

BARTON-UPON-HUMBER CONSERVATION AREA APPRAISAL

North Lincolnshire Council

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BARTON-UPON-HUMBER CONSERVATION AREA

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1 INTRODUCTION

Barton is an early settlement with evidence for both Roman and Anglo-Saxon occupation. The small former market town is unusual in that it boasts two substantial churches, located close together. The earliest, St. Peter's, contains 10th and 11th century fabric and is now in the guardianship of English Heritage. Once an important medieval port, Barton's buildings date primarily to the 18th and 19th century but there are good examples of earlier, timber-framed houses, including the former manor house, Tyrwhitt Hall.

Of note is the medieval street pattern, the historic street names (Holydyke, Priestgate, Burgate, Soutergate, Fleetgate) and the dispersed nature of the town centre. The town has two principal streets- Fleetgate and High Street – and a further group of commercial buildings around the Market Place. Included within the conservation area is Baysgarth House and surrounding parkland, dating to the mid-18th century and now housing the local museum.

The town owes its early wealth to its location on the River Humber and in the early medieval period it was the largest and most important settlement in North Lincolnshire. It also served a rich agricultural hinterland which protected it from economic decline after Hull was founded by Edward 1st, soon becoming the more prestigious port. This role has lessened since the 19th century, and today, there is no street market (although the Market Place remains) although there is a good range of smaller local shops. However, the spread-out nature of the town centre, and the proximity of Hull (now the Humber Bridge provides such easy access) and Scunthorpe, means that these shops sometimes struggle to survive.

This appraisal will assess the special interest, both architectural and historical, of Barton. The history of the town, and its present appearance and character will be described, its problems analysed, and a number of recommendations put forward which will be considered by North Lincolnshire Council for implementation after full public consultation.

Policies included within a separate document will eventually be adopted by North Lincolnshire Council as Supplementary Planning Guidance, and they will therefore be a material consideration when determining applications for development, defending appeals or proposing works for the preservation or enhancement of the area. Both documents will therefore be a useful source of information for owners, agents, applicants and members of the public who live or work in Barton.

2 LEGISLATIVE BACKGROUND

The conservation area was designated by the former Glanford Borough Council in 1972 and extended in 1982. It covers the historic town centre (Market Place to Fleetgate), Baysgarth house and park, and some early 20th century housing, but excludes the more recent residential developments on the peripheries. This appraisal includes a proposal to alter the conservation area boundaries by deleting a small area of early 20th century housing in West Acridge, and the addition of several smaller residential areas around the western edges.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Council is obliged by Section 71 of the same Act *to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are conservation areas*, and this appraisal fulfils this statutory duty.

In making decisions on future development within a conservation area, the Council must *pay attention to the desirability of preserving or enhancing the character or appearance of the area* (Section 72 of the Act). This should ensure that harmful change is not allowed, and that new development is of the highest quality.

However, some changes, normally not requiring planning permission (known as permitted development rights) can continue to erode the special interest of the conservation area. These rights, which affect family houses, can be controlled by the serving of an Article 4 Direction which enables the Council to require a planning application for minor alterations such as replacement windows and doors. Such a Direction already covers unlisted family houses included in the original conservation area in Barton, these buildings being principally situated in the town centre. This appraisal therefore includes a recommendation for a review of the existing Article 4 Direction, and its extension to cover all unlisted family houses in the existing and proposed Barton Conservation Area.

Government policy is set out in Planning Policy Guidance Note No.15 (PPG15 – Planning and the Historic Environment). On demolition, this states, *‘The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.’* This appraisal identifies the buildings that make a positive contribution as Buildings of Townscape Merit on the Townscape Analysis map at Figure 1.

3 LOCATION AND LANDSCAPE SETTING.

3.1 Location and population.

Barton is situated on the south side of the River Humber estuary, and connected to it by a number of short streams. Originally with a small port at Barton Haven, the town is now somewhat isolated from the water and on either side lie flat, marshy land and long, muddy beaches. Below lies a clay suitable for brickmaking and the former brickworks with associated clay pits are located just outside the town. Dramatically positioned above the

town is the Humber Bridge, connecting North Lincolnshire to Hull and beyond. The population of Barton is now about 9,400.

3.2 Landscape setting.

Barton is positioned on the northern edge of the Lincolnshire Wolds, where they drop down to the River Humber estuary. To the south lies the gently undulating plateaux associated with the Wolds, and to the west, a steep scarp slope leads down to the valley of the River Ancholme at South Ferriby. Until a sluice was constructed at South Ferriby in the early 17th century the Ancholme was a tidal creek of the Humber, but the river has since been re-cut along almost its entire length to form a dyke which runs from the Humber estuary to Bishopbridge.

The most dramatic natural feature of the Barton area is provided by the flooded claypits which lie to the north of the town, between it and the Humber. These are a haven for wild birds and parts are designated as a public country park based at the Old Boathouse. Beyond, to the north, lie the silty beaches of the Humber estuary, exposed at low tide, with views across to Hull, situated on the land which rises on the other side of the estuary. The long straight road which runs down to Barton Haven and the adjoining reed beds and raised banks which line the stream, are particularly interesting, and from the top of the bank can be seen good views of the Ropewalk. This very long building was built in the late 18th century for the making of rope and now listed grade II.

3.3 Geology and building materials.

The geology of Lincolnshire provides a number of different stones and clays suitable for building stone and for making bricks. To the south of Barton, the western scarp of the Lincolnshire Edge is capped by Frodingham ironstone, which can be used for walling, and also found on the Edge is the Inferior Oolite or Lincolnshire limestone, which is variable in quality, but in some places can be carved and used for building stone. The Lincolnshire Wolds also provides chalk, sometimes used for farm buildings, such as the large barns at Elsham Top, but usually too soft for better quality work. However, stone in Barton is largely limited to the two churches, including re-used Roman gritstone in St. Peter's church, which also incorporates pale limestone blocks in the tower, rendered in many places presumably to protect it from weathering. Similar pale or and more honey-coloured limestone ashlar blocks are used for St. Mary's church.

However, Barton is primarily a brick town, made at the brickworks immediately to the north of the town and using local clay. Lincolnshire is unusual for its early production of brick, with Hull, on the other side of the Humber, being rebuilt in brick in 1311. Within the county are several examples of fine medieval houses built from brick, such as North Killingholme Manor, the almshouses in Worlaby, and the gatehouse to Thornton Abbey. Other buildings of this period were either built from stone, or were timber-framed, of which few now remain in Barton apart from Tyrwhitt Hall and no. 51 Fleetgate, a 14th century building listed grade II*. From the beginning of the 18th century, many new brickworks opened up, including the brickworks close to Barton, so that most of the buildings which followed from 1800 were built of this material. Clay pantiles, or water reed from the sides of the estuary, were used for roofing until the 19th century when Welsh slate became more fashionable.

4 HISTORY AND DEVELOPMENT.

4.1 History.

The town of Barton is of Anglo-Saxon origins although the Romans also settled on the site to the east of the Beck stream, close to the natural spring. Archaeological finds suggest that by 400 AD there was already a significant local community, living in a number of scattered farmsteads and hamlets. A large pre-Christian Anglo-Saxon graveyard dating to the 5th and 6th centuries has been found beneath Castledyke South and beneath St. Peter's church has been found the remains of gravel floored buildings of the same date. The Saxons were part of the pagan Kingdom of Lindsey, ruled over by its own kings, which was firmly established by the beginning of the 6th century. Christianity was re-introduced to the area south of the Humber by St. Chad, the bishop of Lichfield, and he founded a monastery in Barrow-on-Humber, just four miles away from Barton, in 672 AD.

St. Peter's Church has a tower dating to the late 10th or early 11th century, and may lie above an earlier church although this awaits to be confirmed by archaeological investigation. The previous church may well have been built by a Saxon lord as a private chapel who lived in a building close to, or on, the site of the present Tyrwhitt Hall. At Domesday in 1086 the population was around 900, and Barton was already the most important place in North Lincolnshire with a church, a market, mills and a ferry. St. Mary's church appears to have been built as a chapel-of-ease to St. Peter's, the earliest fabric being dated to the 12th century, although it was extended in the 14th and 15th centuries. The reason for building the additional church is not documented, but it may be that St. Peter's was under the control of the monks of Bardney Abbey and the local people felt that they needed their own church. Bardney Abbey was a monastery based in South Lincolnshire which owned much of the land and properties in Barton throughout the Middle Ages.

Early in the medieval period the town spread westwards and consisted of two linked settlements, firstly around Fleetgate and Newport, closer to the small port at Barton Haven, which at this time extended further inland, and the other, original settlement around the two churches. Little remains of this period apart from the medieval street pattern, the two churches, Tyrwhitt Hall and no. 51 Fleetgate with some 15th century fabric. The decision by Edward 1st in the early 14th century to develop Hull as a base for his Scottish campaigns, downgraded the importance of Barton although it continued to trade: wines, fish, wool and foodstuffs were exported and imported. In 1359 the town was asked to provide 8 ships and 121 man for Edward 3rd's expedition to France.

During the 17th and 18th centuries a number of substantial properties were built in Barton by local or Hull-based business men. New Hall in Newport Street of the 1690's is of special note, and other mansions followed including Bardney Hall in Whitecross Street (early 1700's) and Baysgarth House, built by a branch of the Nelthorpe family in 1731.

At the end of the 18th century Barton's open fields were enclosed, creating the surrounding countryside which is characterised by large fields, hedges, roads and footpaths. Many of Barton's farmers moved out of their inconvenient town centre farms, and built new farmhouses closer to their lands. The barns, cowsheds and stores which they left behind still can be found throughout Barton.

During the 19th century Barton continued to prosper as an important market town and port. Brick and tile making, rope making, boat building, cycle manufacture, engineering, whiting, candle making, chemicals and malting were important sources of employment. In 1830 Queen Street was laid out when the Graburn estate sold off its High Street mansion, the street later being developed with some prestigious buildings largely paid for by public subscription. The town's population increased threefold, from 1,709 in 1801 to 5,761 in 1901, helped by the coming of the Grand Central Railway in 1849. The additional population required new facilities and new chapels, schools and other community buildings were built at this time. However the coming of the railway to New Holland in 1948 meant that the ferry was moved there from Barton, although boats continued to transfer goods from Barton across the Humber to Hull until the 1950's.

In the first half of the last century Barton hardly expanded, and gradually many of the local industries folded – the last boat was made in Barton in 1974 after which the company moved to Ferriby. Hopper's bicycle business ceased trading in the 1980's. More recently, new housing has been built around the town, increasing the population (in 1996) to 9,431. Many of these residents work in Scunthorpe or Hull. The building of the Humber Bridge has given some impetus to the local economy and a new industrial estate just outside Barton provides a variety of employment opportunities.

4.2 Archaeology.

Roman and Anglo-Saxon artefacts have been found in Barton, most notably during the excavations at St. Peter's church. In 1980 the Humberside Archaeological Unit excavated the site of the new vicarage off Beck Hill and found the foundations of an Anglo-Saxon building. St. Peter's church contains 10th and 11th century fabric, and the remains of 5th and 6th century buildings have been found beneath the nave. St. Mary's church contains 12th century fabric. St. Peter's churchyard, the area around Tyrwhitt Hall, and the area around Castledyke South and Whitecross Street (the site of the Anglo-Saxon cemetery) are archaeologically sensitive. There are two Scheduled Ancient Monuments within the conservation area : the site of the Saxon manor below Tyrwhitt Hall, and St. Peter's church and churchyard. No. 51 Fleetgate and Tyrwhitt Hall both contain remains of timber-framed buildings dating to the 15th century.

4.3 Effect of historical development on the plan form of Barton.

The street plan of Barton town centre is largely medieval in origin, with names reflecting their antiquity (Fleetgate, Newport Street, Priestgate, Hungate, Holydyke, Burgate, Soutergate and Finkle Lane). The plan form is quite convoluted with the historic development of the town giving it no obvious centre. The Market Place is not medieval as there were several other markets on different sites. The commercial areas are unusually spread out – with Fleetgate and Newport (a medieval name for a new settlement, not a port) to the west, connected by the High Street to the two churches and the Market Place to the east. Between the two churches lies a stream which flows in winter from The Beck, a “blow-well” which in the medieval period flowed more strongly and powered a watermill. This feature has now been culverted. Other similar streams once flowed into the marshes to the north of the town but are now hidden or have dried up. A larger stream leads from the top of Fleetgate down to Barton Haven on the Humber estuary. The name Burgate (or “Boroughgate”) indicates that this was one of the main streets of the medieval town where

tenements or burgages were rented by the town's merchants and traders who would have provided most of the funds to build St. Mary's church. The long gardens between Priestgate and Burgate, and between Burgate and Soutergate, reflect these "burgage plot" boundaries. The obvious widening of George Street close to its junction with Priestgate, the generous width of Burgate where it meets the High Street, and the open space next to St. Peter's church, suggests that street markets may once have been located there.

5 CHARACTER OF THE BARTON-UPON-HUMBER CONSERVATION AREA

5.1 General description

The Barton-upon-Humber Conservation Area is composed of six main elements : Baysgarth House and park; the residential streets around St. Peter's and St. Mary's churches; the commercial core (Market Place, George Street and High Street); 19th century housing along Queen's Avenue and Marsh lane; Fleetgate and Newport Street; and the mainly residential, late 19th century developments to the west. A more detailed description of these areas is included within Chapter 6.

The buildings in Barton date mainly to the 18th and 19th centuries with shops concentrated in the Market Place, George Street, King Street and High Street. Fleetgate has some shops but these are smaller, local businesses. The buildings in the town centre are usually terraced, two or three storeys high, and built from brick with sash windows. The many examples of good quality 19th century shopfronts are of note. Around the edges of the conservation area are residential streets with a variety of building form according to age; the older groups (such as Whitecross Street and Priestgate) are terraced, with late 19th century semi-detached and detached properties in Westfield Road. These terraced groups contain individual houses, built at different times – there are no formal terraces in Barton, so the result is a rich townscape of mixed architectural details, united by the use of brick, coloured render, sash windows and pantiled roofs. Many of the streets are similarly varied and widen and narrow, confirming their medieval origins. Most of the streets in the town centre contain buildings continuously along their length, usually located on the backs of the pavement, so the townscape is very concentrated. A notable exception to this is in Burgate, where buildings tend to be set back in gardens.

5.2 Relationship to setting and views.

The conservation area in Barton is largely enclosed by modern housing estates which have isolated the historic core of the town from its rural setting. The only exception is the boundary to the north, where immediately beyond Fleetgate it is possible to see the open, flat coastal plain, divided by the rather overgrown course of the Beck stream. The flood-prevention banks and the low-lying land to either side are of note. Slightly further away are the flooded former clay pits, over grown with willows and reeds, which are quiet and full of wild life. To the north-west, the bridge over the Humber is a dominant feature.

Views within the conservation area are generally limited because of the flattish nature of most of the land and the tight urban form. Of note however is the role of the two churches – St. Mary's and St. Peter's – in providing a focal point in views along Burgate, Soutergate,

Beck's Hill, Pasture Road and East Acridge. Other notable views are marked on the Townscape Appraisal map.

5.3 Activity / uses.

Barton is primarily now a commuter town with residents travelling to nearby Hull or Scunthorpe for work. Within the town centre are a large number of small, local shops and several small supermarkets, with the usual range of banks. Historically Queen Street and High Street would have been the main centres of activity, with the former Police Station, Assembly Rooms, chapel, and school in Queen Street and High Street all providing valuable communal facilities but these buildings are now either empty or in alternative uses. Activity concentrates now on the shops in the High Street, King Street, George Street and the Market Place. The latter is particularly blighted by busy traffic and poor pedestrian facilities. On-street parking is relatively unrestricted although the small public car park on the south side of the Market Place is often full at busier times. The doctor's surgery in King Street also provides a degree of community focus, as does St. Mary's church.

5.4 Open spaces and trees.

Within the Barton-upon-Humber Conservation Area are a variety of open spaces, none being formally planned. The Market Place is currently given up to traffic and car parking, but does provide a focus to the town. Around both St. Mary's and St. Peter's church are former graveyards with important trees and sitting areas for the public. Between St. Peter's church and Soutergate is a small village green, complete with trees and the former pond where the Beck stream appears. This has recently been relandscaped and new interpretation boards provided. Otherwise the streets are relatively confined and enclosed by continuous groups of buildings. Trees are important (and such groups have been identified on the Townscape Appraisal map) but are usually located in private gardens where they can be glimpsed over high brick walls (as in Burgate and Holydyke, and in views from the north of the Market Place).

On the peripheries of the conservation area, the later development of houses tends to be set back from the pavement, with gardens and trees, which gives a far more rural character to the streets. This is particularly noticeable in Westfield Road. Trees also play a crucial role in the character of Baysgarth Park, where the undulating land and many mature trees create a sylvan setting for the 18th century mansion.

5.5 Buildings and architectural styles.

The vast majority of the buildings in Fleetgate, High Street, the west sides of King Street and George Street, Priestgate, the Market Place, Whitecross Street, and the northern end of Caistor Street, are listed and date to the 18th or early 19th centuries. Interspersed with these listed buildings are slightly later buildings, identified as "Buildings of Townscape Merit", and these form significant groups Westfield Road, in parts of Fleetgate, the residential streets north of the High Street, Chapel Lane, Holydyke, Marsh Lane, Pasture Road and Burgate.

The buildings commonly lie parallel to the street, at the back of the pavement, without front gardens or areas (few of the buildings appear to have basements although some storage cellars probably exist). The buildings are almost always built from red or brown brick or

from brick which has been rendered and painted. The roofs of these buildings are steeply pitched (between 45 and 55 degrees) and covered in pantiles with simple gable ends. Some of the gable ends have examples of “tumbled” brickwork, such as no. 3 Chapel Lane, no. 14 Green Lane, no. 84 High Street, no. 73 Fleetgate (Steam Packet Public House), and nos. 32-36 Holydyke. Gables are also sometimes protected by stone copings, with stone kneelers to the abutment with the eaves. Roof pantiles are generally pink or red in colour. Later 19th century roofs tend to be shallower and be covered in Welsh slate, imported after the coming of the railways in the 1840’s. Chunky brick stacks are usually positioned on the ridge, with pink clay pots. The varied roof profiles, and differing pitches, provides Barton with a lively roofscape. Some of the late 18th century houses have decorative eaves cornices, created by three courses of bricks, with the central course set at an angle to create a “saw-tooth” pattern, or at right angles to form dentils.

The multi-paned sash windows are almost unvaryingly painted white or cream and usually composed of six lights to each sash. Casement windows are also common, usually subdivided into six panes. Some of the buildings (where later shopfronts have not been inserted) retain attractive Georgian doorcases, such as the George Hotel in George Street. Above many of the sash windows are stone or rendered lintels or keystones, sometimes rusticated, providing additional status. Good quality doorcases abound, usually with elegant pilasters, supporting an entablature and cornice.

Also in Barton are a fine group of public buildings dating to the 19th century. Listed and of note are the Police Station (1847) in the High Street; Oddfellows Hall (1864), also in the High Street; the former Temperance Hall and Assembly Rooms (1843) in Queen Street; and the National School (1844-5), also in Queen Street. Within this group is the unlisted former chapel, now a Salvation Army Hall, in Queen Street.

Apart from the many 18th and 19th century houses in Barton, there are a number of barns, stables and small cottages which provide a link to the town’s agricultural past, such as the group of barns on the corner of Holydyke and Ferriby Road, currently just outside the conservation area boundary. The former flour mill in Market Lane, with its collection of brick barns, is an important focal point and its present use as a public house provides public access.

5.6 Shopfronts.

Barton contains many original shopfronts of interest, including some which have been partially altered but which could easily be restored. Most of them are in the Market Place and High Street, the principal commercial areas. Typically, shopfronts are timber and painted, with traditional pilasters, fascias and stall-risers. Giant console brackets, supporting the fascias, are common. Modern alterations, which detract from the original detailing, include many examples of over-deep fascias such as the premises of Taste Fruit and Veg, in the High Street, and the Co-Op shop and adjoining Moss Pharmacy in George Street. This last shopfront stretches across two buildings, without reflecting the natural break between them. Recently, new “reproduction” shopfronts have been added with a degree of success, for instance, at Frocks in King Street, Apricot Manor Interiors in the High Street, and Bridge Travel in George Street.

Historic shopfronts of note are:

Market Place:

- Forbuoys
- The China Shop
- Mama Mia
- Kodak Express
- Tasker Upholstery

George Street:

- The Weekend Shop
- The George Hotel
- Roosters

King Street:

- Greendale Florists
- Chrisp'n Fresh

High Street:

- Lloyds Pharmacy
- Barton Carpets

Fleetgate:

- Nos. 48-54
- Nos. 47-49
- No. 51
- No. 65

5.7 Building materials.

Stone is not much used in Barton apart from for the two churches – St. Mary's and St. Peter's, which incorporate clunch (chalk) and limestone from various North Lincolnshire quarries in their walls. This is either finally coursed or more rough blocks which almost appear to be rubble. Because of the proximity of the local brickworks, Barton is primarily built from brown or red brick, with stone dressings such as parapet copings and keystones to the sash windows. Brickwork is usually laid in Flemish bond with examples of "tumbling" on gables, which provided decoration and strength. Within the conservation area are also a number of rendered buildings of the 18th and 19th century which has now been painted in a variety of pastel colours. Boundary walls are also brick and are a special feature of the conservation area, such as can be seen around Baysgarth Park and facing Burgate.

Rainwater goods were traditionally cast iron, although plastic is used more often as a cheaper replacement. Historic windows are timber and designed as vertically-sliding sashes or side-hung casements.

Roofs in Barton are now almost comprehensively covered with Lincolnshire pantiles which provide a very special character to the buildings. As Barton is surrounded by water reeds it is likely that these were used for thatching for the more vernacular buildings but after 1700 it

appears that first clay pantiles then slate became the fashionable material for the new houses in the town centre. After the coming of the railway Welsh slate became fashionable, requiring shallower pitches, and some of the mid- to late-19th century buildings in Barton use this material, such as the lodges to Baysgarth House and the former chapel in Chapel Lane. However, pantiles do tend to be the most noticeable roofing material.

Windows and doors on the 18th and 19th century buildings within the town centre are inevitably sashes or casements and made from timber. No examples of pre-1700 leaded lights or stone mullioned windows remain within the conservation area.

5.8 Listed buildings.

Most of the buildings in Barton are concentrated in the Market Place, George Street, King Street, High Street, Priestgate, Whitecross Street, Burgate and Fleetgate. There are further important groups of listed buildings in Holydyke, Chapel Lane, with a small terrace in Westfield Road, close to the town. Newport Street has two groups and one house of special merit - New Hall, grade II*. Other grade II* buildings are Baysgarth House, no. 51 Fleetgate, Cob Hall in Priestgate, and Bardney Hall in Whitecross Street. St. Mary's and St. Peter's churches are both listed grade I. Many of these buildings were built as houses but have subsequently been turned into shops with offices or residential accommodation above.

5.9 Buildings of Townscape Merit.

This appraisal has identified a large number of Buildings of Townscape Merit. These are unlisted buildings which it is considered contribute positively to the character of the Barton-upon-Humber Conservation Area. They date to the late 18th or 19th centuries and are generally unaltered or, could with some restoration, be easily reinstated to their original appearance. Their age and architectural interest is considered to provide sufficient justification for them to be given special protection and the Council will resist their demolition unless the applicant can prove that the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions. Policies to help achieve their preservation and enhancement are provided in the Supplementary Planning Guidance for Barton.

5.10 Public realm audit.

Within Barton are few examples of historic street paving, although from photographs of the town taken in the late 19th century (see "Images of England: Barton-upon-Humber") it appears that there was some Yorkstone paving, certainly in King Street, Queen Street, High Street and Fleetgate, and, in Burgate, some paving made from limestone chippings (page 32). Mostly, the pavements appear to have granite kerbs (which largely remain) and simple dirt or compressed gravel footpaths and roadways. In the last century, concrete or tarmac has been used for nearly all of the pavements in Barton. A notable exception is Fleetgate and part of Newport Street, which have been comprehensively repaved in York stone. In the High Street three areas of environmental improvements have been carried out, using Tegula concrete blocks and some granite setts with modern reproduction Victorian cast iron bollards and signposts, both painted black. More new paving has been installed on Beck Hill, using rectangular granite setts, with new trees and street signs. Further modern granite setts and

wrought iron railings provide an appropriate setting to the pond by The Beck spring, off Soutergate. Outside no. 4 Priestgate, a pavement of limestone chippings provides texture but may not be historic.

Throughout the conservation area are a number of bright red post boxes, none of them listed. In Whitecross Street is a street drain, made in cast iron and bearing the legend “Victoria Foundry” and dating to the 1830’s.

6 AREA ANALYSIS

6.1 Introduction

This section seeks to describe in greater detail the buildings and spaces within the Barton-upon-Humber Conservation Area. The aim is to identify the special character of the area which provides Barton with its particular “sense of place”. Building materials and details are also included and any unusual features have been identified.

The Barton-upon-Humber Conservation Area is composed of six main elements : Baysgarth House and park; the residential streets around St. Peter’s and St. Mary’s churches; the commercial core (Market Place, George Street and High Street); 19th century housing along Queen’s Avenue and Marsh Lane; Fleetgate and Newport Street; and the mainly residential, late 19th century developments to the west. A summary of the special characteristics of each is included as the end of each section.

6.2 Baysgarth House and park.

This part of the conservation area includes Baysgarth House and park, and the southern end of Whitecross Street. It has a more rural character than the rest of the conservation area, provided by the many mature trees in the gardens of the surrounding houses and in the park itself. Of note is the width of the road, and the way it curves around the park. The ground is generally more undulating than the flatter town centre. Baysgarth House and Bardney Hall are the most important buildings, both being listed grade II*.

Baysgarth House was built in 1731 and is a fine example of a prestigious Georgian mansion, with its six-window-wide garden elevation facing the parkland to the south. Modern buildings, which provide facilities for the community, have intruded within the park but they are well screened from the house. The land within the park undulates and is enclosed by a high brick wall in places. 20th century houses have been built on former parkland, the most regrettable intrusion being immediately to the east of the house.

At the entrance to Baysgarth House are a pair of ornate brick piers supporting elaborate wrought iron gates capped with unicorns and baskets of fruit. These were brought from the garden of New Hall in the 19th century. At this point, the views along Preston Lane, which rises slightly, are notable for their brick walls, the two lodges, and the many mature trees.

Whitecross Street is a very wide road, with a good group of mainly listed buildings on its west side, turning the corner into Market Lane. These are two storeys high, two or three windows wide, with pantiled roofs and mainly sashed windows. The Volunteer Public

House, now painted white, is a slightly larger building and the most dominant within the group. Of note are nos. 11-15, once an 18th century farmhouse and now sub-divided. Unusually, this building sits back at right angles from the road. The telephone poles in front of this group are detrimental to the character of the area.

Partly concealed by evergreen shrubbery, Bardney Hall sits on a slight mound facing the street. Its gracious Georgian façade was built in the early 1700's by William Gildas. The large garden setting and trees of Bardney Hall makes a very important contribution to the surrounding area, as does the spaciousness of the Catholic Church site next door. Whilst the modern church is of no special architectural merit, the slightly raised hillock on which it sits does make it a prominent building, and from outside the church a good view of the former flour mill "onion" capping can be seen. The site would benefit from increased planting and improved paving.

- Parkland and trees makes this a "rural" conservation area
- Land is more undulating than flatter town centre
- Baysgarth House (II*) and Bardney Hall (II*) are the most important buildings
- The width of Whitecross Street reflects its antiquity
- Brick walls make an important contribution to the street scene
- An important group of listed buildings on the west side of Whitecross Street
- Historic buildings are terraced, with brick walls, two storeys high, with pantiled roofs and substantial chimney stacks
- Former 18th century farmhouse also of note

6.3 The residential streets around St. Peter's and St. Mary's churches.

This part of the conservation area contains the oldest buildings (St. Mary's and St. Peter's churches) and the most complete medieval street pattern, reflected in the street names: Whitecross Street, Priestgate, Burgate, and Soutergate. Beck's Hill refers to the spring which provided fresh water for first the Roman, then the Anglo-Saxon, settlement situated close by. The slight hill on which both churches are positioned gives them a particular importance to the street scene, and means that these two grade I listed buildings dominate the views into and out of this part of the conservation area. Other listed buildings more mundane- late 18th or early 19th century cottages and small houses, usually built individually but forming groups which line Whitecross Street and Priestgate. Burgate and Soutergate are far more open, with some individual buildings set in gardens. Brick boundary walls and trees are particularly notable.

Whitecross Street is much broader at its southerly end, and curves markedly. It is lined with listed buildings or Buildings of Townscape Merit. These date to the 18th and 19th centuries. The houses are usually brick or painted render, two storeys high, with sashed windows and good Georgian doorcases. No. 14 (Laurel House) is the only building which is set back off the pavement, with a particularly fine front door and surround, stone steps and a brick front path. A converted chapel on the east side of the street sits at right angles to the road, and has green-painted windows. This forms an important feature in views down the road, aided by the thick evergreen shrubs next to it. At the junction with Priestgate, diaper-patterned brickwork adds variety and interest.

The orange pantiled roofs are a major element in views from the junction with Brigg Road, providing variety of heights and pitches. The substantial chimney stacks are also important. Slightly incongruous is a brick planter at the southern end of the road. Detrimental features include modern street lights (simple black-painted columns) and a number of telegraph poles with dangling telephone wires.

Priestgate connects Whitecross Street to the town centre. It is characterised by irregular development and some very good quality 18th century frontages. Listed buildings and Buildings of Townscape Merit line the street continuously on the south side, and on the other side, there is a break in the developed frontage caused by the garden to a modern house fronting St. Mary's Lane. The houses are two or three storeys high, set on the back of the pavement, with sash windows and some good Georgian doorcases. The pantiled roofs are notable, punctuated by substantial brick stacks. The end gable of no. 3 has the "footprint" of an earlier building (possibly 17th century) against it, showing a steeply pitched roof which may have been thatched at one time. On the listing description no. 3 is described as being 18th century, but the steepness of the roof, and the obvious change in pitch (where the house has clearly been refronted) suggests that this may be earlier. Towards the junction with George Street, a modern infill building (Playwell) is discordant in the streetscape. Simple street lights are appropriately detailed, although telegraph poles and overhead wires still regrettably still evident. Outside no. 4 (with its fine doorcase) the limestone chipping pavement is of interest although difficult to date.

The principal feature of this part of Barton is St. Peter's Church situated on a slight hillock overlooking The Beck pond and Soutergate. It forms an important group with the early 19th century vicarage and Tyrwhitt Hall, although the hall is relatively concealed from public view. The open churchyard is now largely grassed over and several mature trees are important in providing a pleasant setting for these listed buildings. To the south, modern detached houses have been built, which contrast unfavourably with the simple classicism of the original vicarage. Tyrwhitt Hall contains the remains of a 16th century timber framed building including a double height hall, although it is now encased in brick. Of note are the brick and pantiled barns which lie along East Acridge.

Lighting in this part of the conservation is a mixture of modern concrete standards or, more appropriately, modern black columns with a "heritage" lamp. The repaving of the side road approaching St. Peter's Church in granite setts provides an improved setting for the church.

A small, triangular green also provides a pleasant open space which in spring is thick with daffodils, and a smaller green area opposite also makes an important contribution to the rural qualities of the area. This is overlooked by a modest terrace of two storey brick cottages, some of which are listed.

Burgate contains a mixture of both listed and unlisted buildings, some of which are set in large gardens so that this part of the conservation area is far less urban than further along in the High Street. The bend in the road, and the long, deep gardens, all confirm its medieval origins. The way in which the road narrows close to Beck Hill, then widens close to the High Street (where there may have been a market) adds to the feeling of antiquity. The pond to the Beck spring is a major feature and has recently been landscaped with a new boundary wall and railings, new seating, and granite setts. Burgate is dominated by St. Mary's Church which sits at a slightly higher level than the churchyard. Views from the churchyard towards

St. Peter's are extremely important and encompass the Beck pond, a large number of trees, and some evergreen shrubbery. The stumpy, square tower of St. Peter's makes a very important contribution to the skyline.

Other buildings of note include nos. 5 – 15 (odd) and nos. 26-36 (even), which are all grade II listed. These are two storeys, built from brick, with pantiled roofs and sit on the back of the pavement. Nos. 26-36 are three storeys, reflecting their more urban location close to the more highly built-up High Street, and have some commercial uses in them. Nos. 30 and 32 are an unusual pair of Edwardian houses, with timber-framed gables facing the street. The brick boundary wall to the large garden at the back of nos. 2-6 Priestgate is of special merit.

Soutergate is an old road but is secondary in usage to Burgate, with a mixture of modern and historic buildings. The street, which curves markedly, is rather industrial in character, with high brick walls and workshops or stables facing the street. Close to St. Mary's Church, are a number of modern houses, which sit back from the pavement with gardens, creating a different urban form. To the north, a high brick wall encloses the street and marks the boundary to the former Hopper's site. The only building remaining at this point is a 19th century white-painted brick warehouse – all of the 18th century buildings shown in early photographs have been demolished to expand the Hopper's site. The warehouse and wall are important in views along the street and the loss of either of these features would be detrimental to the character of the conservation area. At the western end, a small collection of buildings, including two listed houses, provides a more domestic character. No. 3 has been loving restored and of note is its pristine front elevation and small front garden, enclosed by metal hooped railings.

Pasture Road is the final street within this section of the conservation area. It contains a mixture of unlisted 19th century buildings in different uses, with generous gardens the norm. Of note are the industrial buildings on the west side, built from brick with pantiled roofs (now "Colin Day"). Long and thin, closely spaced, and forming small courtyards, these buildings appear to date to the 1880's, and form an important stop in views along the street. Next door, another late 19th century building, now Braun and Co., is marked "Anchor Brewery" on the stone string course across the front gable, and presumably this whole complex once functioned as exactly this. These buildings are unlisted but provide an important link to Barton's industrial past.

- Site of Roman and Anglo-Saxon settlement
- Medieval street layout and names
- St. Peter's and St. Mary's churches the most important buildings
- Location on small hillocks gives them a dominant role in the townscape
- Tyrwhitt Hall, the former manor house, also important
- "The Beck" spring, pond and adjacent green provide valuable open space
- Whitecross Street and Priestgate has almost continuous frontages of good 18th and 19th century houses
- Buildings pantiled roofs, red brick frontages, sash windows and Georgian doorcases
- Burgate and Soutergate have more dispersed development with some listed buildings and some modern development
- Trees make valuable contribution to the townscape
- Pasture Road more rural with former brewery a notable building

6.4 The Commercial Core : Market Place to High Street.

This area encompasses the more commercial buildings of the town centre, including Market Place, Holydyke, George Street, King Street, Chapel Lane and the High Street. It also includes the more prestigious 19th century buildings in Queen Street and High Street which are sadly now in different uses or threatened by neglect. The street frontages are generally closely packed with terraced properties, apart from Holydyke and Chapel Lane, which have between them several large buildings set in gardens. Activity is concentrated in the main shopping streets (Market Place, George Street, King Street and High Street). By contrast, Holydyke has fewer pedestrians although busy through traffic is detrimental to the area. Chapel Lane is very much a back-water. The topography is generally fairly flat, with slight gradients in Holydyke and George Street. The street pattern is medieval, and the varies points at which the roads narrow and then widen again provides a variety and liveliness to the townscape.

Market Place.

Market Place is busy with traffic and shoppers. The road widens to create a modest “square”, now used for car parking. The street frontages are regrettably altered in places, with modern intrusions and demolitions leaving gap sites which need improvement, particularly the Kwik Save site on the northern side. Along the south side, a continuous terrace of listed buildings encloses the space more satisfactorily. These are 18th or 19th century in date, often with good shopfronts. Two or three storeys high, they have pantiled roofs and sashed windows of varying designs. To the east, another terrace of unlisted buildings of some interest conceals the courtyard and site of the flour mill. This was built in c.1819 and continued grinding corn in production until the 1950’s. The actual windmill has lost its sails, but its black tarred sides and conical shape is a very important landmark in the town.

Along the northern side, the buildings are far more varied and include the some modern infills. Of note is the George Hotel, grade II listed, with inside, an interesting 17th century staircase although its external appearance, with fake timbering, suggests a much later date. The National Westminster Bank is a good 1920’s purpose-built bank in the neo-Georgian style. It has red brick elevations which are decorated on the front with stone quoins, panels, and a pediment. To one side, a narrow entrance leads to a courtyard with some 18th century brick buildings marked as the Queen Inn. Beyond the bank, forming the northern side of the square, is a row of very altered and varied buildings, including one completely modern bank and the former Constitutional Club, built as the town’s Corn Exchange in 1853. A surprising alteration to nos. 10, the insertion of a 1960’s fully glazed screen, and the modern shopfronts to nos. 11 and 12, are both detrimental to the appearance of these buildings. Nos. 13 and 14, which once formed the enclosure to the Market Place, have been demolished, presumably to widen the road.

The Market Place has the potential to provide Barton with an attractive centrepiece, but requires a comprehensive landscaping scheme. Improvements could include providing greater priority to pedestrians, limiting the provision of on-street parking, the planting of trees, the laying of better quality paving, the replacement of the bus shelter, and the installation of better street furniture and lighting. The redevelopment of the Kwik Save site could also reinstate the frontages to provide a more “historic” character to the street.

Of note are the views from the Kwik Save car park across the walls and back gardens of listed buildings in Whitecross Street, the view of the roofs of the buildings to the west, and the views along Barrow Road from the Market Place.

To the south of the Market Place, Castledyke marks the conservation area boundary with former stables and outbuildings on the northern side and modern housing on the south. On the corner with Brigg Road is a “Building-at-Risk” – an impressive building of the early 1900’s built as offices for the Hopper Bicycle Company. Part of it has already been allowed to fall down and repairs are urgently needed. Next to it, the Freemasons’ Hall of 1874 and the adjoining 18th century house are currently outside the conservation area.

- Market Place has mainly commercial uses
- South side contains continuous group of historic buildings, mainly listed
- Some very good shopfronts
- North side is more altered
- George Hotel, the Constitutional Club and the former flour mill are the notable listed buildings
- The National Westminster Bank a notable unlisted building
- Area requires enhancement, particularly outside Kwik Save
- Castledyke area important for its archaeology (Anglo-Saxon cemetery)
- Former offices for Hopper’s Cycles a Building-at-Risk

Holydyke and Chapel Lane.

Holydyke contains a mixture of uses with several groups of residential property, two public houses, the town library and doctors’ clinic, an engineering works, a Sunday school, and an old peoples’ home. The streetscape is therefore rather fragmented although the brick boundary walls provide some cohesion. Trees are important, especially in the garden of Providence House and Beech House. Holydyke is a major vehicular route and the most undulating of all the town centre streets. It includes a number of Buildings of Townscape Merit and some listed buildings, the most notable being the George Hotel and the Wheatsheaf Inn. The George Hotel at this point appears more 18th century and has windows of that date facing the Wheatsheaf Inn. This building sits in a slight dip and also appears to date to the 18th century as it has end stacks with multi-paned sash windows. At the western end of Holydyke is a long terrace of late 18th century listed houses (nos. 20-36 (even), two storeys high and built from brick, sometimes painted. They have pantiled roofs, sash windows and substantial chimney stacks, although one (no. 32), has lost both its original door and windows and urgently needs restoration, and others have lost individual features of interest. Nos. 12-18 are also listed but slightly later in date. Unusually, they sit back slightly from the road, with low brick walls and small front gardens. They have slate roofs and six-over-six sashes with white painted rusticated lintels with keystones, contrasting with the plum-coloured brick.

Between the listed buildings are a number of groups of houses, some Victorian or Edwardian terraces, and some semi-detached, of townscape value. Small gardens provide some protection from the traffic. Several substantial unlisted buildings are of note, principally the former library called Providence House. This sits in a large garden with some low-key modern buildings close by. This building has a severe classical façade, is two storeys high, with a parapet to the front above honey-coloured stone elevations. The first floor margin-

lights to the windows add interest. It dates to 1854 and was built for Thomas Tombleson, one of Barton's largest landowners.

Next door, and at right angles to the road, a two storey workshop now forms part of the premises of J W Stamp Engineers. The tiny, blocked-up lancet windows on the end wall suggest that this was once a barn, with the alterations to industrial use taking place around 1900 (from the style of the fenestration). This building stretches from Holydyke through to Chapel Lane and has a very prominent pantiled roof which makes a major contribution to the character of the conservation area.

The modern rear extension to a care home facing Chapel Lane is fortunately screened by a large beech tree, positioned on the boundary with Holydyke. On the corner with Vestry Lane, a small red brick school with a pair of tall, Gothic windows sits on the back of the pavement. This was built in 1902 as a Sunday school for the Methodists who worshipped at the Trinity Methodist Chapel next door. The chapel is a large, impressive building constructed in 1861 in grey brick with stone dressings, whose main entrance faces north to Chapel Lane. The high brick wall on the opposite side of Vestry Lane is another townscape feature of special note.

The section of Holydyke between Hungate and Fleetgate, on the outskirts of the conservation area, has been affected by the recent construction of a Lidl supermarket on a backland site between Holydyke and the High Street. There are a number of early 20th century houses with small gardens of some townscape value, which continue along Westfield Road. An offshoot of Fleetgate continues northwards, also affected by the new supermarket, with a wide entrance and clear views across the new car park. A number of rather isolated listed buildings (nos. 3, 5, 7 and 9) lie on the east side, which form a group with no. 2 on the opposite side of the road.

At present, part of Holydyke is excluded from the conservation area but this appraisal includes a recommendation to increase the designated area to include two groups of historic buildings on the south side.

Chapel Lane is another medieval street which connects George Street to Junction Square. Along the north side are continuous terraces of 19th century houses and cottages, unlisted but providing a high quality streetscape. The former United Reform Chapel, with its associated minister's house, is dated 1806 and is listed grade II. The chapel contains its original fittings and needs urgent repairs and conservation. On the south side of the road, the Trinity Methodist Church is the dominant feature, with a group of listed buildings facing Junction Square. The new supermarket on the corner of Vestry Lane, with its car park, creates a regrettable gap in the street frontage. Facing this, a large car park was taking shape at the time of the survey (March 2001) which has destroyed the side of the street and which will hopefully provide an enclosing brick wall and trees to recreate a sense of enclosure.

- Holydyke has very mixed uses
- Terraces houses or more dispersed development with gardens
- Trees important
- George Hotel, Wheatsheaf Inn, and the Trinity Methodist Church and Sunday school the notable listed buildings

- Nos. 20-36 Holydyke also listed : pantiled roofs, two storeys high, dark red brick walls and sash windows
- Providence House (the library) and the former barn (now J W Stamp Engineers) the most notable unlisted buildings
- Former United Reform Church in Chapel lane, with its original fittings, a rare survival of its type
- Two new supermarkets have created gaps in the historic street frontages

George Street and King Street.

These two roads connect the High Street to the Market Place and form part of the commercial core of the town. George Street was once called the Old Market Place and the widened roadway indicates its earlier function. Of note are the changes in width, the gentle curve of George Street, and the almost continuous terraces of listed buildings along the west side of both streets. These 18th and 19th century buildings are generally two or three storeys high, and built from red brick or covered in painted render. The Co-Op and Moss Pharmacy (nos. 7 and 9 George Street) form an unusually detailed group, with a brick parapet concealing a pitched tiled roof. Immediately adjacent, nos. 11-15 date to the 18th century and are three storeys high with detailing typical of the period, including diagonal-set brick eaves cornice, some original multi-paned sash windows, and pantiled roofs. No. 17 is similar but slightly later, with rusticated lintels with keystones, somewhat obscured by the painted finish. Continuing down King Street, two groups of cottages, now with a variety of shopfronts, forms an unusual terrace. Nos. 1-7 have two storey fronts, with rendering to the first floor, marked out to replicate stone. Nos. 1-5 were apparently built as one house in 1727. Small, six light casements, a coved eaves cornice, and a steeply pitched slightly overhanging pantiled roof, all add interest. Nos. 9-13 are similar but lower in height. Beyond these cottages, further listed two storey buildings, heavily altered, continue almost down to the High Street. Pantiled roofs and some original multi-paned windows fortunately remain, but the painted brickwork, modern shopfronts and replacement windows are less appropriate features. This group, including no. 25 King Street (an empty Building-at-Risk) would benefit from sensitive restoration.

On the east side of George Street, the buildings are a mixture of new and late 19th century, two storeys high with some examples of historic details. Further along in King Street, a listed building forms an attractive corner with Priestgate, but beyond this building is a modern block of offices of no merit, with a more sensitively designed doctor's surgery stretching most of the way down to the junction with Burgate.

- Medieval layout including site of former market place
- Street widens and narrows, with a gentle curve
- Mainly commercial uses
- West side of both streets contain almost continuous terraces of listed buildings
- Mainly two or three storey 18th and 19th century buildings
- Variety of details including pantiled roofs, painted brickwork, sash or casement windows
- Nos. 1-7 King Street have unusual rendered fronts, marked out to replicate stone, with a coved timber eaves cornice
- Some good shopfronts remain
- No. 25 King Street a BAR
- East side George Street has a few Buildings of Townscape merit and some modern infill

- East side of King Street has two large “neutral” modern buildings

High Street, Queen Street and Hungate.

This area contains a high concentration of listed buildings in an urban setting, with few trees or gardens. High Street narrows to the west, but it widens to the east, close to the junction with Queen Street, perhaps reflecting the site of an earlier market. Along the street are continuous terraces of 18th and 19th century buildings with shopfronts to those buildings closest to George Street. These date to the 18th and 19th century, and are two or three storeys high, and are usually built from red brick with pantiled roofs facing the street. The varying roof lines provide variety and a number of typical details (sashed windows, pantiled roofs, brick dentil eaves cornices, and rusticated lintels) add interest. Some of the shopfronts retain their original details although regrettably many have been subject to less sympathetic alterations.

To the west, the High Street continues beyond Junction Square, to link with Fleetgate. On the north side the historic buildings form an almost continuous terrace, with a number of mainly 18th century listed buildings intermingled with Buildings of Townscape Merit. Of note is the former farmyard behind no. 92 and nos. 94-96. The large, open garden, almost a field, to the back of these buildings reflects Barton’s agricultural past and provides impressive views of the first tower of the Humber bridge. No. 92 has a modern concrete tiled roof, but its brickwork and flush sashes suggests a late 18th century date and it may have been built as a farmhouse. Nos. 94-96 has tumbled brick end gables, end stacks and modern “Georgian” shopfronts. The Coach and Horses Public House (no. 86) is another 18th century building with a wood eaves cornice below a pantiled roof, and rusticated quoins with rusticated window lintels. On the south side, the creation of the Lidl Supermarket has resulted in the demolition of several 19th century buildings and the sense of enclosure has been totally lost. Hungate has been similarly compromised by the erection of modern blocks of flats although some small groups of historic cottages remain.

To the east lie a number of important listed buildings: Oddfellows Hall (1864), the former Police Station of 1847, and no. 10 High Street (late 18th century). These form a group with the prestigious buildings in Queen Street and they all make a major contribution to the historic character of the town centre. No. 10 is a three bay house, with a notable front boundary wall and railings enclosing a front garden which provides an attractive setting to the house. The former Police Station is built in matching red brick, with a domestic appearance. Oddfellows Hall is strikingly different, and is built in an Italian Renaissance palazzo style, heavily decorated by the use of contrasting red and grey brickwork, with rusticated brickwork to the ground floor.

Some limited improvements to the pavement and street furniture in the High Street have recently been carried out. However, the appearance of this part of the conservation has been adversely affected by the overhead wires, the narrow tarmac pavements, the lack of trees, the loss of original features such as sash windows, and the poor condition of many of the buildings.

In Queen Street are a number of large, mainly detached municipal, religious or educational buildings, most of which are listed, with terraces of well detailed, early 19th housing close by. Further north are some good quality 19th century detached or semi-detached houses set in

gardens. On the west side, the former Temperance Hall was built in 1843 and is now municipal offices and a community hall. It has a simple, classical brick façade, five windows wide, with Ionic pilasters stretching up two storeys to a parapet. Next to it, a terrace of late 18th century cottages are surprisingly unlisted. On the opposite side of the road is Barton's most seriously "At Risk" building – the neo-Tudor former National School of 1844. This grade II listed building requires urgent repairs and a new use. Next door, the former Primitive Methodist Chapel of 1867 is not listed (but probably should be) and is now used by the Salvation Army. Its flamboyant Romanesque elevations, with decorated brickwork and heavy central pediment above the original pair of front entrance doors, makes an important contribution to the views along Queen Street. Of note is the high brick walls and a final building of interest, the former Liberal Club (now the New Queens Club) of 1911.

High Street:

- Medieval street with widening close to Burgate suggesting site of earlier market
- Very urban form : hardly any gardens or trees with continuous terraces of mainly listed 18th and 19th century buildings
- Most notable buildings : no. 2, The former Police Station and Oddfellows Hall
- Commercial uses closer to George Street
- Two or three storeys, pantiled roofs, some tumbled brick gables, sash windows, brick or painted render walls
- Some historic shopfronts but many modern
- Some limited recent improvements to paving and street furniture, but more comprehensive scheme, including new trees, required
- Beyond Junction Square north side of High Street is more intact
- Interesting survival of farmhouses/farmyards
- South side adversely affected by creation of new supermarket

Hungate:

- Some 19th century cottages but otherwise modern buildings
- Rather open streetscape, although improvements have been made to paving etc. at Junction Square

Queen Street:

- Laid out in 1830's
- Wide street with brick walls
- More open layout to north
- Southern section contains best examples of Victorian prosperity : Temperance Hall, National School (BAR), and the Primitive Methodist Chapel
- Northern section contains good examples of Edwardian houses

6.5 Area 4: 19th century expansion: Marsh Lane and Queens Avenue.

Marsh Lane is a wide, slightly curved road which leads northwards from the town centre towards the Humber. On the west side are mainly modern houses with very large gardens, providing a rural quality to the area. This contrasts with the continuous terraces on the east side, which join up with a long, low line of cottages built in the early 1900's to house workers from the nearby Hopper's Cycle Works. F Hopper and Co. started making bicycles

in Barton in the 1880's and production did not cease until one hundred years later. None of these buildings are listed, but they make an important contribution to the character and appearance of the conservation area and are marked on the Townscape Appraisal map.

Queens Avenue contains long terraces of almost identical Edwardian houses, two storeys high and built from red brick with small front gardens. Of note are the ground floor bay windows with moulded dentil cornices and curved lead roofs. With no Article 4 Direction in this part of the conservation area, many of these unlisted houses have been affected by unsympathetic alterations including replacement windows, front doors and the loss of original details to the front bays.

Marsh Lane:

- Marsh Lane curves northwards to Humber
- Rural, open character
- Some modern houses with large gardens
- Hopper's cottages and adjacent former factory building important to character of the area

Queens Avenue:

- Good example of continuous Edwardian terraced housing
- Two storeys high, red brick with small front gardens
- Bay windows the most important feature
- Cumulative change is adversely affecting the character of these buildings (no Article 4 Direction)

6.6 Area 5: Fleetgate and Newport Street.

Fleetgate is one of Barton's oldest streets and probably developed close to the small port at Barton Haven. In the late medieval period this area would have been slightly separate from the main settlement around the two parish churches, and even now Fleetgate somewhat removed from the town centre. The street is long and narrow, with almost continuous terraces of two or three storey houses on either side, closely packed together apart from one modern house, set in a garden, on the west side. Otherwise, all of the buildings are listed or have been assessed as Buildings of Townscape Merit. Most of the buildings were built as houses although many have 19th century or later inserted shopfronts, all on a small scale. Some of them remain open but mostly the buildings are in residential use and are characterised by the use of dark red brick, sash windows, Georgian doorcases and pantiled roofs. There is no "grand house", but the most notable buildings include the White Swan Public House, no. 46, and no. 51, listed grade II* for its 14th and 15th century timber frame and its 19th century shopfronts. No. 46 has a small yard and regrettable modern building to the south, providing the only break to the built-up frontage on this side of the road. Beyond Fleetgate the conservation area ends, but some terraced houses along Butts Road make a contribution to the character of this part of Barton, although the demolition of the railway in 1973 left a large gap site, now only partially filled by a modest railway halt. From here views up the river towards Barton Haven, and the Ropewalk, are important.

Fleetgate was comprehensively repaved with York stone in recent years, providing an appropriate setting for the many historic buildings. This paving continues round into Newport Street, another old route which eventually leads into Soutergate. This street widens

and narrows and has a variety of mainly two storey terraced buildings, many of them listed, close to Fleetgate. Further east, development becomes more fragmented with modern houses, set in gardens, and breaks in the streetscene created by blocks of garaging and a new access road to a housing estate. Of note is one of Barton's best houses, New Hall, listed grade II*, which sits on a large plot behind a brick wall and clipped hedge on the junction with Queens Avenue. Symmetrically designed with a high, pantiled roof over two storeys, it dates to c.1690 and it has a re-used c.1760 doorcase. Of local interest are nos. 82-86, built in 1836 as the Primitive Methodist Chapel and enlarged in 1844. A small barn on the south side (next to no. 63), somewhat altered, provides further links to Barton's past.

Between Newport and the High Street are Maltby Lane and Finkle Lane. These contain a number of good quality terraces of modest red brick Victorian cottages and small houses, mostly built on the back of the pavement line and two storeys high. Of note is the former school, now a Youth Club at the southern end of Maltby Lane, and Maltby Cottage, an 18th century house with tumbled brickwork and a high garden wall, which should possibly be listed. On either side of these lanes lie large gardens, largely hidden from public view, which have never been developed and which provide pleasant views for local residents.

Fleetgate:

- One of Barton's oldest streets
- Narrow with almost continuous 18th and 19th century buildings on either side
- Varied design but mostly two or three storeys high, with brick elevations and sash windows
- Notable buildings : White Swan P H, no. 46 and no. 51 (listed grade II* for its 14th and 15th century timber framing, and 19th century shopfront and internal fittings)
- Modern York stone paving

Newport Street:

- Very varied townscape; north-east side is somewhat altered
- Fewer listed buildings but some good 19th century groups
- Some modern infill
- New Hall (II*) the most notable building

Maltby Lane and Finkle Lane:

- Mainly 19th century unlisted cottages
- Some modern development but no gaps
- Maltby Cottage the most notable building

6.7 Area 6: Later suburbs: Westfield Road and West Acridge.

This last area represents late 19th century expansion, with terraced, semi-detached and detached houses, usually with spacious gardens, spread out along the road. Trees and mature shrubbery provide interest. The most important houses are a group of listed buildings on the north side of Westfield Road (nos. 2-14 even) which date to the early 19th century. Built from red brick and two storeys high, they are a good example of simple cottages with pantiled roofs and sash windows. Slightly further along the road, a further group of late 19th century cottages have attractive porches with fishscale slates, carved barge boards and ornate cast

iron railings. Of note is the substantial brick wall and adjoining barn on the south side of the road.

- One group of listed buildings at eastern end (nos. 2-14)
- Some 19th century cottages with decorative porches
- Otherwise late 19th century houses, set in gardens
- Trees and mature shrubbery important

7 PROBLEMS AND PRESSURES.

7.1 General introduction.

Within the Barton-upon-Humber Conservation Area there are a number of threats to the character of the conservation area, particularly caused by neglected and empty sites and buildings, a general lack of maintenance of the existing historic buildings, the use of modern replacement windows and doors, the loss of pantiled roofs, and poor control over alterations (particularly shopfronts and windows).

Barton suffers from the spread-out nature of the town centre so that there are many small shops, located in secondary shopping areas (such as Fleetgate and the western High Street). Some grant aid has secured the future of a limited number of historic buildings but much remains to be done, with many “Buildings-at-Risk”. Street frontages have been destroyed by the siting of inappropriate modern development and by poor design. Traffic still intrudes in the Market Place and along Holydyke. Modern paving, modern street lighting and a mixture of street furniture are evident throughout the conservation area. The building of the Humber Bridge has provided some impetus to the local economy but the lack of “national” shops in Barton indicates the low levels of investment in the town centre.

7.2 Buildings which have a negative or neutral impact on the Barton-upon-Humber Conservation Area.

On the Townscape Analysis map (Figure 1) buildings or structures which it is considered have a negative impact on the surrounding conservation area have been identified. These are very scattered throughout the conservation area, with no obvious major groups of poor quality buildings. Many of these buildings date to the 1960’s or later and were built with little regard to the historic building line or to the scale and general form of surrounding historic buildings. Policies relating to these buildings can be found in the Supplementary Planning Guidance for Barton, but briefly, their demolition and redevelopment (with an appropriately-designed scheme) would be welcome by the Council.

Additionally, other buildings which make a “neutral” contribution to the character of the conservation area have been identified and are also marked on the Townscape Analysis map. These are older buildings which have been altered or modern buildings whose design is considered to be reasonably in keeping with the surrounding area.

7.3 Buildings-at-Risk.

This appraisal has not included a detailed survey for buildings-at-risk but within the town centre a number of both unlisted and listed buildings were noted as being potentially “at risk”. These include properties in Market Place, Brigg Road, Holydyke, King Street, High Street, and the school in Queen Street. The condition of such buildings creates a poor image of the town and their early restoration and re-use should would be welcome.

7.4 Sites which have a negative impact on the Barton-upon-Humber Conservation Area.

The Townscape Analysis map (Figure 1) identifies sites which have a negative impact on the character of the conservation area, and which require enhancement or redevelopment. The most notable sites are:

- Outside Kwik Save in the Market Place
- The Market Place itself
- The supermarket car park in Vestry Lane/Chapel Lane
- The car park in Cottage Lane
- Side yard to Eagle House, Fleetgate

The development or enhancement of these sites would be acceptable to the Council.

7.5 New development within the Barton-upon-Humber Conservation Area.

New development has intruded into the conservation area in a number of places, particularly in the Market Place and in King Street, although otherwise examples are fairly well spread out around the conservation area. This has resulted in a loss of existing historic fabric and unsympathetic changes to the townscape, such as along Newport Street, where the construction of new garaging has left gaps in the street frontage. Design guidance for any further development is included in the Supplementary Planning Guidance for Barton.

7.6 Alterations to existing historic buildings.

Within the conservation area, a number of both listed and unlisted properties have suffered from the loss of original detailing and materials, such as the insertion of modern windows, the loss of original clay pantiles to concrete, and the insertion of unsympathetic shopfronts, particularly over-deep fascia boards. Guidance to avoid such change, which is detrimental to the overall character of the conservation area, is included in the Supplementary Planning Guidance for Barton.

7.7 Shopfronts.

There are a number of historic shopfronts within the conservation area which make a major contribution to the character of the conservation area. Regrettably, many more have been adversely affected by unsympathetic alterations including:

- The loss of pilasters, corbels, and other historic details
- The installation of over-deep modern fascias, obliterating historic details

- The use of brightly painted signage
- Inappropriate lighting

A number of shopfronts have also been installed recently where it is clear that great care has been taken to provide an historically correct new shopfront, in character with the conservation area. Advice on further work, including proposed improvements to existing shopfronts, and the installation of new shopfronts, is included in the Supplementary Planning Guidance for Barton.

7.8 Trees.

There are very few street trees within the Barton-upon-Humber Conservation Area, apart from the Beck's Hill area, but trees in private gardens and in Baysgarth Park play an important part in the townscape and in views.

7.9 Summary

- Lack of maintenance and poor standards of repair evident throughout the conservation area
- Loss of traditional details (particularly windows and doors) and materials (especially clay pantiles and their replacement with concrete)
- Economic decline a obvious problem, with empty shops and buildings-at-risk
- Some modern development adversely impacts on the character of the conservation area
- A number of sites require redevelopment or improvement
- Market Place in urgent need of improvement
- Historic shopfronts threatened by unsuitable change or removal
- Lack of trees within the town centre

8 RECOMMENDATIONS.

8.1 General.

This sections contains a number of recommendations which will be subject to public comment before parts of this appraisal are formally adopted by North Lincolnshire Council as Supplementary Planning Guidance. Further recommendations may be added, or existing ones deleted, as part of the public consultation exercise.

8.2 Buildings-at-Risk survey.

The town contains a number of buildings at risk from lack of maintenance or from wholesale neglect because the buildings are currently empty. To assess the condition of these buildings a detailed Building-at-Risk survey should be carried out using English Heritage guidance notes and forms. The results of this survey can be used to monitor the condition of the town centre historic fabric and as a basis for concentrating resources such as grant aid.

8.3 Development control including Article 4 Directions.

The cumulative loss to the historic character of the buildings within the Barton-upon-Humber Conservation Area has already been noted, particularly alterations to windows, doors, roofs and shopfronts. Many of these can already be controlled under existing planning legislation as they largely affect listed buildings, commercial properties or those in mixed uses (such a shop with a residential flat above) which such changes usually require planning approval.

Where unlisted family dwelling houses are concerned, such changes are normally allowed under permitted development rights, but the Council is able to bring them under planning control by serving an Article 4 Direction. When the Barton-upon-Humber Conservation Area was first designated, an early Article 4 Direction was served by the former Glanford Borough Council, and this still stands, affecting a limited number of unlisted family houses in the earlier part of the conservation area.

It is therefore suggested that the Council considers extending the Article 4 Direction to the whole conservation area, including the proposed extensions. These areas are mainly residential and which would therefore benefit most from this additional control. A new publicity leaflet, and annual circulation of information to residents, would raise public awareness of the implications of the Direction.

8.4 Barton-upon-Humber Conservation Area boundary review.

Following a careful survey of the existing conservation and its immediate environs, the following changes are recommended to the existing boundaries:

Deletions:

- (i) *Delete* properties in West Acridge which have been heavily altered.
- (ii) *Delete* properties in Pasture Road which are 20th century and of no special interest.

Additions:

- (i) *Add* further properties along Westfield Road, up to and including no. 65. These are good quality Edwardian houses with some interesting details, including bay windows.
- (ii) *Add* a group of former farm buildings on the junction of Holydyke and Ferriby Road.
- (iii) *Add* nos. 15-23a Holydyke, a group of late 19th century houses with good details.
- (iv) *Add* the former Freemasons' Lodge of 1874 and the adjoining 18th century house in Brigg Road.

(v) Add properties in Pasture Road, which date to the 19th century and which are of sufficient architectural merit to include in the conservation area.

(vi) Add the school in West Castledyke (a 19th century building with many original details).

8.5 Potential for grant aid.

The poor condition of some of the town centre properties has already been recorded. A Buildings-at-Risk survey will identify the buildings most in need of grant aid and such a survey can be used to back-up a bid for grant aid. A number of sources for such grant aid are available including English Heritage (Heritage Economic Regeneration Scheme – HERS); the Heritage Lottery Fund (Townscape Heritage Initiative grant scheme, called more commonly a THI); and central government, including Single Regeneration Budget (SRB) funds and the relatively new Market Towns initiative (details of these last two can be obtained from the Government Office for Yorkshire and the Humber in Leeds).

Given English Heritage's past involvement in the town (there has already been a Town Scheme and a Conservation Area Partnership grant scheme) it may be appropriate to consider bidding for a HERS scheme to commence in April 2003. However, bids for such a scheme would need to be with English Heritage by the beginning of May 2002.

8.6 Street improvements.

A few street enhancement schemes have been carried out in Barton, most impressively the paving of parts of Newport Street and Fleetgate in York stone. Minor improvements in the High Street, close to the junctions with Queen Street and Finkle Lane, and around Junction Square, have also been completed using matching materials. These include granite setts to widen the pavement and to create parking bays. Black cast iron finger posts and bollards are also evident, with Tegula concrete blocks for the carriageway, marking the junction. Otherwise the pavements in the town centre are almost universally black tarmac, although some granite or stone kerbs remain, with the occasional setted gutter.

Further areas in the town centre would benefit from widened pavements, repaving using York stone, the use of granite (rather than concrete kerbs) and tree planting. The use of standardised street furniture (bollards, signposts, litter bins, seating) should be introduced throughout the conservation area, building on work already started in the High Street and elsewhere.

The commercial areas should be considered first : the Market Place, Market Lane, the public car park between Market Place and Castledyke, and the junction of Holydyke and Brigg Road, should be a priority. Whitecross Street would also benefit from the addition of street trees and traditional paving, and the removal of the brick planted, as funding allows. The eastern end of the High Street, King Street and George Street should be considered the next priority after the Market Place.

8.7 Street lighting and telephone cables.

The replacement of modern street lights with “heritage” lamps, as already installed in streets such as Priestgate and Whitecross Street, should be considered, as well as fixing some street lights directly onto the houses. These could be either simple, modern fittings, or alternatively, modern “heritage” designs. Additionally, all overhead wires in Barton town centre should eventually be placed underground.

8.8 Listing resurvey.

During the compiling of this appraisal, a large number of historic buildings have been identified which are possibly of listable quality. It is recommended that a more detailed survey be carried out, including inspecting the buildings internally, to ascertain whether proposals for listing should be put forward to the Department of Culture, Media and Sport.

For further information on the Barton-upon-Humber Conservation Area contact Edward Rychlak in the Environment Team on 01724 297396, or write to:

The Environment and Public Protection Department,
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ

For further information relating to listed buildings and conservation areas, contact:

English Heritage,
23 Savile Row,
London W1X 1AB.
General telephone inquiries: 020 7973 3000
Customer Services 020 7973 4916.

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group,
6 Fitzroy Square,
London W1P 6DY.
Telephone: 020 7377 1644

For “Care for Victorian Houses” leaflet, contact:

The Victorian Society,
1 Priory Gardens,
Bedford Park,
London W4 1TT
Telephone: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB),
6 Fitzroy Square,
London W1P 6DY.
Tel: 020 7377 1644

Bibliography:

<i>The Buildings of England : Lincolnshire</i>	N Pevsner and J Harris
<i>North Lincolnshire: a pictorial history</i>	North Lincolnshire Council
<i>Landscape Assessment and Guides</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>A survey of the Archaeological Sites In Humberside</i>	1979, N. Loughlin and K Miller
<i>Barton-upon-Humber Town Trail 1983</i>	Barton Civic Society
<i>Castledyke : Voices from beyond the grave</i>	Archaeology Unit, Humberside County Council
<i>Hidden Lincolnshire</i>	Adrian Gray
<i>The enclosures of Barton-upon-Humber 1793-1796 and Hibaldstow 1796-1803</i>	Rex C Russell

**BARTON-UPON-HUMBER
CONSERVATION AREA**

PROPOSED PUBLICITY LEAFLET

BARTON-UPON-HUMBER CONSERVATION AREA – PROPOSED LEAFLET

Do you live or work in the Barton area? If so, then your views are needed!

This leaflet, which briefly describes the Barton-upon-Humber Conservation Area, provides a summary of a more detailed “Conservation Area Appraisal” currently being considered by North Lincolnshire Council. As part of this appraisal process, the Council is drawing-up a number of proposals for the Barton-upon-Humber Conservation Area which will have a direct effect on how new development is controlled in the town over the next few years.

What is a conservation area?

The Barton-upon-Humber Conservation Area was designated by the former Glanford Borough Council in 1972, and extended in 1982. It covers the whole of historic town centre from Fleetgate to Barrow Road, and includes Baysgarth Park to the south and Edwardian housing to the west and north.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

What is special about the Barton-upon-Humber Conservation Area?

In the Middle Ages, Barton-upon-Humber was the largest town in North Lincolnshire with a busy port and two churches. The town is spread out between Fleetgate, close to the medieval port of Barton Haven, and Baysgarth Park, with its important 18th century house. The streets are lined with continuous groups of mainly 18th and 19th century listed buildings with several buildings of note : St. Peter’s and St. Mary’s churches are both listed grade I and Baysgarth House, Tyrwhitt Hall, New Hall and Bardney Hall are grade II*. The remains of Saxon fabric in St. Peter’s church, the medieval street pattern and names, and the survival of 14th and 15th century timber framing in no. 51 Fleetgate (also listed II*), all remind us of Barton’s historic past.

Historical development of Barton-upon-Humber.

Barton was first settled by the Romans, and the Anglo-Saxons built a village in the vicinity of St. Peter’s church, next to The Beck spring. St. Chad, who re-introduced Christianity to the area south of the Humber in the 7th century, is said to have used The Beck for baptisms. St. Peter’s has both 9th and 10th century fabric, and by the time of the Domesday survey Barton had a population of 900. For the next few hundred years the manor of Barton was owned by Bardney Abbey, in South Lincolnshire, which may explain why a separate church, St. Mary’s, was built for the local population in the 12th century. The town, with its harbour facing the Humber, became important for trading: wines, fish, wool and foodstuffs were exported and imported. During the 18th century a number of important houses were built in the town, reflecting its prosperity, and at the end of the century, Barton’s open fields were enclosed, creating more wealth. Barton grew further in the 19th century and several prestigious buildings were built: the Temperance Hall (1843), the National School (1844),

Oddfellows Hall (1864), the Police Station (1847) and several Non-conformist chapels. More recently, the town has struggled to maintain its economic vitality although the construction of the Humber Bridge has encouraged some investment.

What is the Council proposing?

The appraisal has identified a number of problems within the Barton-upon-Humber Conservation Area and the following proposals seek to address these:

- *Carry out a Buildings-At-Risk survey to assess the condition of town centre buildings to use in connection with a possible bid for grant funding from outside bodies such as English Heritage*
- *Draw up proposals for a revised Article 4.2 Direction which would control alterations to the front elevations of all unlisted family houses in the conservation area.*
- *Amend the conservation area boundary to include the following: the school in Castledyke Road; buildings in Westfield Road; buildings in Brigg Road; buildings in Holydyke; buildings in Pasture Road; and buildings in Ferriby Road. Delete small areas in Pasture Road and West Acridge.*
- *Assess the potential for grant aid from outside bodies such as English Heritage or the Heritage Lottery Fund*
- *Carry out street improvements including new trees, new paving, better street lighting, undergrounding overhead telephone wires, and standardised street furniture.*
- *Carry out a listing survey to ascertain if further buildings should be added to the statutory list.*
- *Publish guidance on listed buildings, the design of new development, and the protection of views within the Barton-upon-Humber Conservation Area (this will eventually become Supplementary Planning Guidance with the same weight in planning terms as policies within the Local Plan).*

If you would like to comment on these proposals, a fuller version of this leaflet can be viewed at *(insert address/addresses)* between *(insert dates)*, after which the Council will amend the appraisal as necessary.

Meanwhile, if you have any queries concerning the Barton-upon-Humber Conservation Area or the appraisal, please contact Edward Rychlak in the Environment Team on 01724 297396, or write to:

The Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe, North Lincolnshire DN15 6XQ

BARTON-UPON-HUMBER CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

BARTON-UPON-HUMBER CONSERVATION AREA

SUPPLEMENTARY PLANNING GUIDANCE

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Figure 1 Map showing Conservation area boundary and listed buildings

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SECTION 1 BACKGROUND INFORMATION

1.1 Introduction.

The Barton-upon-Humber Conservation Area was designated by the former Glanford Borough Council in 1972, and extended in 1982. It covers the whole of the historic town centre from Fleetgate to Barrow Road, and includes Baysgarth Park to the south and Edwardian housing to the west and north.

A conservation area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 which also requires local authorities to publish proposals for the preservation and enhancement of their conservation areas and to ensure that all development within such areas is assessed very carefully.

In the Middle Ages, Barton-upon-Humber was the largest town in North Lincolnshire with a busy port and two churches. During the 18th and 19th centuries it continued to prosper and today, the centre of the conservation area is dominated by mainly continuous groups of 18th and 19th century listed buildings. There are many notable buildings : St. Peter's and St. Mary's churches are both listed grade I and Baysgarth House, Tyrwhitt Hall, New Hall and Bardney Hall are grade II*. Of special interest are the remains of Saxon fabric in St. Peter's church, the medieval street pattern and names, and the survival of 14th and 15th century timber framing in no. 51 Fleetgate (also listed II*).

A conservation area appraisal for Barton-upon-Humber has already been written which takes into account the views of local residents and other interested parties. This document, which follows on from the appraisal and which has also been the subject of public consultation, has been adopted by North Lincolnshire Council as Supplementary Planning Guidance. It provides detailed guidance on the management of the Barton-upon-Humber Conservation Area and will be used by the Council when determining planning and listed building consent applications within, and on the boundaries of, the conservation area.

1.2 North Lincolnshire Local Plan.

The North Lincolnshire Local Plan Revised Deposit Draft was published in December 2000 and should be consulted in conjunction with this document. Within the Plan are detailed policies which seek (amongst others) the protection of listed buildings and the preservation and enhancement of conservation areas. These are included in the chapter on "The Historic Environment". The Plan points out that Barton-upon-Humber and Brigg are the two most important towns in the North Lincolnshire district, apart from Scunthorpe.

Briefly, the following policies within the Local Plan are relevant:

Policy HE1 Conservation Areas.

This policy states that the Council will continue to protect areas of special quality and character by designating new conservation areas, and by reviewing existing conservation areas.

Policy HE2 Development in Conservation Areas.

This policy states that all new development within a conservation area, or which might affect the setting of it, should preserve or enhance the character and appearance of the area and its setting. Detailed guidance is also included on how this should be achieved.

Policy HE3 Demolition in Conservation Areas.

This policy provides the criteria by which applications for demolition will be considered.

Policy HE4 Shopfronts, Canopies and Blinds in Conservation Areas.

This policy provides guidance on the control of shopfronts and advertising within conservation areas.

Policy HE5 Development affecting listed Buildings.

This policy describes how the Council will seek to secure the preservation, restoration and continued use of listed buildings.

Policy HE6 Demolition of Listed Buildings.

This policy outlines how applications for the demolition of listed buildings will be assessed.

Policy HE7 Advertisements and Listed Buildings.

This policy describes the standards that will be applied when considering applications for signs or advertisements on listed buildings.

Archaeology.

Further policies consider archaeology and include the requirements for archaeological evaluations of certain sites and buildings. These policies are consistent with central government advice in PPG16 which stresses the importance of understanding and recording sites and buildings prior to development.

1.3 The development of Barton-upon-Humber.

Barton was first settled by the Romans, and the Anglo-Saxons built a village in the vicinity of St. Peter's church, next to The Beck spring. St. Chad, who re-introduced Christianity to the area south of the Humber in the 7th century, is said to have used The Beck for baptisms. St. Peter's has both 9th and 10th century fabric, and by the time of the Domesday survey Barton had a population of 900. For the next few hundred years the manor of Barton was owned by Bardney Abbey, in South Lincolnshire, which may explain why a separate church, St. Mary's, was built for the local population in the 12th century. The town, with its harbour facing the Humber, became important for trading: wines, fish, wool and foodstuffs were exported and imported. During the 18th century a number of important houses were built in the town, reflecting its prosperity, and at the end of the century, Barton's open fields were enclosed, creating more wealth. Barton grew further in the 19th century and several prestigious buildings were built: the Temperance Hall (1843), the National School (1844), Oddfellows Hall (1864), the Police Station (1847) and several Non-conformist chapels.

More recently, the town has struggled to maintain its economic vitality although the construction of the Humber Bridge has encouraged some investment.

1.4 The character of the Barton-upon-Humber Conservation Area.

Barton lies on slightly undulating land above the flat marshes which form the edges to the Humber estuary. Many small spring streams cross the town (now mainly culverted) and to the south are the flatter plateaux of the Lincolnshire Wolds. These supply chalk and limestone for building but the most common material in Barton is brick, made locally from clay dug out of the marshes.

The conservation is divided into six character areas : Baysgarth Park, with its important 18th century house; the residential area around the two parish churches of St. Peter's and St. Mary's; the commercial core (Market Place to Fleetgate); Edwardian housing and dispersed development in Pasture Road and Marsh Lane; the older centre of Fleetgate and Newport Street; and finally, late 19th century expansion along Westfield Road and West Acridge.

There are no formal terraces in Barton, as the buildings are more vernacular, with a pleasing jumble of pantiled roofs and Georgian facades, usually sitting on the back of the pavement without any front gardens. Of note is the way in which the principal streets widen and narrow, with soft curves, all suggesting a medieval origin.

SECTION 2 POLICIES

2.1 General information

The following sections contains a number of suggestions for preserving or enhancing the Barton-upon-Humber Conservation Area, including information about the control and improvement of listed buildings as well as unlisted buildings which contribute positively to the character of the conservation area; design guidance for new development; and guidance on the protection of important views and focal points within the conservation area. Further detailed information can be obtained from the various organisations listed at the end of this section, particularly Planning Policy Guidance Note 15 (PPG15) which sets out central government's policies in relation to listed buildings and conservation areas, and the Planning Section at North Lincolnshire Council.

2.2 Listed buildings.

Listed buildings within the Barton-upon-Humber Conservation Area are mainly brick built and date to the 18th and 19th centuries. They are usually two or sometimes three storeys high with pantiled roofs and gabled ends. Substantial brick stacks sit on the central ridges. Within the town are many examples of "tumbled" brickwork, built to provide better weathering to the gables. The buildings tend to sit on the back of pavements, without front gardens, and because they form continuous development along the street, their backs are not usually visible from the public viewpoint. The windows are usually sashed although at ground floor level most of the buildings in the commercial core have inserted shopfronts.

Policies relating to listed buildings can be found in the North Lincolnshire Local Plan Revised Deposit Draft dated December 2000 (Policies HE5, HE6 and HE7). Broadly, these seek to prevent the demolition of listed buildings or their unsympathetic alteration including the insertion of unsuitable shopfronts and other advertising.

“Listing” covers both the interior and exterior of a listed building, and all structures within the curtilage which predate 1947. “Listed Building Consent” is needed to alter or extend a listed building, and sometimes, with extensions over a certain size, planning permission will be needed as well. Alterations to listed buildings which may need consent include relatively minor changes like inserting a new window; removing an internal wall or fireplace; adding a chimney or flue; removing panelling or fitted cupboards; and inserting a new bathroom where new drainage is required.

- *Listed Building Consent is needed for all alterations and extensions which affect the architectural or historic interest of a listed building.*

Like-for-like repairs usually do not require Listed Building Consent. Owners of such buildings should be encouraged to use traditional materials for roof repairs including lead for flashings and pantiles (or occasionally slate) for roofing repairs. Brickwork should be carefully repointed using traditional lime mortars with a brushed flush joint (not weather-struck) and cleaning should only be undertaken where it is structurally necessary (such as when a build-up of dirt is causing the bricks below to break down). Windows should always be repaired *in situ* rather than replaced wholesale. There are many companies which can upgrade sash windows to provide much improved sound and heat insulation without either replacing the window or resorting to secondary double glazing, which sometimes has an impact on internal features such as shutters. Front doors should also be repaired whenever possible but where replacement is needed, the new door must match the original exactly.

- *Like-for-like repairs usually do not require Listed Building Consent although they must be carried out using traditional materials and detailing.*

The importance of historic details must be recognised when dealing with listed buildings. Many of the listed buildings in Barton-upon-Humber have their original sash windows with moulded glazing bars and front doors which retain their four or six panelled design. Inside, they sometimes retain their original cornices and fireplaces, with panelled rooms and attractive fireplaces. All of these features should be preserved and protected from loss or damage.

- *It is important to retain internal features such as fireplaces when altering a listed building.*

When considering altering a listed building, it is important that the original plan form is protected. Opening-up previously separated rooms or removing chimney breasts and moving staircases are all changes which are unlikely to receive Listed Building Consent. Similarly, extensions to listed buildings should be carefully designed to reflect the scale and detailing of the original building. Extensions to the rear should be lower than the original building and secondary in scale. Material and details should match the original examples within the listed building, including windows and eaves and roof details. Applications for such changes

should therefore provided enough detailing information for the Council to assess the impact of the scheme on the character of the existing building, and usually, the Council will require plans, sections and elevations at 1:50 scale with larger scale drawings illustrating details such as new windows and doors.

- *The original plan form of a listed building should be preserved. Extensions should be secondary in scale to the original building and carefully detailed. Applications for alterations and additions will need to be drawn-up to 1:50 scale.*

Alterations which require Listed Building Consent are currently nil rated for VAT but repairs to listed buildings are assessed at the usual VAT rate of 17.5%. Owners should contact the Customs and Excise Office in (Tel:) for further details and a leaflet.

2.3 Buildings of Townscape Merit and demolition in conservation areas.

The appraisal has identified a large number of Buildings of Townscape Merit. These are unlisted buildings which it is considered contribute positively to the character of the Barton-upon-Humber Conservation Area. They largely date to the 19th century although some 20th century examples (such as the Edwardian houses in Queens Avenue or Westfield Road) are also included. The buildings are generally unaltered or, could with some restoration, be easily restored to their original appearance. Their age and architectural interest is considered to provide sufficient justification for them to be given special protection and the Council will resist their demolition unless the applicant can prove that the building is beyond the point of economic repair. Additionally, because these buildings are an important part of the character of the conservation area, the Council will pay special attention to applications for alterations and extensions.

- *North Lincolnshire Council will resist applications to demolish all or a substantial part of any building identified within this appraisal as a “Building of Townscape Merit”. Additionally, alterations and extensions to these buildings will have to particularly sensitively designed and take into account their historic and architectural interest.*

2.4 New development.

Policies for new development in conservation areas in the whole of North Lincolnshire are included in the Local Plan in the chapter on the Historic Environment (policies HE2, HE3 and HE4). Additionally, the same Plan includes Supplementary Planning Guidance which provides detailed advice on house extensions which are of use in relation to Barton-upon-Humber.

However, because of the built-up nature of Barton-upon-Humber town centre, and the large number of listed buildings within the commercial core, development opportunities are extremely limited. Where sites for development do occur, such as where modern buildings of little merit have already been identified, the following criteria will apply to the new scheme:

Design.

The principal aim of new development should be to marry-in the new with the existing, rather than making the new building completely different. This is because the attractiveness of the town centre relies on the visual cohesiveness of the streetscape.

- *All new development should therefore reflect the scale and materials of adjoining property. The form of any new building, including its height, relationship to the street, and any rear extensions, should be sympathetic to the surrounding buildings. Because most new development will be within existing terraces or groups of buildings, rooflines, eaves heights and details, window details and shopfronts (or front doors) should match or reflect adjoining properties. The addition of chimney stacks in some locations may be required, to ensure compatibility with adjoining properties.*
- *Historic building lines should always be replicated when designing new development.*

Materials.

Materials for new development in Barton-upon-Humber will usually be chosen to match existing buildings in the area, so red brick, or in some locations, a rendered finish, will be appropriate. Roofs should be covered in clay Lincolnshire Roman pantiles or Welsh slate. Modern, machine-made flat clay tiles will rarely be acceptable, neither will concrete tiles or artificial slate. Windows should be made from timber and traditional detailed with vertically sliding sashes or horizontally sliding casements. Top-hung false “sashes” are not suitable. Front doors should be made from timber, with four or six recessed moulded panels. All timber should be painted not stained.

- *Traditional materials and details should be specified for new development in Barton-upon-Humber.*

Shopfronts.

New shopfronts in Barton-upon-Humber should reflect the prevailing 19th century character of the existing shopfronts in the town. They should therefore have a sloping fascia, supported on pilasters or corbels, with a panelled stall-riser beneath. If security shutters are required, they should be positioned inside the shopfront. All shopfronts should be painted not stained. Shop signs should be limited to a simple painted fascia, although traditional hanging signs may be considered acceptable. If external lighting is required, it should be provided by individual spotlights, carefully positioned above the fascia. Internally illuminated letters or plastic fascia signs will not be usually be accepted.

- *New shopfronts should be built in timber, traditionally detailed, and carefully illuminated.*

Uses.

The Council accepts that within the town centre there is a variety of uses including offices, shops, public houses, restaurants and residential. This variety is an important part of the

character of the area and in the Market Place, George Street, and the High Street a number of uses could be considered for new development. Elsewhere, the assumption will be that residential uses are the most appropriate. Fleetgate is an exception as because residential uses are gradually becoming more dominant, the Council will consider applications for alternative uses on their merits.

2.5 Protection of views and focal points.

Barton-upon-Humber is by its nature a very enclosed town with the almost continuous street frontages preventing views out towards the surrounding countryside. However this appraisal has identified important vistas within the Barton-upon-Humber Conservation Area, mainly focusing on the two medieval churches and along the principal streets and the Market Place. The former flour mill off Market Lane provides another important focal point.

- *The Council will protect the existing views in Barton-upon-Humber as shown on the Townscape Appraisal map. The Market Place will also be protected from unsuitable development which would adversely affect its appearance or character.*

2.6 Trees

The trees in Barton-upon-Humber play an important part in the character and appearance of the conservation area and designation gives the Council added powers to control what happens to them.

- *If you wish to lop, top, uproot or fell a tree in the conservation area which is not already covered by a Tree Preservation Order (TPO) you must give the Council 6 weeks written notice before carrying out the work; trees have legal protection equivalent to a TPO for that period, and the Council may make an Order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and the extent of the work. The removal of dead wood with secateurs or handshears does not require consent.*

Trees which, whilst remaining healthy, have reached a stage in their development where the crown spread begins to get smaller, are now generally regarded as “veteran”. Such trees may not necessarily be particularly old, but the onset of old age has been brought about by the tree’s response to the surrounding environmental conditions (soil, air water and nutrient availability). They may therefore exhibit increasing die-back of branches, bark and trunk and may contain significant amounts of dead wood. Whilst the removal of dead wood will not generally require consent from the Council, the treatment in older trees requires careful consideration, and the Council can provide free advice. The Council is also currently producing Supplementary Planning Guidance on “Trees and development”, and is looking to a long term tree strategy which will involve new planting and additional Tree Preservation Orders.

- *The Council will seek to promote the dissemination and use of best practice techniques for the proper management of veteran trees.*

2.7 Environmental improvements.

The Council has already carried out some improvements in the High Street and around Beck's Hill. Further improvements, using appropriate materials, will be carried out when funds permit, but the Market Place area will be given priority. Additionally, it is hoped to improve street lighting and street furniture within the conservation area. Undergrounding overhead telephone cables is also a desirable improvement.

- *The Council will continue to seek improvements to the appearance of the Barton-upon-Humber Conservation Area by the use of good quality materials and more appropriate street lighting and street furniture. Undergrounding overhead wires is also one of the Council's objectives. The Market Place will be given priority as funds permit.*

2.8 How residents can help.

The character of the Barton-upon-Humber Conservation Area comes not only from the physical appearance of the town but also from the community who live and work in the area. The retention and enhancement of the character and appearance of Barton can therefore only be achieved by the residents and the Council working together.

An owner is responsible for the continued maintenance of their property and garden, and regular repair with traditional materials can help to retain the quality of the townscape. Local residents and amenity groups can also help by recording the local history and features of the area, and by passing on information about good local builders and suppliers of traditional materials and skills.

If you are considering undertaking any repairs or alterations to your property or land, the best approach is always to contact the Environment Team at North Lincolnshire Council for free advice before starting work.

For specific information about the Barton-upon-Humber Conservation Area, please contact:

Edward Rychlak,
Environment and Public Protection Department,
North Lincolnshire Council,
Church Square House,
P O Box 42,
Scunthorpe,
North Lincolnshire DN15 6XQ
(tel: 01726 297396)

For further information relating to listed buildings and conservation areas, contact:

English Heritage,
23 Savile Row,
London W1X 1AB.

General telephone inquiries: 020 7973 3000
Customer Services 020 7973 4916.

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group,
6 Fitzroy Square,
London W1P 6DY.
Telephone: 020 7377 1644

For “Care for Victorian Houses” leaflet, contact:

The Victorian Society,
1 Priory Gardens,
Bedford Park,
London W4 1TT
Telephone: 020 8994 1019

For an excellent range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB),
6 Fitzroy Square,
London W1P 6DY.
Tel: 020 7377 1644

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<i>Landscape Assessment and Guides</i>	Estell Warren Landscape Architects
<i>Countryside Design Summary</i>	Estell Warren Landscape Architects
<i>A survey of the Archaeological Sites</i>	
<i>In Humberside</i>	1979, N. Loughlin and K Miller
<i>Barton-upon-Humber Town Trail 1983</i>	Barton Civic Society
<i>Castledyke : Voices from beyond the grave</i>	Archaeology Unit, Humberside County Council
<i>Hidden Lincolnshire</i>	Adrian Gray
<i>The enclosures of Barton-upon-Humber</i>	
<i>1793-1796 and Hibaldstow 1796-1803</i>	Rex C Russell

