



Paul Butler Associates

Planning, Development & Heritage Consultants

The Heaton Group

Ancillary Buildings, Eckersley Mills

Heritage Statement

04 September 2023

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of The Heaton Group. The statement has been provided in support of applications for Planning Permission and Listed Building Consent for the adaptation of partially demolished buildings to create a destination food market, for a temporary period of three years. Although now partially demolished, the food market will be based in and around the remaining built elements of the former ancillary boiler house buildings to the north of Mill 1, which is part of the Eckersley Mill Complex in Wigan.
- 1.2 Eckersley Mills originated in the 1820s and rapidly expanded into a large cotton mill site. Original buildings which occupied the site have since been demolished, with the earliest surviving mill dating from 1884. The Complex is a good surviving example of the evolution of cotton mills at the end of the 19th century.
- 1.3 The former boiler house buildings and the remains of two chimneys are Listed under the Grade II Listing for Mill 1, the four storey spinning block which is located to the immediate south. Planning Permission and Listed Building Consent was secured on 31 May 2023 for the demolition of former boiler house structures, retention of base of chimney, repair of north chimney, and the implementation of temporary landscaping scheme (Planning Permission A/23/95267/FULL and Listed Building Consent A/23/95266/LB). Works have since commenced, with some sections of the building removed, and some sections remaining.
- 1.4 The Heaton Group wish to utilise and adapt the structurally sound and retained elements of the former boiler houses, to create a semi-enclosed destination food market. The works will involve the installation of weather resistant roof coverings, hoarding partitions, toilet and refuse blocks, and adjustments to the retained boiler house walls and roofs.
- 1.5 Whilst approval for the demolition of the buildings has previously been granted and partially implemented, some sections of the Listed boiler houses remain standing, and the site is located within the Wigan Pier Conservation Area, as well as within the settings of other heritage assets, specifically the remaining Mill 1 buildings and the Grade II Listed Gatehouse and Office Building. A Heritage Statement which considers the potential significance of the site is therefore required to accompany the applications. The purpose of the statement is to

consider the heritage significance of Mill 1, and to appraise the impact of the proposed scheme on this significance. The statement also considers the potential impact of the proposed works on the Wigan Pier Conservation Area and the setting of nearby listed buildings that are located outside the application site, including those within the Eckersley Mill Complex.

- 1.6 Whilst these works do not form part of the broader masterplan for the Eckersley Mill Complex, they do nonetheless represent an exciting opportunity to introduce the proposals to the general public (particularly in relation to the permanent food hall approved as part of the proposals for the Mill 1 Spinning Block which are underway), and to provide a first and final opportunity for the general public to see the remaining parts of these boiler houses prior to their eventual complete demolition.
- 1.7 The proposed development has been developed following pre-application discussions with Wigan Council's planning and conservation officers. Heritage mitigation is identified where appropriate.
- 1.8 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 16th February 2023), in addition to an examination, analysis and assessment of available historic records and cartographic sources and consultation with Greater Manchester Archaeological Advisory Service and of the Historic Environment Record.
- 1.9 This statement includes:
 - A description of the application site's location;
 - A summary of the heritage planning policy guidance context;
 - An overview of the proposed works;
 - A summary of the application site's archaeological and historical background;
 - An assessment of the relative archaeological, historical and architectural significance of the application site; and,

- An assessment of the impact of the proposed scheme upon the heritage significance of the site and nearby heritage assets.

1.10 The statement should be read in conjunction with the 'Heritage Photographic Record' prepared by Paul Butler Associates (Appendix 4), and the existing and proposed plans prepared by The Heaton Group. This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

Application Site

- 2.1 The application site includes remaining walls and roofing of three buildings, a chimney, the base of a former chimney, and other areas of cleared land to the north of Mill 1 of the Eckersley Mill Complex (see figure 2.1). The site is located wholly within the northern part of the Complex, with buildings located to the north, west, and south which are also Listed and fall under the same Listing as those surviving structures within the site, with an open area of car parking / access ways to the east and southeast. The site lies to the south west of Wigan Town Centre, close to the junction of Pottery Road and Swan Meadow Road. The application site comprises an area of approximately 0.1 hectares.

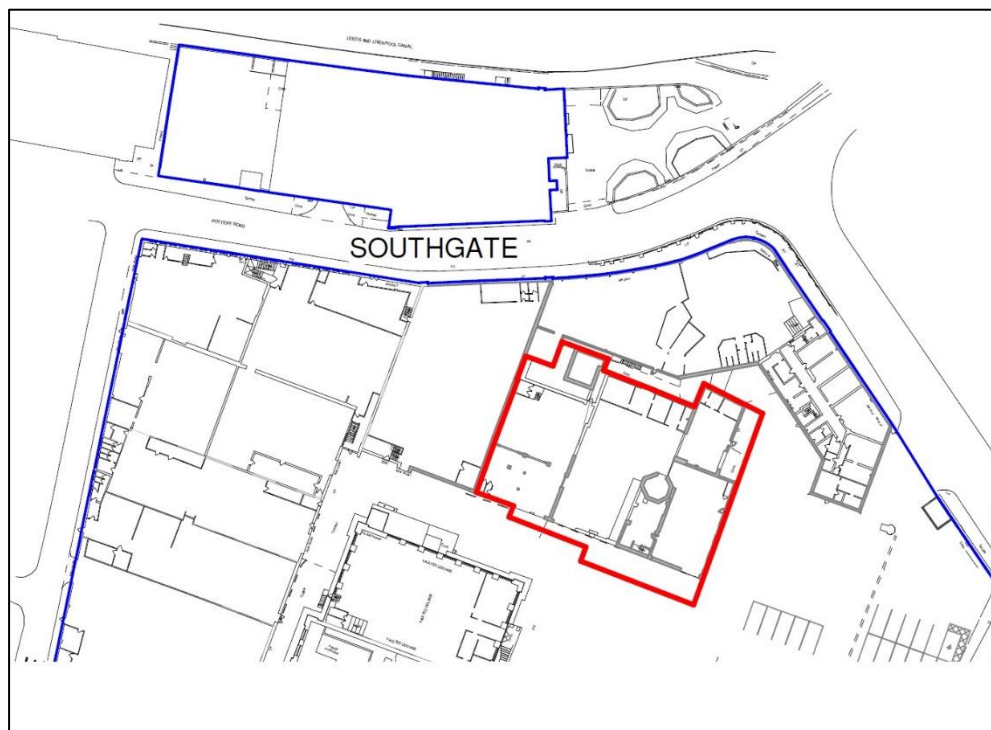


Image 2.1: Location Plan

- 2.2 Further to approval of applications for planning permission and Listed Building Consent for the demolition of the former boiler houses, this has commenced and been partially completed, with the site / floor areas cleared. The demolition is now paused, in anticipation of securing consent for the adaptation of the remaining structures as set out above. The site has been made safe.

- 2.3 A full description of the buildings listed under the Mill 1 Listing, including those which are within the application site and have been partially demolished, is set out within Section 6.

The Eckersley Mill Complex

- 2.4 The application site lies within the Eckersley Mill Complex, an extensive site covering 5.75 hectares and occupied by a series of grade II listed mills and associated buildings, as well as a collection of more modern buildings that form the Swan Meadow Industrial Estate. Eckersley Mill was formerly the largest site in the North West for producing cotton, and contains a substantial group of grade II listed mills and associated buildings, which were built between 1883 and 1920. A number of these buildings have tenants however several are unoccupied and in poor condition. Those buildings within the application site were in extremely poor condition, with unsafe sections having recently been dismantled. The site has now been made safe.
- 2.5 There are 5 listed buildings within the Eckersley Mill Complex – Mill 1 with its integral engine house and the surviving part of its weaving sheds, together with its associated boiler houses (the remaining parts of which are the subject of this application), chimneys, reeling and winding rooms, weaving shed and warehouse; Mills 2 and 3; Swan Meadow Works Gatehouse and Offices; and, the Former Workers Welfare Building. A further 5 listed buildings are located close to the site (see figure 2.4).

The Surrounding Area

Wigan Pier Conservation Area

- 2.6 The Eckersley Mill Complex lies within the Wigan Pier Conservation Area, taking up the whole of the southern side. The Conservation Area Appraisal (BDP 2002) identifies four areas within the Conservation Area which closely relate to the stages in the evolution of the area. These are: the Leeds – Liverpool Canal Corridor; the Eckersley Mill Complex; Trencherfield Mill and surroundings, and; Wallgate and Seven Stars Bridge.
- 2.7 The appraisal notes that the special interest of the Conservation Area derives from historic significance of this major concentration of specialised industrial architecture dating from the

18th to the early 20th Centuries. On the Eckersley Mill Complex, the appraisal notes 'The prominent scale and massing of the mill complex forms a primary townscape feature in the area'. It goes on to state that it 'is particularly notable in the evolution of the cotton mill architecture as a distinct building type from 1884 to 1900' (ibid., 10 - 11).

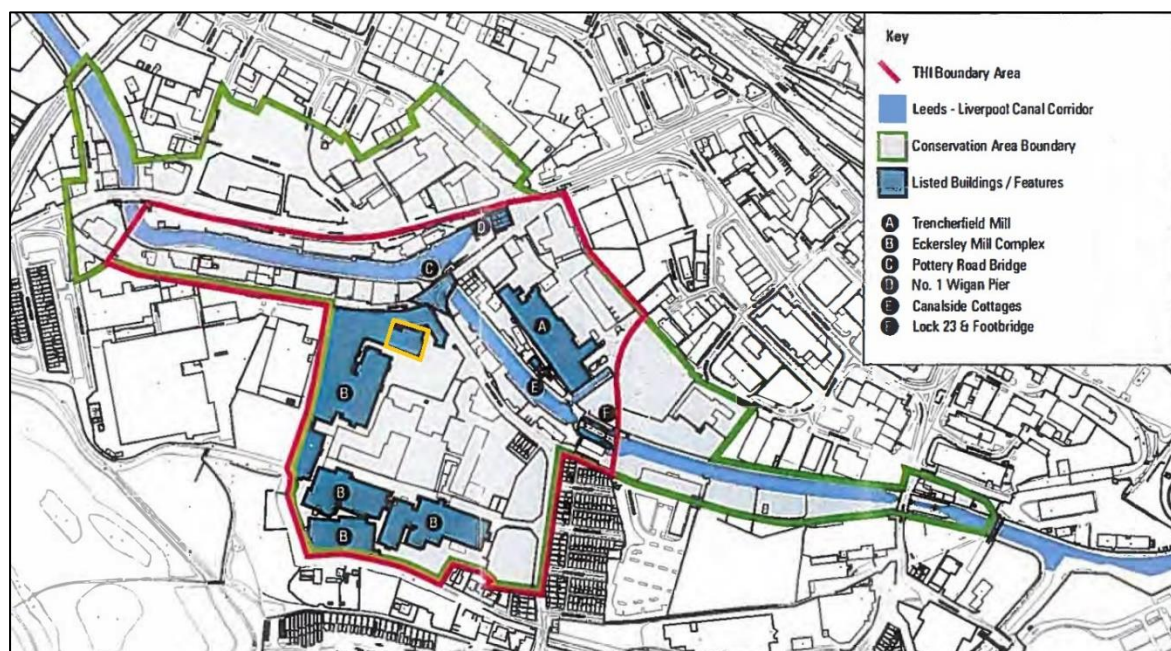


Image 2.2: Wigan Pier Conservation Area Appraisal Plan. Approximate application site boundary added in orange.

2.8 A comprehensive review of the Conservation Area Appraisal is provided in Section 8.

Heritage Environment Record (HER)

2.9 A total of 36 HER entries lie within 500m of the site, with 24 lying within the Conservation Area. Of these, seven lie within the Complex itself. These include the Grade II listed buildings; Swan Meadow Works Western No.1 Mill (HER No. 4806.1.1); Swan Meadow Works Western No.2 Mill (HER No. 4806.1.2); Swan Meadow Works Western No.3 Mill (HER No. 4806.1.3); Former Workers' Welfare Building at Swan Meadow Works (HER No. 4806.1.4), and; Gatehouse, Offices and Winding Rooms at Swan Meadow Works (HER No. 4806.1.5). It also includes the site of the earlier Swan Meadow Mills (HER No. 4805.1.0) as well as the Swan Meadow Mills Complex itself (HER No. 4806.1.0). Outside of the site boundary, on the opposite side of the Leeds - Liverpool Canal, are the Grade II Listed 'Canal Cottages with Attached Boundary Wall' (HER No. 15314.1.0) which date from the mid 19th century. Adjacent to this is Trencherfield Mills (HER No. 4804.1.0). Earlier features include the site of a Saxon battlefield

(HER No. 4197.1.0), which lies to the west of the site, in the location of the current bus depot, as well as the line of the Wigan to Warrington Roman Road (HER No. 4226.1.4), which follows the line of Ormskirk Road and Wallgate. The site of a 17th century pottery works lies to the west of the site, along Pottery Road.

3. The Proposed Scheme

- 3.1 The applications for Planning Permission and Listed Building Consent which form part of this submission will secure approval for the necessary works to enable reuse and adaptation of the remaining parts of the former ancillary boiler house buildings at the northern end of the Eckersley Mill Complex. These proposals will enable use of these buildings for food and drink use (Class E b) for a temporary 3-year period. Figure 3.1 below is a detail from the existing site plan which illustrates the buildings to be reused.

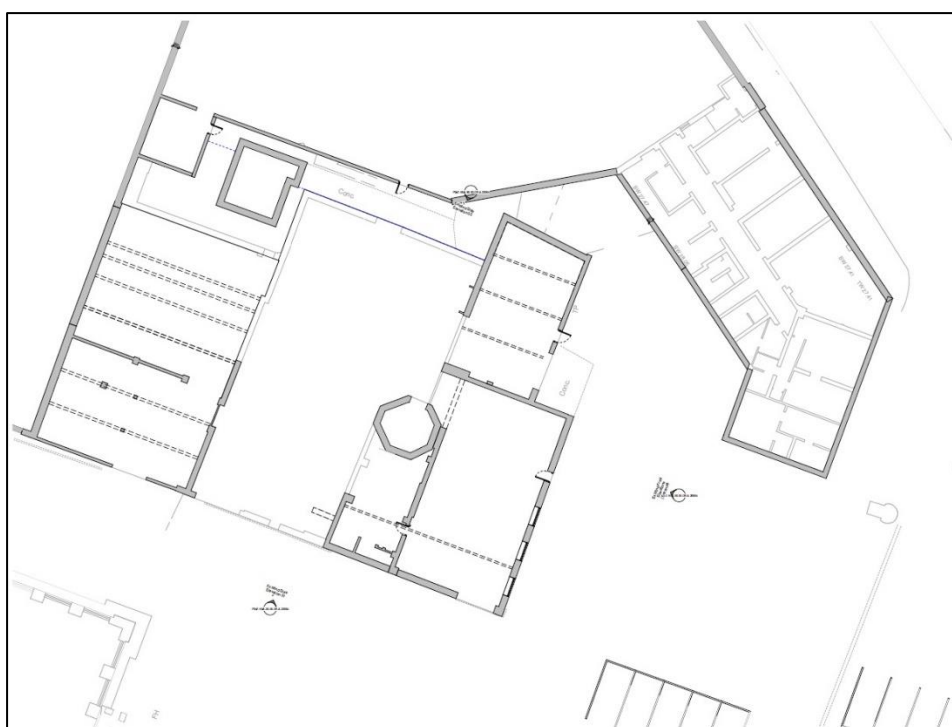


Figure 3.1 Detail of Existing Site Plan

- 3.2 As well as a change in use, various internal and external works are proposed to these buildings. These include:

Internal works

- Cleaning loose debris from walls and timbers.
- Inserting wall openings.
- Provision of different floor finishes.
- Replacing localised roof timbers.

External Works

- Incorporating OSB hoarding (painted black)
- Repairing existing roller shutter if required.
- Providing a new timber wall with door incorporated.
- Replacing glazing to windows with coloured Perspex.
- Repairs to retained part of existing roof and provision of new roof comprising corrugated clear sheeting.
- New Heras Fencing.

3.3 The submitted drawings provide an illustrative layout identifying the various structures associated with the proposed food and drink use. These structures relate to food stalls, containers accommodating bars, a stage platform, tables and seating. Lighting is also proposed within the area.

3.4 Within the wider site and beyond the footprint of the converted buildings, there will also be portable toilets, a timber bin store and heras fencing.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Wigan Local Plan Core Strategy (2013); the Wigan Unitary Development Plan (2006) Saved Policies; and Various Supplementary Planning Documents. The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 Section 66 of the Planning [Listed Buildings and Conservation Areas] Act 1990) advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 4.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 4.5 The application site contains former ancillary buildings to Mill 1 which is a listed building. The site is located within the Wigan Pier Conservation Area, whilst there are multiple listed buildings nearby (refer to Appendix 1 for listing details).

- 4.6 In determining the planning and listed building consent applications it is necessary to consider the impact of the proposal on the significance of the listed building on the site. This includes direct impact on its built fabric and any indirect impact on the setting of the building. It is also necessary to consider the potential impact of the works on the setting of nearby listed buildings and upon the character and appearance of the Wigan Pier Conservation Area. Section 8 of this report provides an assessment of these heritage impacts.

National Planning Policy Framework (NPPF)

- 4.7 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 4.8 The NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'.
- 4.9 In relation to determining planning applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.10 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 4.11 Paragraph 194 advises that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including*

any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

4.12 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

4.13 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*

4.14 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*

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

4.15 Paragraph 193 states *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is*

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

- 4.16 Paragraph 199 states *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

- 4.17 Paragraph 200 states *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.*

- 4.18 Paragraph 201 states that *‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

a. the nature of the heritage asset prevents all reasonable uses of the site; and

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

4.19 Paragraph 202 states that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

4.20 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.*

4.21 Paragraph 206 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.*

4.22 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is 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'.*

4.23 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings*

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

National Planning Practice Guidance (NPPG)

- 4.24 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 4.25 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary.'* (Paragraph: 002 Reference ID: 18a-002-20190723)
- 4.26 It goes on to state *'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.*
- 4.27 In relation to the setting of a heritage asset NPPG states *'A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation' (Paragraph 013 Reference ID: 18a-013-20190723).

- 4.28 NPPG states that *'Disrepair and damage and their impact on viability can be a material consideration in deciding an application. However, where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset'* (Paragraph: 014 Reference ID: 18a-014-20190723).

Historic England Guidance

- 4.29 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment.

- 4.30 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.31 First published in March 2015 and updated in December 2017, 'The Setting of Heritage Assets' sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before identifying key principles for assessing the implications of development proposals on the setting of heritage assets. The guidance of this document has been considered within the appraisal at section 9 of this statement.

Historic England Technical Advice Note 2: Making Changes to Heritage Assets

- 4.32 Published in February 2016, this advice note illustrates the application of the policies set out in the NPPF in determining applications for planning permission and listed building consent.

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

- 4.33 Published in October 2019, this document provides information on the analysis and assessment of heritage significance in line with the National Planning Policy Framework (NPPF) to assist owners, applicants, local planning authorities (LPAs), planning and other consultants, and other interested parties in implementing historic environment legislation, the policy in the NPPF and the related guidance given in the Planning Practice Guidance (PPG).

Seeing the History in the View: A Method for assessing Heritage Significance within Views (English Heritage, 2011)

- 4.34 'Seeing the History in the View' published in May 2011 provides guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. The guidance explains Historic England's own approach to views assessment and is intended to be of use to local planning authorities, professionals and developers as well as the interested public.

Local Planning Policy Guidance: The Development Plan for Wigan

The Wigan Local Plan Core Strategy

- 4.35 The Local Plan Core Strategy Development Plan Document forms part of the Wigan Local Plan and was adopted in September 2013. It is the strategic local plan for the borough. It sets out the spatial vision through to 2026 and a range of strategic objectives and policies. The document replaces a large number of policies in the 2006 Unitary Development Plan.
- 4.36 Specific heritage policies of the core strategy of relevance to the proposed scheme include:
- Policy CP 11 'Historic environment': This states that the historic environment will be conserved by:
 1. Conserving and enhancing where appropriate our heritage assets and their settings, including scheduled monuments, listed buildings, conservation areas, historic parks and gardens, locally listed buildings and structures, key historic landscape characteristics and other important features, in accordance with legislation and national planning policy as appropriate.
 2. Encouraging the sympathetic and appropriate re-use of existing buildings and structures, especially those which make a positive contribution to the special character of their locality and are identified as 'at risk'.

3. Promoting the value of our historic environment through signing, interpretation, public art and other measures as appropriate.

Wigan Unitary Development Plan (2006) Saved Policies

4.37 Heritage saved policies of the UDP of relevance to the proposed scheme include:

- EV4A 'Development and Design in Conservation Areas': This states that in addition to other development and design policies which apply throughout the Borough, a range of considerations will be applied within Conservation Areas and their settings, including amongst other things ensuring that any proposal for development within a Conservation Area will preserve or enhance and will not harm the character or appearance of that area.

Wigan Pier Conservation Area Appraisal (2002)

4.38 The Wigan Pier Conservation Area Appraisal & Statement of Heritage Merit & Need was prepared by Building Design partnership and published by Wigan Council in April 2002. The Document was prepared as part of the Townscape Heritage Initiative (THI), with the THI area a focused part of the Conservation Area. The Conservation Area was designated in 1987 'in recognition of the historic significance of this major concentration of specialised industrial architecture dating from the 18th to the early 20th Centuries'.

4.39 A comprehensive review of the Conservation Area Appraisal including an assessment of the Conservation Area's significance is set out within Section 8.

5. Archaeological and Historical Background

- 5.1 This section should be read alongside historic maps provided at Appendix 2.

Pre-Industrial Period

- 5.2 Wigan was granted its town charter in 1246, from which time the town flourished as a trading centre where frequent fairs and markets were held. The dominant trades at this time were textiles and iron. Coal had not yet been exploited, as there were still ready alternatives such as wood and peat. Pre-industrial Wigan flourished up until the larger scale operations of the 18th Century through small scale coal mining and domestic scale textile manufacture (BDP Planning 2002).

Georgian Period

- 5.3 The form and pattern of development at Wigan Pier has been driven by the presence of the Leeds-Liverpool Canal since the latter part of the 18th Century. The use of the canal for the import, export and transfer of goods has strongly influenced the nature of the built fabric associated with these enterprises, including industrial architecture of both regional and national importance (BDP Planning 2002).
- 5.4 Prior to the construction of the canal the area formed part of the River Douglas flood plain. The River Douglas was canalised by the Douglas Navigation Company and eventually opened in 1742 to transfer goods to the west coast via the Ribble Estuary. Cargoes of coal, stone, limestone, slate, soap and ash were carried along this route, highlighting the first stage in Wigan's emergence as an inland port (BDP Planning 2002). Wigan emerged as one of the satellite towns supplying Manchester in its role as the epicentre of the developing textile trade during the 18th century. During this period, Wigan specialised in the manufacture of woollen bedding textiles, which were produced in cottage hand-loom shops. The adoption of purpose-built cotton-spinning mills in Wigan was slightly later than other parts of the region, reflecting the lack of fast-flowing streams in the town. However, the application of steam power allowed Wigan to expand as a cotton-manufacturing centre, and by 1818 there were eight mills concentrated in the Wallgate area (Miller et al 2017), with the Swan Meadow Mill erected in 1823.

Victorian Period

- 5.5 The factory inspectors' returns of 1835 recorded nearly 5,000 men, women and children working in a total of 21 mills in Wigan. The New Mill at Swan Meadows was erected by 1842 and by the early 1860s, the number of mills in Wigan had increased to 35 (Miller et al 2017). The 1849 OS map shows the site at this time, named as Swan Meadow Mills (cotton). The site as a whole is shown as roughly rectangular, with the buildings concentrated to the east side. A gasometer is shown along with a separate chemical works, to the northwest of the mill complex, within the current site boundary.
- 5.6 The first trade directory for Wigan in 1869 contained entries for 27 cotton spinning mills in the town, together with seven weaving mills (Worrall 1969). The majority of these mills were in the hands of larger firms. Amongst the leading textile-manufacturing firms in Wigan were James Eckersley & Sons (known subsequently as Farrington Eckersley & Co Ltd), who established Swan Meadow Mill in 1827 and steered its expansion to become one of the largest of Wigan's mills by the 1880s (Miller et al 2017).
- 5.7 A fire occurred at the complex on 28 October 1880, which was recorded in the Wigan Observer the following day under the headline 'Serious fire Last Night. A Wigan Cotton Mill Burned Down'. The articles give a good account of the fire as well as an overview of the mill complex at this time:

'Wigan in recent years has been happily free from fires of large extent, but last night the spell was broken, the Old Mill, belonging to 'Messrs. James Eckersley and Sons, Limited, Swan Meadow Mills, Wallgate, being completely destroyed: it was fortunate that the flames were prevented from spreading to the rest the mill property. The conflagration was rapid, severe, and brilliant; many thousands of spectators were attracted by the sight, and, notwithstanding heavy downpour of rain, watched the progress of the devouring flames for hours, the Fields in the neighbourhood being crowded with people, and the walls and house-tops in the district were occupied by those anxious to gaze at the fire. The Swan Meadow Mills ... form an important portion of the mill property in the vicinity Wallgate, and take their name from the fields in which they stand. They consist of two spinning mills (the old

and new one), a weaving shed, scutching mill, storeroom, offices and boiler shed. All the buildings are in close proximity to each other, and the wonder is, looking at the fierceness of the flames, that none of the surrounding property was destroyed. ... The Old Mill, the scene of last night's fire, is a five storied well-built brick structure, and was erected upwards of fifty years ago, but since the conversion of the concern into a limited company it has been entirely restocked with new and improved machinery, and previous to the fire was in splendid and complete working order. It consisted of two mule rooms, two cardrooms, and one throstle room, and contained, we are informed, about 16,000 spindles. The new mill is of a more recent date, and is a seven storied building erected on the west side of the yard, a small space only being left between the two buildings. The scutching mill, a fire-proof building, and the weaving sheds, stand at the south, or Pottery side, the boilers on the east, and the storerooms, offices, &c., on the north side. ... The damage of the fire is estimated from £15,000 to £17,000, which will be in a great measure be covered by insurance ... The mill found work for upwards of 200 hands, and these will of course be thrown out of employment by the fire'.

- 5.8 Following the fire, the Western Mill No. 1 was erected in 1884, comprising a spinning block with integral engine house and associated boilers, chimney, reeling and winding rooms, weaving shed and warehouse (HER No. 4806.1.1). It was designed by the architect A. H. Stott, with his firm Stott A H and Sons having been established in 1877. They went on to be responsible for around 20% of all new spinning mills designed in Lancashire between 1880 and 1914 (Architects of Greater Manchester). The construction of the mill was announced in the Wigan Observer (14/09/1883), when it was stated:

'a company has been registered for the purpose of erecting a new Cotton Mill in the borough. The title of the new firm is 'Farington Eckersley and Company, Limited,' ... It is, we hear, proposed to build a fire-proof mill on the land adjoining the Swan Meadow Mills, Poolstock, for spinning the ordinary Wigan Counts. The new building will contain about 40,000 spindles, and will be erected on the most approved plan, and be stocked with the most improved machinery. ... The erection of the mill is to be commenced at once'.

- 5.9 Wigan emerged as an important centre for the new process of ring spinning during the late 19th century, which was introduced to the town in 1887 at May Mill, Pemberton. This rapidly

began to replace mule spinning in local mills and by 1888, Ffarrington Eckersley & Co Ltd had become the largest firm ring spinners in Britain, a position they retained for three decades. The West Mill No. 2 was erected in 1888, with the Wigan Observer recording that the plans for the cotton spinning mill were passed (16/04/1888). This was also designed by Stott A H and Sons, as an integrated cotton mill comprising spinning block with associated boiler house, engine house and chimney, and winding and beaming rooms and weaving shed (HER No. 4806.1.2). It was noted in the Cotton Factory Times (12/10/1888) that the 'new spinning mill, which is being constructed on the latest improved principles ... is being rapidly pushed forward. The top storey has been reached, and it is expected to be ready for machinery by the end of this year. The mill, when complete, will contain 50,000 spindles'. Only a few months after its construction however, it was reported that a large number of old ring frames were being removed from Swan Meadow No. 2 Mill, to be replaced 'with those of Samuel Brooks, of the latest improved principles. New window frames are also being put into the lower room, which will give much more light, and are much better in appearance' (Cotton Factory Times 12/07/1889).

- 5.10 A further fire occurred at the complex in 1890, when a dust shed adjoining the mill caught alight. The damage was not serious and the fire contained to the shed (Wigan Observer 18/01/1890).

Edwardian Period

- 5.11 The Western Mill No. 3 was erected in 1900, again by Stott A H and Sons. This was a cotton spinning mill, comprising spinning block with associated boiler house, chimney and engine house, beaming and reeling block (HER No. 4806.1.3). The erection was mentioned in passing in an article in the Wigan Observer (30 December 1899), and again after its completion almost a year later (Wigan Observer 29 December 1900). By the early 1900s the Eckersley Mill Complex was one of Lancashire's largest single company cotton mill complexes.
- 5.12 The New Office block to Swan Meadow Road was approved at a meeting of the Streets, Buildings and Improvements Committee on 25 July 1904 (Wigan Observer). This was erected as offices to the cotton mill complex, with an attached pirn winding range (HER No. 4806.1.5). The construction coincided with the widening of the road for the new tramway lines and the

erection of the office block was considered to be a great improvement to this portion of the town (Cotton Factory Times 05/08/1904).

- 5.13 The 'plan, section and elevation of a reeling mill in Pottery and Swan Meadow Roads, for Messrs Eckersley's Ltd.' approved in November 1912 (Wigan Observer 16/11/1912). This comprised the range adjoining the office block to the northwest corner of the site. The 1908 OS map (Appendix 2, Map 3) shows the site between the construction of this building and the offices, with the office block as a small unit at the northern end of the site. Mill 1 is clearly visible to the west as a separate building, surrounded by the weaving sheds to the west and north. Mill 2 is also visible here, with the rear engine house clearly visible. A building is shown to the west, linking it to a southern extension of the western weaving sheds. Further mill buildings are shown between mills 1 and 2. Mill 3 is again clearly visible, with the rear engine house complex visible. A large rectangular building is shown between this and mill 2, with the earlier mill building, including New Mill located to the north of Mills 2 and 3.



Image 5.1: Aerial view of Eckersley Mill Complex – 1930s.

Twentieth Century

- 5.14 A fire occurred at Mill No. 2 in June of 1920. It was reported 'the cellar, in which there was a large quantity of material stored, and the first and second floors were found to be burning fiercely, and the flames crept up lifts to the upper floor, but were prevented from spreading'

(Cotton Factory Times 04/06/1920). The Workers' Welfare Building was erected around 1920, as a canteen to the cotton mills (HER No. 4806.1.4) and is shown on the OS map of 1927. The site appears much the same as previous, although by this time the reeling mill to the corner of Pottery Road and Swan Meadow Road is also present.

- 5.15 By 1963 a number of the site's original mill buildings had been demolished. The remaining buildings have been in a variety of low scale commercial uses since, albeit the complex has suffered from the loss of further buildings including the majority of the Mill 1 weaving sheds which historically aligned the entirety of the building's west elevation and the central boiler house located within the application site. The Swan Meadow Industrial Estate which comprises a series of single storey commercial units were constructed in the mid 20th Century and are likely to have been in use since.

6. Physical Description of Listed Building

- 6.1 The structures which are the subject of this application are Grade II Listed as part of the broader 'SWAN MEADOW WORKS WESTERN NUMBER 1 MILL' Listing (Ref: 1384527). In all, the Listing comprises a spinning block with integral engine house (What is referred to within this submission as 'Mill 1'), the parallel running (partially demolished) weaving sheds which it is linked to by a modern infill extension (separately approved for removal), the 'new' reeling room, the reeling room, and adjacent to that, the former boiler houses. The central boiler house had previously collapsed, and further demolition has taken place recently following approval by Wigan Council on 31 May 2023, in order to make this part of the site safe.
- 6.2 Two chimneys are also identified, both of which are located within the site. Although both have suffered loss, both are proposed to be retained as part of the broader masterplan proposals, and will form an impressive backdrop to the proposed temporary use.

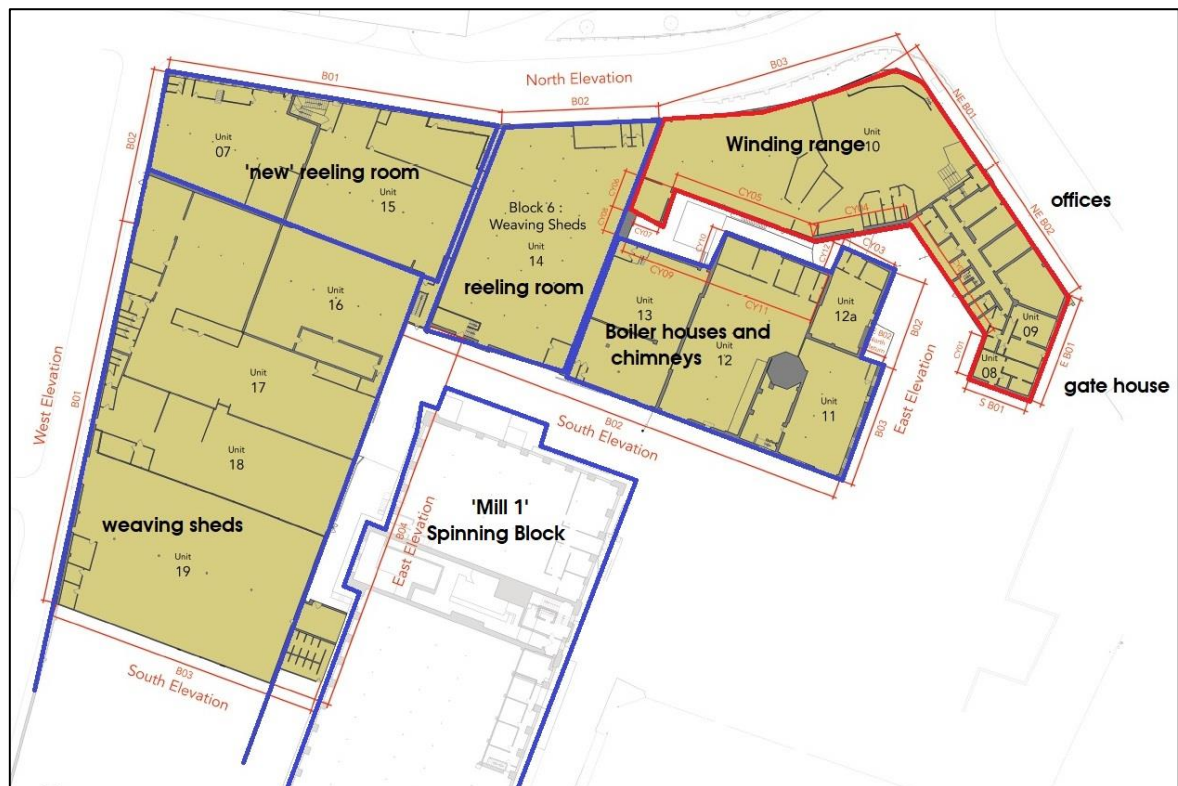


Image 6.1: Plan of Buildings Listed under Mill 1 Listing (Buildings in red fall under separate Listing)

- 6.3 Whilst the application proposals do not physically relate to the Mill 1 Spinning Block, due to the site concerning structures which are Listed under the same Listing, a full description of

the asset is provided at Appendix 1, with this section focusing on those buildings / structures to be re-used. This section should also be read in conjunction with the photographic plates within Appendix 4.

6.4 The HER describes the building thus:

Cotton mill on maps. Integrated cotton mill, comprising spinning block with integral engine house, and associated boiler houses, chimney, reeling and winding rooms, weaving shed and warehouse. Dated 1884 on parapet above entrance bay. By AH Stott for Farington Eckersley & Co Ltd. Spinning block: red brick, 4 storeys, panelled pilasters, blue brick plinth, rectangular plan, prominent latrine turret to S end of mill, full-height engine house to rear. 2 detached boiler houses to N of mill with 1 chimney still intact. Former weaving shed parallel to rear of spinning block, and linked to it in centre with north-light roof. Reeling room contiguous with W boiler house, 1 storey with corner pilasters. Also reeling and winding rooms still intact. A very important complex. At its height of production in the 1920s the mills contained some 253,000 spindles and 1,687 looms and employed more than 3,000 workers, forming one of the largest integrated textile production sites in the country. The firm specialised in the production of lower-quality clothes.

Integrated cotton mill; now partly warehouses and workshops and partly unoccupied. Dated 1884 on parapet above entrance bay; by AH Stott for Farington Eckersley & Co.Ltd; altered. Forms part of important group of cotton mills and associated structures on this site, collectively a very striking feature close to Wigan Pier.

General Description

6.5 The site comprises the remaining parts of a number of connected single storey brick built former boiler houses, along with two chimneys which have both been reduced in height, one to its base. The site lies to the north of Mill 1 and to the south of the Office Block. The buildings can be subdivided into four discernible parts; the western building, the central building (which has been removed and the ground cleared), an eastern building, and a north-eastern building.

6.6 Note that the description below was completed prior to the recent partial demolition of the buildings.

South elevation.

- 6.7 (Plates 1 - 6). This faces onto Mill 1. At the western end it is connected to the old reeling room, and forms a continuous face in English Garden Wall bond (4:1). However, this is soon interrupted by an inserted personnel doorway to bays 1 and 2, with timber cladding over and across the whole of the top of the face of both. To the west of the doorway the wall has been rebuilt in a lighter brick in stretcher bond to bay 2 but is otherwise featureless. Bay 3 lies to the east and has a large loading doorway inserted into the rebuilt wall, with rough joints visible. This reaches the full height of the elevation and the charred timber lintel is visible across bays 3 and 4. Bay 4 is again rebuilt in brick but appears to be more modern than the rebuilt section to the west. This contains a timber framed window, partially covered by timber over the top half of the face.
- 6.8 To the east the face has completely collapsed (plate 7), leaving an overgrown opening to the central room of the complex. East of this the face continues (plates 8 - 11) as a five bay elevation. At the western end the face is red brick in English Garden Wall bond (3:1) with a timber shutter in front. To the east the face steps forward slightly and is constructed in a duller brick in English Bond. Beyond this the face is covered in timber to all bays. At the far western end bay 5 is open, presenting as a large loading doorway. The modern brick jamb visible to the west shows this opening to have been a later insertion.

East elevation

- 6.9 At the southern end of the face (plates 12 - 14) is a 5 bay section set forward from the rest of the face. Bays 1 to 3 each contain a large portrait window with timber frame of 9 lights and a depressed arch lintel of bricks. The face is constructed in a dark red brick in English Garden Wall bond (4:1). In bay 4 the window has been blocked and a personnel doorway inserted. To bay 5 the window has been completely removed and the wall rebuilt. To the north of these the face is set back and is of 4 bays (plates 15 - 19). Bay 1 contains a large inserted loading doorway, with modern metal shutter door hung. Bays 2 to 4 each contain a blocked opening. That to bay 2 has had a personnel doorway inserted.

North Elevation

- 6.10 At the eastern end the face is of 2 bays, with much of the face covered in timber boarding (plate 20), suggestive of large blocked openings. The ghost of a former pitched roof is visible to bay 1, whereas a modern roof butts against bay 2, between the boiler house and the office block to the north. To the west the face is set back, forming a narrow walkway between the building and the office block to the north (plates 21 – 25). At the eastern end however, the wall has collapsed, standing only c. 1m high. To the west it remains its full height however and shows the English Garden Wall bond (3:1). This stops at a rough joint where the wall has been rebuilt and a personnel doorway inserted, with concrete lintel over. The western jamb, however, shows the original wall continuing westward. This appears to have again collapsed at some point, with a rebuilt section present at the far western end. This rebuild continues around the corner, forming the western elevation (plate 26). To the west the face is set back once again and lies behind the standing chimney (plates 27 – 30). At the western end a personnel doorway is present, within the wall, which itself is a continuation of the rebuild. West of this the face is older brick in English Garden Wall bond (4:1) with a wide opening inserted. This has a decorative iron lintel over and has been blocked with modern brick with a personnel doorway to the east side. A crack runs up the face to the east of this doorway and plants are coming through the brickwork.

Interior

- 6.11 The western unit was inaccessible. The central unit (plates 31 – 41) was accessible as the front (south elevation) of the unit had collapsed. This was heavily overgrown and strewn with debris from the collapsed roof. Along the western wall a loading doorway was present towards the southern end. This was blocked with concrete block and had projecting concrete block jambs. The wall itself was constructed in English Garden Wall bond (3:1). A blocked transmission window was visible high in the face to the north of the loading door. Traces of whitewash were present throughout. To the east side of the space was the base of the octagonal chimney and within the attached wall to the south a part of the flue system was visible. To the west of this wall a brick built plinth was present, running parallel to it and curving around the chimney at its northern end, before being broken. In the northern face of the chimney base is an opening, with charred timber surround present (plate 41). To the

north of this the eastern wall is set back and a wide opening blocked with concrete block is present, with RSJ lintel over. North of this is a loading bay opening, also blocked. The northern end of the room contains a series of brick walls, forming around 4 rooms. A wide opening to the west has been blocked with concrete block.

6.12 The eastern unit comprises two separate areas, one to the north and one to the south. The southern (plates 42 – 46) was accessed via the south elevation and comprises a single open space. The roof was still present in this area, showing the four king post trusses. The area was strewn with debris and was unsafe to enter. The walls were bare brick although traces of plaster were present. In the north wall a straight joint runs up the face, showing the western side to have been rebuilt. At the north end of the west wall was a wide opening. This was blocked and seen from the central unit.

6.13 The north-eastern unit (plates 47 – 51) was accessed via the loading and personnel doorways inserted in the east elevation. These also lead into a single open space. The southern wall forms the party wall between the two units and contains a pair of large recessed openings with RSJ lintels over. The whole is covered with whitewash, making it difficult to tell if they were built as recessed or are blocked openings. At the southern end of the west wall is a blocked loading doorway to the central unit, with RSJ lintel over. At the northern end of the room a series of three rooms have been formed from modern concrete block. The roof is corrugated asbestos sheets supported on cast iron trusses.

Condition of Buildings

6.14 A Structural Survey of the buildings has been undertaken by Brennan Consulting. The findings of this survey in relation to each component building / structure are set out below:

West Building

6.15 The Survey notes that the west building is in a poor state of repair with missing roof slate, vegetation growth, decayed timberwork and previous alterations having caused damage to the original building fabric e.g. through the addition of a large roller shutter door to the south elevation. Internally the building is observed as having suffered significant decay and is showing significant signs of movement and a lack of verticality, with the roof having already partially collapsed to the rear. A recent vegetation strip has exposed the east

dividing wall of the west building and the wall is found to have suffered significant movement, the masonry is in a poor state of decay and there is vegetation growth within the wall at various locations.

Central Building

- 6.16 The roof of the central building/s is identified as 'entirely missing', as is the south elevation, and what remains of the north elevation is identified as being in a 'very poor state of repair' having suffered significant movement and loss.

East Building

- 6.17 The east building is identified as missing its original roofing material and is suffering from decay, structural movement and widespread vegetation growth. The west elevation of the east building shows significant evidence of structural movement and decay, with significant vegetation growth from within the wall. The roof of the east building consists of irregular timber trusses with an off-centre row of columns. The timber shows signs of significant decay, excessive deflection of truss members and rafters, previous adhoc repairs, and temporary propping is present to at least one timber truss. The east elevation of the east building was identified as being 'reasonably plumb', however was also showing signs of movement at eaves level, cracking, vegetation growth from within the wall and previous areas of alteration works and rebuilding.

North-East Building

- 6.18 The Survey notes that the north-east building has had its roof replaced in the past with a profile metal sheet roof, a large arch has been reconstructed above a roller door and shows signs of cracking above, whilst again there is evidence of vegetation growth within the wall and within the interior of the building. It appeared an older asbestos roof may be present beneath the more recent metal cladding. The west elevation of the north-east building shows evidence of structural movement, previous areas of rebuilding and the installation of tie rods through the building to arrest previous structural movement. A more modern canopy roof is attached between the north-east building and the Gatehouse and Office building to the north.

7. Significance of Listed Building

7.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** - if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** - which 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** - which is 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.

7.2 Under its listing description (see Appendix 1), the Listed Building comprises the spinning block with integral engine house 'Mill 1', the parallel running (partially collapsed) weaving sheds which it is linked to by a modern infill extension, the 'new' reeling room (currently in car mechanic use), the reeling room, and adjacent to that, the boiler houses and chimneys. The adjacent 'winding range' buildings which also comprise offices and gatehouse fall under a separate Grade II Listing (Ref: 1384531 refer to Section 8). Aside from the removal of the connecting modern insertion, the application proposals only physically affect the remaining parts of the former boiler houses and two surviving chimney remnants which fall under the Listing for the four storey Mill 1 spinning block, but are detached from it to the north. In relation

to the structures which are affected by this application, the areas of interest identified above are summarised below.

Archaeological Interest

- 7.3 The application site is occupied by the remaining parts of former boiler houses, a chimney and the surviving base of a chimney, along with areas of cleared land to the east and south.
- 7.4 The building shows evidence of having been altered continuously throughout its life, with the original walls mainly present to the east and west sides, with some internal north – south crosswalls also present (Refer to Appendix 3), albeit some sections of original / historic cross walls were recently removed for safety reasons. Later alterations from the turn of the century have altered the northern end, as well as alterations to the south elevation, which had previously partially collapsed and has since been removed. Internally the base of the octagonal chimney is present, along with evidence of the flue system, although the majority of the internal features have been removed. The other boiler houses that remain within the Eckersley Mill Complex show evidence of ornate tiling and decoration, however here none was present or remains.
- 7.5 The application site is likely to contain below ground archaeological remains of the central former boiler house which has been removed, albeit these are already well documented (with the building only having collapsed following a fire) and therefore in terms of revealing past human activity, the contribution is limited. As such the site has a **medium / low archaeological interest**.

Architectural and artistic interest

- 7.6 Whilst the 4 storey spinning block was designed by Stott and Sons architects (who went on to be responsible for around 20% of all new spinning mills designed in Lancashire between 1880 and 1914), the boiler houses which form part of this application may not have been designed by Stott and Sons. Although some remaining elements may date prior to the practice's involvement at Eckersley Mill and may have served previous buildings to the site, they were designed on a more utilitarian basis, with limited architectural embellishment and have suffered from extensive loss / modification.

- 7.7 Two chimneys survive within the site. The taller chimney to the north of the site is visible from beyond the site and acts as an architectural landmark. The other centrally-located chimney has been lowered to just its base and so whilst it does assist visually, its interest is also significantly diminished.
- 7.8 Therefore, whilst the architectural interest of the four storey spinning block is considered to be high (due to its relationship to mills 2 and 3 as well as its architectural appearance), the **architectural / artistic interest** of the former boiler houses is considered to be **medium / low**, with the taller chimney to be retained being of medium significance.

Historic interest

- 7.9 The spinning mill ('Mill 1') is the oldest surviving mill building on the Complex, erected in 1884. As such it provides a good example of a mill building from this period. However, it is also of specific group value with Mills 2 and 3, which taken together show the evolution of mill buildings over this short 16 year period. The Listed Building which includes the spinning mill, but also includes other buildings (weaving sheds, reeling rooms, boiler houses and chimneys), is also of historic interest due to all buildings being an example of a single functioning entity.
- 7.10 Whilst the historic interest has been damaged due to the collapse / removal of part of the weaving sheds and boiler houses, the historical interest of the Listed Building is considered to be high. The remaining parts of the boiler houses and chimney to which this application relates are considered to be of **medium / low historic interest**, due to their current condition / extent of loss, them being lesser components compared to the other surviving elements, and their limited visual contribution in terms of understanding the cotton production process.

8. Significance of Potentially Affected Heritage Assets

- 8.1 Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes on the Secretary of State a duty to compile or approve lists of buildings of special architectural or historic interest (listed buildings). In addition to the buildings which fall under the Mill 1 Listing (including those within the application site), there are several other Listed Buildings within close proximity to the application site. In order to assess the impact of the proposed scheme on the significance of these Listed Buildings and upon the Wigan Pier Conservation Area, it is firstly important to set out the significance of these potentially affected heritage assets.
- 8.2 The application property is located within the Wigan Pier Conservation Area, and its proximity to other designated heritage assets requires that Wigan Council carefully consider the development proposal in terms of its potential indirect heritage impacts. In considering development affecting a listed building, special regard must be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990). Similarly, for any development affecting a conservation area, special attention must be given to the desirability of preserving or enhancing the character or appearance of the area including its setting (Section 72, Planning [Listed Buildings and Conservation Areas] Act 1990).
- 8.3 Published on 27 March 2012, the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications potentially affecting the significance of any heritage asset to be accompanied by a heritage statement which assesses any impact on a heritage asset's significance, including any contribution made by their setting. This statement considers whether the application proposal has any indirect impact on the setting of nearby nationally listed buildings or indirect impact on the setting of the Wigan Pier Conservation Area.
- 8.4 Appraising the indirect impact of development on setting will involve an assessment of whether a designated heritage asset has a setting which contributes to its significance and whether the proposed development impacts upon this setting. The principal documents guiding the appraisal of setting are Historic England's 'Historic Environment Good Practice

Advice in Planning Note 3: The Setting of Heritage Assets', published on 22 December 2017; and Historic England's 'Seeing the History in the View' published in May 2011. The purpose of this guidance is summarised within Section 4.

Heritage Assets that may be Affected

- 8.5 Nationally listed buildings are graded to reflect their relative special architectural and historic interest. Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are deemed to have 'special interest'. With regards to nearby listed buildings it will be necessary (i) to assess the significance of these heritage assets; and (ii) to assess whether the setting of any assets of heritage value is harmed.
- 8.6 Paragraph 129 of the NPPF states that '*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset)...*'. The nearby designated heritage assets that need to be considered by the appraisal in relation to potential indirect impacts on setting and significance include:
1. Swan Meadow Works Western Number 1 Mill (Ref: 1384527, Grade II) – Parts beyond application site boundary.
 2. Swan Meadow Works Gatehouse And Offices And Attached Winding Rooms (Ref: 1384531, Grade II)
 3. Wigan Pier Conservation Area



Image 8.1 Plan of Heritage Assets. Listed Buildings and Structures numbered. Approximate Application Site Boundary in Red. Wigan Pier Conservation Area Boundary in green.

8.7 7 other Listed Buildings and structures are located within moderate proximity to the application site and are listed below:

4. Swan Meadow Works Western Number 3 Mill (Ref: 1384529, Grade II)
5. Canal Cottages With Attached Boundary Wall (Ref: 1384506, Grade II)
6. Pottery Bridge (Ref: 1384507, Grade II)
7. Trencherfield Mill (Ref: 1384508, Grade II)
8. Lock 23 on Leeds and Liverpool Canal (Ref: 1380075, Grade II)
9. Swan Meadow Works Western Number 2 Mill (Ref: 1384528, Grade II)
10. Swan Meadow Works Former Workers Welfare Building (Ref: 1384530, Grade II)

- 8.8 Assets 4 – 10 are identified as being visually removed from the site and the buildings proposed to be re-used. Whilst there may be some group value between these buildings and the nearby Listed Buildings (despite their visual separation), this has been considered within the assessment of assets 1 – 3.
- 8.9 In accordance with the National Planning Policy Framework (NPPF) and the Historic England guidance, this Section considers the heritage significance of heritage assets 1 - 3. The location of these assets is identified on Image 8.1 as per the numbering above. The relevant Listed Building listings can be located in Appendix 1.

Description and Significance of Affected Heritage Assets

Swan Meadow Works Gatehouse and Offices and Attached Winding Rooms (Ref: 1384531, Grade II)

- 8.10 The gatehouse, office, and winding rooms are together Grade II Listed, and are attached to further adjacent Listed Buildings which fall under the 'Mill 1' Listing. The buildings were Listed on 13 July 1994. The buildings' Listing is set out at Appendix 1.
- 8.11 The Listing identifies the buildings as 'Offices to large cotton mill complex, with attached winding range', noting the 1904 dating over the doorway to the southeast elevation, and 1912 in 'gablet of parapet'. The 'gatehouse' overlooks the access into the Eckersley Mill complex. It forms a 5 bay brick and terracotta elevation. At first floor level each bay contains a large portrait window with a decorative terracotta surround. The cills are formed by a moulded brick string course. At ground floor level bay 1 contains a narrow personnel doorway to the south side with a window to the north. Each has a terracotta lintel with false keystone. The original moulded brick cill of the window is still partially present, but a later cill has been built on top of it. This situation is mirrored to bay 2, although the window is narrower and retains the original cill. A matching narrow window lies on the north side of the doorway, within bay 3. To the north, between bays 3 and 4 is a wide loading doorway with depressed arch lintel of splayed brick and terracotta, blocked with a landscape window inserted. Between bays 1 & 2 and 4 & 5 have cast iron downspouts, bearing the date 1904.

- 8.12 The northeast elevation is to the former offices. This forms the main two storey 12 bay frontage to Swan Meadow Road built in brick (English Garden Wall 3:1) and terracotta. For the most part, each bay contains a large portrait window to each level with a decorative terracotta surround. A moulded brick string course lies directly above the ground floor lintels and a further string course forms the cills of the first floor windows. In Bay 1 at ground floor level is a wide loading doorway with depressed arch lintel of splayed brick and terracotta, blocked with a landscape window inserted. Bay 7 contains the main office entrance set in an ornate terracotta surround with scroll detail to jambs. 'OFFICES' is set in the terracotta lintel above with an ornate curved pediment over bearing the date 1904. Above is a small simple window with large terracotta lintel. Above all of the first floor windows is a terracotta string course with terracotta parapet over. In bay 2 this is formed into a pediment with decoration to the centre and flanking columns running down either side of the first floor window. This is replicated in bay 6. At bay 8 the parapet heightens, with a rounded inverse curve to bay 8 and the name 'ECKERSLEYS' to bay 9. Above bays 10 and 11 is a further pediment with scroll detailing and a partially obscured date stone. Above is the letter 'A' and below the partially obscured date 1912.
- 8.13 The north elevation is the street facing elevation of the Winding Range. This forms the long 17 bay elevation to Pottery Road. Bay 1 lies on the corner and is a continuation of the terracotta frontage of the northeast elevation. This matches, with large portrait window to each floor. The parapet over contains an inverse rounded arch, matching that to bay 8. To the east the face changes to a browner brick with window to each bay at ground floor level. These have red brick lintels and sandstone cills. At first floor level larger windows lie at 4, 6, 8 and 10 and between 12 & 13 and 14 & 15. These have concrete cills and lintels. The terracotta parapet of the previous elevation continues along this face, although this time in brown brick. A red brick string course runs along at the base. Bays 16 – 18 are different in that bays 16 and 17 each contains a pair of narrow windows at each floor, with bay 18 containing single matching windows. The next section of elevation to the west is to the former reeling room which falls under the 'Mill 1' Listing.
- 8.14 To the rear (south), the rear of the winding range building comprises several sections. At the western end the face is brick built in English Garden Wall bond (3:1) of five bays. At ground floor level each of the 7 bays contains a four light timber framed casement window with

sandstone cill and red brick lintel. The exceptions are bay 6, which has a personnel doorway inserted, and bay 7 which is blocked. At first floor level bays 1, 2 and 6 contain matching windows, with a fire escape doorway inserted to bay 3. To the east the face contains a further 5 bays. Bay 1 contains a four light portrait window at both ground and first floor level, with bay 2 containing a matching window to ground floor only. Bay three contains the double door entrance to 'Slaters'. In bay 4 an RSJ beam lies high in the face. The ghost of a double pitched roof is also visible here. Bay 5 contains a square window at first floor level. All have concrete cills and lintels.

- 8.15 The west elevation is the rear of the former office and gatehouse buildings. The face continues as an 11 bay elevation with portrait windows to each level. Each contains a concrete cill and lintel. Exceptions to this are bay 2 at ground floor level, which does not contain a window and a narrow window located between bays 4 & 5. Bay 6 contains a large opening at first floor level with depressed arch lintel of red brick, below which are a pair of personnel doorways, the northern of which has been inserted. Bay 7 contains a large personnel doorway, covered with a modern roller shutter and above, between bays 7 & 8 is a 6 light timber framed landscape window. Beyond bay 8, the face is angled. At ground floor level the final two bays contain a portrait window and personnel doorway, with the first floor containing a long timber framed landscape window.
- 8.16 The southwest elevation is the gable end side of the gatehouse building and is in red brick English Garden Wall bond (3:1). At ground floor level a personnel doorway lies to the west side, covered with a modern roller shutter. To first floor level a portrait window lies to the east side. This has a brick lintel with terracotta false keystone and a moulded brick cill. The coping is terracotta and the face is otherwise featureless.
- 8.17 Internally, further to a site visit, it can be confirmed that there are some historic / original surviving features which contribute to the Listed Building's significance including cast iron stanchions, rendered beams, mosaic floor tiling at the base of an internal staircase, plaster ceilings with panelled decoration above, lathe and plaster ceilings, dog-tooth coricing and decorative plaster corbels. Staircase walls are lined with yellow tiles up to decorative flower pattern tiles just below the green tile dado rail, terracotta stairs and a green tile

skirting, decorative tiling to historic toilets and a fireplace to an office. Many of these features have been damaged due to poor maintenance, water and fire damage.

Significance of Asset

- 8.18 The Listed Building is one of the more prominent buildings at the heart of the Conservation Area at the junction of Pottery Road and Swan Meadow Road. It retains much of its external appearance, which is of high architectural merit. Internally the building has been subdivided into multiple units, although several features of interest remain. Most notable, the office space still retains its tiled walling to the staircase and landing corridor, as well as several of the office rooms, with cornice and fireplaces. The attached winding range also retains its north lights, although the beams have begun to degrade due to water ingress.
- 8.19 Although altered internally the office building does still retain evidence of past human activity, worthy of archaeological investigation. The original plan of the building is still visible at first floor level and some original features remain, such as the tiled staircase and landing, demonstrating how the office was regarded. The attached winding range continues the office façade, and is of a similar interest level, although does not contain the decorative internal features. As such the building has **medium archaeological interest**.
- 8.20 The office building is constructed of brick and terracotta with several features of architectural merit both inside and out. The office building and attached reeling shed are considered to have **high architectural and artistic interest**.
- 8.21 The office building was erected in 1904 with the attached winding range built a few years later in 1912. At this time the complex was well established and as such shows what was considered to be required, and what was important. The offices, with the tiled interiors, were second only to the tiled engine houses of the mills. As the HER notes, the Listed Building 'Forms part of important group of cotton mills and ancillary buildings on this site, collectively a very striking feature close to Wigan Pier'. As such the Listed Building has **high historic interest**.

Wigan Pier Conservation Area

- 8.22 The Wigan Pier Conservation Area Appraisal & Statement of Heritage Merit & Need was prepared by Building Design Partnership and published by Wigan Council in April 2002.
- 8.23 The Conservation Area was designated in 1987 'in recognition of the historic significance of this major concentration of specialised industrial architecture dating from the 18th to the early 20th Centuries'. The Appraisal notes that the Conservation Area includes part of the Leeds-Liverpool Canal, the Wigan Pier and Trencherfield Mill complexes, Eckersley and Swan Meadow Mills complex (which the site is located within); the site of Wigan Pier; Victoria Mill; and the Seven Stars Hotel.
- 8.24 The Appraisal sets out the heritage merit of the area, a review of the area's current weakness and the potential threats to its remaining heritage assets. With regards to the area's heritage merit, the appraisal identifies this as comprising:
- The area's industrial environment is certainly of regional, and even national importance. The dominant industries that drove industrial development within the town (including the manufacture of cotton) had a clear influence on the built environment, especially in terms of architectural merit is of notable importance.
 - The canal system which was put in place initially to carry coal, stone, limestone, slate, soap and ash cargo. The first section of canal linked Wigan and Liverpool. Subsequent growth and development of the area was based largely on the development of manufacturing industry centred around the import of cotton from the Americas and the use of coal to power the large scale industrial complexes.
 - The emergence of the cotton industry has proved the most significant in terms of the built development of the Wigan Pier area from the mid-to late 19th Century, the pattern of development being characterised by the construction of warehouses and wharves at the canalside, to store both imported raw material and finished product, manufactured in nearby mills ready for transport.

- Prominent and larger mill buildings for the spinning and weaving of cotton tended to take place on plots of land set back from the canal. These buildings were subsequently increased in size. The primary surviving examples of these complexes are the Eckersley Mills (originally known as the Western Mills and once containing more spindles than any other in the world) and the Trencherfield Mill complex.
- The arrival of these mills was accompanied by the development of workers houses in the immediate vicinity of the mills. Much of this has now been demolished as part of post-war slum clearance, especially to the west of Pottery Terrace and to the north of Wallgate – to be replaced by industrial development.
- The arrival of the railways was an important point in the development of Wigan, with the ever more competitive and reliable rail freight system replacing the canal as the main means of transport for freight to and from the town. The speed of the railway and the volume of goods it could handle made an important contribution to the continued growth of the cotton industry.
- The designation of the Conservation Area in 1987 was to safeguard this major collection of specialised industrial architecture dating from the late 18th to 20th centuries, the justification being based largely on the evolution of the cotton mill architecture illustrated by Victoria Mill (1840), Eckersley Mills (1880s – 1980s) and Trencherfield Mill (1907).
- The modern industrial buildings forming the Swan Meadow Industrial Estate within the centre of the complex are identified as ‘negative features’ within the Conservation Area.

8.25 The appraisal identifies four ‘character areas’ with ‘Eckersley Mills Complex’ forming its own character area. With regards to this character area, the appraisal notes:

- The prominent scale and massing of the mill complex forms a primary townscape feature in the area.

- The complex is particularly notable in the evolution of cotton mill architecture as a distinct building type from 1884 to 1900.
- The Grade II listing of the three mills and associated north light weaving sheds backing onto Pottery Terrace, the former canteen and other associated office and storage buildings is identified. All of these buildings form a single entity, with much of their value lying in that. 'Collectively, they demonstrate the growing complexity and integration of the processes of spinning and weaving'.
- The architectural treatment of the three mills varies little over their period of construction (1884, 1888 and 1900). Eckersley and Co. Ltd commissioned Oldham Architects Stott and Sons to design each of the mills and the Italianate style of Mill 1 is perpetuated throughout.
- The red brick mills with pitched slate roofs concealed behind parapets have a comparatively plain architectural treatment, that is enlivened by the use of Italianate detailed to key elements of the mills such as cornices, engine houses and, in the case of Mill No.3, the prominent water tower.
- The three four storey mills provide an excellent example of the evolution of building techniques over a relatively short period of time. Mill 1 comprises cast iron columns supporting brick arches. By the time No.2 Mill was constructed, steel girders are used instead of wrought iron beams, but cast iron columns and brick arches are still employed. No. 3 Mill used concrete floors in place of brick arches in its construction.
- Of the numerous ancillary buildings within the site complex, the most prominent, in terms of its position, is the Edwardian office building dating from 1904 on the junction of Pottery Road and Swan Meadow Road.

8.26 With regards to opportunities and threats facing the Conservation Area, the appraisal sets out a 'Heritage Need' section. This considers the negative factors and opportunities in relation to 'loss' (effect of demolition on the area), 'damage' (implications of insensitive changes to buildings and building deterioration), and 'intrusion' (impact of insensitive

development). A dedicated section which considers the above in relation to the Eckersley Mill Complex Character Area is provided. Key points of note in relation to Mill 1 include:

- The status of the mills is undermined by the poor condition of the most prominent buildings, portions of underused land and the impact on the townscape setting that modern industrial development has had.
- The central area defined by the three mill buildings which includes a combination of surface car parking, neglected greenspace and land to serve the businesses within the Swan Meadow Industrial Estate detract considerably from the setting of the Mills.
- The Swan Meadow Industrial Estate which dates from the late 20th Century is the major modern intrusion into the complex and is a primary factor that contributes to the poor environmental quality of the overall site.
- Within the complex's central parking area, the elevations to Mill 1 and Mill 3 dominate local views. The industrial estate itself obscures views of Mill 2.
- The lack of any wider views of the complex throughout the quarter and the relatively low rise appearance of the annexe building along the Pottery Road corridor, ensure that the full scale and presence of the complex is difficult to appreciate beyond Swan Meadow Road and the central parking area.
- Four other prominent landmarks exist in the Eckersley Complex, including three chimneystacks associated with each mill. The tower feature at the front of Mill 3 is perhaps the most striking landmark feature influencing the wider area.
- Few areas of traditional surface materials remain as much of the site has been tarmacked. Public access to the complex is restricted and there is little order and legibility to the site, as it lacks any clearly defined pedestrian routes, landscaping, signage or street lighting.

- The main Swan Meadow gateway is poorly defined and maintained, offering no real sense of arrival to visitors and users of the complex, and is weighted in favour of motor vehicles rather than pedestrians.
- The hard-edged red brick rear wall of the Eckersley Mills Weaving Sheds to Pottery Terrace and associated buildings creates a stark boundary to this part of the Conservation Area.

8.27 The appraisal sets out the core elements of loss, damage and intrusion, and includes a specific section on Mill 1 (which the application site forms part). With regards to Mill 1, it notes:

- All red facing brickwork is suffering from a serious lack of maintenance, resulting in many parts of the external brickwork becoming loose.
- Signs of water having entered the building in a number of places and the roof displays signs of short-term maintenance practice.
- Of greatest concern is the condition of the parapet, as it is some 1.5 metres high. It is identified as being out of alignment in many areas due to structural instability and is badly in need of repair.
- Most of the windows are identified as being in poor condition, resulting in many of them being boarded up.
- Internally, the condition of Mill 1 varies between floors to reflect differing types of use, with the health and fitness centre on the third floor indicating the potential of the vacant spaces. A significant level of vacant space highlights the opposite extreme within the building, such as the upper floor which is identified as being generally derelict in character. In these areas, neither the floors nor ceiling are identified as being in a good state of repair.

Significance of Asset

- 8.28 The Conservation Area is of **High Archaeological interest**. It covers a broad area and holds extensive evidence of past human activity particularly that associated with the industrial expansion of Wigan during the 19th Century. In addition to those buildings which survive, there is high potential for the area to contain archaeological remains of former mills and associated buildings.
- 8.29 The Conservation Area is of **High Architectural Interest**. Although there has been extensive loss across the area, significant buildings and structures survive and together contribute towards a strong post-industrial area character. The surviving historic elements assist understanding of industrial expansion, the science and technology associated with this, and the evolution of the area during that time and beyond. Associations with well known architects of mill buildings and canal infrastructure further contribute to the area's architectural interest.
- 8.30 Although buildings and infrastructure within the Conservation Area were primarily constructed on a utilitarian basis, there is extensive evidence across the area of architectural embellishment including the Italianate style incorporated at Eckersley Mill therefore the area is of **Medium Artistic Interest**.
- 8.31 The Conservation Area is of **High Historic Interest**. It contains an extensive number of heritage assets which each in their own way relate to or indicate the area's industrial past. It provides a clear physical record of the industrial history not only of Wigan, but also of the northwest of England. The impact of this period of Wigan's history, which is best illustrated and preserved by the Conservation Area perpetuates today in terms of local culture and identity. As a collective, the group value of the assets increase the historic interest.

9. Impact of the Scheme on the Significance of the Identified Heritage Assets and their Settings

9.1 This section appraises the proposals for the site against the heritage significance of the buildings / structures within the application site, other adjacent buildings / structures listed under the Mill 1 listing and the office and gatehouse Listing, and the Wigan Pier Conservation Area which it is located within.

9.2 With regard to the application proposal there are four types of heritage impact that must be considered as part of the development proposal being appraised:

- Any direct physical impact caused by the development on the significance of the Listed Building;
- Any direct impact caused by the development on the setting of the Listed Building;
- Any indirect impact caused by development on the setting of nearby nationally listed buildings; and,
- Any indirect impact caused by development on the setting of the Wigan Pier Conservation Area.

9.3 This assessment will confirm whether the proposed works result in 'substantial harm', or 'less than substantial harm' to the significance of the Listed Building, in accordance with National Policy and Guidance.

Impact of the Scheme on the Grade II Listed Mill 1

9.4 The Grade II Listed Mill 1 comprises a group of connected buildings at the north west of the Eckersley Mill Complex. The buildings vary in their scale, historic significance, and condition including two buildings (the weaving shed and the central boiler house) which have

endured significant collapse. Whilst the former boiler house buildings within the application site are of lower significance as compared to the main four storey spinning block, adjacent beaming block / offices and gatehouse (which are separately Listed) etc, the boiler houses do form part of an organic 'whole', with the Listed Building description noting 'All these elements formerly a single functional entity.' The buildings had however been heavily modified or had suffered from full or partial collapse in recent years, and the recent demolition works have resulted in the loss of additional historic fabric. The architecturally understated nature of these buildings, their limited prominence, and loss of fabric means that unlike other buildings under the same listing such as the spinning block and surviving part of the weaving sheds, their historic purpose is no longer clear. The extent of loss and unsympathetic works is evidenced within Section 3 and the building development plan at Appendix 3, and significantly detracts from the building's historic interest. Image 9.1 identifies the fabric which has recently been removed as part of the approved demolition works.



Image 9.1: Completed demolition works (removed fabric identified in red)

- 9.5 Image 9.1 also illustrates which walls are to be retained on a temporary basis (identified in grey), along with some areas of historic roof, and the chimney and chimney base. Despite the approval of applications for the comprehensive demolition of buildings within the

application site, and the partial completion of that demolition, the remaining built elements remain Grade II Listed. It is therefore the physical impact upon those remaining elements, as well as other heritage assets which requires assessment.

- 9.6 As is set out within Section 3, the proposals comprise the internal and external works necessary to adapt the remaining parts of the former boiler house buildings into a temporary food market. The works which have the potential to affect the significance of the buildings include the creation of internal and external wall openings, the installation of floor finishes, replacing localised roof timbers, repairs to the retained part of the existing roof and the installation of new roofing comprising corrugated clear sheeting, and replacing glazing to windows with coloured Perspex. The scheme also includes the necessary structural reinforcement works to ensure that the buildings are structurally sound and can be utilised.
- 9.7 Other works which might affect the setting of the building and surrounding assets include the erection of painted timber hoardings, lighting, new heras fencing, a stage platform, and temporary toilets.
- 9.8 Overall, the works are regarded as having a **minor-positive impact** upon the heritage significance of the surviving elements of the boiler houses, and the broader 'Mill 1' Listed Building complex. The works will part reinstate roofs to the buildings which have collapsed or been removed, but in temporary materials which can clearly be distinguished from the surviving historic fabric. On the basis of this being a temporary 'meanwhile' use, this approach is regarded to be entirely appropriate. Whilst the scheme will see the re-use of buildings which have been approved for, and will be demolished, the works will not see the significant removal or loss of any additional fabric at this stage.
- 9.9 The re-use of the surviving elements of these boiler houses, with a use which provides the general public with an opportunity to visit and access them prior to their eventual demolition, is regarded as an important and unique heritage benefit of the scheme. These buildings have not previously been publicly accessible, but for a limited time can be visited and enjoyed for a sustained period of time, i.e. whilst enjoying food and drink and entertainment.

Impact on Setting of Mill 1

- 9.10 With regards to setting, paragraph 194 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. Paragraph 195 requires local planning authorities to consider the significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), when considering the impact of any proposals, in order to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 9.11 Mill 1 (which the buildings and structures within the site form part) is a Grade II Listed Building and its heritage significance is set out in Section 7 of this Statement. Careful consideration has therefore been given to the potential impact of the proposals on the setting of this designated heritage asset. The proximity of the site to other designated heritage assets, including those other Listed assets within the Eckersley Mill complex and the Wigan Pier Conservation Area, must also be considered. Within Section 8, it was confirmed that the only Listed assets which had the potential to be affected (in terms of their settings) by the application proposals was the remaining part of the Mill 1 complex of buildings, and the adjacent Grade II Listed Office and Gatehouse building to the north.
- 9.12 Historic Environment Good Practice Advice in Planning Note 3 states that:
- 'Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views'.*
- 9.13 A views exercise has therefore been undertaken. This comprises three key views from outside the application site but looking towards it. The views have been selected, as combined, they provide a variety of viewpoints from which the structures upon the application site may be seen. The degree to which the proposals affect the setting of the Listed Building has been assessed in accordance with the 'five step approach' set out in Part 2 of the Good Practice Advice in Planning Note 3. Step 1 is to identify which heritage assets and their setting are affected. Whilst this assessment focuses on the impact of the works upon the setting of Mill 1,

other heritage assets within these views are also noted. The setting of Mill 1 within these views is summarised below.

Viewpoint 1

- 9.14 Viewpoint 1 is from the northern open car parking area of the Eckersley Mill Complex. This view provides a panoramic view of the surviving boiler houses and the taller surviving chimney, along with other built elements Listed under the Mill 1 Listing including the northern part of the 4 storey spinning block, the old and new beaming blocks to the rear, and the side / rear elevations of the separately Listed Grade II offices and gatehouse.



Viewpoint 1: From within Eckersley Mill Complex looking north

- 9.15 Along with the Spinning Block and Offices / Gatehouse (which are between 2 and 4 storeys compared to the single storey boiler houses), the chimney is a prominent feature and an eye catcher. The view is also dominated by surface level car parking and cars. Whilst the view takes in multiple Listed structures, it is not regarded as a formal setting, having a back-of-house utilitarian character. Notwithstanding this, this view retains its historic industrial character.

Viewpoint 2

- 9.16 Viewpoint 2 is from Swan Meadow Road to the east looking directly towards the site. Ahead of this is other Listed components of the Eckersley Mill Complex including the offices / winding range. The Spinning Block which falls under the same Listing as the former boiler houses is visible to the left of the view. The offices / winding range whilst not having a formal setting as such, have been designed to be highly visible and to address the surrounding roads. In this way, it differs from Viewpoint 1. The offices / winding range buildings totally obscure the buildings within the application site, and the chimney is not visible either from this view. The nature of the buildings as an historic component of an industrial complex can still be easily read to this day, despite the original and historic uses having long ceased.



Viewpoint 2: From Swan Meadow Road.

Viewpoint 3

- 9.17 Viewpoint 3 is from Pottery Road to the northeast of the site looking towards Mill 1, with the Spinning Block's top storey visible. In addition to Mill 1, its chimney which also falls under the same listing is the most prominent feature and an eye catcher. Ahead of this are other Listed components of the Eckersley Mill Complex including the offices / winding range and part of

the reeling rooms. The Grade II Listed Pottery Bridge is also visible. Whilst there are residential uses evident to the left of view, this view retains its historic industrial character.



Viewpoint 3: From Pottery Road looking southwest

- 9.18 Whilst this view is looking directly towards the application site, the buildings to be adapted within it are not visible, obscured by other built development.

Step 2: Assess the degree to which the settings and views make a contribution to the significance of the heritage asset or allow significance to be appreciated.

- 9.19 A comprehensive review of the Listed Building's significance is provided in Section 7. Mill 1's setting can be appreciated from multiple viewpoints, with the presence of other heritage assets, and the building's industrial context (which sustains) contributing to its setting. Although only latterly connected to them (by virtue of a modern lean-to extension which has now been removed), as set out in Section 7, Mill 1 as a designated heritage asset also includes the adjacent weaving sheds, reeling rooms, boiler houses and chimneys which have suffered from varying levels of deterioration and loss. Mill 1's setting benefits from the survival of associated buildings despite their deterioration. The majority of these buildings are visible

within the viewpoints aside from the buildings which form part of this application. These are only visible from within the Eckersley Mill Complex.

- 9.20 On a broader level, the Listed Building forms a key part of the Eckersley Mill Complex which includes four other Grade II Listed Buildings. Elements of the 'Mill 1 Listed Building' are also visible from other parts of the Wigan Pier Conservation Area including from within the Wigan Pier Basin. Its setting is therefore multi-faceted. In many of these cases, the topography of the area and intervening development, dictates that some views are obscured, partial, or glimpsed. Nonetheless, it is clear that the setting of Mill 1 contributes significantly to its historic interest. It is notable however that the buildings within the application site are not highly visible, including from within Viewpoints 2 and 3, despite their close proximity.
- 9.21 As well as demonstrating a general approach to architecture in terms of design and materiality, the former boiler houses and their setting assists with our understanding as to the day-to-day operation of the Mill, the Eckersley Mill Complex, and the broader Wigan Pier area. The partial loss of the weaving sheds and all and part of an adjacent chimney has adversely impacted upon this, but the relationship between the Mill 1 spinning block and its ancillary buildings is still clear, including in terms of the buildings proposed within the application site – albeit this can only be appreciated from within the Complex, and the exact historic function of these buildings would not be clear to the general public.
- 9.22 Mill 1 does not have a formal setting. Its layout and the layout of surrounding buildings was dictated by land availability, efficiency and utility rather than it being designed to be prominent feature from any vista. Nonetheless, for the reasons set out above, it is clear that the building's setting makes a high level contribution to the broader building's historic significance. The Listed offices, gatehouse and winding Range have been designed specifically to address Pottery Road and Swan Meadow Road, and although of a smaller scale than buildings behind, present a grander face. These buildings also therefore make a high level contribution to the building's historic significance in terms of setting.
- 9.23 Conversely, the contribution that the former boiler house buildings make to the setting of the Listed Building is extremely limited due to their limited scale, utilitarian (and heavily modified

/ deteriorated) appearance, and their positioning, obscured from most viewpoints by intervening development.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.

- 9.24 Commentary is provided below in relation to Step 3, including consideration of the impact of the proposed scheme upon the three viewpoints.

Viewpoint 1

- 9.25 Viewpoint 1 which is from within the Eckersley Mill Complex would be affected by the proposed works. The surviving elements of the boiler houses can be read clearly as historic ancillary industrial buildings associated with those adjacent buildings, despite the extent of modification and loss. In terms of the impact upon the setting of the broader Listed Building and the adjacent Gatehouse / office Listed Building, the impact is regarded to be generally positive in reinstating some areas of roofing and therefore an approximate massing of the former boiler houses. The use of sensitively painted wooden hoardings and clear corrugated roof sheeting ensures a lightweight approach which does not visually distract from the boiler houses or surrounding historic buildings, with these temporary elements being clearly read as such. Additional temporary structures such as the temporary toilets have an adverse impact upon the view, but as with the scheme generally, this impact is minor and temporary.

Viewpoint 2

- 9.26 The former boiler house buildings are visible from this viewpoint, despite their proximity. This viewpoint and the absence of any impact to it helps to demonstrate the limited overall impact the proposed works will have in terms of the setting of adjacent heritage assets.

Viewpoint 3

- 9.27 As with Viewpoint 2, the adaptation of the boiler house buildings will not impact upon Viewpoint 3, due to the intervening office / winding range building obscuring them.

Summary

- 9.28 The proposed scheme only physically affects ancillary boiler houses to the north of the Mill 1 spinning block. In relation to the setting of the surviving elements of the boiler house buildings, the effect of the proposal is minor and include the necessary works to adapt them for temporary use. As has been established, the contribution to the Listed Building's significance of these buildings is medium to low, and the contribution to its setting very low for the reasons identified above. Due to the use of materials which will distinguish historic fabric from modern, and the approximate reinstatement of building massing resulting from the scheme, the impact upon the setting of the boiler houses is regarded to be minor-positive.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

- 9.29 The proposed scheme, although of a limited and temporary scope, will result in the re-use of the former boiler house buildings which is regarded to be a heritage benefit. Any perceived harm to adjacent Listed assets is regarded as minor and temporary.

Step 5: Make and document the decision and monitor outcomes

- 9.30 This Statement has set out clearly how the setting of the Listed Building contributes to its significance, and the appreciation of its significance, as well as what the anticipated effect of the proposed development will be.
- 9.31 Further to the approval of the demolition of the boiler houses, a requirement for the recording of the buildings to be removed in accordance with NPPF paragraph 205 was conditioned and has subsequently been completed. This exercise will contribute towards the Historic Environment Record for the site.

Impact of the Scheme on the Wigan Pier Conservation Area

- 9.32 In addition to considering the direct impact of the proposed scheme on the physical fabric and setting of Mill 1, it is also necessary to consider any indirect impact that the scheme may have on the setting of other designated heritage assets. The Wigan Pier Conservation Area Appraisal includes analysis of the Eckersley Mill Complex and Mill 1, and notes that 'the status of the mills is undermined by the poor condition of the most prominent buildings, portions of

underused land and the impact on the townscape setting that modern industrial development has had'. In addition to this, Conservation Areas can be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it.

9.33 To assess the indirect impact of development upon the setting of the Wigan Pier Conservation Area, it is first necessary to consider whether the Conservation Area has a setting which contributes to its significance and whether the proposed development impacts upon this setting. As set out above, the principal documents guiding the appraisal of setting are Historic England's Good Practice Advice in Planning Note 3 'The Setting of Heritage Assets' Published in December 2017. Planning Note 3 sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

9.34 As with establishing the impact of the proposals on the setting of the Listed Building above, a similar approach has been applied with regards to the Conservation Area setting. This broadly comprises assessing the degree to which the setting of the Conservation Area contributes to its significance, and assessing the effects of the proposed development, whether beneficial or harmful, on that significance. In terms of the Conservation Area's setting, the Appraisal notes:

- The area's industrial environment being of regional, and even national importance.
- The influence on the built environment that the dominant industries that drove industrial development had within the town, especially in terms of architectural merit.
- The canal system which was put in place initially to carry coal, stone, limestone, slate, soap and ash cargo.
- Development being characterised by the construction of warehouses and wharves at the canalside, to store both imported raw material and finished product, manufactured in nearby mills ready for transport.
- Prominent and larger mill buildings for the spinning and weaving of cotton tended to take place on plots of land set back from the canal. The primary surviving examples of these complexes are the Eckersley Mills and the Trencherfield Mill Complex.

- The arrival of these mills was accompanied by the development of workers houses in the immediate vicinity of the mills. Much of this has now been demolished as part of post-war slum clearance.
- The modern industrial buildings forming the Swan Meadow Industrial Estate within the centre of the complex are identified as 'negative features' within the Conservation Area.

9.35 There has been extensive loss of built development since industrial production was at its peak in the 19th Century including the workers housing mentioned above, but also in terms of industrial development. This loss has continued even since the designation of the Wigan Pier Conservation Area in 1987 which was undertaken specifically to safeguard the industrial architecture dating from the late 18th to 20th centuries. Several buildings across the Eckersley Mill Complex have been lost due to poor maintenance by previous owners, and the Seven Stars Hotel on Wallgate which is identified within the Conservation Area Appraisal was fire damaged in 2008 and demolished in 2012. The Appraisal also notes modern industrial developments which are identified as negative features within the Conservation Area including the Swan Meadow Industrial Estate within the Eckersley Mill Complex.

9.36 Despite the loss and negative features, extensive evidence of the area's industrial past remains present particularly within the Wigan Pier Basin, the connecting section of the Leeds Liverpool Canal (which is overlooked by Trencherfield Mill) and with regards to the surviving elements of Eckersley Mills which the site forms part. These elements can be regarded as the Conservation Area's primary setting, with the relationship between them remaining clear due to the extent of built development which survives. Whilst the Wigan Pier Conservation Area does not have a formal setting, it does have a setting which contributes to its significance.

Impact upon Key Views

9.37 In terms of key views, the CAA does not specifically identify or list these. Consideration of three views which include the Listed Building are set out above, albeit due to the nature and scale of the proposals, these are within close proximity to the site and do not give a sense of the broader Conservation Area. The views exercise does however confirm that the impact

of the proposals upon views resulting from the proposals is extremely local, with the former boiler house buildings only visible from within the Mill Complex itself. Whilst these buildings are within the Conservation Area, the works to them to adapt them for a temporary use do not materially impact upon the setting of the Conservation Area or any key views within it. As is recognised within NPPF Paragraph 206, not all elements of a Conservation Area will necessarily contribute to its significance.

Overall Summary of Impact

- 9.38 This Statement is submitted in support of applications for the change of use of the remaining parts of the former boiler houses to food market use and the necessary physical works to achieve this. This section of the Statement has considered the direct impact upon the significance of the Listed Building resulting from physical works, the direct impact upon its and the adjacent Listed Building's setting, and the impact of the proposals upon the setting of the Wigan Pier Conservation Area.
- 9.39 The proposed temporary adaptation and re-use of the buildings, prior to their eventual demolition, is regarded as a unique opportunity to open them up for public enjoyment, before they are demolished in anticipation of the delivery of the broader Eckersley Mill Complex scheme, for which planning permission is currently being sought.
- 9.40 The buildings which are proposed for temporary re-use have either suffered from partial collapse or demolition or have been extensively and unsympathetically modified. The demolition of the remaining buildings has been partially implemented and will be completed in due course. The temporary works to them are not however regarded as resulting in any harm to their heritage significance as Grade II listed structures. The proposed scheme will not materially impact upon the broader Wigan Pier Conservation Area or its setting.

10. Conclusion

- 10.1 This Heritage Statement provides detailed analysis of the heritage significance of the Grade II Listed Mill 1. The subsequent impact on the heritage significance of the Listed Building and Wigan Pier Conservation Area has been considered.
- 10.2 The proposals comprise the temporary re-use of former boiler houses which had partially collapsed prior to recent approved demolition works to make them safe. The eventual removal of these buildings will enable the progression of the broader Eckersley Mill scheme, but in the meantime, the proposed temporary use of the buildings as a destination pop-up food market provides a unique opportunity for the general public to visit and access them, and also to view / experience other parts of the Eckersley Mill Complex which they may not have previously.
- 10.3 Mill 1 is a Grade II Listed Building and therefore of national significance. Whilst the structures which are the subject of this application fall within the Mill 1 Listing, they are of lower significance and have been approved for demolition. No material impact upon the setting of the Wigan Pier Conservation Area has been identified.
- 10.4 Whilst the proposed scheme does not result in any 'harm' as defined within the NPPF, the scheme will result in public benefits which are set out within the Planning Statement.
- 10.5 This Heritage Statement has been prepared in accordance with national and local planning policy guidance. The design team look forward to working further with the Council in progressing the proposals through to determination.

11. Bibliography

BDP – Building Design Partnership

HE – Historic England

HER – Historic Environment Record

NPPF – National Planning Policy Framework

OS – Ordnance Survey

Sources

DCMS 2010 'Scheduled Monuments'

Building Design Partnership 2002 'Wigan Pier Conservation Area Appraisal'

Wigan Observer and District Advertiser 30/04/1881 accessed online at:

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https://en.wikipedia.org/wiki/John_Rennie_the_Elder - Article on John Rennie

Holden, R 'Stott & Sons – Architects of the Lancashire Cotton Mill', 1998 Carnegie.

Maps

1849 OS map Lancashire sheet XCIII

1908 OS map Lancashire sheets XCIII.7

1908 OS map Lancashire sheets XCIII.11

1927 OS map Lancashire sheets XCIII.7

1929 OS map Lancashire sheets XCIII.11

Appendix 1: Listed Building Description

Swan Meadow Works Western Number 1 Mill (Ref: 1384527, Grade II)

'Integrated cotton mill, comprising spinning block with integral engine house, and associated boiler houses, chimney, reeling and winding rooms, weaving shed and warehouse; now partly warehouses and workshops and partly unoccupied. Dated 1884 on parapet above entrance bay; by AH Stott for Farington Eckersley & Co.Ltd; altered. SPINNING BLOCK: red brick in English garden wall bond with plinth of blue engineering brick, sandstone dressings (roof concealed but probably asphalt). Large rectangular plan on north-south axis with off-centre entrance bay containing staircase with lateral engine house to rear and separating long spinning rooms to south from short preparation rooms to north. 4 storeys, 16:2:5 windows; with a strongly battered plinth, panelled pilasters to the corners and the entrance bay terminating in dentilled cornices; coped parapet, and balustraded upstand over the entrance bay with a central panel lettered '1884' topped by a segmental pediment. The entrance bay has a pilastered doorway and shouldered side windows under a stone entablature with central pediment, and pairs of segmental-headed windows to the upper floors with stepped jambs, stone sills and imposts, and those at top floor with keystones. The main ranges to left and right are very regularly fenestrated, with large segmental-headed windows on all floors, those at ground floor and 3rd floor with sillbands, all with arched brick heads and those at 3rd with keystones; the 6th, 15th and 18th windows at ground floor have been replaced by doorways, but the others have 6-pane joinery, those at ground floor now with boarded lights and the others mostly covered by translucent screens, and some damaged. The south end has 3+3 windows separated by a prominent latrine turret with paired lancet windows. The 7-window north end has an added external lift to the centre and a turret to the rear corner with similar lancets. The rear has fenestration like the front, and a projecting full-height engine house with panelled pilasters and a very large round-headed window with pilaster jambs, moulded stone head with large keystone and wooden 2-light joinery with circular tracery (damaged). BOILER HOUSES AND CHIMNEYS detached to north, single-storey under roof of 6 hipped spans (felted over slate), the eastern portion built for former Old Mill; outer walls mostly rebuilt; stump of chimney to rear of eastern portion; complete chimney to rear of western portion, octagonal, tapering, with stone oversail. FORMER REELING ROOM contiguous with western boiler house, single storey, with corner pilasters and stone doorway but otherwise much altered; contiguous with this to the west, the former 'new' REELING AND WINDING

ROOMS (now integrated with weaving shed as car workshop), distinguished principally by central clerestory roof. FORMER WEAVING SHED parallel to rear of spinning block, and linked to it in centre, with north-lights roof. All these elements formerly a single functional entity. Forms part of important group of cotton mills and associated structures on this site, collectively a very striking feature close to Wigan Pier.

General Description

The building is a 4-storey brick built building in English Garden Wall bond (4:1), 23 bays long by 8 bays wide. It is rectangular and aligned roughly north – south. The roof is comprised of three sets of double pitched roofs covered with slate.

Exterior

East elevation (plates 1 – 5). This comprises the 23 bay front of the building. For the most part, each bay is identical, with a large portrait window to each floor with a depressed arch lintel of brick and a sandstone cill. Several of the windows contain 9-light timber framed casements, although several have been boarded over and contain advertisements. At ground floor level the windows are taller, and the cills form a continuous string course along the face of the building. At third floor level the cills also form a continuous string line and the lintels contain sandstone keystones. The exceptions to these are all at ground floor level, where bays 15 and 21 each contain an inserted doorway in place of the former window. Bays 17 and 18 contain a doorway located centrally within the bay. These two bays are flanked by a pair of brick columns rising the height of the building and highlighting the former main entrance. each has a slight recess in the centre, rising up from ground to second floor before being capped by sandstone at the level of the third-floor string course. Above this the columns continue upwards with a further recess and sandstone detailing. Above a small brick and sandstone parapet is present, with a sandstone datestone at the apex reading '1884'. This entrance at ground floor level has a sandstone surround with simple square columns to the jambs and a rounded pediment over. A pair of portrait windows flank the doorway. At either corner of the building a brick column, matching those flanking bays 17-18 are present.

South elevation (plate 6). This comprises the 8 bay end of the building. Bays 1-3 and 6-8 each contains a portrait window matching those on the east elevation, with the string courses from that face continuing around. Once again, several of the windows have been blocked up or boarded

over, although some contain 9 light timber frames. A cast iron fire escape runs down the face of bay, with doorways having been inserted and, in some cases, blocked. The central bays 4-5 contain a brick tower. This contains a pair of very narrow windows at each bay to each floor of the building, although those to bay 4 on the second floor have been blocked. A sandstone string course runs around the top, level with the lintels of the windows to the rest of the face, as well as the continuation of the third floor cill string course. The brick columns found at each corner of the east elevation are present again here.

West Elevation (Plates 7 – 14). This forms the rear elevation of the building. Once again, the majority of the bays contain portrait windows identical to those on the front. However, at ground floor level the windows to bays 8 – 22 are shorter than those on the front, with the cill being heightened. Bay 19 contains an inserted personnel doorway. Bays 1-5 match those to the main frontage, although bays 2 and 4 contain a cast iron fire escape with doorways inserted within the windows at fourth and third floor levels in bay 2 and ground and second floor levels to bay 4. Bays 6-7 project forward slightly from the main face of the building and form the rear of the engine house. This contains a pair of blocked portrait windows at ground floor level with flat heavy sandstone lintels over. That to bay 7 has been converted to a doorway, although has since been blocked. Above, both bays contain a single large window spanning first and second floors. This has a timber frame and rounded arch lintel of brick and sandstone, with a sandstone cill. Above are a further pair of portrait windows at third floor level.

North elevation (Plates 15 - 21). This forms the other 8 bay elevation. Bays 1-7 match the majority of the bays to the other elevations, with windows at each level. Some have been blocked and that to bay 2 on the first floor has been converted to a loading doorway with protruding RSJ beam above. A small single storey extension butts against the face obscuring bays 6 – 8. This has a pair of blocked windows with sandstone lintels and a simple sandstone string course runs around the top. Bay 8 is the face of a stair tower. This contains a narrow window to each floor, with a pair of such windows to the other faces.

Interior

Internally each floor has been subdivided and let out to individual units. The exception to this is the top floor, which was a single open space (Plates 22 - 32). The lath and plaster ceiling has mostly been removed, revealing the modern timber rafters of the double pitched roofs. These have all

been reroofed. The trusses are braced from the centre with the tie beams forming the long timber beams spanning the building from east – west. The timber beams are supported on cast iron stanchions with brackets at the top. The stanchion capitals are simple, although cast iron arched beams run north south between the beams themselves. The floor to this topmost level is covered with a concrete screed, with a timber section remaining running down the length of the building. A brick wall lies towards the north end, running along the north end of the engine house. This contains a blocked transmission window. The lower floors, as noted, have been let out and are less open (plates 33 - 51). However, the layout, where visible, is similar to the top floor. The notable exception however, is the ceiling, which is formed of brick arches aligned north – south. At either end however, the final bay of arches is aligned east – west. The stanchions are not directly below the beams, but lie in the centre of each arch, with a long cast iron bracket at the capital, supporting the beams to either side. Other features which were noted on the top floor were the presence of brackets on some of the stanchions. At ground floor level a small part of the former engine house was accessible (plates 52 – 55). This was bare brick with traces of whitewash remaining. Part of an engine base lay at the eastern end and the upper floors had been blocked off with ply.

Analysis

The mill was erected in 1884 as a part of the Swan Meadows Mill Complex. The building has been altered both externally and internally, through the blocking of doors and windows, and the insertion of stud walls to create modern units. However, multiple original features are still present. Although blocked off internally, the engine house is still visible externally and power transmission windows are clearly visible to most floors, showing how the power was distributed around the building. The location of brackets on the stanchions related to this power transmission are also visible.

The building is in fair to poor condition, with some of the external brickwork being loose. There are signs of water having entered the building in a number of places and the parapet, some 1.5 metres high, is out of alignment. Most of the windows are in a poor condition, resulting in many of them being boarded up (BDP Planning 2002). As such the building retains several of its original features, as well as its original plan and building construction, but is in a fair to poor condition.

Connected Buildings

The other built elements listed under the same Listing as Mill 1 are described below including those elements which are located within the application site. The description commences with the north elevation of the 'Reeling Room' and works in anti-clockwise fashion around the exterior of the buildings to the 'boiler houses and chimneys' which are the subject of this application submission.

Exterior

To the east is the winding range / office building fronting Pottery Road which is the face of the reeling room. The first five bays are single storey with a window to each bay. A sandstone string course forms the cills, with a further, thicker sandstone string course forming the lintels. To either side of the bays are ornate brick columns with dog tooth sandstone capitals. A sandstone plinth runs along the base below the windows.

Adjacent to this to the west is the 'new' reeling room which is two storeys. The first two bays each contain large arched entranceways rising to first floor level, each with a rounded lintel of sandstone with keystone. Both have been blocked with brick. To the east the rest of the face is comprised of 21 bays, each containing a window at each level. The exceptions to this are the first bay at ground floor level which has been blocked and the 8th which has been converted to a doorway. A further doorway has been inserted to bay 12 and the ground floor windows to bays 14 and 16 are blocked. The ground floor windows have a sandstone string course forming the cills, with a terracotta string course forming the lintels. At first floor level a sandstone string course again forms the cills, with a concrete string course forming the lintels.

West elevation. This forms the elevation of the 'new reeling room' and the weaving sheds to Pottery Terrace. The first 11 bays match those at the east end of the north elevation, with windows to each bay. The exceptions are bays 2 & 3 at ground floor level where a large loading doorway has been inserted. A further loading doorway has been inserted to bay 10 & 11. All of the ground floor windows have been blocked and the terracotta lintel string course does not continue to this face.

Beyond this to the south is the face of the weaving sheds. This is obscured with scaffolding but is mostly featureless with the exception of several personnel doorways. A red brick string course is also visible running high along the face.

South elevation. The southern end of the weaving sheds has been demolished, leaving no trace of the former elevation. The former interior wall to the northern part of the weaving sheds is visible.

East elevation. This is still present to the north end, to the rear of mill 1. It consists of 9 northlight gable ends, with a small double pitched gable at the far northern end. The face was formerly featureless, although several personnel doorways and loading doorways have been inserted.

South elevation. This elevation faces onto the north elevation of mill 1. At the west end the first bay contains a large loading doorway at ground floor level with a large square cast iron column to the east side, supporting the brickwork above. Above this doorway is a further loading door. This loading doorway is located where the weaving sheds, 'new' reeling room and reeling room meet. To the east the face continues as single storey (reeling room). The second bay contains a personnel doorway with ornate sandstone lintel over. A pair of small square blocked windows flank this to either side. Bay 3 is a projecting two storey tower with a large opening in the centre, reaching both floors. This is blocked at first floor level. Bay 4 contains a low doorway, presumably into a basement, although the area above appears to have been rebuilt. Bays 5 and 6 each contain a ground floor window, the cills and lintels formed of sandstone string courses. Below these are blocked cellar lights. At the end of bay 6 is a brick pillar with sandstone detailing and dog tooth decoration at the capital.

Buildings / Structures Within Application Site

East of this bay 7 is the much-modified boiler houses and chimneys, in a modern red brick built in stretcher bond. A personnel doorway lies at the west side and the upper part of the face is covered with ply. Bay 8 continues this modern brick elevation, with a large loading doorway with landscape window adjacent in bay 9. To the east of this the face and building behind has collapsed. Where it continues it contains a large opening covered with timber stud walling, leaving a large loading entrance to the west. The western jamb is brick.

East elevation. This forms the east elevation of the derelict single storey boiler house. The first three bays contain a tall portrait window with depressed arch lintel of brick and brick cill. To the north, bay 4 contains an inserted personnel doorway and the window to bay 5 has been blocked. Further north the face is set back and contains a wide loading entrance to bay 6, with depressed arch lintel of brick. To the north bays 7, 8 & 9 each contains a blind entrance with matching lintel, although a doorway has been inserted to bay 7.

Interior

The north – south aligned weaving shed block is accessed via the doorways in the east elevation. These have been subdivided into individual units through the insertion of concrete block walls. The north light windows are still present, along with the metal beams and trusses. Concrete block lies above several of these beams, supporting the ceiling above and filling the gap. The cast iron stanchions are likewise present, with simple capitals.

At the northern end the building is two storeys (former 'New Reeling Room'), with the ceiling at ground floor level showing a concrete block construction, with cast iron beams supported by the stanchions. Blocked windows are present in places and several walls and rooms have been inserted of concrete block construction. The north-western corner of the ground floor of the former new reeling room is a car mechanics ('Pier MOT Wigan Ltd').

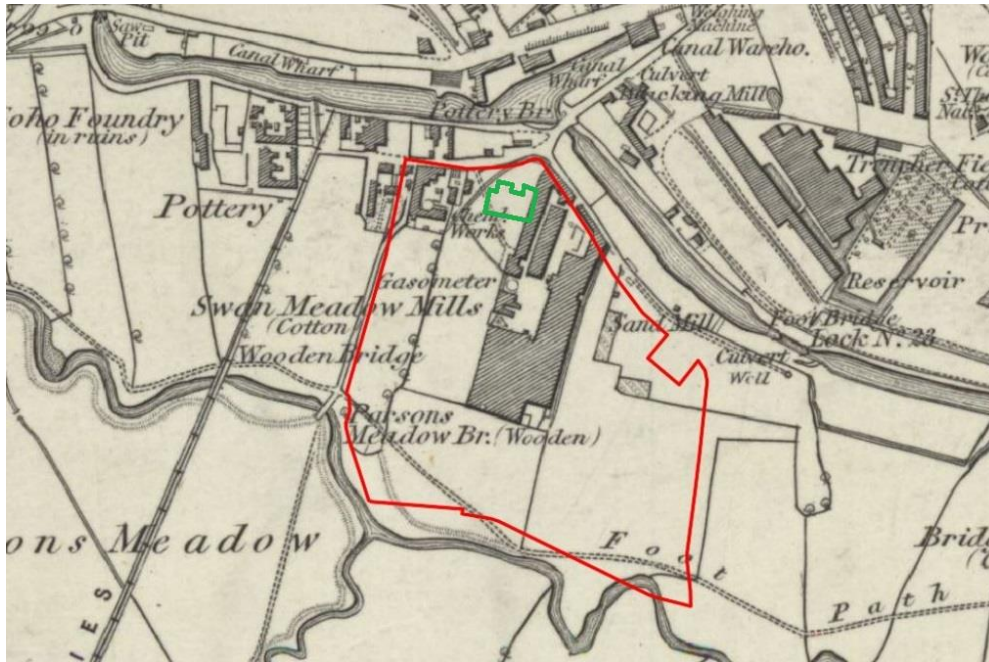
At the north eastern corner of the weaving sheds a staircase leads into the first floor of the two storey 'new reeling room' building. The staircase is timber and has been inserted in a former loading bay, with the doors still present to the south side. The first floor of the 'new reeling room' building was mostly inaccessible at the time of the survey. The basement was accessed however, which has whitewashed brick walls, concrete floor and arched brick ceiling. Cast iron beams were supported on the stanchions.

Swan Meadow Works Gatehouse and Offices and Attached Winding Rooms (Ref: 1384531, Grade II) – Building Listing Description:

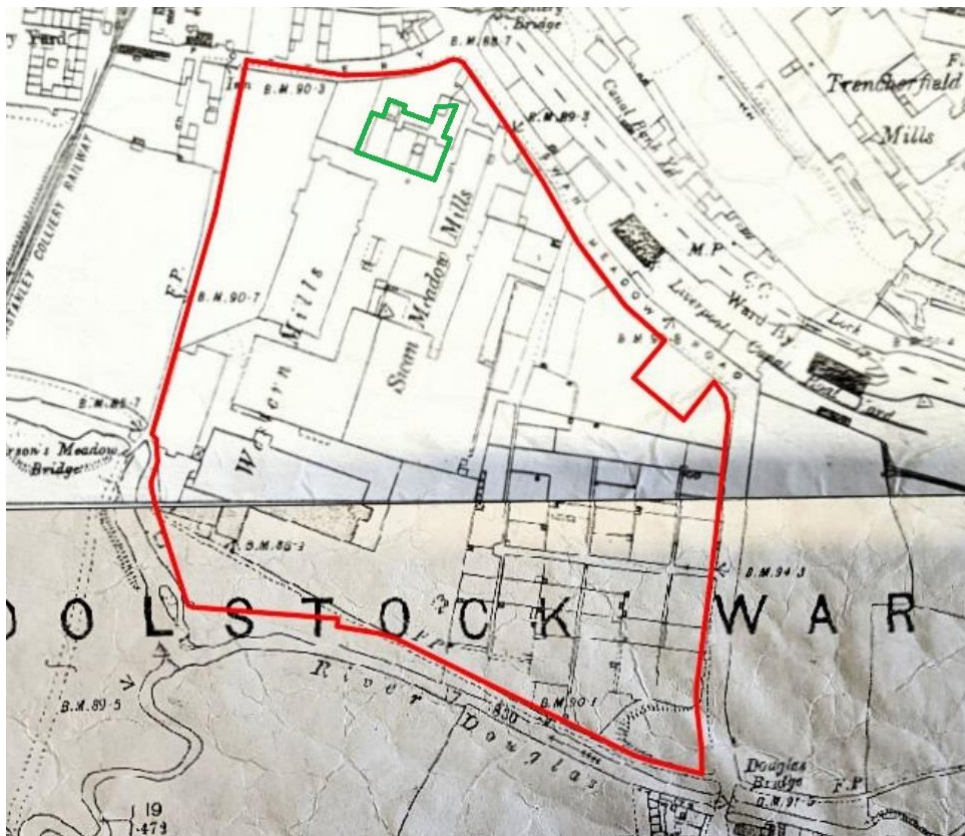
Offices to large cotton mill complex, with attached winding range; now in multiple occupation. Dated 1904 over doorway and 1912 in gablet of parapet; altered. Facades of glazed red brick with matching terracotta dressings, hipped slate roof; rear and north side of red brick. Irregular plan on corner site, facing east to Swan Meadow Road, with convex corner to Pottery Lane at north end and slightly concave return wall to that road. Edwardian Baroque style. EXTERIOR: 2 storeys, a 13-window range, with entrance in 7th bay, offices to left and winding range to right; a terracotta string course over ground floor to left, a similar sillband to both portions, and a terracotta tiled parapet to the whole including one balustraded portion and 3 upstands, the parapet of the portion to the right having a gablet with terracotta panels lettered 'ECKERSLEYS' 'LIMITED' flanking a diamond motif lettered 'A / 1912 / D'. The doorway in the 7th bay has an

elaborate terracotta architrave with panelled pilasters bearing consoles, frieze lettered 'OFFICES', cornice with egg-and-dart enrichment and broken segmental pediment lettered '1904'. There is one wide segmental-headed window at ground floor to the left, but all other windows are square-headed with shouldered architraves incorporating triple key-blocks, and have dentilled wooden transoms and 3-pane upper lights. The left return (facing the entrance to Swan Meadow Works), 2:1:2 windows has (inter alia) an oriel window in the centre flanked by windows like those at the front, and mostly flat-arched windows at ground floor. The return to Pottery Lane is plainer. Forms part of important group of cotton mills and ancillary buildings on this site, collectively a very striking feature close to Wigan Pier.

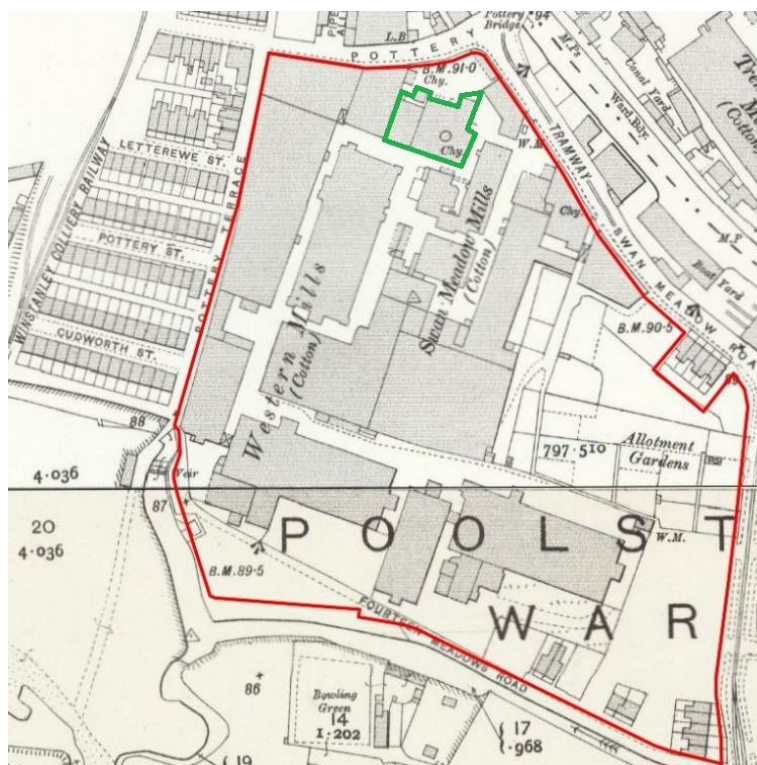
Appendix 2: Historic Maps



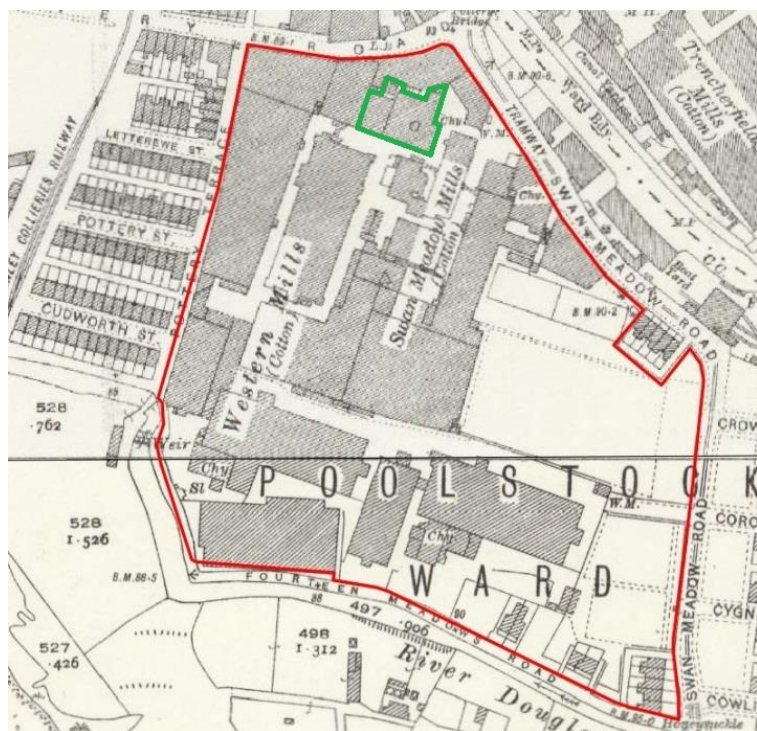
Map 1: 1849 OS Map



Map 2: 1893 OS Map



Map 3: 1908 OS Map



Map 4: 1927 OS Map

Appendix 3: Boiler House Building Development Plan



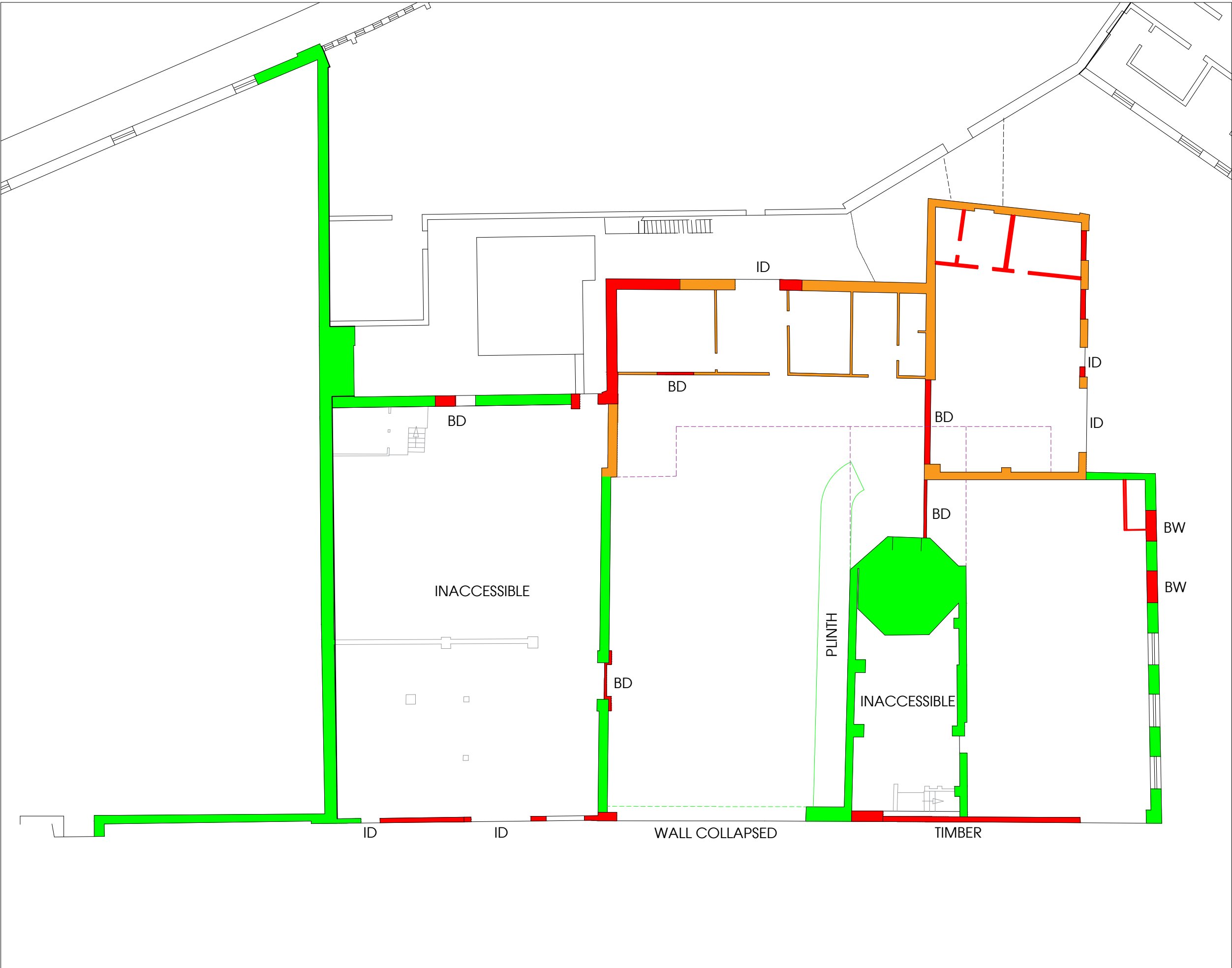
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Key

- 1884
- 1894 - 1908
- Modern
- Line of removed 1884 walls



client: The Heaton Group
job no.: 21.1627
fig no.: 5
scale: Not to scale
date issued: March 2023

Appendix 4: Heritage Photographic Record



Plate 1: Western end of south elevation



Plate 2: Detail of bays 1 and 2



Plate 3: Detail of inserted doorway



Plate 4: Bays 3 and 4



Plate 5: Detail of rough joint to jamb



Plate 6: Fire damaged lintel to doorway



Plate 7: Collapsed elevation to central room to east of above



Plate 8: West end of 5 bay south elevation



Plate 9: Detail of western end shown above



Plate 10: Remaining bays to the east



Plate 11: Bays 2 – 4



Plate 12: Southern end of east elevation



Plate 13: Detail of window shown above



Plate 14: Northern bays 4 and 5 showing inserted doorway and blocking



Plate 15: Northern end of east elevation showing inserted loading door and personnel doorway



Plate 16: Detail of inserted lintel to loading door



Plate 17: Personnel doorway inserted



Plate 18: Blocked openings to north end of east elevation

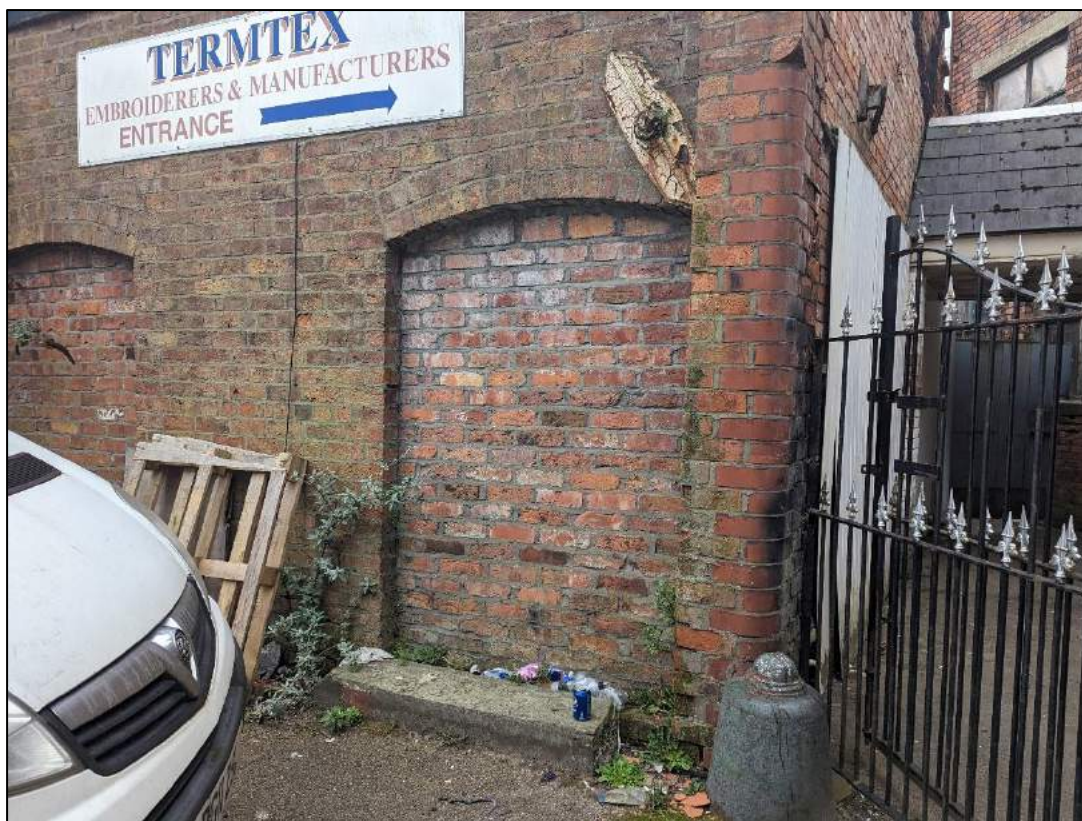


Plate 19: Detail of blocked opening shown above



Plate 20: East end of north elevation



Plate 21: Northern elevation showing central section of wall



Plate 22: As above showing collapsed eastern end



Plate 23: Detail of inserted doorway and rebuilt wall



Plate 24: Wall rebuilt at western end



Plate 25: Detail of above



Plate 26: Return of rebuilt wall above, running south



Plate 27; Western end of north elevation



Plate 28: As above, showing far western end



Plate 29: Detail of inserted and blocked loading doorway



Plate 30: Wall to the east of the doorway shown above



Plate 31: Central room showing western wall



Plate 32: Detail of blocked loading door



Plate 33: Rebuilt stub at southern end



Plate 34: Northern end of west wall



Plate 35: Transmission window shown above



Plate 36: View towards the northeast corner of the room



Plate 37: Chimney base and associated walls



Plate 38: Detail of chimney base



Plate 39: Blocked loading doors to north of chimney base



Plate 40: As above showing opening to chimney base



Plate 41: Detail of opening shown above



Plate 42: Interior of southern room to eastern side



Plate 43: Detail of truss shown above



Plate 44: Northern wall showing straight joint



Plate 45: Opening at north end of west wall



Plate 46: Western wall



Plate 47: Northern room to eastern side showing modern inserted wall to the north



Plate 48: Blocked openings in south wall



Plate 49: Blocked loading doorway in south end of west wall



Plate 50: South wall showing blocked openings



Plate 51: Truss detail