



**29-35 TRAFALGAR
STREET
BURNLEY
LANCASHIRE**

**Archaeological Building
Investigation**



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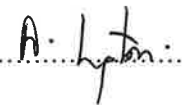
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SUMMARY

Burnley Council in partnership with Barnfield Construction is currently engaged in a major programme of regeneration of the Weavers' Triangle in Burnley. This has focused on returning historic industrial buildings, many of which are afforded statutory designation as listed buildings, back into viable long-term use. This is to be coupled with new development, which is intended to bring new investment to the area.

One element of the new development is the proposed construction of a drive-through fast-food restaurant on Trafalgar Street. The development proposals allow for the demolition of existing properties at 29-35 Trafalgar Street (centred on NGR 383516 432472). These buildings are shown on historical mapping to have originally comprised a block of eleven cottages, with a row of four single-depth houses along Trafalgar Street, and seven properties to the rear arranged around a small central courtyard. The complex was enlarged by the addition of a further two properties at the northern end of the block, depicted as back-to-back houses.

In order to secure archaeological interests, Burnley Council attached a condition to planning consent for the proposed development that allowed for an appropriate programme of archaeological building investigation to be carried out in advance of demolition. In October 2014, Barnfield Construction commissioned Oxford Archaeology North to carry out the required programme of archaeological building investigation. This was commensurate with an English Heritage Level II-type survey, and has provided an appropriate record of the buildings to mitigate their ultimate loss. The survey was carried out in October 2013.

The earliest cottages comprised three rows of single-fronted, two-storey one-up-and-one-down cottages built around the courtyard, with a smaller blind-backed cottage within the courtyard accessed through a narrow passageway. Whilst such a layout was typical of the period in the industrial suburbs of the large industrialised towns, its construction on the outer fringes of Burnley at this date is very unusual. The apparent lack of standardisation within the plan form is also unusual. Two larger properties were quickly added to the northern end of the complex, with the second cottage deliberately creating a pair of two-up-and-two-down back-to-back cottages, representing a very rare survival of such structures, not only within the town, but within the wider region as a whole. Again their plan forms varied, with the latter structure having a layout more typical of early rural small houses.

Although heavily remodelled by later twentieth century usage, the cottages retained many good examples, and relatively rare survivals of features typical of such structures, including steep winding staircases, in both timber and stone, a shelved cellar, and a small-paned sash window. The arrangement of the cottages themselves was possibly unique within the town.

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Oxford Archaeology North (OA North) would like to thank Gareth Smith and Matthew Guirdham of Barnfield Construction for commissioning and supporting the project. Thanks are also expressed to Erika Eden-Porter of Burnley Council for her support.

The building investigation was carried out by Graham Mottershead, Chris Wild, and Lewis Stitt. The report was compiled by Graham Mottershead and Chris Wild, and the illustrations were produced by Graham Mottershead and Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Burnley Council in partnership with Barnfield Construction is currently engaged in a major programme of regeneration of the Weavers' Triangle in Burnley. This has focused on returning historic industrial buildings, many of which are afforded statutory designation as listed buildings, back into viable long-term use. This is to be coupled with new development, which is intended to bring new investment to the area.
- 1.1.2 One element of the new development is the proposed construction of a drive-through fast-food restaurant on Trafalgar Street. The development proposals allow for the demolition of existing properties at 29-35 Trafalgar Street. These buildings are shown on historical mapping to have comprised a row of four single-depth houses along Trafalgar Street, with at least six properties to the rear arranged around a small central courtyard. The two properties forming the northern end of this block appear to have slightly larger than the others, and are depicted as back-to-back houses.
- 1.1.3 In order to secure archaeological interests, Burnley Council attached a condition to planning consent for the proposed development that allowed for an appropriate programme of archaeological building investigation to be carried out in advance of demolition. In October 2014, Barnfield Construction commissioned Oxford Archaeology North to carry out the required programme of archaeological building investigation. This was commensurate with an English Heritage Level II-type survey, and has provided an appropriate record of the buildings to mitigate their ultimate loss. The survey was carried out in October 2013.

1.2 LOCATION, GEOLOGY AND TOPOGRAPHY

- 1.2.1 The study area lies on the western fringe of Burnley town centre (centred on NGR 383516 432472), on the southern side of the Leeds and Liverpool Canal, at a height of between 110m and 125m above Ordnance Datum (Fig 1). It is bounded by Trafalgar Street to the south-west, Varley Street to the south-east, and the Leeds and Liverpool Canal to the north (Plate 1). The site lies within a part of Burnley known as the 'Weavers' Triangle', and forms the central part of the Canalside Conservation Area.
- 1.2.2 A focal feature of the local landscape is the Leeds and Liverpool Canal, which here forms the core section of its industrialised length through Burnley. Its route follows an elevated contour that encircles the town centre, and provided a focus for industrial development during the nineteenth century.

- 1.2.3 The solid geology of the Burnley area comprises mostly sedimentary rocks of the Lower Westphalian coal measures. These are Carboniferous period deposits which date to between 290 and 345 million years ago, and include sandstone and Millstone grits. The overlying drift geology is essentially post-glacial deposits, predominantly boulder clay with some areas of sands or gravels (Countryside Commission 1998). The soils of the surrounding area, as mapped by the Ordnance Survey Soil Survey of England and Wales (1983), are predominantly of the Brickfield 3 series, which are cambic stagnogley soils, deriving from the underlying geology.



Plate 1: Recent aerial view of the study area, prior to the demolition of the properties adjacent to 29-35 Trafalgar Street

2. METHODOLOGY

2.1 METHODOLOGY

- 2.1.1 The building investigation was carried out in October 2014. It aimed to provide an understanding of the historic fabric and key architectural features of the various buildings in the study area, and to provide an archive record of their component structures. It has provided a drawn, photographic and textual record of the buildings to English Heritage (2006) Level II standard. Records were made of all principal structural elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was paid to the relationship between the earliest and latest parts of the building, especially those that would show their development and any alterations.
- 2.1.2 **Photographic Survey:** a photographic archive of the buildings was compiled, consisting of both general and detailed interior photographs, which were captured using digital formats.
- 2.1.3 **Instrument Survey:** accurate measured survey plans of the buildings were supplied at the start of the archaeological investigation, and were used as a basis for annotation to illustrate the phasing and development of the buildings. Detail captured by the annotation included features such as window and door openings, and changes in building material and phasing. Some additional survey was carried out using a reflectorless total-station survey, and the final drawings are presented through an industry standard CAD package (AutoCAD 2004).
- 2.1.4 **Interpretation and Analysis:** a visual inspection of the buildings was undertaken, and a description maintained to English Heritage (2006) Level II standard. These records are essentially descriptive, and provide a systematic account of the origin, development and use of the former domestic properties.

2.2 ARCHIVE

- 2.2.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Research Projects in the Historic Environment*, 2006). The original record archive of project will be deposited with the Lancashire County Record Office.
- 2.2.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 In order to place the study buildings in a local and regional context, the following section focuses on providing a summarised account of their development. This account is preceded by an overview of the development of the area.
- 3.1.2 By the sixteenth century Burnley was the market centre for its local area, and by 1650 it was regarded as a small market town at a national level (Farrer and Brownbill 1911, 442). The majority of the populace in the towns of the region at this time were engaged in the processing, manufacture, and distribution of textiles (Walton 1987), and Burnley was no exception. Many of the cloth workers were independent, operating a cottage-based industry, although the presence of clothiers, such as Richard Sagar of Coal Clough House in 1641, demonstrates that there were employers of weavers working in loomshops (Bennett 1948, 88).
- 3.1.3 A survey of Lancashire in 1787 by Tunnicliffe lists several textile manufacturers in the Burnley area, who would probably have been engaged in the production of woollens (*op cit*, 168). By the end of the eighteenth century, however, cotton began to predominate, and several woollen mills were converted to cotton production. Expansion of the cotton industry led to a rapid growth of the town, with the population more than doubling between 1801-21 (Lowe 1985, 29). Central to this expansion was the application of steam power to textile production, which led to larger mills being built. The first steam-powered mill in Burnley is thought to have been Peel's Mill at the bottom of Sandygate, erected in 1790 (Bennett 1948, 174). By 1830 there were a total of 32 steam engines employed in the town's textile mills, demanding an increasingly larger workforce (Table 1).

Year	Population	Difference	% Increase
1811	5405	+ 1487	37.9
1821	8242	+ 2837	52.5
1831	10026	+ 1784	21.6
1841	14228	+ 4202	41.9
1851	20828	+ 6600	46.4
1861	28700	+ 7872	37.8
1871	40858	+ 12158	42.4
1881	58882	+ 18024	44.1
1891	87016	+ 28134	47.8
1901	97043	+ 10027	11.5

Table 1: Population of Burnley, 1811 - 1901

- 3.1.4 Another crucial factor in the expansion of the steam-based textile industry was the completion of the Leeds and Liverpool Canal which, by 1816, formed a trans-Pennine route, and connected Burnley with the west coast port of Liverpool, and the east coast ports via the rivers Aire and Trent (Clarke 1994). The canal was opened in sections, and that which passed through Burnley was completed by 1801. This not only provided an arterial route for the import of raw materials and the export of finished goods, but also served the mill steam-power plants with a ready source of water for boiler feed and condensing purposes. This factor accounts for the dense concentration of mills flanking the canal as it passes through the present study area.
- 3.1.5 The application of power-looms was introduced to the region during the 1820s, although weaving sheds became a common feature of Burnley's townscape mostly after the 1850s (Ashmore 1982, 190). Nevertheless, the town developed to become the foremost weaving production centre, possibly in the world, just prior to World War I.
- 3.1.6 The 1960s saw great changes in Burnley with numerous buildings being demolished. It was estimated that ten acres of the town were under reconstruction by 1969, reducing Burnley's 300-odd chimney stacks to just a handful (Fort 1988). This was focused on the town centre, however, and the industrial townscape of the Weavers' Triangle has survived remarkably intact.
- 3.1.7 The key characteristics of the canal, nineteenth-century textile mills and associated workers' housing still dominate the townscapes of the region today, although the Weavers' Triangle is undoubtedly the best surviving example in Lancashire (Lancashire County Council 2001), and probably one of the most important historic industrial areas in the country. The architectural heritage of the town is reflected in the large number of Industrial Period buildings that are listed, and the designation of sections of the canal corridor as a conservation area. The Canalside Conservation Area was designated in October 1988, and included part of the Weavers' Triangle. Due to the threat of demolition of neighbouring buildings and the originally very tight boundary, the Conservation Area was extended in August 1990 and again in March 1993 to enclose the whole of the Weavers' Triangle. A further extension in February 1997, to include other notable canalside buildings and engineering features, defines the current boundary. Covering an area of some 34 hectares the Canalside Conservation Area includes a fine collection of well-preserved canalside architecture and engineering features and is widely recognised as being one of the most important historic industrial areas in the North West. Nevertheless, some of the built heritage has been lost recently, frequently as a direct result of dereliction and decay. For instance, Woodfield Mill of 1888-9, situated on the corner of Keppel Place and Trafalgar Street, was destroyed by a devastating fire in November 2008.

3.2 THE STUDY AREA

3.2.1 The study area retains a rectangular block of buildings that represent the remains of former dwellings that front onto Trafalgar Street and are bounded to the west and east by Derby Street and Varley Street respectively. The precise year in which these dwellings were built is uncertain, although they are absent from an undated plan though to have been produced in the early 1840s, but do appear on the Ordnance Survey first edition 6": 1 mile plan that was surveyed in 1844 and published in 1848. This appears to show a U-shaped arrangement of buildings, fronting onto Trafalgar Street, with a small yard to the rear. The more detailed Ordnance Survey 1:1056 mile map of 1851, however, shows an additional two properties to have been added to the rear, enclosing the yard area (Plate 2).



Plate 2: Extract from the Ordnance Survey 60": 1 mile map of 1851, with arrow marking the site of 29-35 Trafalgar Street

4. RESULTS

4.1 INTRODUCTION

4.1.1 The domestic buildings that formed the target of the building investigation are shown on historical mapping to have comprised a row of four single-depth houses along Trafalgar Street, with at least six properties to the rear arranged around a small central courtyard. The two properties forming the northern end of this block appear to have slightly larger than the others, and are depicted as back-to-backs.

4.2 29-35 TRAFALGAR STREET

4.2.1 The basic extant plan represents a modification of that shown on the Ordnance Survey map of 1851 (Plate 2). The earliest phase appears to represent a U-shaped block of eight houses, fronting Trafalgar Street, Derby Street and what later became Varley Street. These are shown with a rear yard on the earlier 6": 1 mile edition of 1848, prior to the construction of two further dwellings on the northern side, enclosing the courtyard. The four properties fronting Trafalgar Street are narrower than those on either side street, but have been remodelled into a single shop at ground-floor level (Plate 3).



Plate 3: The front elevation of 29-35 Trafalgar Street

4.2.2 Above the shop frontage, they survive in their original form, being of dressed sandstone block construction, similar to the adjacent Habergham Eaves School, erected in 1840, and the nearby Slater's Terrace, built between 1845 and 1850 (OA North 2010).

- 4.2.3 Both the first and second floors had two pairs of diminishing windows with dressed single-piece sandstone surrounds and projecting sills (Plate 3). Those on the upper floor are placed at wall-head height, with the rooms within being open to the rafters of the hipped roof. Although much of the internal detail has been removed, original partitions survived within the roof space of all the properties, and comprised single-skin, hand-made brick walls, although all had been remodelled with later inserted doorways (Plate 4). Painted plaster, with a single red stripe below the wall head (Plate 5) appears to form relatively early decoration, but may be contemporary with the insertion of the doorways, overlying an earlier coat of Dolly Blue whitewash (Plate 5).



Plate 4: Original partitions at second-floor level



Plate 5: Painted plaster on original partitions

- 4.2.4 The position of the windows, and those in the return bays on both Derby Street and Varley Street (Plates 6 and 7), reveal much of the original layout of the cottages. The windows on the main façade are arranged in two pairs, placed centrally within each half of the frontage. This demonstrates that the cottages were erected as two mirrored pairs of single-fronted, cottages, with the doorways being placed at either end of the façade, and as an adjacent pair in the centre. The wider gap between the windows of 33 and 35 Trafalgar Street reflects the slightly larger size of the western property (Fig 4), clearly shown on the 1851 plan (Plate 2).

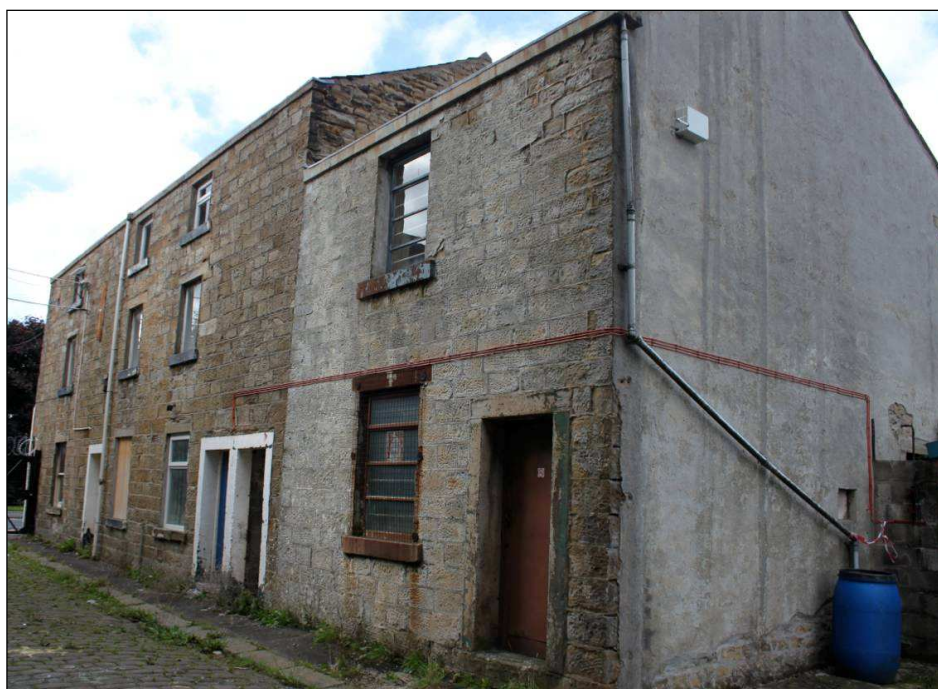


Plate 6: The Varley Street elevation of 29-35 Trafalgar Street



Plate 7: The Derby Street elevation of the building

- 4.2.5 This arrangement was not common until the mid-nineteenth century (Muthesius 1982, 87), and appears to have been undertaken to allow large central windows to be included in the side elevation, where a fireplace would have been placed in one of the structures had they been erected on the more traditional repeated plan form. The central placement of the windows in the end walls of the Trafalgar Street properties also shows them to have been of only a single room depth, forming blind-backed, one-up-and-one-down cottages, rather than having the side windows serving a small rear kitchen, as might be expected with a rectangular plan-form.
- 4.2.6 Mirroring the plan form generally allowed for fireplaces to be placed back-to-back on the party wall between each cottage, although a lack of flues in the extant internal walls within the roof space shows that this was not the case with the Trafalgar Street properties (Plate 4). Evidence for possible fireplace flues survived instead at the rear of these structures at first-floor level, in all but the larger western structure (Plates 8 and 9), suggesting that they were placed centrally in the inner cottages and in the inner corner of the outer cottages (Fig 5). Within the southern of the two properties fronting Derby Street, the rear of ground floor flue of 33 Trafalgar Street was observed, with a similar flue adjacent on its western side (Plate 10), presumably serving a fireplace placed against the south wall of the Derby Street cottage.



Plate 8: Flue within 33 Trafalgar Street at first-floor level



Plate 9: Capped flues within 29 and 31 Trafalgar Street



Plate 10: Flues in the south party wall on Derby Street

- 4.2.7 No evidence for hearths was observed at either first- or second floor-levels, suggesting that these rooms were not heated, with the fireplaces at ground floor level being primarily for cooking, with the flue presumably being flanked by a range-type cooker, placed in the corner of the room.
- 4.2.8 Nothing survives of the original stairs on the Trafalgar Street frontage at ground floor level, although their position can be inferred from the external layout, surviving stairs within the Derby Street and Varley Street structures, and the probable fireplace placement. Whilst it was common by this time for the stairs of urban cottages to be placed within a small back room, often in a hallway leading directly from the front door (Brunskill 1982, 153), the placement of a window in the side-wall of the outer cottages precluded the stairs being placed there.

- 4.2.9 Given the probable placement of fireplaces or ‘set pots’ in mirrored pairs on the back wall, as seen in the flues at first-floor level, it is highly likely that the stairs comprised steep, quarter-turn staircases placed against the rear wall, and accessed at the opposite end to the fireplace. An extant stone stair survives in this position in the southern of the two properties fronting Derby Street (Plate 11). A scar at first-floor level above denotes the position of a stair against the back wall to the second floor (Plate 12), with an extant timber stair in this position in the corresponding cottage fronting Varley Street (Fig; Plate 13).

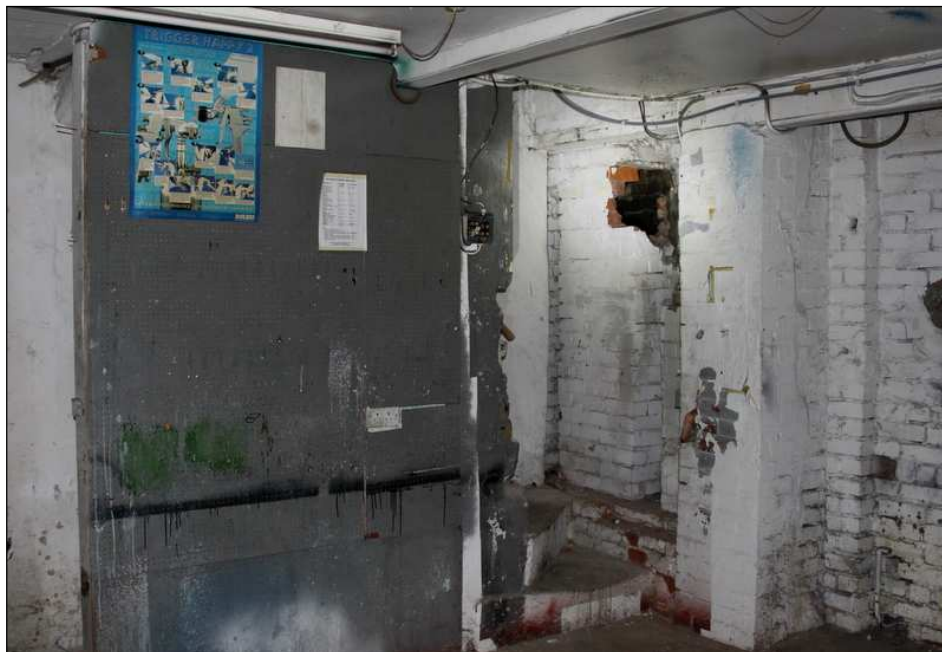


Plate 11: Stone stair in southern property on Derby Street



Plate 12: Scar for further stair to second floor in southern property on Derby Street



Plate 13: Timber stair to second floor in southern property on Varley Street

- 4.2.10 The cottages on the side streets formed a continuous build to form part of a continuous U-shaped block of cottages. These had facades mirroring each other, as on the Trafalgar Street frontage, with doorways placed on the opposing ends of the front walls. The properties were slightly wider and deeper, giving the possibility that these were in fact two-up-two-down cottages, with a small back room housing the fireplace and stairs, with the dividing wall being placed on the alignment of the party wall between the cottages on Trafalgar Street. Both of the northern cottages had narrow doorways into a rear courtyard (Fig 4; Plate 14), demonstrating that the fireplaces in the side cottages were not placed back-to-back on the rear wall against the party wall, and that the cottages may have had a repeated, rather than mirrored internal plan, despite the facades.
- 4.2.11 At the northern end of the Varley Street row the doorway of the cottage was placed slightly to the south, with a further door in a position matching those in the other cottages forming a corridor into a narrow courtyard (Fig 4; Plate 15). Quoin stones above this doorway suggest that the elevation mark the original return of the block of dwellings.



Plate 14: Extant and blocked doorway into courtyard



Plate 15: Doorway (to the right) affording access to the enclosed courtyard to the rear

4.2.12 The courtyard is shown on the Ordnance Survey plan of 1848 as being bounded on its northern side by a wall, hence the need for an access passage from Varley Street (Plate 16). This is a somewhat unusual arrangement, as access could more simply have been formed into the courtyard by the provision of a door in the northern boundary wall. However, it appears that such straightforward access was prevented by either land ownership issues, or that the construction of the two cottages on the northern side of the courtyard, which were completed within a relatively short space of time, was already planned.



Plate 16: Access passage from Varley Street to the enclosed courtyard

4.2.13 The courtyard appears to have given access on its southern side into a narrow blind-backed cottage (Plate 2) into which there was latterly no external access at ground-floor level, because the door at its western end was blocked (Plate 14). This very small dwelling was remodelled subsequently to form ground-floor outshut extensions to the two central cottages fronting Trafalgar Street, with the rear elevation being entirely rebuilt in brick, bonded in black sooty mortar, and depicted on the Ordnance Survey edition of 1892 (Fig 3). At first-floor level it was knocked through into the cottages fronting Trafalgar Street, being converted into indoor privies. A scar for its shallow roof was visible at second-floor level either side (Plate 17).



Plate 17: Roof scar for cottage on south side of courtyard

- 4.2.14 The courtyard also had narrow doorways into the rear of the two northern properties (Plate 14), the eastern one being blocked subsequently. The Ordnance Survey plan of 1851 appears to show an outshut extension on the rear of the northern of the cottages on Derby Street. There is no evidence for this, either within the cottage (which is heavily rendered), or on the exposed rubble wall face within the courtyard. It is probable that the structure represents a lean-to privy in the courtyard, serving all the original cottages, with an enclosed area to the north probably representing an ash pit. Access to this privy for the two southern cottages on Derby Street and Varley Street presumably involved using the external passage.
- 4.2.15 The Ordnance Survey plan of 1851 also appears to show a stair along the eastern side of the courtyard. These lead from north to south, and given the position of a doorway at ground-floor level in this position, this must have afforded access to the first floor of either this dwelling, or the blind-backed dwelling on the southern side of the yard. The upper floor of the blind-back is jettied over the yard, and its fabric reflect that of the other cottage frontages at this level, comprising dressed, coursed sandstone blocks with single-piece jambs and projecting lintels. Whilst there is no physical evidence for the remodelling of the window in the eastern part of the wall, which corresponds to the position of the landing depicted on the 1851 plan, it is very unlikely that such a small cottage would have had two windows into a single room at first-floor level. It is also probable that this wall was significantly remodelled, as the 1:500 OS edition of 1892 shows a much larger jettied projection (Fig 2), which corresponds to I-section beams placed within the extant yard. This combined evidence suggests that the stairs led to the upper floor of the blind-back, which was thus presumably divided into two single-room dwellings, the upper being slightly larger than that below. The 1892 plan also shows the outshut at the rear of the cottage on Derby Street in more detail, and as clearly a separate entity to the cottage, having been enlarged to form three privies.

4.3 VARLEY STREET AND DERBY STREET EXTENSIONS

- 4.3.1 Sometime between 1848 and 1851, two further structures were added to the north of the original housing block. These comprised further cottages, which, although larger than the earlier structures in plan, were of only two storeys, with the attics apparently only useable for storage, rather than providing a further storey as in the taller, earlier dwellings.
- 4.3.2 The eastern of these two cottages is of similar dressed stone to the row of buildings to the south, and butts the earlier structures, utilising the earlier wall to form its southern internal wall. Although it appears to have had a walled yard at the northern end of Varley Street, which appears to have formed part of the boundary wall of the Caledonia Boiler and Gasometer Works, the Varley Street façade matches that of the earlier structures, but with the windows to the two taller stories placed slightly higher, and with a string band below the eaves. This suggests that it formed the principal access into the structure, which also has a doorway in its northern gable wall (Plate 18). This may represent an insertion affording access into a courtyard created by the erection of further dwellings along Varley Street, and a large weaving shed, erected prior to 1892 as part of Caledonia Mill.



Plate 18: Northern gable of the later extensions

- 4.3.3 Internally, the window in the front elevation at ground-floor level was recessed within a bay (Plate 19), and a similar blind bay in the rear wall suggests that this cottage was built prior to that to the rear, and that a window originally placed in this position was blocked. An extant adjacent doorway up a slope into the western cottage may represent an original entrance if the cottages were of different date, but would have been blocked subsequently, being re-opened when the buildings were combined into a single property in the late twentieth century. The straight stone stairs were placed adjacent to the north wall, with only a short hallway from the door in the Varley Street façade (Plate 19), representing a slight variant of the typical single-fronted cottage plan, which had the stairs placed further from the front door, adjacent to the back room (Brunskill 1997, 115).

- 4.3.4 A keeping hole was incorporated into the wall below stairs (Plate 20), and no evidence was observed to suggest the presence of a cellar. The placement of the doorway adjacent to the stairs in a gable wall is uncommon (Fig 4; Plate 19), further suggesting its insertion. No evidence for internal partitions survive at ground-floor level, but an encased ceiling beam across the ground-floor level with the western edge of the stair wall (Plate 19) probably represents the position of a partition between the front, eastern room, and the smaller scullery, which appears to have been devoid of a fireplace, to the rear.



Plate 19: Stairwell and window within recessed bay fronting Varley Street



Plate 20: Keeping hole below stairs in Varley Street extension

- 4.3.5 Original lath and plaster partitions survive on the upper floor, with a small landing affording access to a larger front room with a window overlooking Varley Street, and a smaller rear room with a smaller vertical window in the gable wall. A chimney breast survived only above floor level in the front room (Plate 21), constructed against the external wall of the earlier cottages to the south, and also visible as a brick stack within the roof space (Plate 22), was keyed with stone into the cottages to south. The quoined return of the rear wall of the earlier cottages was also visible within the west side of the roof (Plate 22). The attic was accessed through a 3' x 2'6" hatch above the stairs from the ground floor, with a doorway placed 34" above the floor of 8.5" wide boards (Plate 23). The ceiling is of lath and plaster, to band or pit-sawn joists, with three vertically-set purlins to each pitch of the replaced roof (Plate 22).



Plate 21: Remains of chimney breast at first-floor level



Plate 22: Roof space of extension to Varley Street properties



Plate 23: Access hatch to roof space of Varley Street extension

- 4.3.6 The western of the two larger cottages had a front wall of rock-faced block construction, unlike the finer-tooled blockwork of the cottages to the east and south (Plate 7). Its internal plan also differed from that to the east, further suggesting a different phase of construction. It also retained greater evidence of its original plan form than the other structures within the block.
- 4.3.7 The front room, which appears to have originally comprised a living room / kitchen was accessed from the northern end of the Derby Street facade, with a centrally-placed vertical window providing the only source of light (Plate 24). A large central fireplace survived behind a late partition on the southern wall (Fig 4; Plate 24), whilst the east wall of the front room was of single-skin brick construction and had doorways at either end (Fig 4; Plate 25). That at the southern end of the wall afforded access into the stairwell, with a perpendicular sandstone stair affording access to the first floor (Fig 4; Plate 26). This differs from the cottage to the east, further suggesting a different date of construction, or different builder, and represents an alternative plan form for small urban cottages, typical nationally, but uncommon in the north of England, being replaced here by the rear stairs at a relatively early date (Muthesius 1982, 87, 123).



Plate 24: Front room of Derby Street extension



Plate 25: Rear wall of front room of Derby Street extension



Plate 26: Straight stone stair in Derby Street extension

- 4.3.8 The doorway at the northern end of the western stair wall gave access to a further short sandstone stair into a small, approximately 6 x 5' chamber, of probably 5' height, although the majority was obscured by rubble infill. The southern and western walls of this probably cold store / pantry retained 11" wide, 2" thick sandstone shelves, set 22" below ceiling height (Plates 27 and 28). The eastern stair wall above was carried on 4" thick flagstones, supported by a one brick square (9") pier with sandstone capping (Plate 28). Access to the cellar was blocked, possibly in the early/mid-twentieth century, with a timber floor inserted to carry the rear of a safe, which was placed in the front room (Plate 25).



Plate 27: Shelves within pantry cellar



Plate 28: Brick pier with sandstone cappings supporting floor above cellar

4.3.9 The north wall originally housed a small square window opposite the entrance to the small cellar, but this was blocked following the erection of the Caledonia Mill weaving shed, which overlay the majority of the northern gable, with its wall scar still visible externally (Plate 18). A further window in the north wall afforded access into the narrower rear scullery/wash house, at the rear of the property, and which appears to have been devoid of a fireplace, but possibly had a copper boiler placed in one corner, with an internal brick flue that was removed subsequently. What appears to have been an original doorway was placed at the eastern end of the north wall, but was remodelled subsequently to form a further window (Plates 18 and 29). This appears to have originally provided access into the yard of the Caledonia Boiler and Gasometer Works, but following the construction of a further range of buildings to the north, prior to 1892, it afforded access into a courtyard, with the 1:500 map of that date appearing to show steps to the yard in the position of the doorway. The majority of the external wall of both properties in the position of this later courtyard was latterly obscured by a mid/late-twentieth century single-storey lean-to, which incorporated some sandstone rubble within its north wall, probably forming part of the external wall of the southern of two ‘tunnel-backed’ (or ‘back-extension’) cottages erected on the Varley Street frontage.



Plate 29: Remodelled doorway at the eastern end of the north wall

4.3.10 The first-floor arrangement retained its original layout (Fig 5), with a small landing leading to a larger front room (Plate 30), with a blocked fireplace in its southern wall (Plate 31) and several, possibly original 8” (0.21m) wide timber planks within the floor. A hatch to the loft was placed above the stairwell (Plate 30), similar to that in the dwelling to the east, but contained a Phillips and Son safe, which was far more ornate than that on the ground floor below, having its handle cast in the shape of a hand (Plate 32).



Plate 30: Front room of Derby Street extension, with attic hatch above stairs



Plate 31: Blocked fireplace in south wall of Derby Street extension



Plate 32: Decorative safe handle within attic hatch

4.3.11 The smaller rear room at first floor level retained what appeared to be an original vertical 16-light timber sash window (Plate 33), and appears to have formed a small bedroom chamber.



Plate 33: original sash window in small rear room

4.3.12 The attic was accessible above the safe and had the reduced height brick and stone chimney stack for the fireplace below *in-situ* (Plate 34). The quoined return of the earlier cottages to the south was also visible, as in the structure to the east (Plate 35). A timber pegged stone roofing flag was also observed within the rubble within the roof space (Plate 36).



Plate 34: Chimney stack for fireplace in front room



Plate 35: Quoined return of earlier Derby Street cottages



Plate 36: Timber-pegged roofing flagstone in Derby Street extension

5. CONCLUSION

5.1 PHASE 1 – 1840s

- 5.1.1 The archaeological building investigation has provided an appropriate record of the complex properties fronting onto Trafalgar Street. These were originally separate dwellings, comprising eight two-storey cottages, with additional rooms in the attic, and a much smaller blind-backed two-storey cottage accessed from a courtyard placed behind the other buildings.
- 5.1.2 Although Trafalgar Street was merely a side street of the main thoroughfare of Sandygate at the time of their construction in the 1840s, the properties were arranged along its frontage, and along two streets either side, which became Derby and Varley Street. This probably reflects the rapid growth of Burnley during the middle years of the nineteenth century, and suggests a degree of town planning, and allocations of land plots on the fringes of the town by this date.
- 5.1.3 Unusually, and in direct contrast to the scene observed by Frederick Engels in Manchester at around the same period (Engels 1844), the four properties fronting what became the main street (Trafalgar Street) were smaller than those on the two side streets. All were single-fronted cottages, and appear to have had only a single room on each floor, although the slightly larger properties on Varley Street and Derby Street may have had timber or single-skin brick partitions to small rear rooms at ground floor level.
- 5.1.4 The main façade was mirrored along its centre-line, although with a slightly bigger property at the western end ruining the symmetry, and possibly suggesting its ground floor usage as a shop. Interior symmetry also appears to have been unusually lacking, particularly when considered with the uniformity of the nearby Slaters' Terrace on Sandygate, built at around the same date. Staircases appear to have been of tight winding sandstone, quarter-turn variety at ground floor level, placed on the rear wall, adjacent to fireplaces on the Trafalgar Street frontage, but possibly placed on side walls on the side streets. Similar timber staircases led to the attics, with a rare survival of such a feature observed in the southern cottage on Varley Street.
- 5.1.5 The inclusion of a courtyard, accessed only through a narrow passage appears unusual when the lack of nearby structures at the time of construction is taken into account. This arrangement is much more akin to that observed within the industrial suburbs of Manchester and Salford at this time, where blind-backed and back-to-back cottages arranged around a dark, poorly lit and ventilated courtyard were the most common type of property built during this period. However, their construction on

the fringes of a town like Burnley in the early-Victorian period appears most unusual.

5.2 PHASE 2 – PRE-1851

- 5.2.1 Shortly after the erection of the original block of cottages, two further dwellings were added to the northern ends of Varley Street and Derby Street. That on Varley Street appears earlier, probably having a rear doorway into a yard on its western side, which was rapidly filled by a further structure within a very short space of time. Thus it appears that the earlier of the two structures was built as a single-fronted, two-up-and-two-down through cottage, but was quickly turned into a back-to-back cottage with the addition of a similarly-sized structure to its rear, intentionally built as blind-backed.
- 5.2.2 Although similar in size, both differ in their internal layout. The earlier structure has its stairs against the side wall, immediately in front of the main entrance, and typical of the period, similar to the plan form of the nearby Slaters' Terrace (OA North 2014). Whilst its fireplaces have been almost entirely removed, the retention of original sandstone and timber staircases, and a hatched entrance into a loft represent rare examples of such features.
- 5.2.3 The slightly later cottage ironically had what would be considered a more traditional plan form, with a central transverse stairwell between the kitchen and parlour. Furthermore, the building retained the only evidence for a cellar, in the form of a small pantry, again typical of small rural houses of the early/mid-nineteenth century. Its survival, and that of the staircases, timber partitions and an original sash window again represented fine and relatively examples of the period.

5.3 PHASE 3 – LATE-NINETEENTH CENTURY ONWARDS

- 5.3.1 The chronology of later alterations to the properties is difficult to establish with any certainty. By the last decade of the nineteenth century, the blind-backed cottage within the courtyard had been converted into outshuts for the two central dwellings on Trafalgar Street, reflecting an improvement in housing and sanitation conditions throughout the region at this time.
- 5.3.2 Later changes involved the conversion of all 11 dwellings into a single property, possibly containing accommodation as well as a shop and offices on the Trafalgar Street frontage. The attics were also knocked through, although this may have been a much earlier alteration, possibly to create multi-roomed flats within the attic, separate from those below, and with most of the internal stairs removed. Unfortunately, the final alterations to the property removed much of the original fabric, most especially at ground-floor level.

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ILLUSTRATIONS

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- Figure 5: First-floor plan of 29-35 Trafalgar Street
- Figure 6: Second-floor and attic plan of 29-35 Trafalgar Street
- Figure 7: Elevations of 29-35 Trafalgar Street

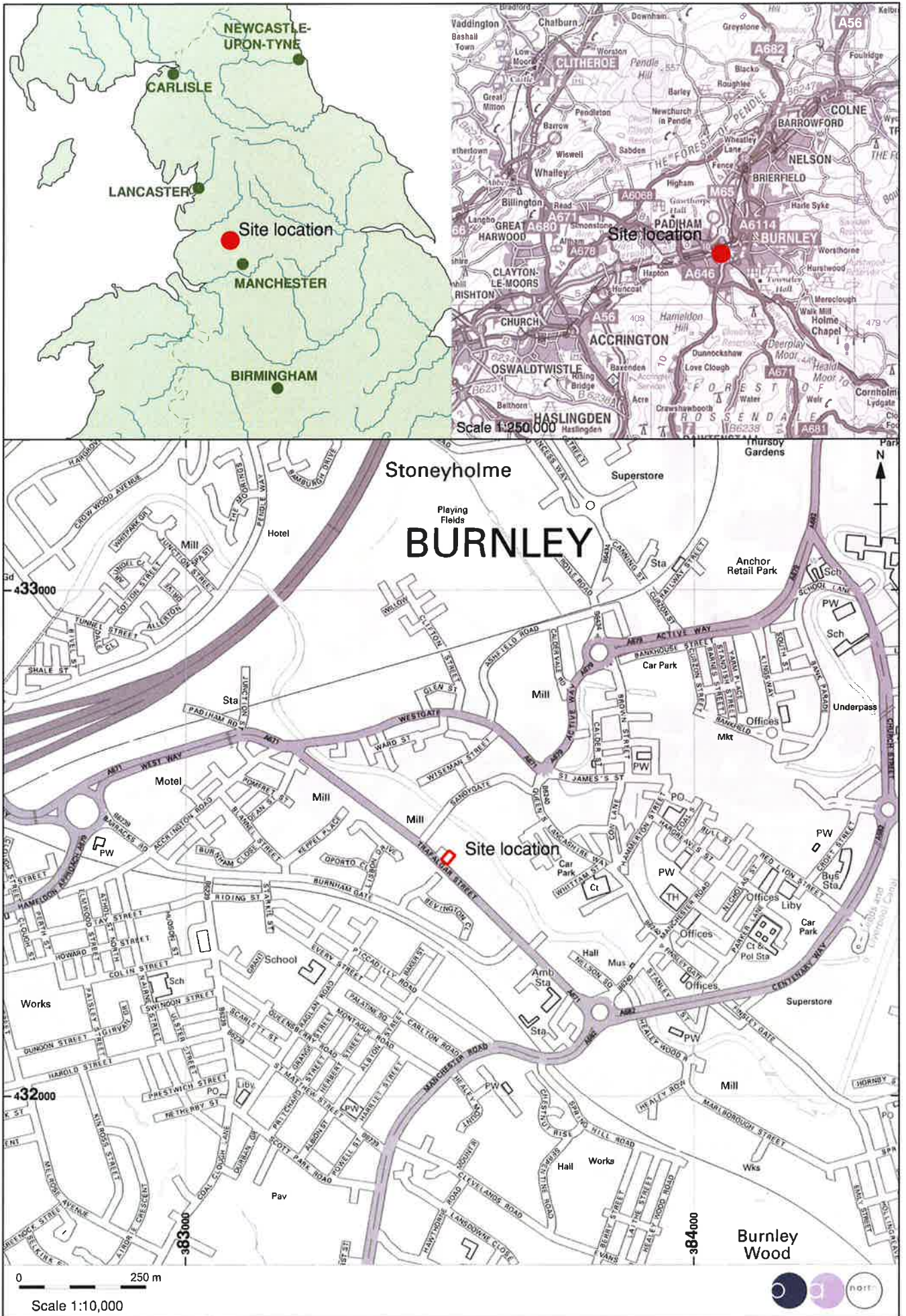


Figure 1: Site Location

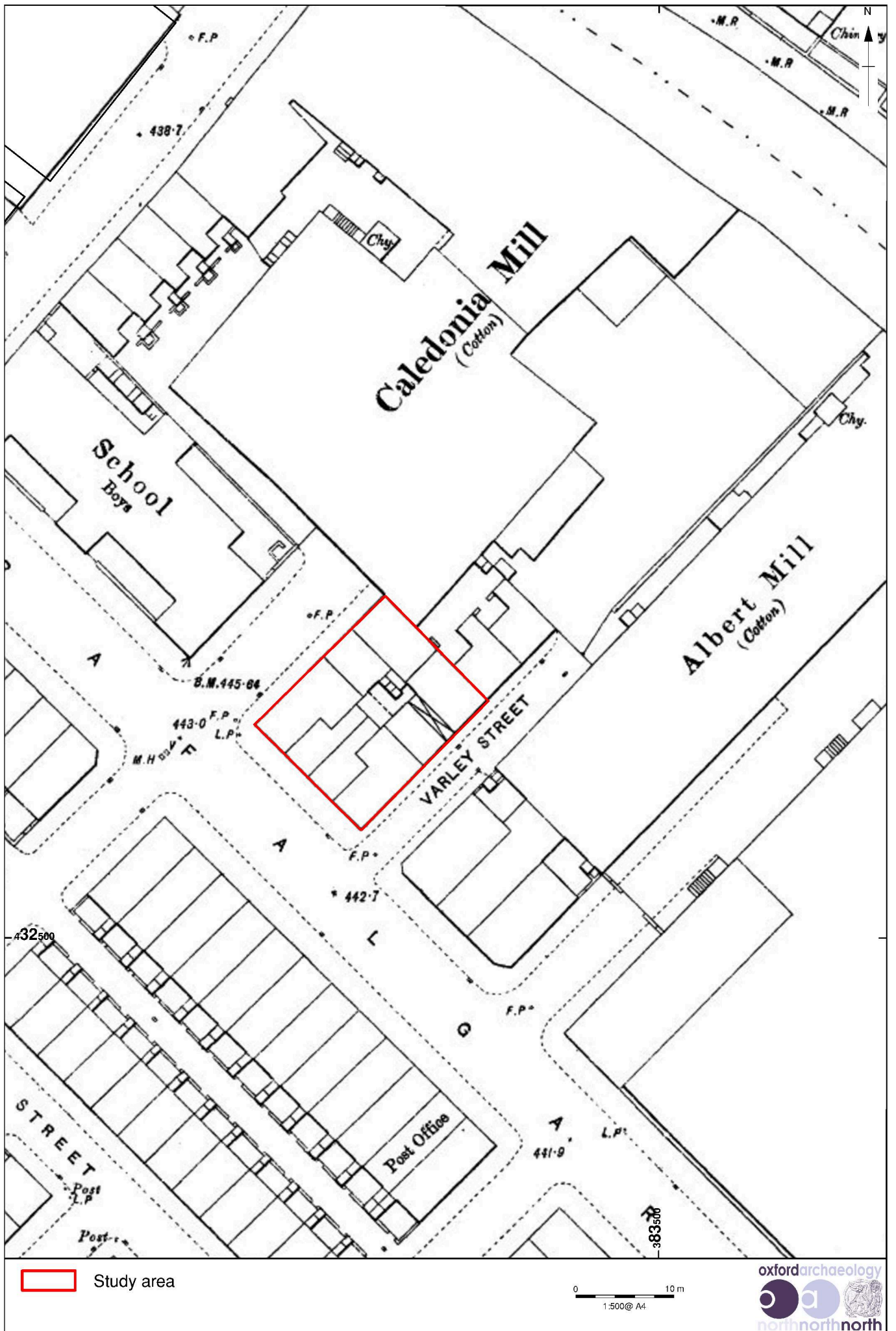


Figure 2: Location of buildings in the study area superimposed on the Ordnance Survey map of 1892

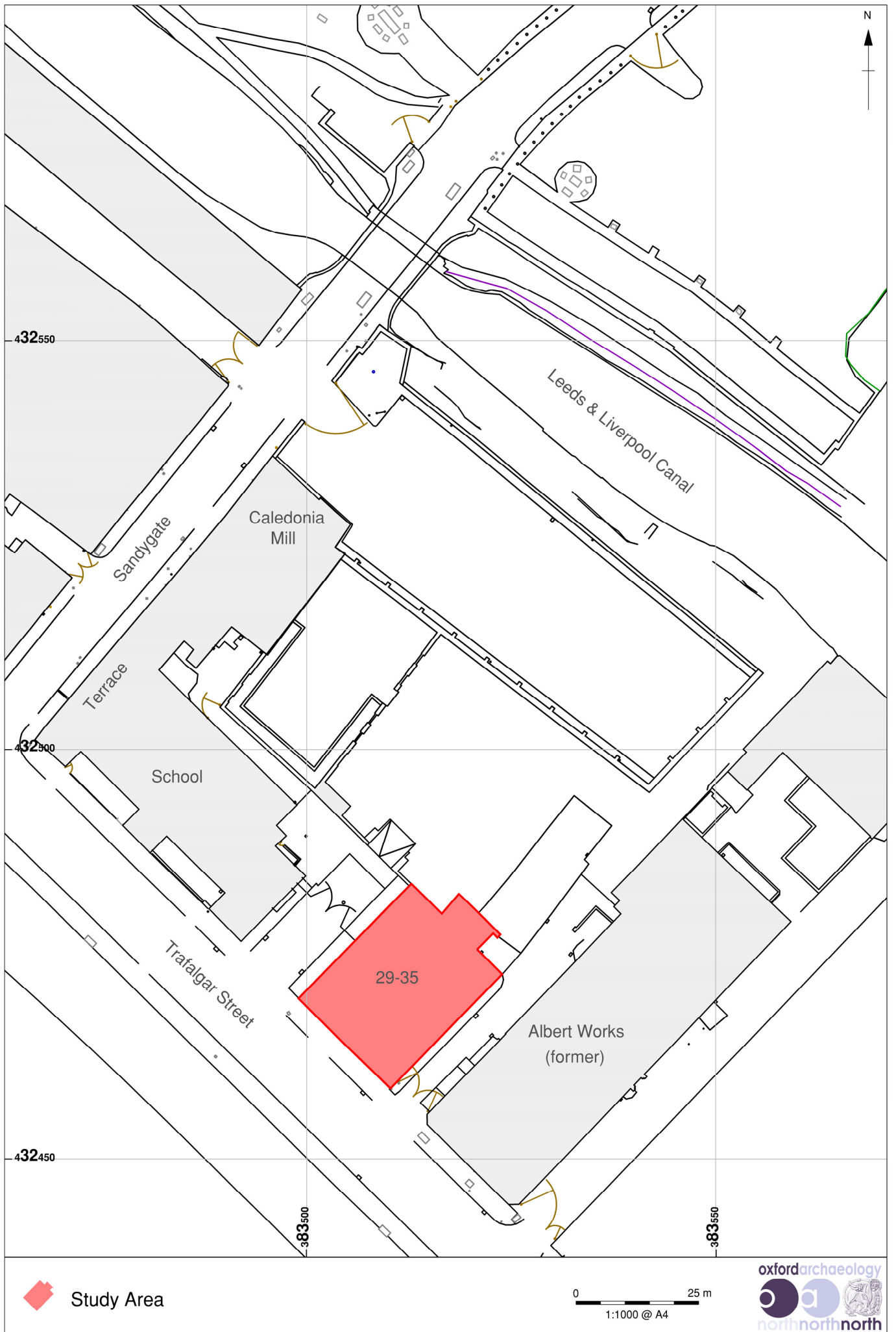


Figure 3: Location of 29-35 Trafalgar Street

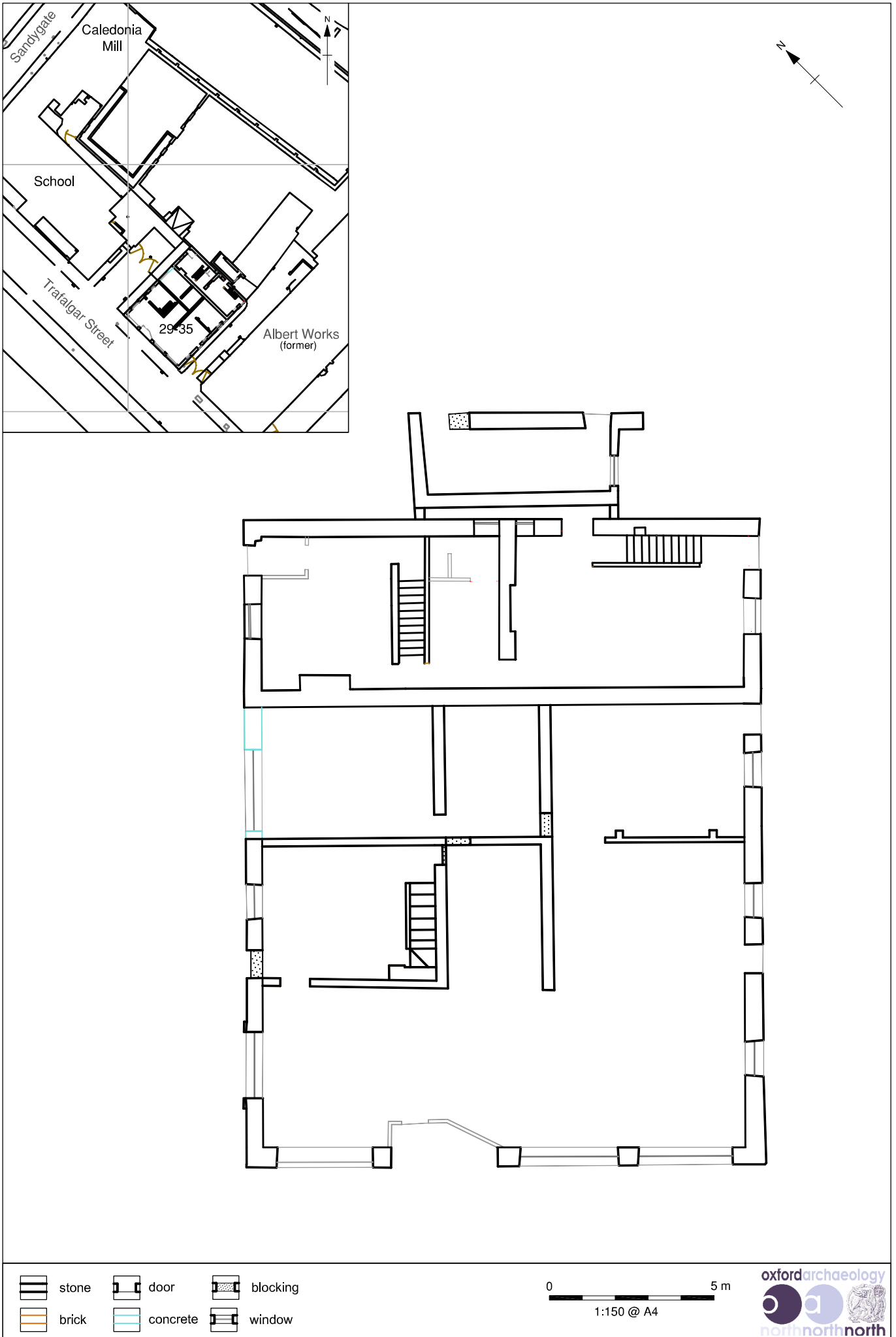
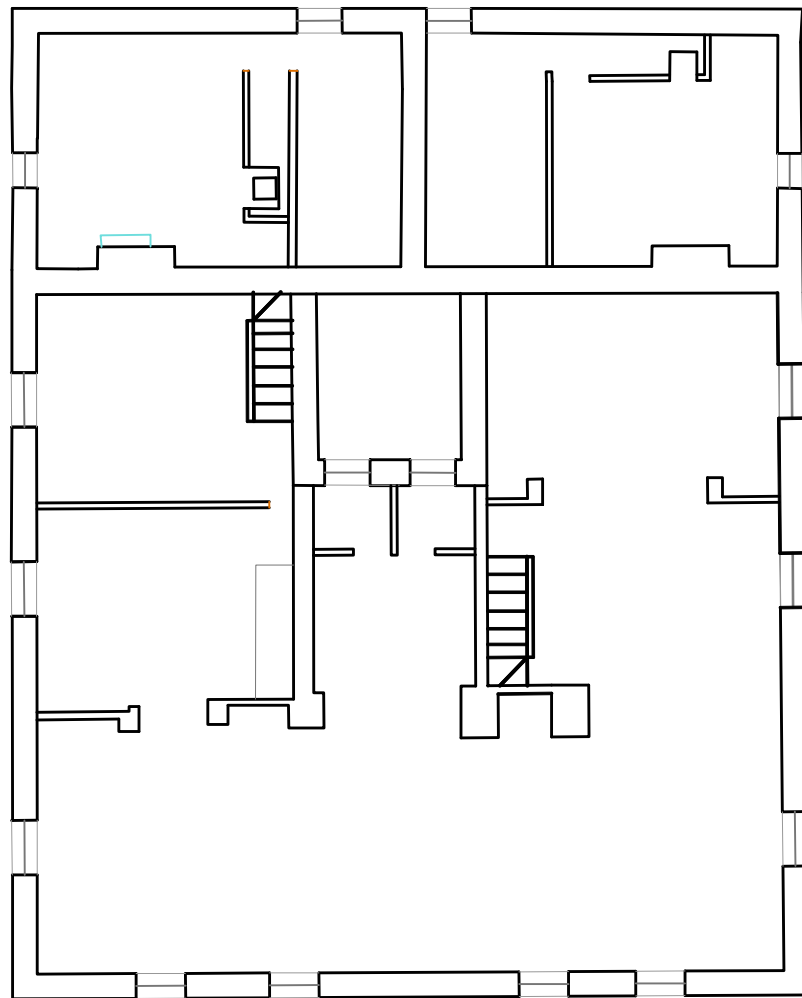
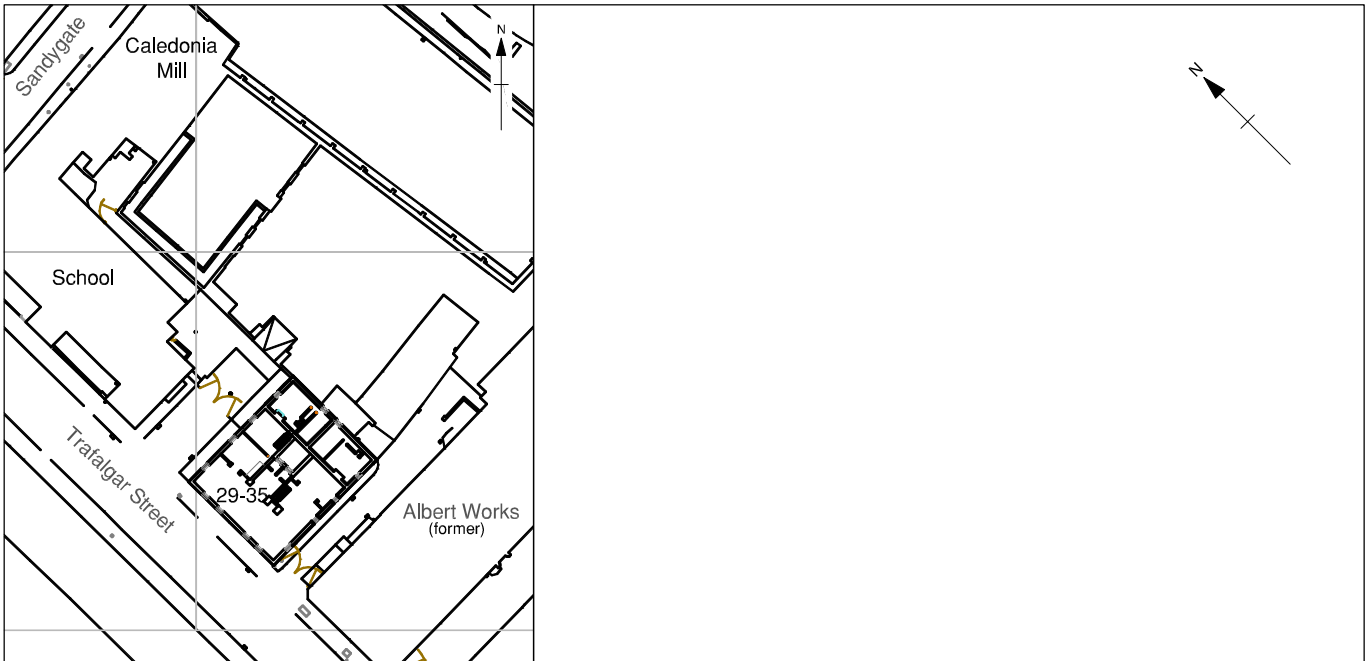








Figure 4: Ground-floor plan of 29-35 Trafalgar Street



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|  brick |  concrete |  window |


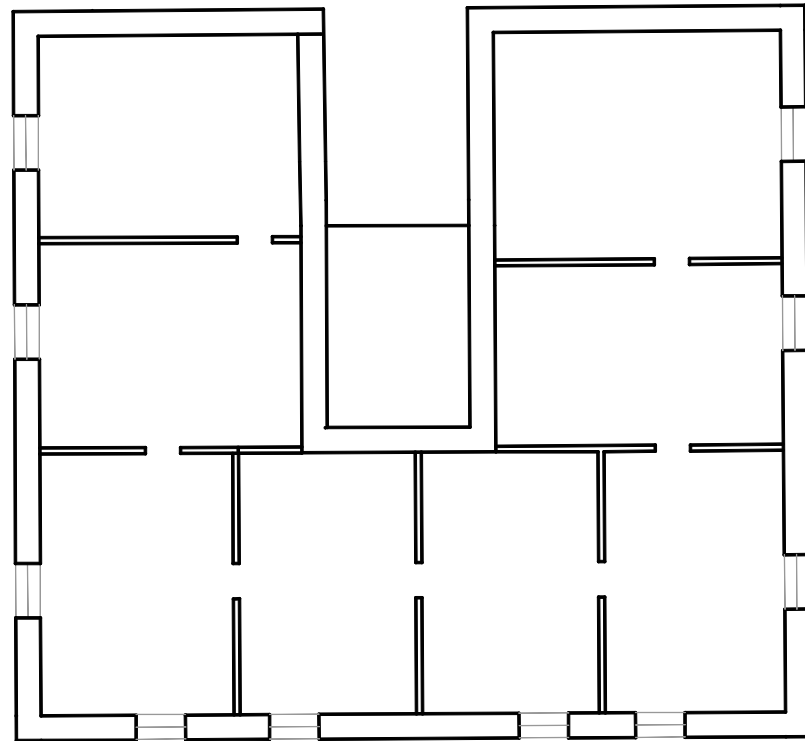
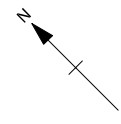
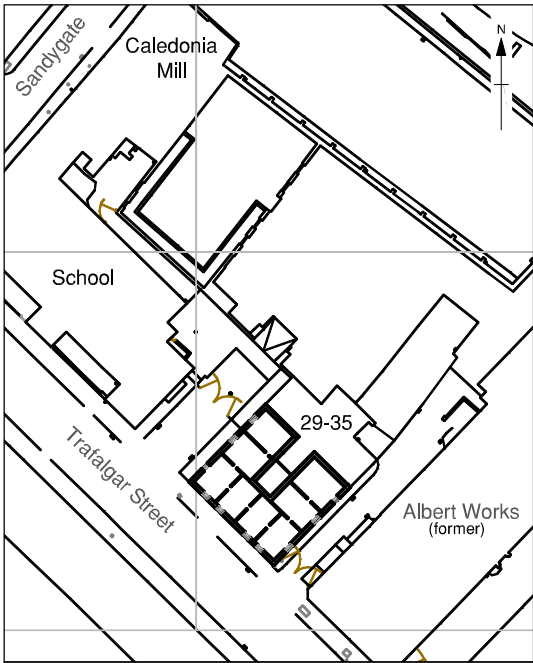
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Figure 5: First-floor plan of 29-35 Trafalgar Street

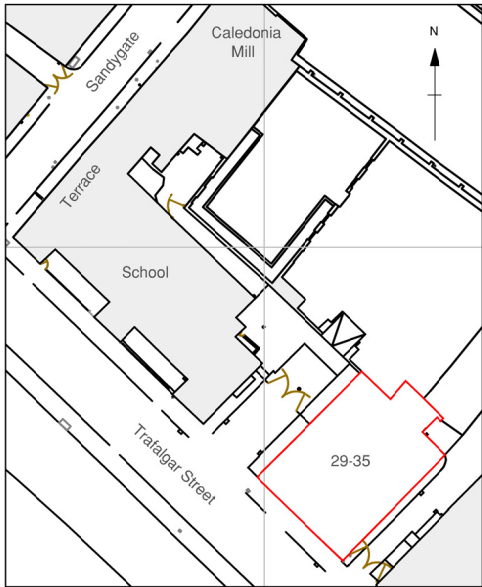


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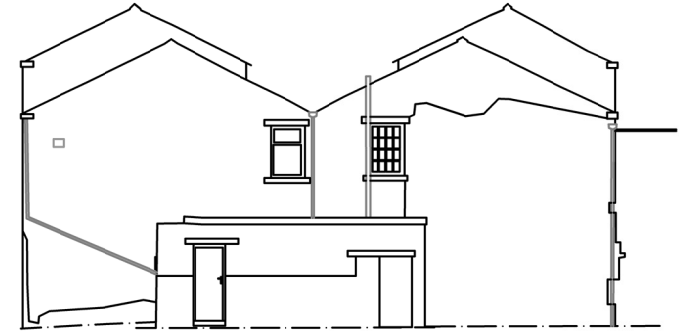
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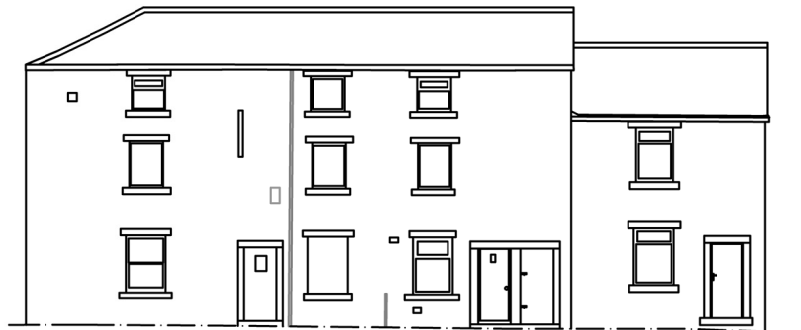
Figure 6: Second-floor plan of 29-35 Trafalgar Street



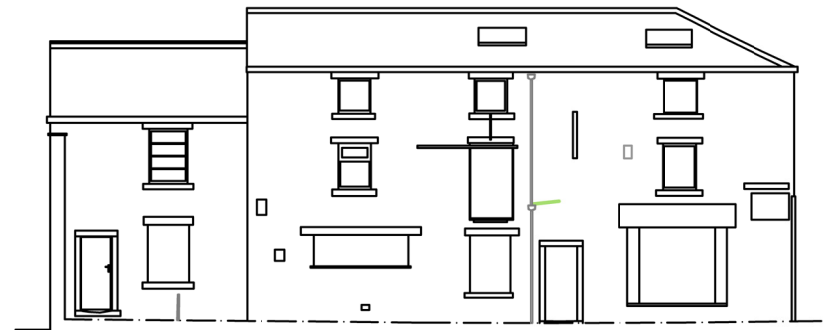
South Elevation



North Elevation



East Elevation



West Elevation



Figure 7: Elevations of 29-35 Trafalgar Street