



Wigan Gateway, Standishgate, Wigan Greater Manchester

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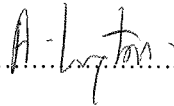
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SUMMARY

NPS North West Ltd, acting on behalf of Wigan Council, is presently devising a proposal to develop a site on land adjacent to Worsley Terrace, off Standishgate in Wigan (centred on NGR 358475, 406101). The site lies on the north-eastern fringe of Wigan town centre, and forms part of the Dicconson Conservation Area. In order to facilitate the planning process, Oxford Archaeology North (OA North) was commissioned to carry out an archaeological assessment of the proposal site, in accordance with current government policy. The assessment was intended to provide an informed basis regarding the significance of any archaeological heritage assets within the site, and the impact of development upon their significance, which could then be used to inform the planning process.

The sites of the former Notre Dame Convent (Site **32**) and St John's Cottage (Site **33**) are the only known heritage assets within the study area. Neither have any legal designation, although any buried remains that survive of the buildings could be considered to be of local importance. In addition to these two heritage assets, another 31 known sites lie within a radius of 250m (Sites **01-31**), which include several Grade II listed buildings.

It is likely that the buried remains of Notre Dame Convent (Site **32**), a substantial building that was constructed between 1818 and 1827, will survive within the western portion of the study area. It is also possible that the foundations of St John's Cottage (Site **33**) might also survive as below-ground remains. There is also some potential for buried remains relating to medieval and post-medieval activity to survive in the central and north-eastern parts of the site, although the remains of associated buildings on the Standishgate frontage will almost certainly have been destroyed. Nevertheless, the presence, character, extent and date of any buried remains on these parts of the site should be investigated archaeologically. The most appropriate form of investigation would be devised in consultation with the Greater Manchester Archaeological Advisory Service, which provides planning advice to Wigan Council, although it may be anticipated that a programme of archaeological evaluation trenching will be merited.

In terms of the built heritage, design proposals for development in the study area will need to be informed by the architectural character and urban form of the Dicconson Conservation Area. Any new structures will be required to maintain or enhance the historic character of the area, and minimise the alteration to the setting of the adjacent listed buildings.

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Oxford Archaeology North (OA North) would like to thank Eddie Hornby, of NPS NW Ltd, acting on behalf of Wigan Council, for commissioning and supporting the project. OA North is also grateful to Dr Andrew Myers and Leslie Mitchell of the Greater Manchester Archaeological Advisory Service (GMAAS), for their support and guidance and for facilitating access to the Greater Manchester Historic Environment Record. Thanks are also expressed to the staff of the Local Studies and Archives in the Museum of Wigan Life for assistance with the documentary research.

The desk-based assessment and site visit were carried out by Ian Miller and Alastair Vannan, and the illustrations were produced by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

1.1.1 NPS North West Ltd, acting on behalf of Wigan Council, is presently devising a proposal to develop a site adjacent to Worsley Terrace, off Standishgate in Wigan. The site lies on the north-eastern fringe of Wigan town centre, and forms part of the Dicconson Conservation Area. In order to facilitate the planning process, NPS North West commissioned Oxford Archaeology North (OA North) to carry out an archaeological assessment of the proposal site, in accordance with current government policy. This was intended to provide an informed basis regarding the significance of any archaeological heritage assets within the study area, and the impact of the development upon their significance, which could then be used to inform the planning process.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

1.2.1 **Location:** Wigan lies close to the western boundary of the modern county of Greater Manchester, some 30km to the west of Manchester and 35km to the north-east of Liverpool. The study area lies on the north-eastern fringe of Wigan town centre (Fig 1), occupying a plot of land on the eastern side of Standishgate (centred on NGR 358475, 406101). The site lies astride Worsley Terrace, situated between St Mary's Church to the north and St John's Church to the south. The site forms part of the Dicconson Conservation Area.

1.2.2 **Geology:** the geology of the Wigan area forms part of the Lancashire Coal Measures, which extend from the Mersey Valley in the south to the Amounderness Plain in the north-west (Countryside Commission 1998, 172). The solid geology comprises productive coal measures, with Bunter sandstone and marls to the south (Ordnance Survey 1954). The overlying drift geology consists of glacial and post-glacial tills, with fluvial deposits of gravel along the course of the river Douglas (Countryside Commission 1998, 128).

1.2.3 **Topography:** the Scheme Area comprises a tract of land that is occupied by the houses of Worsley Terrace and municipal offices, and is also used for car parking (Plate 1). The area features a fairly uniform level surface, which lies at approximately 40m (aOD), although the buildings along the eastern boundary have been terraced into the natural slope.

1.3 DICCONSON CONSERVATION AREA

1.3.1 The Dicconson Conservation Area is one of 23 conservation area in the borough of Wigan. It covers some 8.02ha, and was designated in March 1982. The special interest of the Conservation Area as a whole is its historical interest, with historic period buildings and a medieval street plan layout. The area is characterised by numerous interesting Victorian two- and three-storey villas, in addition to good examples of three-storey Georgian townhouses (Wigan Council 2011a). There are also several Georgian-period churches and public houses.



Plate 1: Recent aerial view of the study area

2. METHODOLOGY

2.1 ARCHAEOLOGICAL ASSESSMENT

2.1.1 The archaeological assessment has focused on the site of the proposed development, referred to hereafter as the Scheme Area, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant IfA and English Heritage guidelines (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)). The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Museum of Wigan Life, Wigan:*** holds primary documents of relevance to the present study, together with most of the available published maps of the area. All available Ordnance Survey maps for the study area were examined, covering the period from 1849 to 1954;
- ***Greater Manchester Historic Environment Record (HER):*** the Greater Manchester HER, a database of all known archaeological sites in the county, was consulted to establish the sites of archaeological interest already known within the Scheme Area;
- ***Greater Manchester Record Office, Manchester (GMRO(M)):*** the catalogue of the Greater Manchester Record Office was searched for information relating to the study area;
- ***Lancashire Record Office, Preston (LRO(P)):*** before the county boundaries were changed during the mid-1970s, Wigan lay within the county of Lancashire, and therefore some primary archives pertaining to the study area are held in Lancashire Record Office in Preston;
- ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources relevant to the Scheme Area, as well as numerous unpublished client reports on work carried out in the vicinity.

2.1.2 All archaeological sites in the Scheme Area and within a radius of 250m have been included in the Site Gazetteer (*Section 4, below*).

2.2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.2.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological potential and to assess the need for any further measures to mitigate the impact of the proposed development.
- 2.2.2 National planning policies on the conservation of the historic environment are set out in National Planning Policy Framework (NPPF), which was published by the Department of Communities and Local Government (DCLG) in 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012; Section 12.126). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact (DCLG 2012; Section 12.128). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012; Section 12.128).
- 2.2.3 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings and Grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional' (DCLG 2012; Section 12.132). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 2.2.4 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals' (DCLG 2012; Section 12.129). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; Section 12.132).

2.2.5 **Regional Policy Framework:** the approved Regional Spatial Strategy (RSS) for the North West (The North West Plan) was adopted in September 2008. The RSS replaces the Regional Planning Guidance 13 for the North West (RPG 13), together with the relevant County Structure Plans. Policy EM1 (C) embedded within the RSS contains policies relating to the historic environment, and specifies that plans, strategies, proposals and schemes should protect, conserve and enhance the historic environment supporting conservation-led regeneration in areas rich in historic interest and, in particular, exploiting the regeneration potential of:

- the maritime heritage of the North West coast, including docks and water spaces, and coastal resorts and piers;
- the Pennine textile mill-town heritage that exists in East Lancashire and Greater Manchester; and the textile mill-town heritage of East Cheshire;
- Victorian and Edwardian commercial developments in Liverpool and Manchester city centres;
- the traditional architecture of rural villages and market towns of Cumbria, Cheshire and Lancashire;
- the historic Cities of Carlisle, Chester and Lancaster; and the Lake District Cultural Landscape.

2.2.6 **Wigan Borough Policies:** the local authority's commitment to the conservation of the historic environment within the borough is embedded in the Replacement Wigan Unitary Development Plan, which was adopted in April 2006 and incorporated into the Local Development Framework in 2009. Policy EV4E (Archaeology, Ancient Monuments and Development) states that 'the Council will protect and enhance the character and appearance of sites, buildings and structures of archaeological interest and Ancient Monuments. In particular, it will not allow development proposals which fail to:

- enhance and preserve *in-situ* scheduled or unscheduled Ancient Monuments of national importance and, in appropriate circumstances, significant unscheduled monuments of more local importance or which fail to adequately protect the setting of such monuments;
- incorporate an approved scheme of archaeological investigation (including, where appropriate, excavation, recording and salvage work prior to development with subsequent analysis and publication of results), if necessary, with funding by the developer, in cases where destruction or removal of any ancient monument or archaeological remains, known or believed likely to exist, is considered acceptable by the Council.

2.2.7 The Unitary Development Plan remains as a saved development plan, although, in time, it will be superseded by updated development plan documents forming the Wigan Local Development Framework. These include The Wigan Central Area Action Plan, which incorporates the proposed development area within the 'Northern Crescent' portion of its spatial boundary.

2.2.8 The action plan is in preparation and will set out detailed planning policies for the area up to 2026. An issues paper (Wigan Council 2011b) produced for consultation in March 2011 stressed the importance of the historic environment and proposed that the historic environment and townscape should be considerations of the action plan. The issues paper suggested that the continued conservation of key heritage features and conservation led regeneration are important issues to consider.

2.2.9 ***Policy and Guidance Relating to Conservation Areas:*** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to designate as Conservation Areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

2.2.10 Guidance on the designation procedures set out in *Guidance on the Management of Conservation Areas* (English Heritage 2006) states that ‘deciding which areas are of ‘special architectural or historic interest is ultimately a matter for the judgement of local authorities’, but that ‘the assessment of an area’s special interest should be made against local (district-wide) criteria, and that local distinctiveness, community value and ‘specialness’ in the local or regional context should be recognised in drawing up these criteria’, in order that a ‘consistent and objective approach’ is taken when ‘considering the extent and adequacy of designation across their districts’.

2.3 ASSESSMENT METHODOLOGY

2.3.1 The results of the assessment have identified the significance of the archaeological resource of the Scheme Area. In order to assess the potential impact of any future development on buried archaeological remains, consideration has been afforded to:

- assessing in detail any impact and the significance of the effects arising from any future development of the Scheme Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce, or remedy adverse impacts.

2.3.2 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Each potential impact has been determined as the predicted deviation from the baseline conditions, in accordance with current knowledge of the site and the proposed development.

2.3.3 Table 1 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the archaeological issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
National	Scheduled Monuments (SMs), Grade I and II* Listed Buildings	To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Grade II Listed Buildings	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 1: Criteria used to determine Importance of Sites

2.3.4 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the proposed development. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate, slight, or negligible, as shown in Table 2.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 2: Criteria used to determine Scale of Impact

2.3.5 The interaction of the scale of impact (Table 2) and the importance of the archaeological site (Table 1) produce the impact significance. This may be calculated by using the matrix shown in Table 3:

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/Minor	Neutral
Regional/County	Major	Major/Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate/Minor	Minor	Minor/Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 3: Impact Significance Matrix

2.3.6 The impact significance category for each identified archaeological site of interest will also be qualified, and recommended mitigation measures will be provided, where possible at this stage, to impacts that are of moderate significance or above; any measures to reduce any impact will be promoted in the report. It is also normal practice to state that impacts above moderate significance are regarded as significant impacts. It is important that the residual impact assessment takes into consideration the ability of the mitigation to reduce the impact, and its likely success.

2.3.7 It is also considered important to attribute a level of confidence by which the predicted impact has been assessed. For the purpose of this assessment, the criteria for these definitions are set out in the table below.

Confidence in Predictions	
Confidence Level	Description
High/Certain	The predicted impact is either certain, <i>ie</i> a direct impact, or believed to be very likely to occur, based on reliable information or previous experience, and may be estimated at 95% chance or higher.
Medium/Probable	The probability can be estimated to be above 50%, but below 95%.
Low/Unlikely	The predicted impact and its levels are best estimates, generally derived from the experience of the assessor. More information may be needed to improve the level of confidence, which can be estimated using the present information at above 5% but less than 50%.
Extremely Unlikely	The probability can be estimated at less than 5%.

Table 4: Impact Prediction Confidence

2.4 SITE VISIT

- 2.4.1 The study area was subject of a site visit to assess the information pertaining to the baseline conditions, and to relate the past landscape and surroundings to that of the present. Additional information on the sites of significance and an understanding of the potential environmental effects has been added to the Site Gazetteer (*Section 4, below*), where appropriate.
- 2.4.2 The north-western corner of the Scheme Area, forming the junction with Standishgate and Worsley Terrace, is occupied by N^o 107 Standishgate (Plate 2). This residential property was added to the Standishgate street frontage in the later twentieth century, replacing an existing property that is shown on historic photographs of the area (*eg* Plate 12). Despite its late date, however, the building incorporates the modest architectural detailing that is present in the earlier property that lies immediately to the north (N^o 109 Standishgate). The Standishgate street frontage to the south of Worsley Terrace, which was occupied formerly by the Notre Dame Convent (Site **32**), has been cleared of buildings and is currently used for car-parking purposes (Plate 3).
- 2.4.3 Situated to the rear of the car-parking area, and forming part of the southern boundary of the Scheme Area, are the municipal offices (Plate 3). The office block has no architectural merit, and contrasts negatively with the Victorian buildings that characterise the Dicconson Conservation Area. The building is currently vacant, and the ground- and first-floor window apertures are sealed with metal shuttering. The ground floor of this modern, four-storey office block is set *c* 1.75m lower than the level of the car-parking area on the Standishgate frontage (Plate 4), suggesting that there is little or no potential for archaeological remains to survive within the footprint of the modern building.
- 2.4.4 The northern boundary of the site is formed in part by Worsley Terrace (Plate 5). This row of seven brick-built properties dates to the mid-nineteenth century, and originally continued further to the east. In the nineteenth and early twentieth centuries, these two-storey residential properties were occupied largely by tradesmen; they are used currently as office premises. The buildings are likely to be retained as part of any future development of the site.
- 2.4.5 The north-eastern part of the Scheme Area, situated to the rear of Worsley Terrace, is currently used for car-parking purposes (Plate 6). This extends around the eastern end of Worsley Terrace (Plate 7). The northern boundary of site comprises brick-built walls that are probably of a nineteenth-century date.
- 2.4.6 The eastern boundary of the site is occupied by an irregular building range that is largely of two storeys (Plate 8), but incorporates a single-storey element at its southern end (Plate 9). The buildings are in use currently as council offices. The entire range has been terraced into the natural slope, suggesting that there is little or no potential for archaeological remains to survive within the footprint of the buildings.
- 2.4.7 A small garden area lies along the south-eastern boundary of the Scheme Area (Plate 10). The area is dominated by improved grass, although also supports several mature trees. These have been set within concrete planters that are sunk into the ground (Plate 11).



Plate 2: N° 107 Standishgate, forming the north-western corner of the study, and Worsley Terrace



Plate 3: Municipal offices and car parking area forming the western part of the study area, occupying the site of Notre Dame Convent



Plate 4: The ground-floor level of the municipal offices



Plate 5: Worsley Terrace and the yard area at the western end



Plate 6: Car-parking to the rear of Worsley Terrace, forming north-eastern part of the Scheme Area



Plate 7: Car-parking area to the east of Worsley Terrace



Plate 8: Two-storey block forming the northern part of the building range along the eastern boundary of the Scheme Area



Plate 9: Single-storey block forming the southern part of the building range along the eastern boundary of the Scheme Area



Plate 10: Small garden forming the southern boundary of the Scheme Area



Plate 11: Trees set within concrete planters in the small garden

3. BASELINE CONDITION

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 5: Summary of British archaeological periods and date ranges

3.1.2 **Prehistoric Period:** there is relatively little evidence for prehistoric activity in Wigan, and none at all in the vicinity of the Scheme Area. Stray finds are, however, known from the wider area, including a Neolithic polished stone axe found at Gidlow (Jackson 1936, 74), and a polished stone axe recovered from Leigh cricket ground in 1912 (Aldridge 1999).

3.1.3 **Roman Period:** Wigan has long been associated with the Roman site of *Coccium*, which is recorded as lying 17 miles from Manchester in a listing of roads, known as the Antonine Itinerary (Margary 1973). Firm evidence for this association was lacking, although antiquarian observations and chance finds of Roman artefacts indicated that occupation of some kind had occurred in Wigan during the Roman period. Numerous artefacts were discovered in the nineteenth century when construction works were carried out in the Wallgate, King Street and Darlington Street area of the town (Hannavy 1990, 8), and a particular concentration of finds was identified on the higher ground around Library Street and Millgate (Hawkes 1935, 43). The remains of a probable Roman cemetery, which typically lay beyond the boundary of Roman settlements, were also discovered during the construction of a gas works on the southern edge of Wigan between 1822 and 1830 (Watkin 1883, 20). In addition, in 1850, a rare gold coin (*aureus*) of the emperor Vitellius dating to AD 69 was discovered close to the junction of modern Standishgate and Mesnes Street (Watkin 1883, 201), some 700m to the south-west of the Scheme Area.

- 3.1.4 It was not until archaeological excavations were carried out by the Greater Manchester Archaeological Unit at the Wiend, on the western side of Millgate, during the 1980s that actual settlement remains of Roman date were first identified in Wigan. The archaeological data generated from these excavations have never been subject to detailed analysis, although interim summaries demonstrated the immense significance of the results (Tindall 1983; Jones and Price 1985). The earliest phase of Roman activity was represented by the remains of timber-framed buildings, which dated broadly to between *c* AD 70 and AD 120. The next phase represented an intensification of activity, including the construction of a cobbled surface and a remodelling and expansion of the timber-framed buildings. Within a short period, however, these buildings appeared to have been deliberately dismantled, and the site was seemingly cleared. It was considered likely that these events occurred during the first half of the second century (Jones and Price 1985, 27), and was perhaps linked with the military campaign in Scotland during the AD 140s.
- 3.1.5 The conclusions drawn from the Wiend excavations suggested that the settlement may have been primarily a manufacturing and supply base for the Roman military, whilst the size and nature of the excavated buildings can be paralleled with those excavated at Wilderspool and Walton-le-Dale. A reassessment of this interpretation was called for as a result of the major programme of archaeological excavation carried out along the eastern side of Millgate, in advance of the Grand Arcade Shopping Development in 2004-5 (Sites **34** and **36**). In particular, the well-preserved remains of a stone-built bath-house were discovered. This spectacular building appears to have been built during the early second century, but was abandoned and efficiently dismantled in *c* AD140 (Miller and Aldridge 2011). Archaeological excavation a short distance to the north, within the former Ship Yard, revealed a series of Roman ditches, which seemingly represented military activity. Fragments of pottery recovered from these ditches have been dated to the late first century, and perhaps represent the earliest phase of Roman activity in Wigan.
- 3.1.6 Further important evidence for the character of Roman Wigan was recovered from an excavation carried out on the western side of Millgate in 2008, in advance of the construction of the Joint Service Centre. The earliest features exposed during this excavation included part of a Roman timber building that had also been partly exposed during the adjacent excavations of the early 1980s (*Section 3.1.4 above*). The combined evidence from both sites indicated that this was probably a barrack block dating to the late first-early second century AD. The presence of such a building, together with the known Roman bath-house on the other side of Millgate, provides strong circumstantial evidence for the existence of a Roman fort on the low hill occupied today by Wigan town centre. Two iron-smithing hearths of late first-early second century date were also excavated, though these seemingly post-dated the disuse and demolition of the barrack (Miller and Aldridge 2011).
- 3.1.7 The results obtained from these recent investigations indicate that the Scheme Area is situated beyond the boundaries of the Roman settlement, and there are no known remains of Roman date within the application area.

- 3.1.8 **Early Medieval Period:** the character of occupation following the collapse of formal Roman administration in the early fifth century remains entirely obscure. Place-name evidence points to some form of native settlement (Tindall 1985, 20), and the name Wigan is thought to come either from an Old English personal name (*ibid*), or from the Saxon word *waeg* meaning way, which is often associated with the existence of a Roman road (GMAU 2001, 9). There is no direct evidence for activity in the study area during this period, but the name Standishgate includes the Viking word for street, ‘*gata*’ (Hannavy 2003, 15), which suggests it was a road of some significance. Folkard (1909, vii) claims that there was a church at Wigan before the Norman Conquest, but ‘of subsequent re-buildings and restorations there remains no record until 1620, when the chancel was rebuilt’. It has similarly been postulated that the settlement at Scholes originated during the ninth century (Fletcher 2005, 7), but physical evidence is lacking. There are no known remains of early medieval date within the Scheme Area.
- 3.1.9 **Medieval Period:** following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who made Wigan the administrative centre of the barony of Makerfield (*op cit*, 14). Wigan is not named in the Domesday survey, but is thought to be the ‘church of the manor’ of Newton (Powell 1998, 6). Wigan began to prosper during the thirteenth century, in part due to the granting of a market charter and three-day fair in 1245 (Hannavy 1990, 20). The town attained Royal Borough status a year later and gradually grew in size and prosperity. As a Royal Borough the citizens received the rights and privileges of freemen, or burgesses, which included the right to rent burgage plots as free tenants of the lord of the manor. The size of the burgage plots was specified as five roods of land, for which an annual rent of 12d was levied (Bridgeman 1888-90, 9-10). During this period, Wigan was influenced by the control of several prominent families, including the Norrises, Banastres, Standishes, and Gerards, all of whom owned large halls and land in the vicinity. By the end of the thirteenth century, however, the Bradshaighs began to emerge as the most influential family in the region, and acquired Haigh Hall in 1295 (Fletcher 2005, 14).
- 3.1.10 By the early fourteenth century Wigan was one of the larger chartered towns of Lancashire, together with Lancaster, Preston, Liverpool, Manchester and Warrington (White 1996, 129), as demonstrated by its assessment as a borough in the exchequer lay subsidies of 1332 (Morris 1983). During the reign of Edward III (1327-77), charters were awarded to the town for the streets to be paved. The expansion of Wigan at this time was also reflected in the construction of a bridge over the river Douglas at the bottom of Millgate, which was authorised by an Act of Parliament in 1334 (Hannavy 1990, 36).
- 3.1.11 The principal medieval thoroughfares of Wallgate, Standishgate and Millgate converged on the triangular market place adjacent to the parish church, marking the centre of the town. Wigan Hall lay to the west, and was connected with the market place via Hallgate. This building fulfilled the dual role of rectory and manor house. Little is known of its original form, although it was seemingly encompassed by a moat, as a glebe terrier of 1619 refers to ‘walks, on the outside of the mote ditch’ (Bridgeman 1888-90, 244).

- 3.1.12 The Scheme Area lies just to the north-east of the suggested extent of the medieval town wall (Site 14). However, the layout of plots to the rear of properties on Standishgate suggests that this street had formed part of medieval Wigan, with settlement apparently continuing beyond the edge of the town to the north (Powell 1998, 8). The Le Crosse or Le Cruce family, for instance, are known to have owned land along the northern part of Standishgate from c 1280, described as ‘between the land of the Parson of Wygan and... on the other side between the land of... [Adam] and the water of the Duglesse without condition’ (Hawkes 1934, 1). This family may have been named after a stone cross (Site 28), which is known to have stood at the northern end of Standishgate since at least the mid-thirteenth century, forming one of four way markers along the medieval route from Wigan to Chorley (Taylor 1902, 234). The marker is widely believed to be the scene of the penance of Lady Mabel Bradshaigh and, in consequence, is known as Mab’s Cross (Porteus 1940, 31). The earliest recorded association of Lady Mabel and the cross is derived from a deed dated to 1403 in the Farrer Collection, which mentions ‘two acres of land next Mabcrosse in the tenure of William de Parbold’ (Hawkes 1935, 31). As part of a road-widening scheme in 1922, the cross was moved from its original location to the opposite side of the road, into the grounds of what is now Mab’s Cross Primary School.
- 3.1.13 Whilst medieval Wigan was essentially an agricultural town, industrial activity is known to have developed at an early date, such as textile manufacture, coal mining and metal working, including the production of iron, pewter and brass (Powell 1998, 8). Indeed, the site of a fifteenth-century pewter workshop (Site 05) lies a short distance from the Scheme Area. The manufacture of felt hats was also carried out, although textile production during this period was dominated by the woollen industry, which was sufficiently well-established by the early fourteenth century to support three fulling mills (Hannavy 1990, 34). However, there was a significant decline in trade during the mid-fifteenth century, and many burgage plots may have been wholly or partly abandoned at this time. Despite this, it is probable that the modern street pattern in the town centre reflects the medieval development of the settlement and that many of the late post-medieval properties in the historic core originated during the medieval period (Architectural History Practice 2006).
- 3.1.14 **Post-medieval Period:** in broad terms, the period from the sixteenth to eighteenth centuries was one of increased growth and prosperity for Wigan. By 1538, for instance, John Leland was able to describe the settlement as ‘a paved town as big as Warrington, but better builded...’. The town probably increased in size by almost a third during the sixteenth century, attaining a population of approximately 4000 by 1600 (Hannavy 1990, 46), and by the 1630s Wigan had become one of the principal boroughs in Lancashire, a fact reflected in the size of the contribution the town made to Charles I’s ‘ship-money’ levy; Wigan contributed £50 to this fund, whilst Preston, Lancaster and Liverpool contributed £40, £30 and £25 respectively (Folkard 1909, ix). As a result of this population increase, new buildings appear to have been constructed in the central part of the town, infilling many of the medieval burgage tails.

- 3.1.15 In 1627 the Wigan Company of Pewterers was founded, and the town emerged as one of the most important centres for pewter production in the county (Powell 1998, 10), whilst other metal-working industries also developed (Tindall 1985, 23). In particular, the manufacture of brass products, bell founding and watch-making emerged as important industries during the seventeenth century. However, the outbreak of the Civil War in 1642 resulted in a severe check to the town's fortunes. Wigan entered the war as a Royalist stronghold, but was captured by Sir John Seaton in April 1643 and was later subjected to punitive taxation under the Commonwealth (Hannavy 2003). One standing building within the study area (Site **27**), to the western side of Standishgate, was built by the Dicconson family as a house during the seventeenth century and a public house called Harry's Bar (Site **04**) was also originally built as a house at this date. The site of a seventeenth century kiln (Site **18**) is also known to the west of the Scheme Area.
- 3.1.16 It was not until the eighteenth century that the town once again achieved economic success and renewed expansion. An eyewitness account of Wigan towards the end of the century gives the impression that development at this time was rather *ad hoc*: 'The main streets of the town are broad, but irregularly built, with a mixture of old and modern houses' (Aikin 1795, 294). The growth of Wigan during this period was largely due to the coal, iron and textile industries, and in particular the manufacture of woollen cloths, linen, calicos and checks. The town specialised in woollen bedding textiles, which were produced in cottage hand-loom shops (Powell 1998, 9). The metal-working trades continued to be of importance to the town, as illustrated by a contemporary account of 1754, which observed that Wigan was noted for the design and manufacture of clocks and for its non-ferrous metal foundries producing small bells, candlesticks and other household goods (Berg and Berg 2001, 295). Wigan also had a flourishing pottery trade, which can be traced back on documentary evidence at least as far as the mid-seventeenth century (Folkard 1909, xiv). The eighteenth-century expansion of Wigan was reflected by the construction of buildings within the study area, such as the townhouses at 118 and 134-138 Standishgate (Sites **07-10**), and The Royal Oak public house (Site **23**), all of which are extant.
- 3.1.17 Coal mining in the Wigan area during the medieval period had been carried out on what was essentially small-scale, open-cast sites, but by the sixteenth century mining was mostly underground (Hannavy 1990, 69). By the late eighteenth century the Wigan coalfield had become the centre of the region's coal trade, and was recognised as one of the most important of the Lancashire coalfields (Farrer and Brownbill 1908, 357). This was partially on account of rich deposits of cannel coal, which burns with a bright flame and produces very little ash, and thus was in great demand for household use and invariably sold for a higher price than ordinary coal.

- 3.1.18 **The Industrial Period:** by the later eighteenth century, cotton was beginning to be the dominant element of the textile industry. In 1754, the Swedish industrial spy RR Angerstein noted that ‘large numbers of women and children were occupied with the spinning of cotton’ (Berg and Berg 2001, 295). Some 40 years later, Aikin (1795, 294) commented that ‘the cotton manufactory, as in all other places, intrudes upon the old staple of the place’. Although slow by national standards, the introduction of steam-powered mills during the early part of the nineteenth century meant that the textile industry remained an important part of the local economy, and at one point accounted for over 50% of the employment in the town (Hannavy 1990, 116).
- 3.1.19 Numerous nineteenth-century buildings remain standing within the vicinity of the Scheme Area (Sites **02, 03, 11-13, 15, 20, 21, 25, 26**). Several of these buildings were public houses (Sites **02, 03, 21, 25, 26**), and two were houses (Sites **15** and **20**). The church of St John (Site **12**) was built just to the south of the Scheme Area in 1818 (Farrer and Brownbill, 1911, 68-78) and St Mary’s Catholic Church (Site **11**) was built to the north at the same date. St John’s Catholic Club (Site **30**) was also built during the nineteenth century and may have originally been a presbytery, and a stone cross (Site **13**) was erected at St John’s Church in 1852. The Notre Dame Convent (Site **32**), which lay in the western part of the Scheme Area (Plates 12-14), was served from St John’s (*ibid*) and it is possible that it was also constructed in c 1818. An injunction on convents that had been in place since the sixteenth century was lifted as a result of the Catholic Relief Act of 1829 (English Heritage 2012), and this instigated a boom in convent building. However, buildings that approximate the location and general outline of the convent complex are depicted on Mather’s map of 1827. This suggests that the buildings had been constructed between 1818, when St John’s Church (Site **12**) was established, and 1827. However, the buildings might not have been used as a convent prior to 1829.
- 3.1.20 The convent can be identified confidently in entries in trade directories from the late nineteenth century. The 1885 *Postal Directory of the Borough of Wigan*, for instance, lists the Sisters of Notre Dame Day School for Young ladies at N^o 93 Standishgate, and the Convent of Notre Dame at N^{os} 95-99 Standishgate (Porter 1885, 183). A directory for 1903, however, does not contain an entry for N^{os} 95-99 Standishgate, but gives the Notre Dame High Scholl (ladies) at N^o 93 (Wigan Directory 1903, 387).



Plate 12: Standishgate in the late nineteenth or early twentieth century, with Notre Dame Convent (Site 32) to the left side of the image, looking southwards towards Wigan town centre



Plate 13: Standishgate and the Notre Dame Convent (Site 32), following the removal of the tram lines.

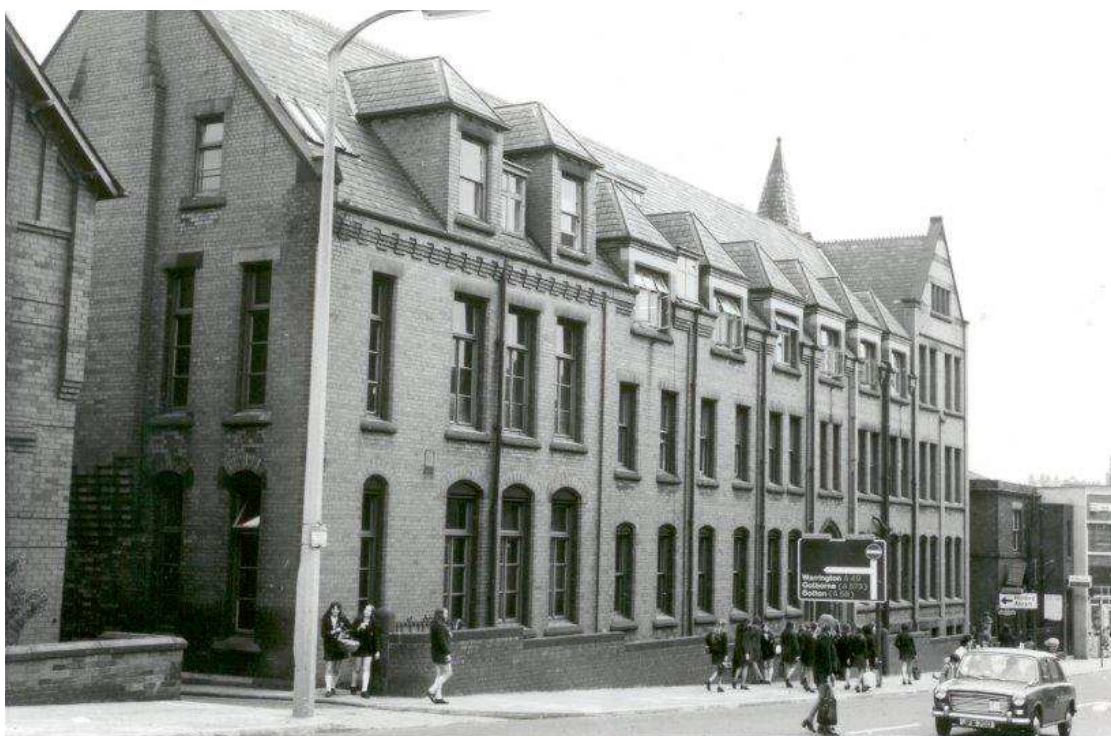


Plate 14: Notre Dame Convent (Site 32) during the later twentieth century, possibly the 1960s

3.2 ARCHAEOLOGICAL BACKGROUND

- 3.2.1 In 2004-05, OA North carried out a building survey and, following the clearance of the site, excavated seven evaluation trenches at 120-130a Standishgate (Site 35). The earliest activity was represented by several large pits that yielded a small, but significant, assemblage of medieval pottery, which was dated to the late twelfth and thirteenth centuries. The intended function of these pits could not be established with confidence, although they may have served as rubbish or cess pits. Whilst no structural remains could be associated with these pits, the excavated features provided some evidence for settlement on Standishgate from the late twelfth or thirteenth century.
- 3.2.2 Soil samples taken from the medieval features contained some well preserved waterlogged plant remains, and included weed seeds of grassland, such as sorrel (*Rumex*), ruderals, such as hemlock (*Conium maculatum*), and wet ground taxa such as lesser spearwort (*Ranunculus flammula*). Taxa with broad ecological requirements, including common hemp-kettle (*Galeopsis tetrehit*), buttercups (*Ranunculus repens*-type), knotgrasses (*Polygonum* sp.), and seeds provisionally identified as belonging to the stitchwort/campion family (Caryophyllaceae) and the dandelion/daisy family (Asteraceae), were also present.

3.3 DEVELOPMENT OF THE SCHEME AREA

- 3.3.1 One of the earliest surveys of the area is provided by William Yates' *Map of the County Palatine of Lancaster*, which was published in 1786 (Plate 15). Whilst this map was produced at a small scale, and does not furnish sufficient detail to interpret individual buildings, it depicted structures lining each side of Standishgate within the approximate location of the Scheme Area.



Plate 15: Extract from Yates' *Map of the County Palatine of Lancaster*, published in 1786

- 3.3.2 The first detailed map of Wigan was produced by Mather in 1827 (Fig 2). This depicts the Scheme Area lying between two Catholic chapels, which were situated to the north and south. Several irregular blocks of buildings fronting the eastern side of Standishgate lay within the Scheme Area. It was not possible to discern the function of each of these blocks of buildings, but each was associated with an undeveloped linear plot that extended to the rear, creating a pattern of parallel and contiguous strips perpendicular to Standishgate. These almost certainly represent the footprint of medieval burghage plots. Buildings that approximate the location of Notre Dame Convent (Site 32) and St John's Cottage (Site 33) were shown on the map.
- 3.3.3 The Ordnance Survey first edition 6" to 1 mile map was published in 1848 (Fig 3). This map depicts the Scheme Area to a higher level of detail and shows that the blocks of buildings fronting Standishgate consisted of numerous individual structures that combined to form larger complexes. Although the close proximity of the Scheme Area to the Catholic chapels to the north and south might suggest that the blocks of buildings were associated with the churches, only St John's Cottage (Site 33), at the southern side of the Scheme Area, is named. The linear plots to the rear of the buildings are shown to have been landscaped with apparent pathways and sub-divided plots; providing the appearance of formal gardens and possible kitchen gardens.

- 3.3.4 The next available map to depict the Scheme Area is the Ordnance Survey first edition 1:500 map of 1890 (Fig 4). This map shows the southern portion of the Scheme Area to have been occupied by Notre Dame Convent (Site 32), with many of the associated buildings corresponding with those shown on the Ordnance Survey map of 1848. However, some changes had been made to the complex of convent buildings, including the eastward extension of the buildings to occupy the former location of St John's Cottage (Site 33) and a small garden. The northern portion of the Scheme Area had changed considerably by 1890, with the establishment of the terraced houses named as Worsley's Terrace on the map and the associated access road. The plot to the north of Worsley's Terrace had been sub-divided and featured several small buildings and four glass-roofed structures that are likely to have been greenhouses.
- 3.3.5 Entries in trade directories indicate that Worsley Terrace was occupied largely by tradesmen. Amongst the residents in 1885, for instance, were a painter, two salesmen, an insurance agent, a civil engineer, an ironmonger, and a tallow chandler (Porter 1885, 196). A similar range of trades were held by residents occupying Worsley Terrace in 1903, but also included an assistant schoolmaster, a clerk and a platelayer (Wigan Directory 1903, 421).
- 3.3.6 The next edition of Ordnance Survey mapping was published in 1908 at a scale of 25" to 1 mile, and this shows some changes within the area (Fig 5). The residential terrace is named as Worsley Terrace, and the buildings and greenhouses previously shown to the north are absent. A building previously shown at the eastern side of the convent is no longer depicted, and the ornamental garden in this area is shown as a simpler sub-divided plot. Although this map is not as detailed as the preceding map at 1: 500, the scale is sufficient to expect structures to have been depicted if they had been present at the time of the survey. The Ordnance Survey map of 1929 (Fig 6) presents an almost identical depiction of the Scheme Area, with the addition of a rectilinear building to the north of Worsley Terrace.
- 3.3.7 The Ordnance Survey map of 1956 was published at 1:1250 (Fig 7). The rectilinear building within the northern part of the Scheme Area is absent from this map. A building block is shown running perpendicular to the eastern end of Worsley Terrace.
- 3.3.8 From the 1960s, the level of detail of the available maps published by Ordnance Survey at a scale of 6" to 1 mile (1:10,560) diminished considerably from that provided by the earlier mapping (OS 1965-7, OS 1971-80, OS 1989-92). However, it is possible to discern that the approximate pattern and extent of the buildings associated with Notre Dame Convent and Worsley Terrace remained constant until 1989-92, by which date the convent and the eastern end of Worsley Terrace had been demolished, and were replaced subsequently by an office building and car parks.

4. GAZETTEER OF SITES

Site number	01
Site name	The Mesnes
NGR	SD 5824 0599
Site type	Settlement
Period	Medieval
HER No	4201.1.0
Stat. Designation	-
Sources	HER
Description	A portion of the former manorial demesne is represented by local place-names. Mesnes Street is now nearby at SD 582 062. Mesnes Park & Mesnes Park Terrace at SD 581 061
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	02
Site name	Dog i'Thatch
NGR	SD 5839 0599
Site type	Inn
Period	Industrial (nineteenth century)
HER No	4264.1.0
Stat. Designation	-
Sources	HER
Description	This tavern was licensed in Wigan in 1807, and closed about 1980. It was originally called the Talbot and became the Greyhound in the 1830s. The sign of a dog was set in the roof of the inn, which was thatched, and the nickname 'The Dog I'Thatch' was later adopted.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	03
Site name	Rose Inn
NGR	SD 5835 0594
Site type	Inn
Period	Industrial (nineteenth century)
HER No	4274.1.0
Stat. Designation	-
Sources	HER
Description	The Rose Tavern was licensed in Wigan in 1807. In 1818, it was registered as the Joiner's Arms but a few years later it was renamed The Rose.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	04
Site name	Harry's Bar
NGR	SD 5839 0605
Site type	Timber-framed building
Period	Post-medieval (seventeenth century)
HER No	4443.1.0
Stat. Designation	Grade II Listed Building (no 1384515)
Sources	HER
Description	The building is probably largely seventeenth century, or earlier, but has been greatly altered. It has three storeys and has interior evidence of surviving original fabric, including heavy beams.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	05
Site name	Pewter Workshop (Site of)
NGR	SD 5840 0602
Site type	Industrial site
Period	Medieval (Fifteenth century)
HER No	4770.1.0
Stat. Designation	-
Sources	HER
Description	An early reference to Wigan found in Kuerden MSS at the College of Arms records that, in 1470, Thomas Gerard of Ince and Robert Markland of Wigan were pewterers. In 1659 Ralph Lee had a shop in Standishgate in which he finished off and sold pewter goods.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	06
Site name	87 Standishgate (Site of)
NGR	SD 5842 0604
Site type	House
Period	Post-medieval (seventeenth century)
HER No	4783.1.0
Stat. Designation	-
Sources	HER
Description	A building at the corner of Standishgate and Powell St that was three storeys high with a probable seventeenth century frame. The building is no longer extant.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	07
Site name	136 Standishgate
NGR	SD 5849 0625
Site type	House
Period	Industrial (eighteenth century)
HER No	4786.1.0
Stat. Designation	Grade II Listed Building
Sources	HER
Description	An eighteenth-century red-brick town house with three storeys, sash windows, and keyed surrounds that include bracketed sills.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	08
Site name	138 Standishgate
NGR	SD 5850 0626
Site type	House
Period	Industrial (eighteenth century)
HER No	4786.1.1
Stat. Designation	Grade II Listed Building (no 1384521)
Sources	HER
Description	A three-storey red-brick town house of eighteenth-century date, with four sash windows. It was clearly intended as a northward extension to no 136. The principal façade was aligned to that of no 136 but was offset to the east and angled nearer to a north-western direction. It is a two-bayed, double-pile structure, with a fairly irregular floor plan, which was a consequence of infilling of a vacant site in two separate construction phases. The fabric comprised of handmade brick in Flemish bond.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	09
Site name	134 Standishgate
NGR	SD 5848 0623
Site type	House
Period	Industrial (1753)
HER No	4786.1.2
Stat. Designation	Grade II Listed Building (no 1384520)
Sources	HER
Description	The house is dated 1753 on a rainwater head and is a red-brick building with three storeys and three sash windows, modernised with glazing bars. It is a relatively small double-pile townhouse, with fabric comprised of hand-made brick in a Flemish bond set upon a substantial gritstone plinth. The central doorway has a semi-circular brickwork arch over, with fanlight.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	10
Site name	118 Standishgate
NGR	SD 5846 0618
Site type	House
Period	Industrial/Post-medieval (eighteenth century)
HER No	4919.1.0
Stat. Designation	Grade II Listed Building (no 1384519)
Sources	HER
Description	The house was probably built in the mid-eighteenth century and is a symmetrical red-brick building with three storeys.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	11
Site name	St Mary's Catholic Church
NGR	SD 5851 0614
Site type	Church
Period	Industrial (nineteenth century)
HER No	4920.1.0
Stat. Designation	Grade II* Listed Building (no 1384525)
Sources	HER
Description	St. Mary's Catholic Church was built in 1818 on Standishgate. It is of perpendicular style, with a three-bay ashlar front with battlements, pinnacles, and a middle gable with a bellcote over a large west window.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	12
Site name	St John's Catholic Church
NGR	SD 5848 0603
Site type	Church
Period	Industrial (nineteenth century)
HER No	4921.1.0
Stat. Designation	Grade II* Listed Building (no 1384523)
Sources	HER
Description	The church was built in 1819 and comprises a nave with an apse. It is built with ashlar blocks and has an Ionic colonnaded porch at the front, with paired columns at each end.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	13
Site name	Cross at St John's Church
NGR	SD 5845 0605
Site type	Cross
Period	Industrial (1852)
HER No	4921.2.0
Stat. Designation	Grade II Listed Building (no 1384524)
Sources	HER
Description	Erected in 1852 and attributed to Pugin, the base bears shields and symbols of the Four Evangelists. At the top close of the crucifixus are free-standing figures of the Holy Virgin and St. John. The cross is surmounted by a crocketed gable.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	14
Site name	Wigan Town Defences
NGR	SD 580 060
Site type	Town Defences
Period	Medieval
HER No	4955.1.0
Stat. Designation	-
Sources	HER
Description	The wall formed a defensive barrier against the Parliamentarians in the Civil War of the seventeenth century. The town wall, which was probably in the form of an earth bank and ditch, is estimated to have enclosed an irregular oval area bounded roughly by the River Douglas, New Market Street, Wigan Hall, Dorning Street, King Street West and King Street.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	15
Site name	17-33 Dicconson Street
NGR	SD 5828 0610
Site type	House
Period	Industrial (nineteenth century)
HER No	4957.1.0
Stat. Designation	Grade II Listed Building (no 1384463)
Sources	HER
Description	The house was built in the early nineteenth century on the same design as nos 17-35 Dicconson Street, as a three storey red-brick terrace.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	16
Site name	St George's Church
NGR	SD 5849 0595
Site type	Church
Period	Industrial (eighteenth century)
HER No	4961.1.0
Stat. Designation	Grade II Listed Building (no 1384568)
Sources	HER
Description	Built in 1781, it is a little red-brick church with an ornamental Dutch gable surmounted by a bellcote. It is rectangular in plan. The font is of c 1710, and was removed from All Saints.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	17
Site name	Independent Chapel (Site of)
NGR	SD 5824 0595
Site type	Chapel
Period	Industrial (pre-1829)
HER No	4964.1.0
Stat. Designation	-
Sources	HER
Description	A chapel built on Hope Street and mentioned by Thomas Whitehouse in 1829.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	18
Site name	Kiln (Site of)
NGR	SD 5836 0611
Site type	Industrial site
Period	Post-medieval (1649)
HER No	4973.1.0
Stat. Designation	-
Sources	HER
Description	The kiln is dated 1649 and was sited on Brick Kiln Lane. "On October 6th 1649, William Wadell, servant to Sir Edward Worthington, claimed satisfaction from the borough leet for timber stored in the kiln at the back of Orrel Hall in Standishgate." It has now been destroyed.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	19
Site name	33, 35, and 37 Standishgate (Site of)
NGR	SD 5834 0590
Site type	House
Period	Industrial/Post-medieval (eighteenth century)
HER No	4974.1.0
Stat. Designation	-
Sources	HER
Description	The house was built during the early eighteenth century. It was originally one building, but is now divided into three premises, which are in a very neglected state. The most interesting feature is the old staircase at the back of No 35. 1950s mapping showed the site of nos 33 and 35 as part of a vacant plot; the present structure dates to the second half of the twentieth century.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	20
Site name	7 Upper Dicconson Street
NGR	SD 5829 0613
Site type	House
Period	Industrial (nineteenth century)
HER No	4975.1.0
Stat. Designation	Grade II Listed Building (no 1384538)
Sources	HER
Description	This town house is now part of shop. It was built in the early- to mid- nineteenth century and has been altered. It is of red-brick construction in Flemish bond (with paler headers, giving a speckled effect).
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	21
Site name	The Griffin
NGR	SD 5841 0608
Site type	Public house
Period	Industrial (nineteenth century)
HER No	4978.1.0
Stat. Designation	Grade II Listed Building (no 1384517)
Sources	HER
Description	The Griffin is situated on Standishgate and was built in the early nineteenth century. The Griffin is still in use as a public house and has a date of 1905 over the doorway, which has been altered. It is of red-brick construction in English garden wall bond with dressings of red and buff terracotta and a hipped green slate roof.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	22
Site name	Chapel (Standishgate)
NGR	SD 5841 0612
Site type	Chapel
Period	Industrial (1785)
HER No	4979.1.0
Stat. Designation	-
Sources	HER
Description	An independent chapel, built in 1785 and situated on Standishgate. It had been extended or replaced by the late nineteenth century
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	23
Site name	The Royal Oak (111 and 113 Standishgate)
NGR	SD 5846 0612
Site type	Inn
Period	Industrial/Post-medieval (eighteenth century)
HER No	4980.1.0
Stat. Designation	Grade II Listed Building (no 1384518)
Sources	HER
Description	Built in the early nineteenth century, the building is still in use as a public house. It is brick built with a stuccoed front and has three storeys and five sash windows with keyed lintels. In the 1830's it became known with the nickname Bush Inn for about five years.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	24
Site name	89 Standishgate (Site of)
NGR	SD 5843 0606
Site type	House
Period	Industrial/Post-medieval (eighteenth century)
HER No	4981.1.0
Stat. Designation	-
Sources	HER
Description	An eighteenth century stucco building that has now been destroyed.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	25
Site name	The White Horse
NGR	SD 5838 0595
Site type	Inn
Period	Industrial (nineteenth century)
HER No	4992.1.0
Stat. Designation	-
Sources	HER
Description	The White Horse remains in use as a public house.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	26
Site name	The Roe Buck (Site of)
NGR	SD 5836 0592
Site type	Inn
Period	Industrial (nineteenth century)
HER No	5406.1.0
Stat. Designation	-
Sources	HER
Description	The Roe Buck was built during the nineteenth century
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	27
Site name	House (formerly an inn called Dicconson House)
NGR	SD 5840 0610
Site type	House
Period	Post-medieval (seventeenth century)
HER No	5430.1.0
Stat. Designation	
Sources	HER
Description	This building lies behind the modern frontage of a shop. It was the home of the Dicconson family and a large wainscoted room was used as chapel in 1696. The priests hole was large enough for a man to stand. It was an inn called The Dicconson's Arms in the early nineteenth century that was once owned by the brewers Ellis, Warde and Webster of Ormskirk. It was sold to Wigan Borough Corporation and was closed in 1924.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	28
Site name	Mab's Cross
NGR	SD 5852 0626
Site type	Cross
Period	Medieval (thirteenth century)
HER No	5446.1.0
Stat. Designation	Grade II Listed Building (no 1384526); Scheduled Monument (no 1014719)
Sources	HER
Description	A cross base and part of shaft, which are set on a plinth of modern slabs in front of a school building on Standishgate. The cross was moved from the other side of the road (in front of no 138) during road widening in 1921. The cross is one of a group of four medieval crosses used as waymarkers along the medieval route between Wigan and Chorley. Above the modern base is a plinth of dressed gritstone 1m square and 0.57m high. A skewed base block of gritstone above has leaded boreholes and is 0.7m square and 0.4m high. The socket is 0.4m x 0.3m and holds a shaft, of which 0.7m remains. It has chamfered edges. The cross is named after the penance of Lady Mabel Bradshaigh, as she walked barefooted to the cross from Haigh Hall. She endowed a chantry in Wigan church in 1338.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	29
Site name	Infantry Barracks (Site of)
NGR	SD 5836 0587
Site type	Barracks
Period	Industrial (pre-1847)
HER No	12307.1.0
Stat. Designation	-
Sources	HER
Description	The barracks were first shown and named on the OS map of 1847, and last shown on the 1848 map. They were described as 'temporary', and by the early-twentieth century it had been built over by Crompton Street (1).
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	30
Site name	St John's Catholic Club
NGR	SD 5843 0606
Site type	Priest's house
Period	Industrial (nineteenth century)
HER No	12295.1.0
Stat. Designation	Grade II Listed Building
Sources	HER
Description	This early nineteenth-century building was constructed from brown brick and is two storeys high with five sash windows. It was probably St John's presbytery originally and in the late nineteenth century was a conventional girls school. It has been occupied by the club since <i>c</i> 1900.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	31
Site name	21 Upper Dicconson Street
NGR	SD 58346 06215
Site type	House
Period	Industrial (1877)
HER No	13596.1.0
Stat. Designation	Grade II Listed Building (no 1384539)
Sources	HER
Description	An end-of-terrace town house built in 1877 in brown brick, using English garden wall bond, with a slate roof and a slated canopy over the ground floor. It is of double-depth and single-fronted plan with a back extension and utilises a simple eclectic style. It was occupied from 1877 to 1884 by WH Lever, who was subsequently Viscount Leverhulme, founder of soap-manufacturing empire, when he was founding his business in Wigan. The interior decoration and fittings of this house are early evidence of the artistic interests of Lord and Lady Leverhulme, and of the earliest origins of the Lady Lever Collection.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	32
Site name	Notre Dame Convent (Site of)
NGR	SD 58449 06084
Site type	Convent
Period	Industrial (pre-1827)
HER No	-
Stat. Designation	-
Sources	Mather's map of 1827; Farrer and Brownbill 1911; English Heritage 2012
Description	The Notre Dame Convent was served from St John's Church (Site 12), which was constructed in 1818 (Farrer and Brownbill 1911, 68-78), and it is possible that the convent was built at a similar time. An injunction on convents that had been in place since the sixteenth century was lifted as a result of the Catholic Relief Act of 1829 (English Heritage 2012) and this instigated a boom in convent building. However, buildings that approximate the location and general outline of the convent complex were depicted two years prior to this, on Mather's map of 1827. This might suggest that the buildings had been constructed between 1818, when St John's Church (Site 12) was constructed, and 1827. However, the buildings might not have been used as a convent prior to 1829. Historic photographs of the building show that it was a four-storey structure, plus attic. The ground floor was clearly terraced into the natural slope at its northern end. The convent was demolished in the late twentieth century.
Assessment	The site lies within the Scheme Area and below-ground remains are likely to be directly affected by development.

Site number	33
Site name	St John's Cottage (Site of)
NGR	SD 58470 06073
Site type	House
Period	Industrial (pre-1827)
HER No	-
Stat. Designation	-
Sources	Mather's map of 1827,)S 1848, OS 1890
Description	A building in the approximate location of St John's Cottage was shown on Mather's map of 1827, although it is unclear if this was the same structure. St John's Cottage was named on the OS map of 1848 and had been superseded by an extension of Notre Dame Convent (Site 32) by the time of the production of the OS map of 1890.
Assessment	The site lies within the Scheme Area and below-ground remains are likely to be directly affected by development.

Site number	34
Site name	Grand Arcade Wigan Archaeological Evaluation
NGR	SD 58341 05693
Site type	Archaeological evaluation
Period	-
HER No	EGM3771
Stat. Designation	-
Sources	HER Miller and Aldridge 2011
Description	A programme of archaeological evaluation was undertaken by OA North in 2005. The work identified three areas with significant in-situ archaeological remains: Ship Yard, Powell's Yard and McEwan's Yard. In addition, the area along the foot of the escarpment to the west of Station Road revealed a lower concentration of archaeological remains.
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	35
Site name	120-130a Standishgate Archaeological Investigation
NGR	SD 58462 06220
Site type	Archaeological evaluation
Period	-
HER No	EGM3727
Stat. Designation	-
Sources	HER; OA North 2005
Description	OA North carried out a building survey and, following the clearance of the site, excavated seven evaluation trenches at 120-130a Standishgate. The earliest activity was represented by several large pits that yielded a small, but significant, assemblage of medieval pottery, which was dated to the late twelfth or thirteenth centuries. The intended function of these pits could not be established with confidence, although they may have served as rubbish or cess pits. Whilst no structural remains could be associated with these pits, the excavated features provided some evidence for settlement on the urban fringe of Wigan from the late twelfth or thirteenth century (OA North 2005).
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

Site number	36
Site name	Grand Arcade Wigan Archaeological Excavation
NGR	SD 58407 05701
Site type	Archaeological excavation
Period	-
HER No	EGM3730
Stat. Designation	-
Sources	HER; OA North 2006; Miller and Aldridge 2011

Description	Excavation in advance of the construction of the Grand Arcade shopping centre exposed remains of Roman date. In particular, the well-preserved remains of a stone-built bath-house were discovered. This spectacular building appears to have been built during the early second century, but was abandoned and efficiently dismantled in c AD140 (OA North 2006).
Assessment	The site lies beyond the Scheme Area, and will not be directly affected by development of the Scheme Area.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 The archaeological assessment has identified two heritage assets of archaeological interest within the proposed Scheme Area (Sites **32** and **33**), and an additional 31 known sites that lie within a radius of 250m (Fig 8; Sites **01-31**). The sites of the former Notre Dame Convent (Site **32**) and St John's Cottage are the only known heritage assets within the Scheme Area, and do not have any legal designation. Of the 31 sites that lie beyond the boundary of the Scheme Area, but within 250m, 13 (Sites **04, 07-10, 12, 15, 16, 20, 21, 23, 30, and 31**) have legal designation as Grade II Listed Buildings and three (**11, 13, 28**) as Grade II* Listed Buildings. A medieval cross, known as Mab's Cross (Site **28**), is a Grade II* Listed Building and a Scheduled Monument (SM).
- 5.1.2 In addition to the identified heritage assets, the Scheme Area lies within the Dicconson Conservation Area and the Mesnes Conservation Area lies within a 250m radius. Although there have not been any recorded archaeological investigations within the Scheme Area, three have been undertaken within 250m (Sites **35-7**). However, only the investigation at 120-130a Standishgate (Site **35**) lay within the immediate vicinity of the Scheme Area.

5.2 CRITERIA

- 5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State's criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by the Department of Culture, Media, and Sport (2010). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The sites within the Scheme Area (Sites **32** and **33**) have been considered using the criteria, with the results below.
- 5.2.2 **Period:** the sites identified within the Scheme Area date to the Industrial Period, and are likely to have been built between 1818 and 1827. Possible earlier dates of establishment are unlikely, but cannot be dismissed. Notre Dame Convent (Site **32**) stood until the late twentieth century, and St John's Cottage had been superseded by convent buildings by 1890. In addition, there is some potential for elements of the medieval/post-medieval burgrave plots depicted on Mather's map of 1827 to survive as buried remains.
- 5.2.3 **Rarity:** as the convent was constructed during the nineteenth century, such sites are not as rare nationally as earlier structures, with those pre-dating the Catholic Relief Act of 1829 likely to date to at least as early as the sixteenth century. The function of St John's Cottage is unclear and its rarity is, therefore, difficult to discern.

- 5.2.4 **Documentation:** the historical development of the buildings is poorly documented, although may be enhanced by information relating to their context as elements of the wider complex of buildings associated with St John's Church (Site 12). Further research might elucidate such information as the precise date of construction, the architect commissioned, the cost of construction, and the nature of activities undertaken within the buildings.
- 5.2.5 **Group value:** the site is associated with a relatively large group of associated structures. The complex of structures included St John's Church (Site 12) and cross (Site 13), Notre Dame Convent (Site 32), and St John's Cottage (Site 33). Indeed, Notre Dame Convent (Site 32) comprises a group of buildings, rather than a single structure, in addition to formal gardens and possible plots for food cultivation.
- 5.2.6 **Survival/Condition:** Notre Dame Convent (Site 32), and St John's Cottage (Site 33) have been demolished and any remains will exist as below-ground level and are likely to comprise wall foundations and cellars.
- 5.2.7 **Fragility/Vulnerability:** any buried archaeological remains, should they be present and survive *in-situ*, may be adversely affected by the redevelopment, which is likely to require some substantial earth-moving works.
- 5.2.8 **Potential:** there are no prehistoric sites within the Scheme Area or its environs, and the potential for prehistoric remains is considered to be very low.
- 5.2.9 There are no known Roman remains within the Scheme Area, although sites of this date were encountered within 250m, at the Grand Arcade site (Sites 34 and 36). There have also been some chance discoveries of Roman artefacts in a slightly wider area, such as the first-century gold coin discovered near to the junction of modern Standishgate and Mesnes Street (*Section 3.1.3 above*). Thus, whilst the potential for Roman remains in the Scheme Area is considered to be very low, it cannot be dismissed entirely.
- 5.2.10 There are no known remains from the early medieval period and the potential for such remains is considered to be very low.
- 5.2.11 There are no known remains from the medieval period, although the Scheme Area occupies part of Standishgate, which was a principal medieval thoroughfare. The layout of plots along Standishgate suggests that it had formed part of medieval Wigan, with the potential for remains of dispersed settlement at the periphery of the town. The development of such settlement will have become increasingly likely from the thirteenth century, as the economic status of Wigan grew. With the exception of the northernmost portion of the Scheme Area, historic map evidence shows that most of the area has been occupied by buildings at some point during the nineteenth and late-twentieth centuries. However, depending upon the extent of cellars for Notre Dame Convent, it is possible that such remains might survive within the footprint of these former buildings. The potential for the survival of such remains is supported by the discovery of remains of twelfth- or thirteenth-century date from 120-130a Standishgate (OA North 2005).

5.2.12 The potential for remains of post-medieval or industrial date is high. Part of Worsley Terrace is still standing and remains of the extensive former Notre Dame Convent (Site **32**) are likely to exist below the car-parking area that form the south-western part of the Scheme Area. Elements of the formal gardens to the rear of the convent may survive beneath the modern car-parking area, although the buildings that were superseded by the construction of Worsley Terrace are likely to have been largely destroyed; the only area where the buried remains of earlier buildings may survive are beneath the small yard between the western end of Worsley Terrace and the rear of N^o 107 Standishgate. It is possible that remains of St John's Cottage (Site **33**) might survive, although this is dependent upon the extent of the cellars in the convent buildings.

5.3 SIGNIFICANCE

5.3.1 The sites (Sites **32** and **33**) identified within the boundary of the proposed Scheme Area are considered to be of Local Importance (Table 6). Beyond the Scheme Area, but within a radius of 250m, three sites considered to be of Low Local Importance (Sites **17, 25, 26**), ten of Local/Borough Importance (Sites **02, 03, 05, 06, 18, 19, 22, 24, 27, 29**), and two of Regional/County Importance (**01, 14**). A total of 13 sites (Sites **04, 07-10, 12, 15, 16, 20, 21, 23, 30, and 31**) are considered to be of Regional/County Importance as a result of their designation as Grade II Listed Buildings. Three sites (**11, 13, 28**) are considered to be of National importance, as Grade II* Listed Buildings, with Mab's Cross (Site **28**) also being a Scheduled Monument (SM). Gazetteer sites **34-6** are archaeological events and have not, therefore, been assessed as heritage assets.

6. LIKELY IMPACT OF DEVELOPMENT

6.1 INTRODUCTION

6.1.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the study area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon.

6.2 IMPACT

6.2.1 **Buried remains:** the extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of the proposed scheme of development. It is likely that deposits of archaeological interest pre-dating the nineteenth century that lie within the footprints of buildings present during the nineteenth and twentieth centuries will have been damaged by the construction or demolition of these buildings. However, in areas where cellars are not present it is possible that remains of medieval or post-medieval date might survive beyond the foundations of the later buildings.

6.2.2 It is most likely that remains of Notre Dame Convent (Site **32**), which was a substantial building likely to have been constructed between 1818 and 1827, will survive within the western portion of the Scheme Area. It is also possible that remains of St John's Cottage (Site **33**) might survive as below-ground remains, although this will only be possible if the portion of Notre Dame Convent that was constructed in this area following the demolition of the cottage did not include a cellar. Sub-surface remains of the demolished eastern portion of Worsley Terrace are also likely to survive within the Scheme Area although this block of houses was not established until the later nineteenth century, and the extant portion is to be retained.

6.2.3 **Built Heritage:** the Scheme Area lies at the south-eastern side of the Dicconson Conservation Area, within the East of Standishgate Character Area. In describing this part of the conservation area, the Conservation Area Appraisal (Wigan Council 2011a, 21) states 'The buildings have no direct plan form or block design character other than being linear and set back from the road with an almost common building line. This is a result of the demolition of buildings that formerly fronted the road. As a result, much of enclosure that would have been no longer exists. The feature buildings remaining are detached with spacious gaps between them, which enable them to be viewed in a wider context. Their spatial grouping and informal arrangement contribute significantly to the character of the conservation area.' The appraisal also states that this part of the Conservation Area has changed very little since the nineteenth century.

6.2.4 To avoid a negative impact on the built heritage of the area, design proposals will need to consider the overall scale, density, massing, design, height, access and landscaping of new development to ensure compatibility with surrounding buildings and the overall streetscape of the Conservation Area.

6.3 IMPACT ASSESSMENT

6.3.1 Following on from the above considerations, the significance of direct impacts on the sites within the Scheme Area has been determined as substantial, based on an assumption that there will be earth-moving works associated with the development. Indirect impacts on the settings of standing buildings have not been assessed as detailed design proposals have not yet been produced. Gazetteer sites **34-6** are archaeological events have not, therefore, been assessed as heritage assets. The results are summarised in Table 6.

Site Number	Importance	Impact	Significance of Impact
01	Regional/County	Negligible	Intermediate / Minor
02	Local/Borough	Negligible	Neutral
03	Local/Borough	Negligible	Neutral
04	Regional/County	Negligible	Neutral
05	Local/Borough	Negligible	Neutral
06	Local/Borough	Negligible	Neutral
07	Regional/County	Negligible	Neutral
08	Regional/County	Negligible	Neutral
09	Regional/County	Negligible	Neutral
10	Regional/County	Negligible	Neutral
11	National	Negligible	Neutral
12	Regional/County	Negligible	Neutral
13	National	Negligible	Neutral
14	Regional/County	Negligible	Neutral
15	Regional/County	Negligible	Neutral
16	Regional/County	Negligible	Neutral
17	Low Local	Negligible	Neutral
18	Local/Borough	Negligible	Neutral
19	Local/Borough	Negligible	Neutral
20	Regional/County	Negligible	Neutral
21	Regional/County	Negligible	Neutral
22	Local/Borough	Negligible	Neutral
23	Regional/County	Negligible	Neutral
24	Local/Borough	Negligible	Neutral
25	Low Local	Negligible	Neutral

Site Number	Importance	Impact	Significance of Impact
26	Low Local	Negligible	Neutral
27	Local/Borough	Negligible	Neutral
28	National	Negligible	Neutral
29	Local/Borough	Negligible	Neutral
30	Regional/County	Negligible	Neutral
31	Regional/County	Negligible	Neutral
32	Local	Substantial	Intermediate
33	Local	Substantial	Intermediate
34	N/A	Negligible	Neutral
35	N/A	Negligible	Neutral
36	N/A	Negligible	Neutral

Table 6: Assessment of the impact significance on each site during development

7. RECOMMENDATIONS

7.1 RECOMMENDATIONS

- 7.1.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record, where Regional/County or Local/Borough significance can be demonstrated.
- 7.1.2 No buried archaeological sites have been identified within the Scheme Area that may be considered as being of national importance and therefore merit preservation *in-situ*. Any remains of Notre Dame Convent (Site **32**) and St John's Cottage (Site **33**) are considered to be of Local importance and should be preserved by record prior to development. Depending upon the degree of damage caused by the construction of Notre Dame Convent (Site **32**), the potential also exists for buried remains relating to medieval and post-medieval activity. There is also some potential for buried remains relating to medieval and post-medieval activity to survive in the central and north-eastern parts of the site.
- 7.1.3 The presence, character, extent and date of any buried remains on these parts of the site should be investigated archaeologically. The most appropriate form of investigation would be devised in consultation with the Greater Manchester Archaeological Advisory Service, which provides planning advice to Wigan Council, although it may be anticipated that a programme of archaeological evaluation trenching will be merited.
- 7.1.4 In terms of the built heritage, design proposals for development in the study area will need to be informed by the architectural character and urban form of the Dicconson Conservation Area. Any new structures will be required to maintain or enhance the historic character of the area, and minimise the alteration to the setting of the adjacent listed buildings.

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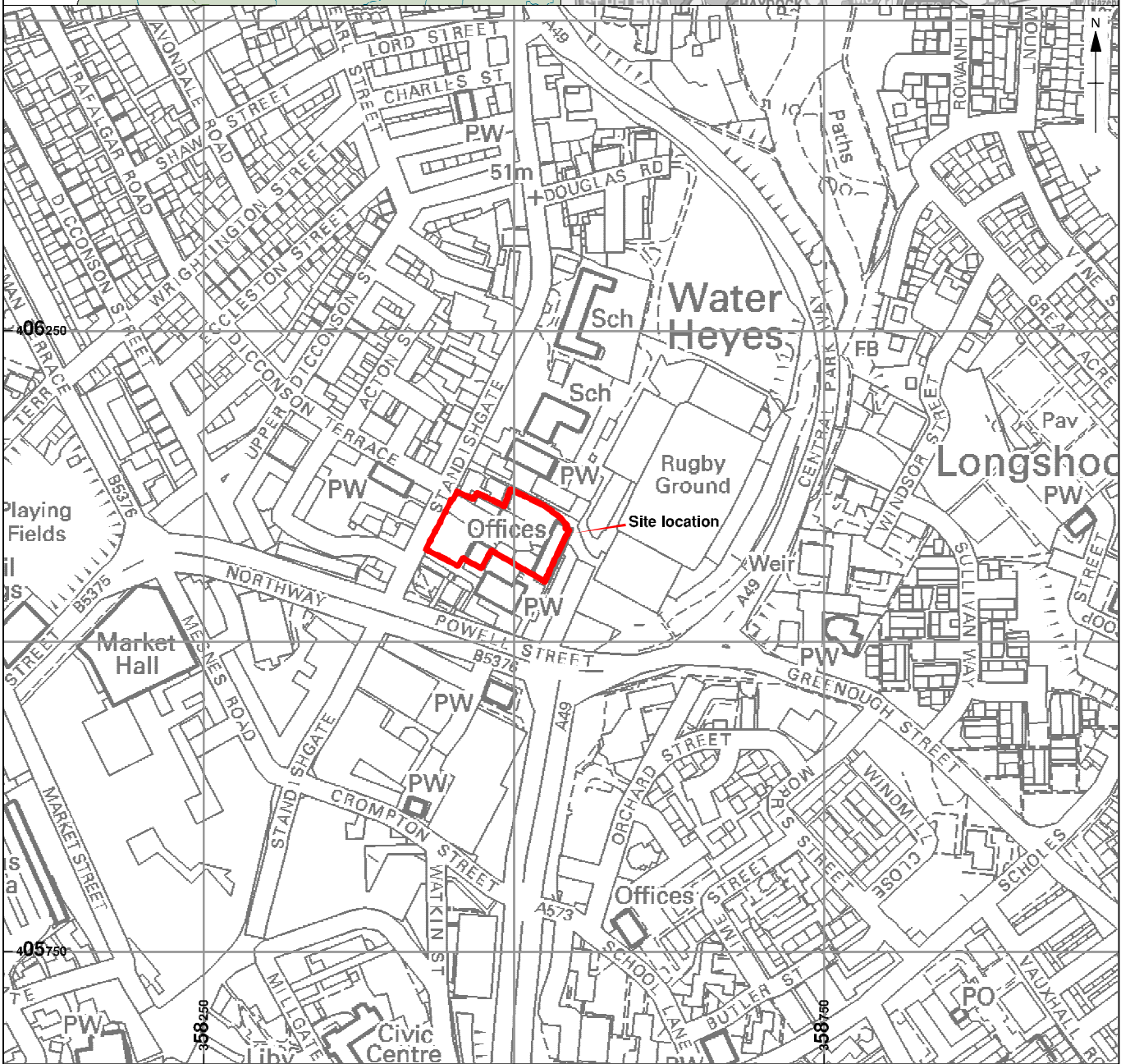
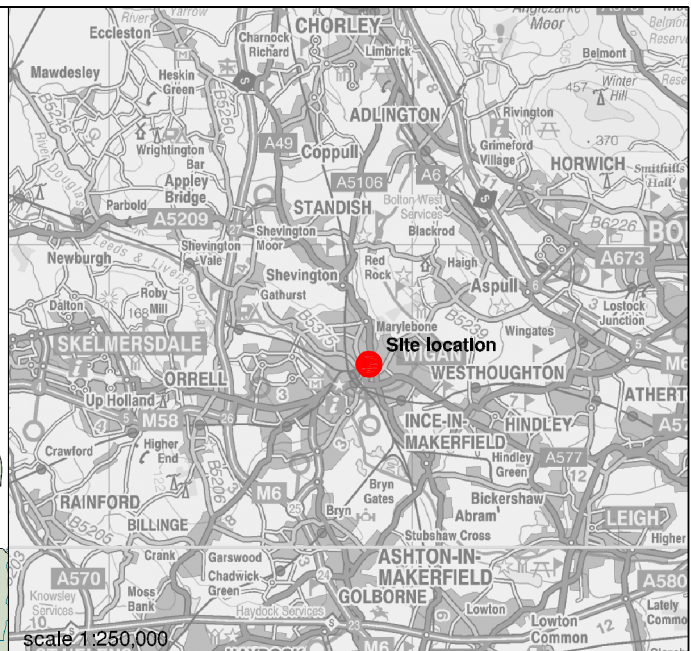
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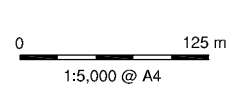
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Managers Initials*Invoice*MAT*Date

Figure 1: Site location



Figure 2: Development boundary superimposed on Mather's Map of the town of Wigan in the county of Lancaster, 1827

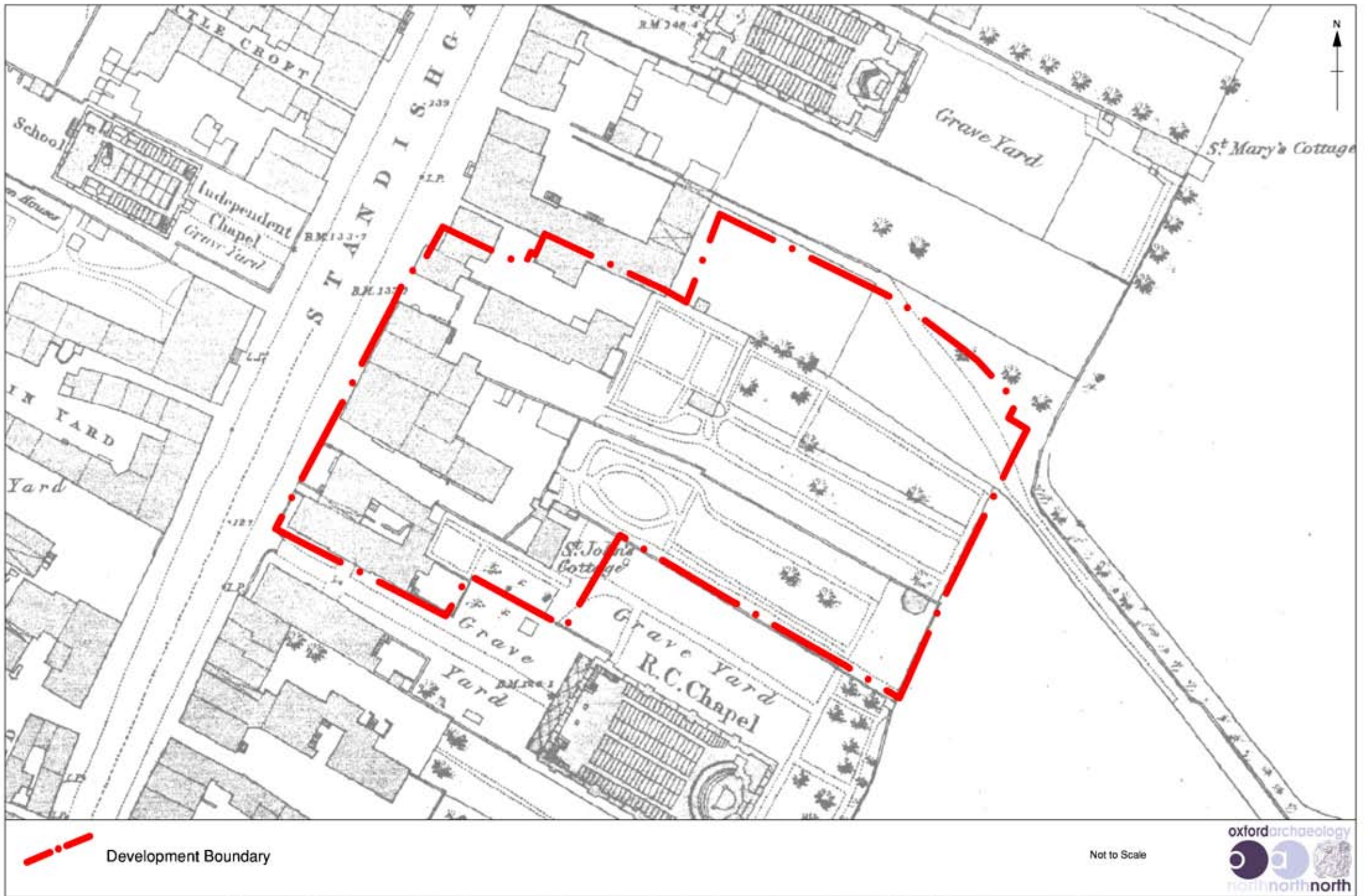


Figure 3: Development boundary superimposed on the Ordnance Survey first edition 6":1 mile map, 1848

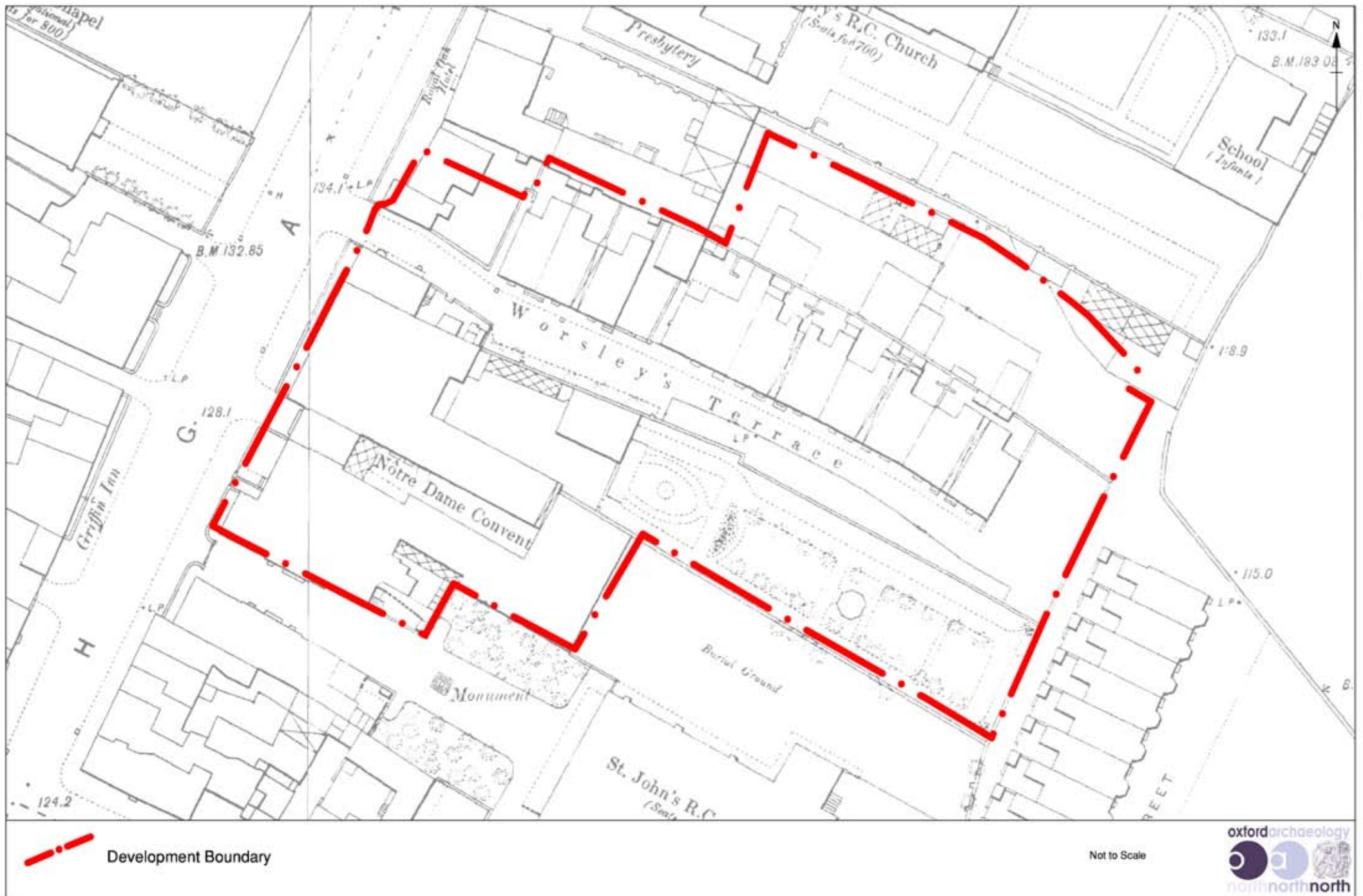


Figure 4: Development boundary superimposed on the Ordnance Survey first edition 1:500 map, 1890



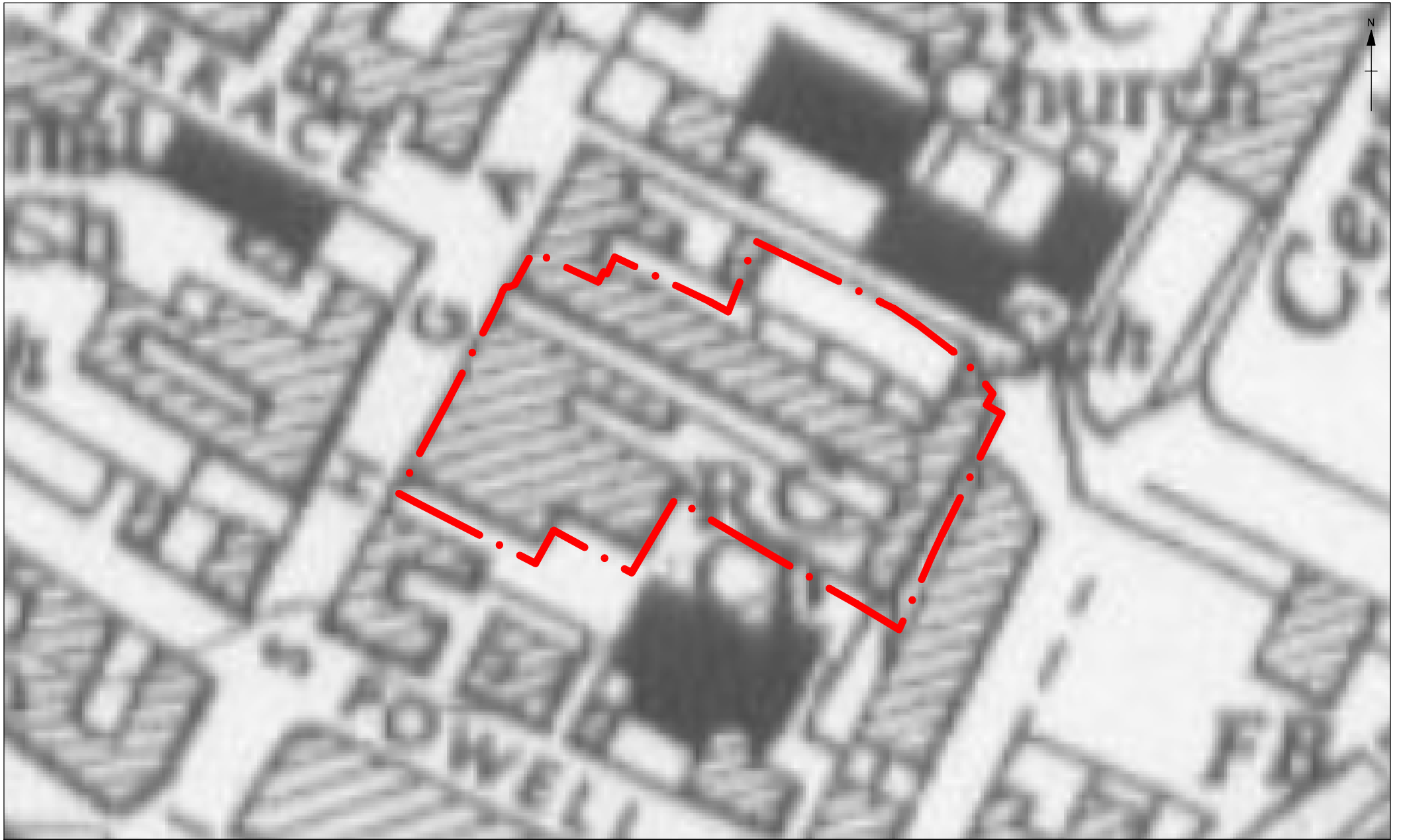
Figure 5: Development boundary superimposed on the Ordnance Survey second edition 25":1 mile map, 1908



 Development Boundary

Not to Scale

Figure 6: Development boundary superimposed on the Ordnance Survey third edition 25":1 mile map, 1929



 Development Boundary

Not to Scale



Figure 7: Development boundary superimposed on the Ordnance Survey 1:1250 map, 1956

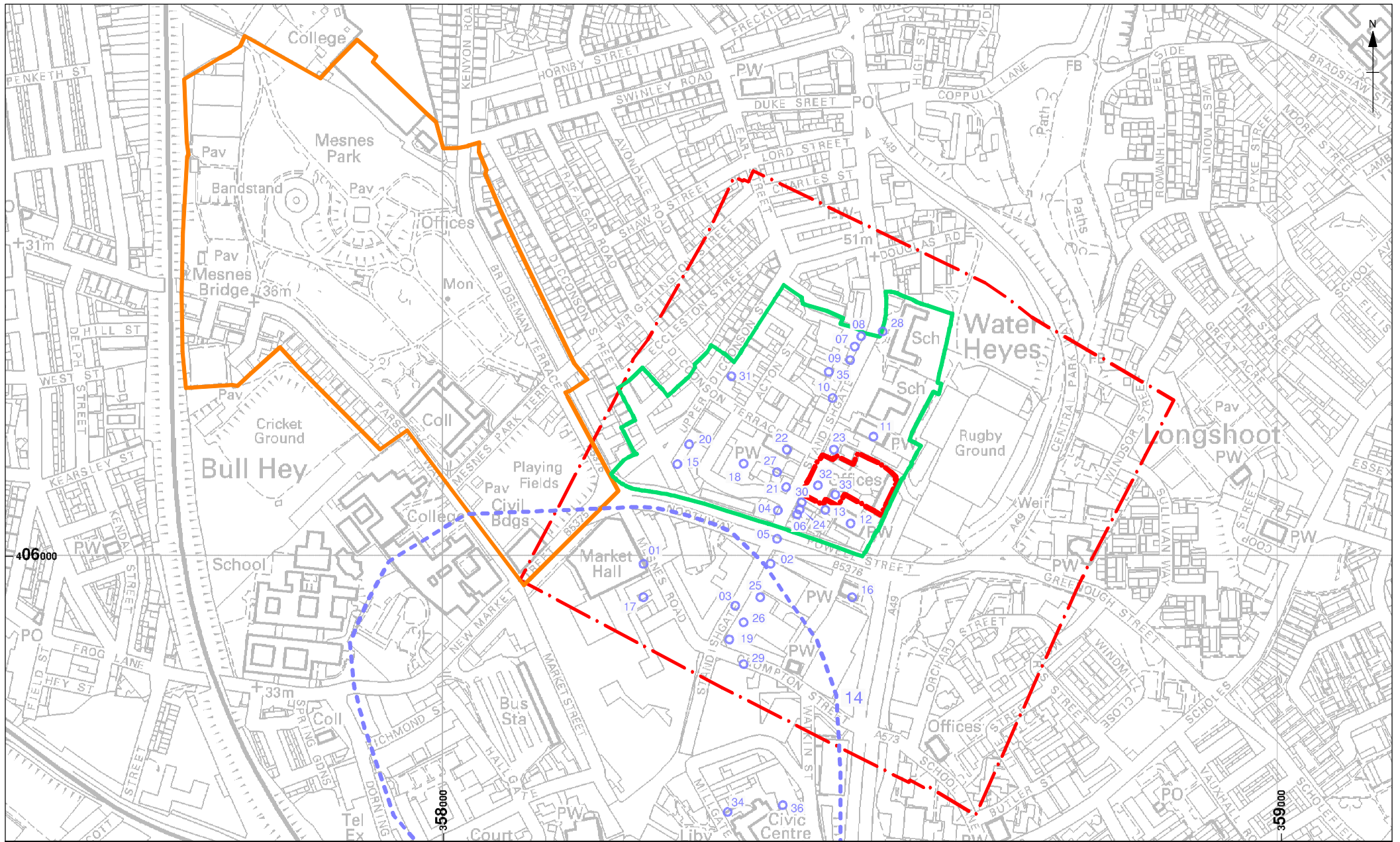


Figure 8: Plan of gazetteer sites