



THE ARCHAEOLOGY CO.

Burgess Farm, Worsley
Historic Building Survey

February 2020

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NON-TECHNICAL SUMMARY

An archaeological building survey was required prior to demolition of the farm buildings at Burgess Farm, Worsley. The work was carried out on behalf of Realacre Developments Limited by The Archaeology Co.

The farmhouse was erected in the late 18th or early 19th century, and was soon extended with the addition of a two-up-two-down cottage to the east. A bothy was also built around this time for the agricultural labourers. The stable was built in the mid – late 19th century, and the farm house extended west at around the same time.

ACKNOWLEDGEMENTS

Thanks are due to Jim Eccles of JPE Consultancy Ltd. who commissioned the survey, and to the staff of Lancashire Records Office and Greater Manchester Archaeological Advisory Service. Thanks also go to John Trippier for carrying out the historic research.

1. INTRODUCTION

1.1 Steven Price of The Archaeology Co. has been commissioned to carry out a level 2/3 historic building survey of farm buildings at Burgess Farm, Worsley. It is a requirement of condition 10 of Planning Permission 17/71118/OUT that:

No demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Salford Planning Authority. The WSI shall cover the following:

a) A phased programme and methodology of investigation and recording, which shall include:

- *historic building survey (Historic England level 2/3)*
- *detailed historical research*
- *a targeted watching brief during stripping out/demolition*
- *informed by the above, a programme of below-ground archaeological investigations (subject to a new WSI)*

b) A programme for post investigation assessment to include:

- *analysis of the site investigation records and finds;*
- *production of a final report on the significance of the archaeological and historical interest represented.*

c) Deposition of the final report with the Greater Manchester Historic Environment Record and Salford Local Studies Library;

d) An agreed scheme for disseminating the results to the local and wider community;

e) Provision for archive deposition of the report and records of the site investigation; and,

f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by

the development and to make information about the archaeological heritage interest publicly accessible.

The works are for the demolition of the farm buildings and the erection of up to 10 dwellings.

- 1.2 This procedure followed the advice previously given by central government as set out in *Planning Policy Guidance: Planning and the Historic Environment* (PPG15) and *Planning Policy Guidance on Archaeology and Planning* (PPG16) which has now been superseded by Section 12 of the National Planning Policy Framework. This came into effect in March 2012 and requires that “Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible” (NPPF 2012, 141).

- 1.3 Jim Eccles of JPE Consultancy Ltd. has commissioned Mr. Steven Price BA (Hons), MA, MPhil, PCIfA of The Archaeology Co., to carry out the historic building recording. Steven Price is a Practitioner of the Chartered Institute for Archaeologists with over 15 years’ experience of surveying and recording buildings of many types. He has carried out numerous standard Level 2/3 surveys for this type of property.

2. SITE LOCATION

- 2.1 The farm lies on the south side of Hilton Lane, just south of where Hilton Lane crosses the railway. The farm lies c. 900m. southwest of Walkden centre and consists of 5 buildings of varying ages; the farm house, bothy, stable, milking parlour and a cart house with pig sties. The postal address is Burgess Farm, Hilton Lane, Worsley, M28 3TL and the National Grid Reference is SD 72927 02582. The farmstead is not listed, but is on Salford's local list of buildings of historic interest and an entry of the Historic Environment Record (HER No. 7086.1.0). The entry reads:

Long, narrow, rectangular building divided into farmhouse and cottage. The cottage at the end is derelict, and has been declared unfit for human habitation. There are several outbuildings etc. on the site including a possible smoke house. According to the farmer, this is the last working farm in Little Hulton. Currently threatened with demolition. Farm group comprising farmhouse, cottage, barns and other agricultural structures (C19th) arranged around a yard. Red brick roofed in Welsh slate. There are several outbuildings on the site including a possible smoke house. One of the few operating farms in the city, with an authentic rural character.

- 2.2 The Burgess Land Pits Colliery Railway (dismantled) (HER No. 8008.1.0), The Burgess Land Pits Colliery Railway Branch Line (dismantled) (HER No. 8008.1.1), and the Colliery Railway (dismantled) (HER No. 8008.2.0) are located to the south of the site. Several mine shafts (Her No. 16480.1.0; 16479.1.0; 16482.1.0; 16483.1.0; 16484.1.0; 16485.1.0; 16470.1.0; 16471.1.0) are also to the south of the farm. A trackway leading to Providence (possible) (HER No. 16474.1.0) is also believed to run roughly north-south to the south of the site. Providence (site of) (HER No. 16464.1.0) is recorded as lying c.150m southeast of the farm, and is shown on the historic OS mapping. Providence Chapel and School (site of) (HER No. 16466.1.0) lies to the southeast of the site. This was a large building, holding around 600 people, with a schoolroom for 300 children. An undated feature lies to the west of the farm. Recorded as 'Parallel Zig-Zag &



Curvilinear Marks' (HER No. 1893.1.0), they lie on the "southern side of the railway line surrounded by a path that leads to Burgess Farm and Hilton Lane".

3. AIMS AND OBJECTIVES

- 3.1 Buildings are an important part of the historic environment as they provide information on historical technology, social structure and lifestyles. The alteration of such buildings may remove evidence of their past uses and occupation and make it more difficult for future historians to understand and interpret them. The aim of the survey was to preserve 'by record' the information that may be lost as a result of demolition or alteration. This was achieved by recording and analysing the plan form, function, age and development of the building and by the provision of a written, drawn and photographic archive for future reference.
- 3.2 The purpose of an Historic Building Recording, according to the ClfA (2014) is to "examine a specified building, structure or complex, and its setting, in order to inform a) the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting or b) to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results".
- 3.3 The objective for this project was to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

4. METHODOLOGY

- 4.1 An appropriate record has been made of the three buildings. Floor plans and a representative section are required. The drawings have been drawn on site using permatrace. The drawn record shows all features of interest that have been recorded photographically, as well as showing other features of historical significance that may not be directly affected by the proposal but which are necessary to put those features in context.
- 4.2 Construction techniques and sequences were appropriately illustrated or described, if visible.
- 4.3 The archaeologist on site identified and noted:
- Truss positions and form;
 - Any significant changes in construction material – this is intended to include significant changes in stone/brick type and size, coursing, etc.
 - All blocked, altered or introduced openings;
 - Evidence for phasing, and for historical additions or alterations to the building.
- 4.4 Drawing conventions conform to Historic England guidelines as laid out in *Understanding Historic Buildings – A guide to good recording practice*, Historic England 2016.
- 4.5 Photographs were taken with an Olympus E600 Digital SLR camera (12 Megapixels) in RAW format. All detailed photographs and general shots contain a 2-metre ranging-rod, discretely positioned, sufficient to independently establish the scale of all elements of the building and its structure
- 4.6 The photographic coverage includes:
- General photographs of the interior and exterior of the building/complex, along with photographs of the site/setting of the building.
 - The overall appearance of principal rooms and circulation areas.

- Detailed coverage of the building's external appearance. In the case of a building designed by an architect, or intended to be seen from a certain point of view, it is important to have regard to the builder's intentions and to record the effect of the design or of the building's placing.
 - Any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not show adequately on general photographs.
 - The building's relationship to its setting, and to significant viewpoints.
 - Internal detail, structural and decorative which is relevant to the building's design, development and use and which does not show adequately on general photographs. Elements for which multiple examples exist (e.g. each type of roof truss, column or window frame) have been recorded by means of a single representative illustration.
- 4.7 A plan showing the location from which the photographs have been taken has been produced.
- 4.8 A photographic register listing all photographs taken has been produced. For ease of use each set of photographs have been numbered sequentially 1, 2, 3, etc.
- 4.9 Site visits were made between 27th to 31st January 2020 when detailed notes were made of the structural details of the buildings and photographs taken. A further visit was made on the 27th February when access to the roof spaces were arranged. Measurements were taken with hand held and electronic 'tapes' which enabled the floor plans and sections to be produced on permatrace.
- 4.10 Historical research, including a full map regression, was carried at Lancashire Records Office and Salford Local Studies Library and Museum.
- 4.11 The project was carried out in accordance with the recommendations of *The Management of Archaeological Projects* 2nd ed. 1991 and the Chartered Institute for Archaeologists' *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* 2014.

5. HISTORICAL BACKGROUND

5.1 *Location and Local Government*

There has been some confusion about the historical location of the above property which lies only one kilometre southwest of the small commercial centre of Walkden at the junction of the old east-west A6 Trunk Road from Manchester to Preston and the A575 which runs north to Bolton. Walkden itself was part of the historic township of Worsley within the parish of Eccles, and although the postal address for Burgess Farm is given as Worsley, the 1850 OS 6" Sheet for Lancashire No.95 shows Burgess Farm as being quite clearly within the southern salient of the township of Little Hulton in the ancient parish of Deane. Although Walkden was included in the urban district council area of Worsley which was formed in 1894 Little Hulton, which had its own local board from 1872, became an urban district council in its own right at that time (Farrer & Brownbill 1911) although in 1933 the latter did merge with Worsley U.D.C. which became part of the City of Salford in 1974 (Crowley 1973).

5.2 *Roman*

The Roman road (702) from Manchester to Wigan (Margary 1973, 101) has been located some 1200m south of the subject property and a possible northern branch has been suggested based on the name 'Stanney Street' (1848 OS map) on Manchester Road (A6) just east of the junction with the A575 (Watkin 1969, 46). A hoard of coins dated between 251 and 275 A.D. was found in two earthenware pots in a stone quarry in Boothstown in 1947 and in 1930 a Roman pot was dug up in the Vicarage of St Paul's Peel Church. Earlier still in 1888, when the main sewers were being laid in Little Hulton, extensive tunnelling was carried out often to depths in excess of 25 feet (8 metres) which resulted in the finding of various objects from the Roman period in the form of horseshoes, coins etc. (Crowley 1973).

5.3 *Manorial and Ownership*

Little Hulton formed part of the manor of Middle Hulton which was the chief manor of the parish of Deane, the others being sub-infeudations with no manorial rights (Harland 1868, 534-5). In conjunction with Worsley it was held

by the Barton family in thegnage and from them by the Worsley family, who, as to part at least, came into possession about 1200. Their manor was described as three-fourths of Hulton; the remainder, two oxgangs, being the lordship of the Hulton family, in Over Hulton. By 1219 the Hultons had a lease of the Worsley portion of Hulton, and about the same time secured from Edith de Barton a confirmation of the two oxgangs in Over Hulton. However in 1311 Geoffrey de Worsley obtained the manor of Middle Hulton by exchange with Richard de Hulton. In 1333 a later Richard de Hulton granted all his land in Westhoughton, with his manor and tenement in (Over?) Hulton, to his uncle Adam de Hulton and his heirs, from whom the hereditary succession continued into the 20th century. In 1907 Sir William Rothwell Hulton succeeded as lord of the manor. However the Worsley estate in both Middle and Little Hulton passed via various intermediaries to the Earls of Ellesmere in the same manner as Worsley itself (Farrer & Brownbill 1911, 25-34). In 1871 Lord Kenyon of Peel Hall was described as the Lord of the manor of Little Hulton (Crowe 1973) although he only appears to have held a non-manorial, although sizeable, estate. By 2016 Burgess Farm was owned by Peel Investments (North) Ltd (de Figueiredo 2016, 3).

5.4 *Taxation Records*

The hearth tax return of 1666 records 41 hearths in Over Hulton, with only one large house, that of William Hulton, 9 hearths; 66 in Middle Hulton and 102 in Little Hulton, the largest house being that of Roger Kenyon with 15. According to the Tithe map and Schedule of 1851 (DRB1/58) only a small part of the Township of Little Hulton was commuted to rent charge in lieu of tithes. This included two lots in the same projecting salient as Burgess Farm although the latter itself was not tithed. Lot 6, immediately east of Burgess Farm was in the ownership of the Earl of Ellesmere and the occupation of Joseph Higginbottom. It is headed 'Providence' and sub-titled 'Derbyshire Meadow'. It amounted to 2a, 3r 12p of meadow. In the preamble it was referred to as part of an estate called Hilton Lane, formerly Gwyllyms and Earles (20a 3r 20p). Lot 7, at the southern point of the salient was also owned by the Earl, but occupied by Richard Chisnal as part of the Tower Hill Estate (Late Ravelds). It comprised of 14 acres 32perches, of which only Popping Field, 4a 1r 18p of pasture, was charged. The

Preamble also states that Wm Hamner of Bodnod Hall, Denbigh, Esquire and Maria Rooke of Bath, spinster, were joint impropriators of the tithes and entitled to the rent charges. All other lands in the township comprising 1560 acres -140 arable, 100 woodland, and 1316 meadow or pasture were exempt from payment. Based on the above it seems likely that by 1851 the subject site was also part of the Ellesmere Estate although no actual documentation has been discovered to absolutely confirm this.

5.5 *Census Returns*

On the 1841 census a Higginbottom (possibly Joseph) was shown as being a farmer at 'Providence' amongst a number of other occupiers. The 1851 Census shows a dwelling in Hilton Lane as being occupied by Samuel Higginbottom, a farmer of 30 statute acres, closely followed in the roll by Thomas Aldred farming 26 acres, but with no reference to either Providence or Burgess Farm. In 1861 'Providence' was again named and comprised two dwellings; one occupied by Thomas Aldred who is now a retired farmer and the other by Thomas Granby a farmer of 17 acres. A few dwellings further along Hilton Lane was Samuel Higginbottom farming 42 acres with Matthew Chapmen farming 27 acres next door. In 1871 'Providence' again appears in multiple occupation and 'Providence' Farm (which from its position following what appears to be Burgess) was recorded as 'uninhabited'. On the 1881 a William Pemberton is shown as a farmer of 32 acres occupying an unnamed dwelling on Hilton Lane with Nathaniel Pemberton- an assistant colliery manager- at another unnamed dwelling on Hilton Lane. Finally on the 1901 census Burgess Farm is named as such and is occupied by Nathaniel Pemberton and family. He is described as a farmer. Burgess Cottage was occupied by Ellen Pemberton. It appears therefore that although there is some confusion with the adjoin property of Providence on occasions, Burgess Farm does appear to have been occupied as a farm and possibly a farm cottage at least as far back as 184.

5.6 *Historic Mapping*

The first edition OS map from 1850 shows the site at this time. The farm is unnamed, although 'Providence' is clearly shown. The map shows three buildings on the site; the roughly east - west aligned farmhouse (building 1) in

the centre, a north – south aligned building to the west, along the line of the track leading south, from Hilton Lane to Gwilliam’s Fold, and a small square building at the northern end of the site (building 2). The 1893 OS map shows the site a little more clearly and is named as Burgess Farm. Here the farm house and cottage are still shown, with a small extension to the east side. Likewise, the north – south aligned building to the west is still present, as is the small square building. Between these two buildings, also along Hilton Lane, a small rectangular building is shown (building 3). To the south of the farm house and cottage a garden is shown, with a pair of paths and trees around. A small outbuilding is located between the farm house and the western building, aligned northeast – southwest. By the time of the 1912 map this latter building had grown in size, although otherwise the site remained much the same.

5.7 By the time of the 1928 OS mapping, the site had changed. The aforementioned northeast – southwest aligned building had been destroyed and the north – south aligned building to the west side of the site was demolished and rebuilt in modern brick (Thomasons 2016). In their place a large ‘L’ shaped building was erected. Additionally, at the junction of Hilton Lane and the access lane, a further rectangular building was erected, running along Hilton Lane. The site was shown in much the same condition on the 1938 OS mapping.

5.8 *Previous Archaeological Work*

Oxford Archaeology North undertook a large archaeological analysis of Cutacre, a site c. 1km to the west of Burgess Farm. The site was identified in 1996 as having a high archaeological potential. The 2016 analysis found multi-period archaeology, ranging from a Bronze Age settlement through to the post-medieval period (Gregory 2016).

5.9 The land attached to Burgess Farm has also been the subject of some archaeological investigations. In 2009 RSK Group performed a desk-based assessment of the site. This identified Burgess Farm as a low importance site of from the Post-Medieval period (RSK 2009, 12-13). Following this Wardell Armstrong performed an archaeological survey of the land to the south and



southeast of the farm. (Moore 2013). This concluded that the area was a site of substantial archaeological interest, especially in relation to the post-medieval industrial activity, including the smithy, chapel, school and dwellings of Providence. A watching brief was then carried out by Wardell Armstrong on this land, which revealed several mine shafts and ventilation shafts, as well as brick surfaces relating to domestic dwellings at Providence (Vance 2013). Finally, an archaeological evaluation was carried out on the land by Wardell Armstrong (Churchill 2014). Fourteen trenches were excavated on the land, although no significant archaeological remains were discovered. The evidence from what was found suggested that the area had been used intensively for post-medieval and modern industrial activity (ibid, 32-3).

6. PHYSICAL DESCRIPTION

General Description

6.1 (Plates 1 – 3). The farm has a courtyard plan, with building 1, the farmhouse to the east side with the bothy (building 2) to the north of it. To the west of this is building 3, which forms the northern side of the courtyard. The pigsty forms western end of the courtyard and the large 'L' shaped shippon the southern. The whole area is overgrown and all buildings are brick built and in a very poor condition. All have slate roofs, in various states of disrepair and all three buildings are built of handmade brick.

Building 1

Exterior

6.2 South Elevation (Plates 4 – 9). This is the main frontage of the building, with extensions to the east and west. The western extension is built in English Garden Wall bond (4:1) and has a single, large portrait window in the centre of the face, at ground floor level. The cill is of thin sandstone and the lintel and jambs are brick. The window is boarded with ply. A straight joint runs up the face to the east, where it connects to the main three bay building. The bricks here are browner than the western extension and constructed in Flemish bond. It has inserted bay windows to bays one and three, each containing a tall portrait window to the south side, although these are boarded with ply. Between them is the main entrance, with sandstone surround and light over (again boarded over). At first floor level landscape windows are present, with the eastern being a later insert. To the east the eastern extension projects southwards. The face is featureless save for a narrow blocked window in the centre at ground floor level and is constructed in an orange brick in English Garden Wall bond (5:1).

6.3 East elevation (Plates 10 – 12). This is gable of the eastern extension and is likewise constructed in English Garden Wall bond (5:1), with a chimney stack rising at the apex. At the northern and southern ends are personnel doorways, both blocked with brick. That to the south has uneven jambs, possibly

suggesting the removal of sandstone. Above the northern doorway the ghost of a lean-to is visible; the scar of its southern wall is likewise visible. Between the doorways is a pair of windows, both blocked with brick. The northern is square whereas the southern is landscape and some of the brick blocking has been removed. At first floor level is a blocked landscape window, at the southern end.

6.4 North Elevation (Plates 13 – 18). At the eastern end is the face of the east extension. This is a single bay wide with windows in the centre at ground and first floor levels. Both are landscape and blocked. To the west a straight joint is visible where it connects to the main house body. This is constructed in English Garden Wall bond (4:1), although slightly haphazard in places, suggesting a possible rebuild. At ground floor level landscape windows lie to the east and west sides, both blocked with ply and with brick surrounds. The western window has a rough sandstone cill and is a later insertion. To the east is a personnel doorway into the building. The jambs are brick although the lintel is sandstone and the light over is boarded. At first floor level are a pair of narrow landscape windows to the east and west sides. That to the east is blocked with brick, whereas the other has been covered with ply. To the west is the face of the western extension. This has a pair of small portrait windows at ground floor level, the western showing it to have been a former larger window. The first floor is featureless and the whole is constructed in English Garden Wall bond (4:1).

6.5 West elevation (Plates 19 & 20). This forms the gable end of the west extension. In the centre of the face at ground floor level is a large landscape window, with parts of the timber framed casement still remaining. The whole area around the window is rendered. At first floor level are a pair of landscape windows, boarded over, but with sandstone cill and lintel.

Interior

Ground floor

6.6 The building was originally accessed via the personnel doorway in the south elevation. This leads into a terracotta tiled lobby running northwards (plate 21).

At the northern end a doorway leads into the northern side of the house, as well as a pair of doorways leading to the east and west. All have large moulded timber surrounds. The doorway to the east leads into a large open room (plates 22 – 25) with a bay window to the south. This has a large timber framed four light casement within it. In the east wall is a tiled fireplace and a pair of machine cut timber beams span the room east to west. The floor is timber boards and the ceiling plastered. The lobby doorway to the west leads into a similar room (plates 26 & 27), although here the fireplace is set in the west wall and a small serving hatch inserted into the north wall. Additionally, a doorway has been inserted to the south of the fireplace, leading into the western extension (plates 28 – 31), up a small set of steps. This comprises a single open room with ply flooring and lath and plaster ceiling. A large landscape window lies in the west wall with a further window in the south wall. This is a portrait window with the four light timber framed casement still present, although boarded externally by ply. The walls are plastered and to the west wall is a fireplace. North of the fireplace stud walling has been removed, revealing a blocked doorway in the west wall and another in the eastern end of the north wall.

- 6.7 From the entrance lobby the northern doorway leads to the main staircase (plate 32). This is dog legged and contains a timber framed casement on the half landing. The stairs are timber covered with carpet and the timber rail is simple. To the east a doorway leads to, first the understairs cupboard, and then a small storage area (plates 33 & 34). The walls to the storage are plastered and whitewashed, although a blocked doorway is evident in the east wall, where a hole to the east extension has been knocked through. A landscape window lies in the north wall. A chamfered hand cut timber beam spans the room north – south and the ceiling is lath and plaster. To the west of the stairs a doorway leads through to the kitchen (plates 35 & 36). This has the back door to the north with a timber framed casement window to the west of it. The ceiling is modern timber sheeting although a hand cut timber beam spans the room north – south. In the southern wall is the inserted serving hatch and to the west is a doorway into the northern end of the west extension. This is a narrow pantry (plate 37), with plastered and whitewashed walls and ceiling and a tiled

floor. A brick and sandstone thral runs around the west and north walls. In the east end of the south wall is a blocked doorway and in the northern wall are a pair of small portrait windows. The eastern has chamfered jambs, whereas the western has straight jambs and is a later insertion.

- 6.8 All of the doorways to the eastern extension have been blocked, with the only entrance through the unblocked window on the east elevation. The southern room (plates 38 & 39) has plastered walls and the ceiling is open to the timber joists of the floor above. The western wall is unplastered, showing the bare brickwork and the straight joint where it meets the main house body. A staircase runs up the west wall from south to north, with a simple moulded timber handrail and square balusters (plate 40). Timber panelling is below, forming a small understairs cupboard. In the northeast corner of the room is an inserted and damaged corner fireplace. A doorway in the north wall leads to the northern room of the extension (plates 41 & 42). Here a blocked doorway lies in the north wall with a blocked window to the east. A fireplace lies in the east wall and in the alcove to the south is a blocked window. The walls and ceiling are plastered and whitewashed.

First floor

- 6.9 The main staircase (plate 43) leads to a landing with a corridor running off to the west (plate 44). To the south of the staircase is a pair of doorways leading to two separate bedrooms. Both are roughly square with narrow landscape window in the south wall. A fire place lies in the east wall of the east room (plate 45) with the western being a mirror image (plates 46 & 47). The western room, however, has an arch built over the alcove to the north of the fireplace. Both rooms have papered walls and lath and plaster ceiling, which slopes down to follow the roof line at the southern end. The landing corridor runs off to the east and gives access to a bathroom to the north. This was badly damaged but contained a six light timber framed casement in the north wall (plate 48). The corridor ends in a small set of steps leading up into the western extension, with doorway off to the north and east, within a timber partition. Both lead into bedrooms (plates 49 & 50), with the southern being larger and having a

fireplace set in the east wall. Both have six light timber framed casements in the west wall, boarded externally.

6.10 The first floor of the eastern extension is accessed via its own timber staircase. This leads to a small landing running north with a timber partition at the end. A pair of doorways lead to bedrooms to the east and a further inserted doorway lies in the west wall, into the main body of the house. This room (plate 53) has a small set of timber steps down into the room and the plastered ceiling shows the pitch of the roof. In the north wall is a blocked landscape window. The doorways to the east lead to a pair of bedrooms over the northern and southern ends of the east extension (plates 51 & 52). The northern room is smaller, although has a fireplace in the east wall, with an arch over the alcove to the south. To the north the lath and plaster ceiling follows the line of the pitch, before become flat where it meets the machine cut timber rafter. The southern bedroom is similar, with the lath and plaster ceiling showing the roof pitch at the southern end. This pitch is longer and lower than the northern, starting c. 0.5m from the floor at the southern end. A fireplace has also been inserted in the northeast corner of the room and a blocked window lies in the east wall.

6.11 The roof spaces were accessed through holes cut in the lath and plaster ceilings. The main building (plates 54 – 58) contained no trusses, with the four hand-cut timber purlins supported on the rising walls. The eastern cottage extension (plates 59 & 60) likewise had no truss and neither did the western extension (plates 61 & 62). The purlins in both extensions were sawn and the whole building had been reroofed in recent times.

Building 2

General

6.11 (Plate 63) The building is a small single story brick built building with double pitched roof of slate. It is constructed in English Garden Wall bond (5:1) and lies to the north of building 1. The east elevation was not visible, with a fence

butting against it. To the south of it is a lean-to extension, with a single pitched roof of slate.

Exterior

- 6.12 South elevation (plate 64). This forms the gable end of the building. In the centre is a personnel doorway, boarded with ply sheeting. To the east the face is butted by a later lean-to. The southern face of this is featureless but is constructed in English Garden Wall bond (3:1).
- 6.13 West elevation (plate 65). This elevation has a large landscape window in the centre, although the frame has since been removed. The timber lintel over is still present, and the jambs and cill are brick. The southern end shows a rough joint with some rebuilding, suggesting the window has been altered. To the south the face of the lean-to is set back. This has a doorway at the northern end, with a timber frame. To the south is a small portrait window, boarded over.
- 6.14 North elevation (plates 66 & 67). This forms the other gable end of the building and faces onto Hilton Lane. The face is featureless, although has a chimney stack rising from the gable with two pots. To the west the building is butted by the sandstone boundary wall.

Interior

- 6.15 (Plates 68 & 69). The building comprises a single room with a brick built fireplace in the northern wall. The lintel of the fireplace is iron. The lath and plaster ceiling has decayed badly and the floor is earth. The doorway to the south has a timber frame and timber lintel above. The east wall contains a blocked window and the west wall the large landscape window. To the south, the lean-to is featureless although contains toilet.

Building 3

General

6.16 The building is a rectangular single story brick built building with double pitched roof of slate. It is constructed in English Garden Wall bond (4:1) and lies to the west of building 2.

Exterior

6.17 South elevation (plates 70 & 71). This is the main frontage of the building with a damaged large square window to the east side of the face. West of this is a personnel doorway, with a timber frame still present. West of this is a further personnel doorway, although this is blocked with ply sheeting. The remainder of the face is featureless.

6.18 West elevation (plate 72). This forms the gable end of the building. A large landscape window in the centre of the face, blocked with brick. Otherwise the face is featureless.

6.19 North elevation (plate 73). This faces onto Hilton Lane and is blocked by the boundary wall.

6.20 East elevation (plate 74). This forms the other gable end of the building and is featureless.

Interior

6.21 (Plates 75 – 77). The interior is divided into two rooms. The eastern is accessed via the easternmost doorway. The brick walls have been rendered and whitewashed and the floor is earth. The lath and plaster ceiling has a long narrow hatch in the centre, and to the north and south the ceiling slopes to follow the roof pitch. In the west wall a personnel doorway is located at the northern end, giving access to the western room. However, this has since been blocked with brick although the timber framed window above allows visual access. This western room has a similar ceiling and floor, with walls also rendered and whitewashed. The blocked window in the west wall shows a four light timber framed window within it.

7. ANALYSIS AND PHASING

7.1 Building 1 was the farmhouse and was built as a double-pile house, with the entrance leading into a lobby. The living room and parlour would have been to either side at the front of the house, with the kitchen and dairy to either side of the central staircase. Upstairs would have been four bedrooms, one above each of the rooms below. The house form was popular as they adhered to the Renaissance ideal of the compact cubiform building, as well as being well lit and easily heated. The house plan was common from the late 18th until the mid-19th century. The earlier examples had the front door leading directly into the living room, with later examples having a lobby (Brunskill 2008, 82 – 84). In some cases a partition wall was inserted to create a lobby, which may be the case here; the timber beams from the western room run across into the lobby and the western wall is thinner than the others. The Flemish brickwork to the front of the building also suggests an earlier date. The 1850 map shows building 1 at this time with the eastern extension already built. This suggests the farmhouse was built in the late 18th / early 19th century.

7.2 The eastern extension was originally entered from the eastern rear room (dairy) of the main house. The floor level of this extension was higher than the main house, and as such steps must have been inserted (although no longer present). The extension was built as a two unit dwelling with fireplace in the northern room and corner fireplace and staircase to first floor to the southern room. The extension also had two external doors, one in each room. Although the extension was built longer than that main house, the ridgeline of the original was maintained, thereby making the southern eaves of the extension lower. It was built as a two-up-and-two-down cottage, with rear stairs. Such buildings typically had a kitchen/living room and a scullery/wash house on the ground floor with two bedrooms on the first floor (Brunskill 2008, 158 – 162). The kitchen living room would have been in the northern room with the wash house to the south, as suggested by the fireplace locations. Such buildings were typical from the late 18th to late 19th century. As noted, this extension to the farmhouse was already built by 1850, which suggests a construction date of early 19th century.

- 7.3 Building 2 was built as a small square single unit building, with a fireplace and as such was likely a bothy. This would have been used by agricultural workers on the farm to sleep in, the single room acting as a kitchen, living room and bedroom. It was already present by the time of the 1850 mapping and the English Garden Wall bond ratio (5:1) matches that of the eastern extension. Therefore, it may be that this was built around the same time, in the early 19th century.
- 7.4 Building 3 is not shown on the 1850 OS map, but was present by the time of the 1893 mapping. It was built as a two unit farm building, possibly a stable to the east with associated tack room to the west. It was built in the mid to late 19th century.
- 7.5 The western extension to the farmhouse was built as a single open room, as suggested by the central window in the west wall. At this time the first floor of the main house was knocked through to this new extension, to allow access to the bedrooms. Later, a wall was inserted to the north at ground floor level to create a pantry accessed from the kitchen in the main house. The extension first appears on the 1893 OS mapping, suggesting that it was built in the mid to late 19th century.
- 7.6 The farm was redeveloped in the early 20th century, with the former shippon building to the west of the site demolished and a smaller piggery and cart house erected alongside the larger 'L' shaped milking parlour.

8. CONCLUSIONS

- 8.1 The farmhouse appears to be the earliest surviving building on the site, built in the late 18th / early 19th century. The cottage extension was likely to house an elderly relative in the early 19th century, as well as the bothy to house labourers. The further expansion of the farm throughout the century demonstrates that the farm was doing well and the redevelopment in the early 20th century shows a change in focus, towards becoming a dairy, with the large milking parlour being constructed.
- 8.2 The buildings were recorded successfully, although the attic spaces of the farmhouse and extensions were inaccessible. Therefore a watching brief during demolition is recommended. The survey and historical research suggests that a watching brief should be carried out during groundworks in order to fully satisfy the condition [*informed by the [report], a programme of below-ground archaeological investigations (subject to a new WSI)*]. This is in order to locate any archaeological features which arise, such as mine shafts, which have been found in the vicinity or earlier farm buildings.

9. ARCHIVE

- 9.1 The results of the survey will form the basis of a full archive to professional standards, in accordance with current Historic England guidelines (“The Management of Archaeological Projects”, 2nd edition, 1991), the “Guidelines for the Preparation of Excavation Archives for Long Term Storage” (UKIC 1990), and current ClfA “standards and guidance for the creation, compilation, transportation and deposition of archaeological archive” (published October 2009). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation’s code of conduct.
- 9.2 The written, drawn and photographic archive will be placed with Salford Local Studies Library and Museum within a reasonable time of completion of the project. This shall comprise a bound copy of the report, a PDF/A copy, and the photographs saved as TIFF files on CD. A copy of the final report will also be deposited with the Greater Manchester Historic Environment Record as a PDF as well as set of the TIFF images.
- 9.3 The archaeological contractor will complete the Online Access to Index of Archaeological Investigations (OASIS) form. Once a report has become a public document by submission into the Greater Manchester Historic Environment Record (HER) GMAAS may place the information on a web-site. Unless we hear to the contrary it will be assumed that our client is agreeable to this. Provision and agreement will be made for the appropriate academic publication of any results that are not to form part of further work.

10. COPYRIGHT

- 10.1 Full copyright of this commissioned report and other project documents shall be retained by the author of the report under the Copyright, Designs and Patents Act 1988.

BIBLIOGRAPHY

Abbreviations

Cifa	Chartered Institute for archaeologists
GMAAS	Greater Manchester Archaeological Advisory Service
LRO	Lancashire Record Office
NPPF	National Planning Policy Framework
OS	Ordnance Survey

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Maps

Tithe map of Little Hulton – LRO DRB1/58

Tithe schedule of Little Hulton – LRO DRB1/58

1850 OS map Lancs. Sheet XCV

1893 OS map Lancs. Sheet XCV.14

1912 OS map Lancs. Sheet XCV.14

1928 OS map Lancs. Sheet XCV.14

1938 OS map Lancs. Sheet XCV.14

Appendix 1: Figures

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- Figure 1: Location plan
- Figure 2: Site plan
- Figure 3: 1850 OS map Lancs. Sheet XCV
- Figure 4: 1893 OS map Lancs. Sheet XCV.14
- Figure 5: 1912 OS map Lancs. Sheet XCV.14
- Figure 6: 1928 OS map Lancs. Sheet XCV.14
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- Figure 8: Building 1 Ground Floor Plan
- Figure 9: Building 1 First Floor Plan
- Figure 10: Building 1 Section
- Figure 11: Building 2 Plan and Section
- Figure 12: Building 3 Plan and Section
- Figure 13: Building 1 Ground Floor Photo Location Plan
- Figure 14: Building 1 First Floor Photo Location Plan
- Figure 15: Buildings 2 & 3 Photo Location Plan
- Figure 16: Photograph Register



Figure 1: Location Plan (OS Licence Number: 100057911)

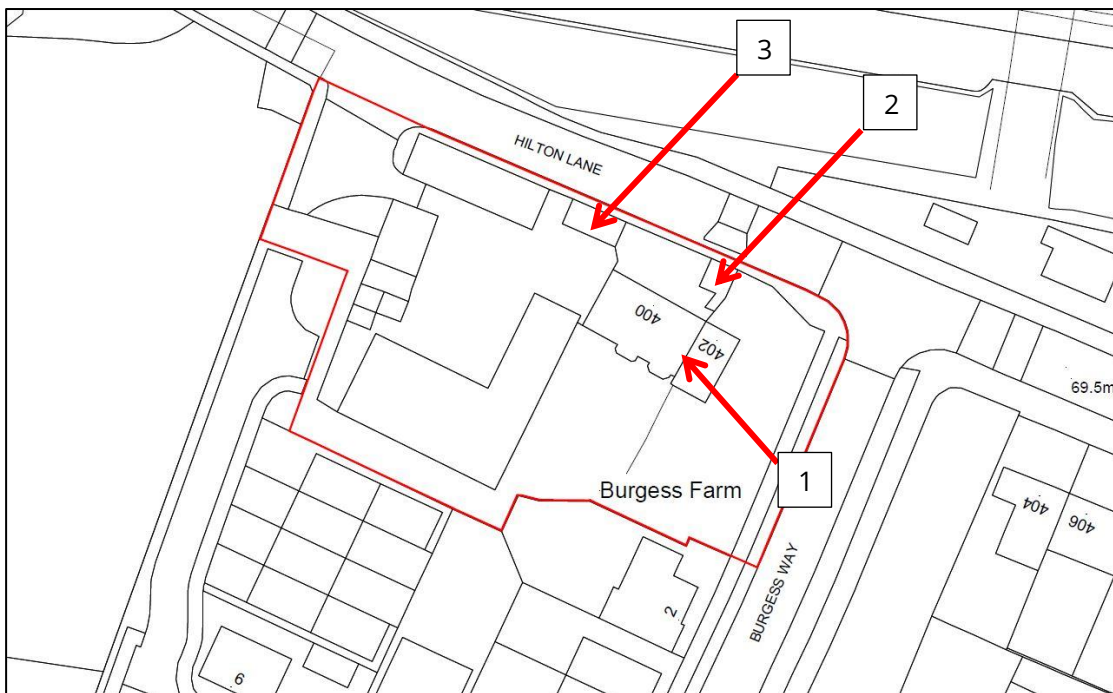


Figure 2: Site Plan showing building numbers and locations (Courtesy of client)

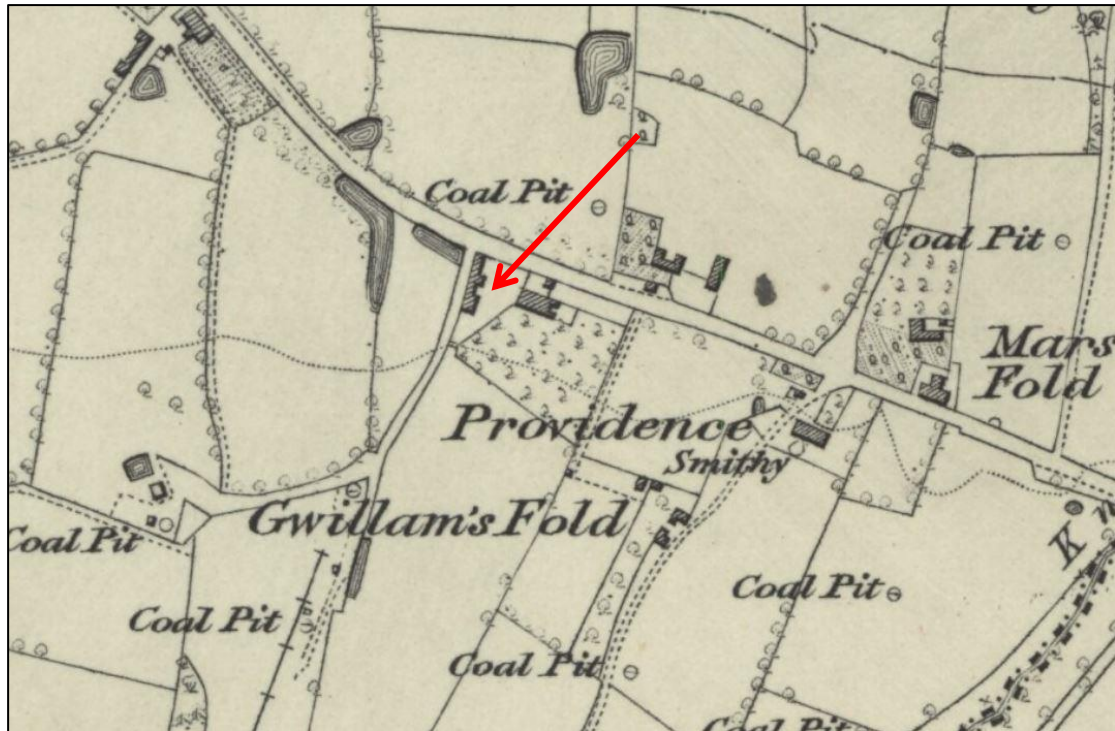


Figure 3: 1850 OS map Lancs. Sheet XCV (Courtesy of Lancashire Archives)

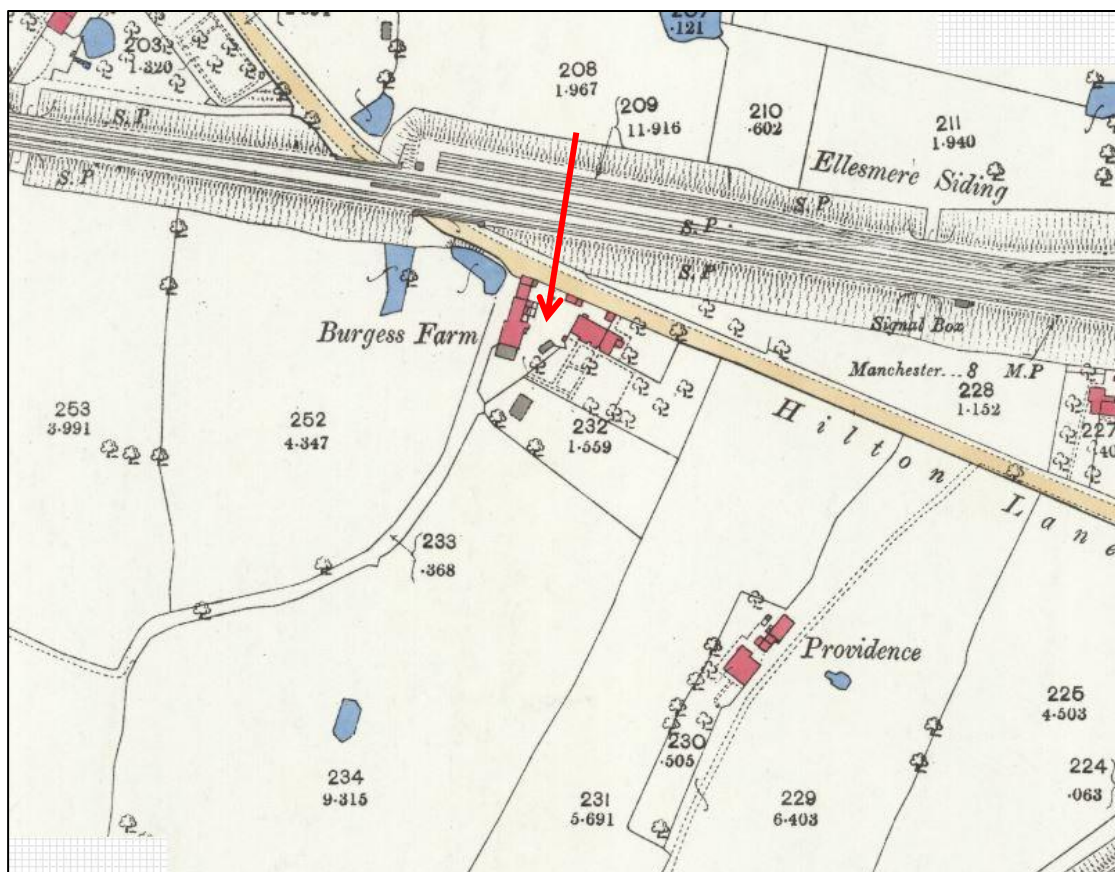


Figure 4: 1893 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

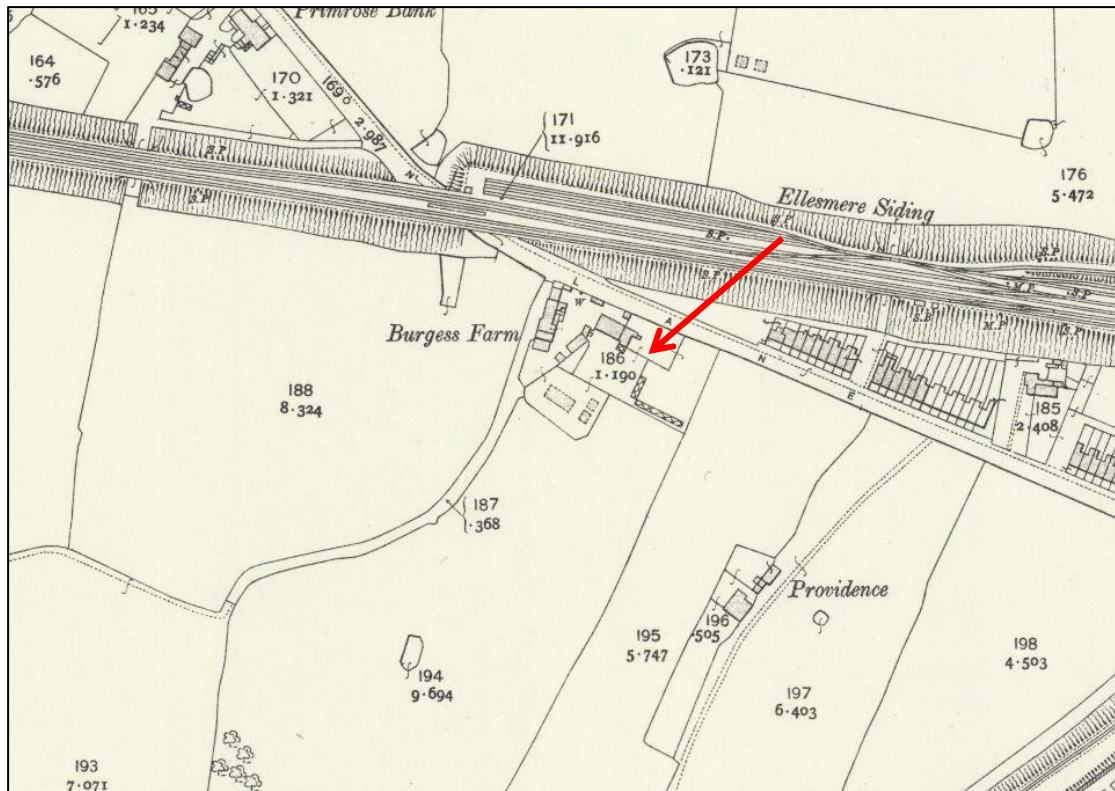


Figure 5: 1912 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

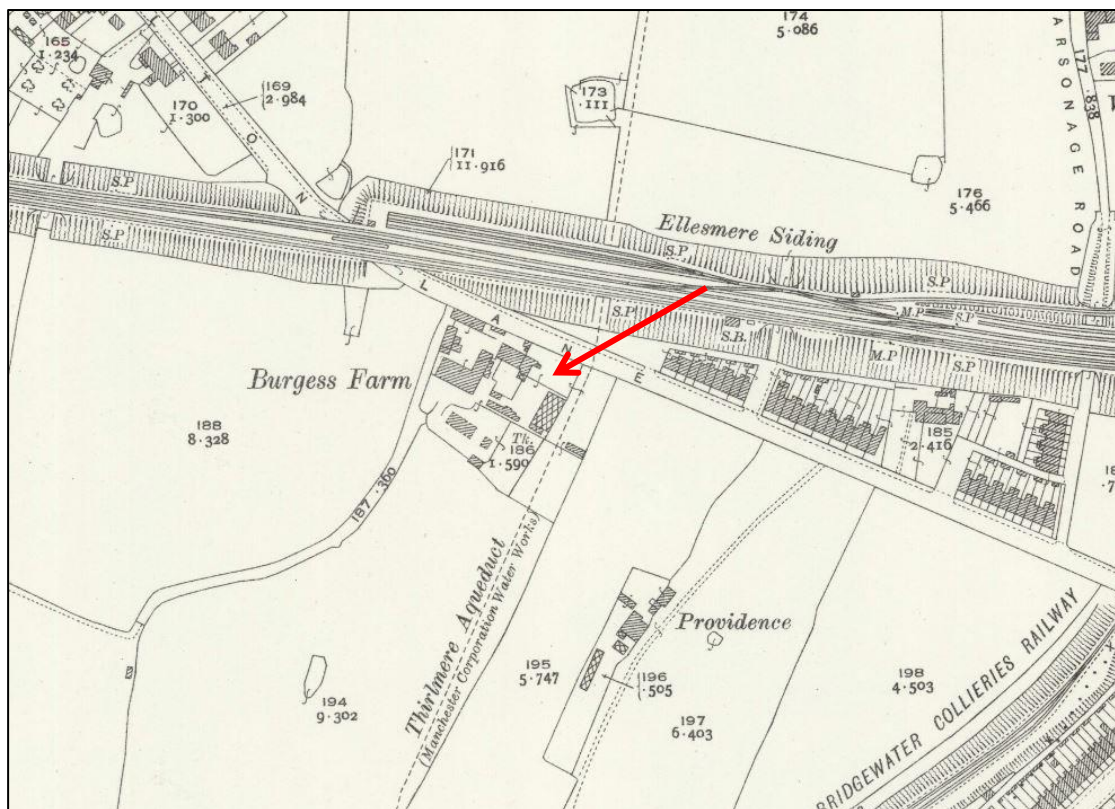


Figure 6: 1928 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

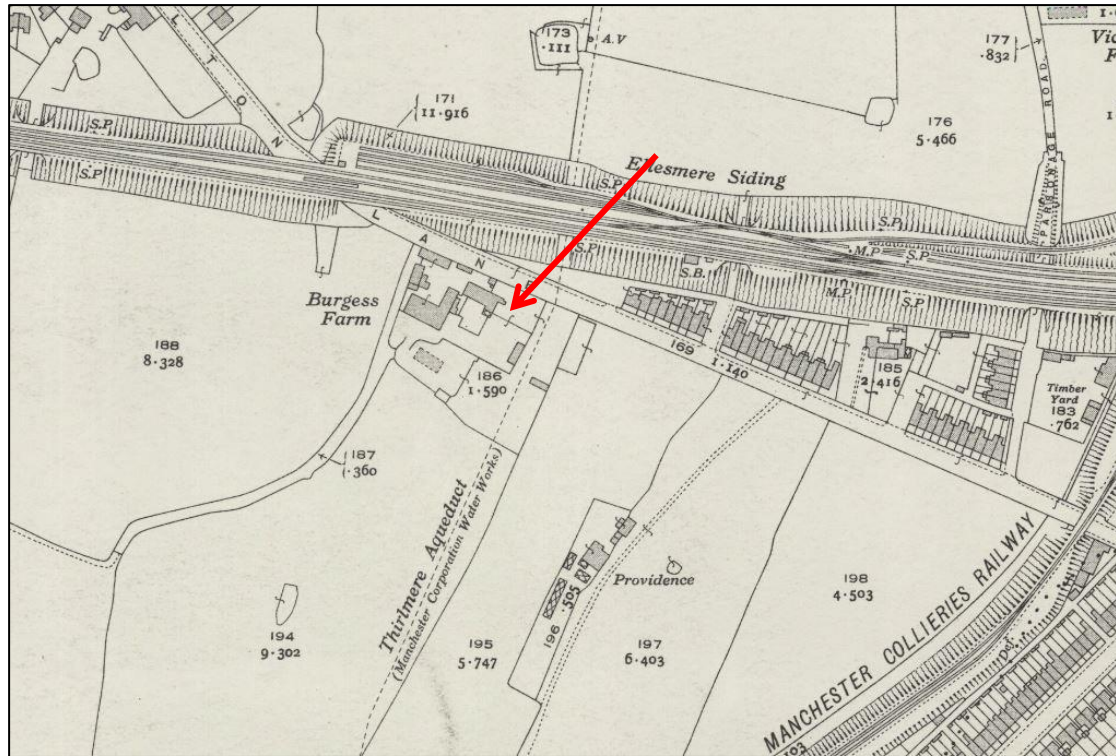
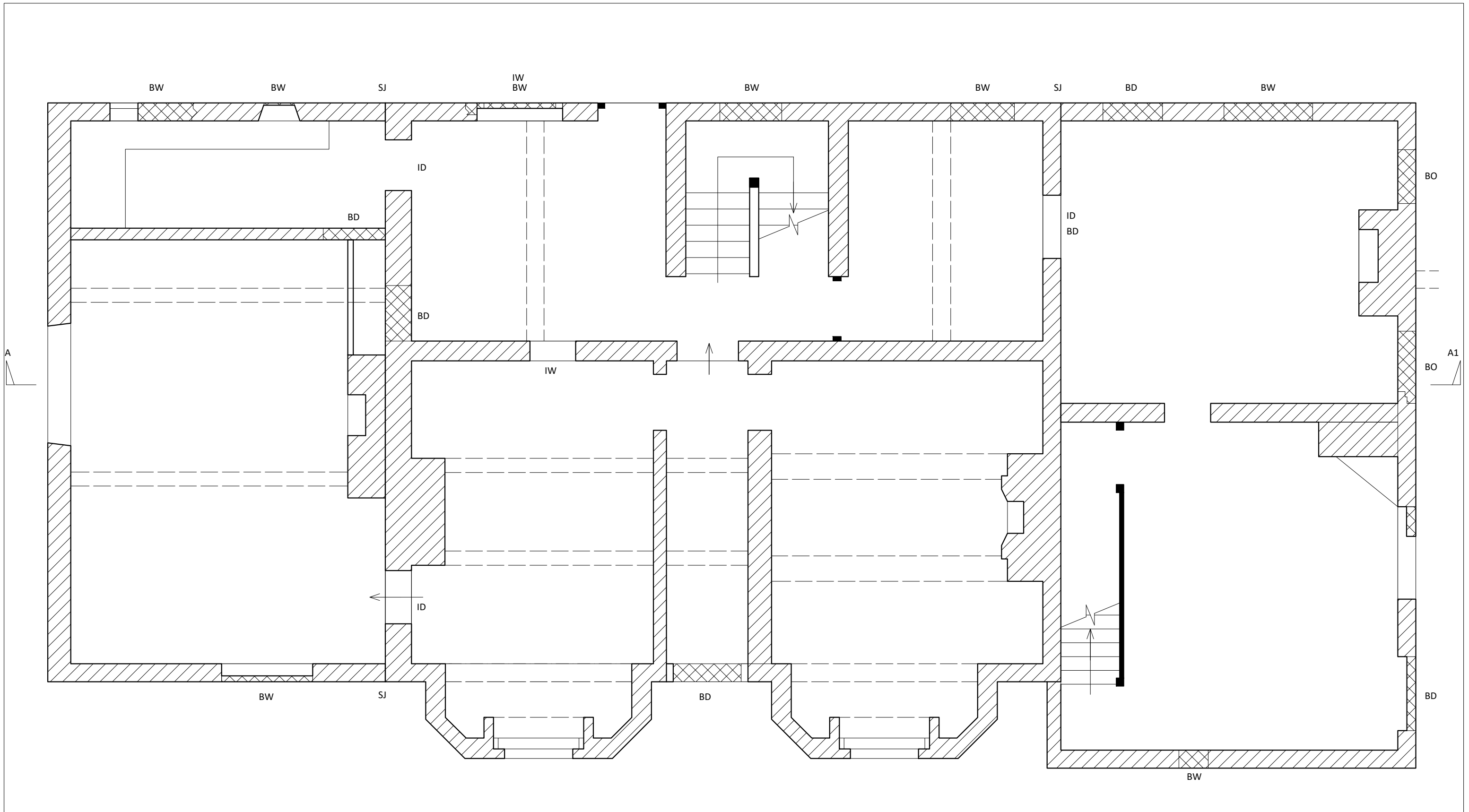

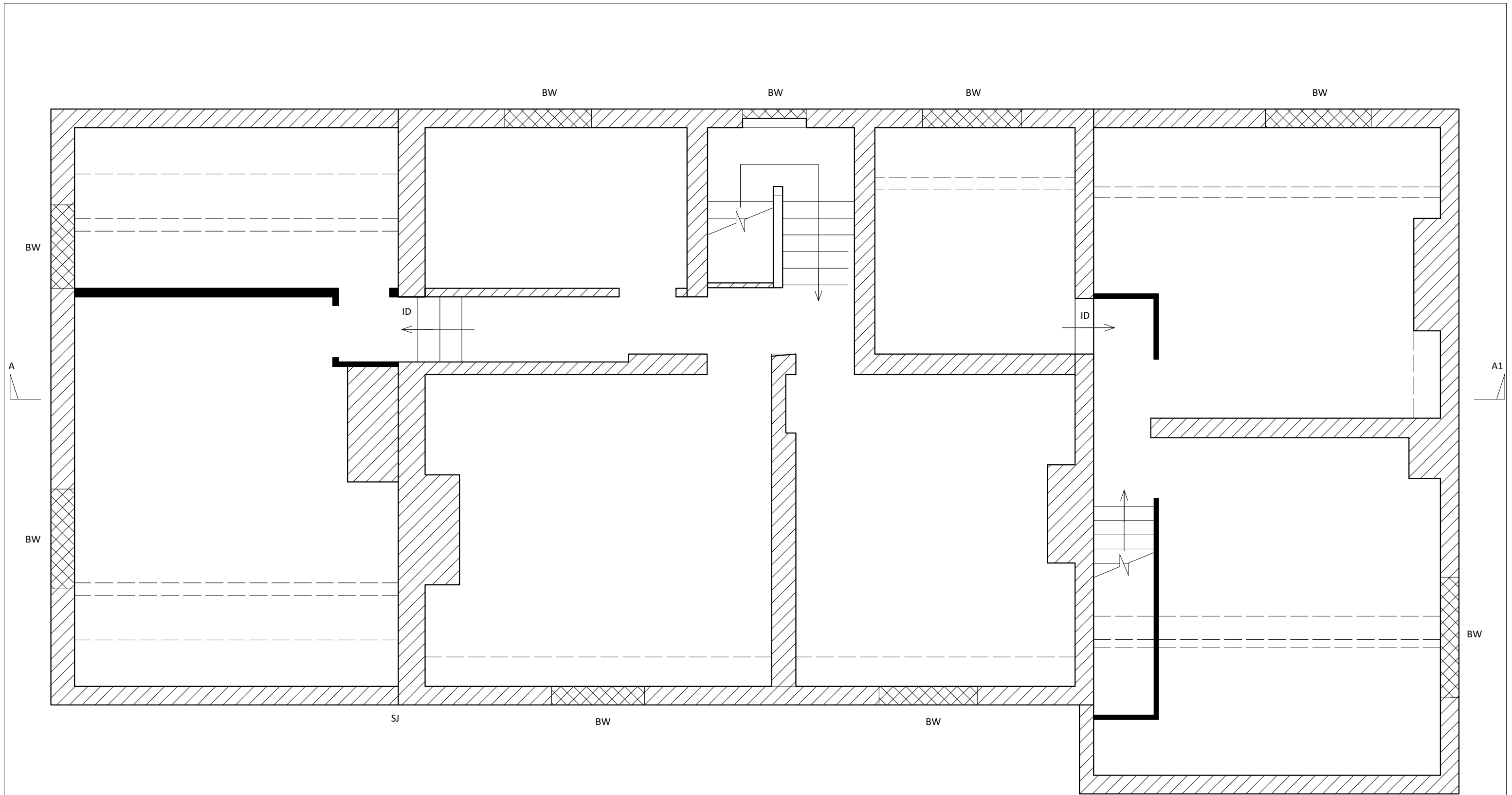



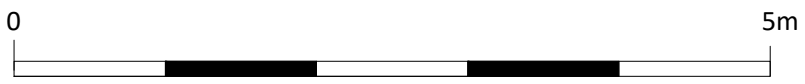
Figure 7: 1938 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

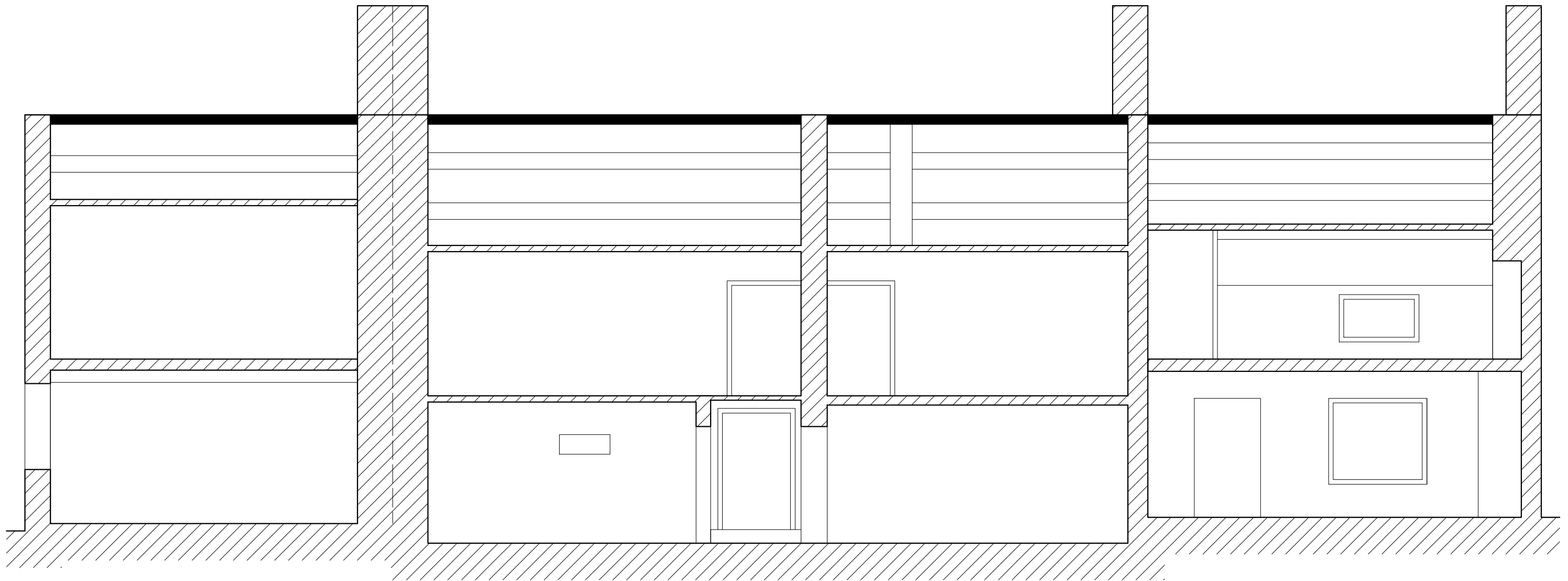


 THE ARCHAEOLOGY CO. steven@thearchaeologyco.uk 07803202689	Burgess Farm, Worsley	BD - Blocked Doorway ID - Inserted Doorway IW - Inserted Window BW - Blocked Window SJ - Straight Joint RJ - Rough joint
	Figure 8: Building 1 Ground floor plan	
	Scale: 1:50 @ A3	
	Date: February 2020	



 THE ARCHAEOLOGY CO. steven@thearchaeologyco.uk 07803202689	Burgess Farm, Worsley	BD - Blocked Doorway ID - Inserted Doorway IW - Inserted Window BW - Blocked Window SJ - Straight Joint RJ - Rough joint
	Figure 9: Building 1 First floor plan	
	Scale: 1:50 @ A3	
	Date: February 2020	





Burgess Farm, Worsley

Figure 10: Building 1
South Facing Section A - A1

Scale: 1:50 @ A3

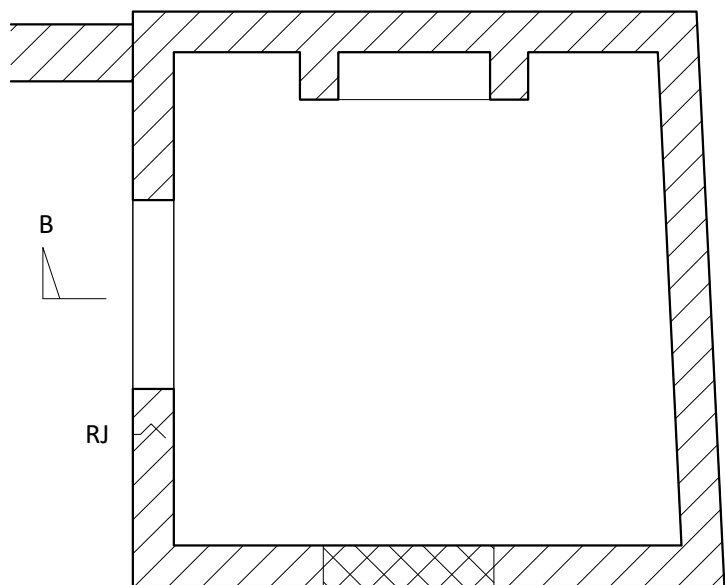
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BD - Blocked Doorway
ID - Inserted Doorway
IW - Inserted Window
BW - Blocked Window
SJ - Straight Joint
RJ - Rough joint

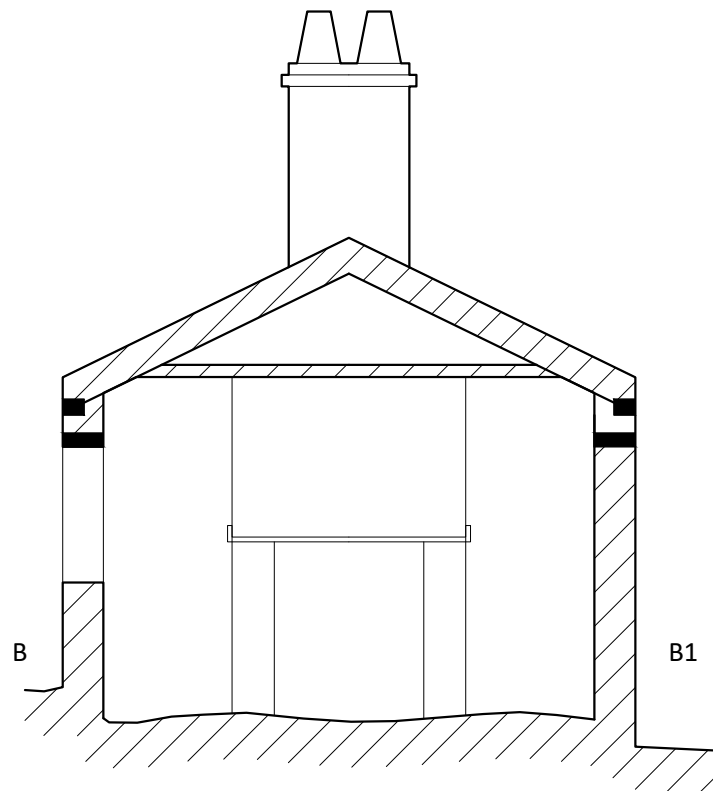


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BD



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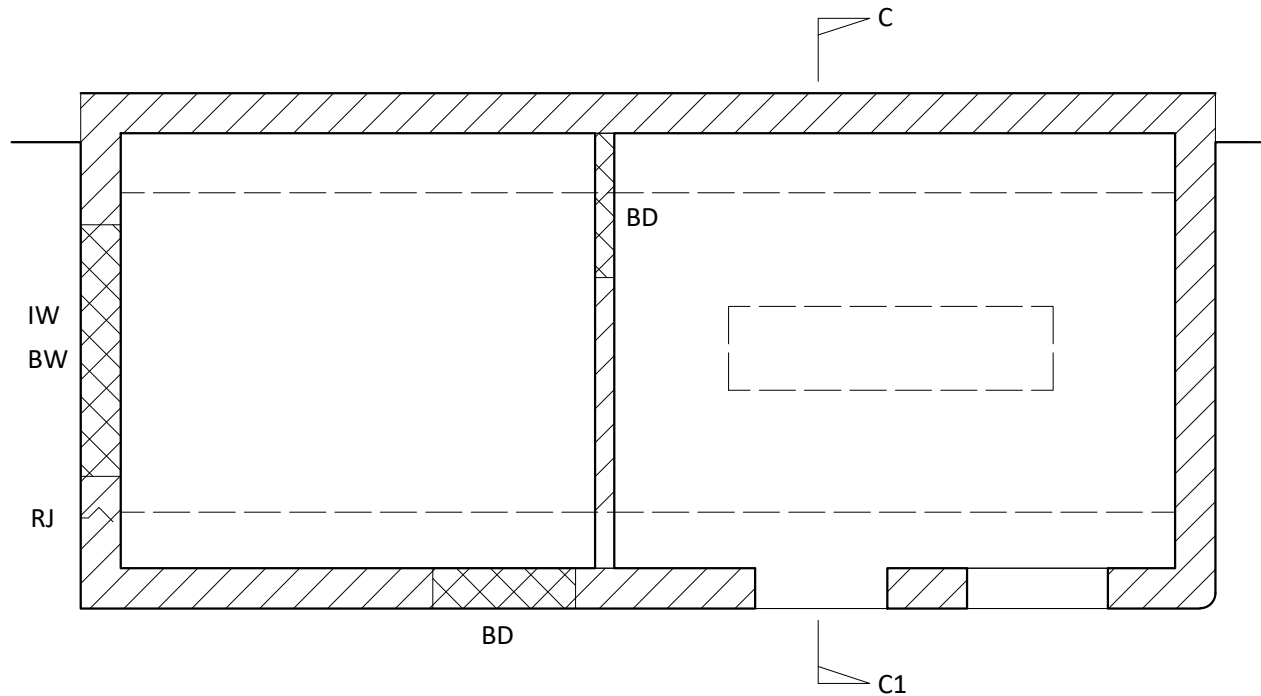
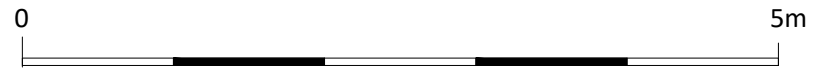
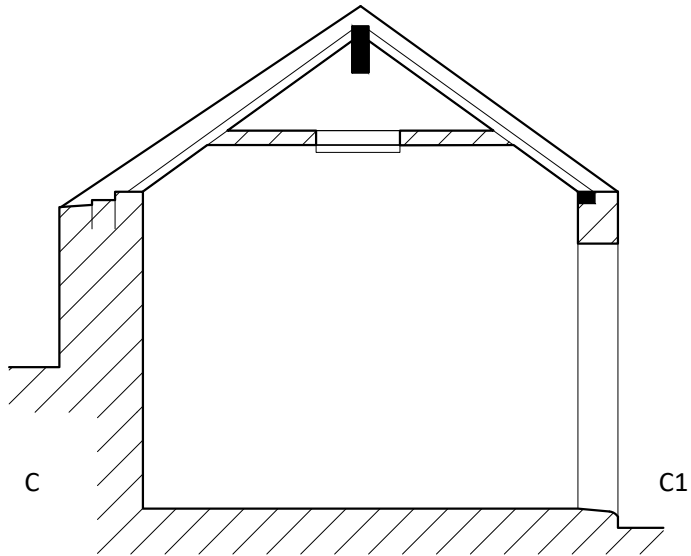
Burgess Farm, Worsley

Figure 11: Building 2
Plan and Section

Scale: 1:50 @ A4

Date: February 2020

BD - Blocked Doorway
ID - Inserted Doorway
IW - Inserted Window
BW - Blocked Window
SJ - Straight Joint
RJ - Rough joint



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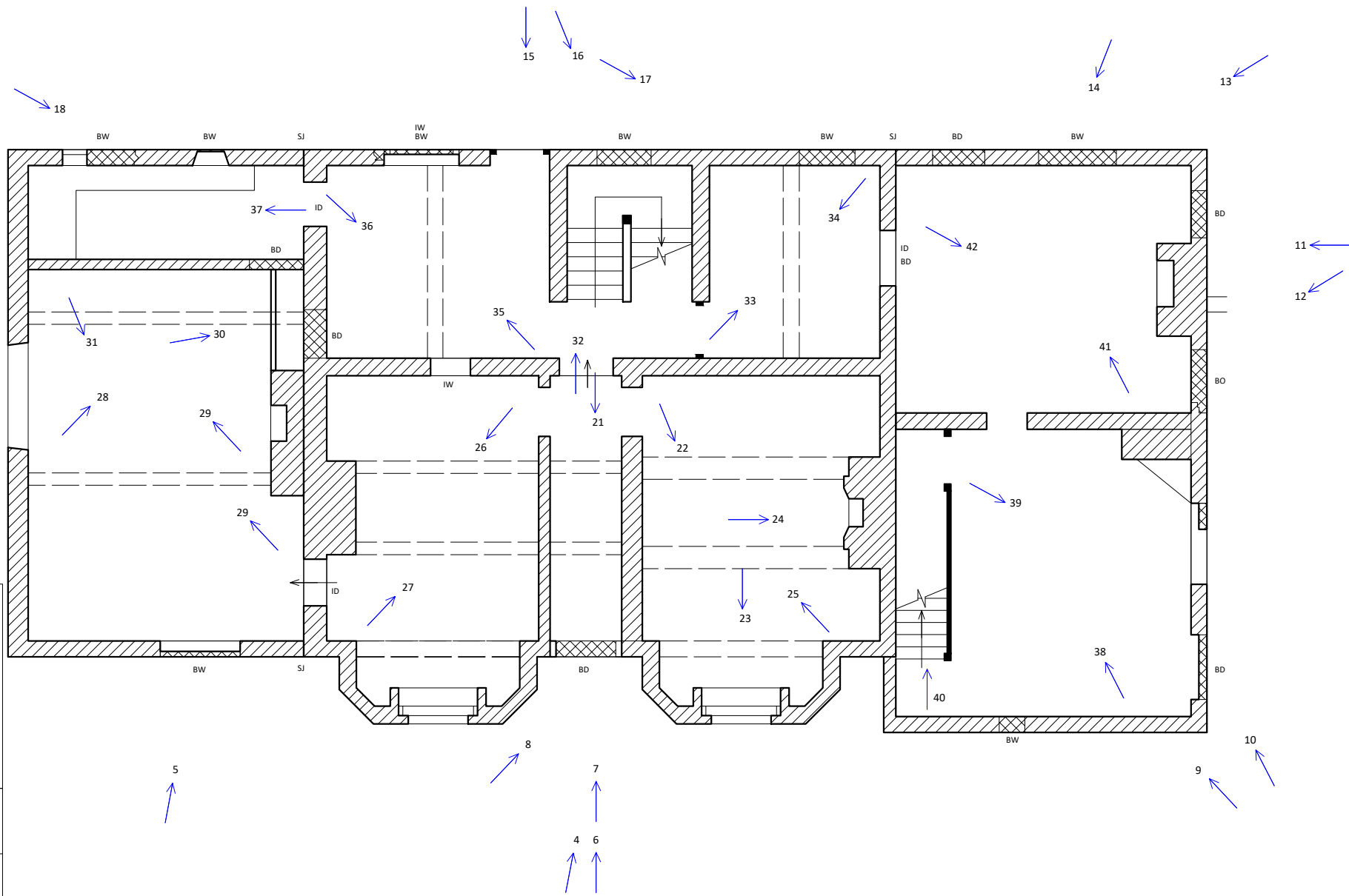
Burgess Farm, Worsley

Figure 12: Building 3
Plan and Section

Scale: 1:50 @ A4

Date: February 2020

BD - Blocked Doorway
ID - Inserted Doorway
IW - Inserted Window
BW - Blocked Window
SJ - Straight Joint
RJ - Rough joint



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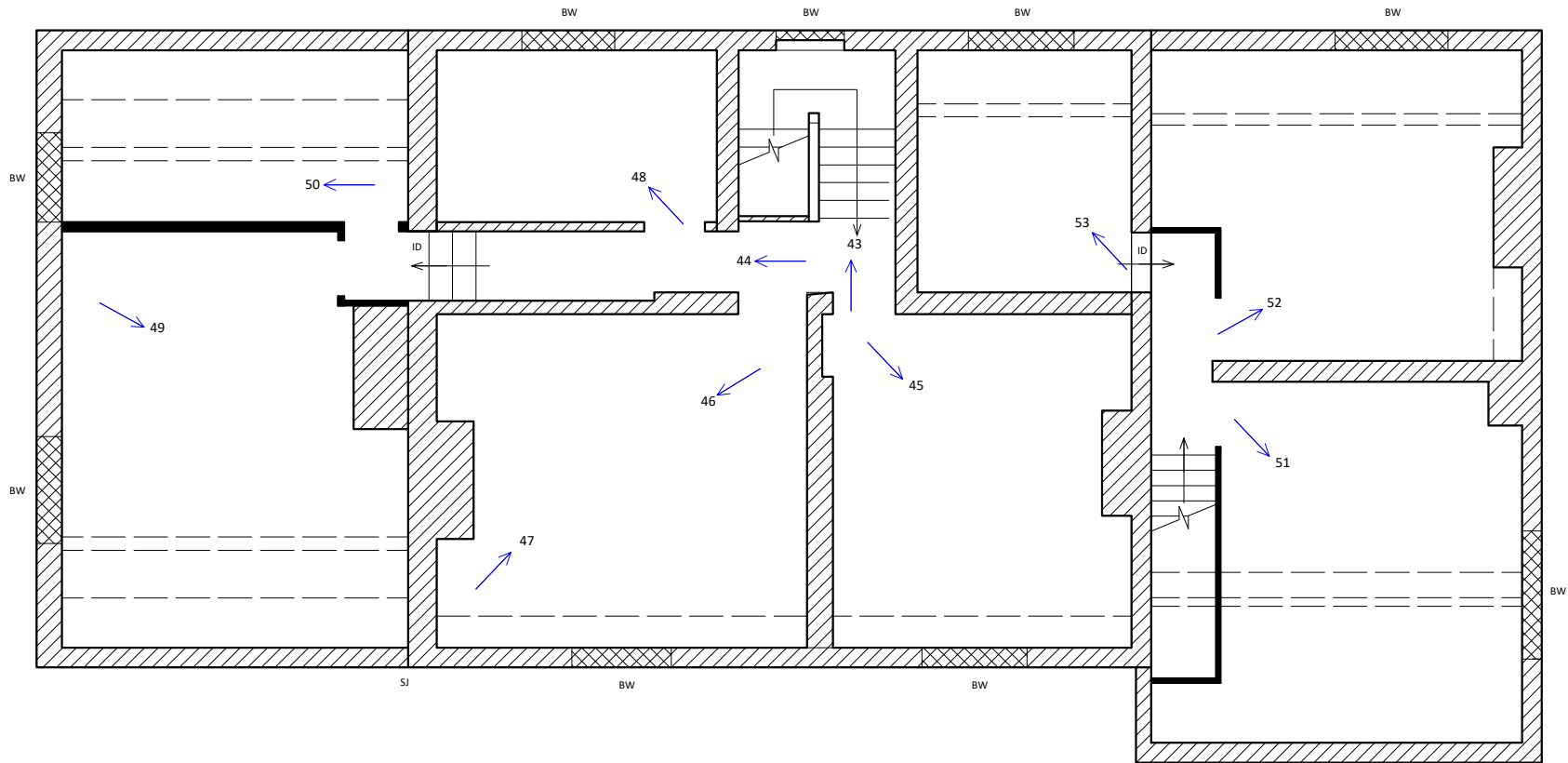
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Burgess Farm, Worsley

Figure 13: Building 1
Gropund floor photo plan

Scale: Not to scale

Date: February 2020



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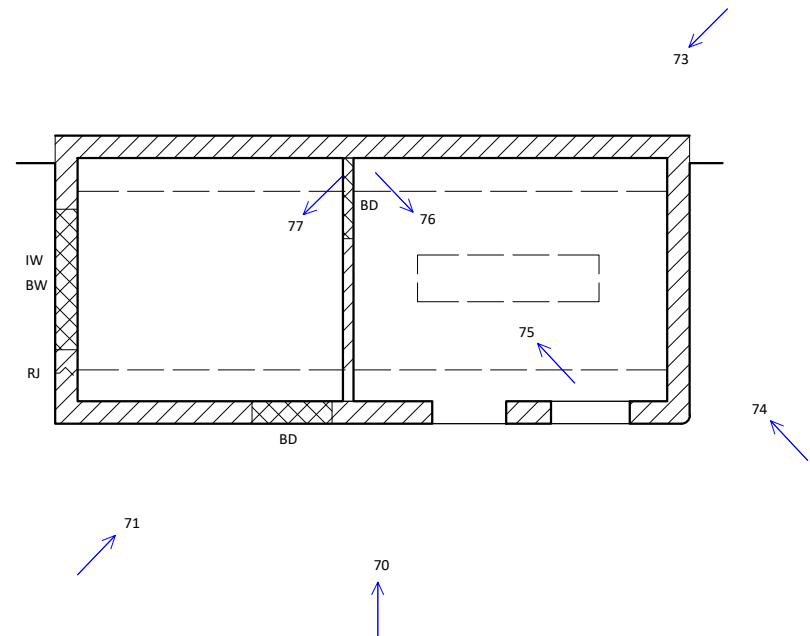
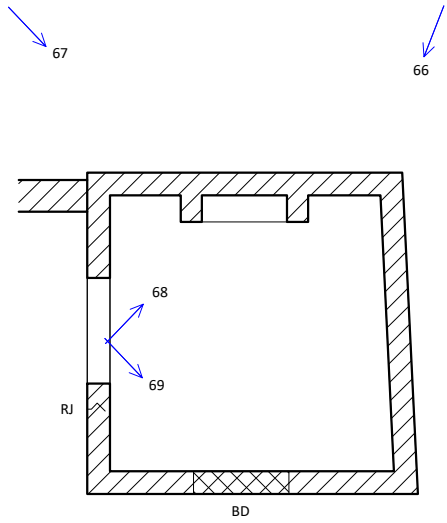
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Figure 14: Building 1
First floor photo plan

Scale: Not to scale

Date: February 2020



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Figure 15: Buildings 1 & 2
photo plans

Scale: Not to scale

Date: February 2020

Figure 16: Photograph register

Plate No.	Digital No.	Description	View to
1	P1277924	General shot of the farm showing the farmhouse (centre) with shippon (left) and piggery (right)	E
2	P1277989	General shot showing gable end of farmhouse (left) and milking parlour (right)	E
3	P1277990	General shot of courtyard area showing milking parlour	N
4	P1277896	South elevation of building 1	N
5	P1277900	South elevation of west extension	NE
6	P1277897	South elevation of original part of building 1	N
7	P1277898	Detail of doorway and bay windows	N
8	P1277899	Doorway detail	NE
9	P1277901	South elevation of east extension	NW
10	P1277902	Southern end of east elevation	NW
11	P1277903	Northern end of east elevation	W
12	P1277904	East elevation	SW
13	P1277934	General shot of north elevation	SW
14	P1277933	East end of north elevation	S
15	P1277905	North elevation showing back door	S
16	P1277906	North elevation showing back door	S
17	P1277909	North elevation to the east of the doorway	SE
18	P1277907	North elevation of west extension	SE
19	P1277894	West gable	E
20	P1277895	Detail of ground floor window above	E
21	P1277965	Lobby entrance	S
22	P1277968	Eastern room of main house	S
23	P1277969	Bay window	S
24	P1277970	Fireplace	E
25	P1277971	Eastern room of main house	NW
26	P1277973	Western room of main house	SW
27	P1277974	Western room of main house	NE
28	P1277976	Western extension	NE
29	P1277977	Western extension	NW
30	P1277978	Blocked doorways in above	E
31	P1277980	Western extension	S
32	P1277965	Main staircase	N
33	P1277966	Northeast room with blocked doorway to eastern extension	NE
34	P1277967	Northeast room of main building	SW
35	P1277962	Kitchen	NW
36	P1277963	Kitchen	SE
37	P1277964	Storage area in northern end of west extension	W
38	P1277935	Southern room of east extension	NW
39	P1277936	Southern room of east extension	SE
40	P1277958	Detail of staircase in above	N
41	P1277937	Northern room of east extension	NW
42	P1277938	Northern room of east extension	SE



43	P1277988	Main stairs landing	N
44	P1277985	First floor corridor to west	W
45	P1277981	Eastern bedroom	SE
46	P1277982	Western bedroom	SW
47	P1277983	Western bedroom	NE
48	P1277984	Bathroom	NW
49	P1277986	Bedroom in southern end of west extension	SE
50	P1277987	Bedroom in northern end of west extension	W
51	P1277959	Southern bedroom in eastern extension	SE
52	P1277960	Northern bedroom in eastern extension	NE
53	P1277961	Bedroom in main building accessed from east extension	NW
54	P1278004	Eastern end of main building roof space	W
55	P1278005	As above showing purlins	N
56	P1278007	Chimney stack	NE
57	P1278009	Western end of main building roof space	E
58	P1278011	As above showing purlins	E
59	P1278016	Eastern cottage extension roof space	E
60	P1278017	As above showing purlins	S
61	P1278001	Western extension roof space	E
62	P1278002	As above showing purlins	SE
63	P1277910	General shot of building 2	NE
64	P1277911	Southern elevation	NE
65	P1277914	West elevation	E
66	P1277929	North elevation	SW
67	P1277932	North elevation	SE
68	P1277915	Interior showing fireplace	NE
69	P1277916	Interior showing southern end	SE
70	P1277918	South elevation of building 3	N
71	P1277919	South elevation of building 3	NE
72	P1277920	West elevation	NE
73	P1277928	North elevation	SW
74	P1277917	East elevation	NW
75	P1277921	Interior of east room showing blocked door	NW
76	P1277923	East room interior	SE
77	P1277957	West room interior	SW

Appendix 2: Plates



Plate 1: General shot of the farm showing the farmhouse (centre) with shippon (left) and piggery (right)



Plate 2: General shot showing gable end of farmhouse (left) and milking parlour (right)



Plate 3: General shot of courtyard area showing milking parlour



Plate 4: South elevation of building 1



Plate 5: South elevation of west extension



Plate 6: South elevation of original part of building 1



Plate 7: Detail of doorway and bay windows



Plate 8: Doorway detail



Plate 9: South elevation of east extension



Plate 10: Southern end of east elevation



Plate 11: Northern end of east elevation



Plate 12: East elevation



Plate 13: General shot of north elevation



Plate 14: East end of north elevation



Plate 15: North elevation showing back door



Plate 16: As above



Plate 17: North elevation to the east of the doorway



Plate 18: North elevation of west extension



Plate 19: West gable



Plate 20: Detail of ground floor window above



Plate 21: Lobby entrance



Plate 22: Eastern room of main house



Plate 23: Bay window



Plate 24: Fireplace



Plate 25: Eastern room of main house



Plate 26: Western room of main house



Plate 27: Western room of main house



Plate 28: Western extension



Plate 29: Western extension



Plate 30: Blocked doorways in above



Plate 31: Western extension

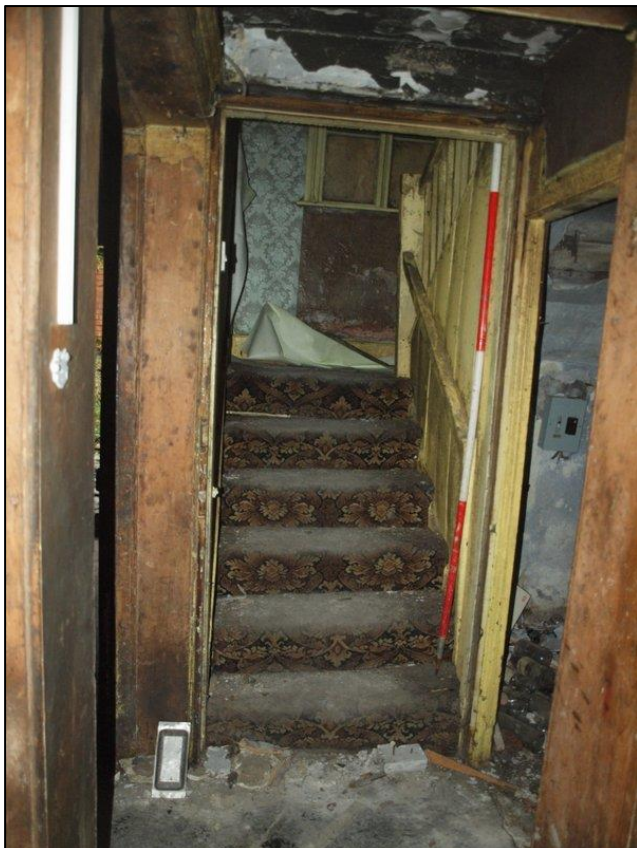


Plate 32: Main staircase



Plate 33: Northeast room with blocked doorway to eastern extension



Plate 34: Northeast room of main building



Plate 35: Kitchen



Plate 36: Kitchen



Plate 37: Storage area in northern end of west extension



Plate 38: Southern room of east extension



Plate 39: Southern room of east extension



Plate 40: Detail of staircase in above



Plate 41: Northern room of east extension



Plate 42: Northern room of east extension



Plate 43: Main stairs landing



Plate 44: First floor corridor to west



Plate 45: Eastern bedroom



Plate 46: Western bedroom



Plate 47: Western bedroom



Plate 48: Bathroom



Plate 49: Bedroom in southern end of west extension



Plate 50: Bedroom in northern end of west extension



Plate 51: Southern bedroom in eastern extension



Plate 52: Northern bedroom in eastern extension



Plate 53: Bedroom in main building accessed from east extension



Plate 54: Eastern end of main building roof space



Plate 55: As above showing purlins



Plate 56: Chimney stack



Plate 57: Western end of main building roof space



Plate 58: As above showing purlins



Plate 59: Eastern cottage extension roof space



Plate 60: As above showing purlins



Plate 61: Western extension roof space



Plate 62: As above showing purlins



Plate 63: General shot of building 2



Plate 64: Southern elevation



Plate 65: West elevation



Plate 66: North elevation



Plate 67: North elevation



Plate 68: Interior showing fireplace



Plate 69: Interior showing southern end



Plate 70: South elevation of building 3



Plate 71: As above



Plate 72: West elevation



Plate 73: North elevation



Plate 74: East elevation



Plate 75: Interior of east room showing blocked door



Plate 76: East room interior



Plate 77: West room interior