



University of  
**Salford**  
MANCHESTER

**Archaeological  
Building Survey:**

The Bothy, Worsley  
Hall Garden Centre,  
Worsley. Draft.

**Client:** Peel  
Investments (North)  
Ltd.

**Technical Report:**  
Vicky Nash & Matt  
Bishop.

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## *Contents*

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<b>Summary</b>	<b>3</b>
<b>1. Introduction</b>	<b>4</b>
<b>2. Historical Background</b>	<b>6</b>
<b>3. Building Description</b>	<b>8</b>
<b>4. Discussion</b>	<b>15</b>
<b>5. Sources</b>	<b>18</b>
<b>6. Archive</b>	<b>20</b>
<b>Appendix 1: Figures</b>	<b>21</b>
<b>Appendix 2: Photograph Catalogue</b>	<b>45</b>
<b>Appendix 3: Census Returns</b>	<b>48</b>



## Summary

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The Centre for Applied Archaeology was commissioned by Peel Investments (North) Ltd to undertake a Level 2 Building Survey of the Bothy, Worsley Hall Garden Centre, Leigh Road, Worsley, M28 2LJ. The survey work was carried out in July 2011 by Vicky Nash and Dr Michael Nevell and conformed to as part of the pre-planning application work as recommended by *Planning Policy Statement 5: Planning for the Historic Environment* (English Heritage March 2010), paragraphs HE6.1 and HE8.1.

The Worsley New Hall Bothy was 'T' shaped in plan and consisted of a late 19<sup>th</sup> century, square-plan, industrial boiler chimney and a single storey gardeners' dwelling which was substantially extended westwards in the early 20<sup>th</sup> century through the addition of a two storey dwelling. The 19<sup>th</sup> century boiler chimney and dwelling appear to have been constructed from yellow sandstone blocks, with the exception of the dwelling's northern elevation which was constructed in machine-made red brick laid in Flemish bond. The earlier dwelling had a gabled roof with a projection and a second gable along its southern elevation which was covered by grey slate with a leaded ridge. In contrast, the later 20<sup>th</sup> century extension appeared to be constructed entirely in machine-made red bricks laid in English Garden Wall bond and had a half-hipped roof, which was covered in grey slate with grey ridge tiles and wooden barge boards at eaves level along its eastern and western elevations.

The Bothy was constructed during the late 19<sup>th</sup> century for the 3<sup>rd</sup> Earl of Ellesmere (Francis Charles Granville Egerton). The exact construction date for the Bothy is not known, although census returns from the period establish that the structure was first occupied between 1871 and 1881. The Bothy originally provided living accommodation for the New Hall's unmarried gardeners who were required to live on site so that the gardens' boilers could be fuelled and maintained twenty four hours a day. During the early 20<sup>th</sup> century the Bothy was extended with the addition of a two storey dwelling which abutted the building's western elevation. Shortly after the First World War the Ellesmere family severed their connection to the New Hall and the Estate came into the control of the Bridgewater Estates Ltd who leased the Kitchens Gardens as a commercial market garden. During this period the Bothy continued to be used as a dwelling for the tenants of the market garden and during the 1930s the building was internally redeveloped through the addition of several partition walls. The Bothy continued to be leased as a dwelling until 1949 when it was sold, along with the Kitchen Garden, to Richard and Herbert Cunliffe who operated the New Hall Garden Produce Company from the site. The Bothy served as staff accommodation until 2008 when it was purchased by Peel Investments (North) Ltd who have continued to lease the building as a privately rented dwelling.



## 1. Introduction

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### 1.1 Background

The Centre for Applied Archaeology was commissioned by Peel Investments (North) Ltd to undertake a Level 2 Building Survey of the Bothy, Worsley Hall Garden Centre, Leigh Road, Worsley, M28 2LJ. The survey work was carried out in July 2011 by Vicky Nash and Brian Grimsditch and conformed to as part of the pre-planning application work as recommended by *Planning Policy Statement 5: Planning for the Historic Environment* (English Heritage March 2010), paragraphs HE6.1 and HE8.1.

### 1.2 Location, Topography and Current Land Use

The Bothy lies within the south-west corner of the Worsley New Hall Estate, approximately 4km west of Salford City centre, 0.5km east of Boothstown and 0.2km north of the Bridgewater Canal (**Fig 1**). The Bothy is centred at SD 73635 00484 and is bounded to the north and east by Middle Wood and to the south and west by Worsley Hall Garden Centre (**Fig 1**). The study area lies on a slope which measures 56m AOD to the north of the Bothy and 26m AOD to the south.

The Bothy was constructed during the late 19<sup>th</sup> century for the 3<sup>rd</sup> Earl of Ellesmere (Francis Charles Granville Egerton). The exact construction date for the Bothy is not known, although census returns from the period establish that the structure was first occupied between 1871 and 1881. The Bothy originally provided living accommodation for the New Hall's unmarried gardeners who were required to live on site so that the gardens' boilers could be fuelled and maintained twenty four hours a day. During the early 20<sup>th</sup> century the Bothy was extended with the addition of a two storey dwelling which abutted the building's western elevation. Shortly after the First World War the Ellesmere family severed their connection to the New Hall and the Estate came into the control of the Bridgewater Estates Ltd who leased the Kitchens Gardens as a commercial market garden. During this period the Bothy continued to be used as a dwelling for the tenants of the market garden and during the 1930s the building was internally redeveloped through the addition of several partition walls. The Bothy continued to be leased as a dwelling until 1949 when it was sold, along with the Kitchen Garden, to Richard and Herbert Cunliffe who operated the New Hall Garden Produce Company from the site. The Bothy served as staff accommodation until 2008 when it was purchased by Peel Investments (North) Ltd who have continued to lease the building as a privately rented dwelling.

There are no designations attached to the Bothy and it is not currently listed on the Greater Manchester Historic Environment Record.

### 1.3 Methodology

This survey has followed the conventions laid down in *Understanding Historic Buildings. A guide to good recording practice* (English Heritage 2006) and the Institute of Field



Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IFA, Revised Edition 2001).

In brief this work comprised of:

- Historic research including a historic map regression exercise (scaled to a large, uniform size), examination of Census records, Trade Directories and local history sources from Salford Local History Library.
- A photographic survey showing general view of the building's exterior and setting; the overall appearance of the buildings principle rooms and circulation areas; detailed coverage of the buildings external and internal appearance; and architectural and structural features relevant to the building's design. The photographs have been taken as high resolution digital photographs, with the viewpoint directions shown on plans.
- A written report including a description of the structure; a discussion of the site's development and importance; and a photographic catalogue.



## *2. Historical Background*

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### *2.1 Introduction*

The background history of the Bothy was mainly uncovered from cartographic evidence although a certain amount of information was obtained from local historical sources taken from Salford University Library, Salford Local History Library, the Bridgewater Estate Archive and Census Returns.

### *2.2 The Cartographic Evidence*

The Bothy first appears on OS mapping from the early 1890s and was located within the Frame Yard to the immediate north of the Kitchen Garden (**Fig 2**). The survey depicts the Bothy as a small square structure which was abutted along its southern elevation by a square-plan chimney (**Fig 2**). By the OS survey of 1929 the Bothy appeared to have been extended westwards through the construction of a rectangular structure which abutted the Bothy's western elevation (**Fig 3**). The Bothy, its later extension and chimney, appear unaltered on all subsequent OS mapping and all three buildings survived at the time of the current survey and were in use as rented accommodation (**Fig 4**).

### *2.3 The Documentary Evidence*

Documentary research has established that the purpose of the Bothy was to provide accommodation for the young unmarried gardeners who worked at the Worsley New Hall Gardens (Campbell, 2010: 45). The large stone-built chimney to the rear of the Bothy was the boiler chimney which was used to heat the glasshouses within the Frame Yard to the rear of the Bothy. Documents held within the Bridgewater Estate Archive confirm that the heat was provided by a 'Rochester' boiler which was housed within the Bothy's cellar and the gardeners who resided at the Bothy would have been expected to keep the boiler fuelled and to take turns on duty at weekends, (BEA/IV/C20/Vol: 837).

The exact construction date for the Bothy is unknown, although census returns record the structure as first being occupied between 1871 and 1881 (Appendix 3). Previous historical study (Nash & Nevell 2011) has established that after the First World War the Ellesmere family severed their connection to the New Hall and the Estate came into the control of the Bridgewater Estates Ltd, who leased the Bothy and Kitchen Gardens to Mr Arthur Upjohn (son of William Upjohn), who ran the site as a market garden business (BEA/IV/C20/Vol: 825). In 1933 Arthur Upjohn passed away and the lease of the Bothy and associated structures was taken over by Wilfred Mather. Documents held within the Bridgewater Estate Archive confirm that during Mather's occupation the Bothy was altered internally through the removal of the old cubicles within the originally Bothy structure and the addition of partition walls within the upstairs of the Bothy's 20<sup>th</sup> century extension, to create three bedrooms (BEA/IV/C20/Vol: 831). Wilfred Mather vacated the Bothy in 1938, although the structure continued to serve as a dwelling throughout 20<sup>th</sup> century and its occupants included J Edwards, landscape gardener (1938 – 1941), Messrs Foden & Benson (1941 – 1942), Alcock & Hardman (1942 – 1947), J Barber, market gardener (1947 – 1949).



In 1949 it appears that the Bothy and associated garden structures were sold to Richard and Herbert Cunliffe who operated New Hall Garden Produce Company from the site. The Bothy served as staff accommodation until 2008 when it was purchased by Peel Investments (North) Ltd who have continued to lease the building as a privately rented dwelling.



## *3. Building Description*

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### *3.1 Introduction*

This section provides a description of the building as visible at the time of the survey. This is not an architectural description, but rather an archaeological assessment of the building's fabric, space and function as recovered from measured and photographic surveys. The findings of this work will be used to inform an assessment of the building's date, phasing and importance and will be a key document for informing decisions on preservation, alteration or demolition. All elevations and rooms are depicted in scaled floor plans contained within Appendix 1 of this report (**Figs 5 & 6**).

### *3.2 Exterior Description*

The Worsley New Hall Bothy was 'T' shaped in plan and consisted of a late 19<sup>th</sup> century, square-plan boiler chimney and a single storey gardeners dwelling which was substantially extended westwards in the early 20<sup>th</sup> century through the addition of a two storey dwelling. The 19<sup>th</sup> century boiler chimney and dwelling appear to have been constructed from yellow sandstone blocks, with the exception of the dwelling's northern elevation which was constructed in machine-made red brick laid in Flemish bond. The earlier dwelling had a gabled roof with a projection and a second gable along its southern elevation which was covered by grey slate with a leaded ridge. In contrast, the later 20<sup>th</sup> century extension appeared to be constructed entirely in machine made red bricks laid in English Garden Wall bond and had a half hipped roof, which was covered in grey slate with grey ridge tiles and wooden barge boards at eaves level along its eastern and western elevations.

#### *Northern Elevation (Figs 5 - 9)*

The northern elevation of the Bothy formed the front façade of the building and was aligned roughly east to west. The eastern half of the elevation comprised of a single storey dwelling, constructed of machine made red bricks laid in Flemish bond with yellow sandstone quoins, which sat on a yellow sandstone plinth approximately 0.30m in height. At its eastern end the elevation there was a break in the plinth caused by a presence of a rectangular stairwell which led down towards the dwellings cellar. The stairwell was approximately 2.0m deep and contained ten stone steps which led down towards a single timber framed doorway with a stone lintel, which sat at ground level. To the immediate west of the stairwell, at ground floor level the structure contained two rectangular, three-light, timber-framed windows, each with yellow sandstone splayed jamb, lintel and sill. Above the windows at eaves level there was a horizontal, wooden fascia which carried the gutter.

Abutting the western end of the single storey dwelling was a larger two-storey dwelling, constructed from machine-made red bricks, laid in English Garden Wall bond, with yellow sandstone quoins which sat on a brick plinth approximately 0.30m in height. At ground floor level the dwelling contained a square headed doorway, with a stone lintel and splayed stone jamb with carved stop chamfer. At the base of the doorway was a single stone step approximately 0.30m in height and within the doorway was a four panelled wooden door



with two glass panes. To the immediate west of the doorway, approximately 1.0m above ground level were four rectangular, three-light, timber-framed windows, each with yellow sandstone splayed jamb, lintel and sill. At first floor level the dwelling contained a further five timber framed windows of the same design as those on the ground floor. Above the windows at eaves level there was a concealed horizontal, wooden fascia which carried the guttering along the entire length of the dwelling.

Abutting the western end of the elevation was a wall approximately 1.50m in height and of indeterminate length, which was constructed in handmade red brick laid in stretcher bond with yellow sandstone coping. At the eastern end of the wall, approximately 0.40m west of the two storey dwelling, was a cast iron gate flanked by two yellow sandstone gate posts approximately 2.0m in height, which provided access to the frame yard at the rear of the Bothy.

### *Eastern Elevation (Figs 5 – 6 & 18 - 20)*

The eastern elevation was aligned roughly north to south and comprised the eastern gable end of the single storey dwelling. The elevation was constructed yellow sandstone blocks with irregular coursing and quoins, which sat on a brick and stone plinth measuring approximately 0.70m in height. The northern end of the elevation contained a gable which projected out from the rest of the elevation by approximately 0.30m. The gable was coped with a finial and had a parapet at eaves level. At ground floor level the gable contained a doorway with a cambered arch, stone lintel, a timber plank and batten door and at its base a single stone step measuring 0.4m in height. Above the doorway within the apex of the gable was a small, blocked single light window opening with a splayed jamb, lintel and sill. To the south of the gable, at ground floor level the elevation contained a blocked, single light window opening with a splayed jamb, lintel and sill. Above the window at eaves level was a horizontal, wooden fascia which carried a gutter.

### *Southern Elevation (Figs 5 – 6 & 11 - 17)*

The southern elevation of the Bothy formed the rear of the building and was aligned roughly east-west. The eastern half of the elevation was comprised of a single storey dwelling, constructed of yellow sandstone blocks with irregular coursing and quoins, which sat on a stone plinth measuring approximately 0.45m in height. Abutting the centre of the dwelling was a square stack, industrial boiler chimney. The chimney sat on a substantial square plinth approximately 3.0m by 3.50m and 5.0m in height which abutted the southern elevation of the dwelling. At its base the plinth was constructed from four courses of handmade bricks laid in English Garden Wall bond on top of which sat two courses of large, yellow sandstone blocks. The remainder of the plinth was constructed of yellow sandstone blocks with irregular coursing and quoins which were capped by coping stones supported on stone corbelling. On top of the plinth sat the chimney stack which was of the same construction as the plinth. At the base of the stack was a continuous stone string course and on all four elevations of the stack were three, vertically spaced single-light, blocked window openings each with a splayed jamb, lintel and sill.

At ground floor level, to the west of the chimney, the single storey dwelling contained a two light, timber framed window, with yellow sandstone played mullion and jamb with a stone lintel. Above the window at eaves level was wooden fascia which carried guttering along the western half of the elevation. To the east of the chimney the elevation had a gable with

coping and a parapet at eaves level. At ground floor level the gable contained a three light, timber framed window with yellow sandstone splayed jamb, lintel and sill. Above the window, within the apex of the gable was a small blocked, square headed window with a splayed jamb, lintel and sill and on the western side of the gable was a single light dormer window.

Abutting the western end of the single storey dwelling was a larger two-storey dwelling, constructed from machine made red bricks, laid in English Garden Wall bond, with yellow sandstone quoins which sat on a brick plinth approximately 0.45m in height. At ground floor level, approximately 1.15m above ground level, were three rectangular, three-light, timber framed windows, each with yellow sandstone splayed jamb, lintel and painted sill. To the east of the windows was a fourth window of identical design which contained a later inserted square headed, wooden doorframe abutted by a single-light, timber-framed, window. At the base of the doorway were two concrete steps, approximately 0.45m in height and within the doorway was a six panelled wooden door. At first floor level the dwelling contained a further four, three light, timber framed windows, each with yellow sandstone splayed jamb, lintel and painted sill. Projecting out from the elevation at first floor level was a brick built chimney stack constructed in stretcher bond, which contained four chimney pots of Crown and Common Tapered design. Above the windows at eaves level there was a concealed horizontal, wooden fascia which carried the guttering along the entire length of the dwelling.

### *Western Elevation (Figs 5 – 6 & 10)*

The western elevation was aligned roughly north/south and comprised of the western gable end of the two storey dwelling. The elevation was constructed from machine made red bricks, laid in English Garden Wall bond, with yellow sandstone quoins which sat on a brick plinth which measured approximately 0.30m in height at the elevations northern end rising to 0.45m at the elevations southern end. At ground floor level the elevation was abutted at its northern end by the wall previously discussed on the northern elevation. At first floor level the elevation contained a rectangular, three-light, timber-framed windows which was surrounded by a yellow sandstone splayed jamb, lintel and sill. The gabled roof was half hipped and at eaves level there was a moulded wooden barge board.

### **3.3 Interior Description**

For ease of description each room of the interior has been designated with its own letter and number. The letter (**G**) refers to ground floor rooms and (**F**) refers to first floor rooms. All room names within the report were assigned according to their function at the time of the survey. Due to health and safety restrictions, access to the cellar below the single storey dwelling could not be obtained and as such no descriptions could be made of these rooms.

#### *G1 Sitting Room (Figs 5 – 6 & 21 - 22)*

Occupying the northern half of the single storey dwelling, Sitting Room was 'L' shaped in plan and could be accessed via two doorways along its western and eastern walls, which led in from the Hallway (G4) and from outside through the gable on the eastern elevation. The room had a carpeted floor with a 0.15 skirting along each wall. The ceiling was plastered and contained two light fittings and recessed into the south-west corner of the ceiling was a small square loft hatch with a timber panelled cover. Along the northern wall of the room were two, three light windows with central openings and at either end of the southern wall were a

further two doorways which led into Bedroom 1 (G2) and the Utility Room (G3). All four doorways had a square headed, moulded frame which contained a four panelled timber door, with the exception of the door along the room's eastern wall which was timber plank and batten.

#### *G2 Bedroom 1 (Figs 5 – 6 & 23 - 24)*

Located in the south-eastern corner of the single storey dwelling, Bedroom 1 was square in plan and could be accessed via a doorway along its northern wall which led in from the Sitting Room (G1). The room had a carpeted floor and plastered ceiling and walls and at the base of each wall was a 0.15m high skirting. At the southern end of the room the ceiling was open to the apex of the gable and along the western wall was an exposed timber purlin aligned north/south above which sat a single light dormer window, previously discussed on the southern elevation. At the northern end of the room the ceiling dropped to eaves level and between these two levels the ceiling contained a semi-circular arch, which spanned the full width of the room.

#### *G3 Utility Room (Figs 5 – 6 & 25)*

Occupying the south-eastern corner of the single storey dwelling, the Utility Room was rectangular in plan and could be accessed via a doorway along its northern wall which led in from the Sitting Room (G1). The room had a brick vaulted ceiling with a single strip light, linoleum covered floor and plastered walls. Along the southern wall of the room there was a two light, timber framed, stone mullioned window with a side hung casement, below which was a Belfast ceramic sink, which sat on metal brackets. Along the base of the southern wall ran several metal water and gas pipes which had been boxed in by a 0.20m high timber box which ran along the entirety of the wall and at the southern end of the western wall was a modern gas boiler

#### *G4 Entrance Hall (Figs 5 – 6 & 26 - 28)*

Occupying the eastern end of the two storey dwelling was the Hallway, which was 'L' shape in plan and served as a link between the single and two storey dwellings. The Hallway had a tiled floor; plastered ceiling and all walls were wallpapered and contained a 0.15m skirting at their base and a dado rail at 1.20m above ground level. Abutting the western end of the single storey dwelling the north/south wing of the corridor provided access to the Sitting Room (G2) and Bedroom 2 (G5) via two square headed doorways along its eastern and western walls. Along the wings northern wall was an exterior door (front) previously described on the buildings northern elevation and along the wings southern wall was a second exterior door (rear) and a small single light timber framed window as described on the southern elevation of the building. Occupying the south-east corner of the wing was a stairwell which provided access to the Bothy's first floor and below this, at the southern end of the wings eastern was an enclosed cupboard which provided access to the Utility Room (G3) boiler. The east/west wing of the Hallway abutted the north-west corner of the north/south wing and ran parallel with the buildings northern elevation. Along its northern wall the wing contained two, three light, timber framed windows with central top hung casements previously described on the northern elevation and two square headed, doorways along its western and northern walls which led into the Living Room (G7) and the Kitchen (G6).

### *G5 Bedroom 2 (Figs 5 – 6 & 29)*

Located at the south-eastern end of the two storey dwelling, Bedroom 2 was rectangular in plan and could be accessed via a doorway along its eastern wall which led in from the Hallway (G4). The room had a carpeted floor and a plastered ceiling which contained a boxed in beam aligned east/west and single light fitting. All of the walls within the room had been wallpapered and painted and along the base of the walls was a 0.15m skirting. Along the southern wall of the room there was a three light, timber framed window with a central top hung casement.

### *G6 Kitchen (Figs 5 – 6 & 30 - 31)*

Located within the southern half of the two storey dwelling, between Bedroom 2 (G5) and the Living Room (G7) was the Kitchen. The room was square in plan and could be accessed via a square headed doorway along its northern wall which led in from the Hallway (G4). The room had a tiled floor and a plastered ceiling which contained a timber beam aligned east/west at its centre and single light fitting. The south-west corner of the room had been blocked at an oblique angle to conceal the chimney breast previously identified on the southern elevation. All of the walls within the room were wallpapered and the northern and eastern walls contained a 0.15m high skirting. The southern and western walls of the room were concealed at the base by fitted cupboards and worktop, a stainless steel sink and a cooker which measured approximately 1.0m in height and approximately 0.50m above the work top were a second set of fitted cupboards. Between the upper and lower cupboards the southern and western walls were tiled and at the centre of the southern wall, between the upper cupboards was a three light, timber framed window with a central top hung casement.

### *G7 Living Room (Figs 5 – 6 & 32 - 34)*

Located at the western end of the two storey dwelling, adjacent to the Kitchen (G6), was the Living Room. The room was rectangular in plan and could be accessed via a square headed doorway with a four panelled timber door which led in from the Hallway (G4). The room had a carpeted floor and a plastered ceiling which contained two timber beams aligned east/west and at its centre was a single light fitting. All of the walls within the room had been wallpapered and painted and along the base of the walls was a 0.15m skirting with the exception of the western wall which was clad with geometrically carved wooden panelling. The south-east corner of the room had been blocked at an oblique angle to conceal the chimney breast previously identified on the southern elevation and recessed into this was a modern fireplace with a gas fire. Along the southern wall of the room was a three light, timber framed window with a central top opening

### *F1 Stairwell (Figs 5 – 6, 27 & 35)*

Located within the south-east corner of the two storey dwelling the stairwell contained a ‘dog leg’ staircase with a half landing and an open well, which provided access to the buildings first floor. The Stairwell was carpeted and the eastern, southern and western walls were wallpapered with a 0.20m high wall string approximately 1.0m above which sat a dado rail. The staircase was timber in construction and its risers and thread were housed between the wall and outer strings. The stair case contained four newel posts, one at ground floor level, two within the half landing and the fourth at first floor level with supported the banister rail.



The banister was blocked between the hand rail and outer string and so no balusters were visible at the time of survey.

### *F2 First Floor Hallway (Figs 36 - 37)*

Located directly above the ground floor Entrance Hall (G4) the First Floor Hallway was 'L' shape in plan and could be accessed from the Stairwell (F1). The room had a carpeted floor and plastered ceiling and all walls were wallpapered and contained a 0.15m skirting along their base. The north/south wing of the Hallway contained two square headed doorways along its southern and western walls which provided access to the Stairwell (F1) and the Bathroom (F3) at along its northern wall was a three light, timber framed window with central top hung casement previously described on the northern elevation. The east/west wing of the Hallway abutted the north-west corner of the north/south wing and ran parallel with the buildings northern elevation. At ceiling level the northern end of the wing dropped at an oblique angle and running north/south across the western end of the ceiling was the exposed base of a Kings Post Truss, which continued through the wings southern wall into Bedroom 4 (F4). Along its northern wall, the wing contained two, three-light, timber-framed windows with central top hung casements as previously described on the northern elevation. Along the wings western and northern walls were two square headed doorways which led into Bedroom 4 (F5) and Bedroom 3 (F4).

### *F3 Bathroom (Fig 38)*

To the immediate west of the Stairwell (F1) was the Bathroom, which was rectangular in plan could be accessed via a square headed doorway along its eastern wall which led in from the First Floor Hallway (F2). The room had a tiled floor and plastered ceiling and all four walls were tiled to a height of 1.50m above which was a dado rail with the upper half of the walls being wallpapered. At the centre of the southern wall was a three light, timber framed window with a central, top hung casement and to its immediate east was an airing cupboard. Along the eastern wall of the room between the airing cupboard and doorway was a bath and at the southern end of the western wall was a ceramic toilet and sink.

### *F4 Bedroom 3 (Figs 39 - 40)*

Located directly above the Kitchen (G6), Bedroom 3 was rectangular in plan and could be accessed via a square headed doorway along its northern wall which led in from the First Floor Hallways (F2), east/west wing. The room had a carpeted floor and a plastered ceiling which dropped at an oblique angle at the southern end of the room. Aligned north/south at the western end of the room the ceiling contained the exposed base of a King Post Truss, previously described within the Hallway (F2). All walls within the room were wallpapered and contained a 0.15m high skirting along their base. Along the southern wall of the room there was a three-light, timber-framed window with a central, top-hung, casement and within the south-west corner of the room there was a chimney breast which contained a 20<sup>th</sup> century cast iron fireplace.

### *F5 Bedroom 4 (Figs 41 - 42)*

Located directly above the Living Room (G7), Bedroom 4 was rectangular in plan and could be accessed via a square headed doorway along its eastern wall which led in from the First Floor Hallways (F2), east/west wing. The room had a carpeted floor and a plastered ceiling

which dropped at an oblique angle at the southern end of the room. All walls within the room were wallpapered and contained a 0.15m high skirting along their base. Within the south-east corner of the room was a chimney breast which contained a 20<sup>th</sup> century cast iron fireplace, identical the one described in Bedroom 3 (F4). Along the northern wall of the room were two, three light, timber framed window with a central, top hung casement and a further two identical windows could be seen on the western and southern walls of the room.



## ***4. Discussion***

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### ***4.1 Introduction***

This section deals with the archaeological implications (if any), of the survey data providing the context within which planning conditions affecting the archaeological resource can be assessed.

### ***4.2 Phasing and Function***

#### *Late 19<sup>th</sup> Century*

The earliest visible fabric at the Bothy, were the remains of the single storey dwelling and the boiler chimney, which occupied the eastern half of the building (**Figs 2 & 6**). These structures are first depicted on the OS survey of 1893, which also shows that the boundary wall described on the northern elevation originally abutted the western gable of the single storey dwelling. Census returns from the period have established that the dwelling was first occupied sometime between 1871 and 1881, suggesting that it belonged to the New Hall's second phase of development instigated by the Francis Charles Granville Egerton, the Third Earl of Ellesmere, (**Fig 2 & Appendix 3**).

The on-site survey works showed that the exterior of the building has remained largely unaltered since its construction with the exception of the roof which had its lead ridging replaced and the dwelling's original western gable which is now concealed by the 20<sup>th</sup> century, two-storey, extension and forms the eastern wall of the Entrance Hall. Both the northern elevation of the single storey dwelling and the boundary wall were constructed in red bricks laid in Flemish bond which matches the construction of the earlier Kitchen Garden and Garden Cottage and confirms that the structures were built before the decline of the Estates economies during the early 20<sup>th</sup> century. The survey also established that the single storey dwelling had cellars which could be accessed via the stone stairwell which abuts the eastern end of the dwellings northern elevation. At the time of survey access to the cellar was not permitted, however documentary sources have confirmed that the cellar housed the chimney boiler which heated the glass houses within the frame yard (BEA/IV/C20/Vol: 837).

The original internal layout of the dwelling is unknown, although floor plans produced from the on-site survey works depict a void approximately 1.20m by 2.50m between the eastern wall of the Utility Room (G3) and the western wall of Bedroom 1 (G2). The presence of the void would suggest that the dwelling's internal layout was altered at some point during the 20<sup>th</sup> century possible to conceal a chimney related feature, once the chimney had gone out of use. Documentary sources held within the Bridgewater Estates Archive also suggest that the dwelling had originally contained several sleeping cubicles for its occupants; however these were removed during mid-20<sup>th</sup> century renovations to the property and there are no visible remains of these cubicles surviving within the dwelling today (BEA/IV/C20/Vol: 831).

### *Early 20<sup>th</sup> Century*

Cartographic sources show that between 1909 and 1929 the originally Bothy had been extended westwards so that the structure appeared rectangular in plan (**Figs 2 & 3**). This phase of redevelopment involved the truncation of the New Hall gardens boundary wall and the construction of a large two storey dwelling which abutted the single storey dwellings western gable (**Fig 6**). Documentary research has established that with the onset of the First World War the New Halls head Gardener (William Upjohn) retired and was permitted to live out his retirement at the Gardeners Cottage (BEA/IV/C20/Vol: 825). The responsibilities of the garden fell to his son Arthur Upjohn who resided at the Bothy and it can be suggested that it was during this period that the Bothy was extended in order to house the New Hall's Head Gardner and family, as well as the lower level gardeners.

The onsite survey works showed that the two storey dwelling had been constructed to compliment the originally Bothy through the use of yellow sandstone quoins, and three-light timber framed windows with splayed jamb, lintel and sill. However, the reduced economies of the New Hall Estate during this period are evident in the fabric of the two-storey dwelling, in that it was constructed of machine-made bricks laid English Garden Wall bond, which would have been considerably less expensive than the sandstone blocks and Flemish bond used in the construction of the single storey dwelling and boiler chimney.

### *Mid-20<sup>th</sup> Century*

Documentary and cartographic sources suggest that the exterior footprint of the Bothy remained unaltered from the early 20<sup>th</sup> century until the present day. However, documents held within the Bridgewater Estate Archive suggest that there were several internal alterations during this period which represent the structures change from gardeners dwelling to a commercial premise. Documentary research has established that during the inter war years the Estate was passed to the Bridgewater Estates Ltd who leased the Bothy and Kitchen Garden as a market garden business (BEA/IV/C20/Vol: 828). In 1933 the lease was taken on by Wilfred Mather who resided at the Bothy and documents held within the Bridgewater Estate Archive confirm that during Mather's occupation (1933 to 1938) the Bothy was internally altered through the removal of the old cubicles within the single storey dwelling and the addition of partition walls within the upstairs of the two storey extension to create three bedrooms (BEA/IV/C20/Vol: 828).

### *Late 20<sup>th</sup> Century*

Documentary and cartographic sources show that by the late 20<sup>th</sup> century the external and internal layout of the Bothy had remained unaltered with the exception of some redecoration. However, the onsite survey works showed that a former ground floor window on the southern elevation of the Bothy's two storey extension had been removed and replaced by a door and two steps which provided access to the Frame Yard at the rear of the property. No documentary evidence could be found for this alteration; although the modern door and frosted glass used within the doorway along with the concrete and modern flagstones steps would suggest a late 20<sup>th</sup> century construction date.



### ***4.3 The Archaeological Context of the Bothy***

The Bothy building is one of a number of minor or miscellaneous farm buildings that can be found in the English countryside. The range of smaller buildings that could be found on the farmstead is large; from well houses, corn mills, kennels and loomshops, to turf houses, slaughterhouses, smithies, and washhouses (Lake & Edwards 2006a, 67). However, the survival of a purpose-built itinerant labourers' hut is unusual, such buildings being most common in the Lancashire and Cheshire countryside, and rare in the North East, Yorkshire and Midlands. The accommodation for seasonal workers took the form of a separate detached building or sometimes a first-floor loft in a barn. In Lancashire these were often termed 'paddy lofts or houses' (Lake & Edwards 2006b, 76).

There have been few individual studies in the North West, and most recorded examples have been surveyed as part of wider studies; ie Eltonhead Hall Farm, Sutton, Lancashire built in the late 19<sup>th</sup> century (Lewis & Warhurst 1987, 4), Green Lane Farm, Dunham Massey, built around 1931 (Nevell, Arrowsmith, Grimsditch, Bell & Hradil 2008), and Little Heath Farm, Dunham Massey, built around 1910 (Hradil, Arrowsmith & Nevell 2007). The Dunham Massey examples were known locally as 'Irishmen's huts'. The bothy at Timperley Old Hall Farm, built in the late 19<sup>th</sup> century, was the subject of a separate survey by the local archaeology society (Faulkner 2004). All four examples were single storey, two-room, brick-built structures. The lack of earlier surviving examples in the region may be an indication that such separate structures were only to be found on the wealthier estates of the 19<sup>th</sup> century and early 20<sup>th</sup> century.

The Worsley New Hall example is both typical of these structures and unusual. In its primary form, it was a single storey structure very like the examples described above. It appears to have been built in the 1870s making it one of the earliest known examples in the region. Later, in the early 20<sup>th</sup> century, it was enlarged to encompass two storeys at which point it appears to have been lived in permanently. This suggests that its role as a traditional bothy building ended with its rebuilding. Only the name survived to indicate its original purpose.



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### ***Special Collections***

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### ***Maps***

John Foulkes Plan of the Worsley Estate, 1799.  
OS 1" to 6 Mile, Edition 1849, Lancashire Sheet 103.  
OS 1" to 6 Mile, Coloured Edition 1896, Lancashire Sheet 103.  
OS 1:2500 Edition 1908, Lancashire Sheet 103.2.  
OS 1" to 6 Mile, Quarter Sheet1 1909, Lancashire Sheet 103 NW.  
OS 1:2500, Country Series Edition 1928, Lancashire Sheet 103.2.  
OS 1" to 6 Mile, Quarter Sheet1 1929, Lancashire Sheet 103 NW.  
OS 1" to 6 Mile, Country Series Provisional Edition 1949, Lancashire Sheet 103 NW.  
OS 1:10,560, National Grid Series 1956, Sheet SD 70 SW.  
OS 1:10,000, National Grid Series 1975, Sheet SD 70 SW.  
OS 1:10,000, National Grid Series 1991, Sheet SD 70 SW.  
OS 1:10,000, National Grid Series 1999, Sheet SD 70 SW.

### ***Trade Directories***

Kelly, 1920, Manchester, Salford & Suburban Directory  
Kelly, 1930, Manchester, Salford & Suburban Directory  
Kelly, 1939, Manchester, Salford & Suburban Directory  
Kelly, 1948, Manchester, Salford & Suburban Directory

Kelly, 1959, Manchester, Salford & Suburban Directory  
Kelly, 1965, Manchester, Salford & Suburban Directory





## *6. Archive*

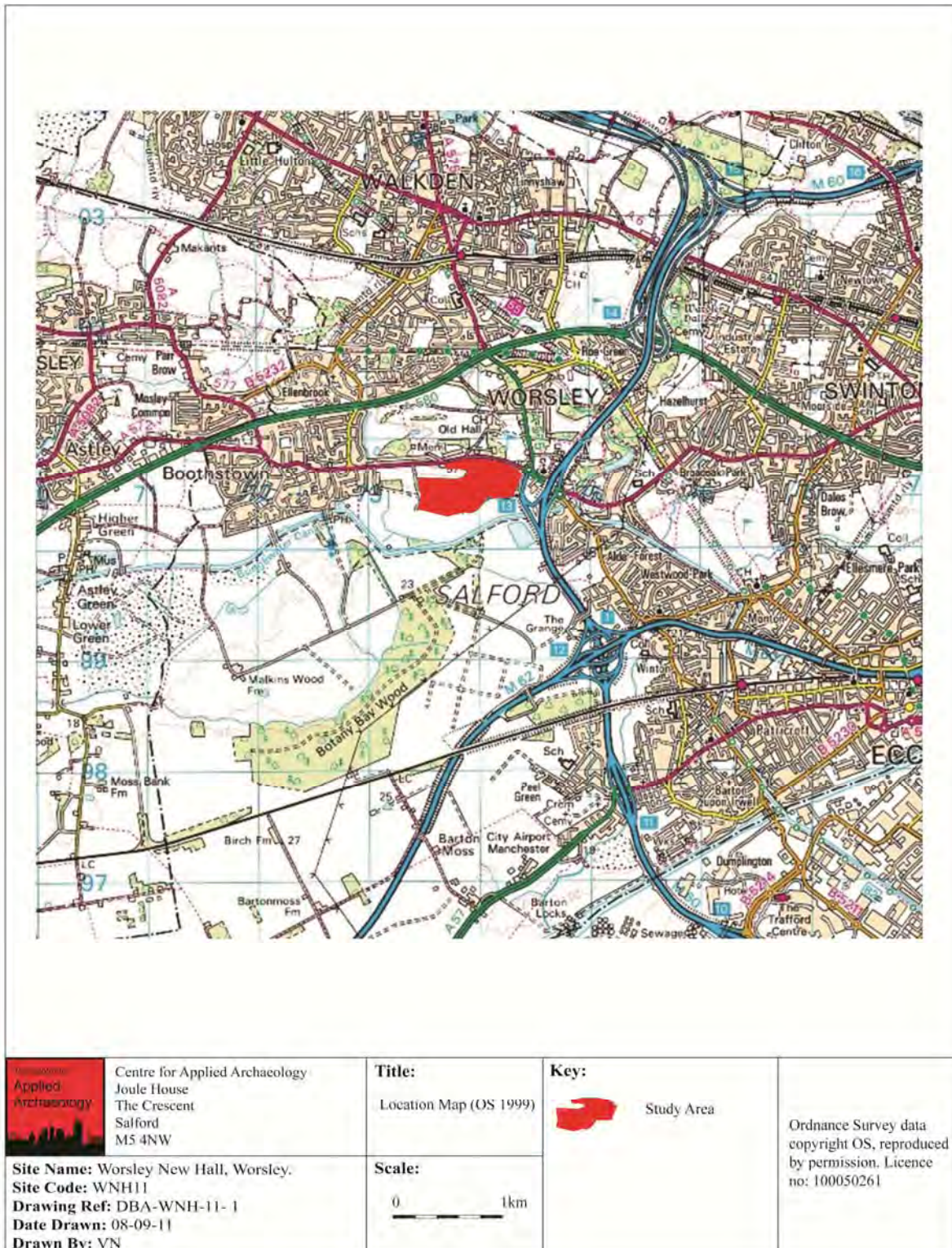
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The archive is currently held by the Centre for Applied Archaeology and a copy of this report will be forwarded to the client and deposited with the Greater Manchester Historic Environment Record (HER) held by the Greater Manchester Archaeological Unit.

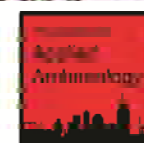
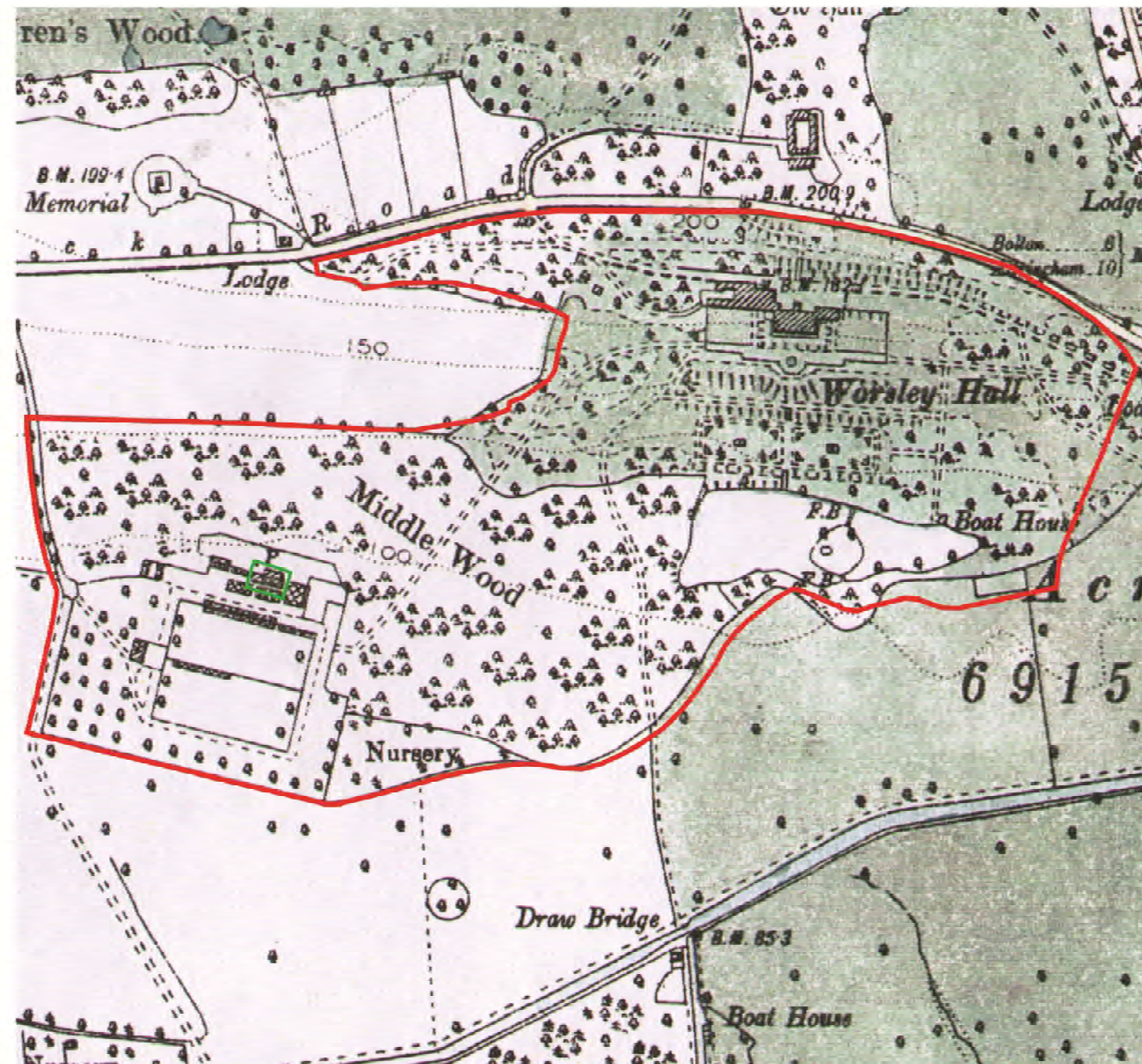
The archive consists of annotated field drawings, digital photographs, historic and modern mapping, census and trade directory entries along with photocopies of supporting historical documentary material.



## Appendix 1: Figures







Centre for Applied Archaeology  
School of the Built Environment  
The Crescent  
Salford  
M5 4NW  
Site Name: Worsley New Hall, Worsley.  
Site Code: WNH11  
Drawing Ref: BS-WNH-11-2  
Date Drawn: 31/01/12  
Drawn By: MB

Title:  
OS Edition of 1896

Scale:  
Based on OS 1" : 6 mile  
Rescaled to T: 2500

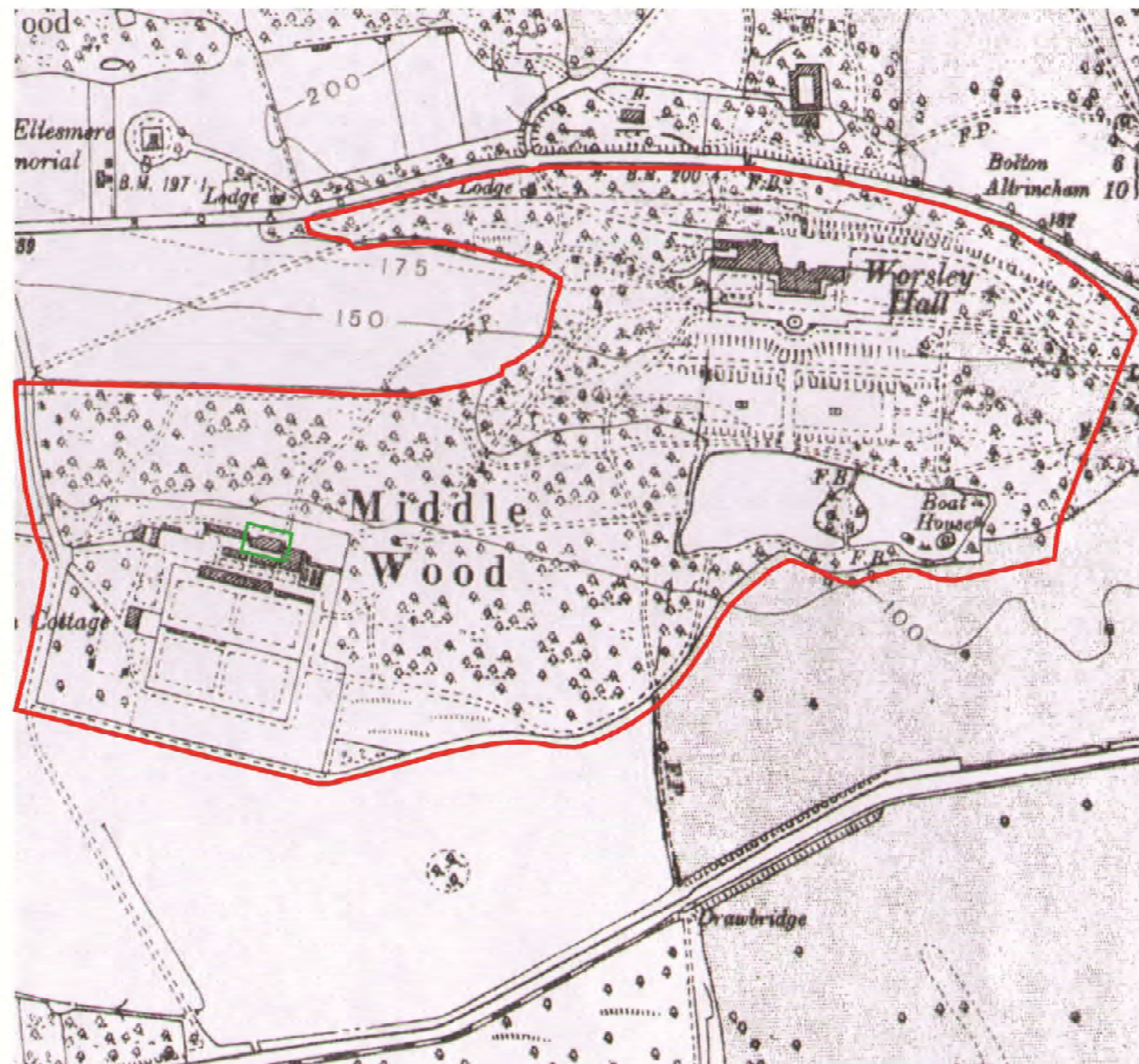
Key:



Site  
boundary  
Survey area







Centre for Applied Archaeology  
School of the Built Environment  
The Crescent  
Salford  
M5 4NW

**Site Name:** Worsley New Hall, Worsley.  
**Site Code:** WNH11  
**Drawing Ref:** BS-WNH-11-3  
**Date Drawn:** 31/01/12  
**Drawn By:** MB

**Title:**

OS Revision of 1929

**Scale:**

Based on OS 1": 6 mile  
Rescaled to 1: 2500

**Key:**



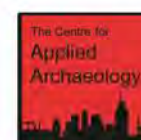
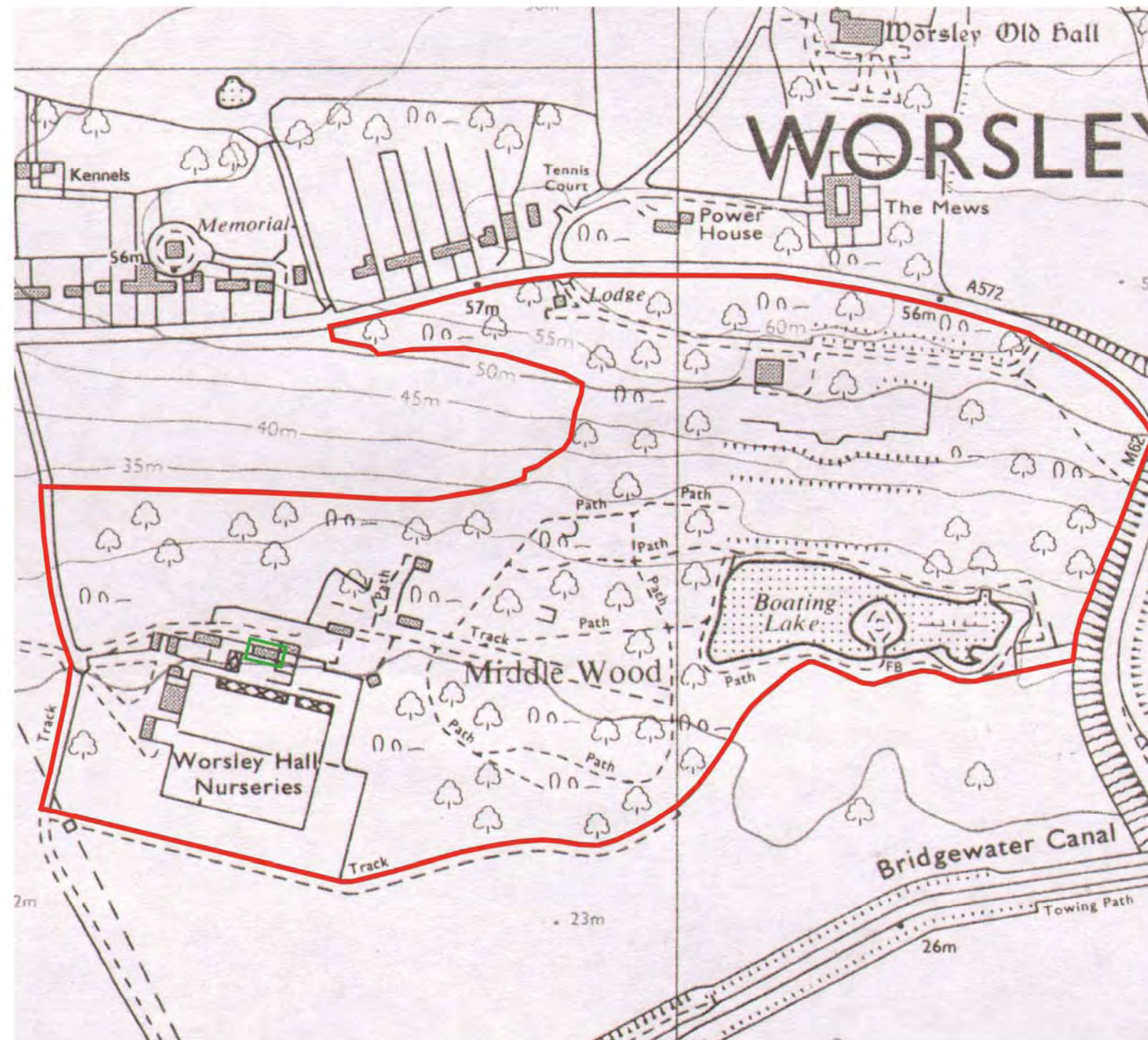
Site  
boundary



Survey area







Centre for Applied Archaeology  
School of the Built Environment  
The Crescent  
Salford  
M5 4NW

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OS Plan of 1991

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Based on OS 1" = 6 mile  
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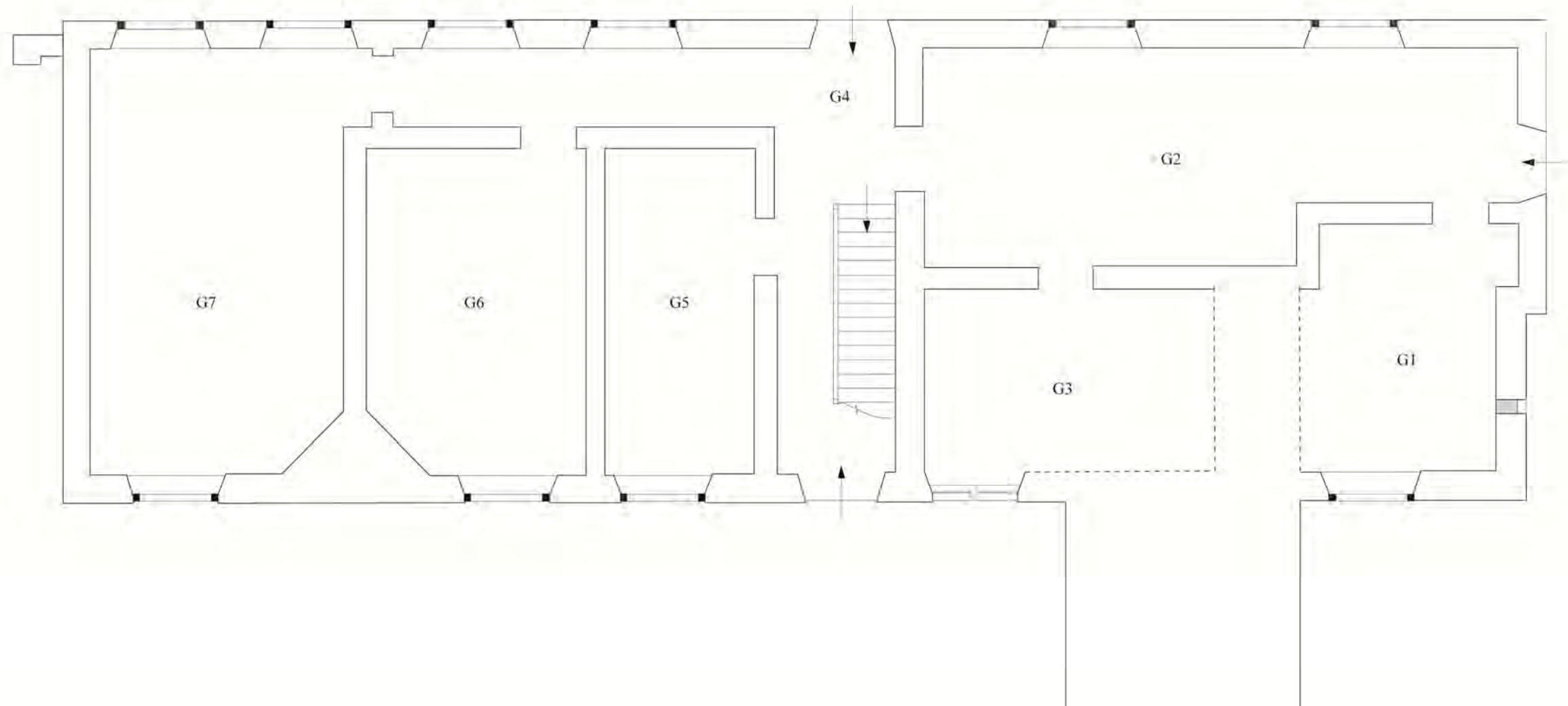
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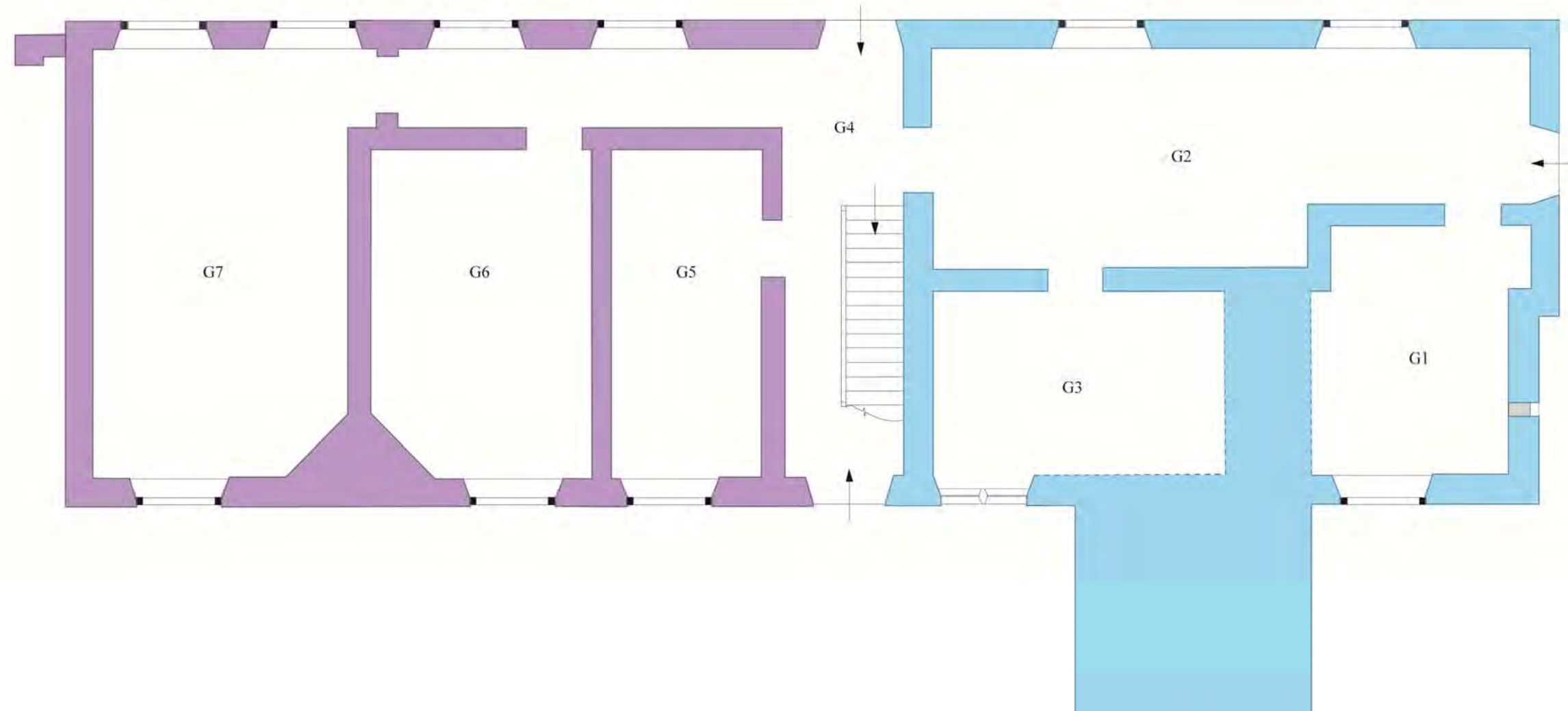
Survey area






Ordnance Survey data  
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no: 100050261





	Centre for Applied Archaeology Joule House The Crescent Salford M5 4NW	<b>Title:</b> Ground Floor Plan of the Bothy	<b>Key:</b> G1 Room Number  Blocked Window	N 
<b>Site Name:</b> Worsley New Hall, Salford. <b>Site Code:</b> WNH11 <b>Drawing Ref:</b> BS-WNH-11-5 <b>Date Drawn:</b> 01-08-2011 <b>Drawn By:</b> VN		<b>Scale:</b> 0 1m 		



	Centre for Applied Archaeology Joule House The Crescent Salford M5 4NW	<b>Title:</b>  Phased Plan of the Bothy	<b>Key:</b>  G1 Room Number  Late 19th Century  Early to Mid 20th Century	
<b>Site Name:</b> Worsley New Hall, Salford. <b>Site Code:</b> WNH11 <b>Drawing Ref:</b> BS-WNH-11-6 <b>Date Drawn:</b> 01-08-2011 <b>Drawn By:</b> VN		<b>Scale:</b> 0 1m 		



**Fig 7:** North elevation of Bothy, looking S.



**Fig 8:** Detail of cellar access at eastern end of the Bothy's north elevation, looking S.





**Fig 9:** View of garden gate abutting west elevation of the Bothy, looking S.



**Fig 10:** West elevation of the Bothy, looking NE.

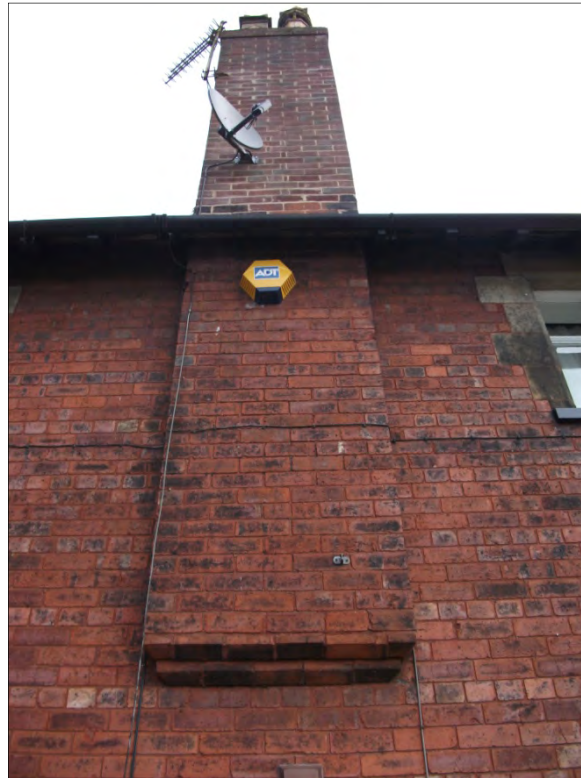


**Fig 11:** South elevation of Bothy, looking NE.



**Fig 12:** Ground floor window at western end of Bothy's southern elevation, looking N.





**Fig 13:** Detail of brick chimney stack on south elevation of the Bothy, looking N.



**Fig 14:** Former ground floor window, on south elevation which has been converted to a doorway, looking NE.





**Fig 15:** View of stone mullioned window on Bothy's southern elevation, looking NE.



**Fig 16:** View of the south face of the stone chimney, which abuts the southern elevation of the Bothy, looking N.



**Fig 17:** View of gable at eastern end of the Bothy's southern elevation, looking N.



**Fig 18:** Eastern elevation of the Bothy, looking NW.





**Fig 19:** Blocked window at southern end of Bothy's eastern elevation, looking W.



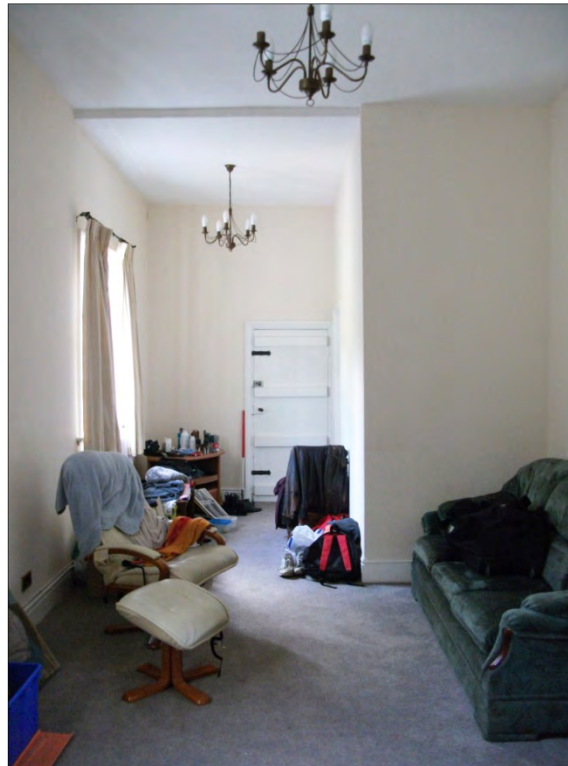
**Fig 20:** Doorway within gable on the Bothy's eastern elevation, looking SW.



**Fig 21:** View of southern wall in Bedroom 1 (G1), looking S.



**Fig 22:** Detail of ceiling in south-west corner of Bedroom 1 (G1), looking SW.



**Fig 23:** Eastern end of Sitting Room (G2) in the Old Bothy, looking E.

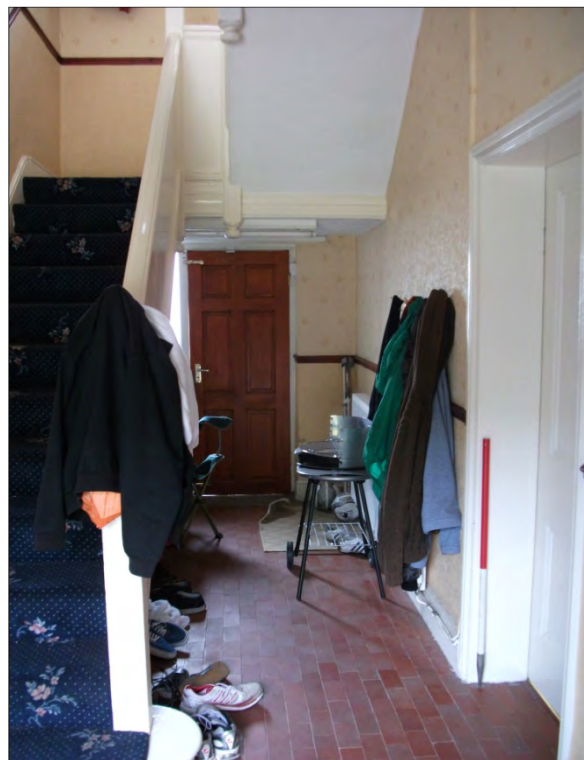


**Fig 24:** Western end of Sitting Room (G2) in the Old Bothy, looking W.





**Fig 25:** West wall of the Utility Room (G3) in the Old Bothy, looking W.



**Fig 26:** Southern and western walls of the Entrance Hall (G4), looking S.





**Fig 27:** Stairwell (F1) within the south-east corner of the Entrance Hall (G4), looking SE.



**Fig 28:** East/west wing of the ground floor Entrance Hall (G4), looking W.



**Fig 29:** Southern wall of Bedroom 2 (G5), looking S.



**Fig 30:** Southern and western walls of the Kitchen (G6), looking SW.



**Fig 31:** Detail of beam on Kitchen (G6) ceiling, looking NW.



**Fig 32:** Fireplace in south-east corner of the Living Room (G7), looking SE.





**Fig 33:** North wall of the Living Room (G7), looking NE.



**Fig 34:** West wall of the Living Room, looking NW.



**Fig 35:** Upper part of the Stairwell (F1), Looking S.



**Fig 36:** Northern wall of the First Floor Hallway (F2), looking N.



**Fig 37:** East/west wing of the First Floor Hallway (F2), looking E.



**Fig 38:** Southern end of the Bathroom (F3), looking S.





**Fig 39:** Fireplace in the south-west corner of Bedroom 3 (F4), looking SW.



**Fig 40:** Detail of King Post Truss exposed in ceiling of Bedroom 3 (F4), Looking W.



**Fig 41:** Southern end of Bedroom 4 (F5), looking S.



**Fig 42:** Detail of Fireplace within south-east corner of Bedroom 4 (F5), looking SE.



## Appendix 2: Photograph Catalogue

<b>Photo No.</b>	<b>Fig No.</b>	<b>Description</b>	<b>Orientation (looking)</b>
1		North elevation of Bothy.	S
2		Detail of stone quoining and parapet at north-east corner of Bothy.	SE
3		Detail of cellar access at eastern end of the Bothy, north elevation.	S
4		Detail of front door on north elevation of the Bothy.	S
5		Detail of ground floor window on north elevation of Bothy.	S
6		View of garden gate abutting west elevation of the Bothy.	S
7		Detail of garden gate abutting west elevation of the Bothy.	S
8		West elevation of the Bothy.	E
9		South elevation of Bothy.	NE
10		Detail of ground floor window at western end of the Bothy's southern elevation.	N
11		Detail of brick chimney stack on south elevation of the Bothy.	N
12		Former ground floor window, on south elevation which has been converted to a doorway.	NE
13		View of ground floor, stone mullioned window belonging to the original Bothy building.	NE
14		Detail of stone mullioned window belonging to original Bothy building.	N
15		Detail of joint between Bothy and stone chimney on southern elevation of the Bothy.	NE
16		View of the stone chimneys base.	E
17		View of Bothy's east gable end.	S
18		Detail of stone parapet on north-east corner of the Bothy.	SW
19		Eastern elevation of the Bothy.	NW
20		Detail of doorway in the east gable of the Bothy.	SW
21		Detail of blocked window in eastern elevation of the Bothy.	W
22		Detail of the eastern end of the Bothy's southern elevation.	N
23		View of the south face of the stone chimney, which abuts the southern elevation of the Bothy.	N
24		View of the joint between the original single storey Bothy house and its 20 <sup>th</sup> century, two storey extension.	NW

25		View of brick sheds to the immediate east of the Bothy.	SE
26		View of the sheds west gable.	S
27		View of shed and Bothy's eastern elevation.	S
28		General view of the Bothy's north elevation.	SW
29		View of southern wall in Bedroom 1 (G1).	S
30		Detail of window and beam on western wall of Bedroom 1 (G1).	SW
31		Detail of ceiling in south-west corner of Bedroom 1 (G1).	SW
32		Detail of ceiling in south-east corner of Bedroom 1 (G1).	SE
33		Eastern end of Sitting Room (G2) in the Old Bothy.	E
34		Western end of Sitting Room (G2) in the Old Bothy.	W
35		View of doorway in southern wall of Sitting Room (G2).	S
36		View of ceiling hatch in south-west corner of the Sitting Room (G2).	SW
37		East wall of the Utility Room (G3) in the Old Bothy.	E
38		West wall of the Utility Room (G3) in the Old Bothy.	W
39		Detail of brick vaulted ceiling in the Utility Room (G3)	E
40		Detail of stone mullioned window on southern wall of the Utility Room (G3).	S
41		View of lower stairwell in Entrance Hall (G4) of the Bothy extension.	SE
42		Detail of banister posts on lower stairwell.	S
43		Southern end of the Entrance Hall (G4), in Bothy extension.	S
44		Detail of front door on northern wall of the Entrance Hall (G4).	N
45		Southern wall of Bedroom 2 (G5).	S
46		Northern wall of Bedroom 2 (G5).	N
47		Detail of beam aligned east-west in ceiling of Bedroom 2 (G5).	N
48		View of the Entrance Hall's western corridor (G4).	W
49		South-west corner of the Kitchen (G6).	SW
50		Southern wall of the Kitchen (G6).	S
51		North wall of the Kitchen (G6).	N
52		Detail of beam aligned east-west in ceiling of the Kitchen (G6).	NW
53		South wall of the Living Room (G7).	S
54		View of fireplace in south-east corner of the Living Room (G7).	SE



55		North wall of the Living Room (G7).	NE
56		North-west corner of the Living Room (G7).	NW
57		South-west corner of the Living Room (G7), showing beam aligned east-west in ceiling.	SW
58		Southern wall of Bedroom 4 (F5), on the first floor of the Bothy extension.	S
59		View of fireplace in south-east corner of Bedroom 4 (F5).	SE
60		Detail of fireplace in south-east corner of Bedroom 4 (F5).	SE
61		North wall of Bedroom 4 (F5).	N
62		View of window on western wall of Bedroom 4 (F5).	SW
63		General shot of First Floor Hallway (F2).	E
64		Detail of beam aligned north-south, on ceiling of First Floor Hallway (F2).	E
65		Southern wall of Bedroom 3 (F4).	S
66		View of the fireplace in the south-west corner of Bedroom 3 (F4).	SW
67		Detail of beam aligned north-south in ceiling of Bedroom 3 (F4).	SW
68		Detail of beam aligned north-south in ceiling of Bedroom 3 (F4).	W
69		Detail of beam aligned north-south in ceiling of Bedroom 3 (F4).	NW
70		Northern wall of Bed Bedroom 3 (F4).	N
71		View of bathroom door on western wall of the First Floor Hallway (F2).	SW
72		South wall of Bathroom (F3).	S
73		View of window on northern wall of First Floor Hallway (F2).	N
74		View of Upper Stairwell (F1).	S
75		Detail of banister posts in Upper Stairwell of Bothy.	N
76		View of lower stairwell in the ground floor Entrance Hall (G4).	NW
77		Detail of banister post in Upper Stairwell.	NW.
78			



## *Appendix 3: Census Returns*

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<b>Year</b>	<b>Name</b>	<b>Age</b>	<b>Relation</b>	<b>Profession</b>
1881	Henry Higham	38	Head	Foreman Gardener
	Charles Ingram	20	Boarder	Gardner
	George Kidd	20	Boarder	(ND) Gardener
	James McIntosh	26	Boarder	(ND) Gardener
	John Craven	21	Boarder	(ND) Gardener
1891	Robert Milne	29	Head	Foreman Gardener
	Robert Fowler	29	Boarder	Journeyman / Gardener
	Rd W Eastwood	21	Boarder	Journeyman / Gardener
	Ernest W Budd	20	Boarder	Journeyman / Gardener
	Frank E Lodge	20	Boarder	Journeyman / Gardener
	Herbert T Bunting	18	Boarder	Journeyman / Gardener
1901	Michael W Cooper	25	Boarder	Gardener
	William Edwards	26	Boarder	Gardener
	Gerald Askew	22	Boarder	Gardener
	William Byrom	22	Boarder	Gardener
	James Macleod	26	Boarder	Gardener