



## **Burnley Housing Sites Rapid Heritage Assessment**

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## **Limits of this appraisal**

The following report is the result of a rapid assessment of a series of sites across Burnley, using the available data in the Lancashire Historic Environment Record (HER). No further documentary search has been undertaken and no site visits were made as part of this appraisal. The boundaries of the sites, names, etc. were provided by Burnley Borough Council as ArcGIS shapefiles.

### **Site HSG1/1: Former Hameldon Schools Site**

Around two-thirds of the site falls within the demesne land of Ivy Bank, a country house erected in 1836 and demolished pre-1948. The site includes the former house, service buildings and formal garden, as well as a gate lodge, but other than boundary features few (if any) 'designed' landscape features are likely to survive. To the west of the park lay a C19 sandstone quarry and the line of an older parish boundary, formerly marked with boundary stones. Buried remains of the house may yet exist, and elements of the service buildings, formal garden, etc. probably survive in the woods west of the former high school. Remains of pre-medieval settlement are not known to cluster in this area and early buried remains are not expected.

The closest designated heritage asset is the listed grade II boundary stone at Cowley Crescent, c.100m to the west.

The site of the house and the service and garden features to its west are considered to be of local archaeological significance. The remainder of the site is of negligible archaeological significance.

A desk-based assessment and walk-over survey of the house and garden area should be undertaken and, if buried remains are anticipated to survive, a scheme of trial trenching. Further investigation or recording work may be necessary subsequently.

### **Site HSG1/2: Hollin Cross Farm**

There are no known heritage assets within this site but there are a number of assets outside which would suggest some potential for medieval and earlier occupation.

Higher Small Hazels Farmhouse (listed grade II) lies some 570m to the south. Other closer listed buildings (within 400m) do exist, but are separated from the site by existing housing areas. The medieval Scheduled Monuments at Everage Clough lie 1km+ to the southeast.

The site is considered to be of unknown, potentially local-regional significance.

A desk-based assessment followed by geophysical survey and trial trenching is recommended.

### **Site HSG1/3: Former William Blythe Site**

This site has been subject to a desk-based assessment and has planning permission for development. The assessment identified a number of heritage assets, including the chemical works itself, a pair of WWII spigot-mortar emplacements and an associated building ruin, the lines of two colliery

tramways and a coaling staithe, and the site of the pre-1893 Hapton House. There is considered not to be any potential for other buried remains to survive on the site.

The spigot-mortar site has recently been included in the Schedule of Monuments. The Manchester Road canal bridge at the south west corner of the site is listed grade II. The southern boundary of the site lies along the Leeds and Liverpool Canal, which is unlisted but also of significance.

The spigot-mortar site is of national significance, the area of the former Hapton House and the boundary to the canal perhaps of local archaeological significance. The remainder of the site is of negligible archaeological significance.

The spigot-mortars are to be retained in situ. The remaining sites are to be managed as part of the present development scheme.

#### **HSG1/4: Land at Rossendale Road**

This site contains a listed cross base, the 'Butter Cross', thought to be of medieval origin. There are no other known assets within the site but there are sufficient in the general area to suggest some potential for medieval and earlier occupation.

As noted above, the pedestal of the Butter Cross within the site is listed grade II.

The site is considered to be of unknown, potentially local-regional significance.

A desk-based assessment followed by geophysical survey and trial trenching is recommended. The Butter Cross site should be protected and preserved, although *in extremis* it could be lifted and re-sited under appropriate supervision.

#### **HSG1/5: Former Baxi Site**

This site is crossed by a pair of former colliery tramways, one apparently replacing the other. There is also the site of a small pre-1848 building complex, perhaps a farmstead. The potential for pre-medieval occupation is considered to be low, but there may well be buried remains of the tramways and farmstead.

There are no designated heritage assets in the immediate vicinity of the site, although there are a number in Padiham Conservation Area, some 350m+ to the west of the site.

The tramways and farmstead site are considered to be of local archaeological significance.

A desk-based assessment and walk-over survey should be undertaken, along with a small programme of trial trenching. Any surviving tramway earthworks should be surveyed.

#### **HSG1/6: Lambert Howarth**

This site contains the surviving buildings, c.1855-6, of Finsley Mill (also known as Turn Bridge Mill), a site extant by 1824. Formerly present was the 1840s Healey Royd Mill, now mostly demolished, a coal staithe with associated colliery tramway and an area of terraced housing (both pre-1897). The site also lies on both sides of the Leeds and Liverpool Canal. There is very little potential for earlier buried remains to exist on site.

There are three grade II listed buildings located immediately to the east of the site, within the Finsley Gate Boatyard, and further listed buildings the other side of Centenary Way, 150m+ to the west. The canal itself is unlisted but of heritage significance.

Finsley Mill is considered to be of regional significance, whilst the coal staithe, tramway and Healey Royd Mill sites are of local significance.

The two mill building complexes were recorded between 2007 and 2011. No further archaeological investigation or recording is considered necessary. It is recommended that the surviving mill structures are retained and converted rather than demolished.

### **HSG1/7: Ridge Wood**

This site was previously occupied by Ridge End, a small farmstead pre-dating 1848 but lost before 1948. Its site may have been affected by mineral extraction but this has not been confirmed.

This site lies on the east side of Queens Park Road which forms the eastern boundary of the Registered Parks and Gardens site of Queen's Park, a public park designed by Robert Murray and opened in 1893. Within the park is a grade II listed commemorative fountain whilst 250m to the north and across the River Brun is the grade II listed Heasandford House, of C16 origin but much altered.

The Ridge End farmstead site is considered to be of local archaeological significance, although if it can be shown to be of early origin (c.f. Heasandford House) this may be enhanced. Contrariwise if the site has been destroyed by mineral extraction then it will have no archaeological significance.

A desk-based assessment should be undertaken to check the extent of mineral extraction and potential for survival of the farmstead site, as well as the history of the farmstead. Should there be significant probability of buried remains existing then the site should be subject to trial trenching.

### **HSG1/9: Red Lees Road**

Whilst there are no known heritage assets actually located within this development site it is considered to have significant potential for buried remains to exist and may attract some public interest on this account. There are Victorian reports of the discovery of a number of inurned cremation burials at Red Lees, possibly located a little south of the development site on Higher Cliviger. These are supposed to be of prehistoric (perhaps Bronze Age) date but it has also been suggested that they are of Saxon origin. The Saxon link is due to the association of reported earthworks at Red Lees with the important battle of Brunanburh, of AD937, whose actual site is unknown. A link has been made by several authors, mainly on dubious place-name evidence, between Burnley and Brunanburh although current theories would make sites in County Durham and the Wirral as more probable. The reported extent of these earthworks crosses the development site, but it is notable that they are not shown on the OS mapping of 1848 or 1893 or particularly obvious on the Environment Agency LiDAR images held by the HER.

The closest designated asset to the site is the grade II listed Higher Red Lees farmhouse, 195m to the southeast. Ormerod House Icehouse, also grade II, is 470m to the east, and the listed buildings at Hollins Hall, Worsthorne, are a little over 500m north. To the west is the Registered Park and Garden site of Towneley Park, which is c.600m away at its closest.

The Red Lees site is of unknown, but potentially of national archaeological significance should the link with Brunanburh be confirmed. It seems more likely, however, that it is of local-regional significance for prehistoric remains.

A desk-based assessment and walk-over survey, with a scheme of topographical and/or geophysical survey and trial trenching to follow is recommended. If the battle site is identified here then this site may be undevelopable, but this seems unlikely.

#### **HSG1/10: Higher Saxifield**

No known heritage assets fall within this site and there seems no reason to suppose that pre-medieval occupation is likely here.

Higher Saxifield Farmhouse is listed grade II and is located on the southern edge of the site. Tattersall Barn Farm is 250m to the southeast of the site and 11 and 13 Marsden Road is 380m to the southwest; both are grade II.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

#### **HSG1/11: Land at Burnley Hospital**

This site retains elements of what was once the Burnley Union Workhouse in the form of a number of T-shaped blocks of buildings. These were extant in 1893 and have been linked in pairs at a later date. These structures are likely to have suffered significant alterations but are likely to retain at least some information relating to their original construction and the uses that they have been put to. Earlier buried remains are not considered likely to exist.

There are no designated heritage assets in the immediate vicinity of this development site.

The development site is considered to be of local archaeological significance.

A programme of building assessment and appropriate recording should be undertaken.

Consideration should also be given to the merits of retaining the early buildings within the development, although the weight given to this will depend upon the results of the assessment.

#### **HSG1/12: Former AIT Site**

The mill which formerly stood on this site was erected in the later C19 for cotton weaving and converted to jet engine manufacture during WWII. It has since been demolished, but the HER does not have any indication of a building record having been undertaken. The line of a former colliery tramway also just clips the corner of the site. No earlier buried remains are likely to exist on the site.

The grade II listed Woodtop Primary School, off Accrington Road, is 170m to the northeast.

The mill building on this site may have been of regional significance because of its connection with the development of the first jet engines, particularly if any early fittings or equipment had remained. Since its demolition however that significance has been reduced to local or negligible levels. The tramway element within the site is of negligible significance.

A desk-based assessment of the site should be carried out. If there is any possibility of jet-engine related features or remains of the mill's power systems to survive buried on site then a programme of trial trenching and recording may be appropriate.

### **HSG1/13: Peel Mill**

Peel Mill itself was built in 1896 but has recently been demolished, having been recorded in 2010. The site is also crossed by colliery tramways leading to a coal staithe (extant by 1830) on the Leeds and Liverpool Canal at the northeast corner of the site. A bank of coke ovens was located to the east end of the site before 1893 and were still extant in the 1960s, although there appears to be little or no trace now. Built and buried remains of the coal staithe and coke ovens may yet survive here, although the latter may have been cleared away as part of contamination remediation works.

Gannow House and its associated stables and coach house, listed grade II, are 135m to the east of the site across the canal. To the west Dugdale Canal Wharf warehouse and cottage are 400m away and also listed grade II. The adjacent canal is unlisted but of heritage significance.

The site of the mill, coke ovens and tramways are considered to be of local significance only, but remains of the canal staithe may be of a little more importance if any surfaces or built features survive.

A rapid assessment of the potential for survival of the coke ovens, adjacent tramway and staithe should be undertaken and, if appropriate recording undertaken. Any surviving remains of the staithe should be considered for retention in situ.

### **HSG1/14: Waterside Mill**

This mill was erected in 1914 but has been demolished in recent years. No earlier buried remains are likely to exist on site. The Leeds and Liverpool Canal forms the southern boundary of the site.

Dugdale Canal Wharf warehouse and cottage are listed grade II and lie 80m to the southwest. The adjacent canal is unlisted but of heritage significance.

The site of the mill is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/15: Heckenhurst Reservoir**

This site was formerly the southern part of a later 19<sup>th</sup> century reservoir. Any earlier remains will have been destroyed by its construction and subsequent demolition.

Rowley Hall and Rowley Farm, both listed grade II, are located 500m to the west.

The site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/16: Tay Street**

The Tay Street site is shown to contain a crane (associated with an adjacent quarry) and terraced housing on the OS 1893 mapping. It is not likely to retain any earlier archaeological remains.

The listed grade II Woodtop Primary School lies 235m to the west along Accrington Road.

The site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/17: Former Gardner Site**

Like the former AIT site, the textile mill which formerly stood on this site was erected in the later C19 for cotton weaving and converted to jet engine manufacture during WWII. It has since been demolished, but the HER does not have any indication of a building record having been undertaken.

The grade II Listed Woodtop Primary School, off Accrington Road, is 160m to the northwest.

The mill building on this site may have been of regional significance because of its connection with the development of the first jet engines, particularly if any early fittings or equipment had remained. Since its demolition however that significance has been reduced to local or negligible levels.

A desk-based assessment of the site should be carried out. If there is any possibility of jet-engine related features or remains of the mill's power systems to survive buried on site then a programme of trial trenching and recording may be appropriate.

### **HSG1/18: Former Ridgewood High School**

Apart from the modern school, the only known heritage asset on this site is the line of a former colliery tramway, which may mark the southern edges of the site off Oswald Street and off March Street. In the former location a c.25m length of the tramway line may survive within the school grounds but the latter place is unlikely to retain buried remains. No other archaeological remains are expected to exist within the site.

The remains of a former lodge to Royle Hall, listed grade II, stand c.170m to the west of the site on the other side of the M65 motorway junction. Further grade II listed buildings lie more than 450m to the southeast of the site.

If a section of the tramway survives off Oswald Street then this would be considered to be of local archaeological significance. The site is otherwise of negligible significance.

A rapid investigation of the tramway section off Oswald Street should be undertaken and, if any remains are still extant, consideration should be given to incorporating them into any new development or otherwise commemorating their existence.

### **HSG1/19: Coronation Avenue, Thompson Street**

No known heritage assets fall within this site and there seems no reason to suppose that pre-medieval occupation is likely here.

The engine house and mill engine at Jubilee Mill, Shakespeare Street (135m to the west) were formerly both listed and a Scheduled Monument, but these designations were removed in 2015. Green Farmhouse and Cottage, listed grade II, lie 250m to the north.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/20: Gordon Street Mill**

The mill here is thought to have been built in the early 20<sup>th</sup> century to replace an earlier mill off Church Square. No other heritage assets are known within the site.

Jackson's Farm is listed grade II\* and located 120m a little east of south of the site. The church of St John the Evangelist and 11, 13 and 15 Church Square are listed grade II and located 150m and 190m to the south respectively.

This site is considered to be of local archaeological significance.

No archaeological investigation is recommended, but a rapid (probably photographic) record of the mill may be appropriate. The mill buildings may be suitable for retention and conversion, although not necessarily to housing.

### **HSG1/21: Livingstone Mill**

This site was formerly occupied by an 1887 cotton mill and a pre-1893 canal dockyard. The mill was cleared in the early 2000s and the dockyard has not obviously been in that use for many years. There will not be any other archaeological remains on site.

New hall Canal Bridge is located c.60m south of the site and is listed grade II. The canal that forms the western boundary of the site is unlisted but of heritage significance.

This site is considered to be of local archaeological significance.

No archaeological investigation is recommended.

### **HSG1/23: Perseverance Mill, Padiham**

This mill, formerly called Albion Mill and operated as a room and power site, was erected in 1905-6 and demolished in 2006. There will not be any other archaeological remains on site.

The engine house and mill engine at Jubilee Mill, Shakespeare Street (50m to the west) were formerly both listed and a Scheduled Monument, but these designations were removed in 2015. The grade II\* listed Stockbridge House is 250m to the north and Green farmhouse and Cottage are 450m to the northwest.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

#### **HSG1/24: Land Northeast of Sycamore Avenue**

This site was formerly occupied by Woodbine Mill, erected in 1906 and now demolished. There will not be any other archaeological remains on site.

Gannow House and its associated stables and coach house, listed grade II, are 130m to the east of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

#### **HSG1/25: Ridge Avenue**

No known heritage assets fall within this site and there seems no reason to suppose that pre-medieval occupation is likely here.

There are no designated heritage assets within 500m of this site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

#### **HSG1/26: Land Adjacent to 2 Queens Park Road**

No known heritage assets fall within this site and there seems no reason to suppose that pre-medieval occupation is likely here.

This site lies on the east side of Queens Park Road which forms the eastern boundary of the Registered Parks and Gardens site of Queen's Park, a public park designed by Robert Murray and opened in 1893. Within the park is a grade II listed commemorative fountain. There are no other designated heritage assets within 500m of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

#### **HSG1/27: Former Dexter paints**

The southern edge of this site was occupied by terraced housing in 1893, with the remainder of the site north to the site boundary along the Leeds and Liverpool canal was open. The housing was demolished after 1960 and the modern Dexter paints building was erected here. No early archaeological remains are likely to exist here.

Dugdale Wharf warehouse and cottage (listed grade II) are located 190m west of the site. The canal is unlisted but is still of heritage significance.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/28: Land to the Rear of the Bull and Butcher**

The adjacent inn was extant in 1848 but nothing is known to lie within the development site.

The grade II listed base of the Butter Cross lies 50m west of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/29: Land at Oswald Street**

This site is crossed by the line of a former colliery tramway, although it seems probable that little or no remains will survive. It was later partly occupied by sidings of the adjacent railway. Modern photography suggests significant disturbance, possibly associated with the 'grubbing up' of the railway siding complex. No archaeological remains are anticipated to survive.

The Burnley Lane Baptist Church and its adjacent hall are listed at grade II and stand c.375m to the southeast of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/30: Brampton House, 500 Colne Road**

Brampton House is of earlier 20<sup>th</sup> century origin but is not noted on the HER. Given its date and size it may have some architectural merit however. On the site's eastern boundary (on either side of Colne Road) are a pair of locally listed C19 boundary stones.

No. 542 Colne Road is listed grade II and located 350m to the north of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended, however Brampton House itself may be worthy of some assessment for its architectural significance. The boundary stones should be protected from damage and disturbance during any development.

### **HSG1/31: Land adjacent to 250 Brownside Road**

No heritage assets are recorded within this site, which was previously allotments. No early buried remains are anticipated here.

Jackson's Farm is listed grade II\* and located 290m southeast of the site. The church of St John the Evangelist and 11, 13 and 15 Church Square are listed grade II and located 290m and 250m to the southeast respectively.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/32: Clevelands Road South**

No heritage assets are recorded within this site. No early buried remains are anticipated here.

29 and 31 Rose Hill Road, Rosehill House Hotel, and Rosedale, Hawthorne Road, are all listed grade II and are located 200m, 280m and 250m west of the site respectively. Lower Howorth Fold Farmhouse and its associated poultry house are also listed grade II and are 495m southeast of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/34: George Street Mill**

A complex arrangement of iron foundry and cotton mills formerly occupied this site, but much has recently been cleared, leaving only perimeter features and a single block of textile buildings (although other foundry buildings exist alongside). Some buried elements may survive within the site, but this will depend upon the thoroughness of the demolition.

The site is at the heart of the Weaver's Triangle, and there are grade II listed buildings within 100m on the north, west and south sides of the site. To the east further grade II listed buildings stand, but are slightly further away. The Scheduled Monument of the Oak Mount Mill Engine House and engine lie c.130m to the northeast. The unlisted but still important Leeds and Liverpool Canal forms the southwest boundary of the site.

The site formerly had more than local archaeological significance but following the demolition only the surviving elements can be considered of local significance, with the remainder being of negligible significance.

The buildings on site were assessed prior to demolition, but are not known to have been recorded in any detail. Surviving elements should therefore be recorded.

### **HSG1/35: Lodge Mill, Barden Lane**

This is the former site of Lodge Mill, also known as Barden Mill, built in 1863 but which suffered a bad fire in 1905. It was demolished after 2010 but is not known to have been recorded. No earlier archaeological remains would be expected to survive on this site.

The listed grade II Lodge Canal Bridge is located at the northern tip of the site, with the grade II Lodge Farmhouse c.165m northwest along Barden Lane. The unlisted but significant Leeds and Liverpool Canal forms the western boundary of part of the site.

The site is considered to be of local archaeological significance.

A desk-based assessment of the site should be carried out. If there is any possibility of remains of the mill's power systems to survive buried on site then a programme of trial trenching and recording may be appropriate.

### **HSG1/36: land West of Smithyfield Avenue**

No heritage assets are recorded within this site. No early buried remains are anticipated here.

The Hollins Hall, stable and coach-house complex are listed at grade II and lie 490-500m south of the site. Rowley Hall and Rowley Farmhouse are also grade II listed and are 510-520m to the west.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/37: Barden Mill, Barden Lane**

The mill here was built in 1920 for cotton weaving; production ceased in 1960 and the site was then used as a shopping destination. It was demolished post-2010. The western boundary of the site is formed by the Leeds and Liverpool Canal. No early archaeological remains are expected to survive here.

The listed grade II Lodge Canal Bridge is located at the south-western tip of the site, with the grade II Lodge Farmhouse c.165m west along Barden Lane. The unlisted but significant Leeds and Liverpool Canal forms the western boundary of part of the site.

This site is considered to be of negligible archaeological significance.

No archaeological investigation or recording is recommended.

### **HSG1/38: Butcher's Farm**

A timber-framed aisled barn was reported to have been partially demolished on this site in 1979-80, although its exact location is not specified. It was probably of C16-C18 date and may be the extant barn off Ormerod Street. It was presumably associated with a similar-dated or earlier farmhouse, although the location and survival of such a site is unrecorded. In the later C20 and early C21 century this site has seen considerable disturbance from modern building and site operations and it is not clear if any early buried remains will survive here.

Jackson's Farm is listed grade II\* and located 275m northeast of the site. 11, 13 and 15 Church Square, Wallstreams and Wallstreams Cottage are listed grade II and located 130 and 170m respectively to the northwest, with the church of St John the Evangelist (also grade II) being 220m away in the same direction.

The site is of unknown significance and requires further investigation. It is potentially of regional significance should archaeological remains of C16 or earlier date be present. C16-C18 remains would be of at least local significance. If no such remains can be expected to survive then it is of negligible archaeological significance.

A scheme of desk-based assessment and a rapid site inspection should be undertaken with a view to identifying the early farm and barn sites, along with the extent of more modern disturbance. A scheme of trial trenching may also be necessary. If intact early buildings are found these should preferably be preserved in situ, but buried remains of this date may be managed by further excavation and recording.