



THE ARCHAEOLOGY CO.

Bury Golf Club,
Heritage Assessment

May 2022

Contents

1. Introduction
2. Site Location and Setting
3. The Heritage Planning Policy Context
4. Archaeological and Historical Background
5. Site visit and Description
6. Statement of Significance
7. Analysis
8. Heritage Value and Mitigation
9. Statement of Indemnity

Bibliography

Appendix 1: Figures

Appendix 2: Plates

1. Introduction

- 1.1 This Heritage Statement has been prepared by The Archaeology Co. on behalf of Ian McLaughlin to accompany a planning application for the erection of a two story swing room. The site is the location of Unsworth Lodge, later Unsworth Hall, dating from the late 18th century, with a carriage house to the northwest dating from the mid-late 19th century.
- 1.2 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken on 11th March 2022), in addition to an examination, analysis and assessment of available historic records and cartographic sources).
- 1.3 This statement includes:
- A description of the application site's location;
 - A summary of the application site's archaeological and historical background;
 - An assessment of the relative archaeological, historical architectural and communal significance of the application site

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

- 2.1 The site is situated on the east side of Manchester Road (A56), c. 3km south of Bury centre. The postal address is Bury Golf Club, Unsworth Hall, Blackford Bridge, Bury BL9 9TJ and the NGR is SD 80962 07671. The site does not lie within a conservation area and contains 1 HER entry "Unsworth Hall (formerly Unsworth Lodge)" (HER No. 2924.1.0). The site contains three buildings. The largest is the late 18th century Unsworth Hall, extended heavily to the west. To the northwest is the former carriage house, built in the mid to late 19th century, extended to the west in the mid 20th century. Finally, to the north is a modern rectangular building.

- 2.2 There are a further 39 HER entries within 1km of the site (excluding Unsworth Hall). The closest of these is "Possible Ridge and Furrow" (HER No. 2891.1.0), located c.200m northeast of the site. This is possibly medieval in date, although may be drainage channels. Also nearby is Unsworth Lodge (HER No. 2924.1.1), a mid-19th century lodge/gatehouse associated with the hall. Close to the printworks, on the opposite side of Manchester Road, is the site of the 19th century Blackford Bridge Print Works (HER No. 10091.1.0). The late 18th century "Settlement at Blackford Bridge" (HER No. 3533.1.0) lies just to the south of this, and to the north is "Settlement at Blackford Bridge (north of the Roch)" (HER No. 3533.1.1), believed to have been an early crossing point of the Roch.

3. The Heritage Planning Policy Context

- 3.1 The proposed scheme should be assessed against national planning policy framework which replaced Planning Policy Statement 5. The NPPF represents a significant overhaul of the planning system for the historic environment. Whilst the changes are intended to be evolutionary rather than revolutionary, the fundamental principle of conserving heritage as a precious, fragile and finite legacy remains at the heart of national policy.
- 3.2 At the core of NPPF is the principle of supporting appropriate development that delivers the long-term viability of 'heritage assets' (defined in Annex 2: Terminology as: 'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions') while conserving their significance for the benefit of generations to come.

4. Archaeological and Historical Background

- 4.1 There are no known prehistoric archaeological sites in the immediate area, although prehistoric material has been recovered locally. A stone axe (HER No.

- 345.1.0), believed to date from the Bronze Age was discovered in 1903, c. 500m northeast of Unsworth Hall, near the edge of the golf course. A Neolithic polished stone handaxe (HER No. 342.1.0) was also discovered to the north of the site at White Brow in 1917. Roman evidence is equally scant, although a 4th Century Roman coin (HER No. MGM17842) was also discovered at White Brow.
- 4.2 The manor of Bury was held of the lord of Tottington as one knight's fee. In 1193–4 Adam de Bury offered 5 marks for having the king's good will after the rebellion of John, Count of Mortain. In 1212 Adam de Bury held the fee of one knight 'of ancient tenure' and in 1302 Henry de Bury held the fee of the Earl of Lincoln. In 1313 he made a settlement of the manor, and two years later was killed. His son Henry died without issue, on which his daughter Alice, wife of Roger de Pilkington, and her son Roger succeeded in establishing their right to the manor (Farrer & Brownbill 1911).
- 4.3 The Pilkingtons remained in possession till 1485, when all the manors and lands of Sir Thomas Pilkington were forfeited for his loyalty to Richard III. Henry VII granted them to the Earl of Derby in 1489. The manor of Bury then descended regularly to the fifteenth earl, who sold his rights in 1872 to the Improvement Commissioners (Farrer & Brownbill 1911).
- 4.4 Yates map of 1786 shows a building here at this time. Unsworth Lodge is reported in the Chester Courant on 24 May 1825. Thomas Norris was elected Physician to the proposed county asylum and expressed his thanks to the Magistrates in an article, signing off with his address as “Unsworth Lodge, near Bury, Lancashire”. By the 1830's however, Mr Norris had moved on, with Unsworth Lodge becoming a vicarage for a time. A newspaper from July 1838 records a procession of churchgoers “winding their way to Unsworth Lodge, the residence of their venerable rector, the Rev. Thos. Foxley, M.A., whose uniform kindness and affectionate regard to his parishioners was afresh displayed in the abundant supply of cakes and milk for ALL the Sunday Scholars” (MCALGA 07/07/1838). Rev, Foxley died the following year however, and his “neat household furniture, and other effects” were sold off on the 20th September 1839, as well as a “Valuable Theological Library” (MCALGA 07/09/1839).

- 4.5 The 1845 OS map shows the site at this time. Unsworth Lodge as it is named, appears a roughly square building, with small extension to the north. North of this is a further L-shaped building. To the north the fields are shown to be fairly regular and rectangular, suggesting they were formed as a part of the 18th century Inclosures Act. To the east however, they are less so, suggesting that they were formed prior to this (Adkins *et al.* 2008; Baker & Butlin 1973).
- 4.6 It would appear that John Lamb acquired the property following the death of Rev. Foxley, but had since left by 1852 (LSAGCA 23/03/1852). By 1853 the cotton manufacturer Thomas Lomax Openshaw was at the Lodge. A report was made in the Bolton Chronicle (02/06/1855) that his daughter, Eliza Holt Openshaw was severely assaulted by her nurse Margaret Brooks. It appears as though the Openshaws also kept cows, as an advert placed by him in the Bury Times (07/06/1862) stated "Wanted, a steady man as gardener. One who understands cows will be preferred".
- 4.7 The Lodge up to be let in 1862, when it was described in the Bury Times (22/11/1862) as "that excellent family residence, known as 'Unsworth Lodge', near Bury, pleasantly situated on the turnpike road between Bury and Manchester, with Land, Gardens, and Plantations occupied therewith. The house contains noble entrance hall, four capital entertaining rooms, spacious kitchens and laundry, six good family bedrooms, dressing rooms, two servants' bedrooms, butler's pantry, water and other closets. The cellars, which are very extensive, are dry and light, and the drainage is good. the out-buildings consist of one very good four-stalled stable, two large coach-houses, harness rooms, spacious hayloft and other conveniences". The property was still being advertised as for sale or to let in 1869 (MCALGA 18/12/1869), which gave further description as having "drawing, dinning and breakfast rooms, and library on the ground floor; ... good stabling, coach-house, &c, ; paddock in front, together with excellent orchard". This records the present occupier as John Guerrin and also notes "Francis Burton, Esq., the proprietor, Foxley Vills, Warwick", which may suggest that the Foxleys' retained possession during this period.

- 4.8 By 1880 John Duckworth was in residence, a director of the Blackpool, St. Anne's and Lytham Tramways Company Limited (Liverpool Mail 13/11/1880). Two years later the Manchester Times recorded that "A large majority of the members having, at a special meeting of the general purposes Committee of the Bury Corporation on Friday Evening, signified by ballot their wish that Mr. Alderman Duckworth, Unsworth Lodge, should fill the mayoralty for the ensuing year. ... Mr Duckworth was elected mayor on the incorporation of the town in 1876, and was re-elected in the following year". Alderman John Duckworth died in January 1887 (Manchester Times 29/01/1887) and it was noted at he "worked at various printworks as a 'tier' boy, but by perseverance and energy he ultimately became partner in extensive bleach and dye works, and at the time of his death was carrying on works in the neighbourhood of Radcliffe. ... He took a very active part for many years in both municipal and parliamentary elections. He sat as improvement commissioner almost continually from 1870 to 1876, when the borough was incorporated, and he was largely instrumental in obtaining the charter".
- 4.9 Following his death, Major G. W. T Prowse became the resident, recorded there in 1905 (MCALGA 11/04/1095), although by 1914 James Johnstone Fraser, a manufacturer of patent marble was in residence (MEN 09/04/1914). The OS map for 1915 shows the site at this time. A glass house had been added to the east elevation of the house, with a further extension to the north. A large range of buildings is shown to the north of the house, and the carriage house is shown to the northwest, with a small extension to the east.
- 4.10 In 1921 Bury Golf Club opened nine holes for play at the site, moving from their former site at Redvales. The OS map of 1932 shows the site again. The glass house extension to the east had been partially demolished along with the small eastern extension to the carriage house. The former field boundaries to the north and east had also gone, with the whole named as a Golf Course. Finally, the building is shown to have changed its name, from Unsworth Lodge to Unsworth Hall.

5. Site visit

5.1 The site was visited on the 11th May when photographs were taken. The site consists of three buildings, with car parking and access roads around. A pair of large metal water tanks lay between the Hall and the former carriage house.

5.2 Unsworth Hall lies to the southeast of the proposed development and is described in the HER thus:

Great house, now used as club house. Late Georgian villa in the club style with two rooms either side of a central stair. Red brick built upon a stone plinth. Pedimented portico façade with sash and case windows. A bay porch, probably Victorian, with Corinthian columns on either side of the front door. Hipped roof with slate and brick chimney stacks. 19th- and 20th-century extensions built onto the east gable. To the NW lies a brick carriage house with bull's eye windows and arched double doors in the west gable. Shown on Yates's map of 1786.

5.3 The main frontage of the building faces south and is of 5 bays. The central bay contains the porched entrance flanked by Corinthian columns. Each other bay contains a tall portrait window to ground and first floor level, each containing a modern casement. To the east is a long single story extension of modern brick. The west elevation is simpler, and of four bays. Bays 1 and 4 each contain a matching portrait window with modern casement to both levels. Bay 2 is similar although here the ground floor window has been converted to a door. The 3rd bay is featureless. To the north are a pair of extensions, both set back from the face. The first is that shown on the 1845 mapping and of a dark brown brick. A large window at first floor level has a depressed arch lintel, in contrast to the splayed brick flat lintels of the main Hall. A further bay window has been inserted at ground floor level. To the north an unsympathetic modern extension has been added.

5.4 The former carriage house lies to the northwest of the hall. The main elevation faces west onto the carpark. It is brick built with a large double door to the northside. To the south are a pair of bull's eye windows. The southern elevation is featureless with the exception of a personnel doorway at the eastern end. Beyond

this a garage has been constructed. This is a later addition as shown by the rough joint and the change in bonding to English Garden Wall.

- 5.5 The east elevation has been mostly rebuilt, although this view is blocked by the large metal water tanks placed to the east of the building. The north elevation also shows rebuilding in modern brick.
- 5.6 The northernmost building is a modern brick built 2 story structure, with the top floor rendered. Although a building is shown in this location as early as 1845, the present one is a modern replacement. A large loading door lies at the eastern end of the southern elevation with a small window at first floor level. To the north side the building appears as a single story, due to the changing ground levels.

6. Analysis

- 6.1 Unsworth Hall appears to have been erected in the late 18th century as a large house in the double pile plan form, typical of the period. It was lived in by a variety of different people, including a vicar, cotton manufacturer and mayor. The carriage house was erected in the mid - late 19th century, likely one of the “two large coach-houses” described in the Bury Times (22/11/1862), suggesting it was erected between 1845 and 1862.
- 6.2 The site has seen a lot of development since becoming a golf club in the 1920's. The most notable change is the Unsworth Hall itself, which has a large sprawling single story extension added to the east side, as well as an unsympathetic to story extension to the north. The carriage house had a small extension shown on the 1915 OS map, although this was demolished, not being shown on the 1930's OS map. This lay on the footprint of the present attached garage. That this is not contemporary with the building is shown in the rough joint and change in bonding. The east and, to a lesser extent, northern elevations of this building have also been modified, with modern brick and windows present along the whole of the eastern face. However, this area is dominated by the large metal water tanks which lie between the house and carriage house.

7. Statement of Significance

7.1 The Historic England Publication “Statements of Heritage Significance: Analysing Significance in Heritage Assets” (HE 2019) suggests three areas of interest for assessing a heritage assets significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- **Archaeological interest** if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest** which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest** which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Archaeological interest

Prior to the golf club the site was a site associated with Unsworth Lodge, a large house dating from the late 18th century. As such it may hold evidence of earlier associated building which have since gone. Several buildings are listed in the sales description which may still be present below ground. As such the site has a

medium archaeological interest in terms of 18th century buildings, with the Hall itself having medium archaeological interest.

Architectural and artistic interest

The site contains three buildings, the most impressive of which is Unsworth Hall. This does not contain many architectural embellishments, but is a good example of a double pile large house from the late 18th century. As such it has a low-medium architectural interest. The carriage house dates from the mid – late 19th century. It is fairly plain and has been remodelled to the rear and as such as low – no architectural interest. The modern building to the north and the site generally, as a car park, have no architectural interest.

Historic interest

The site itself dates from at least the late 18th century when it was in use as the grounds of a large house, and thus has a medium historic interest. Unsworth Hall is the only surviving building from the period and has a similar interest, having been extensively modified and extended. The former carriage house dates from the mid – late 19th century as and as such has a low historic interest. The modern building to the north has no historic interest.

Level of significance

While the various heritage interests vary across the site, the level of significance is local for all of them.

8. Heritage Value and Mitigation

- 8.1 The proposed works are for the removal of one of the large metal water tanks and the demolition of the attached garage, with a new two story building erected in their place. The proposed building will be slightly taller than the present modern two story building, but lower than the Hall.
- 8.2 The removal of the water tank can be seen as having a minor positive impact on the heritage value of the site overall. The removal of the garage can be seen as

having a neutral heritage impact. The erection of the proposed building can likewise be seen to have a neutral impact on the heritage value of the site. The location of the new building will not impact on the visibility of Unsworth Hall, but will mask the unsympathetic modern extension to the north side. The southern main frontage will remain unaffected. The building will be visible beyond the main (west) elevation of the former carriage house. However, a two story modern building is already in this location and the architectural significance of the carriage house has been deemed to be low - none. As such the proposal will have a neutral impact on the heritage interests. No mitigation is deemed necessary.

- 8.3 The below ground works for the erection of the building may have a minor negative impact on the below ground archaeology, which may involve 18th century buildings associated with the Hall. A watching brief during groundworks to record any archaeology may be deemed necessary as mitigation

9. Statement of Indemnity

- 9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report, however such facts and opinions may have been derived.
- 9.2 The author will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

10. Bibliography

BEN – Bolton Evening News

GMAAS - Greater Manchester Archaeological Advisory Service

HER – Historic Environment Record

LSAGCA – Liverpool Standard and General Commercial Advertiser

MCALGA – Manchester Courier and Lancashire General Advertiser

MEN – Manchester Evening News

NPPF – National Planning Policy Framework

OS – Ordnance Survey

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<https://www.britishnewspaperarchive.co.uk>

Maps

1786 Yate's Map of Lancashire

1845 OS map Lancashire Sheet XCVI

1915 OS map Lancashire Sheet XCVI.1

1932 OS map Lancashire Sheet XCVI.1

Appendix 1: Figures

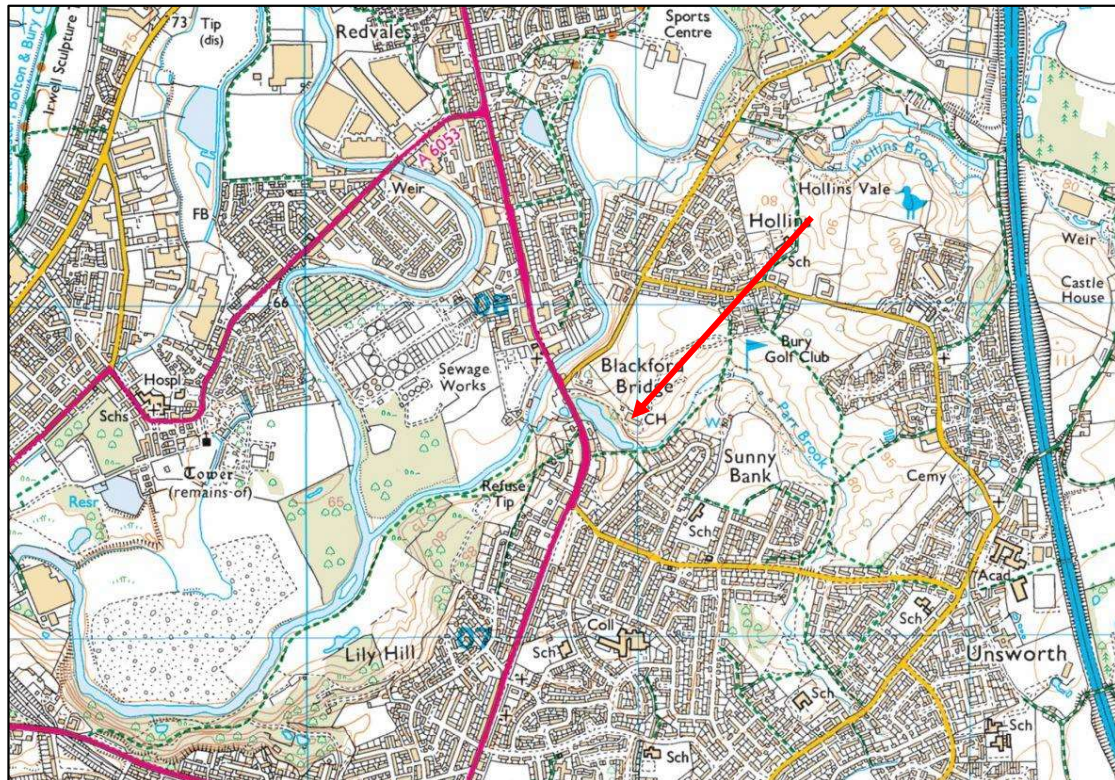


Figure 1: Location Plan (OS Licence Number: 100057911)

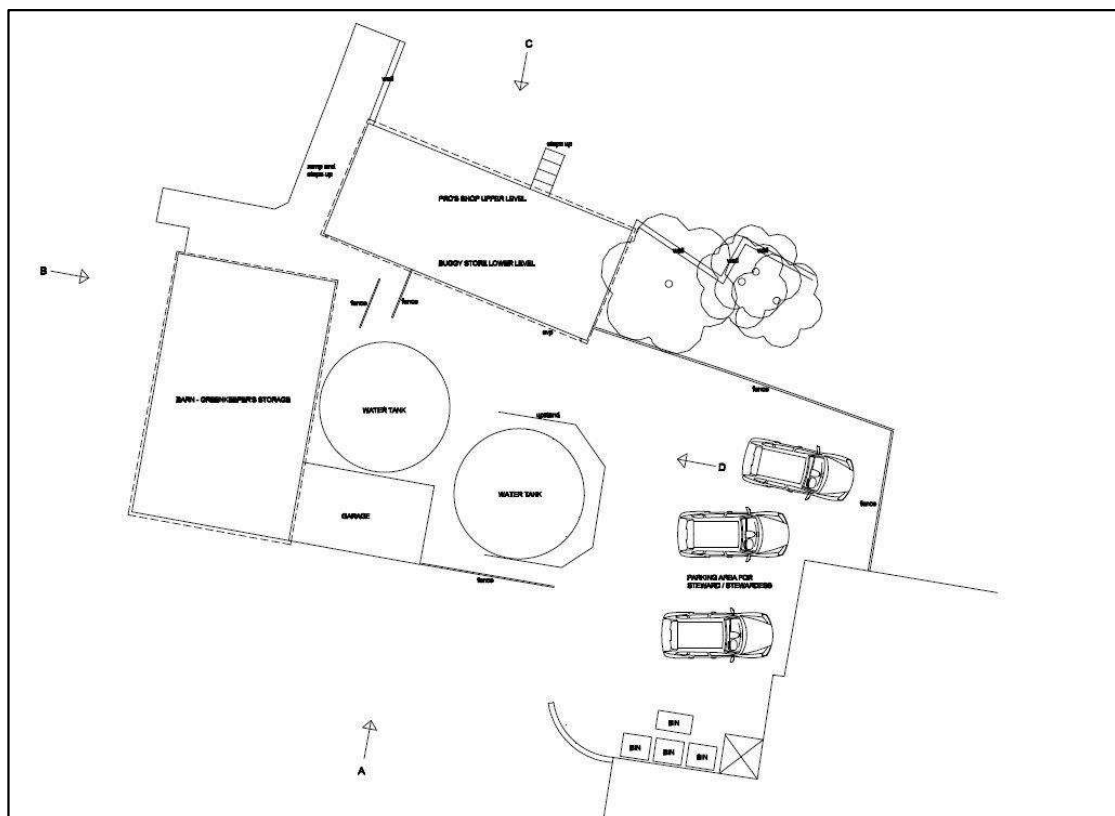


Figure 2: Site plan



Figure 3: 1786 Yate's Map of Lancashire



Figure 4: 1845 OS map Lancashire Sheet XCVI

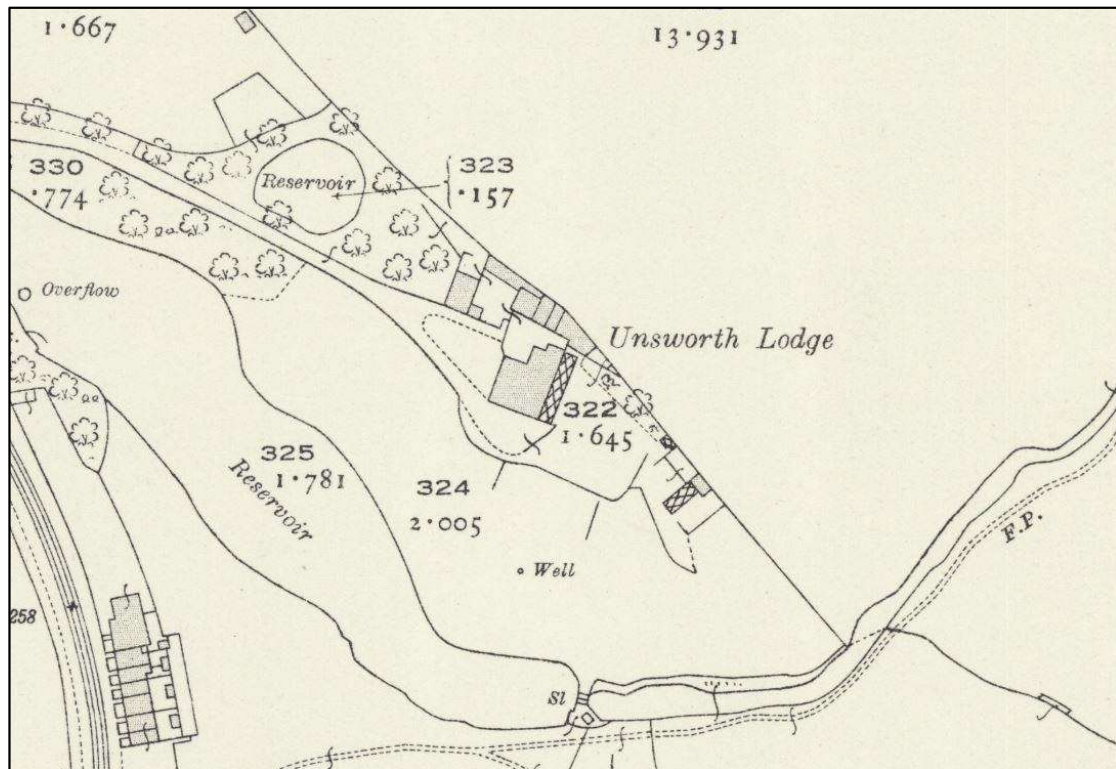


Figure 5: 1915 OS map Lancashire Sheet XCVI.1

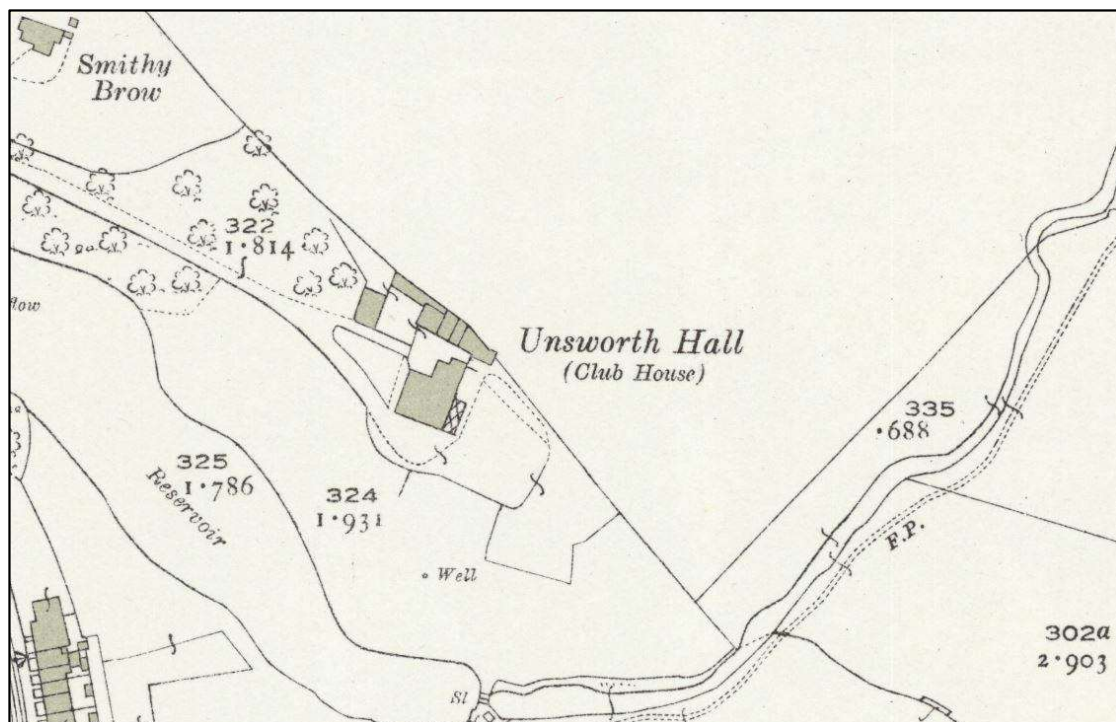


Figure 6: 1932 OS map Lancashire Sheet XCVI.1

Appendix 2: Plates



Plate 1: General shot of the site looking east across the carpark. Carriage house is to the left, Unsworth Hall to the right



Plate 2: General shot of the site from the south. Unsworth Hall to the right



Plate 3: Site showing large water tanks



Plate 4: As above showing modern building beyond



Plate 5: Southern side of site showing carriage house and attached garage



Plate 6: South elevation of Unsworth Hall



Plate 7: Modern extension attached to the east



Plate 8: As above showing full extent



Plate 9: Detail of central doorway to Hall



Plate 10: West elevation of Hall



Plate 11: Northern extensions showing early 19th century extension (right), with modern unsympathetic extension attached (left)



Plate 12: East elevation of carriage house



Plate 13: South elevation of attached carriage house and attached garage proposed to be removed

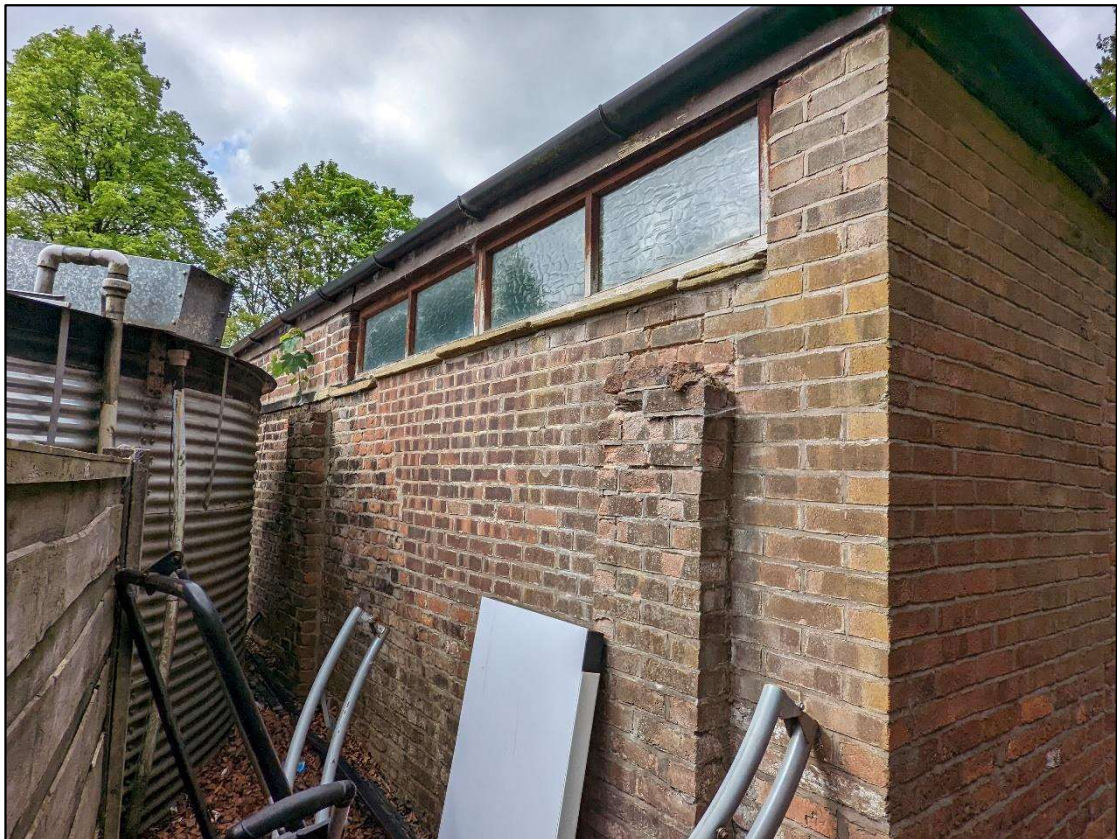


Plate 14: West elevation of carriage house showing extensive rebuilding

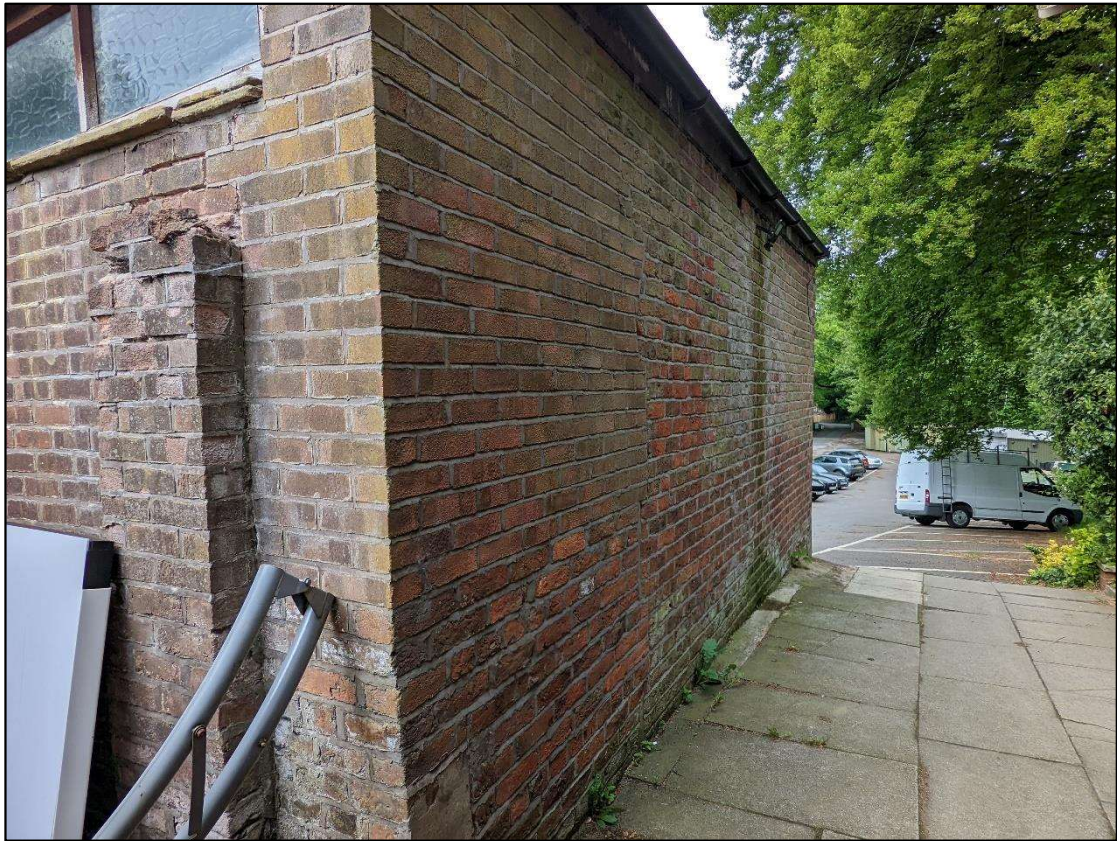


Plate 15: North elevation showing rebuilt corner



Plate 16: As above from the east



Plate 17: Modern building to north of the site



Plate 18: Eastern gable