

# Barton Upon Humber

## Non Designated Heritage Assets Appraisal

Undertaken by TheUrbanGlow  
Design & Heritage Ltd 2024



**Intentionally Blank**

## INTRODUCTION

This list has been based upon a full assessment of these selection of buildings from a long list drawn up by representatives of Barton Upon Humber Town Council. The intention is to ensure that these buildings are identified for future generations to enable an understanding and appreciation of the rich heritage and history of Barton to continue. These buildings can now enjoy a level of protection within the Planning system so as to better enable change to be managed in the future. This list can hopefully also enable a revised Conservation Area to include such buildings and enable this heritage to be protected for the long term through statutory protections.

For owners, the benefits of such recognition are well documented and properties within Conservation Areas already enjoy a premium in value when compared to properties without such an area<sup>1</sup>. This, perhaps, is the first step to that goal as all of these buildings are worthy of protection of some kind. This list has therefore been refined and edited so as to ensure that this list is justified based upon a robust assessment, and using criteria as set out by Historic England. As such, these buildings have been assessed due to their age, rarity, architectural, aesthetic or historic value. Sometimes much of this perceived value may be hidden beneath later layers of development (or in many cases render), and further investigation would be useful. However, even in these cases, there is enough evidence to enable a suspicion of an earlier building being present. Whether this is through the form of the building, the pattern of materials or through map evidence, the clues are there.

Ultimately, this list has had to exclude many properties that were originally put forward. Most of these are terrace rows of houses that are unlikely to be in danger of demolition. However, they are still of some quality or maintain interesting features such as name plaques or architectural details worthy of preservation. There are however still risks to these buildings through cumulative change. Such interventions as external wall insulation for instance can irreparably cause harm to the uniform and distinctive qualities of such terrace streets. As such, although such rows are not included in the list itself, they are identified as 'positive buildings' which can provide a robust evidence for Conservation Area extension.

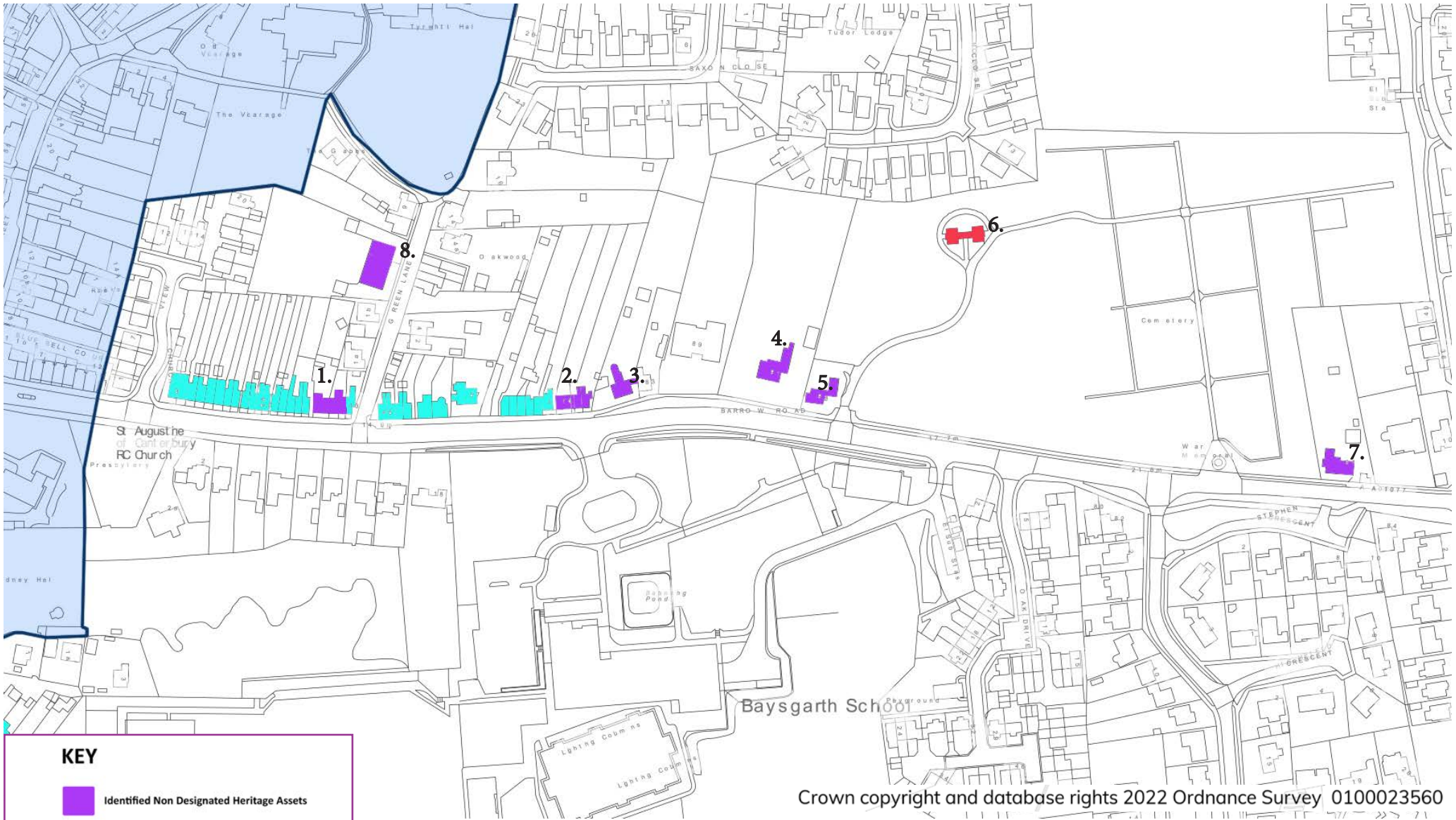
This list is not intended to place unnecessary burdens upon owners. But it does improve the historic record and understanding of those outer areas of Barton that currently have little formal protection. As such this can become a strong evidence base for further work, or even, in the future, potential grant funding.

## METHODOLOGY

This assessment has been undertaken by qualified heritage and urban design professionals. A full site visit was undertaken where properties were seen from public land. Using architectural expertise, historic research and map regression, the criteria as set by Historic England and recognised as best practice were used as a benchmark from which to work. This document presents this assessment, along with maps of each street and area. The maps show three colours. One for positive buildings (light blue) that, whilst not of good enough quality to include as Non Designated Heritage assets, do make a positive contribution to the townscape. Secondly, the formal Non Designated Heritage Assets (purple) are recognised and described. Thirdly, a few buildings may be able to meet the criteria of national listing. Where this may be the case, these have been highlighted in red.

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1 *Heritage Counts.* <https://historicengland.org.uk/research/heritage-counts/>



**KEY**

- Identified Non Designated Heritage Assets
- Positive Buildings within the Town
- Non Designated Heritage Assets with Potential for Listing
- Specific Feature Worthy of Recognition

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# 1. BARROW ROAD

## ASSET NAME/ADDRESS

### 1. ENDON HOUSE, 59 BARROW ROAD

**Asset type:** House

**Description:** Likely early 19th century house of handmade brick in English Garden Wall bonding, later re-fronted. Outbuildings stretch to the back and plaque commemorates the sensitive refurbishment. Likely pre dates most other surrounding houses and may be an historic farm? Later frontage has scratched initials and dates possibly exhibiting an interesting social record of the area.

**Age:** Likely early 19th century, later re fronted c1890's. .

**Rarity:** Fairly typical vernacular type property.

**Architectural and Artistic interest:** The building has some architectural interest with it being a vernacular type building.

**Historic Interest:** Locally distinct building. Graffiti on softer red brick of the later frontage contains some social history.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along Barrow Road.



## ASSET NAME/ADDRESS

### 2. PARK PARADE, 75-79 BARROW ROAD

**Asset type:** Houses terraced

**Description:** Mid to late 19th century row of simple of houses appearing as a terrace of four with alleyway through the middle giving access to the rear. Simple heads and cills and symmetrical form with two principal doorways flanking the arched alley with 'Park Parade' carved arched lintel and keystone.

**Age:** Likely 1870-80.

**Rarity:** Not especially rare but an interesting typology of houses taking

on the form of a short terrace.

**Architectural and Artistic interest:** Nice simple details and proportion together with the simple symmetry and central arch, flanked by two principal doors make this a good example of a typical terraced typology within the town.

**Historic Interest:** Social history only.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Association with other such properties on Brigg Road and others within the town as a good example of a terrace row.



## ASSET NAME/ADDRESS

### 3. BROWHOLME 81 BARROW ROAD

**Asset type:** House

**Description:** Likely Early to mid 19th century house of buff brick in Flemish Bond. Symmetrical, double fronted two storey house with sliding sash windows of 12 pane each. Nice carved porch between two box bay windows, simple dentilled eaves and thin heads/cills.

**Age:** Likely early to mid 19th century.

**Rarity:** A nice Victorian house exhibiting the affluence and aspiration of Barton at the time.

**Architectural and Artistic interest:** The building exhibits simple neo classical detail and is a good example using high quality materials and workmanship.

**Historic Interest:** Middle class house exhibiting aspiration of Barton at the time.

**Landmark Status:** Some status due to it being upon this major approach into the town.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along Barrow Road.



## ASSET NAME/ADDRESS

### 4. SEAFORTH, BARROW ROAD

**Asset type:** House

**Description:** Late 19th Century grand villa standing on this major approach into Barton. Now stands within what appears to have been a large plot but historically was much more modest. The house stands on a plinth and exhibits high quality details and features typical of a high status property of this type. Currently in a poor state of repair.

**Age:** Likely 1870-80.

**Rarity:** Houses of this type and grandeur are slightly higher status than those typical double fronted properties to be found locally (see

Broxholme above). As such they are of some scarcity.

**Architectural and Artistic interest:** Symmetrical, double fronted house in red brick Flemish Bond. Heavy dentilled eaves and Venetian type three bay first floor arched windows. Classical details throughout. A nice, grand property.

**Historic Interest:** More research needed as to the precise history of this property. Likely the home of some notable person.

**Landmark Status:** Significant location along Barrow Road although originally Barrow Road would have been much more modest.

**Archaeological Interest:** NA.

**Group Value:** Association with other such properties on Barrow Road.





## ASSET NAME/ADDRESS

### 5. CEMETERY LODGE BARROW ROAD

**Asset type:** Lodge, now House

**Description:** Late Victorian Gothic lodge house of red brick in English Garden Wall Bond and stone architraves to windows. Steeply pitched with conical tower over front door with stone plaque and initials 'B-C' (Barton Cemetery?). Ornate ridge tiles and finial rod. Later extension to right hand side.

**Age:** Late 19th century, c 1867.

**Rarity:** A nice Victorian gothic building of fine detail.



**Architectural and Artistic interest:** The Victorian Gothic motifs are well executed and the detail is of very good quality. Likely associated with Alexander Stamp local builder.

**Historic Interest:** More research needed as to the building's original function.

**Landmark Status:** Some landmark status due to the conical tower feature and its strategic location adjacent to the cemetery.

**Archaeological Interest:** According to bartonuponhumber.org The architects specifications were detailed and the archives survive. They catalogue; brick type, bond, mortar, constituents, size and colour of floor tiles, air bricks, yard asphalt, stone dressing for doors and windows, roofing slates, ridge tiles, skimming plaster, staircase, skirting boards, bargeboards, gutters and fallpipes. The scullery was to have a stone sink on brick piers and draining to a modest 18 inch deep cesspool; water supply was from a well and handpump although no evidence of its location.

**Group Value:** Group value with cemetery buildings.



*Cemetery Lodge Front Elevation onto Barrow Road*

## ASSET NAME/ADDRESS

inaccessible.

### 6. BARTON CEMETERY MORTUARY CHAPELS (CofE & NON CONFORMIST), BARROW ROAD

**Age:** c1867.

**Asset type:** Chapel

**Rarity:** Such chapels were relatively common at the time although may be listed in their own right now.

**Description:** Late 19th Century mortuary chapel associated and located within the Barton cemetery. The cemetery was purchased and laid out in the late 19th century to allow extra space away from the two medieval churches. The chapel was split into Church of England and Non Conformist chapels and is a fine Neo Gothic design in split faced stone with fine tracery details within two wings between which stands an arched gateway with tower above. Currently boarded up and

**Architectural and Artistic interest:** The architectural quality is plain to see and is testament to the Architects Belamy and Hardy (Pearson Bellamy (1822-1901) and John Spence Hardy (1814-1892)) of Lincoln. The tower may be more unusual in its style (often a steeple would be expected as the central feature) and this may be due to the Non Conformist influence adding to the architectural mix. The chapels stand within the now mature grounds and are framed by mature cedar/pine trees of notable quality and stature.



**Historic Interest:** Significant historic and associative interest within the cemetery.

**Landmark Status:** Significant landmark building within the town.

**Archaeological Interest:** NA.

**Group Value:** Association with other cemetery structures.

**Note:** May be worthy of consideration for the statutory List. However concern over the use and condition of the buildings and long term sustainability of their use and retention.



*Barton Cemetery Chapels front elevation*

## ASSET NAME/ADDRESS

### 7. JACOB'S COTTAGE, BARROW ROAD

**Asset type:** House

**Description:** Modest two storey red brick cottage in English Garden Wall bond using handmade bricks. Symmetrical with possible catslide roof to rear and two flanking integral chimney stacks. Later windows imitating sliding sash types. Adjoining outbuildings likely contemporary or shortly after.

**Age:** Later date plaque of 1838 which would seem feasible.

**Rarity:** A nice vernacular cottage, former farmstead retaining the character of the old Barrow Road prior to 20th century widening.

**Architectural and Artistic interest:** The building is a typical vernacular cottage using locally made brick, simple features and architectural expression. It is locally distinctive and retains a strong sense of place.

**Historic Interest:** Likely local interest.

**Landmark Status:** Potential for some landmark interest through the building being recognisable amongst later development.

**Archaeological Interest:** Potential within the site?

**Group Value:** Loose Group value with other properties along Barrow Road.



## ASSET NAME/ADDRESS

### 8. 1-5 GREEN LANE, BARROW ROAD

**Asset type:** Terrace of Houses

**Description:** Likely late 19th century Gothic style cottages with red pantile and Flemish Bond and picked out drip mould above windows and doors. Windows replaced likely echo original frames that seemingly sported gothic lancet glazing bars. Possibly almshouses of some type or related to the church. 1939 directory all houses working class people.

**Age:** Likely 1860 to 1880.

**Rarity:** Quite a rare and attractive row of cottages.

**Architectural and Artistic interest:** A very nice row of cottages with simple but deliberate gothic details.

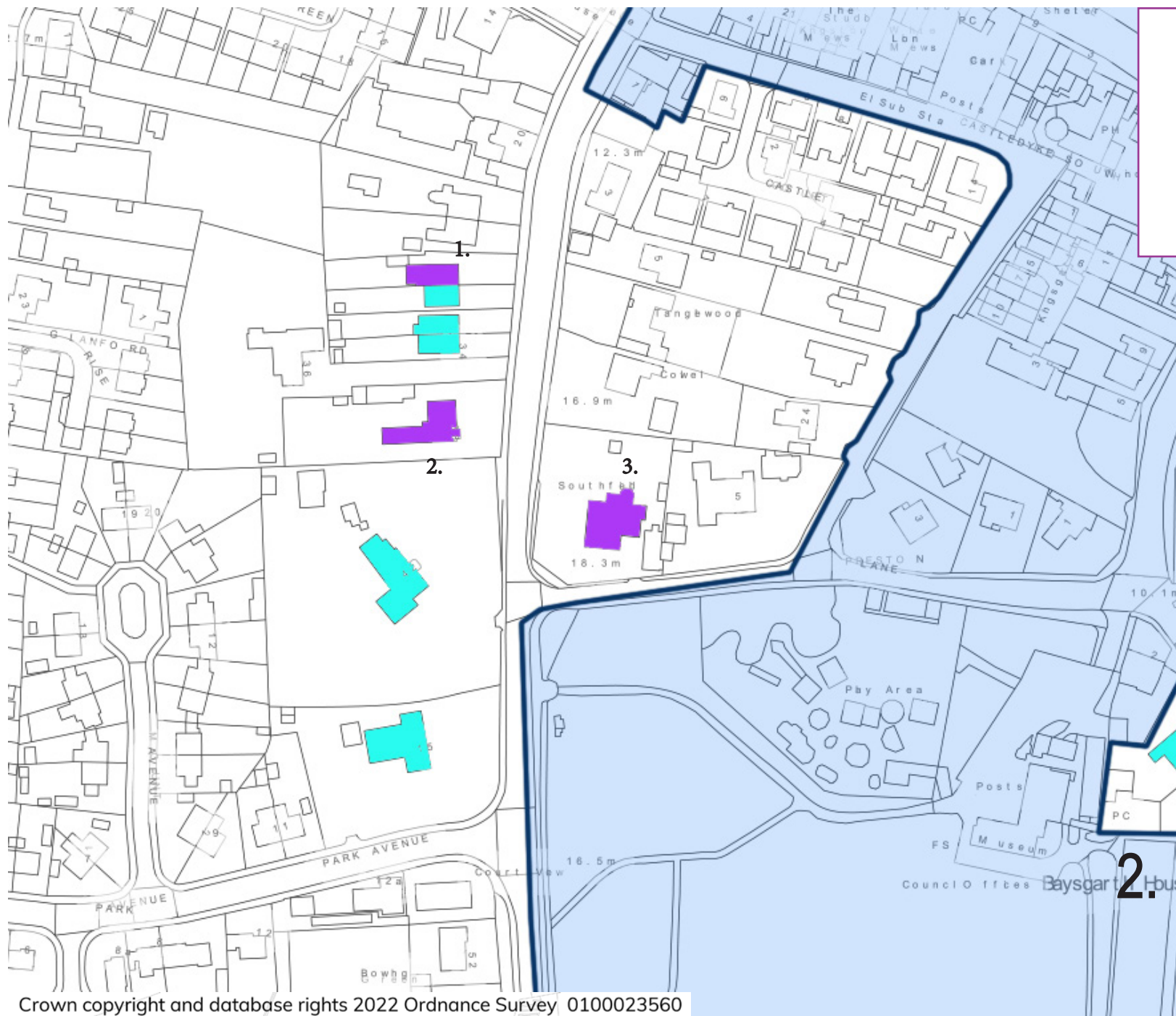
**Historic Interest:** More research to understand the reasons behind building this row. Presumably some philanthropic background which may be locally significant.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** NA.





**KEY**

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# 2. BRIGG ROAD

## ASSET NAME/ADDRESS

### 1. 28 BRIGG ROAD

**Asset type:** House, Semi Detached

**Description:** Arts and Crafts early suburban houses with Mock Tudor timbered gable details and attractive timber veranda. Roughcast render with rosemary tiles. A nice survival of the property type.

**Age:** Likely late 1930's/40's suburban house but may be later.

**Rarity:** Quite a rare survival of the type with good survival of features and windows etc.

**Architectural and Artistic interest:** Nice examples of mid century suburban houses with nice Arts and Crafts details and good survival of very attractive period features.

**Historic Interest:** Interesting example of early suburban development.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along Brigg Road that formed some of the early suburban expansion of the town.





## ASSET NAME/ADDRESS

### 2. 38 BRIGG ROAD

**Asset type:** House, Detached

**Description:** Late Victorian/Edwardian house of three bays with two flanking gables and small balcony to front above a small open porch. Red brick with some modest detail in the form of string course and drip mould. Stands high above Brigg Road and is a fine house.

**Age:** Likely c1905 early suburban house.

**Rarity:** A nice example of a middle class home of some distinction.

**Architectural and Artistic interest:** The building uses typical refined details associated with Edwardian/late Victorian mass housing except on a grander scale culminating in this double fronted building of refined taste but with obvious status.

**Historic Interest:** Interesting example of early suburban villa development from the beginning of the 20th century.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Some association with other such properties on Brigg Road.





*38 Brigg Road front elevation*

## ASSET NAME/ADDRESS

### 3. SOUTHFIELD BRIGG ROAD

**Asset type:** House, Detached

**Description:** Late Victorian/Edwardian house with stable block to rear. Mock Tudor detail and stone strong courses etc. A grand house of some stature. Not readily visible however.

**Age:** Likely late 19th century house.

**Rarity:** A nice example of a middle class home of some distinction.

**Architectural and Artistic interest:** Good detail and typical architectural style of a Victorian/Edwardian gentry home.

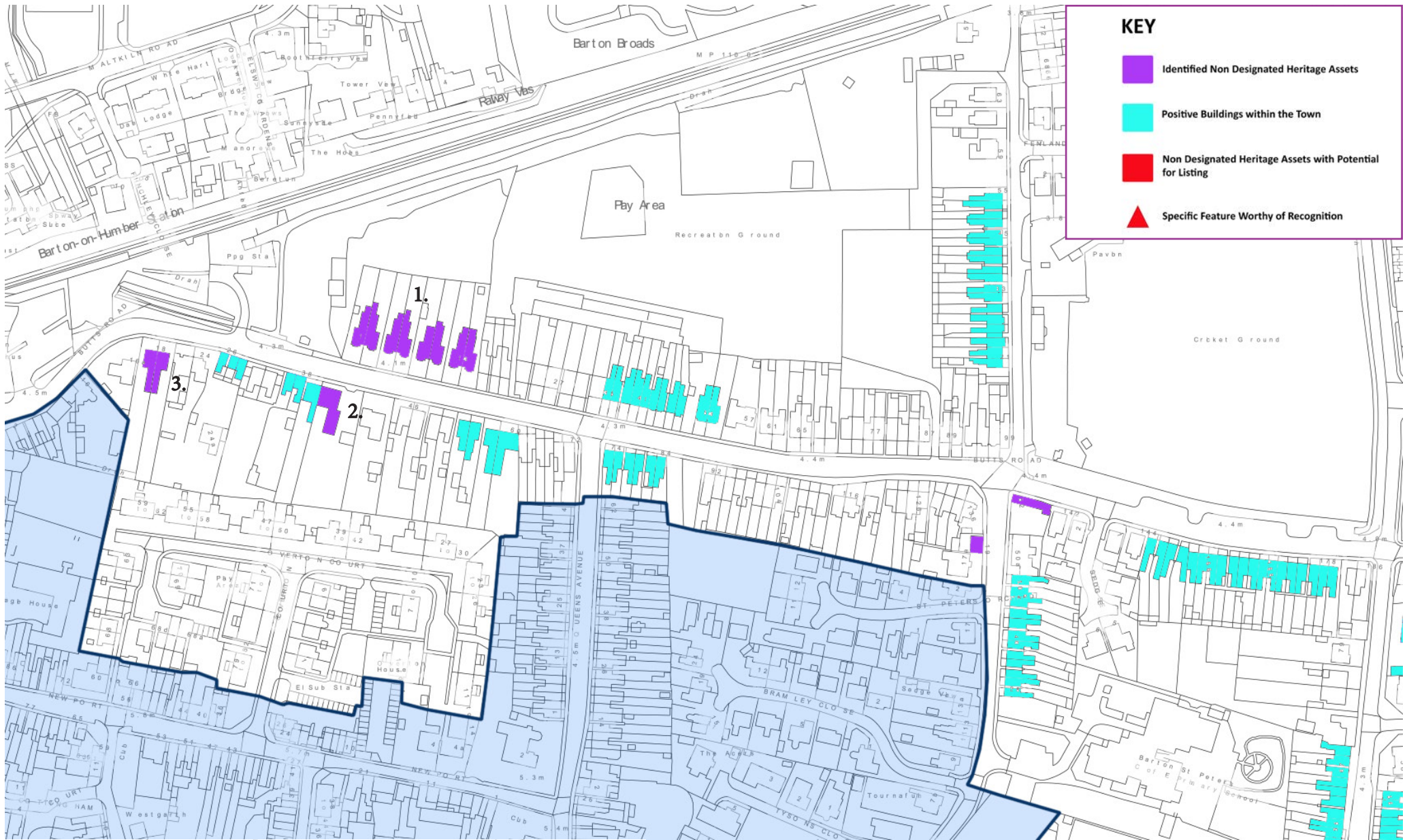
**Historic Interest:** Potential for some interest.

**Landmark Status:** Yes, some.

**Archaeological Interest:** NA.

**Group Value:** Association with other such properties on Brigg Road.





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# 3. BUTTS ROAD

## ASSET NAME/ADDRESS

### 1. 1-15 BUTTS ROAD

**Asset type:** Houses, Semi Detached

**Description:** Former managers houses from nearby cycle works, semi detached red brick and render each with front gable, some with balconies and attractive cast iron details. All set back from the road with adjoining central doorways.

**Age:** Likely circa 1906/8.

**Rarity:** Notable locally.

**Architectural and Artistic interest:** Simple gable properties harking

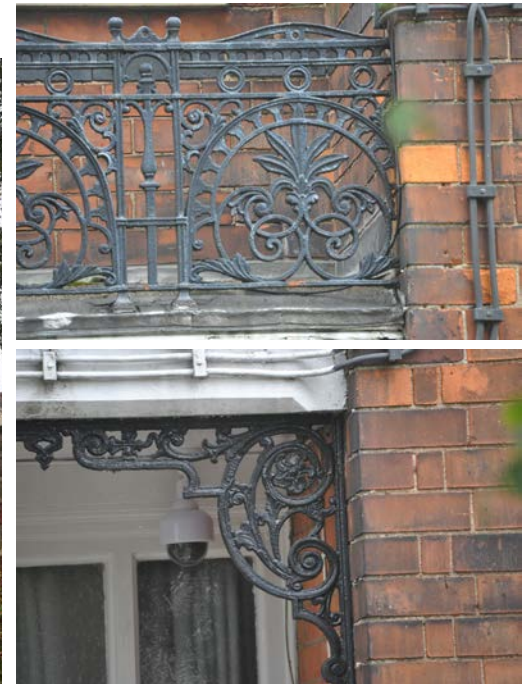
after the early suburban tradition of family homes. Simple details but some interesting architectural motifs and decoration including tiling and cast iron decorative iron works. Simplified and stylised bargeboards and bays along with boundary walls and landscape also notable.

**Historic Interest:** Local historic interest as housing for a more affluent and urban population working in local factories. These houses tell an interesting story about the social standing and social mobility of the local area.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** 1-15 as a group.





*Despite some later alterations, the villas still retain a strong quality and elaborate detail.*

## ASSET NAME/ADDRESS

### 2. LYNDHURST BUTTS ROAD

**Asset type:** House

**Description:** House, red brick, Flemish bond in three bays with cart entrance to one side under single upstairs room. Classical bay and recessed doorway with carved name of 'Lyndhurst' above. Original windows largely survive.

**Age:** Late 19th century/early 20th century.

**Rarity:** An interesting three bay house with cart entrance.

**Architectural and Artistic interest:** Nice, quality details typical of a property of this period which would typically be well built and of good



materials. Classical influenced details (cornice, bay and keystones) may be from pattern books but work well, fusing the needs of an aspirational owner with practical needs.

**Historic Interest:** Potential for some local interest.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties on Butts Road



## ASSET NAME/ADDRESS

### 3. 18-20 BUTTS ROAD

**Asset type:** Houses, Semi Detached

**Description:** Neo classical style semi detached houses but of only three bays with double flanking doorways to the centre bay surrounded by Doric pilasters and dentilled eaves portico. Original windows survive to number 18 but replaced with plastic in 20.

**Age:** Likely late 19th century.

**Rarity:** Unusual house having the character of a detached villa except as two houses over three bays.

**Architectural and Artistic interest:** A nice, classically inspired range of buildings with good survival of fenestration and external architectural details.

**Historic Interest:** May be of local interest research needed.

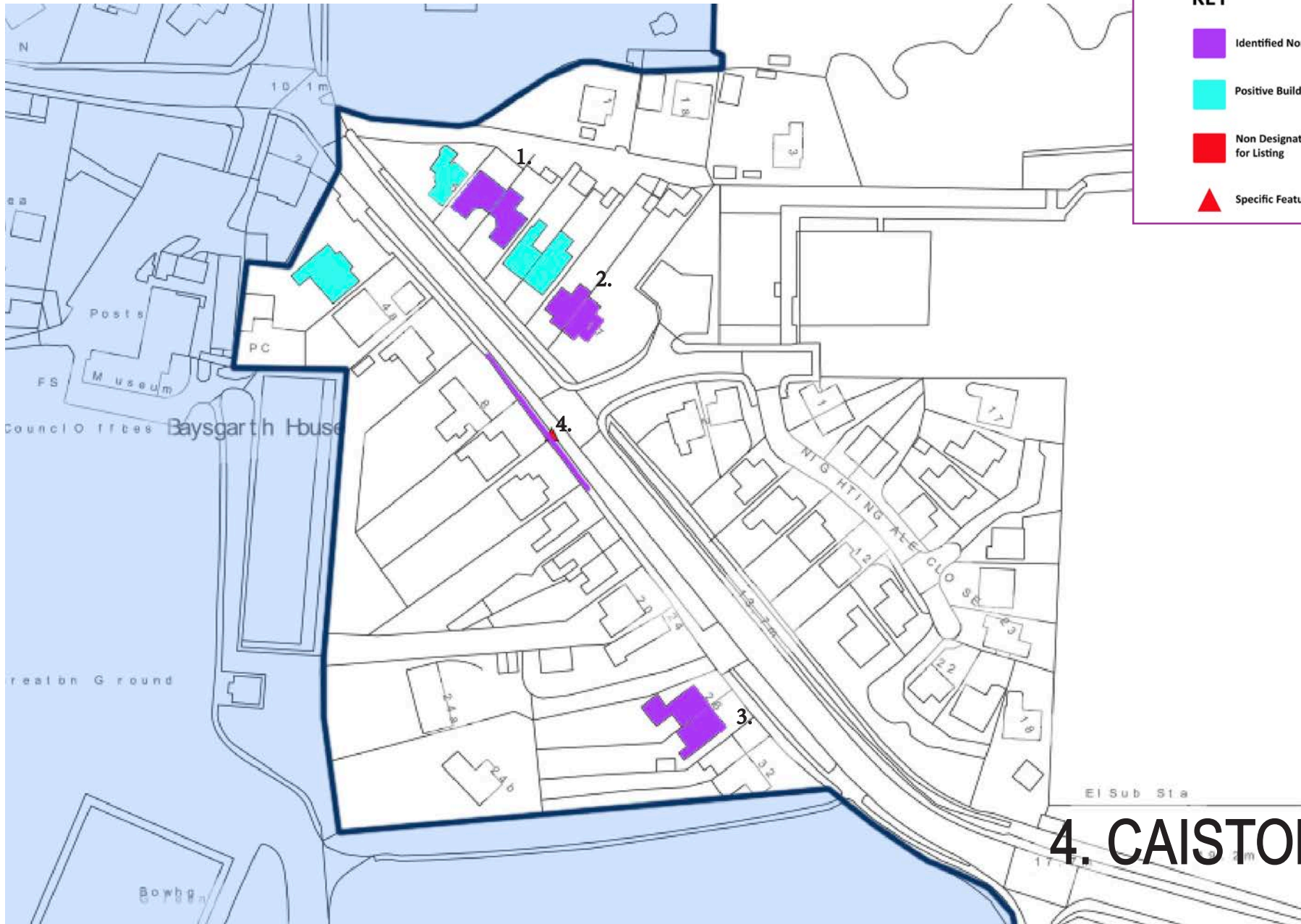
**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along Butts Road.







# 4. CAISTOR ROAD

## ASSET NAME/ADDRESS

### 1. 11-13 CAISTOR ROAD

**Asset type:** Houses, Semi Detached

**Description:** Red brick semi detached with steeply pitched front gables and distinctive brick tower features over the entrance/stair. Later modifications including likely replacement of bay windows to ground floor reception room.

**Age:** Likely late 1930's early suburban houses built upon a plot adjacent to the former school that was located here.

**Rarity:** Not rare but locally distinct with unusual tower feature.

**Architectural and Artistic interest:** Modest architectural interest in the transition of architectural styles from Edwardian to Arts and Crafts inspired.

**Historic Interest:** Interesting examples of early suburban development within the town made more so by the unusual tower feature.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along the initial part of Caistor Road that formed some of the early suburban expansion of the town.



## ASSET NAME/ADDRESS

### 2. 15-17 CAISTOR ROAD

**Asset type:** Houses, Semi Detached

**Description:** Mock Tudor red brick and rendered houses with two storey double bay leaded windows culminating in a pair of timbered gables. Low eaves over door with modest dormer window to front roof slope.

**Age:** Likely late 1930's early suburban houses built upon a plot adjacent to the former school that was located here.

**Rarity:** Not rare but nice examples of Arts and Crafts suburban housing.

**Architectural and Artistic interest:** Nice examples of early Arts and Crafts suburban speculative development along Caistor Road exhibiting typical features (Mock Tudor gables, bays and octagon windows etc) executed in a high quality.

**Historic Interest:** Interesting examples of early suburban development within the town made more so by the unusual tower feature.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along the initial part of Caistor Road that formed some of the early suburban expansion of the town.



## ASSET NAME/ADDRESS

### 3. 26 - 28 CAISTOR ROAD

**Asset type:** Houses, Semi Detached

**Description:** Neo Georgian semi detached houses, later 20th century, English Garden Wall bonding and brick quoins with hipped roof and central chimney upon party wall. Simple, neo classical doorway architraves and bays.

**Age:** Likely late 1930's/40's suburban houses but may be later.

**Rarity:** Not rare but good examples of later suburban properties.

**Architectural and Artistic interest:** Nice examples of mid century suburban houses with subtle classical details.

**Historic Interest:** Interesting examples of early suburban development.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along Caistor Road that formed some of the early suburban expansion of the town.



## ASSET NAME/ADDRESS

### 4. WALL TO SOUTH OF CAISTOR ROAD

**Asset type:** Boundary wall

**Description:** Substantial red brick boundary wall that predates most of the houses along Caistor Road. Curved coping extends in part up to two storey. Associated with Grade II\* Listed Baysgarth (but unclear if included within the Listing).

**Age:** Likely late 18th, early 19th century.

**Rarity:** Associated with Baysgarth and a rare survival of the historic boundary wall around the property.

**Architectural and Artistic interest:** The wall has a quality typical of its age and grandeur and reflects the interest of Baysgarth itself.

**Historic Interest:** Notable for being part of the historic garden wall of Baysgarth. The plot was subdivided post listing so the walls may not be listed in their own right.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** Group value with other Baysgarth.



## ASSET NAME/ADDRESS

### 5. 100 CAISTOR ROAD

**Asset type:** House

**Description:** Late Victorian Neo Gothic House or lodge with simple two storey gable and ground floor bay with extension with half dormer to side. Part of the waterworks complex that existed here and this was likely the site manager's house built by the company.

**Age:** Late 19th century.

**Rarity:** A good survival of the accommodation provided to utility workers at the time.

**Architectural and Artistic interest:** A nice, simple house with gothic details and features. Typical of several such lodge houses and likely Architect designed.

**Historic Interest:** Interesting example of utility cottage.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** NA.





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# 5. DAM ROAD

## ASSET NAME/ADDRESS

### 1. CYPRUS VILLAS, 1-3 DAM ROAD

**Asset type:** Houses

**Description:** Similar to 18-20 Butts Road, this building comprises the look of a villa but is actually two attached houses. Simple Flemish Bond in a light buff brick with white details and joinery enabling the two ground floor bays and door architraves to stand out. Some later changes that have caused damage including the unfortunate removal of the bay window mullions and replacement in dark UPVC.

**Age:** Later 19th century.

**Rarity:** NA

**Architectural and Artistic interest:** A nice double fronted type pair.

**Historic Interest:** Potential

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** With others along Dam Road.





## ASSET NAME/ADDRESS

### 2. YUBA HOUSE, 5-7 DAM ROAD

**Asset type:** House.

**Description:** Built c1880 as home of the Morris Family (Brickyard owner). Carriageway entry to right. Ground floor built with over large bricks in Flemish bond. Upper story of standard brick sizes. Six bays beneath parapet roofline before becoming pitched. Exhibiting both classic details and manufactured brick decorative tiles.

**Age:** c 1880.

**Rarity:** Very interesting local example.

**Architectural and Artistic interest:** The beauty and much of the significance behind this property is through its architectural expression through brick and brick detailing. Being the owners house, it appears that this building was to 'show his wares' and it does it wonderfully. The deminimus brick sizes, the classic details and local elaboration, this building is like looking at a catalogue of what the Morris family brickyard was capable of.

**Historic Interest:** Of significant local and possibly national interest.

**Landmark Status:** Yes

**Archaeological Interest:** NA.

**Group Value:** Yes with adjacent buildings.

**Note:** Potential for inclusion upon National List





*Yuba House. Note the subtle but quality details of the brick work, from pilastered parapet to change in brick size and detailed cornice.*

## ASSET NAME/ADDRESS

### 3. 17 DAM ROAD

**Asset type:** House

**Description:** Nice double fronted house with larger ground floor windows and central arched doorway. Original windows remain and the building is largely original in its form and character.

**Age:** Later 19th century.

**Rarity:** Good survival of historic features.

**Architectural and Artistic interest:** A nice, typical double fronted house that although relatively common in Barton, is of interest due to its context and rare survival.

**Historic Interest:** Potential social history associated with brick works and others along this part of Dam road.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** With others along Dam Road.



## ASSET NAME/ADDRESS

### 4. CLARENCE HOUSE, 29 DAM ROAD

**Asset type:** House.

**Description:** Grand double fronted house in Flemish bond and slate roof. Two flanking chimneys and large double ground floor bays with cornice elaboration. Contrasting black brick string courses. Substantial extension to rear. Wall to rear also of potential historic interest and may be older than the house.

**Age:** Later 19th century but rear wall may be earlier.

**Rarity:** NA

**Architectural and Artistic interest:** Simple, high quality brick with classical details employed exhibiting the skills of the builders. A fine house of artistic and aesthetic quality.

**Historic Interest:** Of potential local interest as is the wall to the rear.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Value with wall to rear.



## ASSET NAME/ADDRESS

### 5. 22 DAM ROAD

**Asset type:** House.

**Description:** Nice double fronted house, symmetrical, simple proportions and features with split faced key stone motif above central front door and windows. Recessed front door but windows later casements and roof covering altered to concrete pantiles. Typical eaves cornice.

**Age:** Late 19th century.

**Rarity:** NA

**Architectural and Artistic interest:** Simple, quality brick house. Fairly typical but of its type and age and contributes to the value of the street as a whole.

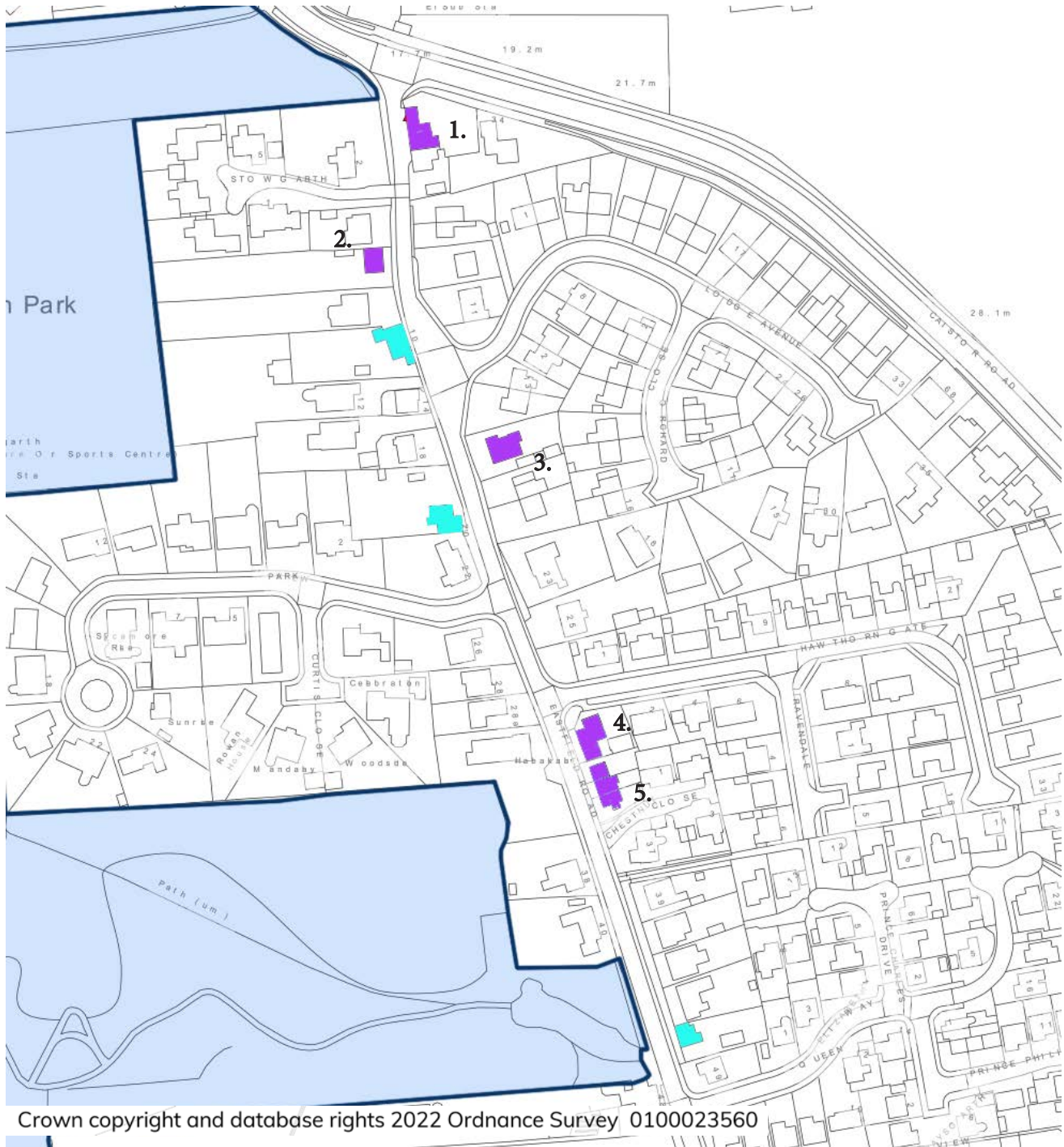
**Historic Interest:** NA.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Value with other properties nearby.





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# 6. EASTFIELD ROAD

## ASSET NAME/ADDRESS

### 1. 1 EASTFIELD ROAD & POST BOX

**Asset type:** House

**Description:** Vernacular farmstead with farmhouse and adjoining outbuilding standing at the corner of Eastfield Road and Caistor Road. Heavily rendered with textured cement(?) render and UPVC windows but retaining much of its overall historic form and pantile roof.

Notable for the inclusion of 'VR' Letter box into the lower range.

**Age:** Located on the 1888 Ordnance Survey plan. Likely dates to the early/mid 19th century but may contain earlier elements.

**Rarity:** A fair example of a early/mid 19th century vernacular former farmstead. Heavily modified and as such not rare. However, letterbox, in situ, adds to the rarity of the building.

**Architectural and Artistic interest:** The building represents a typology of vernacular farmstead ranges that is distinctive to Barton Upon Humber.

**Historic Interest:** An early to mid 19th century vernacular farmstead representing the evolution of the town of Barton. The presence of the Victoria Regina post box adds to this historic significance

**Landmark Status:** Modest contributor marking the historic corner of Eastfield Lane.

**Archaeological Interest:** Not known but potential.

**Group Value:** Group value with other properties along East Field Road which is likely a route of some age.



## ASSET NAME/ADDRESS

### 2. EASTFIELD HOUSE, 6 EASTFIELD ROAD

**Asset type:** House

**Description:** Fine double bay fronted house with classically influenced bays and door surround. Nice Flemish Bond brickwork to principal elevation. Garden wall and steps enable the building to sit higher than the road. Some later UPVC windows and later (late 19th/early 20thC) extension to the rear forming a double pile building.

**Age:** Located on the 1888 Ordnance Survey plan and identified as 'Eastfield House'. Likely dates mid/late 19th century (pre 1888). Plots appear regular and may date earlier.

**Rarity:** A nice, albeit fairly typical example of a late Victorian middle class house. The building represents a typology of double fronted house with a narrow footprint common to these parts with the elaboration of classically influenced bays and features.

**Architectural and Artistic interest:** The classical pilasters, contrasting Flemish bond and deep bracketed cornice of the bay windows and door surround make this a notable example of its type with a clear architectural quality influenced by the fashions of the time.

**Historic Interest:** Notable house, more research needed to ascertain any particular local interest in terms of owners etc. Despite this the house is a nice example of its type.

**Landmark Status:** NA.

**Archaeological Interest:** Not known.

**Group Value:** Group value with other properties along East Field Road which is likely a route of some age.





## ASSET NAME/ADDRESS

### 3. 17 EASTFIELD ROAD

**Asset type:** House

**Description:** Another fine double bay fronted house with central doorway and symmetrical chimneys. Typical North Lincolnshire style with red brick, pantiles and simple details. Bays may be later additions but, like Eastfield House, they reflect neo classical motifs and details, although to a slightly lesser quality.

**Age:** Appears to be present on the 1888 Ordnance Survey plan. Likely dates mid/late 19th century with later additions.

**Rarity:** A fairly typical typology likely modified to appear more grand. Not overly rare.

**Architectural and Artistic interest:** The bays and classical details are perhaps not quite as well executed as Eastfield House but nevertheless are of some quality. .

**Historic Interest:** Typical good quality house of the area but may be of more interest due to the story of aspiration reflected in the later(?) addition of the bays which may have been directly inspired by the nearby Eastfield House. Was there a deliberate attempt of property owners here to lift the facades of their properties?

**Landmark Status:** NA.

**Archaeological Interest:** Not known.

**Group Value:** Group value with other properties along East Field Road.



## ASSET NAME/ADDRESS

### 4. 27 EASTFIELD ROAD

**Asset type:** House

**Description:** Double fronted house of red brick and pantiles with central doorway, soldier course heads, string course and catslide addition to the rear. Later two storey side extension of good quality but light brown UPVC windows.

**Age:** Not located on the 1888 Ordnance Survey plan whereas the adjoining cottages are. This house likely dates therefore to the late 19th century.

**Rarity:** A typical vernacular type double fronted house with fairly unadulterated frontage.

**Architectural and Artistic interest:** A simple double fronted house expressing the craftsmanship and vernacular typology of the area.

**Historic Interest:** This house may have some relationship to other properties on Eastfield Road and likely reflects the 're-population' of what may be an earlier, medieval landscape.

**Landmark Status:** NA.

**Archaeological Interest:** Not known.

**Group Value:** Group value with other properties along East Field Road especially those adjacent.





*27 Eastfield Road*

## ASSET NAME/ADDRESS

### 5. 29-33 EASTFIELD ROAD

**Asset type:** Cottages

**Description:** Short row of three cottages, number 29 has been extended to create a double fronted cottage in the similar style. Simple workers houses with catslide apparent to the rear of number 33. The row was possibly originally built in two phases. One chimney missing and all with UPVC but a nice row of locally distinctive houses despite later changes

**Age:** Located on the 1888 Ordnance Survey plan within plots that were perhaps medieval plots(?). The properties are likely mid 19th century onwards.

**Rarity:** Not rare but locally distinct.

**Architectural and Artistic interest:** Simple workers houses using nice proportion and simple details to give decent houses to a growing population. Not architecturally elaborate but distinct and valuable locally.

**Historic Interest:** A row of simple, character properties reminiscent of the growth of Barton along East Field Road, which may have older origins. Interesting for the record of improved workers cottages of the time.

**Landmark Status:** NA.

**Archaeological Interest:** Not known.

**Group Value:** Group value with other properties along East Field Road especially number 27 adjacent.





# 7. EAST ACRIDGE

## ASSET NAME/ADDRESS

### 1. SWANHILL, 14 EAST ACRIDGE

**Asset type:** House

**Description:** Asymmetrical double fronted house with classical portico doorway and contrasting Flemish Bond brickwork. Shown on historic maps as standing within a large enclosure that may be quite old, suggesting the building was a farmhouse. Later extension to the rear.

**Age:** Mid to late 19th century.

**Rarity:** A simple double fronted house perhaps representing an unusual typology due to asymmetry (was this an attached barn?)

**Architectural and Artistic interest:** Once again a nice use of Flemish Bond to set this building apart, this time in deliberately contrasting tones. The simple classical details similar to many but nice example of a double fronted vernacular house.

**Historic Interest:** Likely local interest.

**Landmark Status:** NA.

**Archaeological Interest:** Potential within the site?

**Group Value:** Loose Group value with other properties in East Acridge and within the adjoining conservation area.

**Note:** Slightly strange that such a nice building was not brought into the Conservation Area?



## ASSET NAME/ADDRESS

### 2. 17 EAST ACRIDGE

**Asset type:** House

**Description:** House, obviously with later additions but possibly some more significant historic interest surviving within the fabric. Sundial to south gable of obvious note.

**Age:** Likely mid 19th century with later alterations but may contain older fabric.

**Rarity:** Potential for rarity.

**Architectural and Artistic interest:** Despite later additions it is likely that this house has older origins. Main range facing the road has had an unfortunate extension in late 19th century and the main house may have simply been a typical double fronted farmhouse like that of Swanhill (above).

**Historic Interest:** More research to understand any further significance.

**Landmark Status:** NA.

**Archaeological Interest:** NA.

**Group Value:** NA.



## ASSET NAME/ADDRESS

### 3. 32 EAST ACRIDGE

**Asset type:** House

**Description:** House, now covered in cement render with front door removed and extension to rear. Upstand to gable ends and evidence of early 19th century bricks may mean that this building is older than its initial appearance would suggest. Although heavily modified were this house to be lost it would cause some potential harm to the group value of the street.

**Age:** Likely early to mid 19th century.

**Rarity:** NA

**Architectural and Artistic interest:** Little architectural interest but some quality likely lies beneath the later cement render.

**Historic Interest:** Potentially one of the earlier houses along East Acridge.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with other properties along East Acridge.





## ASSET NAME/ADDRESS

### 4. CLEMENTS, 44 EAST ACRIDGE

**Asset type:** House

**Description:** Symmetrical house of likely late Victorian date. Red brick, four three pane large windows with timber mullions and transom. Recessed arched doorway, soldier course heads.

**Age:** Late 19th century.

**Rarity:** An evolution of the 'classic' type of double fronted farmstead.

**Architectural and Artistic interest:** An interesting evolution and looking surprisingly modern in its aesthetic with its large windows.

**Historic Interest:** NA

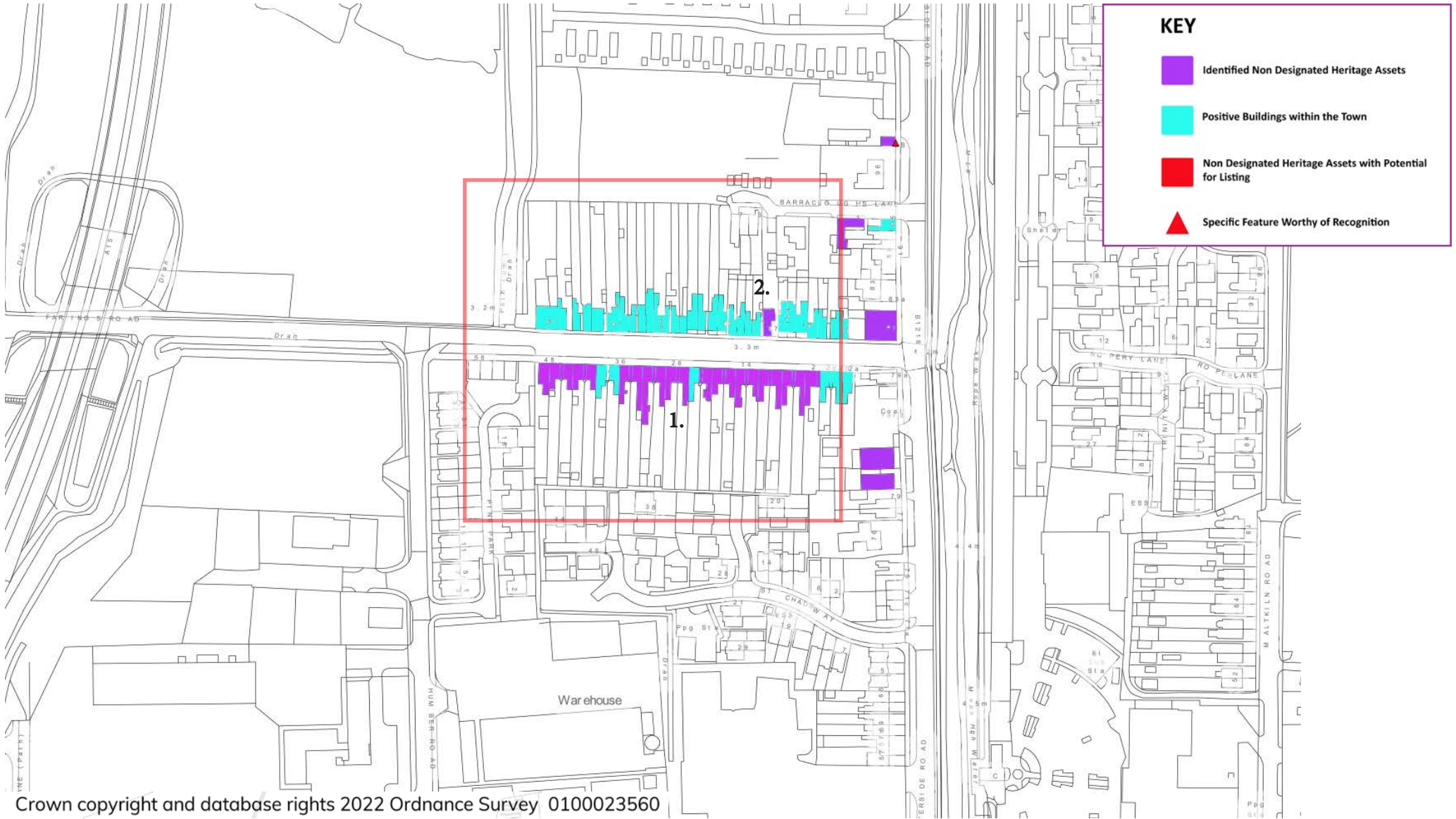
**Landmark Status:** NA.

**Archaeological Interest:** NA

**Group Value:** Loose Group value with other properties in East Acridge.

**Note:** Wall opposite also of interest.





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# 8. FAR INGS ROAD

## ASSET NAME/ADDRESS

### 1. 2 TO 48 FAR INGS ROAD (EXCLUDING 22, 36-38)

**Asset type:** Terrace Houses.

**Description:** Workers through terrace houses built for local brickyard workers in the area. A long, largely uniform terrace that provides a strong identify and sense of place to this area. Where modifications have occurred, these are mostly due to changes to windows and some more extensive external rendering of external wall insulation which has somewhat eroded the uniform feel and quality of the terrace..

**Age:** Later 19th century.

**Rarity:** Not rare but significant due to large extent and amount of houses.

**Architectural and Artistic interest:** The uniform character and simplicity of detail are of interest. Simple brick arches lead through to the rears and heads and cills are simple stone or soldier course.

**Historic Interest:** Of local interest.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with adjacent buildings opposite..



## ASSET NAME/ADDRESS

### 2. 17 FAR INGS ROAD

**Asset type:** House

**Description:** Grey render and pantile, end on to the street occupying a long, linear plot at right angles to Far Ings Road. Heavily modified but potentially earlier origins. The property appears to be the earliest on the street and sports older handmade brick to its chimney. Much historic fabric may be hidden beneath later cement render.

**Age:** Early to mid 19th century. Potential for earlier.

**Rarity:** NA

**Architectural and Artistic interest:** Little in the way of architectural interest but the building is obviously a vernacular type building and is different from those surrounding mass produced terraces of the later 19th century.

**Historic Interest:** Potentially

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** NA.



Google Image



# 9. MARSH LANE

## ASSET NAME/ADDRESS

### 1. 19 MARSH LANE

**Asset type:** House

**Description:** House, simple, double fronted, central doorway, later UPVC windows, two flanking stacks, Flemish bond and pantiles. Back of footpath and predating most other properties locally.

**Age:** Likely mid 19th century, c1860?

**Rarity:** NA

**Architectural and Artistic interest:** Simple architectural details, pleasant bonding and symmetry. Nice example of vernacular domestic building.

**Historic Interest:** Potential for some local interest.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with number 52 Marsh Lane.



## ASSET NAME/ADDRESS

### 2. 52 MARSH LANE

**Asset type:** House

**Description:** Former farm that predates most properties along Marsh Lane and Butts Road. Two ranges, one two storey house of one bay with tumbled gables and upstand. Black lime washed to rear elevation, brick in hybrid garden wall bond and pantiles. Windows later UPVC. Single storey adjoining range former outbuilding now cottages, may be slightly earlier.

**Age:** Likely early 19th century.

**Rarity:** A modest farmhouse retained within the urban area.



**Architectural and Artistic interest:** Vernacular farmstead exhibiting typical vernacular details. Simple, but notable.

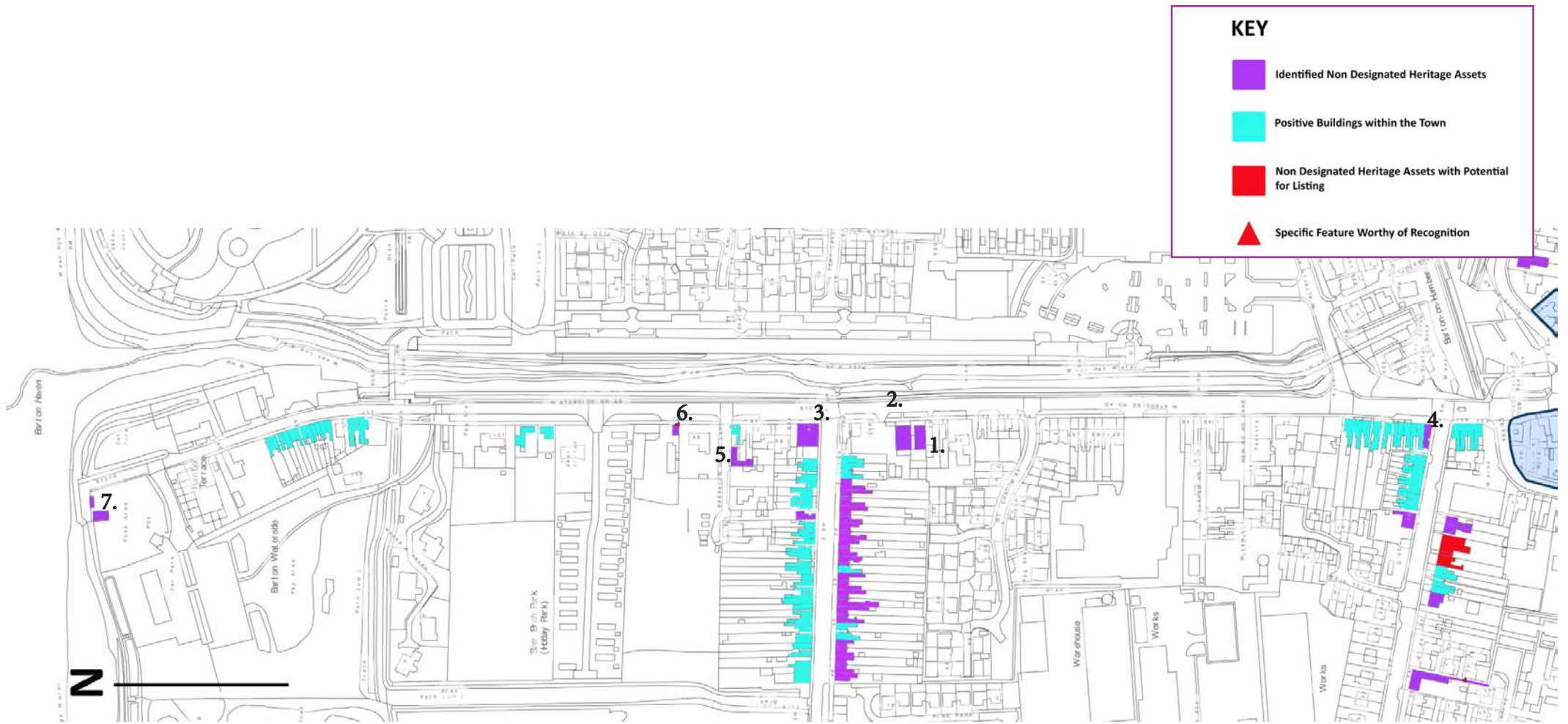
**Historic Interest:** This and number 19 Marsh Lane were the only properties in the immediate vicinity in 1880 and as such represent an older townscape of more fragmentary development. Therefore important for the chronology of the town's evolution.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group Value with number 19 Marsh Lane.





# 10. WATERSIDE ROAD

Note altered orientation for clarity



## ASSET NAME/ADDRESS

### 1. FORMER SUNDAY SCHOOL, WATERSIDE ROAD

**Asset type:** Former Sunday School, now house.

**Description:** Neo classical former Sunday School of red brick with contrasting, buff brick Doric pilasters supporting a pediment of a similar style. Central doorway and two flanking arched windows with original frames.

**Age:** c1816.



**Rarity:** A typical urban feature but rarer due to its use of materials and early date.

**Architectural and Artistic interest:** The principal interest is through the production of a classical building using simple, locally available materials. The clever use of contrasting brick and workmanship to be able to accurately execute a convincing classical building is to be much admired.

**Historic Interest:** Certainly of local interest if not potentially national interest. Original waterside Methodist chapel and a potentially early example.

**Landmark Status:** Yes

**Archaeological Interest:** NA.

**Group Value:** Group value with adjacent Mission Hall.



*Streetscene view of the former chapel and Mission Hall*

## ASSET NAME/ADDRESS

### 2. FORMER MISSION HALL, WATERSIDE ROAD

**Asset type:** Former Church Hall.

**Description:** Former Wesleyan Mission Hall, which, like its neighbour, the Sunday School, exhibits a clever use of simple materials in a classical style. Solid and heavy triangular pediment with oculus window and large central arched window above porticoed arched doorway. A simple but effective design.

**Age:** 1862

**Rarity:** An important townscape building.

**Architectural and Artistic interest:** Built by Hull Architect W. Alfred Gelder, the former Mission Hall is a quality piece of architecture that has, once again, used a limited palette of material to great effect, creating a large and dominant, but surprisingly welcoming building along this important road.

**Historic Interest:** Yes, historic interest both socially, and associative.

**Landmark Status:** Yes, landmark status due to it being so recognisable and of such good quality.

**Archaeological Interest:** NA.

**Group Value:** Group value with Sunday School next door.



## ASSET NAME/ADDRESS

### 3. THE SLOOP INN, WATERSIDE ROAD

**Asset type:** Public House.

**Description:** Public house occupying corner plot of Waterside Road and Far Ings Road. With possible older origins the pub appears to have been modified around the early 20th century. Rosemary tile roof and vertical rosemary tile hung first floor elevation. Nice original windows with 1930's leaded scroll work and four pane sash's above.

**Age:** Mid to late 19th century later modifications.

**Rarity:** An interesting early 20th century modification of an older building.

**Architectural and Artistic interest:** The building has clearly been modified but exhibits a quality typical of the early 20th century, possibly Edwardian. Leaded lights in timber sash's are good survivals.

**Historic Interest:** Of local interest.

**Landmark Status:** Yes

**Archaeological Interest:** NA.

**Group Value:** Group value with adjacent buildings.





*Window detail of the Sloop Inn where the full triptych of the three windows can be seen*

## ASSET NAME/ADDRESS

### 4. 3 WATERSIDE ROAD

**Asset type:** Shop/House

**Description:** Shop with accommodation above on the corner of Waterside Road and Dam Road. End terrace property, red brick with contrasting string course and cornice line and ornate classical brackets. Shopfront particularly notable with classical motifs and corner access.

**Age:** Late 19th century..

**Rarity:** Interesting corner shopfront.

**Architectural and Artistic interest:** Locally distinctive corner shop at end of an existing contemporary terrace. Shop still in use and a

good example of a neo classical inspired Victorian shopfront, once commonplace. Sign plate and letter writing also of good quality, traditional design.

**Historic Interest:** Some local interest due to being a local shop with some social history undoubtedly attached.

**Landmark Status:** Some landmark status due to it being a shop on a corner.

**Archaeological Interest:** NA.

**Group Value:** Group value with other terrace properties as part of this row along Waterside Road.



## ASSET NAME/ADDRESS

### 5. 1 BARRACLOUGH'S LANE, WATERSIDE ROAD

**Asset type:** House.

**Description:** Brick house in Flemish Bond, asymmetrical but with central doorway and four flanking windows, two other windows blocked. First floor windows larger than those on ground floor, again likely due to later alterations. First floor 6 over 6 sash's and ground floor 3 over 6. Nice simple detail once again.

**Age:** Early to Mid 19th century

**Rarity:** Typical type but good example.

**Architectural and Artistic interest:** The house appears as a good example of the skills of the brickworkers of Barton. Flemish bond once again, meticulously coursed. Later changes are curious and seemingly this building has seen some extensive alteration.

**Historic Interest:** Potentially.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** NA.



## ASSET NAME/ADDRESS

### 6. V/R POSTBOX, WATERSIDE ROAD

**Asset type:** Post Box.

**Description:** Victoria Regina postbox built into the wall of a mid 19th century former farm building. The building is english garden wall bond and represents one of the last historic buildings on this site.

**Age:** Mid to late 19th century.

**Rarity:** NA

**Architectural and Artistic interest:** NA

**Historic Interest:** Of interest.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Group value with adjacent building.





## ASSET NAME/ADDRESS

### 7. THE OLD BOATHOUSE, WATERSIDE ROAD

**Asset type:** Former Coastguard Station, now Cafe.

**Description:** Brick and render building used originally as coastguard boathouse, opened by Queen Victoria's second son Alfred, Duke of Edinburgh 1880. Boats were kept on ground floor and an office and duty room were located on the first floor. Small bay window to front gable elevation providing panoramic aspect over the Humber River. Lean too store, (now obscured by later addition) also potentially of some interest.

**Age:** Late 19th century c1880

**Rarity:** Potential rare survival of such a building. .

**Architectural and Artistic interest:** The building is still relatively intact and legible. Although the architectural design is modest and simple, the purpose built nature of the building may be of some architectural interest.

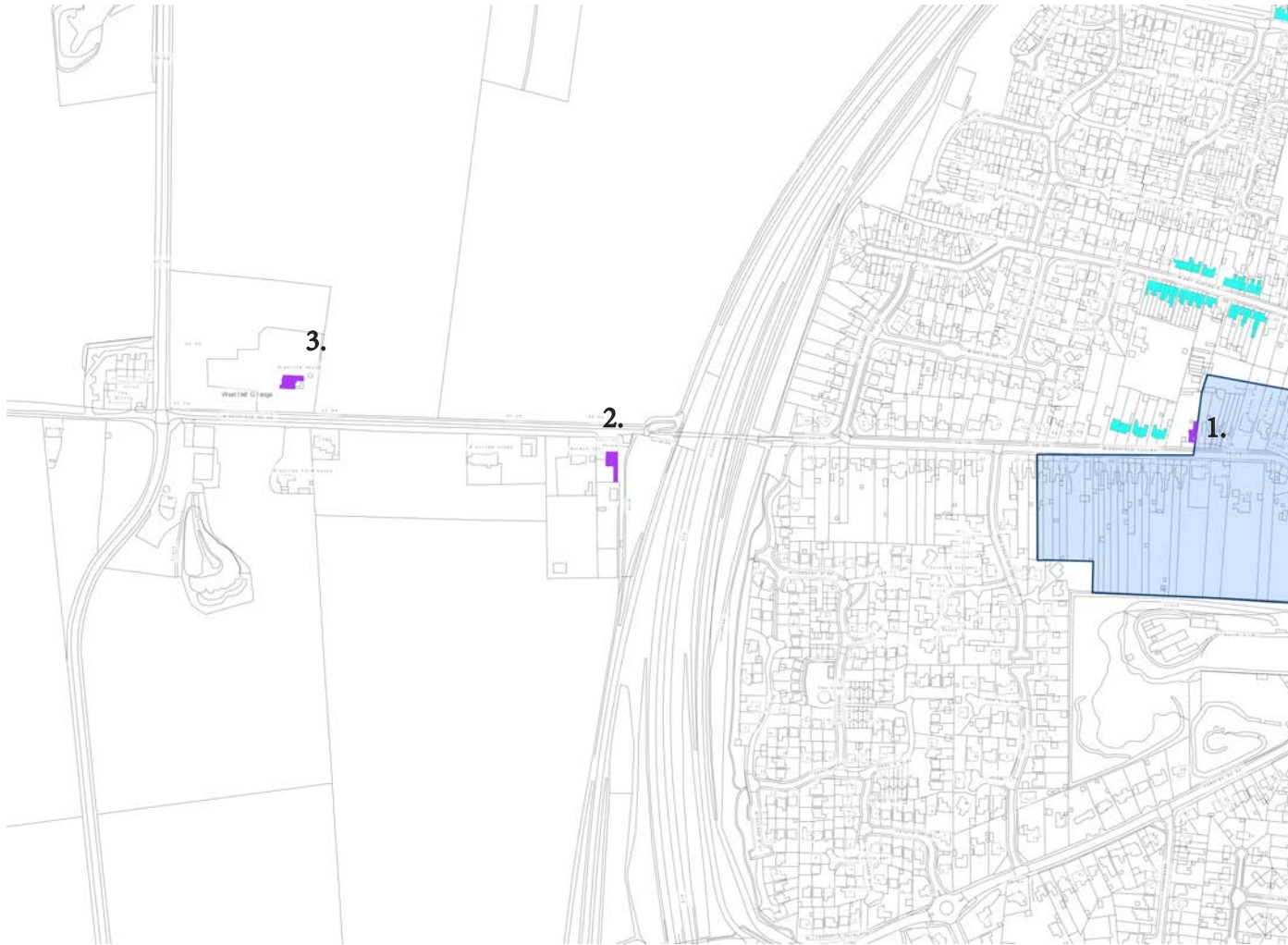
**Historic Interest:** Yes

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** NA.





# 11. WESTFIELD ROAD

## ASSET NAME/ADDRESS

### 1. 50 WESTFIELD ROAD

**Asset type:** House.

**Description:** Flemish Bond in red brick with carved sandstone heads, cills and details. End onto Westfield Road and sitting in a larger plot. Adjacent conservation area boundary and curious as to why it was never brought into.

**Age:** c 1880.

**Rarity:** Unusual typology within Barton.

**Architectural and Artistic interest:** The simplicity and ornate features set this house apart and make it a notable example of early suburban development of a newer, more affluent middle class.

**Historic Interest:** Of possible local interest.

**Landmark Status:** NA

**Archaeological Interest:** NA.

**Group Value:** Yes with adjacent buildings.



## ASSET NAME/ADDRESS

### 2. HIGHFIELD HOUSE WESTFIELD ROAD

**Asset type:** House.

**Description:** House, red brick and stone to ground floor and outbuildings with off white render to first floor with fine, almost Neo Gothic, features interspersed with Arts and Crafts fashions of the 20th century. Mix of red rosemary tiles and ornate welsh(?) slate in fish scale tiling. Overall form is one of left hand gable with double height bay windows and to right hand side two storey conical turret feature. Dormer to centre of roof. Original windows painted black and white giving the impression of drip moulds above.

**Age:** c 1910.

**Rarity:** A very fine example of its type.

**Architectural and Artistic interest:** The fusion of Gothic and Arts and Crafts may set this building apart but its intact quality and overall stature make this house a notable example.

**Historic Interest:** Of possible local interest (more research needed).

**Landmark Status:** Some landmark status due to position and height.

**Archaeological Interest:** NA.

**Group Value:** Yes with adjacent buildings.



## ASSET NAME/ADDRESS

### 3. WESTFIELD HOUSE, WESTFIELD ROAD

**Asset type:** House.

**Description:** Two storey gentleman's house standing high above the Humber upon the pleasantly tree lined west end of Westfield Road. The house stands in its own grounds with mature trees giving shelter and privacy. Red brick with buff double string course and features including sawtooth heads above double mullion windows. Several ancillary ranges of later date but largely contributing to the whole.

**Age:** c 1880.

**Rarity:** A fine house isolated within its setting makes this building potentially notable.

**Architectural and Artistic interest:** A fine building of its time.

**Historic Interest:** Of possible local interest.

**Landmark Status:** Some landmark interest due to its location and topography.

**Archaeological Interest:** NA.

**Group Value:** NA



**ASSET NAME/ADDRESS**

**MISC: THE CHAPEL, BURNHAM ROAD, DEEPDALE**

**Asset type:** Former Chapel now House.

**Description:** Former Wesleyan Methodist Chapel standing within Deepdale. The building appears to have started out as the simple, symmetrical chapel that we see to the south of the site before being extended with central gateway and turret and second wing to the north. Slate roof, likely red brick beneath existing off white paint.

**Age:** Late 19th century.

**Rarity:** Not rare but of local interest.

**Architectural and Artistic interest:** The simplicity of the building is notable as is the relative quality of the later additions.

**Historic Interest:** A simple but interesting building, primarily due to the social history of a chapel being located so far away from the nearby towns but still along, presumably, well used footpaths. Was this chapel principally for the rural workers? Potential local interest in the Wesleyan approach in rural areas?

**Landmark Status:** Some landmark interest due to its location and social history.

**Archaeological Interest:** Not known.

**Group Value:** NA



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