

BARTON UPON HUMBER CONSERVATION APPRAISAL ADOPTED AS  
SUPPLEMENTARY PLANNING GUIDANCE BY NORTH LINCOLNSHIRE COUNCIL ON  
8<sup>TH</sup> DECEMBER 2004.

**BARTON-UPON-HUMBER  
CONSERVATION AREA APPRAISAL  
ADOPTED DOCUMENT  
DECEMBER 2004**

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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 9<sup>th</sup> and 10<sup>th</sup> century fabric and is now in the guardianship of English Heritage. Once an important medieval port, Barton's buildings date primarily to the 18<sup>th</sup> and 19<sup>th</sup> 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-18<sup>th</sup> 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 1<sup>st</sup>, soon becoming the more prestigious port. This role has lessened since the 19<sup>th</sup> 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.

This appraisal together with a sister document containing planning guidance (see Crowle Conservation Area SPG), have been 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 Gleanford 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 20<sup>th</sup> 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 20<sup>th</sup> century housing in West Acridge, and the addition of several smaller residential areas around the western edges.

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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 Humber Estuary. To the south, the gently undulating plateaux associated with the Wolds, and to the west (Ferriby Hill), 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 17<sup>th</sup> century the Ancholme was a tidal inlet of the Humber. Re-cut along almost its entire length to form a dyke, the Ancholme now runs from the Humber estuary to Bishopbridge.

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Flooded claypits 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. Beyond, to the north, lie the salt marshes, mud flats and silty beaches of the Humber estuary with views across to Hull. 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 18<sup>th</sup> century for the making of rope and now listed grade II.

### **3.3 Geology and building materials.**

The geology of Lincolnshire provide a number of different stones and clays suitable for building stone and for making bricks. To the south of Barton and underlying the town is the chalk of the Lincolnshire Wolds. In the past this has been used a building material, particularly for farm buildings. There are several chalk built barns in close proximity to the town and an outstanding example of building in chalk is found in the large barn complex at Elsham Top. Usually however, chalk was regarded as being too soft for better quality work and the use of stone in the Town was largely limited to the two churches.

Interestingly, this includes 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.

Barton is therefore, primarily a town of local brick and tile made at numerous brick and tile works which once populated the Humber bank to the north of the town. Areas adjacent to the Humber area noted for the early production of brick and tile. The parish church of Hull and its once massive defensive walls, being rebuilt in brick in 1311 for example.

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. Of the few buildings from this period that remain, not all are of brick and tile however. Other buildings were either built from stone, or were timber-framed. In Barton Tyrrwhitt Hall and no. 51 Fleetgate (14<sup>th</sup> century) are timber framed and listed grade II\*.

With the introduction of the railway around 1850, welsh slate became more readily available as a roof covering. Prior to this date there is some evidence of the use of Westmoreland slate which in all probability was brought into the town via the Humber.

## **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 a natural spring (blow hole). 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 5<sup>th</sup> and 6<sup>th</sup> centuries has been found beneath Castledyke and beneath St. Peter's church; the remains of gravel floored buildings of the same date. These buildings belonged to the Middle Saxons who lived in a village centred on the present church site that was enclosed by a circular ditch. They

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belonged to the pagan Kingdom of Lindsey, ruled over by its own kings, which was firmly established by the beginning of the 6<sup>th</sup> 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. He is said to have baptised people as Christian in the Beck spring.

St. Peter's Church has a Saxon 9<sup>th</sup> century nave and 10<sup>th</sup> century tower, and may lie above an earlier church. The 9<sup>th</sup> century church may well have been built by a Saxon lord who lived in a building close to, or on, the site of the present Tyrrwhitt Hall, as a private chapel.

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 12<sup>th</sup> century, although it was extended in the 14<sup>th</sup> and 15<sup>th</sup> 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. It 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. At this time the small port at Barton Haven time extended further inland. This appears to have resulted in the development of settlement around Fleetgate and Newport as an adjunct to the original settlement around the two churches.

Little remains of this period apart from the medieval street pattern, the two churches, Tyrrwhitt Hall and no. 51 Fleetgate with some 14<sup>th</sup> century fabric. The decision by Edward 1<sup>st</sup> in the early 14<sup>th</sup> century to develop Hull as a base for his Scottish campaigns, downgraded the importance of Barton and other portage on the Humber although wines, fish, wool and foodstuffs were still exported and imported from the haven port. In 1359 the town was asked to provide 8 ships and 121 man for Edward III's expedition to France.

During the 17<sup>th</sup> and 18<sup>th</sup> centuries local or Hull-based businessmen built a number of substantial properties in Barton. New Hall in Newport Street of the 1690's is of special note. Other mansions followed including Bardney Hall in Whitecross Street (early 1700's) and in 1731 Baysgarth House was built for a branch of the Nelthorpe family.

At the end of the 18<sup>th</sup> century Barton's open fields were enclosed, creating the surrounding countryside that 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 19<sup>th</sup> 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. Later the street was developed with some prestigious buildings largely paid for by public subscription.



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The provision of public buildings was engendered by a rapid increase in population. Between 1801 and 1901 the town's population increased threefold, from 1,709 to 5,76. The coming of the Grand Central Railway in 1849 helped this expansion. However the coming of the railway to New Holland in 1848 resulted in the development of ferry services from there to Hull and ultimately in the demise of the Barton ferry, 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. Hopper's bicycle business ceased trading in the 1980's. More recently, rope making and chemical manufacture have ceased. New housing has however, resulted in an increase in the population of the town to nearly 9,000. Many of these residents work in Scunthorpe, Grimsby 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 9<sup>th</sup> and 10<sup>th</sup> century fabric, and the remains of 5<sup>th</sup> and 6<sup>th</sup> century buildings have been found beneath the nave. St. Mary's church contains 12<sup>th</sup> century fabric. St. Peter's churchyard, the area around Tyrwhitt Hall, and the area around Castledyke and Whitecross Street (the site of the Anglo-Saxon cemetery) are archaeologically sensitive. There are no Scheduled Ancient Monuments within the conservation area. No. 51 Fleetgate and Tyrwhitt Hall both contain remains of timber-framed buildings dating to the 15<sup>th</sup> 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. Unusually commercial areas are 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". In the medieval period this flowed more strongly and powered a watermill. Now culverted this and other similar streams once flowed into the marshes to the north of the town..

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 Appraisal contends that the Barton-upon-Humber Conservation Area can be best understood as being 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); 19<sup>th</sup> century housing along Queen's Avenue and Marsh lane; Fleetgate and Newport Street; and the mainly residential, late 19<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 that 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 wildlife. To the Northwest, 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 Hill, Pasture Road and East Acridge. Other notable views are marked on the Townscape Appraisal map.

### **5.3 Activity and 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 18<sup>th</sup> 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 18<sup>th</sup> or early 19<sup>th</sup> 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

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cellars probably exist). The buildings are almost always built from red or brown brick or from brick that has been rendered and/or 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. Stone copings also sometimes protect Gables, with stone kneelers to the abutment with the eaves.

Pantiles predominate as a roofing material with some use of “French” clat tile. In both cases they are generally pink or red in colour. Later 19<sup>th</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> century houses in Barton, there are a number of barns, stables and small cottages that provide a link to the town’s agricultural past. One example is the group of barns on the corner of Holydyke and Ferriby Road, currently just outside the conservation area boundary.

The former whiting mill in Market Lane, with its collection of brick barns, is an important focal point. 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

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detailing, include many examples of over-deep fascias such as the premises of Tastee 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 finely coursed or rougher blocks that almost appear to be rubble. Because of the presence and importance of brick and tile works, 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 18<sup>th</sup> and 19<sup>th</sup> 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.

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Rainwater goods were traditionally cast iron, although plastic is now used more often as a cheaper replacement, to the detriment of the areas character and appearance.. Historically, windows are of timber and designed as vertically sliding sashes or side-hung casements.

Roofs in Barton are now almost comprehensively covered with pantiles that provide a very special character to the buildings. The early development of the brick and tile industry in the Town means that it is unlikely that reed was used extensively for thatching for other than more vernacular buildings. By the mid seventeenth century it appears that first clay pantiles were used widely. After the coming of the railway Welsh slate became fashionable, requiring shallower pitches, and some of the mid- to late-19<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> century buildings within the town centre are inevitably sashes or casements and made from timber. Only one example of pre-1700 leaded lights or mullioned window remains within the conservation area (51 Fleetgate).

### **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.

The former national School on Queen Street, has recently be regrades to II\*.

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 18<sup>th</sup> or 19<sup>th</sup> 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 historical street paving. From photographs of the town taken in the late 19<sup>th</sup> century (see “Images of England: Barton-upon-Humber”) it appears that there was some Yorkstone paving. Such paving existed 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); 19<sup>th</sup> century housing along Queen’s Avenue and Marsh Lane; Fleetgate and Newport Street; and the mainly residential, late 19<sup>th</sup> century developments to the west. A summary of the special characteristics of each is included at 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\*.

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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. 20<sup>th</sup> 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 19<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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 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 18<sup>th</sup> or early 19<sup>th</sup> century cottages and small houses, usually built individually but forming groups which line Whitecross Street and Priestgate. Burgate and



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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 18<sup>th</sup> and 19<sup>th</sup> 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 important feature frames 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 18<sup>th</sup> 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 17<sup>th</sup> 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 18<sup>th</sup> 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 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 19<sup>th</sup> century vicarage and Tyrrwhitt 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. Tyrrwhitt Hall contains the remains of a 16<sup>th</sup> 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

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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 19<sup>th</sup> century white-painted brick warehouse – all of the 18<sup>th</sup> 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 lovingly restored and of note is its pristine front elevation and small front garden, enclosed by metal hooped railings.

Marsh Road is the final street within this section of the conservation area. It contains a mixture of unlisted 19<sup>th</sup> 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 19<sup>th</sup> 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
- Tyrrwhitt Hall, the former manor house, is also important

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- “The Beck” spring, pond and adjacent green provide valuable open space
- Whitecross Street and Priestgate have almost continuous frontages of good 18<sup>th</sup> and 19<sup>th</sup> 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
- Marsh Lane 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 19<sup>th</sup> 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 way in which 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 18<sup>th</sup> or 19<sup>th</sup> 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 17<sup>th</sup> 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 18<sup>th</sup> 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 no. 10, is 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.

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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 South 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 18<sup>th</sup> 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 South 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 a home for the elderly. 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 18<sup>th</sup> 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 18<sup>th</sup> century as it has end stacks with multi-paned sash windows. At the western end of Holydyke is a long terrace of late 18<sup>th</sup> 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

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provide some protection from the traffic. Several substantial unlisted buildings are of note, principally the 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 20<sup>th</sup> 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 19<sup>th</sup> 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

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- 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 18<sup>th</sup> and 19<sup>th</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> 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

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- 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 18<sup>th</sup> and 19<sup>th</sup> century buildings with shopfronts to those buildings closest to George Street. These date to the 18<sup>th</sup> and 19<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> 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 18<sup>th</sup> 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 19<sup>th</sup> housing close by. Further north are some good quality 19<sup>th</sup> 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

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windows wide, with Ionic pilasters stretching up two storeys to a parapet. Next to it, a terrace of late 18<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> 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 19<sup>th</sup> 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: 19<sup>th</sup> 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.



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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 is 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 19<sup>th</sup> 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 14<sup>th</sup> and 15<sup>th</sup> century timber frame and its 19<sup>th</sup> century shopfittings. 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

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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 18<sup>th</sup> 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 18<sup>th</sup> and 19<sup>th</sup> 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 14<sup>th</sup> and 15<sup>th</sup> century timber framing, and 19<sup>th</sup> 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 19<sup>th</sup> century groups
- Some modern infill
- New Hall (II\*) the most notable building

Maltby Lane and Finkle Lane:

- Mainly 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> century cottages with decorative porches
- Otherwise late 19<sup>th</sup> 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. Principally threats can be listed as:-

- 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.
- 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.

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 that 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 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

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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 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 (Proposal withdrawn following consultation exercise – IG October 2004).
- (ii) *Delete* properties in Pasture Road which are 20<sup>th</sup> 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 19<sup>th</sup> century houses with good details.

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(iv) Add the former Freemasons' Lodge of 1874 and the adjoining 18<sup>th</sup> century house in Brigg Road.

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

(vi) Add the school in West Castledyke ( a 19<sup>th</sup> 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 grant scheme.

### **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 South, 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



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**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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