



THE ARCHAEOLOGY CO.

Burgess Farm, Worsley
Watching Brief

June 2021

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NON-TECHNICAL SUMMARY

An archaeological watching brief was a requirement of condition 10 of Planning Permission 17/71118/OUT to be carried out during the groundworks for the erection of up to 10 dwellings. A foundation trench was excavated to a depth of c. 600mm along the northern boundary of the site for a new boundary wall. The foundations for house plots 1-3 and 4-6 were excavated to a depth of c. 1.2m. The excavations revealed no significant archaeology or artefacts.

1. INTRODUCTION

- 1.1 Steven Price of The Archaeology Co. has been commissioned to perform a watching brief during the groundworks. Condition 10 of Planning Permission 17/71118/OUT states 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.

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, prior to demolition in 2020, consisted of 5 buildings of varying ages; the farm house, 2 shippens, 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.



- 2.3 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 The purpose of a watching brief, as stated by the ClfA is:

- “to allow, within the resources available, the preservation by record of archaeological deposits, their presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works.
- To provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief itself are not sufficient to support treatment to a satisfactory and proper standard.” (ClfA 2014)

3.2 The results of a watching brief are used to produce a record of the location, nature and date of any archaeological remains encountered on the site. It also adds to the knowledge about the previous history of activity on the current site and its surroundings as well as providing information to influence future planning decisions in the area.



4. METHODOLOGY

- 4.1 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' Code of Conduct.
- 4.2 Photographs were taken using a NIKON D70s. Where possible and safe, a 1 or 2m scale was used in the photographs.
- 4.3 The groundworks associated with the development were carried out in two stages. The excavations for the new wall to Hilton Lane and plots 1 – 3 commenced on the 7th of February 2021 when the archaeologist Pascal Eloy attended to carry out the watching brief. The excavations for plots 4 - 6 commenced on 24th May 2021 when the archaeologist Paul Hickman attended to carry out the watching brief. Ground excavation was carried out with a toothless ditching bucket in level spits, with opportunities for archaeological observation. The attending archaeologists were able to direct the machine to stop to allow inspection, excavation and recording of potential archaeological features. Context sheets were used for recording on site features. Features were recorded in plan at 1:50 scale.
- 4.5 The assessment was carried out in accordance with the WSI and following the guidelines laid out by the Institute for Archaeologists Standard and Guidance for Watching Briefs.

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 *Placename*

'Hilton' first enters the historical record in 1200 when Yorath de Hilton was granted the Town of Pendleton by a charter issued by King John at Chinon. The adjoining townships (east to west) of Little, Middle and Over Hulton are situated on the

southern slope a ridge that rises to a height of c.500 ft in Over Hulton (Ekwall 1972, 43).

5.4 *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).

5.5 *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 impropiators 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.

5.6 *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.

5.7 *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.

5.8 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.

5.9 *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).

5.10 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. RESULTS AND CONCLUSIONS

- 6.1 The foundation trench for the new wall to Hilton Road was excavated to a depth of c. 700mm and ran for 36m east – west along the north side of the site. The trench revealed natural clay at the base (104) throughout most of the trench, c. 500mm below the ground surface. The footing of four walls were found, relating to the farm buildings which were recently demolished. To the west side of the trench the natural clay was not present, with instead a grey layer of clay silt (101) at the base of the trench, with demolition rubble at the far western end (103). Above this, where the buildings had been was a mixture of demolition rubble containing brick and concrete. To the east side of the trench was topsoil. No significant archaeology was found and all finds were from the late 19th century or later.
- 6.2 The trenches for Plots 1-3 were excavated to a depth of c. 1.3m in a rough grid pattern, At the base, natural clay (12) was found c. 650mm below the ground surface. Walls (07) and (13) & (14) were discovered to the west side, and found to be the foundations of recently demolished farm buildings, along with associated floor surfaces (09) and (11). A brick culvert (15) cut across the east side of the trenches, aligned roughly north – south, filled with compact clay silt. The majority of the trenches consisted of a dark brown silt containing industrial waste (08) above the natural clay. This was c. 780mm thick, above which was a silty demolition layer (01), c. 200 – 600mm deep on the surface. No significant archaeology was found.
- 6.3 The trenches for Plots 4-6 were excavated to a depth of c. 1.3m in a rough grid pattern. The stratigraphy was similar to plots 1-3, with natural clay (12) found c. 650mm below the ground surface at the base of the trench. Above this was a dark brown silt containing industrial waste (08), c. 780mm thick. Above this was a silty demolition layer (01), c. 200 – 600mm deep on the surface. Brick wall foundations were discovered (17) and (18), relating to the former buildings demolished in 2020, along with a brick built drain (16). No significant archaeology was found.

7. ARCHIVE

- 7.1 The results of the archaeological investigation 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” (2014, Updated June 2020). 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.
- 7.2 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. A digital copy of the report shall be deposited with ADS through the OASIS database.



8. COPYRIGHT

- 8.1 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

Abbreviations

CIfA – Chartered Institute for Archaeologists

HER – Historic Environment Record

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Watkin W.T. 1969, Roman Lancashire, Wakefield.

Maps

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

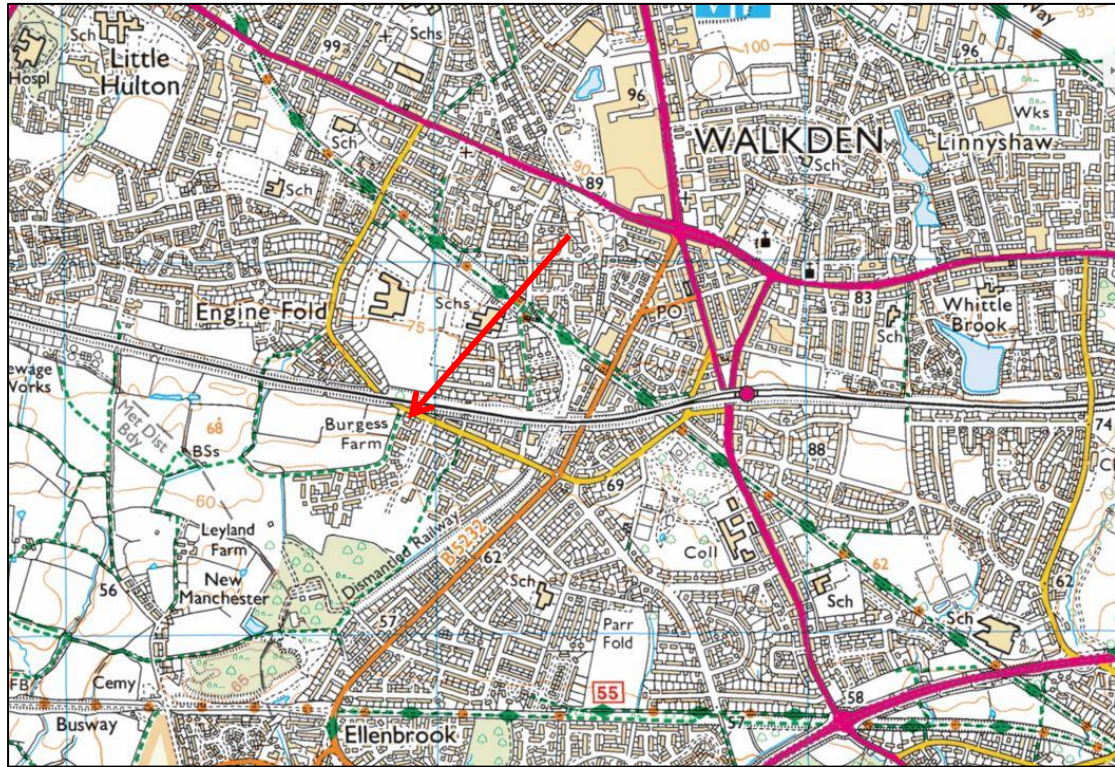


Figure 1: Location Plan (OS Licence Number: 100057911)

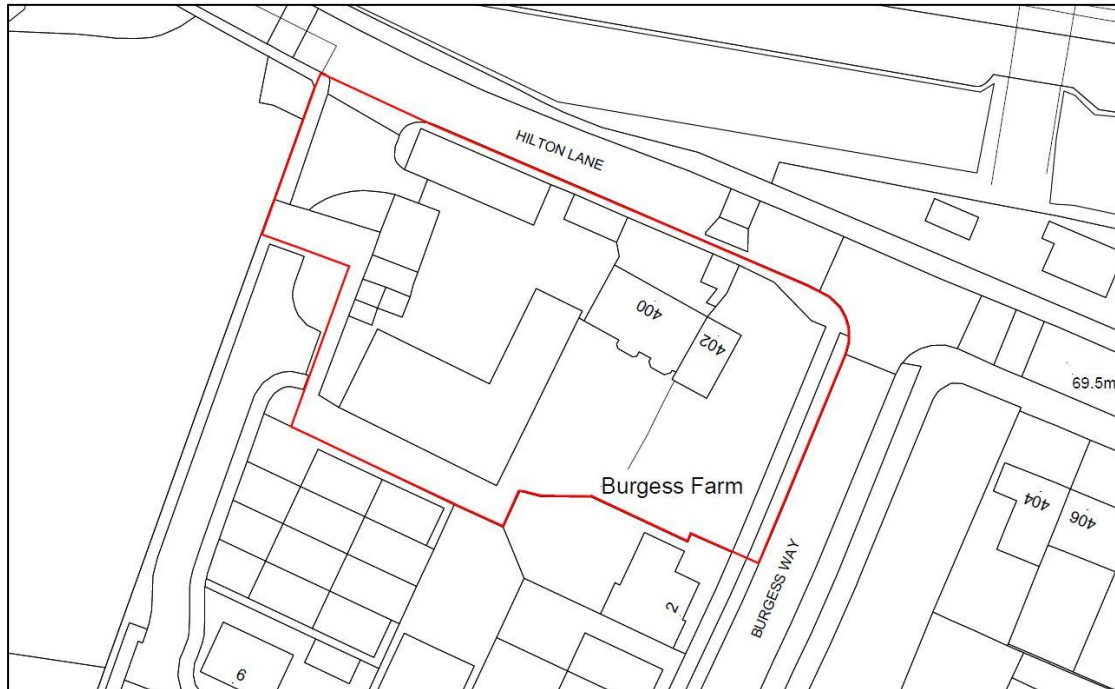


Figure 2: Site Plan showing former farm buildings (Courtesy of client)

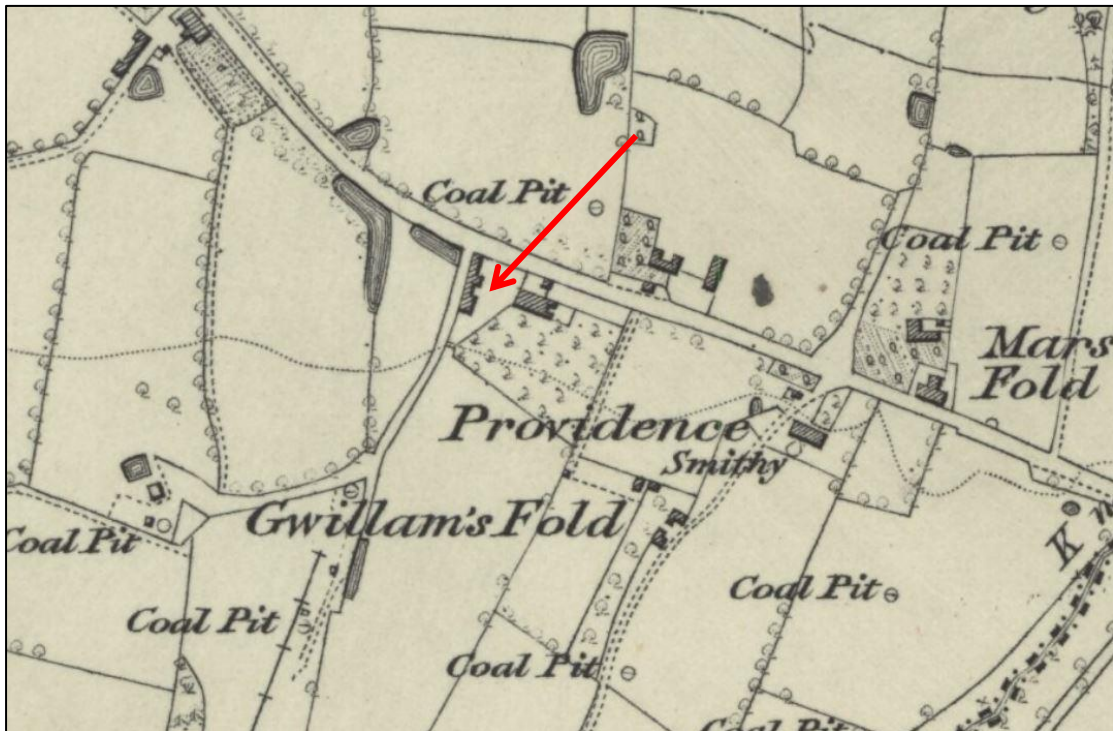


Figure 3: 1850 OS map Lancs. Sheet XCV (Courtesy of Lancashire Archives)

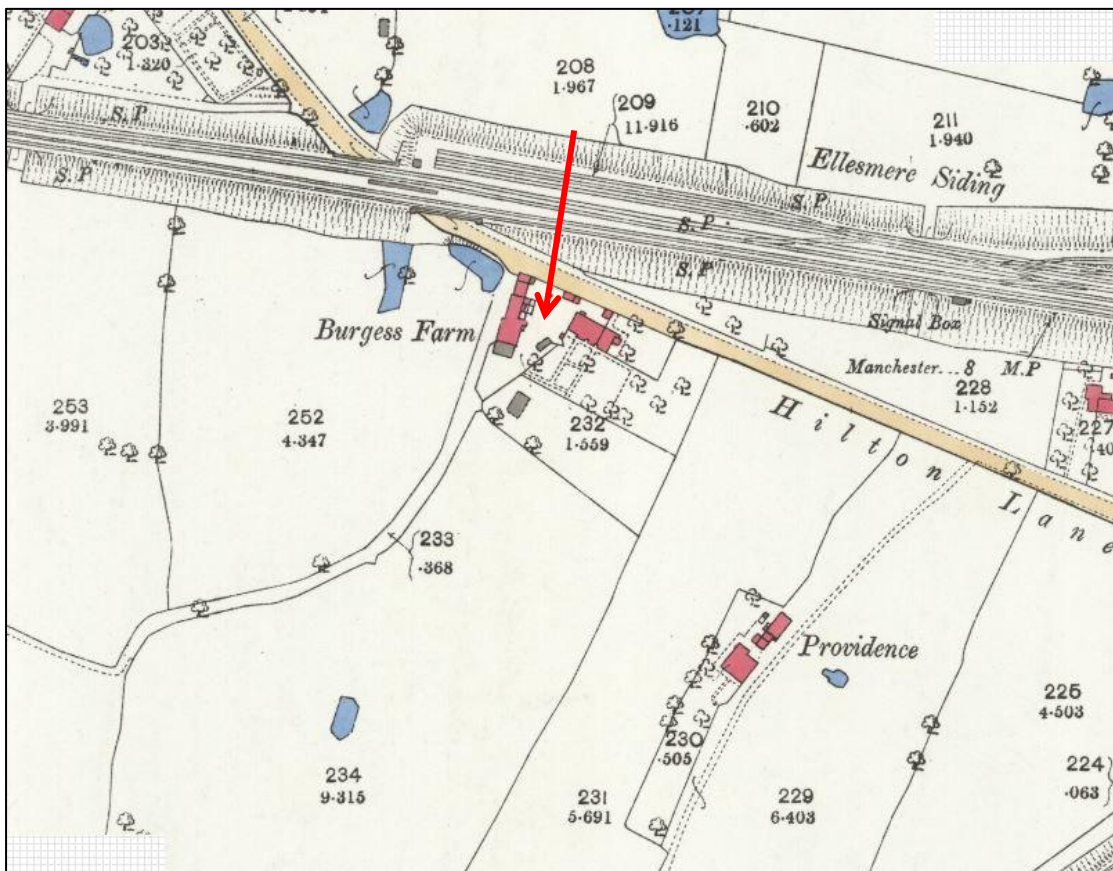


Figure 4: 1893 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

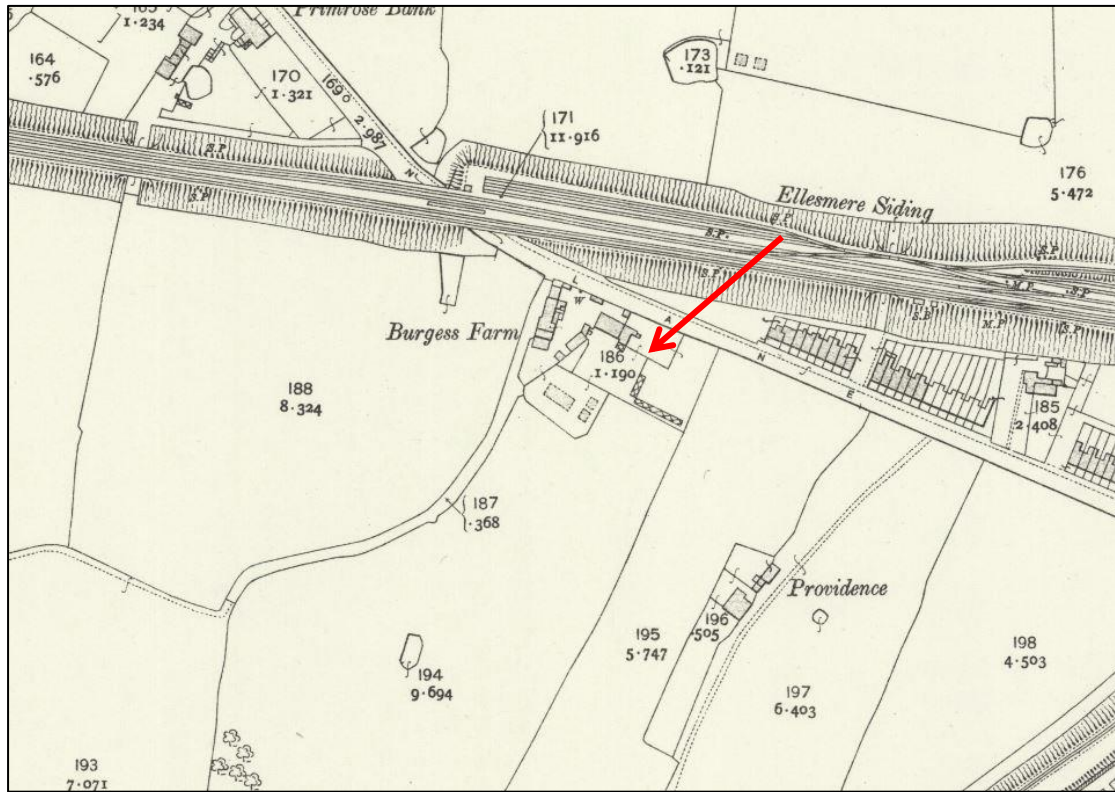


Figure 5: 1912 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

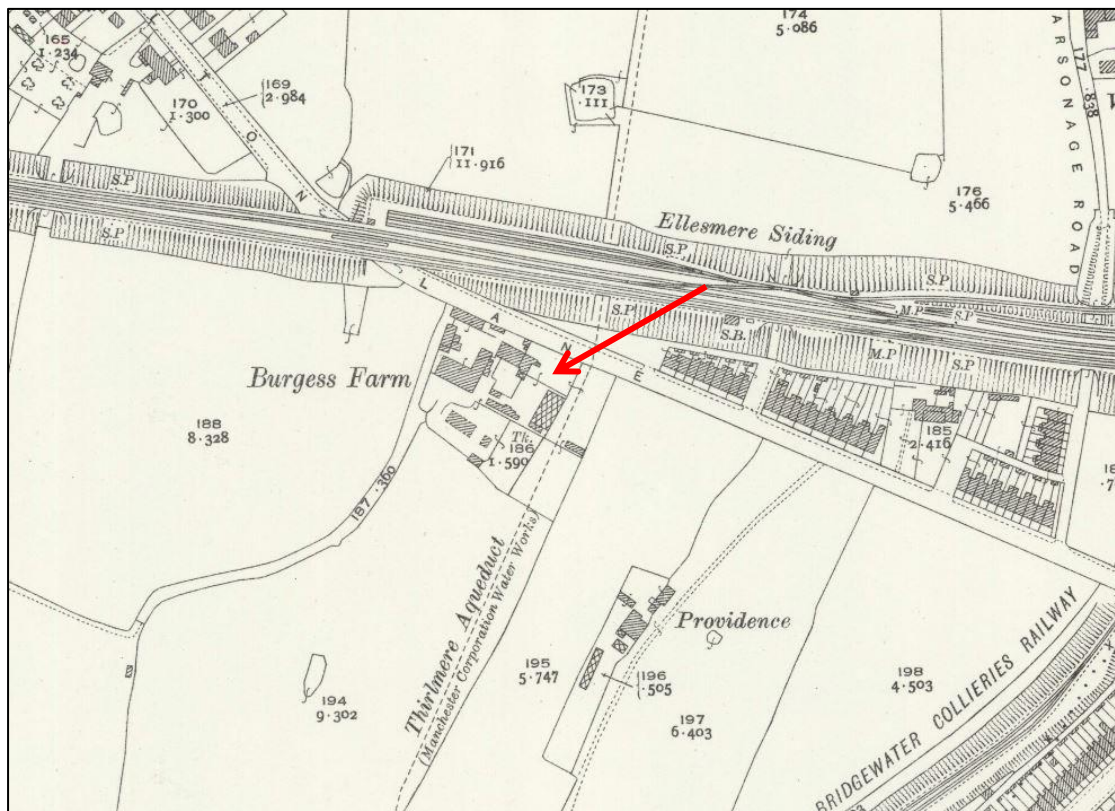


Figure 6: 1928 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)

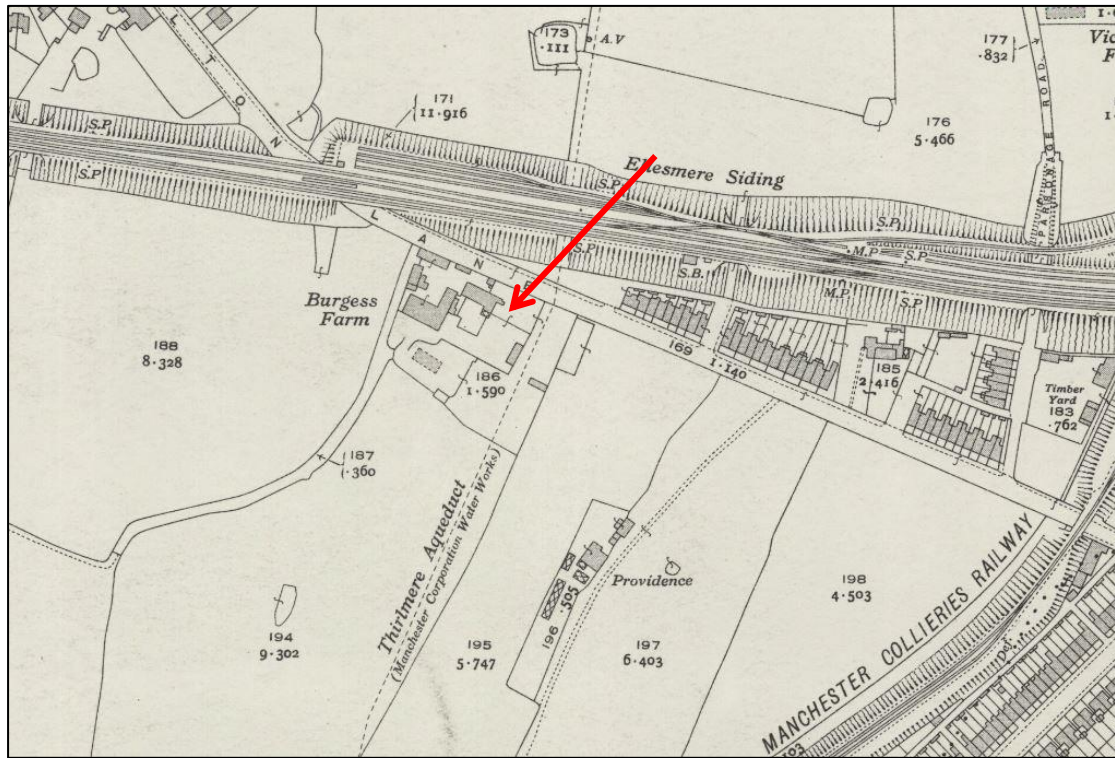
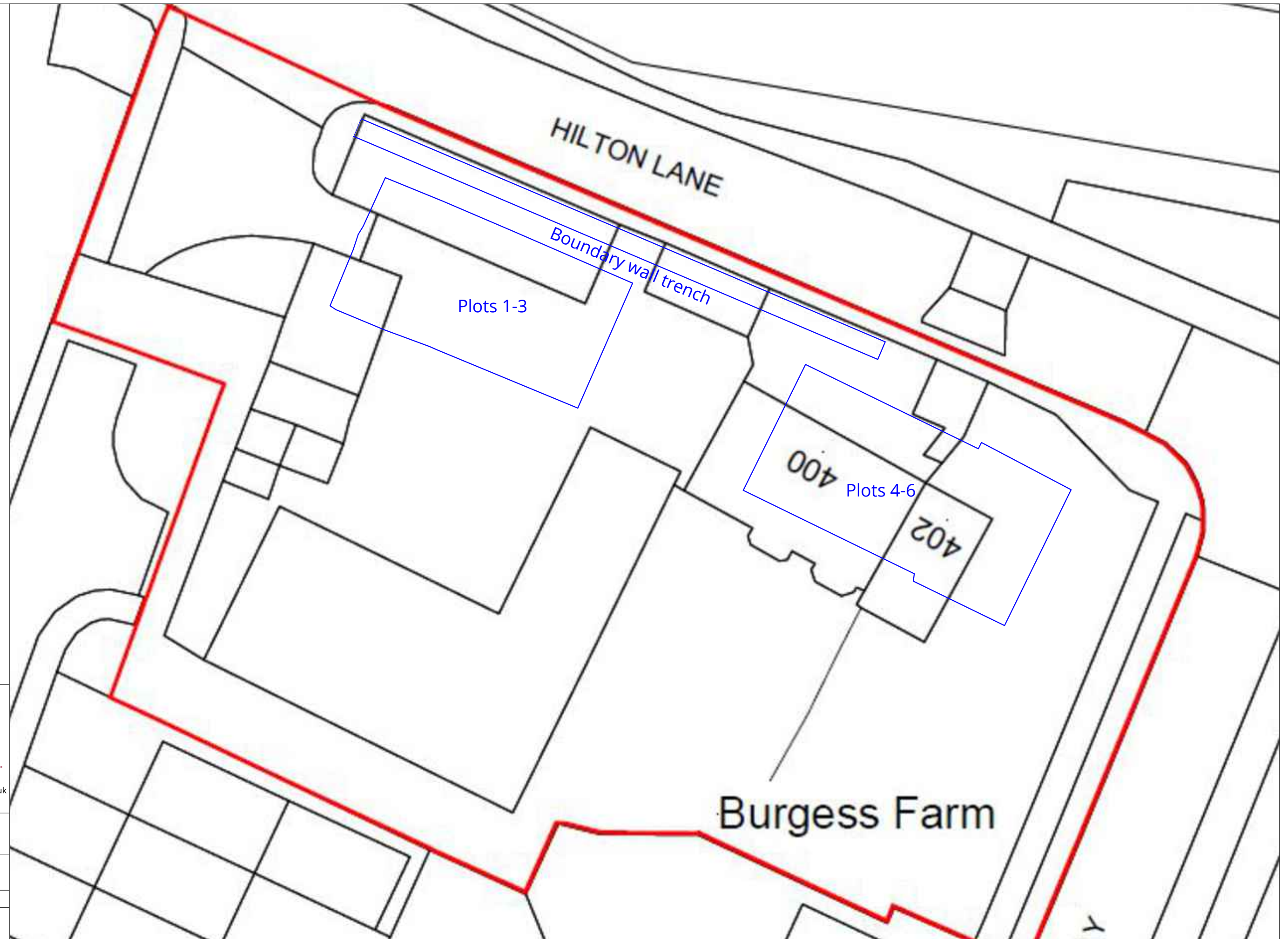


Figure 7: 1938 OS map Lancs. Sheet XCV.14 (Courtesy of Lancashire Archives)



THE ARCHAEOLOGY CO.

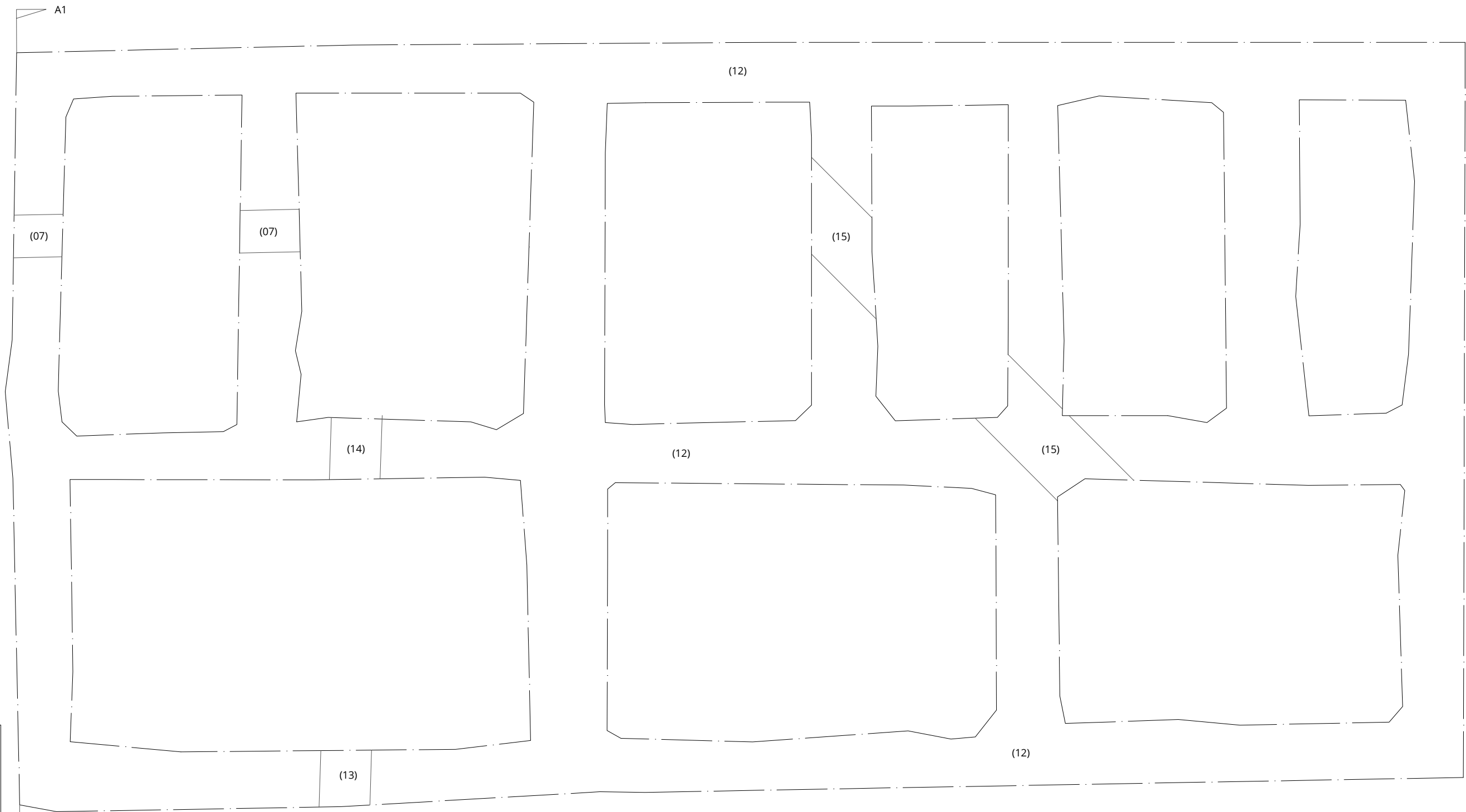
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Burgess Farm, Worsley

Figure 8: Trench location plan

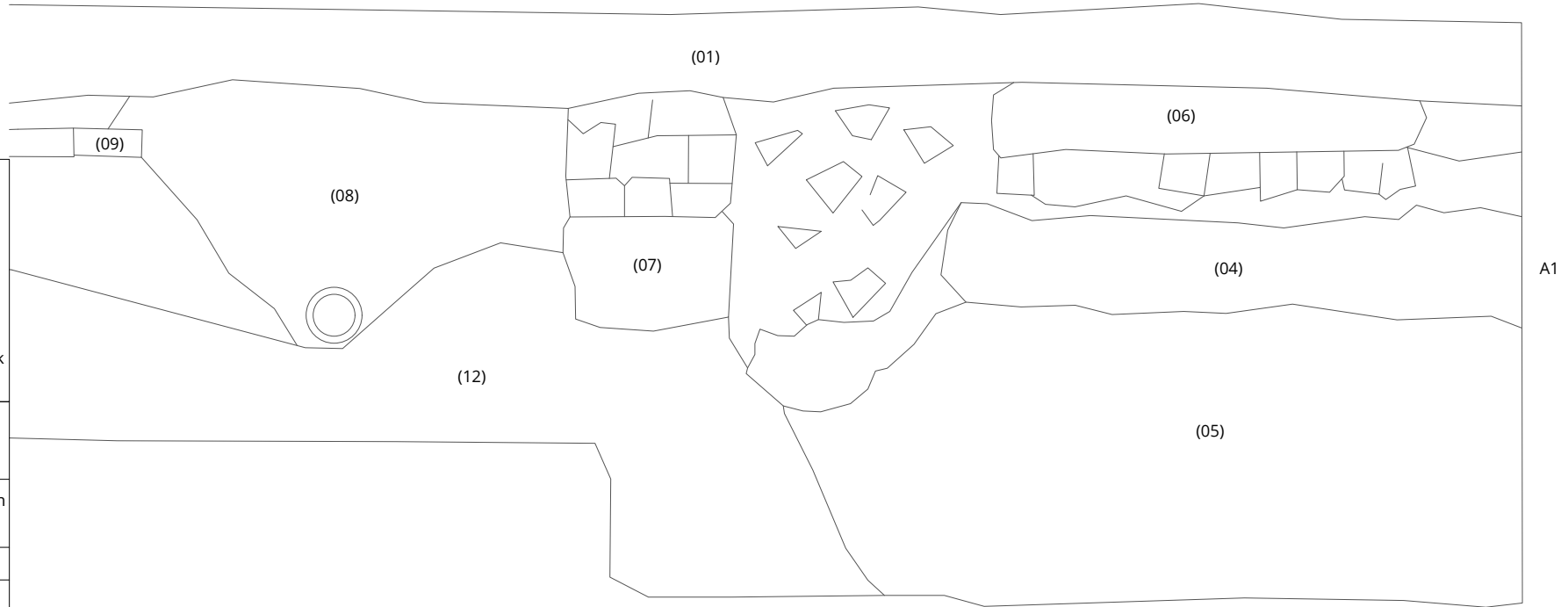
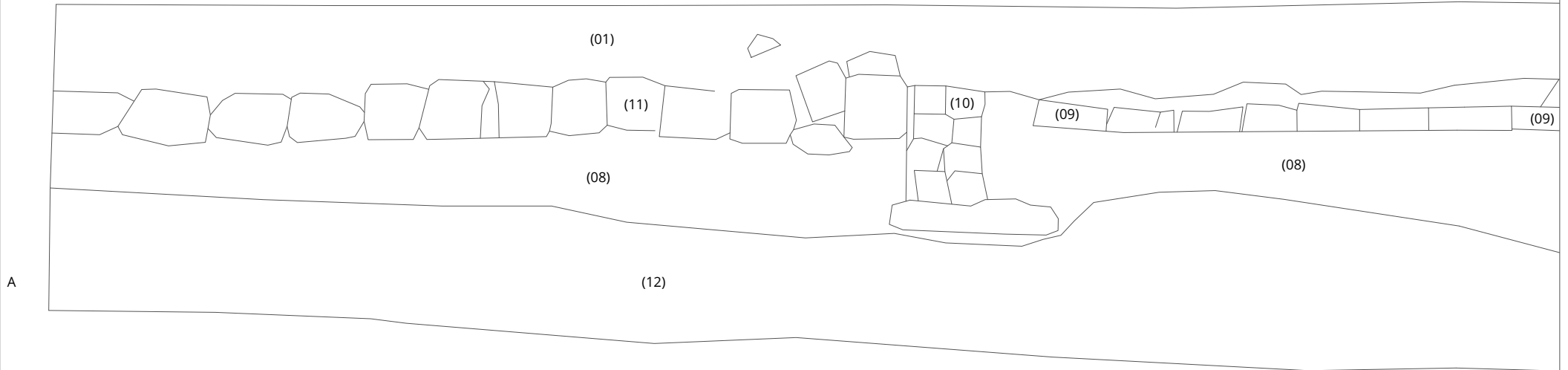
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Date: June 2021

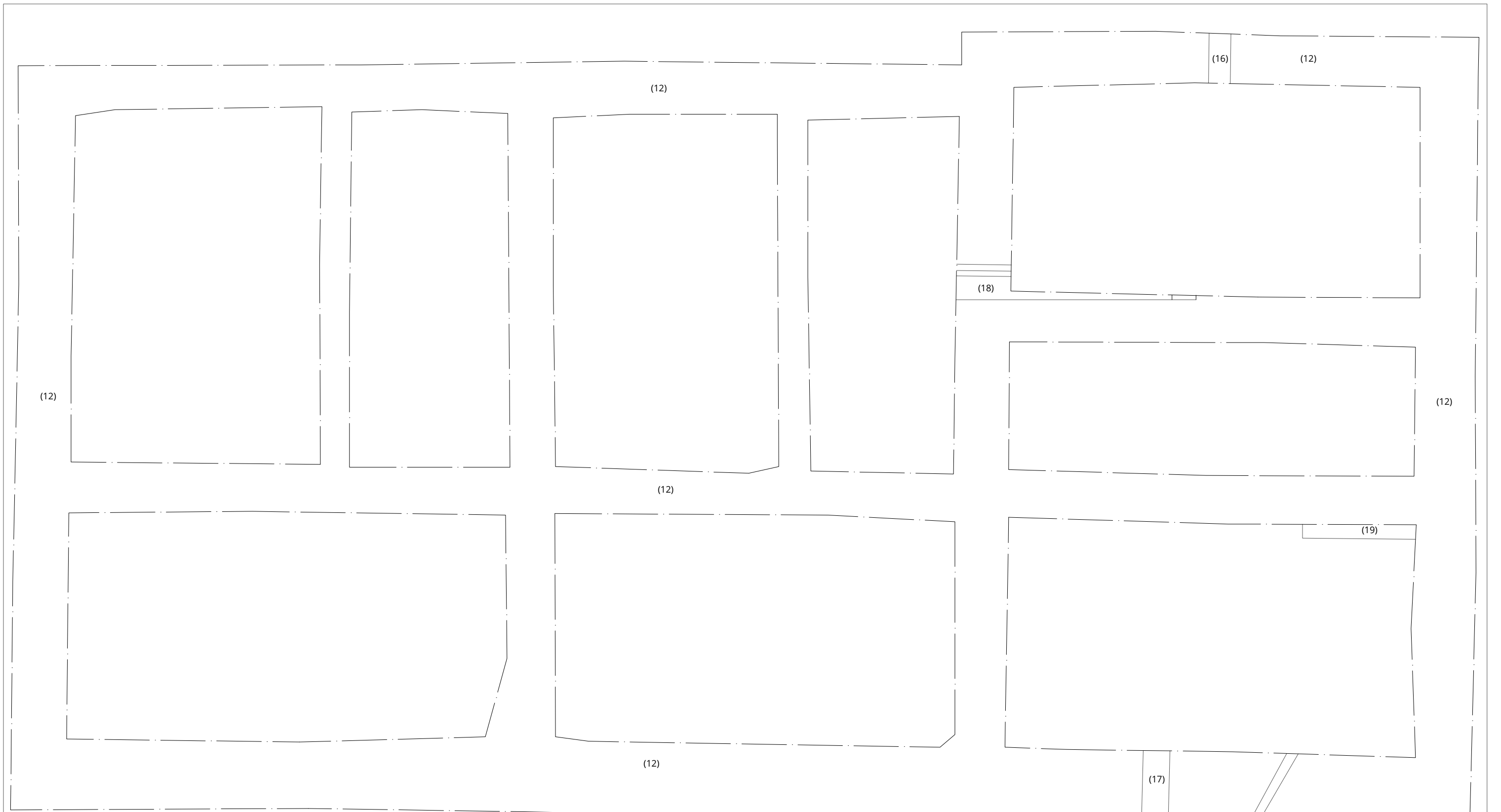




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 Figure 10: Trench plan of plots 1-3
 Scale: Not to scale
 Date: June 2021






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 Figure 11: East facing trench section A - A1
 Scale: 1:20
 Date: June 2021



 <p>THE ARCHAEOLOGY CO. steven@thearchaeologyco.uk 07803202689</p>	Burgess Farm, Worsley
	Figure 12: Trench plan of plots 4-6
	Scale: 1:50
	Date: June 2021



Appendix 2: Plates

Wall foundation trench



Plate 1: initial opening of wall foundation trench



Plate 2: South facing section, west end



Plate 3: South facing section



Plate 4: South facing section showing where former building was located



Plate 5: General shot of trench looking west



Plate 6: General shot of trench looking east



Plate 7: South elevation, east end



Plate 8: Completed trench looking west

Plots 1-3



Plate 9: Western trench looking north



Plate 10: East facing section above showing context (06)



Plate 11: Norther trench looking east



Plate 12: Central trench looking north



Plate 13: East trench facing north



Plate 14: General working shot



Plate 15: East trench facing south



Plate 16: Plots 1-3 after excavation

Plots 4-6



Plate 17: General shot of east end of trench



Plate 18: Detail of brick foundation (19) facing south



Plate 19: Brick built drain (16), north facing



Plate 20: General shot of east trench



Plate 21: Wall foundation (17), south facing