

**A Twentieth Century source of
evidence on Nineteenth Century
housing styles and provision.
Case study of Barton on Humber.**



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A Twentieth Century source of evidence on Nineteenth Century housing styles and provision. Case study of Barton on Humber.

Introduction.

In the later stages of work on *Housing in a Nineteenth Century North Lincolnshire Market Town: A study of Barton on Humber*¹ I was introduced to a source of evidence I had not previously met. This was the surviving paperwork (probably not all) which preceded the demolition of houses in Barton by Barton Urban District Council in the 1930s, '50s and '60s. Except in the last example the information given for each site by the relevant official does not include any assessment of when the houses were built, however it is reasonable to assume that they dated from some point in the 19th century, most likely the early 19th century. The paperwork for each site proposed for demolition usually included a scale map of the houses, outbuildings and surrounding land. This then became a valuable source of evidence about properties built at that time.

Seven examples follow.

St. Mary's Terrace and 6, Chantry Lane.

Late in 1956 a Public Health Inspector recommended to the Public Health Committee of Barton-upon-Humber Urban District Council that a terrace of five two-up, two-down houses known as St. Mary's Terrace, Soutergate be demolished as 'unfit for human habitation', the standard phrase used in such circumstances. This application was made more interesting by the fact that the plan presented with the Inspector's report has survived (see Fig. 2). St. Mary's Terrace stood between a single pair of semis (now Nos. 18 – 20, Soutergate) each

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Clarke, R. *Housing in a Nineteenth Century North Lincolnshire Market Town : a study of Barton-on-Humber* (Fathom Writers Press, 2012)

with a two storey rear extension, and Chantry Lane which led from Soutergate to St. Mary's church and western churchyard. The Lane survives (the attractive, modern three-storey block, Rosalie Terrace, being on its other side) although the word Chantry seems no longer in common usage (see later). Presumably St. Mary's Terrace was demolished in 1957/'58 and the present day Nos. 14 – 16, Soutergate were then built on the site. The roofline of No. 5 St. Mary's Terrace is still visible in the brickwork of the gable end of No. 18, Soutergate (see Fig. 1).



Fig. 1 Part of Soutergate, showing the gable end wall of No. 18 and the late 1950s semis on what had been the site of St. Mary's Terrace.

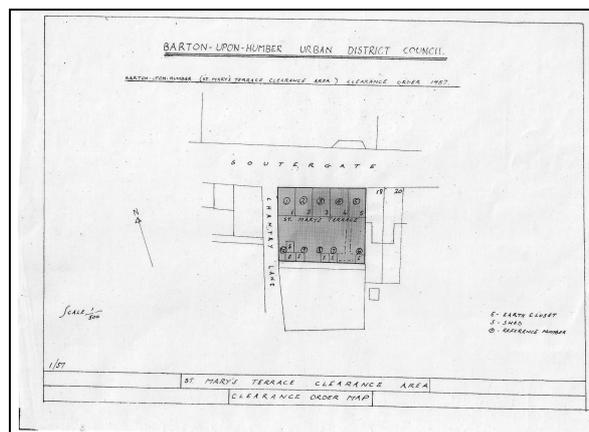


Fig. 2 Part of a 'Clearance Order Map' entitled 'Barton-upon-Humber (St. Mary's Terrace Clearance Area) Clearance Order 1957 (original on tracing paper so indistinct if reduced further).

The plan (Fig. 2) shows that the five houses had a communal back yard across which each had an earth closet (none had been converted to water closets by 1956), the distance from back door to closet being 25 feet, this being cited by the Inspector as a problem with the properties. Only No. 1 also had a shed for storage and/or coals and no wash-house provision is shown. In the rear yard was a communal cold water tap (not shown on the plan) and as the plan shows a wall alongside Chantry Lane it appears that the terrace properties had no rear access, access to the yard being through the houses which fronted directly onto the pavement. 'Night soil' collection (if still known as such in the 1950s) must have been through the house. Usually in such circumstances rear access for the row was round the end house as, for example, remains the case in a surviving terrace nos. 61 – 69, Barrow Road.

The paperwork accompanying the plan gives details of each house. The four rooms in each house were defined as; Living Room, Kitchen, Bedroom 1 and Bedroom 2 - incidentally an earlier Inspection Record for No. 3 St. Mary's Terrace identified the ground floor rooms as 'Kitchen' and 'Scullery', evidence that the term scullery was falling from common usage post-War.

Almost certainly at a casual glance from the front the five terrace houses would have looked identical whereas in fact they were not - as indeed was often the case in terrace properties. It is hard to work out the exact internal dimensions as the report for each house just gives the floor area (in square feet) and height of each room, while in two the first floor area exceeded that of the ground floor! The area of bedroom one (presumably the front) was the same for the three middle houses at 107 square feet, that for No. 1 was less while that for No. 5 was 122 square feet, even that being achieved by a room just 10 feet by 12. The area for bedroom two varied from 81 square feet to just 31 in No. 5, a fact highlighted as a significant point by the Inspector as the large bedroom was accessed through the small one which was "unsuitable for use as sleeping accommodation". The

height of the bedrooms varied between eight feet and seven feet, ten inches.

Overcrowding was seen as a great evil by early 20th century housing reformers and as such was a focus of Housing Acts particularly in the 1930s, by 1956 these small houses were lived in by single adults or couples except for one in which the couple had one child.

Until 1938 the small plot of land between St. Mary's Terrace and part of the north edge of St. Mary's churchyard was the site of the remains of an ancient building with a rich, but somewhat obscure, history. In 1939 the property '6, Chantry Lane' was demolished, this following considerable correspondence and heart-searching across the previous two years. A survey of the property in July 1936 recorded it as having a 'Living Room', 'Front Room' and very small 'Scullery' plus three bedrooms, two of which were of a size like that incorporated into many of Barton's Victorian terrace houses (12 feet by 11 feet by 8 feet, 9 inches floor to ceiling). It had an indoor mains cold water supply, had a water closet and (unlike many recommended for demolition) was 'well lit'. However it suffered from extensive dampness across both floors and was considered 'unfit for human habitation'. In 1937 the landlords decided that it was not 'advisable to spend money on this property' and the legal order preceding demolition was drawn up, this giving the tenant six months to vacate the house.

However some unsigned hand written notes record that on the eve of demolition (1/01/1938) the then vicar, Canon Varah, was 'perturbed' at the imminent demolition as the building incorporated 'portions of the old Chantry House which, if not unique, must be one of the few remaining examples of 13th century (1268) domestic architecture'. It was agreed to postpone the immediate demolition. At a series of meetings across January it was decided that the '13th century work could be left as a boundary wall (presumably to the church yard) and be sloped down on each side to the brick walls', the meaning of this latter phrase being hard to understand.

Interestingly Rodwell and Atkins in their recently published *magnum opus* on St. Peter's church, *The History, Archaeology and Architecture of St. Peter's, Barton-upon-Humber, Lincolnshire. A Parish Church and its Community, Parts 1 and 2*, record in some detail the history of this site (mostly on pp 74 – 76 with Fig. 40 (map) on p. 75). Here since Medieval times had existed a chantry house, indeed in the 19th century some antiquarians believed it to be the site of a chantry chapel detached from St. Mary's church. Chantry houses were the residences of chantry priests until the Abolition of Chantries early in the reign of the boy king Edward VI – this being one part of the many religious and secular changes collectively known as the Reformation. Chantry houses were usually sited alongside the churchyard, usually at the west end, as is known to have been the case, for example, at Beverley Minster. Chantry chapels housed the altar at which prayers were daily said for the soul of the benefactor. It seems that the 'Chantry House' (6, Chantry Lane) was built of large ashlar blocks of limestone, presumably akin to those seen today in the west tower of St. Mary's church.

The Chantry House survived into modern times and was donated in 1701 by one Christopher Benton to the parish vestry as a habitation for the poor. Whether or not this then served as the parish workhouse seems unclear but in 1741 a new parish workhouse was built on 'Chantry Hill'. This was presumably separate from Chantry House but the exact location seems uncertain. With the building of the 'Union' workhouse in Brigg following the 1834 Poor Law Amendment Act the Chantry House became a 'one room' (?) lock-up until the new Police Station was built on High Street in 1847 (currently a vet's place of business) when Chantry House became a cottage. Hesleden's Map of the 1830s (see Fig. 3) shows what may well be St. Mary's Terrace alongside Soutergate and buildings alongside Chantry Lane but not alongside the churchyard itself (see the shaded rectangles immediately north-west of the enclosure in which stands St. Mary's church. Also compare with the scene in Fig. 5). Almost certainly his map here was inaccurate. The 1908 O.S. 1:2500 map

shows clearly St. Mary's Terrace, 18-20 Soutergate and Chantry House.

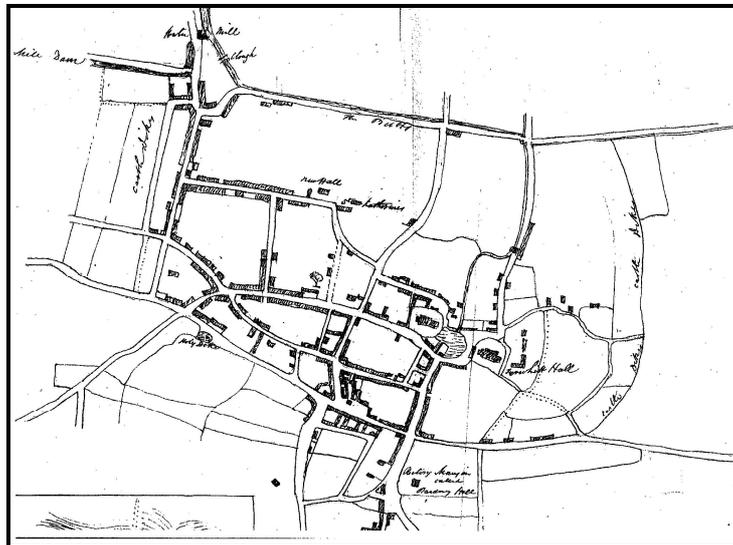


Fig. 3 Hesleden's map. Identified at Lincolnshire Archives as 'Tracings of Barton-upon-Humber, probably by W.S. Hesleden, c.1830 - '50 (LAO, FL/MISC/10/1/5/2).

From the evidence on the detailed 1908 map it would seem that 6, Chantry Lane was a long, thin building running along the north side of the churchyard and with one wall performing the function of a retaining wall – presumably a significant cause of the dampness highlighted by the inspector (see Fig. 4). The somewhat wider rectangular block at the west end of the house was presumably the original Chantry House – probably originally a single room property (see Fig. 5). Possibly the other rooms were later brick additions – if the bedrooms were on the first floor then presumably the first floor was a later brick addition, if they were on the ground floor the house must have had a very linear plan.

Despite Canon Varah's campaigning and the promise made in 1938 at some point after 1938 the remaining Medieval ashlar blocks must have been removed from the site as today the retaining wall is brick built with brick garages on the site of the once Chantry House (see Fig. 4).



Fig. 4 Part of the present brick retaining wall (covered in greenery) as seen from alongside the west tower of St. Mary's church.

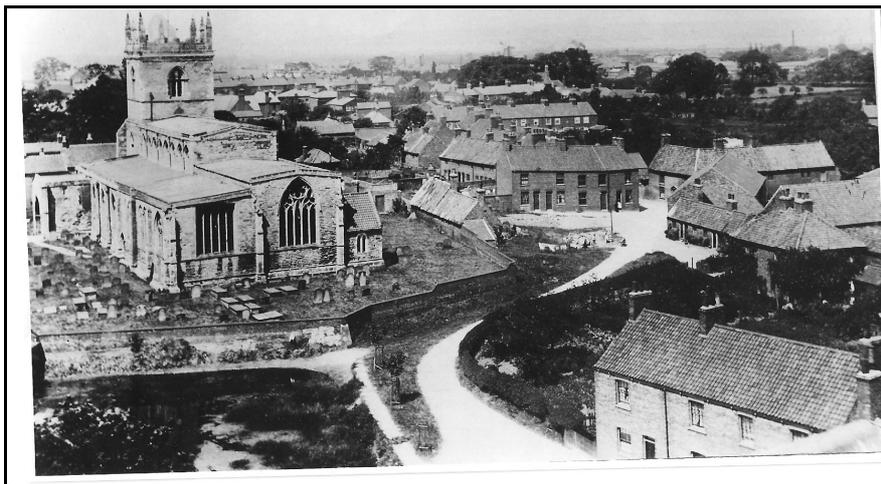


Fig. 5 Late Victorian photograph, view west-north-west from the top of the west tower of St. Peter's church. The back of St. Mary's terrace can be seen upper-centre-right (notice the five small rear bedroom windows just below the eaves. The hip-roofed building immediately north of the church was presumably the historic Chantry House.

Chemical Row.

The 1908 O.S. 1: 2500 map of Barton shows three terraces of worker's housing on the north-east side of Barton Haven. Two of

these terraces, one of nine houses and one of thirteen, nestled among the local industrial buildings; Malthouse and Chemical works to the north, Ropery and associated buildings to the south and 'Brick Works' to the east. The third terrace of eight houses stood immediately beside Maltkiln Lane at a point just inside the present-day entrance to the Water's Edge Country Park and where prefabricated offices stood when the Park was being developed. The map is sufficiently detailed to show that all 30 of these houses were two-up, two-down – unlike the terrace immediately west of Waterside Road (surviving) none had rear extensions or attached outbuildings (see Clarke 2012, 83 – 5, text and map).



Fig. 6 View east from the present day footbridge over the Haven. Chemical Row would have been roughly left of centre.

The terrace alongside Maltkiln Lane had a row of uniform, detached outbuildings running parallel to the rear of the terrace across the back-yards. The terrace of 13 appeared to have no outbuildings (see later) while the terrace of nine had some tiny outbuildings across a wide rear communal yard.

In October 1935 the Sanitary Committee of Barton Urban District Council held a meeting to consider 'the question of making a Demolition Order or the acceptance of the Undertakings of the Owners of 1 to 13 Chemical Row and numbers 12 to 17 Maltkiln Row'. Maltkiln Row may well have been the nearby terrace of nine

houses or the terrace of eight beside Maltkiln Lane (in 1908) but as the numbers do not tally exactly with either we cannot be sure. Having surveyed the 13 houses in Chemical Row the Urban District Council were clearly recommending demolition whereas The Farmers' Co. as landlords were wanting the tenants to be re-housed so the terrace building could be used for other purposes. It seems that the same landlords were prepared to upgrade the houses in Maltkiln Row – at the time of writing it is not clear which outcomes prevailed except that presumably Chemical Row ceased to be lived in.

The tenants of the 13 houses in Chemical Row faced many privations. The houses opened onto an un-surfaced industrial track 'not properly channeled in front of the dwellings'. In some the floor level was below that of the track. None had an indoor sink in the scullery (rear ground floor room) and all had just a temporary lean-to wash house built of 'tin' (probably corrugated iron) or salvaged timber. Thirteen 'box closets' (earth closets) were built as two blocks, these 15 yards from the houses and across another industrial track-way. Roofs, walls and floors were in a dilapidated state. Windows were very small and thus the rooms must have been airless and dark. This last point was always made when presenting evidence to support proposed demolition. 'Sanitary reform' in the late 19th and early 20th centuries had emphasized that ventilation and natural light were essential for good health and thus windows should be larger, able to be opened and not blocked by nearby walls of other properties.

The book *Housing in a Nineteenth Century North Lincolnshire Market Town : a study of Barton-on-Humber* includes in Chapter Five (p. 84 – 5) an analysis of the tenants of Chemical Row from information given in the Census Enumerator Returns for 1891.

Finkle Lane/Newport Street junction.

The Finkle Lane Clearance Area comprised seven dwellings – five at the north end of Finkle Lane and two adjacent but with a Newport

Street address – plus outbuildings (see Fig. 7). Demolition was recommended by the Public Health Inspector to the Barton-upon-Humber Urban District Council in 1957, this following a recorded inspection in accordance with Section 42 of the Housing Act, 1936.

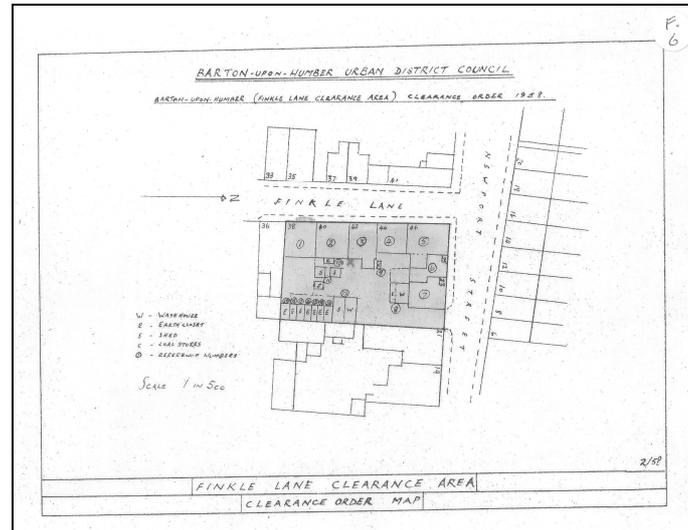


Fig. 7 The Clearance Order Map for the Finkle Lane Clearance Area, 1958.

By far the most spacious of these seven houses was the end house on Finkle Lane. Like most late-19th century terraced houses in Barton it had a six room plan, living room, kitchen and scullery to the ground floor, three bedrooms on the first floor. Indeed the living room and bedroom above each had a floor-space area of nearly 200 square feet. However the other four dwellings on Finkle Lane were one-up, one-down, one being occupied by a couple with two children.

The four one-up, one-down properties were not identical in size, in one the living room floor space was greater than that of the bedroom above while in the next the reverse was the case. If we assume that this terrace of five was a result of one build (a reasonable assumption in this case) then it had certain features common to later terraces in that end houses were often more spacious and well endowed and, despite what may seem as identical units from the outside, internally house arrangements and dimensions could vary.

The two houses on Newport Street were both two-up, two-down although in both cases the back kitchen and second bedroom (above) were very small. Oddly in the three properties facing Newport Street and in one of the one-up one-down houses the bedroom ceilings were higher (above the floorboards) than was the case on the ground floor. As was more often the case, in the other three one-up, one-down houses the downstairs room was seven feet, six inches high, the bedroom seven feet high.

A close study of Fig. 7 shows that the scullery of the larger corner house jutted into the expected ground plan of the two-up, two-down at 25, Newport Street. Above the scullery would have been the third bedroom which had a small window which must have overlooked a section of the communal rear yard. The dashed rear extension to 25, Newport Street was probably a lean-to wash house although it is not identified as such. Next door at the rear of No. 23 a wash-house and earth closet are identified, these almost certainly being later additions to the main build.

Despite having a direct rear access onto Newport wide enough for a cart (for 'night soil' collection or coal deliveries) the communal yard of these seven properties was much criticized by the Inspector because it was surrounded by other buildings, was gloomy, airless and damp. The earth closets, one for each house, were in a linear block across the rear communal yard - this further suggesting that the development was a result of one building programme. The wash-house was probably a communal one for the four one-up, one-down houses while coal stores and sheds were either shared or one property had neither.

These houses were believed to be at the end of their viable life; walls were damp, open-jointed and bulging, internal plaster was crumbling, earth closets were derelict and just one water pump served all seven houses. In recommending demolition the Inspector added that 'by reason of their bad arrangement or narrowness or bad arrangement

of the streets, (that they were) dangerous or injurious to the health of the inhabitants’.

For this site considerable documentation survives which preceded the actual demolition. Perhaps most interesting is the detailed statement given by the then Medical Officer of Health in support of demolition. He concluded that all seven were ‘below the standard of fitness laid down in the Housing Act of 1957’ adding later that only one of four samples taken from the well and pump had been of an unpolluted standard. Remedial work to at least some of the houses was estimated and recorded but the Medical Officer of Health concluded that ‘The cost of making good the items of disrepair, curing dampness, putting in larger windows, installing a piped water supply to each house, fitting sinks and drains to each house, installing water closets and providing proper ventilated food stores, would be very great’, adding ‘even if this work was done the area would still be unsatisfactory in view of the excessive density of housing and bad arrangement’.

Despite objections by some landlords the demolition went ahead in 1958, the present buildings on the site being presumably built soon after (see Fig. 8). Once the Clearance Order had been issued the tenants had two months in which to vacate; dwelling-houses, earth closets, wash-houses, coal stores and sheds - each being identified in the Demolition Order.



Fig. 8 The site today.

1 to 5 Far Ings Road.

In August 1956 the local Public Health Inspector surveyed the short terrace Nos. 1, 3 and 5 Far Ings Road and nine days later submitted his Report to the 'Chairman and Members of the Public Health Committee of Barton-upon-Humber Urban District Council'. His report recommended demolition under 'Section 25 of the Housing Act 1936'. The owner of the terrace, a Grimsby brewery and presumably then owners of the public house immediately to the east, clearly complied and the site then, as now, became the rear-yard of the public house.

The Report identified a number of factors resulting from inadequate long-term maintenance such as 'areas of brickwork to rear main wall are open-jointed' while other conditions recorded such as 'springy wood floor in both bedrooms' suggested that the terrace was, by the standards of the 1950s, nearing the end of its viable life.

Each of the three houses was a two-up, two-down property and although not identical the dimensions recorded point to them being originally a single-build project. The two ground-floor rooms were listed as 'living room' and 'kitchen', these covering a ground area of about 200 square feet and probably each being a rectangular block of 10x20 feet. Within this space the kitchen was the smaller of the two ground floor rooms and still in 1956 housed the 'range' as the properties 'cooking facility'. This was unusual for 19th century two-up, two-down builds locally where normally the range was built into the front room with the rear room, 'scullery', having the sink and sometimes the copper. Here each house had a sink (and presumably piped cold water supply) also in the 'kitchen' while a single 'wash-house' was located across the rear yard and clearly shared. At some point in time water closets had been installed in place of the original privies, one for each house located across the rear yard and each backed by a small coal-store.

The floor area of the two first floor bedrooms mirrored that of the rooms below and in all six the height of the bedrooms was just seven feet, three inches.

Although each of the 12 rooms in the short terrace had a window, those at the rear being sliding (Yorkshire) sash, those at the front vertical sash, they were small enough for the Public Health Inspector to cite 'inadequate light and ventilation' as a reason for recommending demolition. This would have been the case from day one when built in the early 19th century but before public health issues prompted improved building standards later in the century.

In 1956 the food storage provision was described as 'Damp, unventilated cupboard off kitchen'. In larger properties built later in the century walk-in pantries were to incorporate air bricks and an opening window.

In 1956 in only one of the three houses was a child living with parents so technically there was no overcrowding.

Hungate/Holydyke area.

In the spring of 1958 the Public Health Inspector recommended to the Urban District Council the demolition of 12 houses in the Hungate/Holydyke area 'in accordance with Section 42 of the Housing Act, 1957, ...the area so defined to be a Clearance Area'. This was clearly done and the properties we see today soon erected on the sites. Five photographs credited to Stanley Smith and Son were filed along with the documents for these sites, dated 1958 they must have been taken shortly before demolition.

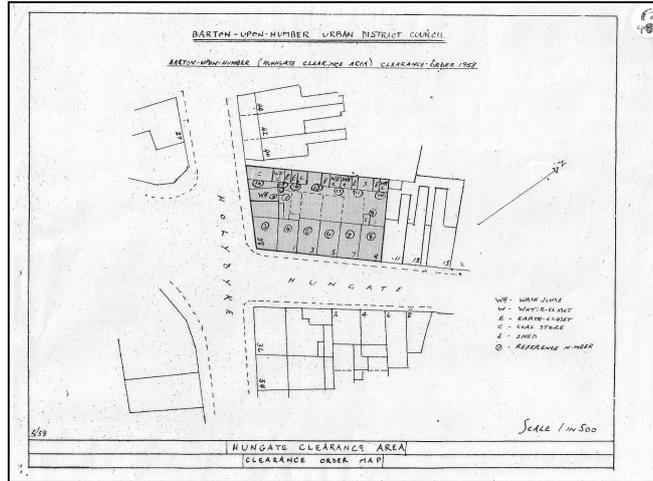


Fig. 9 Plan of Hungate Clearance Area, 1958.

Fig. 9 shows the location of six of the houses and outbuildings to be demolished, Fig. 10 a 1958 photograph showing those properties centre left and Fig. 11 the site today. Fig. 12 shows the properties centre right in the middle distance and Fig. 13 the same view today.



Fig. 10 1958 Photograph, view down Hungate (N.E.) from Hungate/Holydyke Junction.



Fig. 11 The view today.



Fig. 12 1958 Photograph, view up Hungate (S.W.).



Fig. 13 The view today.

The corner house, 38, Holydyke, had a two-storey rear extension and a 'copper' (rear chimney) in the wash-house behind. The 50 degree pitch pantiled roof of this and its adjoining house, 1, Hungate, and the 'tumbling' brickwork arrangement in the parapet of the gable end wall suggest that originally the roof was thatched – this not uncommon in early brick working class housing and before the mass production of roof tiles made them a preferred alternative. The east facing windows appear to have been side (Yorkshire) sash, the south facing windows vertical sash (large) and in the rear extensions casement windows. The rectangular recessed brickwork in the gable end wall of the first floor was almost certainly not originally a window, although if No. 38 had two first floor bedrooms one must have had little natural light.

The adjoining terrace of four houses, Nos. 3, 5, 7 and 9, Hungate, was clearly the result of a different building scheme, probably earlier. Here the 60 degree roofline (thatch roofs needed a 45+ degrees pitch to function effectively, the steeper the better) and low eaves level must have resulted in very low bedroom ceilings with little light or ventilation. Curiously the street facing wall of this terrace of four was rendered in imitation of freestone, a fashion of the early 19th century normally found on more prestigious properties as evidenced in Barton by Eagle House and Providence House – this fashion may also be seen on two late 17th century terraces on King Street.

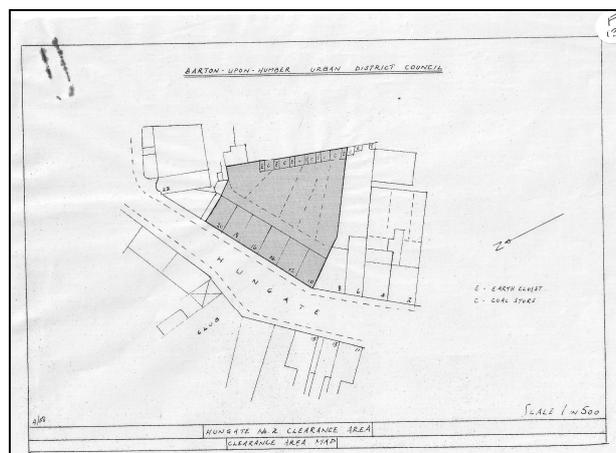


Fig. 14 'Hungate No. 2 Clearance Area map', Scale 1 in 500.



Fig. 15 1958 Photograph, view N.E. along Hungate towards Junction Square.



Fig. 16 1958 Photograph, Nos. 2, 4, 6 and 8 Hungate. Nos. 2 and 4 survive.

Fig.14 shows the layout of the six houses demolished by the 'Hungate No. 2 Clearance Area' scheme. These houses are shown on the left of Fig.12 and to the right of Fig. 15. Again this terrace had the same render, was likely to have been a product of two building programs and had the same first-floor/roof construction. The roofing material appears to be a sort of flat, fluted tile (cement?), probably resulting from a 20th century re-roofing onto original timbers.

The outbuildings across the rear yard and shown in Fig. 14 were far more regular than those shown in Fig. 9, having an alternating earth closet and coal store arrangement and some evidence of partitions across the rear yard. As regards water supply a tap in the yard was

shared by the occupants of seven houses, including Nos. 6 and 8 Hungate, and no house had an inside sink.

Clearly three other properties were demolished – Nos. 6, 8 and 22 on Fig. 13 – although not highlighted on Fig.14. Fig. 16 shows Nos. six and eight on the left, the vertical break in the brickwork highlighting a low budget way of building onto the gable wall of an existing building. Fig. 17 shows all the properties soon to be demolished, particularly No. 22 Hungate and the double pitch outbuilding and tradesman's yard entrance. The house was lofty and the large windows would have received what daylight could be gained from a north-west aspect as well as affording a grandstand view of the daily comings and goings of Junction Square. No. 22 must have been 10½ feet wide (see Fig. 14 and scale). The property immediately east survives with a modern ground-floor shop front.



Fig. 17 1958 Photograph, No 22 Hungate centre left, view S. W.



Fig. 18 The view today.

42 – 48 Chapel Lane.

These four two-up, two-down small terrace houses plus enclosed rear yard were located at the west end of Chapel Lane, on the north side and in the space that currently separates the charity shop from the Junction Square property, formerly an electrical shop, and now converted to three rental properties (see Fig 19). Demolition was recommended in 1958 and presumably no replacement building subsequently took place.



Fig. 19 The site today.

The four houses were narrow but unusually long, each comprising about 500 square feet across two floors, although again the internal dimensions were not identical. The rear pitched roof must have been constructed as a 'cat-slide' as the rear ground-floor kitchen had a two foot lower ceiling than the front living room and the back bedroom ceiling sloped to a height of five feet at the join with the rear wall. Some surviving 'cats-slide' roofs may be seen on a number of early 19th century properties around the Market Place. The two front hanging sash windows were of relatively generous proportions but the two rear windows were very small Yorkshire sash and facing north- west would have received very little direct light. Each house had an earth closet and coal store (not adjoined) in the small rear yard while the four houses shared a small wash-house and cold water stand pipe. Drainage was by a 'gully in the yard', presumably leading somehow to the street.

At the time of the survey two of the four houses were already untenanted and the landlord had agreed previously not to re-rent a third when the current tenant died/left.

60 – 70, Newport Street.

Finally in this study six houses on Newport (Street) were recommended for demolition as 'unfit for human habitation', this time in the Spring of 1965. The subsequent site was later built on as part of the Overton Court development (see Fig. 21). Apparently no 'Clearance Area' map was produced like those for earlier demolitions but a detailed A1 size street map to the scale 1: 500 accompanied the relevant documents (see Fig. 20).

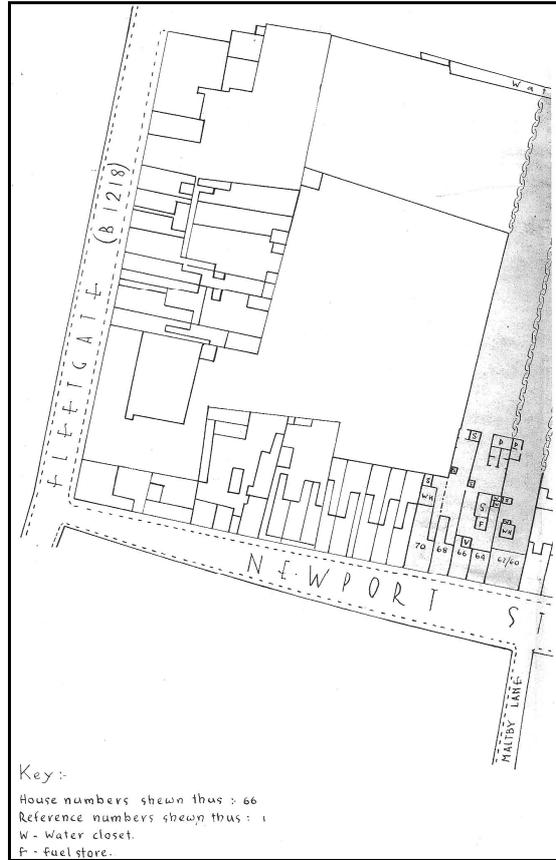


Fig. 20 Map extract (reduced) showing the six houses.



Fig 21 The site today.

Although this row had originally been six houses numbers 60 and 62 had been amalgamated to form one home with four bedrooms (see Fig. 20). This house and No. 70 were owner occupied, each with an outstanding mortgage, while the other three houses were tenanted – as had been all the other aforementioned properties. Nos. 64 and 66 were very small two-up, two-down homes, one described as having a ‘back bedroom’, ‘front living room’, ‘back living room’ and ‘scullery’, a hard to explain arrangement. The other just had a living room identified on the ground floor.

Presumably originally privies, two water closets are shown some distance from the rear of No.64, the upper one, presumably for No. 66, would have required the occupant to walk around the back of their neighbour’s shed (see Fig. 20). No house is defined as having a bathroom. As the phrase ‘no sink or internal water supply’ is included in the description for No. 68 it may be assumed the others did have these facilities – it is not clear how the occupant of No. 68 obtained water.

Recurring phrases such as ‘inadequate natural light and ventilation’, ‘severe rising damp’, ‘bulged brickwork’, ‘perished brickwork and pointing’ and ‘defectively discharging rain water fall-pipe’ provided supporting evidence for the Public Health Inspector’s recommendation.

Nos. 60 to 68 had behind them a very considerable linear strip of land, some 10 to 15 times the area of the houses themselves (see Fig. 20). The linear garden behind No. 60/62 appears to have been private to the house, a valuable asset for a family with four children. The arrangement within the linear strip behind Nos. 64 – 68 is not clear. Immediately west were the then grounds of Eagle House. No. 70 had a much smaller garden but was a larger house, it being the easternmost of a terrace of six houses, the six almost certainly the product of a single building program.

Interestingly the relevant compulsory purchase order prior to this demolition includes an estimate by the Public Health Inspector that the six houses were 'approximately 200 years old', the first estimate found as to the age of houses proposed for demolition.

Conclusion.

The Public Health Inspector's estimate of the age of the houses on Newport was probably a bit over. However it is almost certain that most of the houses demolished in Barton between the 1930s and 1960s had been built in the late-18th, early-19th centuries. This was a time when building in brick was filtering down to the homes of the working class having previously been reserved for middle class or upper class homes.

In his evidence given in the Newport Street Clearance Area Compulsory Purchase Order, 1965 the Public Health Inspector goes on to state that 'they (the houses to be demolished) are adjoined to the eastward by more adequate houses of the same period (see Fig. 21) and to the westward by larger houses more recently built' (the terrace of six, see above and Fig. 21). Accepting his assessment, the former with the steeply pitched roof (originally thatched), end chimney stacks and rear 'cat-slide' may well originally have been an 18th century in-town farmhouse, later subdivided. The latter, with two-storey rear extension, example brick and pantile working class housing of the mid to late 19th century when nationally public health reform led to higher building standards and in Barton to the adoption by the Urban District Council of building bye-laws in the late 1870s.

An interesting area then in terms of Barton's housing history. The Inspector however was maybe not so impressed 'the Area typifies the piecemeal development which has taken place in Barton', a point of view underlined by the Inspector's recurring argument in favour of demolition 'by reason of their bad arrangement or narrowness or bad arrangement of the streets'. More uniformity of facilities, house styles and street-scapes were thought desirable. Furthermore replacement

houses of the late 1950s or 1960s usually incorporated some degree of nearby open space, and/or front garden (see Figs. 1, 8, 11, 18 and 21). It is noticeable that in Barton's streets dominated by 19th century working class housing there was little tradition of incorporating front gardens with houses fronting directly onto the pavement, streets such as Finkle Street and Newport Street seeming almost canyon like (see also Figs. 12, 15 and 17). Exceptions such as the eastern end of Chapel Lane serve to prove the point. The tradition was broken in the early 20th century when terraces such as those on Barrow Road and at the eastern end of Butts Road did include modest front gardens.

When the larger 18th century house (farmhouse?) was built on Newport (see above) many homes on Newport and elsewhere in Barton would still have been of mud and stud and thatch construction. In the early 19th century Barton's burgeoning population (1709 in 1801, 3466 by 1841) was housed in new brick built houses, mostly terraces. In their day these were admired and considered much superior to the timber frame buildings then being demolished, this shown for example by the comment in *White's 1842 Directory* which described the town as 'Much improved during the last ten years ... many neat, modern houses', an opinion mirrored in other directories across the century.

It is mostly a selection of these 'neat, modern houses' that were demolished between the 1930s and 1960s.

Further Reading;

Clarke, R. *Housing in a Nineteenth Century North Lincolnshire Market Town: A study of Barton-on-Humber* (Fathom Writer's Press, Barton, 2012)