



I would like to request the following information regarding the cleaning of Haigh Hall as part of its restoration project:

1. Please provide all reports, assessments, or records submitted to or by the Haigh Project Board regarding cleaning or stonework restoration of Haigh Hall.

The report submitted to Haigh Hall SMT Board on 7 June 2023 regarding the stone cleaning at Haigh Hall is attached.

2. Please confirm how many external stone cleaning sessions were planned, approved, and carried out as part of the restoration works.

There were two DOFF cleans budgeted for in the original cost plan with three planned in areas that are particularly stubborn. Following full removal of the scaffold a review will be undertaken in relation to the need for a further clean by Purcell, Greenwoods, Wigan Council's Conservation Officer and the Project Team Capital Leads. There is the potential for further cleans in the future however the algae will continue to return given the location of the building, particularly on the northern edges which are closest to the trees/banks due to being shadier, wetter and cooler. Repeated harsh, chemical cleaning is futile given the Hall's location.

3. Please provide any planning documentation or correspondence confirming the number of cleans approved (including any information from the council's heritage officer).

Email attached 'Haigh Hall – meeting with CO'

4. Please provide any meeting minutes or summaries where the cleaning of the building was discussed, this includes Project Board meetings, internal capital meetings, and any regular update meetings with community stakeholders.

All Haigh Hall SMT Board minutes where the cleaning of the stonework is referenced is attached

# Minutes - Haigh Programme Board, 07.06.23

**Venue:** SMT Meeting Room, Wigan Town Hall

## Introduction, apologies

In attendance:

Alison Mackenzie-Folan (AMF)

Paul McKevitt (PM)

James Winterbottom (JW)

Aidan Thatcher (AT)

Sonia Halliwell (SH)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Peter Hughes (PH)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[illegible]

[REDACTED]

- **Haigh Hall Stone Cleaning**

AT - property now in Aidan's directorate. The building has different types of dirt on it and as such, when it is cleaned, there are different results depending on the type of dirt. The DOFF cleaning method is the approved method of cleaning for listed buildings and doesn't affect the stonework. Testing of this method has been done and in some parts has been quite successful on algae etc. However, where it has not been as visually successful (but still does clean the stonework) this is carbon dirt. It doesn't take the colouring off but does still clean the stone work. Have looked at

other methods including more abrasive techniques. However, the advice is to continue with the approved DOFF method. Other more abrasive methods can cause damage which would require future maintenance and repairs.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ACTION - Options appraisal - [REDACTED], [REDACTED] Peter, PH to arrange a meeting for this.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## **Haigh Hall Programme Board**

**7th June 2023:**

**SMT Meeting Room, Town Hall**

**Briefing note title: Haigh Hall Stone Cleaning Approach**

**Author:** [REDACTED]

**Report Presented By: Aidan Thatcher, Director of Place**

### **1 Summary**

The stone cleaning at Haigh Hall is as per our Listed Building Consent (LBC), a DOFF method which is a gentle non-abrasive process. This is the process that has been recommended to us and has now been sampled at site. The testing has proved extremely successful to the northeast wing, north corner of the hall. South-West test on the south corner north face of the Hall has been subject to significant carbon discolouration and wear which, when using this cleaning method, it does not result in as effective a result as it will on the other parts of the building.

There are other, more abrasive methods, which may achieve a higher level of clean on the carbonised areas than the current method we have consent to use - but we are being advised that this could potentially lead to damage to our heritage asset, which would clearly cause us significant reputational damage. If we wanted to pursue one of these alternative cleaning approaches, we would also need to apply for changes to our LBC and we are advised by our Conservation Officer that there is a high likelihood that this would not be approved as well as causing delays to the project.

### **2 Context**

Through the tender and design process for the external works to Haigh Hall, the stone cleaning was a key component of this tender.

To get to an agreed cleaning method the consultants- Purcell's- who are heritage architects tested and proposed the DOFF cleaning method. This cleaning is a gentle method used to protect the building through the cleaning process. It is a known method on this age and stone type and although will not give a pristine appearance- this is due to the age and cause of the dirt (carbon), it will clean the building.

Purcell's and Ian's view is below:

- "As conservation architects, we are in agreement with you Ian that the Hall should not look pristine like a new building, but look as a 180-year-old building should, albeit 'clean' through the removal of surface staining and biological growth. This preserves the historic character of the masonry. "



This cleaning method is referenced on the listed building consent, and approved by Ian Rowan our Heritage Officer this, noting that it is national best practice and will not damage the building.

Ian also made us aware of where the Hall had been cleaned by the previous occupiers using a different method it had damaged the portico.

It is with this knowledge, expertise, and advice that we remain committed to the DOFF method.

The team have considered other methods and looked at other examples such as Chatsworth which is a different stone type and therefore reacts differently to the cleaning methods available.

The works will be carried out by Stone Central (NW) Ltd they are a team of highly skilled stonemasons and team who have worked on hundreds of Listed Buildings and Historical buildings and structures. All their masons and back-office team are highly qualified and work closely with Historic England. Current projects include Municipal Building Liverpool, Oldham Library, Chester City Walls and Birkenhead's Central Hydraulic Tower.

Link to website: [www.stonecentral.co.uk](http://www.stonecentral.co.uk)

### **3 Conclusion**

Given the sensitive nature of the project and the consents we have obtained, our proposal is to continue with the DOFF method and to get the best possible clean for our heritage asset. As a project team we will clearly need to continue to engage fully with residents on the journey of the stone renovations and recognise there is risk reputationally if we are seen to not obtain the best possible clean, but conversely reputational risks if we choose an alternative method against heritage advice to maximise clean and cause damage to the building.

### **4 Recommendation/Decision Required**

We would very much welcome your views on this approach to ensure we have a clear mandate to continue with the proposed DOFF cleaning

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 02 April 2025 15:03  
**To:** [REDACTED]  
**Subject:** FW: Haigh Hall - meeting with CO  
**Attachments:** 20231212\_111405.jpg; 20231212\_112037.jpg; 20231212\_112123.jpg; 20231212\_112150.jpg; 20231212\_110644.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED]

See below – confirmation I have agreed the 1 pass!

[REDACTED]

Wigan Council – Place Directorate  
Wigan Life Centre (South Site) College Avenue  
Wigan WN1 1NJ

[REDACTED]

[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]  
**Sent:** 13 December 2023 07:40  
**To:** [REDACTED]@purcelluk.com>  
**Cc:** [REDACTED]  
[REDACTED]@purcelluk.com>  
**Subject:** FW: Haigh Hall - meeting with CO

Hi [REDACTED]

I think that is an accurate record of the meeting – regarding the removal of the 2 x rooflights and dormer we can probably deal with through the roof condition as part of the wider roof works but would require some dialogue justifying their removal as part of that

cheers

[REDACTED]

Wigan Council – Place Directorate  
Wigan Life Centre (South Site) College Avenue  
Wigan WN1 1NJ

From: [REDACTED] <[REDACTED]@purcelluk.com>

Sent: Tuesday, December 12, 2023 9:34 PM

To: [REDACTED]

Cc: [REDACTED]; [REDACTED]

[REDACTED] <[REDACTED]@purcelluk.com>

Subject: RE: Haigh Hall - meeting with CO

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi [REDACTED]

Just putting on a separate email for Phase 1 elements. We reviewed the following elements this morning:-

- DOFF cleaning on the balcony elevation  
The first photo shows the colour difference between stone below balcony and stone above balcony. The contractor has confirmed that 1 pass DOFF cleaning has already been undertaken. The colour difference may be to do with the original colour of the stone, the stone could be wet, or it could be just the light. It is difficult to evaluate until the scaffold is removed, therefore we agreed that an extra pass of DOFF clean could be undertaken on this elevation after the scaffold is taken down and the whole elevation is reviewed.
- Replacement stone lintels  
Photos attached. You were generally happy with them and acknowledged that the wet stone looks different – we look forward to your visit in the new year to see the difference!
- Window splice repair  
Photo attached. You were generally happy with the repair.
- Roof  
We explained that the roof details would need to be issued in piecemeal to ensure the contractor could continue progress on site whilst the design team progress with the details. We will be issuing roofs 02, 04 and 08 this week then other roofs in the new year. We also discussed that 2no. hexagon rooflights on Roof 03a appear original however positioned in an unrealistic location as Roof 03a is an inner roof with only one outlet. We are keen to remove both rooflights in order to improve drainage. Please let us know your thoughts on this. We also discussed potential removal of the dormer windows on Roof 01. We will finalise the details and will provide an update in the new year.

We hope this email captures our discussion from this morning – please reply should you wish to add/amend.

You mentioned you may know a bat consultant – could we have their details, please?

Kind regards,  
[REDACTED]

[REDACTED]

Purcell

[REDACTED]  
@purcelluk.com  
[www.purcelluk.com](http://www.purcelluk.com)



## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

---



## Haigh Hall Board Actions 11<sup>th</sup> March 24

**Present:** James Winterbottom (JW), [REDACTED] Peter Hughes (PH), Sonia Halliwell (SH), Tony Clarke (TC), Janet Davies (JD), Lucy Downham (LD)

**Apologies:** Alison Mckenzie-Folan (**AMF**). Aidan Thatcher (**AT**)

<b>Actions</b>	<b>Responsible</b>
[REDACTED]	[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]
There was a discussion around the stone cleaning and the currently patchy results on some key elevations of the building. JW and the board agreed that the Strategy and Ops group need to ensure the stone cleaning outcome was presented as the best possible results, if that means additional rounds of DOFF cleaning is to be enabled, this will ensure when the scaffold is removed, even if no further progress is made with the cleaning we have a clear narrative to share with the public on what we were able to do.	[REDACTED]

<div>[REDACTED]</div>	<div>[REDACTED]</div>
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	<div>[REDACTED]</div>
<div>[REDACTED]</div>	<div>[REDACTED]</div>
<div>[REDACTED]</div>	<div>[REDACTED]</div>
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	
<div>[REDACTED]</div>	

[illegible]

## Haigh Hall Board Actions 8<sup>th</sup> April 24

**Present:** Peter Hughes (PH), [REDACTED] Sonia Halliwell (SH), Tony Clarke (TC), Janet Davies (JD)

**Apologies:** Alison Mckenzie-Folan (**AMF**). Aidan Thatcher (**AT**), James Winterbottom (**JW**), Lucy Downham (**LD**)

Actions	Responsible
[REDACTED]	[REDACTED]
[REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED] reported that good progress on capital works has been made, as per both Highlight reports. They noted that there will need to be a further conversation on stone cleaning, once the scaffold is down, the board agreed.	
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
[REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	
[REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	
[REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED] [REDACTED] [REDACTED]	
[REDACTED]	



<div data-bbox="204 197 1145 416"><div></div><div></div><div></div><div></div><div></div><div></div></div> <div data-bbox="204 456 1149 564"><div></div><div></div><div></div></div> <div data-bbox="204 602 389 636"><div></div></div> <div data-bbox="204 676 595 710"><div></div></div> <div data-bbox="204 750 512 784"><div></div></div> <div data-bbox="204 824 1142 931"><div></div><div></div><div></div></div> <div data-bbox="204 972 557 1005"><div></div></div>	
<div data-bbox="204 1079 448 1113"><div></div></div> <div data-bbox="204 1153 691 1187"><div></div></div> <div data-bbox="204 1227 1145 1335"><div></div><div></div><div></div></div> <div data-bbox="204 1375 1158 1482"><div></div><div></div><div></div></div>	<div data-bbox="1190 1079 1289 1113"><div></div></div> <div data-bbox="1190 1153 1238 1187"><div></div></div> <div data-bbox="1190 1265 1289 1299"><div></div></div> <div data-bbox="1190 1413 1233 1447"><div></div></div>
<div data-bbox="204 1525 279 1559"><div></div></div> <div data-bbox="204 1592 247 1626"><div></div></div>	

Haigh Hall Board  
Actions  
23<sup>rd</sup> May 24

**Present:** James Winterbottom (JW), Peter Hughes (PH), [REDACTED], [REDACTED]  
[REDACTED] Sonia Halliwell (SH), Tony Clarke (TC), Lucy Downham (LD), Jon  
Lowe (JL) Tony Clarke (TC)

**Guests:** [REDACTED]

**Apologies:** Alison Mckenzie-Folan (AMF). Aidan Thatcher (AT),

Actions	Responsible
[REDACTED]  [REDACTED] [REDACTED] [REDACTED]  [REDACTED] [REDACTED]	[REDACTED]
[REDACTED]  [REDACTED]  [REDACTED] [REDACTED] [REDACTED] [REDACTED]  [REDACTED] [REDACTED]	[REDACTED]
[REDACTED]  [REDACTED]  [REDACTED] [REDACTED] [REDACTED] [REDACTED]  [REDACTED]  [REDACTED]	[REDACTED]

<div data-bbox="204 237 603 271" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="204 304 1121 378" data-label="Text"><p><b>Doff cleaning</b>, it is to be resolved when the next round of DOFF will be required.</p></div> <div data-bbox="204 423 1153 566" data-label="Text"><p>[REDACTED] [REDACTED] [REDACTED] [REDACTED]</p></div> <div data-bbox="204 604 1029 674" data-label="Text"><p>[REDACTED] [REDACTED]</p></div>	
<div data-bbox="204 754 271 784" data-label="Text"><p>[REDACTED]</p></div> <div data-bbox="204 822 247 851" data-label="Text"><p>[REDACTED]</p></div>	



# Haigh Hall Board Meeting Notes

Date: 18<sup>th</sup> November 2024

Attendees:

Present: James Winterbottom (JW), Peter Hughes (PH), [REDACTED]  
Tony Clarke (TC), Jon Lowe (JL) [REDACTED] Janet Davies (JD),  
David Proctor (DP) Lucy Downham (LD) Sonia Halliwell (SH)

Guests:

Apologies: Alison Mckenzie-Folan (AMF)

## Notes

[illegible]

	<div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>
3.	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	<div>[REDACTED]</div>

[REDACTED]

[REDACTED]

[REDACTED] e

[REDACTED]

[REDACTED]

[REDACTED]

Doff cleaning, JW asked [REDACTED] to update on plans for the cleaning, as he was aware only one pass had been completed.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

	<div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div> <div>[REDACTED]</div>	
4.	<div>[REDACTED]</div>	
5.	<div>[REDACTED]</div>	