



CURLEY GROUP

CASE STUDY



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Cotton Works

Eckersley Mills, Wigan

The Cotton Works is the largest single-owner brownfield site in the North West. It will be transformed into a vibrant urban neighbourhood in Wigan, blending restored Grade II listed mill buildings with new homes, a hotel, leisure spaces, and landscaped areas.

CLIENT

The Heaton Group

WORK UNDERTAKEN

**Groundworks & Civils, Structural
Alterations, Hard & Soft
Landscaping**

CONTRACT VALUE

£2,500,000

£2.5m

Contract value

80+

Semi-mature trees planted

1,500

Shrubs & perennials

● Groundworks & Civils

The Curley Group successfully tendered and were awarded the Groundworks and Civils package at The Cotton Works. A brief description of the operations carried out are:

- Installation of new surface and foul drainage system through a fully operational industrial environment housing active businesses
- Required full traffic management plan and stakeholder communication to allow drainage and on site service connections
- Complex installations, historic services with limited documentation increased excavation risk, vacuum excavation deployed around critical services to minimise risk
- Full construction of internal estate roads, footpaths, traffic islands, ducting infrastructure for street lighting and LV power, signage, kerbing, tactile paving and road markings
- Installation of all sub structure masonry

● Structural Alterations to Grade II Listed Mill

Eckersley Mill is a Grade II listed textile mill undergoing redevelopment into a mixed-use commercial building. The structure's heritage status posed significant constraints on materials, methods, and interventions.

The project's objective was to sensitively integrate two modern passenger lifts, improve vertical circulation, and adapt internal spaces while preserving the historical integrity of the building. The works formed a critical part of enabling full accessibility to all floors for future public use.

Challenges

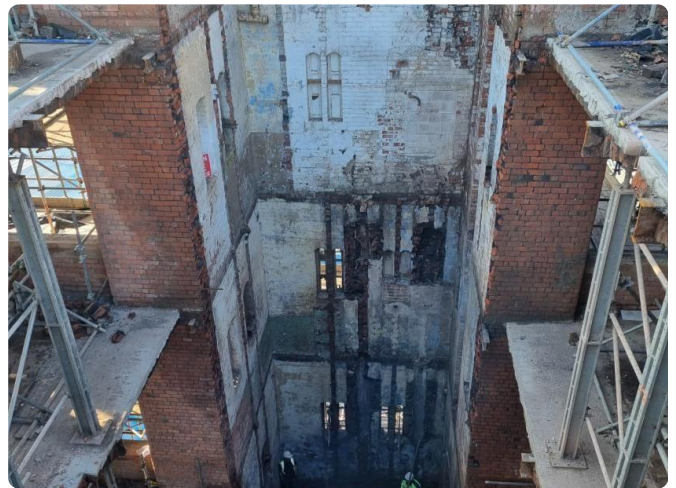
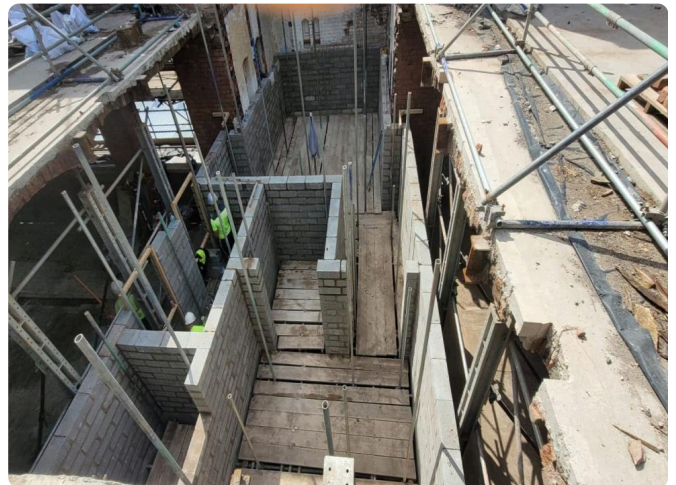
- Working within a protected listed structure: original solid brickwork, cast iron columns, and timber beams needed protection
- Design constraints for new lift shafts: required full excavation through existing slab levels and partial removal of internal masonry walls
- Needed to avoid any visual or structural impact to listed external façades
- Limited structural information: as-built drawings were incomplete; many elements required investigation and opening up to confirm construction details
- Tight internal access with minimal room for plant and material movement

● **Hard & Soft Landscaping**

The Curley Group were successful in tendering for the Hard & Soft Landscaping packages. A brief description of works is as follows:

- Granite and concrete block paving for footpaths, plazas, and seating areas
- Installation of pre-cast and granite kerbing and edging
- Excavation and placement of subsoil/topsoil layers with organic amelioration
- Supply and planting of over 80 semi-mature trees and 1,500 shrubs/perennials
- Formation of wildflower meadow banks and turf lawn areas
- Street furniture installation: benches, litter bins, bollards, cycle stands
- Application of bark mulch, irrigation pipework, and tree anchoring systems

● On site





CURLEY GROUP

Talk to us about your next project

Unit 4 Landgate Industrial Estate, Ashton-in-Makerfield, Wigan WN4
OBW

01942 926169

curleygroup ltd@gmail.com