



# YEOMAN FOLD, BURNLEY

## LANCASHIRE

### Desk-based Heritage Assessment - Revised



### Oxford Archaeology North

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## SUMMARY

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BAK Contracts Ltd are preparing plans for the redevelopment of land on Yeoman Fold, bounded by Hargrove Avenue, Burnley (centred on SD 8292 3352). They commissioned Oxford Archaeology North to carry out a desk-based heritage assessment of the Site Area, which was intended to establish, as far as possible, the area's cultural heritage significance, and to establish the impact of any future development upon it.

The Lancashire Historic Environment Record (LHER) has records for 17 heritage assets within a radius of 500m from the Site Area, of which two are listed buildings. One of these, Clifton House, lies immediately to the west of the Site Area, which lies within the curtilage of the listed building. The vast majority of heritage assets within 500m of the Site Area relate to cotton mills on the banks of the Leeds and Liverpool Canal, which lies 330m to the south of the site area. Two sites of potential archaeological interest have been identified, by this desk-based assessment, within the bounds of the Site Area, and are a former ornamental garden (Site *01*) and a former property boundary (Site *02*).

Cartographic evidence, survey data and archival records illustrates that Clifton House, originally a seventeenth century farmhouse, was enlarged and re-modelled into a villa in the early nineteenth century, by the Margerison family who ran Calder Vale printworks in Burnley. Since the middle of the nineteenth century the house has been subdivided into two separate dwellings; a farmstead based in the western seventeenth century house, and to the east, a larger polite villa-style dwelling.

The Site Area is situated to the south-east of the nineteenth century villa, within an area formerly laid out with formal gardens, tree plantings, and in the early twentieth century, it had a sweeping driveway. The Site Area also includes the former southern boundary wall of the property, which marks the historic curtilage of Clifton House. These are considered to be of local/borough importance due to their association with the listed Clifton House.

Following the spread of suburban housing in the area surrounding Clifton House, the building became a public house known as The Malt Shovel in the late 1970s. Following its closure, the building was turned into apartments.

Whilst the former gardens and wooded areas surrounding Clifton House have been used as car parking for many years, the Site Area is within the curtilage of a listed building and within its setting. Changes to setting are a material consideration in the planning process and this should be taken into consideration during the design stage of the development. There exists the possibility that there are, as yet undiscovered, buried archaeological remains on the site which could potentially be impacted by the proposed development; it is therefore recommended that an archaeological watching brief be maintained during the groundworks for the laying of the foundations.

Ground plans and a rendered image of the proposed new buildings illustrate that their architectural design takes account of that of Clifton House, and that some areas of green space and tree cover, which are important elements of the setting of the listed building, are to be retained. It is recommended that the gable ends of the proposed buildings be rendered and painted white to match in with the gable of Clifton House, and that a grass verge be maintained at the front of the proposed dwellings. So long as the building materials used are appropriate and complimentary to those of Clifton House, and approved by the Local

Planning authority, the architectural design of the proposed buildings is considered to mitigate negative impacts on the significance of Clifton House.

## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Harrison Kiely of Berkshire Homes for commissioning the project, which is being undertaken on behalf of BAK Contracts Ltd. Thanks, are also due to Peter Isles for supplying Lancashire Historic Environment Record data (HER).

The desk-based research and report was compiled by Helen Evans, the illustrations were produced by Anne Stewardson and the project was managed by Jamie Quartermaine.

## 1. INTRODUCTION

### 1.1 CIRCUMSTANCES OF PROJECT

1.1.1 Berkshire Homes commissioned Oxford Archaeology North (OA North) to carry out, on behalf of BAK Contracts Ltd, a desk-based heritage assessment of the proposed development site (referred to hereafter as the Site Area), which is located within the property boundary of the former Clifton Farmhouse (Site 03), and which has more recently served as a public house – The Malt Shovel (SD 8292 3352). This was intended to establish, as far as possible, the nature and significance of heritage assets within the study area, and to establish the impact of any future development. The data generated from the assessment is intended to provide an informed basis regarding the significance of any heritage assets within the Site Area. The former Clifton Farmhouse is a listed building (List entry 1244833) and has recently been converted into apartments (Haigh 2010). The proposals for the development have been revised and consequently the present assessment has been revised in June 2017 to accommodate the changes to the scheme.

### 1.2 LOCATION AND TOPOGRAPHY

- 1.2.1 The Site Area (Figs 1 and 2; Plate 1), centred on NGR SD 8292 3352, is located in the Calder Valley, on the western edge of the lower slopes of the Pennines, c 1.5km north-west of Burnley town centre. It is presently located within a more recent housing estate.
- 1.2.2 **Topography and geology:** the Site Area is situated c 400m to the west of the River Calder, at c 100m AOD. The bedrock geology of the Site Area is composed of Pennine Lower Coal Measures, overlain by Devensian till (BGS 2015).



*Plate 1: Aerial view of the Malt Shovel Public House and the Study Area (after Google Earth)*

### 1.3 STATUTORY SITES

- 1.3.1 Lancashire HER hold records for 17 heritage assets within 500m of the Site Area. Two of these are listed buildings and of the other 15 sites and monuments recorded, one relates to former buildings to the west of Clifton House (Site **03**) and the remainder are former industrial sites.
- 1.3.2 There are two grade II listed buildings within 500m of the Site Area; the Lodge of Royle Hall, 400m to the south-east, and Clifton Farmhouse (List entry 1244833; Site **03**), which is immediately adjacent (Table 2).
- 1.3.3 As the Site Area is within the grounds of the former Clifton Farmhouse it is considered to be within the curtilage of the listed building. Curtilage is a legal term describing an area around a building often formed by a garden boundary, and, with listed structures, its extent can also be defined by consideration of ownership, both past and present, functional association and layout (Historic England 2015a).
- 1.3.4 The Site Area is also within the setting of the former Clifton Farmhouse. The setting of a listed building will include, but may be more extensive, than its curtilage (Historic England 2015a). Whilst the setting of heritage assets is not statutorily protected it is a material consideration in the planning process (*ibid*).
- 1.3.5 A further two areas of potential archaeological interest within the Site Area have been identified by this desk-based assessment (*Section 4*; Fig 8).



SITES AND MOUNUMENTS				
HER ref	NGR	Type	Description	Distance from site
PRN6382-MLA6380	SD 8286 3394	Coal pit	Marked on OS 1848, near R. Calder, east of Bullion Close Farm. Now redeveloped.	420m
PRN6806-MLA6804	SD 82850 33543	Farmstead/cottages	'Old pump' and other buildings marked on OS 1848, north east of Clifton House. Now redeveloped.	85m
PRN6807-MLA6805	SD 82790 33329	Coal pit	Marked on OS 1848. Now redeveloped.	215m
PRN6808-MLA6806	SD 82820 33113	Lime kiln	Marked on OS 1848, adjacent to the canal. Now redeveloped.	400m
PRN6809-MLA6807	SD 8287 3311	Coal pit	Marked on OS 1848, adjacent to the canal. Now redeveloped.	400m
PRN6813-MLA6811	SD 8333 3346	Sandstone quarry	Marked on OS 1848, adjacent to the canal. Now redeveloped.	390m
PRN10369-MLA10369	SD 8333 3346	Leeds and Liverpool Canal	Burnley sections opened in 1796 and 1801	400m
PRN11213-MLA11211	SD 82800 33300	Aerial photograph	General shot of recent developments showing possible cropmark	220m
PRN19330-MLA19	SD 8310 3310	Farmstead	Marked on OS 1848; site of Whittlefield House and Farm, The Moorings, Burnley. Now redeveloped.	430m
PRN19714-MLA19	SD 82865 33025	Cotton Mill	Cairo cotton mill, Whittlefield. On OS 1848 then built as cotton mill c 1886, in use till 1950s. Demolished and redeveloped.	480m
PRN19715-MLA19677	SD 82899 33072	Cotton Mill	Albion cotton mill, Cotton Street. Built as a cotton weaving mill c1861; Demolished and redeveloped.	480m
PRN19716-MLA19678	SD 82938 33101	Cotton Mill	Pendle View Shed, Cotton St. Built as cotton weaving mill c 1865, extant in 1940's, Demolished and redeveloped.	410m
PRN19717-MLA19679	SD 82990 33102	Cotton Mill	Whittlefield Shed (Susan Mill) Junction St. Cotton weaving mill built by 1883. Still in use c1930. Southern part survives; Susan Mill engineering works.	410m
PRN19718-MLA19680	SD 83049 33044	Cotton Mill	Spa Mill, Junction St. Cotton mill dating to 1878. Still in use 1930s. Demolished but external wall survives.	480m
PRN37769-MLA34452	SD 82278 33439	Public Park	Lighthenhill Park, public park laid out 1912, undesignated; on local council list of designed landscapes.	500m

Table 1: Lancashire HER records for sites and monuments within 500m of the Site Area

LISTED BUILDINGS				
HER ref	NGR	Grade	Description	Distance from site
PRN16867-MLA	SD 82924 33525	II	Former Malt Shovel PH, Clifton Farmhouse and Clifton Cottage, Hargrave Ave, Burnley (Site 03)	30m

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PRN16872- MLA16835	SD 83395 33471	II	Royle Lodge, former entrance lodge to former (demolished) Royle Hall. Mid-nineteenth century, mid-eighteenth century gate piers	470m
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*Table 2: Lancashire HER records for listed buildings within 500m of the Site Area*

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## 2. METHODOLOGY

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### 2.1 DESK-BASED ASSESSMENT

2.1.1 The heritage assessment has focused on the site of the proposed development, although information for the immediate environs has been considered in order to provide an essential contextual background. The assessment was carried out in accordance with the relevant Chartered Institute for Archaeologists (CIfA 2014a, 2014b) and Historic England guidelines (Historic England 2015b). The principal sources of information consulted were historic and modern maps, although published and unpublished secondary sources were also reviewed. The following repositories were consulted during the data-gathering process:

- ***Lancashire Historic Environment Record (LHER)***: the LHER holds data on the historic environment for Lancashire, including Listed Buildings, all known archaeological sites, along with the location and results of previous archaeological interventions in a linked GIS and database format. The HER was consulted to establish the extent of sites of archaeological and historic interest within the study area;
- ***Lancaster County Council Archives***: Lancashire archives has a searchable online catalogue of its holdings. This was used to search for records of the property and its inhabitants;
- ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, incorporating both published work and unpublished client reports.

2.1.2 All archaeological sites within the Site Area, and identified by the desk-based assessment, are shown in Fig 2, and have been included in the Gazetteer of Sites (*Section 4*). Known heritage assets within a 500m radius are shown on Fig 8 and presented in Tables 1 and 2.

### 2.2 ASSESSMENT METHODOLOGY

2.2.1 The results of the assessment have identified the significance of heritage assets within, and in the immediate environs of, the Site Area. In order to assess the potential impact of any future development, consideration has been afforded to:

- assessing in detail any impact, and the significance of the effects arising from, any future development of the Site Area;
- reviewing the evidence for past impacts that may have affected the archaeological sites of interest identified during the desk-based assessment.

2.2.2 Key impacts have been identified as those that would potentially lead to a change to the archaeological site. Table 3 shows the sensitivity of the site scaled in accordance with its relative importance using the following terms for the cultural heritage and archaeology issues, with guideline recommendations for a mitigation strategy.

Importance	Examples of Site Type	Mitigation
International	UNESCO World Heritage Sites and sites on the list of sites proposed for World Heritage Status.	In situ preservation recommended. To be avoided
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings	In situ preservation recommended. To be avoided
Regional/County	Conservation Areas, Registered Parks and Gardens (Statutory Designated Sites), Sites and Monuments Record/Historic Environment Record	Avoidance recommended
Local/Borough	Sites with a local or borough archaeological value or interest Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Low Local	Sites with a low local archaeological value Sites that are so badly damaged that too little remains to justify inclusion into a higher grade	Avoidance not envisaged
Negligible	Sites or features with no significant archaeological value or interest	Avoidance unnecessary

Table 3: Criteria used to determine importance of sites

## 2.3 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.3.1 **National Policy Framework:** in considering any planning application for development, local planning authorities are bound by the policy framework set by government guidance. This guidance provides a material consideration that must be taken into account in development management decisions, where relevant. In accordance with central and local government policy, this assessment has been prepared in order to clarify the study site's archaeological and cultural heritage potential and to assess the need for any further measures to mitigate the impact of any proposed development.
- 2.3.2 The *National Planning Policy Framework* (NPPF) sets out national planning policies relating to historic environment conservation (DCLG 2012). Valued sites of archaeological or cultural heritage that merit consideration in planning decisions are grouped as 'heritage assets' and are an 'irreplaceable resource', the conservation of which can bring wider social, cultural, economic and environmental benefits (DCLG 2012, section 12.126). The policy framework states that the 'significance of any heritage assets affected, including any contribution made by their setting' should be understood in order to assess the potential impact of any development (DCLG 2012, section 12.128). Whilst the setting of designated heritage assets is not statutorily protected, changes to it can affect their significance and are material consideration in the planning process (Historic England 2015a).
- 2.3.3 In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest' (DCLG 2012, section 12.128).

- 2.3.4 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; ‘great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings and grade I and II\* registered parks and gardens and World Heritage Sites, should be wholly exceptional’ (DCLG 2012, section 12.132). Therefore, preservation *in-situ* is the preferred course in relation to such sites unless exceptional circumstances exist.
- 2.3.5 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to/loss of the site, to minimise or avoid conflict conservation and development (DCLG 2012, section 12.129). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012, section 12.132).
- 2.3.6 **Local planning policy:** Burnley Local plan was adopted in 2006 (Burnley Council 2006). Section 7.4 of the local plan, *The Built Environment*, states that ‘Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks and Gardens are important features of the Borough’s heritage and today’s built environment. New development must be sensitive and responsive to these surroundings to ensure a high standard of townscape and urban design’ (*op cit*, 94).
- 2.3.7 Section E10 of Burnley’s Local Plan (2006) regards alterations, extensions, change of use and development affecting listed buildings. This states that the Council will not permit proposals which adversely affect the character, architectural or historic interest of a listed building or its setting unless proposals
- retain and repair features of architectural or historic interest;
  - use appropriate materials and traditional working practices;
  - have no adverse effect on the setting of the building, including trees, walls, gardens, and any other structure or object within the curtilage of the building;
  - make provision for the appropriate recording of any architectural or historic features that are to be removed during repair or alteration; and
  - are appropriate in terms of siting, size, scale and design of any extension (Burnley Council 2006, 104).
- 2.3.8 Section E19 of Burnley’s Local plan regards development and archaeological remains. This states that before the Council determines an application for development that may affect known or potential sites of archaeological interest, applicants will be required to make provision for an archaeological assessment. This assessment should define:
- the character and condition of any archaeological monuments or remains within the application site;
  - the likely impact of the proposed development on such features; and
  - the means of mitigating the effect of the proposed development to achieve preservation of the remains *in situ*, or, where this is not feasible or justifiable, provision for excavation and archaeological recording prior to the commencement of development (Burnley Council 2006, 117).

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## 3. BACKGROUND

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### 3.1 HISTORICAL BACKGROUND

- 3.1.1 The following section provides an historical context to the present study. Key sites are summarised in the Gazetteer of Sites (*Section 4*), and are mapped on Fig 8.
- 3.1.2 **Prehistoric Period:** current understandings of prehistoric activity in the Burnley region are poor; prehistoric flint tools and burial mounds have been recorded on the moors surrounding the town, but nothing within it, despite the river valley location. There are no known prehistoric remains within 500m of the Site Area (Lancashire County Council and Egerton Lea 2005).
- 3.1.3 **Roman Period:** Roman occupation is poorly represented in the archaeological record of the region, although several finds of Roman coins have been made (*ibid*). There are no known Roman remains within 500m of the Site Area.
- 3.1.4 **Early Medieval Period:** Early Medieval occupation is poorly represented in the archaeological record of the region; most of the place names within the region relate to old English words for natural topographic features and none have obvious Early Medieval roots (Lancashire County Council and Egerton Lea 2005).
- 3.1.5 **Late Medieval Period:** the Paulinus or Godley Lane Cross is believed to be of early post-Conquest origin (*ibid*); a charter reference of 1122 to the ‘Church of Burnley’ indicates that Burnley was already of some importance at that time. Located in a loop in the River Brun, the church, of which no Medieval fabric remains above ground, formed a focus for the Medieval town which grew up due to its importance as a location at the confluence of the Rivers Brun and Calder (*ibid*).
- 3.1.6 By 1300, the establishment of the market and cloth industry would have added to the growth of what had probably been a primarily agricultural community and by the sixteenth century substantial houses were being built by yeoman-clothiers (RCHME 1985). Royle Hall, c 900m to the north of Clifton House was a large hall of sixteenth century date belonging to the Townley family of Townley Hall, south east of Burnley (*ibid*).
- 3.1.7 Between 1617 and 1622, James I brought about the enclosure of the Burnley commons which would have benefitted larger landowners (such as the Townleys) but put smaller farms under financial stress (Lancashire County Council and Egerton Lea 2005). Many sought additional incomes through involvement in the textile industry (RCHME 1985).
- 3.1.8 During the seventeenth century, many men of lower status backgrounds, having made money from the cloth industry, built houses concentrated on the Burnley area (RCHME 1985); given its location, architectural features and layout, Clifton House (Site 03) is likely to be an example of such a building (Haigh 2010).
- 3.1.9 By the middle of the eighteenth century, Burnley had been developing cloth and coal industries. With the introduction of cotton manufacture, and the opening of the Leeds and Liverpool Canal (1796 and 1801), these industries, along with the population, grew exponentially.
- 3.1.10 During the nineteenth century the town’s population grew twenty-five-fold from 3918 in 1801 to 97,043 in 1901 (Bennett 1949). The Lancashire and Yorkshire

railway went through Burnley in 1848, leading to further industrial growth and the need for housing and amenities for the growing population.

- 3.1.11 Whilst terraced streets provided housing for workers, Burnley's old established families continued to live on country estates. Other prominent citizens lived in lesser mansions which also lay beyond the boundaries of the town. Given the large number of high status houses built in the environs of Burnley in the seventeenth century, the rising gentry, living outside the growing town, adapted remodelled and enlarged many earlier houses in the eighteenth and nineteenth centuries (RCHME 1985). Closer to the mills and factories, houses for the manufacturing elites included villas and Georgian-style terraces were erected on the outskirts of towns (Lancashire County Council and Egerton Lea 2005).
- 3.1.12 A boom in the cotton industry in the 1880s prompted further growth leading to Burnley being an internationally important cotton weaving town with 91 operation mills in 1938; most of these however, had been closed by 1980 with 30 having been demolished between 1945 and 1987 (Lancashire County Council and Egerton Lea 2005).
- 3.1.13 Whilst there is a core of historic housing close to the centre of Burnley, the M65 corridor is a prominent feature of the modern town. Twentieth century development has spread out beyond it to form suburbs in the form of large estates with smaller infill developments, schools, playing fields and commercial areas.

## 3.2 DEVELOPMENT OF THE SITE AREA

- 3.2.1 **Clifton House:** archival records relating to Clifton House (Site **03**) illustrate that it was held by the Margerison family of Habergam Eaves. In 1843, the will (WCW1115/61) of Edmund Margerison, recorded as being a 75-year old calico printer in the census of 1841, pertains to dissolving his business partnership. This was referred to as 'Bleachers and Printers of Calico and Monsseline de Laine, and vendors thereof, at Calder-vale, near Burnley...' (London Gazette 1843).
- 3.2.2 Calder Vale print-works, which was *c* 800m to the south of Clifton House, was illustrated on the Ordnance Survey first edition of 1844 (Fig 3), the year after the death of Edmond Margison; his printworks business was subsequently operated by Thomas and William Margerison (London Gazette 1843). William was recorded at Clifton House by the census of 1851 as a 'calico print master, firm of 2 employing 20 men, 56 boys, 27 women 16 girls'.
- 3.2.3 An architectural survey of Clifton House illustrates that the seventeenth century yeoman farmhouse was extended to almost double its original size in the nineteenth century, in a simplified Jacobean style villa with an east-facing front (Haigh 2010). This layout accords with the footprint of the building shown on the Ordnance Survey first edition of 1844 (Fig 3).
- 3.2.4 Census records from the last quarter of the nineteenth century record two families living in Clifton House and farmhouse (Sites **03** and **04**). Cartographic evidence from 1844 onwards (*Section 3.2.5*) suggests the building was split into two, as illustrated by the provision of access to its eastern and western parts (see also Haigh 2010).
- 3.2.5 **Map Regression:** the first edition Ordnance Survey map of 1844 illustrates Clifton House (Site **03**) within a large area of apparently formal gardens with pathways to

its north and to its south-east (Fig 3). A north/south boundary appears to separate the western and eastern parts of the building with the larger garden associated with the eastern house. The Site Area corresponds with the gardens to the south-east of the house; although the layout is unclear, it appears to be divided, by pathways, into discrete rectangular garden features, possibly incorporating tree plantings (Site **01**). The area is bounded by what appears to be an east/west boundary, probably a stone wall, which also forms the southern limit of the property (Site **02**). Adjoining the western edge of the Site Area, a small building was shown. This may have been associated with Clifton Farm (Site **04**), which lay further to the south. To the north-west of Clifton House two small buildings were shown and an 'old pump' was recorded; these were approached from a road from the north and were recorded as heritage assets on the Lancashire HER (Table 1). A small stream or drain (also acting as a Parliamentary boundary) separated Clifton House from the cottages/farmstead to its west and ran in a north/south direction from the former pump. A trackway, which appears to form the main access to the house, ran north-south to the east of the watercourse.

- 3.2.6 The Ordnance Survey map of 1894 (Fig 4) again illustrated Clifton House (Site **03**) within its gardens, and Clifton Farm (Site **04**) to the south; a boundary wall by this date clearly separated the Clifton House and Clifton Farm properties from each other. The cottages and road to the west (LHER PRN6806) were no longer present. There were two small opposed structures to the immediate west of the house, which may represent a gateway. The previous north/south trackway to the west of the house was not shown but there appeared to be access from the western part of the house to a road to the south. Access to the eastern part of the house was via a track, immediately to the west of the Site Area, which exited to the east of Clifton Farm (Site **04**), joining up with the main access routes to the south. Although the plot surrounding the house showed signs of ornamental tree plantings, details of the garden areas to the north and south-east (Site **01**) were not shown. A single tree, possibly representing an area of planting, was illustrated within the Site Area, and the southern boundary wall (Site **02**).
- 3.2.7 The Ordnance Survey map of 1909-10 (Fig 5) illustrated that to the immediate east of Clifton House, a driveway had been constructed, which ran through the southern boundary wall (Site **01**) to meet up with a road running south from Clifton Farm. To the west of the house another trackway joined up with a road to the south. Within the Site Area, a single tree was again shown, as was the southern boundary wall (Site **01**). A dashed line was shown within the Site Area, which may delineate a garden feature such as a lawn.
- 3.2.8 Ordnance Survey maps of 1928 (Fig 6) and 1938 (Fig 7) show much the same layout but with the garden area being more fully covered by trees. Additionally, a north/south boundary had been built to the west of the Site Area, more effectively separating the western and eastern parts of Clifton House.
- 3.2.9 Clifton House (Site **03**) was converted into a Public House (The Malt Shovel) in the late 1970s, following the encroachment of modern housing estates (Haigh 2010). The Ordnance Survey 1:10,000 of 1977 marks the house as 'Clifton Farm' (Site **04**) and shows that suburban development had not fully encroached by that date. The 1988 Ordnance Survey 1:10,000 does not name the former farm, which has been surrounded by new housing. The Malt Shovel closed in 2008 and has been converted back into dwellings (Plate 2). Clifton Farm (Site **04**) was shown on the



1977 OS mapping but had been demolished by the time of the 1988 mapping to allow for the construction of the encroaching housing estate.



*Plate 2: The Malt Shovel Public House (Site 03) prior to being converted into apartments*

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#### 4. GAZETTEER OF SITES

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**Site Number** 01  
**Site Name** Clifton House ornamental gardens (to the south-east of the house)  
**HER Number** n/a  
**Site Type** Ornamental gardens  
**Period** Unknown, first mapped in 1844  
**NGR** SD 82948 33497.  
**Source** Ordnance Survey 1844  
**Designation** None  
**Description** Ornamental gardens including pathways and tree plantings.  
**Assessment** Local/borough significance due to association with listed building

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**Site Number** 02  
**Site Name** Clifton House southern boundary wall  
**HER Number** n/a  
**Site Type** Wall  
**Period** Unknown, first mapped in 1844  
**NGR** SD 82950 33483  
**Source** Ordnance Survey 1844, 1894, 1909-10, 1928-29, 1938.  
**Designation** None  
**Description** Boundary wall demarcating Clifton House plot.  
**Assessment** Low/borough significance due to association with listed building

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**Site Number** 03  
**Site Name** Clifton House  
**HER Number** PRN16867-MLA16  
**Site Type** Former farmhouse and Cottage  
**Period** Seventeenth Century  
**NGR** SD 82927 33521  
**Source** Ordnance Survey 1844, 1894, 1909-10, 1928-29, 1938, 1977  
**Designation** Grade II Listed  
**Description** A former farmhouse and cottage, later a public house and hostel. It reverted back to domestic use in the early-twenty first century. It was built in the seventeenth century and was of two builds, with a large nineteenth century addition. It is constructed of random rubble sandstone masonry with large quoins, and has a welsh slate roof.  
 The seventeenth century portion of the building has an 'L' shaped plan formed by an east/west range with a projecting wing at the west end and a small gabled extension in the angle and which is flush with the wing. The nineteenth century additions comprises a parallel range attached to the rear and a cross-wing at the eastern end.  
**Assessment** National significance – it is a Grade II listed building

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<b>Site Number</b>	<b>04</b>
<b>Site Name</b>	Clifton Farm
<b>HER Number</b>	None
<b>Site Type</b>	Former farm
<b>Period</b>	Unknown, first mapped in 1844
<b>NGR</b>	SD 82920 33455
<b>Source</b>	Ordnance Survey 1844, 1894, 1909-10, 1928-9, 1938, 1977
<b>Designation</b>	None
<b>Description</b>	A former farm depicted on the OS first edition (and subsequent) mapping up to 1938 and was called Clifton Farm. It was shown on the 1977 OS mapping but had been demolished by the time of the 1988 mapping to allow for the construction of the surrounding housing estate.
<b>Assessment</b>	Low Local

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## 5. SIGNIFICANCE OF THE REMAINS

### 5.1 INTRODUCTION

5.1.1 In total, four sites/areas of archaeological interest have been identified either within the boundary of the Site Area (Sites **01** and **02**; Fig 8; Table 3; *Section 4*) or in the immediate environs of the Site Area (Sites **03** and **04**). There are 17 heritage assets, including two listed buildings, within a radius of 500m (Fig 8). One of these is Clifton House (Site **03**) itself, to the immediate west of the Site Area, and Clifton Farm (Site **04**), which has now been demolished but was to the immediate south-west of the Site Area. With the exception of the sites of the former cottages and an ‘old pump’ to the west of Clifton House, the remainder of the heritage assets identified, including the Leeds and Liverpool Canal, relate to industrial sites and mill buildings, and are clustered in Burnley which lies to the south of the Site Area (Fig 8).

Site number	Description	Importance
<b>01</b>	Ornamental garden features and tree plantings	Local/borough
<b>02</b>	Boundary wall	Local/borough

*Table 4: Heritage assets within the Site Area, as described in the gazetteer of sites (Section 4).*

### 5.2 CRITERIA

- 5.2.1 Where sites do not possess a statutory designation their value as a heritage asset has been determined with reference to the Secretary of State’s criteria for assessing the national importance of monuments, as contained in Annexe 1 of the policy statement on scheduled monuments produced by DCMS (2013). These criteria relate to period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. The heritage assets within the Site Area (Table 3) have been considered using the criteria, with the results below.
- 5.2.2 **Period:** none of the sites within the Site Area are considered to be significant to their period.
- 5.2.3 **Rarity:** none of the sites within the Site Area are considered to be significant due to rarity.
- 5.2.4 **Documentation:** none of the sites within the Site Area are considered to be significant due to documentation.
- 5.2.5 **Group Value:** the ornamental gardens, tree plantings (Site **01**) and boundary wall (Site **02**) are considered to be of local/borough significance due to their association with Clifton House (Site **03**), a grade II listed building. It is probable that the ornamental gardens (Site **01**) are contemporary with the early nineteenth century extension and the re-modelling of the building, from a vernacular farmhouse to a large villa.
- 5.2.6 **Survival/Condition:** none of the sites within the Site Area are considered to be significant due to their survival or condition.

- 5.2.7 **Fragility/Vulnerability:** none of the sites within the Site Area are considered to be significant due to fragility or vulnerability.
- 5.2.8 **Diversity:** none of the sites within the Site Area are considered to be significant due to diversity.
- 5.2.9 **Potential:** none of the sites within the Site Area are considered to be significant due to their potential.

### 5.3 SIGNIFICANCE

- 5.3.1 The significance of the heritage assets identified rests upon their association with Clifton House (Site **03**). The boundary wall (Site **02**), first recorded in 1844, illustrates the historic curtilage of the building. The ornamental gardens and plantings (Site **01**), also first recorded in 1844, seem likely to be associated with the early nineteenth century remodelling of Clifton House, and were probably associated with the Margerison calico printers (*Section 3.1*). Clifton Farm (Site **04**) was demolished on the early 1980s and though there is the potential for survival for below ground remains, it is accordingly of Low/Local significance.

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## 6. IMPACT OF DEVELOPMENT

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### 6.1 INTRODUCTION

- 6.1.1 The present historic environment assessment has focused on two main factors relating to development proposals. The first of these is the potential sub-surface archaeological resource of the Site Area, which is contained within the curtilage of a listed building, Clifton House (Site **03**). The second is the impact of development proposals on the setting of the listed building. Clifton House has already been developed and converted into apartments; it is not within the Site Area and will not be directly impacted by the development. Clifton Farm (Site **04**) has been demolished and is outside the Site Area and will also not be impacted by the development.
- 6.1.2 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012; *Section 2.3*), advises that recorded heritage assets and subsurface archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the heritage significance and potential of the Site Area, and assess the impact of proposed development, thus allowing the policies stated in NPPF (DCLG 2012) and Burnley Council planning documents (2006) to be enacted upon.

### 6.2 DEVELOPMENTAL IMPACT

- 6.2.1 **Archaeology:** groundworks for any future development within the Site Area, including the reduction or other disturbance of ground levels, piling, the digging of foundations and service trenches, have the potential to have a direct impact by damaging or destroying any below-ground archaeological remains.
- 6.2.2 The extent of any previous disturbance to buried archaeological levels is an important factor in assessing the potential impact of development. Given the hard landscaping and woodland currently covering much of the Site Area, it is not currently possible to make a confident assessment of the level to which any surfaces/structures shown on historic mapping have survived. However, historic and modern mapping suggests that the area does not seem to have seen any large-scale development.
- 6.2.3 **Listed Buildings:** the Site Area is within the former holding of Clifton House (Site **03**). According to designation legislation (*Planning (Listed Buildings and Conservation Areas) Act 1990*) listed building consent is required if the work involved includes alteration to the fabric of the building itself, or any structure within its curtilage that was present before 1<sup>st</sup> July 1948 (DoE 1990). The boundary wall (Site **01**), visible on Ordnance Survey mapping between 1844 (*Section 3*) and the 1950s, and is considered to be a structure which forms the curtilage boundary; it may therefore be subject to statutory protection.
- 6.2.4 Listed building consent is not required for the development of any structure within the curtilage of the listed building which does not affect the fabric of the building or curtilage structures and is less than 65 years old. The only structure belonging to the historic property in the vicinity of the proposed new build is the boundary wall (01) and this is not proposed to be impacted, there is, therefore, no requirement for

Listed Building Consent. However, the effects of the proposed development on the setting of the building are a material consideration in the planning process (Historic England 2015a).

- 6.2.5 The importance of setting is its contribution to the significance of a heritage asset. The significance of the setting of Clifton House lies largely in its historical integrity as a plot of land, together with its green space, trees and vegetation. Notwithstanding its architectural and historical significance in relation to the industrial history of Burnley, the more recent use of the building and surrounding plot as a public house may also have cultural associations for local residents. However, the wider setting of the listed building has already been impacted by the construction of a housing estate around it, and historical integrity of the main house has already been compromised by its relatively recent conversion into apartments.
- 6.2.6 Where the significance of the listed building has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset (Historic England 2015a, 4). Design proposals for the development should, therefore, take account of the potential for positive rather than negative impacts on the significance of Clifton House (Site 03). These can take the form of retaining historic boundaries, sensitive architectural design including materials, dimensions, scale and massing which do not detract from that of the listed building, and maintaining the general character of land and tree cover.
- 6.2.7 Revised layout plans (Plate 3) illustrate that some green space, including existing trees, will be retained. The proposed buildings are shown fronting onto a pavement directly adjacent to the tarmac road. Given the view of the setting of Clifton House from the entrance gateway of the property would include the proposed buildings, it would be preferable if a green verge could be retained in front of the houses. Green space and tree cover are significant elements of the setting of Clifton House. The retention of as much green space as possible is considered as a positive impact on the setting of the listed building.



Plate 3: Proposed plan of the newbuild in relation to the listed building

6.2.8 A rendered image of the four proposed houses (*Plate 4*) indicates that the dimensions, scales and general massing of the proposed buildings have taken into account those of the nearby historic buildings. The proposed buildings have a mixture of small and large windows, of a similar style to the earlier part of Clifton House. The front doors are also of a similar style to that of Clifton House. The building materials illustrated on the rendered image (*Plate 3*) include natural stone and slate roofs. The gable walls of the proposed houses could be rendered and painted white in order to merge better with the white painted gable of Clifton House. So long as the building materials used are appropriate and complimentary to those of Clifton House, and approved by the Local Planning authority (*Section 7.2*), the architectural design of the proposed buildings is considered to mitigate negative impacts on the significance of Clifton House.



*Plate 4: Rendered image of proposed dwellings, with Clifton House beyond*



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## 7. RECOMMENDATIONS

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### 7.1 INTRODUCTION

- 7.1.1 The *National Planning Policy Framework* (DCLG 2012) instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, *ie* of national importance, the general assumption should be in favour of conservation. Where the loss of the whole or a part of a heritage asset's significance (including setting) is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to its importance and the development impact (*Section 2.3*).
- 7.1.2 None of the known heritage assets identified within the Site Area are considered, in the terms set out by the NPPF (DCLG 2012), to be of national importance that would require preservation *in-situ*. Where *in situ* preservation of significant archaeological remains is not justified, programmes of mitigative archaeological recording and investigation, agreed between the planning authority and the applicant, will be undertaken.

### 7.2 RECOMMENDATIONS

- 7.2.1 The documentary study has established that there is heritage of limited archaeological significance, but which is within the former holding of a listed building. There exists the possibility that there are, as yet undiscovered, buried archaeological remains on the site which could potentially be impacted by the proposed development; it is therefore recommended that an archaeological watching brief be maintained during the groundworks for the laying of the foundations.
- 7.2.2 A rendered image of the proposed buildings (*Plate 3*) illustrates that they have been designed to fit in with, rather than detract from, the Grade II listed Clifton House. To that end, it is suggested that the gable walls of the proposed houses could be rendered and painted white in order to merge better with the white painted gable of Clifton House. It is further suggested that a grass verge should be maintained in front of the houses, to retain as much green space as possible and improve the view of Clifton House from the gated entrance to the property, and at the same time moving the properties slightly back towards rear to improve the open setting of Clifton House.
- 7.2.3 It is very important to ensure that the building materials used on the frontages of the proposed houses are appropriate and complimentary to those of Clifton House so that they do not detract from its setting. Windows and doors should be of timber rather than PVC. Samples of proposed building materials (including joinery) and finishes should be approved by the Local Planning Authority prior to the granting of planning permission.

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## 8. BIBLIOGRAPHY

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## APPENDIX 1 – LISTED BUILDING DESCRIPTION

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SD83SW 906-1/3/71

YEOMAN FOLD, BURNLEY (Site 03)

Former Clifton Farmhouse and Clifton Cottage (Formerly listed as Malt Shovel Public House, and previously listed as Clifton Farmhouse and Clifton Cottage)

29/09/77

Grade II

Former farmhouse and cottage, later public house and hostel, reverted back to domestic use in the early-C21. C17, in 2 builds, with large C19 addition; altered. Sandstone random rubble with large quoins, stone slate roof (Welsh slate roof to the addition). PLAN: the C17 portion is L-plan formed by an east-west range with a projecting wing at the west end and a small gabled extension in the angle and flush with the wing; the C19 additions are a parallel range attached to the rear and a cross-wing at the east end.

EXTERIOR: the C17 portion, 2 low storeys and 1:1:2 windows, with coupled unequal gables to the left, has a doorway in the centre of the gabled portion with a simple slab cornice, flanked by 2 altered rectangular windows on each floor. The set-back range to the right has an altered or inserted doorway at the right-hand end, 4 small C20 windows at ground floor and 2 altered windows above. Small chimney on right-hand slope of right-hand gable. The left return wall of the wing has a plain doorway at ground floor and 2 altered or inserted windows above. The C19 additions are 2 higher storeys, in simplified Jacobean style, with a 3-window east front which has a C20 lean-to porch in the centre and vertical-rectangular windows with raised surrounds and hood-moulds (sashed without glazing bars at ground floor and top-hung casements above); a rendered south gable with one similar window on each floor (lacking hood-moulds), and a north facade similar to the east front.

INTERIOR: the east wing has 3 massive king-post roof trusses with raked struts, suggesting that it was formerly part of a larger building of higher status.

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## ILLUSTRATIONS

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### FIGURES

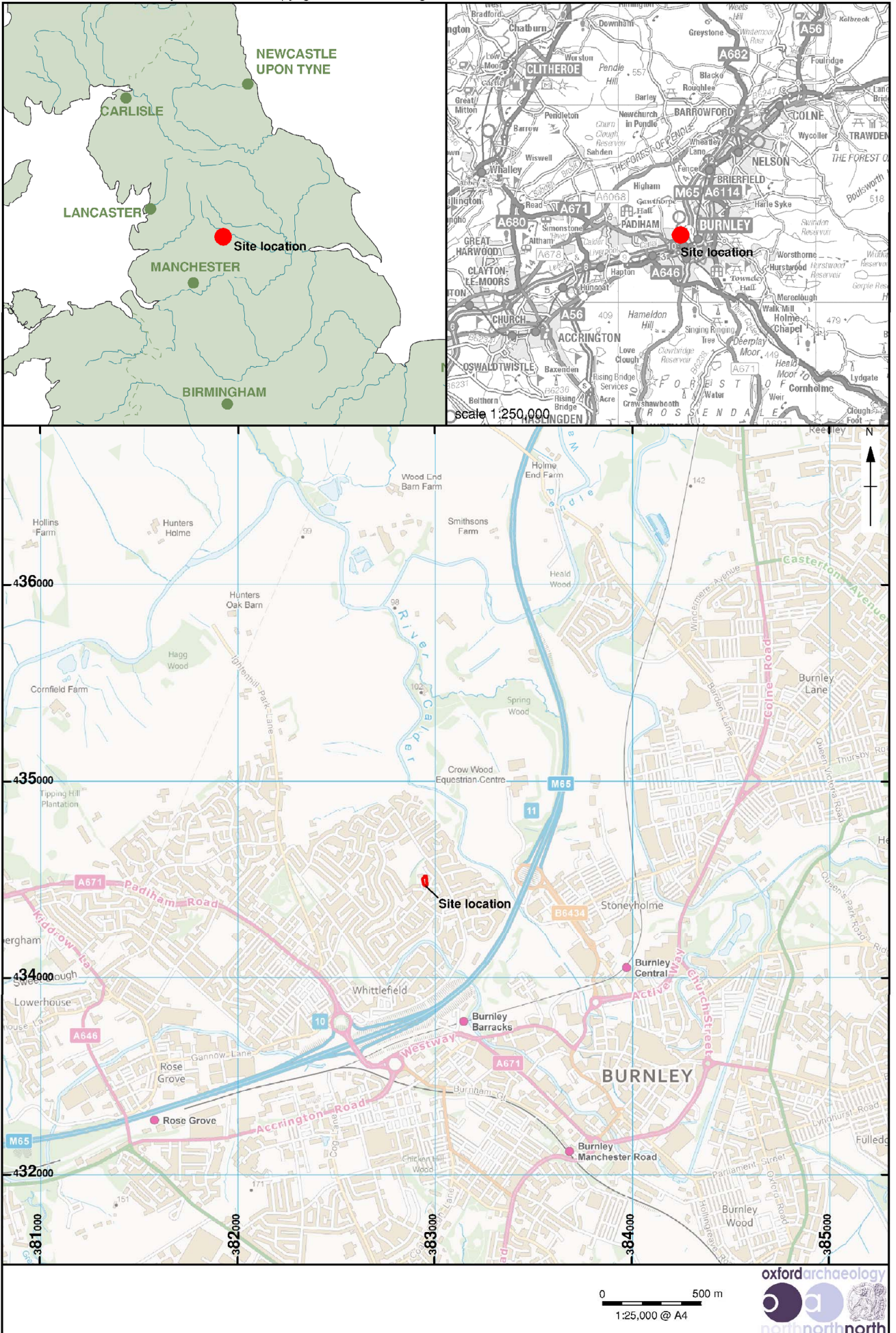
- Figure 1: Site location
- Figure 2: Site plan
- Figure 3: Site Area superimposed on the Ordnance Survey map of 1844
- Figure 4: Site Area superimposed on the Ordnance Survey map of 1894
- Figure 5: Site Area superimposed on the Ordnance Survey map of 1909-10
- Figure 6: Site Area superimposed on the Ordnance Survey map of 1928-29
- Figure 7: Site Area superimposed on the Ordnance Survey map of 1938
- Figure 8: Plan of heritage assets and gazetteer sites

### PLATES

- Plate 1: Aerial view of the Malted Shovel Public House and the Study Area (after Google Earth)
- Plate 2: The Malt Shovel Public House (Site **03**) prior to being converted into apartments
- Plate 3: Proposed plan of the newbuild in relation to the listed building
- Plate 4: Rendered image of proposed dwellings, with Clifton House beyond

### TABLES

- Table 1: Lancashire HER records for sites and monuments within 500m of the Site Area
- Table 2: Lancashire HER records for listed buildings within 500m of the Site Area
- Table 3: Criteria used to determine importance of Sites
- Table 4: Heritage assets within the Site Area as described in site gazetteer (*Section 4*).



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Figure 1: Site location

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 Site Area

0 10 m  
1:500 @ A4



JQYL11034\*MAT\*Jan 2017

Figure 2: Site plan



Figure 3: Site area superimposed on the Ordnance Survey map of 1844





Figure 4: Site area superimposed on the Ordnance Survey map of 1894

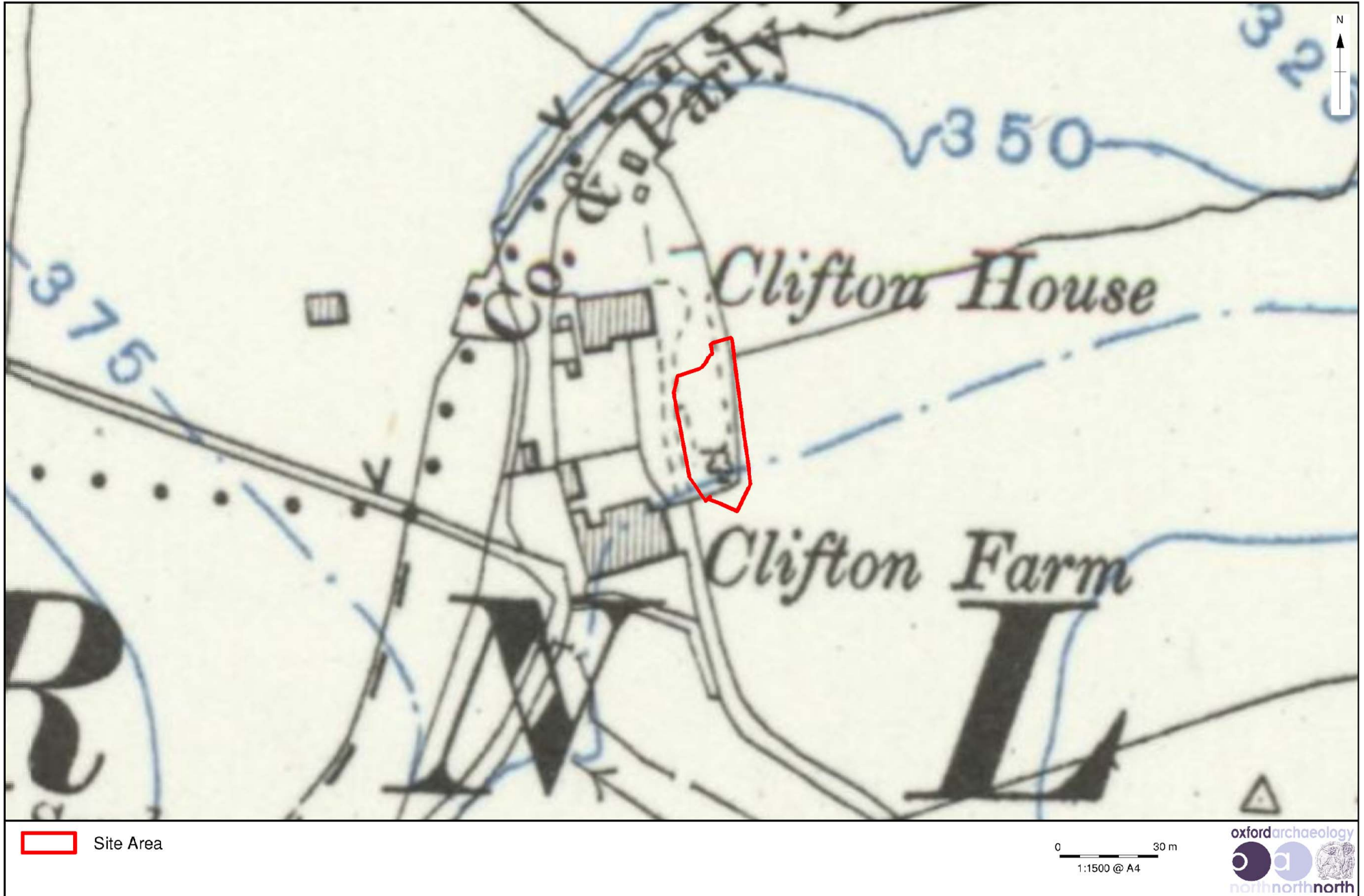


Figure 5: Site area superimposed on the Ordnance Survey map of 1909-10

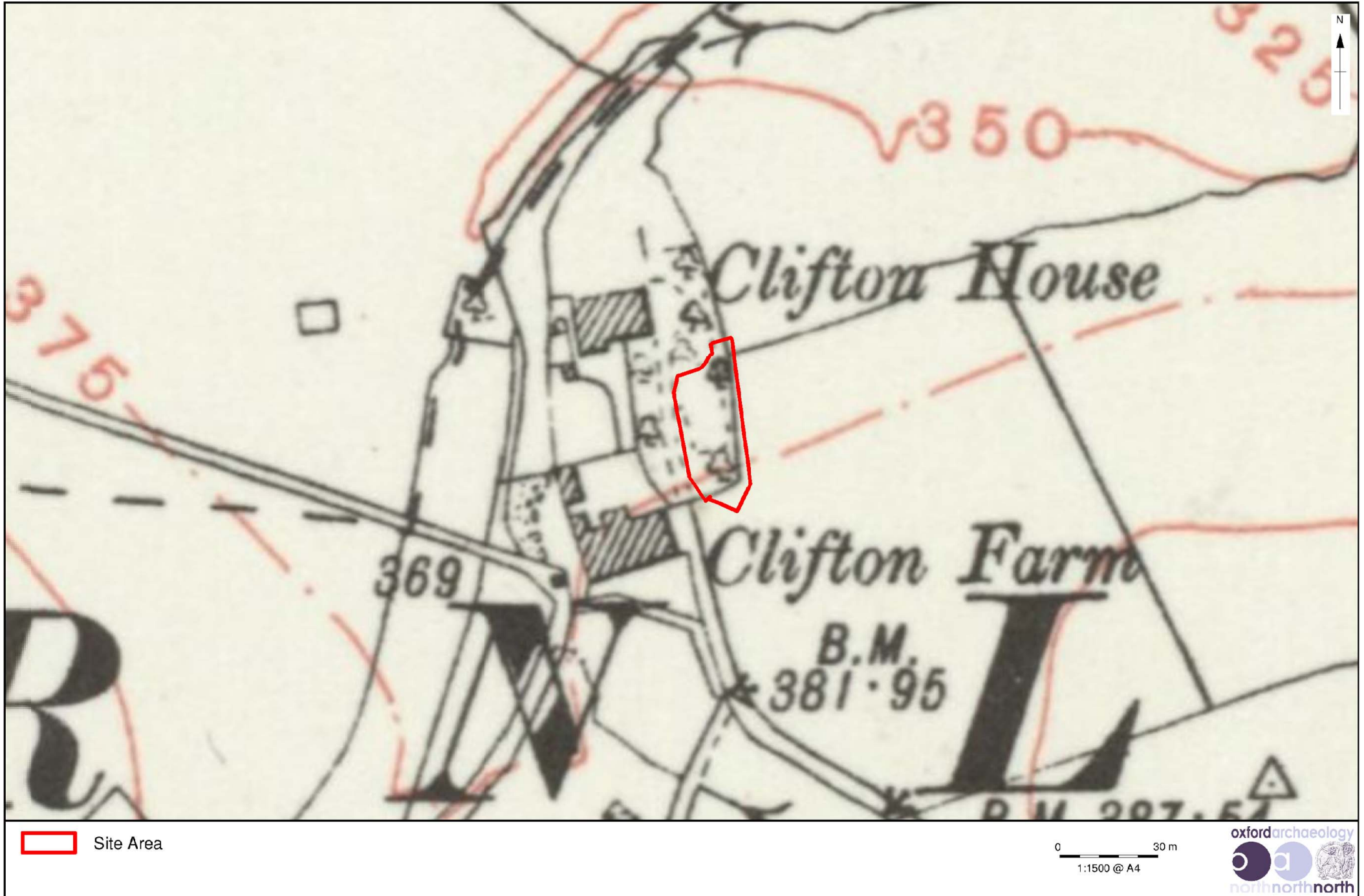


Figure 6: Site area superimposed on the Ordnance Survey map of 1928-29

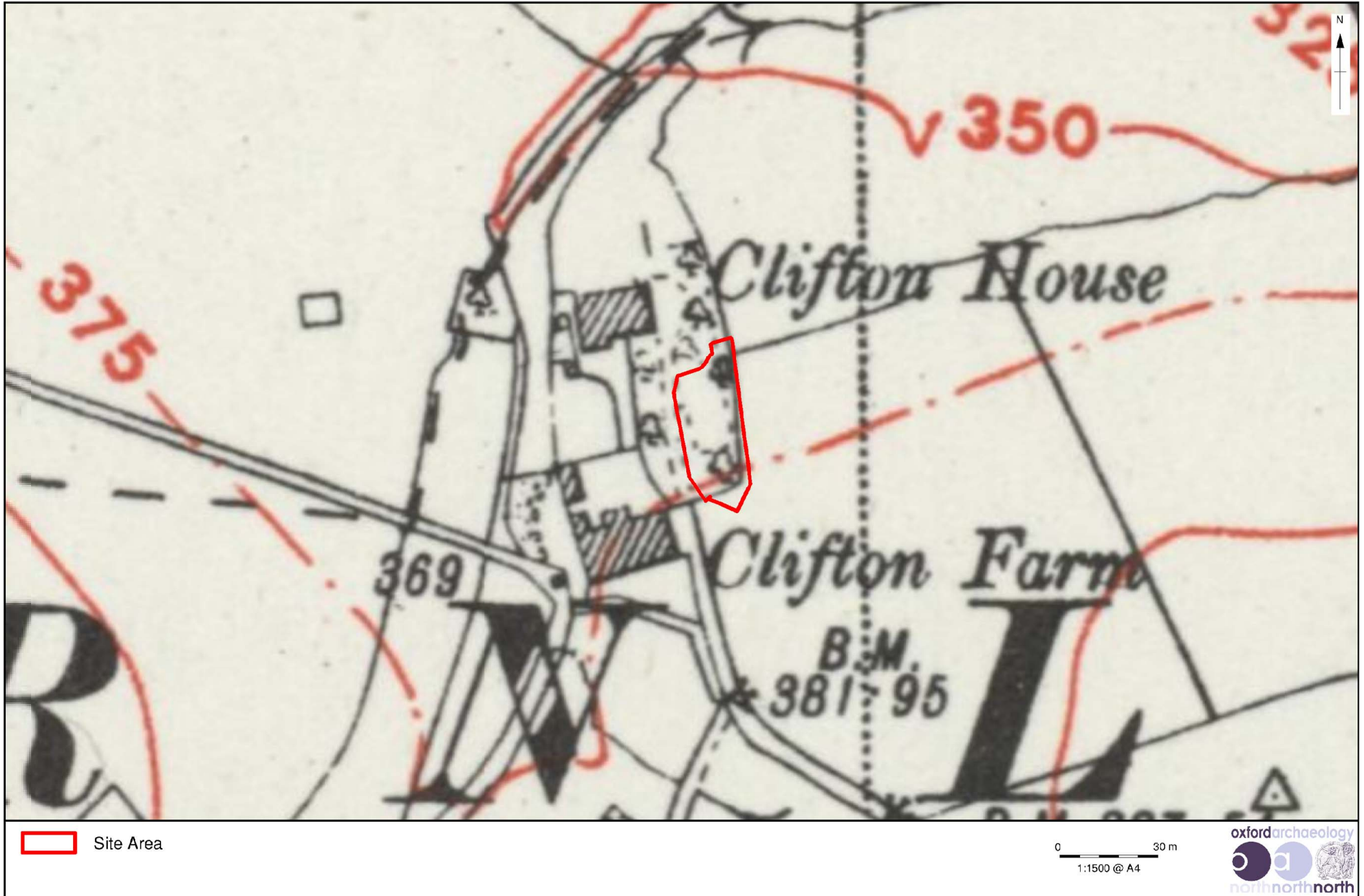
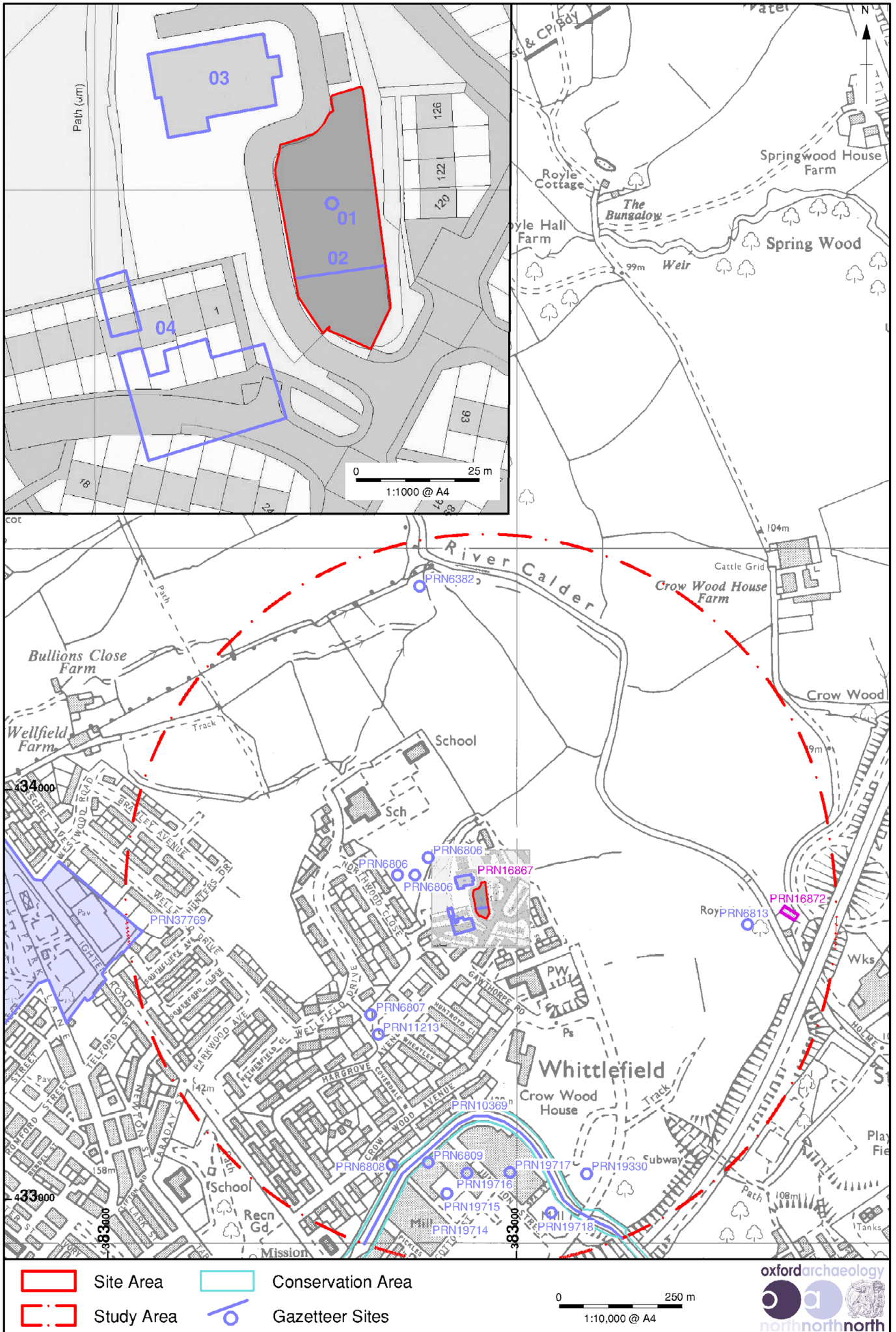


Figure 7: Site area superimposed on the Ordnance Survey map of 1938



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Figure 8: Plan of Heritage Assets