Sir William Bradshaghe c1295		CMP
1315	King repossesses Haigh and gives it to Peter de Limesey	William Bradshaghe was accused of murdering Henry De Bury in rebellion of 1315.	CMP
1307-1327	Mabel Bradshaghe/ Peter de Limesey	Construction of SW stone frontage to house	CMP
1333	William, son of John de Bradshaghe, (William's nephew)	Inherited Haigh and estate passed down through family	CMP
14 th century		First references to coal seams exploited	CMP
1555	Roger Bradshaigh	Cannel (type of coal) dug by tenants and paying earl in 'boons, presents and averages'	CMP
16 th century		Timber framed building located to north-east of present Hall	CMP
1610		Speed's map shows 'Hay'	CMP
17 th century		New façade added. Transom windows on SW frontage. New Stone quoins, fireplaces, doorways and plaster work.	CMP

		Evidence there were once ornamental yew trees in orchard	
1653-1670		Great Sough built to drain associated pit. <1000m in length	
1680	Roger Bradshaigh	Plants plums, cherries and other fruits and vegetables in garden	CMP
1707		View of Haigh Hall by Jan Kip shows formal gardens with fountains and tent like pavilion	CMP
1710-1720	Roger Bradshaigh	According to Lindsay letter of 1822 outlining history of hall he married daughter of Sir John Guise. Following marriage he pulled down SE part of building and built the brick front continuing the hall, staircase, parlour below stairs, drawing room and bedroom and on the next story both garrets above...repaired older half, built stone NW front opposite brick front <i>"all over the other walls of that side to remain which were composed of oak framed together and filled up with clay, the clay he took out and filled it up the framing with brick and mortar; the building containing the kitchen appears to have been built at the same time – shortly after this great work was finished the cannel mine which had been imprudently worked under the house fell in and made a great cracks through the part of the house particularly in the staircase by which the rain has made its way ever since keeping that part in a state of constant moisture..."</i> (James Lindsay who wrote the letter in 1822 claimed Indigo James was employed for the repairs but it seems unlikely as he died in 1652).	CMP
1730		Ha-Ha (no longer extent)	CMP
1746		Painting of Sir Rodger and Lady Bradshaigh by Edward Hayleigh showing Hall, landscaped gardens and ornamental boating lake	CMP (Museum of Wigan Life)
1747	Roger Bradshaigh dies		CMP
1748		Gothic Folly (no longer extent)	CMP
1750		Hedge planted (no longer extent)	CMP
1758-9		Dairy and laundry constructed (no longer extent)	CMP
1761		Observatory- two storey gothic tower resembling a ruinous church (no longer extent). Replaced in 19 th century with 4 storey timber tower	CMP
1770	Roger Bradshaigh dies		CMP
1771		Aviary (no longer extent)	CMP
		Kennels also constructed in 18 th century next to combined laundry and dairy survive	CMP
1772		The Receptable – alms house in memory of Rodger Bradshaigh. Richard Melling was civil engineer, Michael Barker, stonemason, Mr Gudgeon, architect. Cost £608-18-0	CMP
1781		Burscough to Tarleton branch of the Leeds/Liverpool canal opened to replace Lower Douglas Navigation. Located to west of site for the foundary.	CMP

1783-85		Bellingham Lodge extended or reconstructed for Lady Dorothy or sister Lady Echlin. Demolished by 20 th century	CMP
1785	Lady Dorothy dies	Lady Dorothy left 'the contents of the Hall, the stables, coach houses, Home Farm, Park, and the apparatus and stocks at the collieries and cannel mines' as heirlooms of the estate. End of Feudal system on estate. Long life leases for 3 or more generations meant that agricultural use of land never generated much income.	CMP
	Elizabeth Bradshaigh Dalrymple inherits Haigh estates from Lady Dorothy widow of Sir Roger Bradshaigh 4 th Baronet	In 1780 Elizabeth Bradshaigh married Alexander Lindsay 6 th Earl of Balcarres. He was Governor of Jamaica 1794-1801	CMP
1788-1865		Haigh Foundry (later responsible for construction of Lancashire's first steam engine and ironwork for Haigh Hall and Liverpool's Albert Dock)	CMP
1795		John Aiken wrote Haigh was 'noted for yielding the finest cannel coal'.	CMP
1796		Estate Plan – shows earlier hall, ancillary buildings, formal gardens and landscape features such as ponds	CMP
17-18 th century		Evidence for crops such as corn, oats and barley well as beans, peas, potatoes, cabbages, turnips, flax and mustard. Additionally, evidence for the rearing of horse, cattle, chickens, pigs, sheep and geese	CMP
1800		Illustration of Hall	CMP
1801	Alexander Lindsay, 6 th Earl of Balcarres	Family moves to Haigh	CMP
		James Lindsay described that his father c1800 removed dividing walls and heightened ceiling of some first floor rooms to create large drawing room on SW front, moving fireplaces from corner to centre of the rooms. The former rooms were known as Paradise and Lord Derby Room. The chimney connected to the fireplace was found to be only constructed of single bricks and not attached to the woodwork. It was constructed from the drawing room upwards. <i>"I could not allow the new roof over the drawing room to rest on this and it was impossible to remove it without pulling all that part of the building to pieces I therefore threw an arch from brick work to brick work...and on this I raised a brick wall enclosing this timber in the middle of it the brickwork below the arch is merely a filling up which rests upon a strong beam so that the arch and superstructure cannot move should everything under the arch be taken away and if at any future period it might be thought desirable to build a new wall from the bottom to meet this arch it can be easily done</i>	CMP

		<i>without disturbing it or the superstructure above in any degree"</i> (James Lindsay 1822 letter).	
1810		Present line of canal excavated and stone bridges built.	CMP
1814		Removed the partitions of the rooms below the stairs opposite the brick front and made it into a good room...the library- the fireplace was moved to the middle of the room (James Lindsay 1822 letter).	CMP
1818		Greenwood's Map of Lancashire shows Haigh Hall and Park	CMP
1823		Haigh Cottage built for Alexander so James could use Haigh Hall, although soon after construction it exhibited signs of subsidence.	CMP
1822		Roof taken off (timber decayed to powder). Walls found to be sound, chimneys taken down to first story and rebuilt as found to contain wood which often caught fire "a new capital roof was put on and every part repaired that required it, the gutters made of iron" ...new roof over SE front raised by 2 feet. Noted SW side of the house had been repaired " <i>a thousand ways...difficult to say how often it has been altered and changed</i> " (James Lindsay 1822 letter).	CMP
		Sudden decline in profitability of cannel mines resulting in lack of funds and gradual conversion of life leases to yearly leases for agricultural land. Mines recovered and by 1854 were turning a profit of £24,307 compared to £3,174 in 1812.	CMP
1825	James Lindsay, 7 th Earl of Balcarres and 24 th Earl of Crawford succeeds Alexander	He was described as inventor, engineer, master builder, bibliophile and architect.	CMP
1827		Haigh Hall from the Canal (painting)	CMP
1829		Greenwood's Map of Lancashire shows Haigh Hall and Park	CMP
1827-1840		Major rebuilding work to hall leaves hall much as it is seen today. All materials came from the estate with exception of plaster ceilings and fireplaces from Paris. Windows, sitting in steel slots to prevent draughts and impossible to open from the outside are said to have been invented by James Lindsay. Penthouse was built for James' four sons and known as 'Noah's Ark'. New flower garden costing £535 planted early 19 th century.	CMP
1833		James Lindsay claimed compensation following abolition of the slave trade. Equivalent of many millions of pounds he used the money to invest in the Haigh Estates.	CMP
1839		Haigh Saw Mills	CMP
1840s		Haigh Cottage extended. Moat House and Highlands house constructed	CMP
1846		Construction of ice house	CMP

1849		OS mapping shows extent of park and marks L-shaped structure to north and original stables (surveyed 1845). Haigh Plantations also shown to contain old coal pits. Lodges marked. Haigh Brick Works, Brock Mills and Leyland mills also constructed prior to mapping	CMP
1850s		New dairy built and new laundry on site of former combined dairy and laundry at southern extent of Upper Plantations.. Also at this time head gardeners house, Home Farm and labourers cottages in 'Prince Albert Tudor Style'	CMP
1860s		Cotton Famine leads to Earl hiring unemployed mill workers to plant woodland trees and create woodland paths through new and existing woodland areas known as the 'Plantations' after the American Plantations. Aim to conceal the scarring of the landscape caused by the extensive mining	CMP
1865		Stables constructed: 20 stalls, loose boxes, coach houses, storage for saddles and harness, cleaning room and quarters for grooms, granary and hay and straw loft above	CMP
		Wigan Coal and iron Company founded. By 1870 the Lindsays had 70% shares	
1869	Alexander Crawford Lindsay 25 th Earl of Crawford and 8 th Early of Balcarres succeeds James Lindsay	Greatly expanded the Bibliotheca Lindesiana, to be one of 'finest and most complete universal library' by Scotsman in 1886 when part of collection sold. Another sale in 1901 of collections of manuscripts to the John Rylands Library. Gutenberg Bible now art of Harry Ransom Centre University of Texas.	
		Whelley Loop, part of the Lancashire Union Railway opened to serve collieries and ironworks of area. Closed 1976.	
1870		Workshops built	CMP
1873		Royal Albert Edward Infirmary opened by Prince and Princess of Wales who stayed at Haigh Hall. Whole hall was redecorated, recarpeted and re-secured for sum of £80,000	CMP
1873		Hall was illustrated in London Illustrated News in account of visit	London Illustrated News June 7 th 1873, 541
1880	James Ludovic Lindsay 26 th Earl of Crawford, 9 th Earl of Balcarres succeeds Alexander		CMP
1894		OS mapping shows Lancashire Union Railway dissecting park (surveyed 1889) Lodges joined by Triumphant Arch. Stables shown as courtyard. Bothy cottages and walled gardens shown.	CMP
1902		Estate offices open I Higher Lane, Haigh	CMP
1907		OS mapping shown additional ancillary buildings i.e. dairy, laundry and workshops. Glasshouse next to pond and 'Crow orchard' added.	CMP

1913	David Alexander Edward Lindsay 27 th Earl of Crawford, 10 th Earl of Balcarres succeeds James		CMP
1914- 1918		Hall used as infirmary for wounded men	CMP
1918		Work carried out on Gardeners Cottage (John Lea & Son Wigan tender doc 20/9/1918)	Wigan Archives DD/Hai/R/59
1919		Estimates for painting offices, peach houses, vineries, conservatory, orchid house, 2 greenhouses, bothy, stores, sheds, doors, garden frames, gardeners house, pond houses, fountain, Home Farm and electric battery room from A Openshaw 8/5/1919	Wigan Archives DD/Hai/R/61
1940	David Alexander Robert Lindsay, 28 th Earl of Crawford and 11 th Earl of Balcarres succeeds (died 1975)		CMP
1930	Fire in Haigh Hall	Fire noticed by Lord Baniel, son of the Earl whilst he had been reading in the library. The fire occurred in one of the bedrooms and fireman found old wooden beams were on fire. The fire range was dismantled and burning beams cut away before fire extinguished.	Lancashire Evening Post 30 December 1930, 7
1939- 1945		Bomb shelter constructed in basement. Hall used as infirmary for wounded men	CMP
1945	28 th Earl Crawford sells estate to Wigan Corporation for £18,000	Earl commissioned 1902 Estate Office to be converted to a flat for his personal use but is known to have resided with the Canon Finch, Rector of Wigan in his later years	CMP
1947	Wigan Corporation	Estate opened to public	CMP
1949		Hall used in Summer of 1949 as café. Plans announced for installation of children's play park fitted with 'modern' playground equipment. 480ft model railway track. Development of a lily pond with rare water lilies and goldfish, adjoined to rest of garden by a conservatory with continuously blooming plants. Longer term plans included 18 hole golf course, old English Garden, sunken rock and water gardens, bog, primula and lawn garden. Suggestions for the hall included use as a museum, school, library or restaurant.	Liverpool Echo 12 April 1949, 3
1949		Haigh Hall Museum and Art Gallery established (wrong date attributed to establishment at Hall)	Libraries, Museums and Art Galleries Year Book 1964
20 th century		Zoo, model town, play facilities and picnic areas added. Walled gardens used as community garden. 19 th century glass house opened to the public but later demolished.	CMP

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1950s		Plans of hall drawn, later amended in 1970 for proposals for "use by NW Museum and art gallery service"	
1951		Haigh Hall listed 19 th November NHLE: 1228292 Plantation Gates listed 24 th October NHLE: 1384570	Historic England
1953		National Coal Board commence mining under Haigh Hall, the conservatories, kitchen garden and lily pond. The promised to leave pillars of coal to support the hall and other attractions.	Liverpool Echo 2 December 1953, 9
1965		Exhibition of water colours by National Trust At Haigh Hall. Consideration given to access	Annual report of the Chief Librarian Wigan Public Libraries 1965, 11
1966?		Plans to covert hall to Museum and art gallery	CMP
1961		Reports of mining damage to staircase at Haigh Hall. The town clerk was to discuss with National Coal Board	Liverpool Echo 08 December 1961, 3
1962		1,000 Trees (popular, elm and sycamore) grown at Haigh Hall for use by Wigan Parks department to screen industrial buildings from railway travellers comng from Southport	Liverpool Echo 28 June 1962, 9
1968		Planning permission granted for 18 hole municipal golf course	Liverpool Echo 16 November 1968, 22
1969		Plans discussed for a new school for 'maladjusted' children at Haigh Hall in the estate offices of land by entrance to hall gardens	Liverpool Echo 16 January 1969, 11
1971		Discussions with North West Museum and Art Gallery Service to use building for restoration of works of art	Liverpool Echo 12 January 1971, 10
1972		Golf Course opened, developed by Parks Director, Jack Ashton	Liverpool Echo June 27 1972 21
1975-1988		Forestry Commission Dedication scheme regenerated 24 acres of woodland, removing invasive Rhododendrons and replanting new trees	CMP
1986		Model Railway: 3 engines and 2 miles of track. Additional funding of £19,000 granted to make plan a reality with attraction opening on 23 rd June	Liverpool Echo June 4 1986, 13
1988		Stable block listed NHLE: 1228105	Historic England
1991		Hall becomes hotel and bomb shelter removed after this date	CMP
1996		Golf course extended- Archaeological investigation took place	CMP
2015		New playground	CS
		Contessa Hotels granted permission to turn Haigh Hall into Boutique hotel. Building leased to Contessa Hotels (30 ensuite rooms, spa and fitness centre)	About Manchester 20 August 2015 online
2016		18 hole miniature golf course and high ropes course	CS

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2018		Restoration of miniature train by Friends of Haigh Park. Stables repurposed as Kitchen Courtyard selling artisan food, drinks, flowers, art and hosting workshops and classes	CS
2021	Wigan Council	Haigh Hall handed back to council after hotel operator Contessa Hotels (Sullindale Global Ltd) asked to vacate building	Manchester Evening News 19.6.21 online

