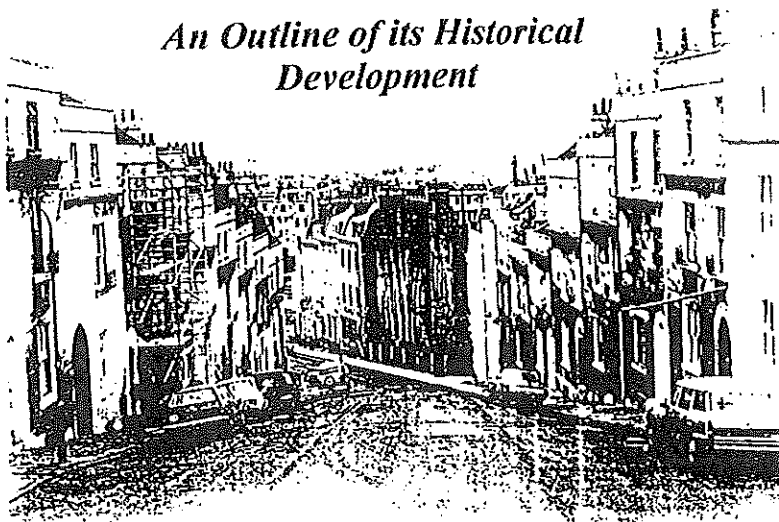


NORTHAMPTON STREET

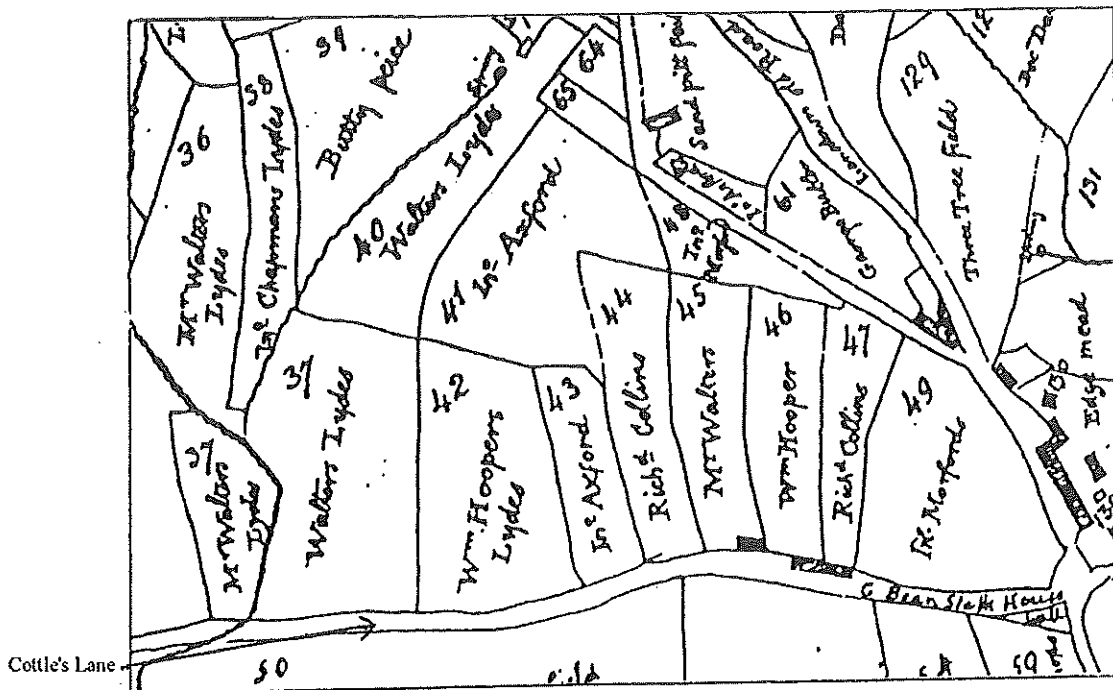
An Outline of its Historical Development



The Site before 1770

The Roman routeway between Walcot and the Avon port of Sea Mills (Abonae) is thought to have followed the approximate line of Julian Road, though the latter name is a Victorian invention. Before the 1860s it was called Cottle's Lane and the Romans seem to have known it simply as Road 14 (Iter XIV). Various ancient finds have been made over the years, especially near the east end of Rivers Street and at the foot of Northampton Street. When the ground was being cleared in 1869/70 for the building of the former St Andrew's church - on what is now the grassed-over triangle bordered by Julian Road and Crescent Lane - a gravelled roadway, walls, coffins, skeletons, pottery, and coins of Roman date were all unearthed.¹ More Roman pottery and building material turned up in 1954 during the construction of Phoenix House, while excavations made by Bath Archaeological Trust in 1986 and 1987 on the St Andrew's School site produced evidence of a possible late third/early fourth-century shrine - in particular a cobbled surface measuring at least 16m x 25m, many sherds of pottery, over 120 coins, and various fragmentary metal objects (including bracelets and spoons), all covered in silt washed down from the hillside above.² The eventual accumulation of a metre of hillwash on the site, and of still deeper deposits further north, suggests that in the post-Roman and mediaeval periods the slopes were used at times for arable farming as well as pasture.

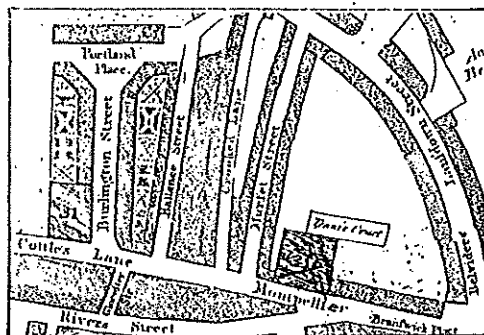
All this area remained in vast open fields during its long tenure by Bath Abbey and Priory (until the dissolution of 1539), but once the monastic lands came into private ownership, the process of selling off and subletting could begin. In time the considerable holdings of the manor of Walcot, of which the future Northampton Street would be a small constituent part, became enclosed and hedged into a mosaic of individual fields, pastures, woods and orchards. The complicated subdivision is shown clearly on Thomas Thorp's plan of Walcot in 1740 (*see page 2*) and provides the key to the piecemeal development of the entire parish, plot by plot, over the next hundred years and more. What Thorp's plan fails to record, however, is another division of major significance, the 'liberties' of Bath, i.e. the area under Corporation control. Through its Elizabethan charter of 1590 the city of Bath had extended its jurisdiction northwards, well beyond the walled area and suburbs of St Michael's. This took the city boundary to Cottle's Lane (i.e. Julian Road) but no further, and it meant that for some 250 years, until the municipal reforms of 1835, the manor and parish of Walcot was administratively split in two. Inner Walcot came under the Bath authority, while Outer Walcot remained under the 'hundred' of Bathforum, a Somerset county responsibility. So whereas Bath itself profited from a series of eighteenth-century Acts of Parliament to establish services such as policing, street lighting, and refuse collection, the land north of Cottle's Lane had no such regulation until the special Act for Outer Walcot came into force in 1793.³ Northampton Street was then on the eve of being built.



T. Thorp, *A Plan of the Parish of Walcot* (1740): detail showing fields around Cottle's Lane

Hamilton's Gardens

Building development on the fields immediately north of Cottle's Lane had begun from the Lansdown Road end in the 1760s with the short terrace of Montpelier and, adjacent to it, Bath's first riding school (later joined by a royal tennis court, site of the present Bath Industrial Heritage Centre). These lay at the foot of field 49 on Thorp's map, and were followed by a spread of cheaper housing immediately to the west on fields 46-47, the predominantly artisan neighbourhood of Morford Street, Lampard's Buildings and Ballance Street, laid out and occupied c.1773-83. Meanwhile the fields south of Cottle's Lane were beginning to fill with the smarter rows of John Wood's planned Upper Town (Rivers Street and Catherine Place from c.1777), while on the north side a new builders' speculation of c.1786-91 on fields 44-45 created another three dozen gentry properties in the spacious T-shape design of Burlington Street and Portland Place.⁴



Detail from Taylor & Meyler's *New Plan of Bath with the Additional Buildings, to the present Time, 1789*

Field 42, a little further west, over which Northampton Street would later spread, had been known as Buttsway since Tudor times (or even earlier) and must have been the common approach to the shooting butts which lay just above and gave their name to another sloping field, the Buttypiece.⁵ The alternative name for Buttsway on the 18th-century field map, 'Wm Hoopers Lydes', took its name from the Hooper family who then owned the freehold. It was John Hooper who in May 1777 finally leased this enclosed pasture to the Hon. Charles Hamilton - all of it except a small rectangular plot in the south-west corner which had already been granted in 1773 to the dissenting Huntingdon Chapel in Vineyards for use as a burial ground.⁶

Hamilton, then living in Royal Crescent, was a notable landscape gardener. Born 1704, ninth son of the 6th earl of Abercorn, he had spent much of his life creating the wonderfully imaginative landscape park of Painshill in Surrey⁷ and pioneering what one Bath admirer called the influential grand style of 'velvet lawns, widely-spread lakes, Palladian bridges, classical temples, and antique statues'.⁸ The aging Hamilton's scope for indulging his hobby was, however, drastically reduced in 1773 when, because of financial difficulties, he sold Painshill and moved to Bath. Unwilling even then to be content with his garden at the rear of 14 Royal Crescent, his attention turned to Buttsway, just across Cottle's Lane, and by September 1777 he was paying rates on a garden he had begun to lay out there. That autumn Bath Corporation let him extract gravel from the Town Common to complete his garden walks at Royal Crescent, and in 1780 granted him another 150 cartloads, this time surely for the Buttsway site and for a second garden he had established in 1779 on former fields 41 and 43, a double leasehold property under the Rivers estate. This additional garden occupied the site of the future Harley Street but also extended up the hill as far as Lansdown Road. Here near the top of the site Hamilton leased an additional freehold plot (partly field 65) for building himself a house - under construction, it seems, by late 1779.⁹ Rock House, as it came to be called, was to have some influence on the shape of upper Northampton Street and would eventually become the home of the Girls' High School.

At the lower end of the gardens near Cottle's Lane there stood walled areas and other structures. These appear superimposed on an earlier map (to which an outline plan for lower Northampton Street was added about the same time, c.1790) and probably represent the kitchen garden with green- and hot-houses (*see illustration on page 4*).¹⁰ We know too that Hamilton planted many specimen fruit trees, though the remainder of the garden, being 'Pleasure-Ground', would have been largely ornamental. Further evidence comes from his great nephew, the rich aesthete William Beckford, who wrote in 1781 that his uncle was 'adding peach house to grape and pinery to pinery on the slope of the Crescent hill, which is already more than half embroidered with his vagaries'.¹¹ Before Hamilton's death in September 1786 his horticultural showpiece must have been one of the minor sights of Bath. Meanwhile, in the early 1780s his neighbour at 4 Royal Crescent, the poet Christopher Anstey, had fashioned his own garden just west of Hamilton's, on the slope where the astronomer William Herschel, not long before, used to watch the night skies through his 20-foot telescope.¹² It was a bitter blow to Anstey when he was forced to surrender his beloved garden retreat in January 1789, and then saw it being obliterated in the early 1790s by the building of St James's Square.¹³ A similar fate was in store for the old Buttsway portion of Hamilton's garden:

To be LETT on BUILDING LEASES, Three Acres and One Quarter of Ground, late the Kitchen Garden and Part of the Pleasure-Ground of The Honourable CHARLES HAMILTON, deceased, Situated on the North-side of COTTLE'S-LANE. For a view of the plan, and further particulars, apply to Mr. Baldwin, architect, in Bath. Also to be Sold immediately... All the very VALUABLE HOT-HOUSES, GREEN-HOUSE, Stock of WALL-FRUIT TREES and VINES of the finest and rarest kinds, as well as all other the Stock and Crop of the said Gardens.¹⁴

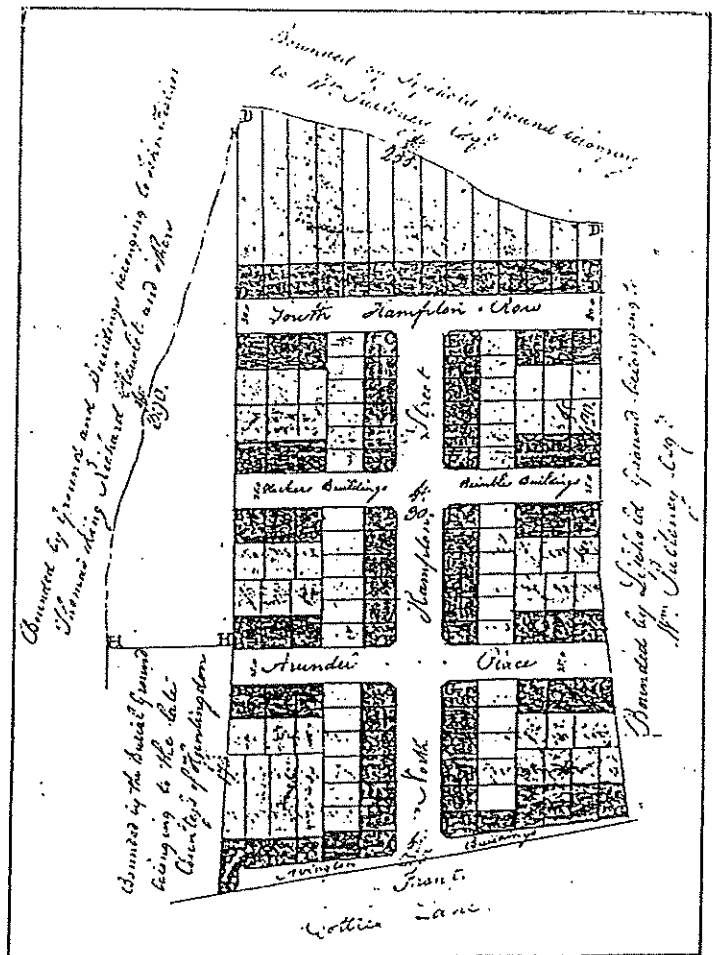
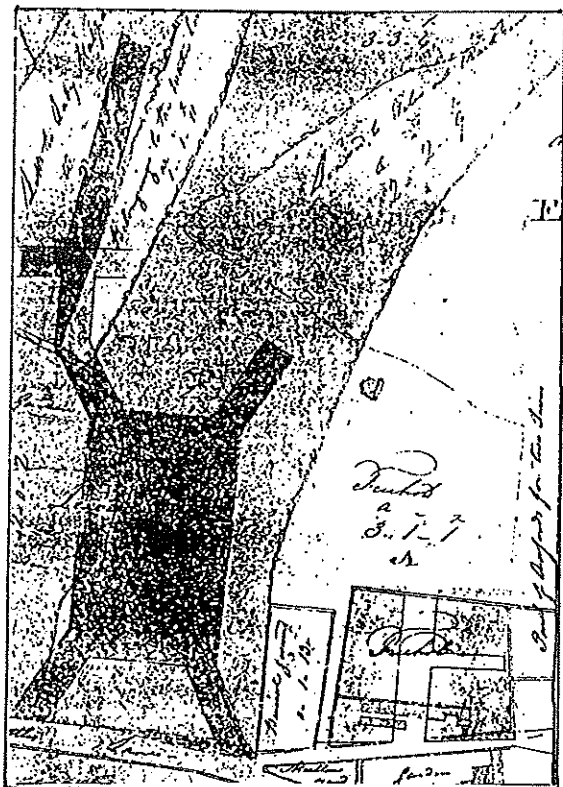
The new owner was William Strode, who purchased not only Buttsway and Rock House but the freeholds of both properties (from John Hooper).¹⁵ Perhaps by prior arrangement he relinquished Buttsway in 1791 to the city architect Thomas Baldwin, though Baldwin was merely the holding agent for the real purchaser, William (Johnstone) Pulteney, who was then heavily engaged with the development of Bathwick.¹⁶ The stage was now set for realising their plans.

The Building of Northampton Street 1791-1805 ¹⁷

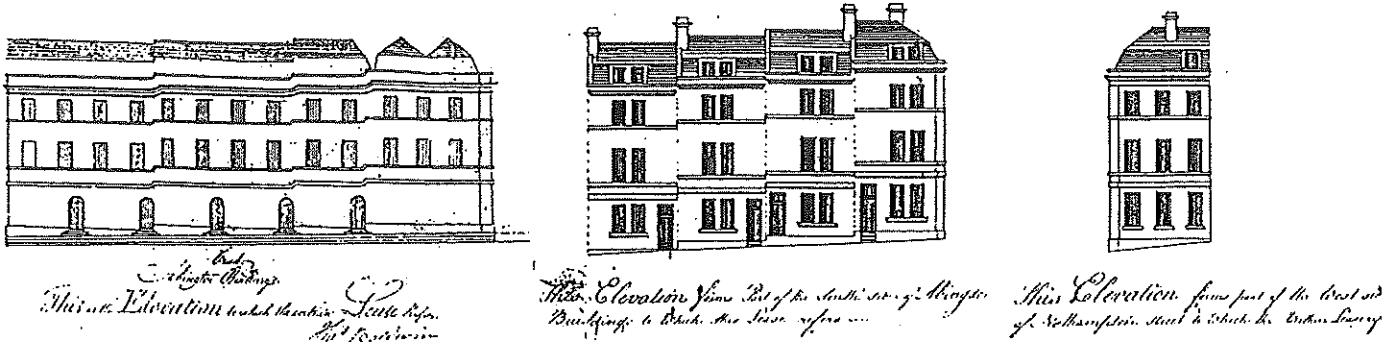
The remarkable thing is that its development involved some of the key 'movers and shakers' in the building world of later Georgian Bath - William Pulteney, Thomas Baldwin, John Pinch and George Phillips Manners. The original development is charted in a bundle of deeds for no.37, now part of Phoenix House, among them a copy of the original conveyance.¹⁸ This conveyance is a building lease of 24 December 1791 between William Pulteney and Richard Sartain, carpenter of Bath (acting for three other carpenter-builders, Isaac Bennett, John Brimble and John Hacker), for building 'at least 80 houses'.¹⁹ It outlines the changing ownership of the site, including its purchase by the gifted Thomas Baldwin acting as trustee for William Pulteney whose architect he was. Baldwin produced the first designs for the development. The terms of the lease were that the ground rent would be £350 per annum for 999 years (i.e. 'forever'), that Pulteney must provide the common sewers by the end of 1794, and that the houses should stand complete by 25 March 1795.

Signed by Baldwin on the back of one of the 'skins' of this original 1791 conveyance are a layout plan and sample elevations for the whole Buttsway development. The site is accurately depicted and the bulk of it divided optimistically into 91 building plots laid out in a grid, but not including the strip of land north of the Huntingdon burial ground where Williams Place and part of Northampton Buildings would later be. 'North Hampton Street' forms the axis linking 'Abington Buildings' (the terraces facing Cottle's Lane at the bottom) to the proposed 'South Hampton Row' at the top. There were to be two cross-streets, one called 'Arundel Place', the other 'Hackers Buildings' and 'Brimbles Buildings'. The main axis and 'South Hampton Row' would be 30 feet wide and the others 25 feet.

On the right Baldwin's plan. On the left the plan referred to on page 3 showing St James's Square, the Huntingdon Burial Ground, and lower Northampton Street perhaps superimposed over Hamilton's garden buildings.



Baldwin's elevations show Abingdon Buildings as two terraces framing the opening to Northampton Street and following the slope by ramped string courses and cornices; this has affinities with his work in Henrietta Street. The ground floors are left blank, presumably to accommodate future shops, but the *chic* ramping was not followed in the subsequent design²⁰ or execution of the houses.

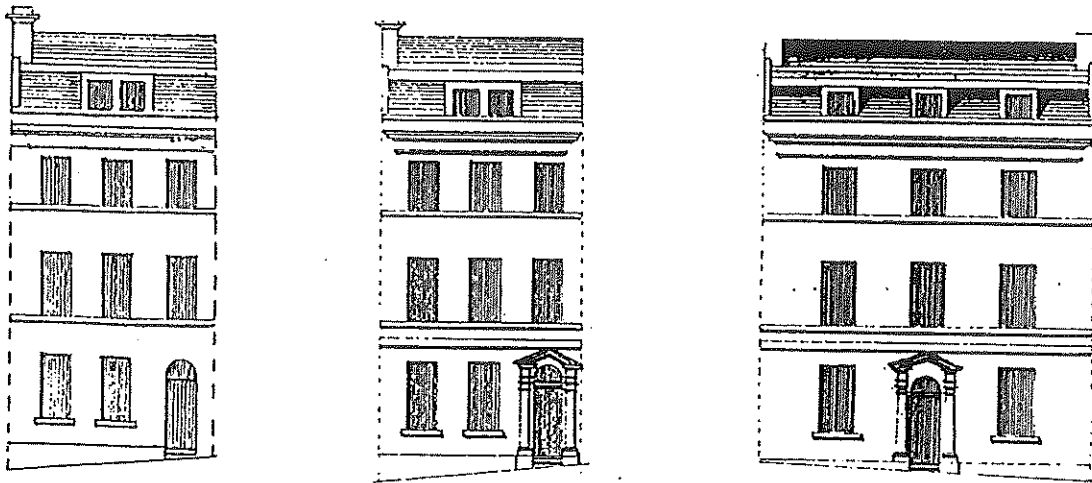


Left, Baldwin's elevations for Abingdon Buildings, and right, Pinch's revision

In fact things did not go according to plan. Although building plots began to be leased out immediately, construction was by no means regular or continuous. Bath's building boom was rapidly waning in the worsening financial climate due to poor harvests, bank failures, and a tense international situation. Baldwin's disgrace in 1791 and bankruptcy in 1793 may have removed his personal involvement with the scheme, but Pulteney maintained his interest and in May 1794, through his agent William Phillips, he regained 'all powers and rights' in the site, paying off the creditors of the builders Bennett, Brimble and Hacker (or Hacker's heirs).²¹ The ubiquitous money-lender, Nathaniel Bayly, was a party to most, if not all, the Buttsway transactions. An *éminence grise* in the Bath building world c.1800, Bayly had been clerk to the Huntingdon Chapel, lived at Harley Place, and had a finger in several Pulteney schemes, so he may even have suggested the site, adjacent to the Huntingdon burial ground, to Pulteney in the first place. With his uncle and cousin, both Zachary Bayly, he was closely associated with the Bath City Bank which crashed in 1793.

The plans and elevations on the back of individual building leases are mostly signed not by Baldwin but by the the young John Pinch. The Buttsway development is thus the earliest known work by this key Bath architect who after 1793 seems to have taken over as surveyor to the Pulteney Estate from the bankrupt Baldwin, for whom he might already have been working.²² But two other Bath architects, Thomas Chantry and Laurence Field(e), also signed designs very similar to Pinch's on these leases. Both men worked on Pulteney's Bathwick development and in 1794 both served as assessors of the existing Buttsway scheme (Chantry acting for Pulteney, Field for the builders) when they valued the latter at £3982.²³

As far as the sequence of construction can be followed from maps and leases, the lower east side of Northampton Street and Arundel Place were built first. The work went slowly and finally stopped. Only eighteen houses had been completed in lower Northampton Street by c.1800, plus a court of ten houses in Arundel Place, ten more (with shops) in Abingdon Buildings, and others in Williams Place and what became Northampton Buildings. Opposite the latter were coach-houses and stabling, structures which seem to have survived until the 1970s. There was some inconsistency in early sources about names, and as late as 1815 Arundel Place was called 'Court'.²⁴



Elevations of nos. 1, 4 and 34 Northampton Street

The street was built 44 feet wide, not 30 as planned, and plot-widths increased from 15 or 19 feet generally to 21. Not only had the scale changed but probably also the scheme's social aspirations. Initially Buttsway may have been earmarked as an artisan 'zone', much like the Morford Street area in relation to John Wood's Upper Town. Even as built it was not a prestigious development of course, decidedly less expensive than the Crescents or St James's Square. Yet these earlier Northampton Street houses were good for the period and anywhere but in Bath would attract greater appreciation. Their simple 'astylar' classical design means they had plain fronts without columns or pilasters but that their proportions still imply a classical order. They were standard, three-storey, attic-and-basement, terraced houses with two rooms on each of the principal floors and, as usual, some individuality behind the façades. The style was more pared down than in the 1770s houses in Rivers Street or Upper Church Street. The proportions were graceful, but stretched and flat with large-paned sash-windows. Inside, mouldings were attenuated, cornices elegant, walls and ceilings plain, and stairs had ramped mahogany balluster rails. Like contemporary terraces in Great Pulteney Street and Bathwick Street (also by Baldwin and Pinch for Pulteney) these houses expressed the typical idiom of speculative Bath housing of the time.

Whereas in Abingdon Buildings they had paired windows on each floor, the houses in Northampton Street, stepping briskly uphill, were three windows wide. They were of standard mass-masonry construction apart from the stair compartment which (to gain space?) was of 'single-ashlar' - a block construction system perfected by Bath's masons.²⁵ On the ashlar fronts the Ionic order was implied by a dentil cornice, a somewhat rare feature in Bath. The basements of nos.35-39 were lit by grilles in the pavements, like those in the later uphill extension of the street. Most houses in Northampton Street had round-arched doorways, but several (e.g. nos.7-10) were intended to have open pedimented doorcases and the earliest houses built (on the Phoenix House site) did have them. Now only no.4, the *Dark Horse*, exhibits one, added later. Were pedimented doorcases dropped on other houses to cut costs? It is possible that the surrounds were painted from early on, if not from the outset - see the remarkable Neapolitan ice-cream colours of no.5 (thought to date from the early nineteenth century at least) and the evidence on nos.32 and 33, and some later houses, of door surrounds with feigned rustication. Fanlights were mostly of the wreathed variety. One at no.33 has been restored from evidence,²⁶ and they are shown on building leases for the later houses and actually survive at nos.16 and 17. No.28 has a nice 'Gothick' fanlight and no.29 a pretty wreathed one in cast iron.

Cross section and elevation, no.33 Northampton St, by Graham Finch



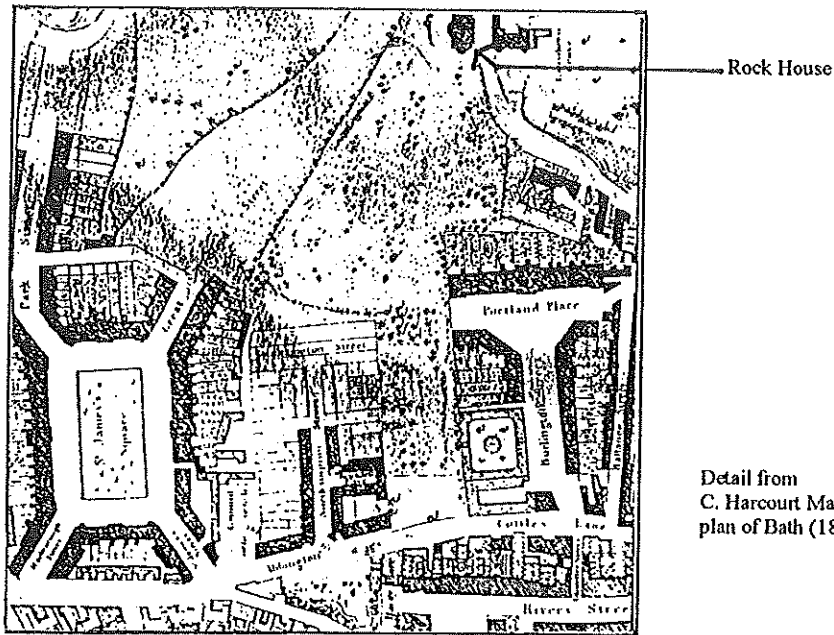
What sets the earlier houses apart, however, is the use of brick. In fact the actual carcasses of several were wholly of brick, as too were the back walls of no.33 and those of the lost nos.3, 7 and 10 and perhaps others. Evidence here and elsewhere of bricks being used in a construction industry dominated by stone and stone-masons reflects an interesting episode in the building history of Bath.²⁷ The spine-walls, sometimes also of brick (half-brick thickness in nos.5 and 33), were perforated to take joists for front and rear rooms in the same slots.²⁸ The rear of no.33 was rendered in plaster, the common finish for all but ashlar stonework.²⁹ The quality of the locally dug and burnt 'place' bricks was such that in any case they were unsuitable for exposure to the elements.

If the deeds remain vague about the materials behind the fashionable ashlar façades, they are more specific about roof coverings. The builders '...shall cover the roof in front with good sound blue Cornish or Welsh slate and the roof on the back part with the same or good stone tile...'. The presence of stone tiles in the garden of no.33 suggests they may have preceded the current pantiles and Bridgwater tiles on the rear slopes of the roof. The lower slope of no.5 retains some of its original slates of large and graded sizes, originally bedded in mortar and faithfully relaid in mortar, a rare example of detailed conservation. Several of the 1790s and later houses had open-well 'cantilevered' stairs. The earlier ones were formed by an ingenious combination of stone steps and timber landings.³⁰ How widespread this unusual hybrid was is uncertain. Did it reflect the primarily carpenters' bias of the developers or was it a standard builder's device for cutting corners - like the famous 'single-ashlar' method of construction?

The Building of Northampton Street 1806-1836

The first phase of construction in the 1790s had produced several blocks of buildings mostly at the lower end of the site. It took another twenty years before the street continued uphill and by then much had changed. Both Pulteney and his immediate successors were dead. Buttsway, and Rock House above Northampton Street, now belonged to Thomas Scott of Widcombe House. He had bought them from the executors of Henrietta Laura Pulteney's heir, Sir John Lowther Johnstone, for £8400, including the ground rents of the houses and plots already conveyed by Sir William Pulteney.³¹ Published maps of the period hint at a measure of uncertainty about the Buttsway development. The most reliable ones, Harcourt Masters' beautiful maps of 1794 and 1808, show the site thus far. The 1794 map indicates Baldwin's layout with buildings already occupying the lower east side, Arundel Place, Williams Place, and the top west end of what became Northampton Buildings. By 1808 (see plan on page 8) Abingdon Buildings has been built and both sides of Northampton Street up to, presumably, nos.10 and 32 - with Baldwin's layout still underpinning the project except that the western continuation of Arundel Place has now gone. The plan is detailed enough to show the 17-foot

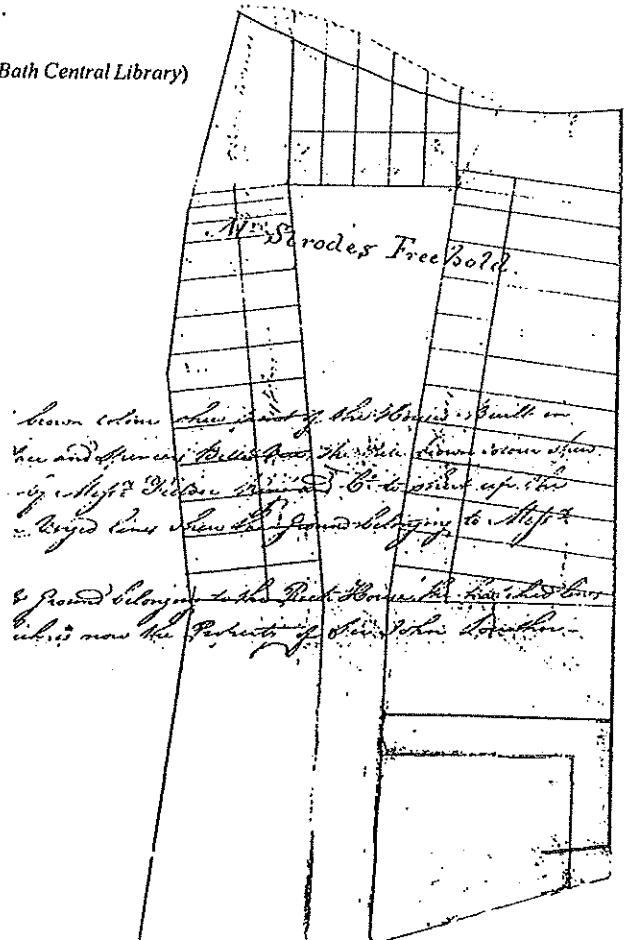
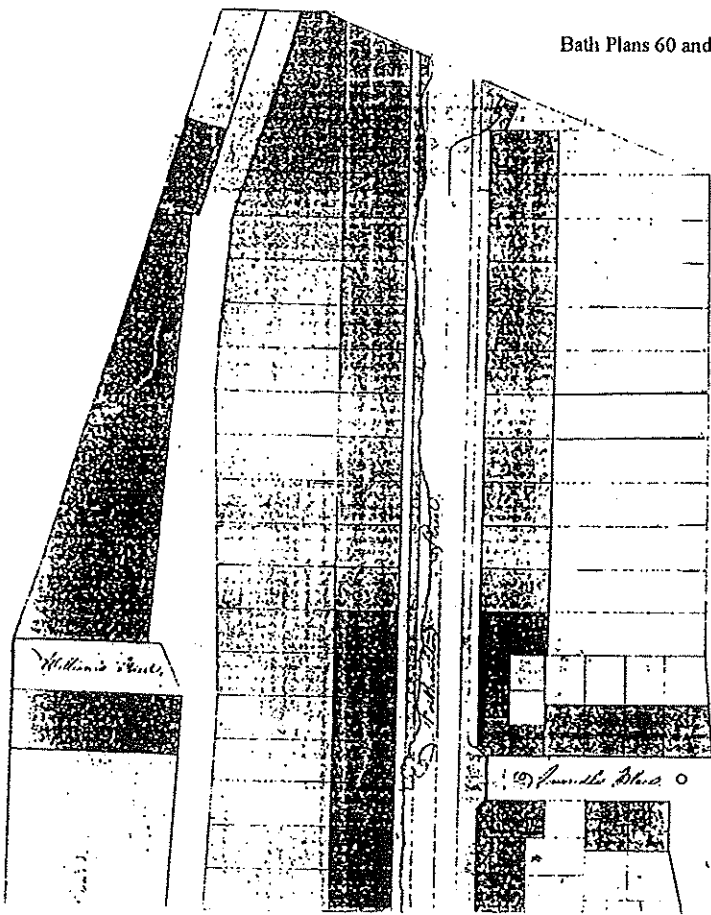
pegged-out lane referred to in leases as running between the west side of the street and the burial ground (i.e. lower Northampton Buildings).



Detail from
C. Harcourt Masters'
plan of Bath (1808)

Fortunately the next phase is heralded by two estate plans of c.1810 which suggest how the design of the street altered. One of these may be an agent's plan to promote the development, since it shows individual plots and differentiates between standing houses and those only planned.³² Here Baldwin's grid barely survives; Arundel Place is definitely confined to the east side, and Hackers and Brimbles Buildings are omitted. Certain features are inaccurate (e.g. nos. 10 and 32 are not shown as built), but details like the cistern at the top north-east corner feeding into the common sewer, or the paved court with pump linking east Arundel Place to east Abingdon Buildings, seem entirely believable.

Bath Plans 60 and 59 (Bath Central Library)

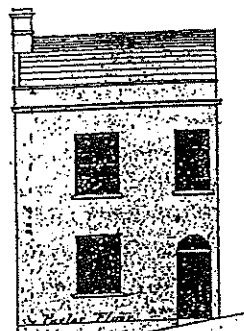


The other plan is more complex. Stated to have been surveyed in 1807, it probably dates in this form to c.1811 as it refers to Rock House being the property of Sir John Lowther Johnstone.³³ It is a survey of 'parcels of ground' belonging to the developers of St James's Square hard by, but it incidentally reveals proposals for Northampton Street and adjacent areas as well, demonstrating a number of points. First, Buttsway was still thought erroneously to belong to William Strode; second, it shows proposed building plots in upper Northampton Street; third, and most significant for the story, it already depicts the street widening as it climbed, rather like the top of Burlington Street; and fourth, it suggests that vistas relating to Rock House were being planned. As built, of course, the upper continuation of the street does widen, and is also angled³⁴ where the two building phases meet, to frame a vista downhill from the south-west front of Rock House whose two-storey bow provided an ideal vantage point from which to gaze at prospects. The coach-houses that appear on the plan to close the top of the street, perhaps to echo Portland Place, were however never realised.

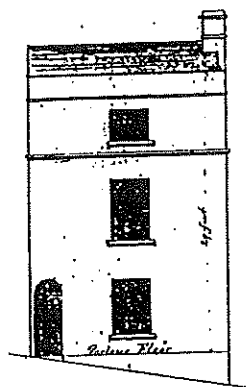
Construction according to the adjusted layout started again after the Napoleonic War. Thomas Scott began leasing out plots, and the houses on both sides of Northampton Street and at the top end of Northampton Buildings were gradually built and occupied 1821-26. Walcot ratebooks show that in 1823 nos.11-21 were paying rates (and hence probably occupied), nos.22 and 23 were described as 'new houses' but no ratepayer named, and nos. 24-31 were under construction. In 1824 named ratepayers were added for nos.22, 24, 26 and 28-31. The deeds of nos.12, 16 (27 March 1821) and 25 (11 March 1823) each have a sketch plan and elevation signed 'G.P.Manners, Surveyor'. Manners, who became City Architect in 1823 and developed a large practice, later won the prominent commission for rebuilding St Michael's church at the angle of Broad Street and Walcot Street, so again Northampton Street is linked to a major figure in Bath architecture.³⁵ It is also noteworthy that in 1824 he paid rates for no.31 Northampton Streets, though it seems it was his mother who lived there.

Nos.11-31 Northampton Street were simple and stylish expressions of Bath's vernacular classicism, sometimes referred to as 'artisan' terraces - which only slightly demeans what they really were. Compared with the 1790s houses these were smaller and narrower,³⁶ and built in single ashlar. Those on the west side, apparently started first, were largely designed with two storeys and basement, though the majority have a third storey, some clearly an afterthought (e.g. no.16 where the straight joint of the chimney that formerly served the two-storey house is quite visible). Most were probably adapted during construction or shortly afterwards, and have fashionable, if reduced, Grecian ovolo cornices to the attic. The houses on the east side appear to have been designed with three storeys from the start³⁷ and their construction as individual builders' contracts is clearer on this side since the discontinuities between them are more marked.

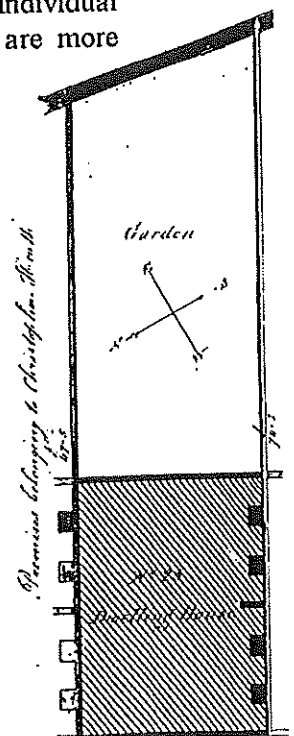
Left, G.P.Manners' elevation of no.12 Northampton Street, right, elevation and plan of no.25



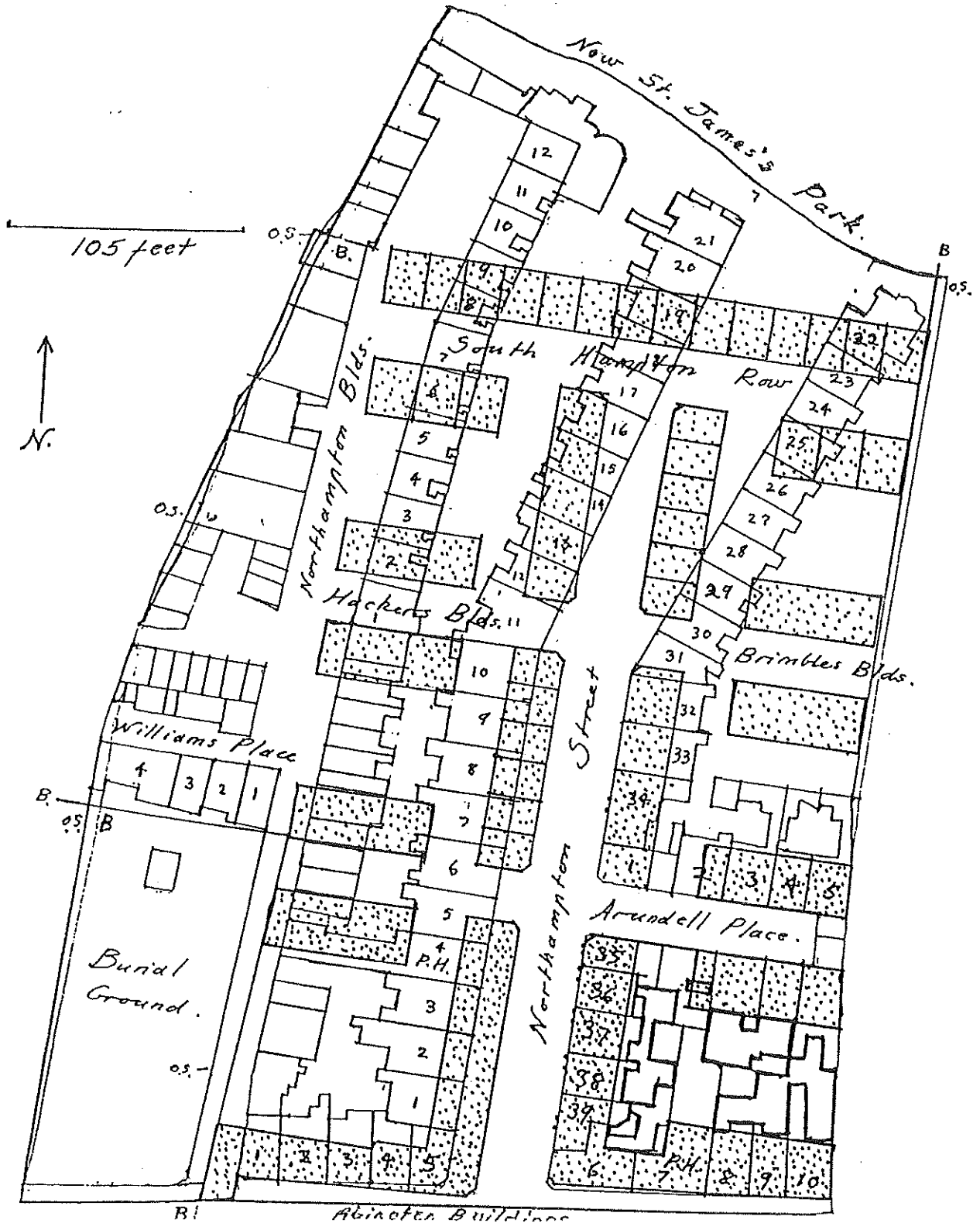
Elevation of the front of the Messuage hereby released



Elevation of the front of the Messuage hereby released



On the west the elevations have a balanced asymmetry of two windows, one wider than the other. On the east they were designed with a single window, but then mostly altered to two windows in the attics. It is interesting to speculate whether reductions in the Window Tax around this time had anything to do with all these changes of plan. Perhaps the most distinctive exterior feature is the decorative cast- and wrought-iron balconettes to the houses and the beautiful patterns these sometimes cast against the stone. As with the earlier houses there is a high survival rate of both original and good later nineteenth-century features in these later ones, particularly doors, fireplaces, stairs and cornices with reeded mouldings and paterae corner enrichments. The construction in the characteristic Bath single-ashlar technique results in front-room shutters needing to be folded back into frames flanking the windows on the inside walls. The standard construction system and decorative finishes for these houses is little different, though, from the earlier ones and can best be appreciated by inspecting the models, diagrams and exhibits in the Building of Bath Museum.

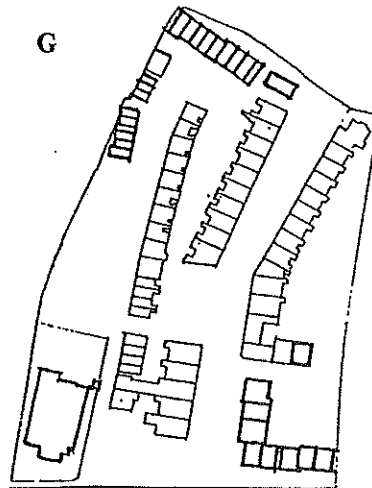
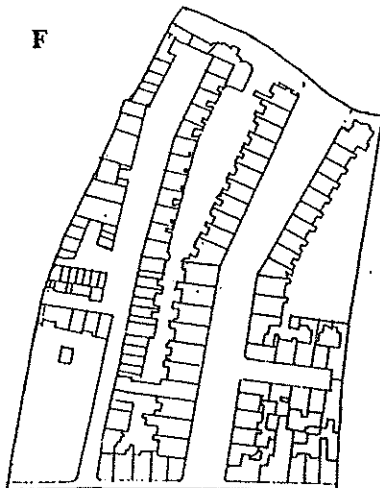
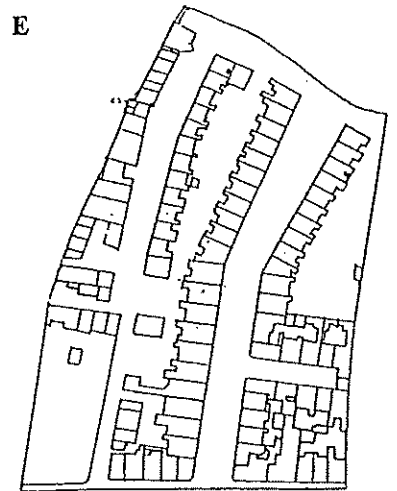
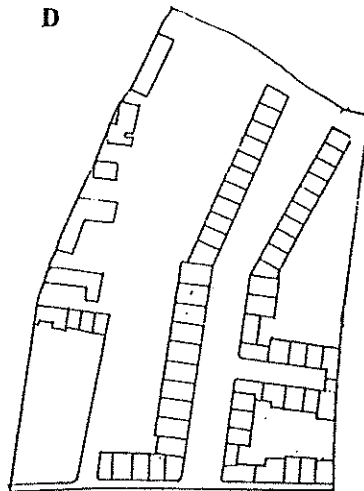
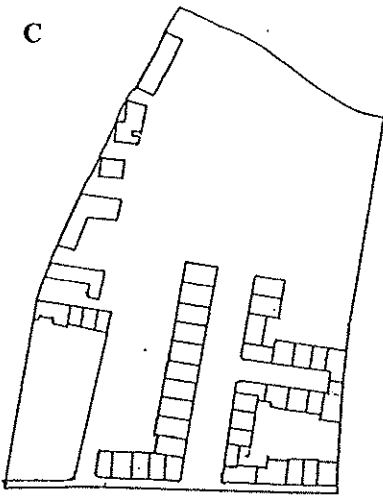
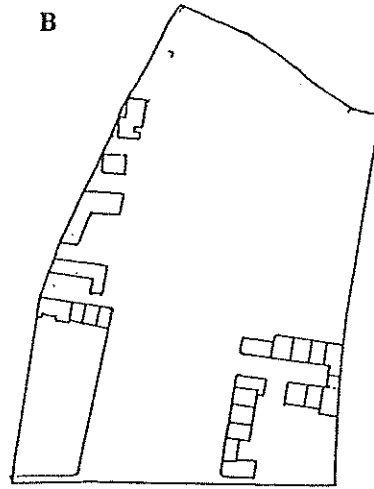
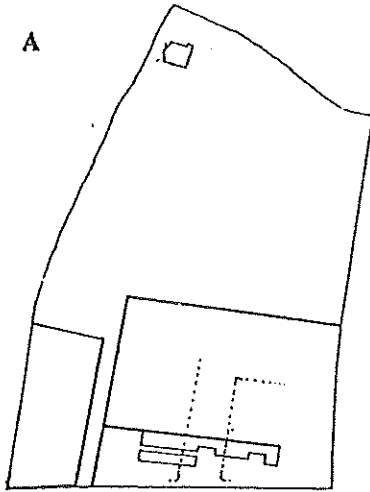


Progress of the Site, c.1790-1969: a Series of Plans Drawn by Peter Malone Using Available Evidence, Fixed Points, Comparison, and Some Speculation

To the left on p.10, Baldwin's scheme of c.1790 (approximate site boundaries marked B) laid out at a scale of 1:800 over the O.S. map of 1885 (boundaries marked O.S.). The 91 buildings planned by Baldwin are shown dotted and the 75-80 existing in 1885 outlined (with a thicker line indicating open spaces in the SE corner). Excluded are pavements, areas, steps, garden boundaries, and - for the Baldwin scheme - most party walls.

Below, plans showing main structures, excluding extensions and outbuildings that may have existed at certain periods:

- | | | |
|---|-----------|-----------|
| A By c.1790 | B By 1794 | C By 1808 |
| D By 1825 | E By 1851 | F By 1886 |
| G By 1969. Thicker lines indicate new building. The second stage of Phoenix House is still to come. | | |



Victorian, early 20th Century, and Second World War 1837-1945

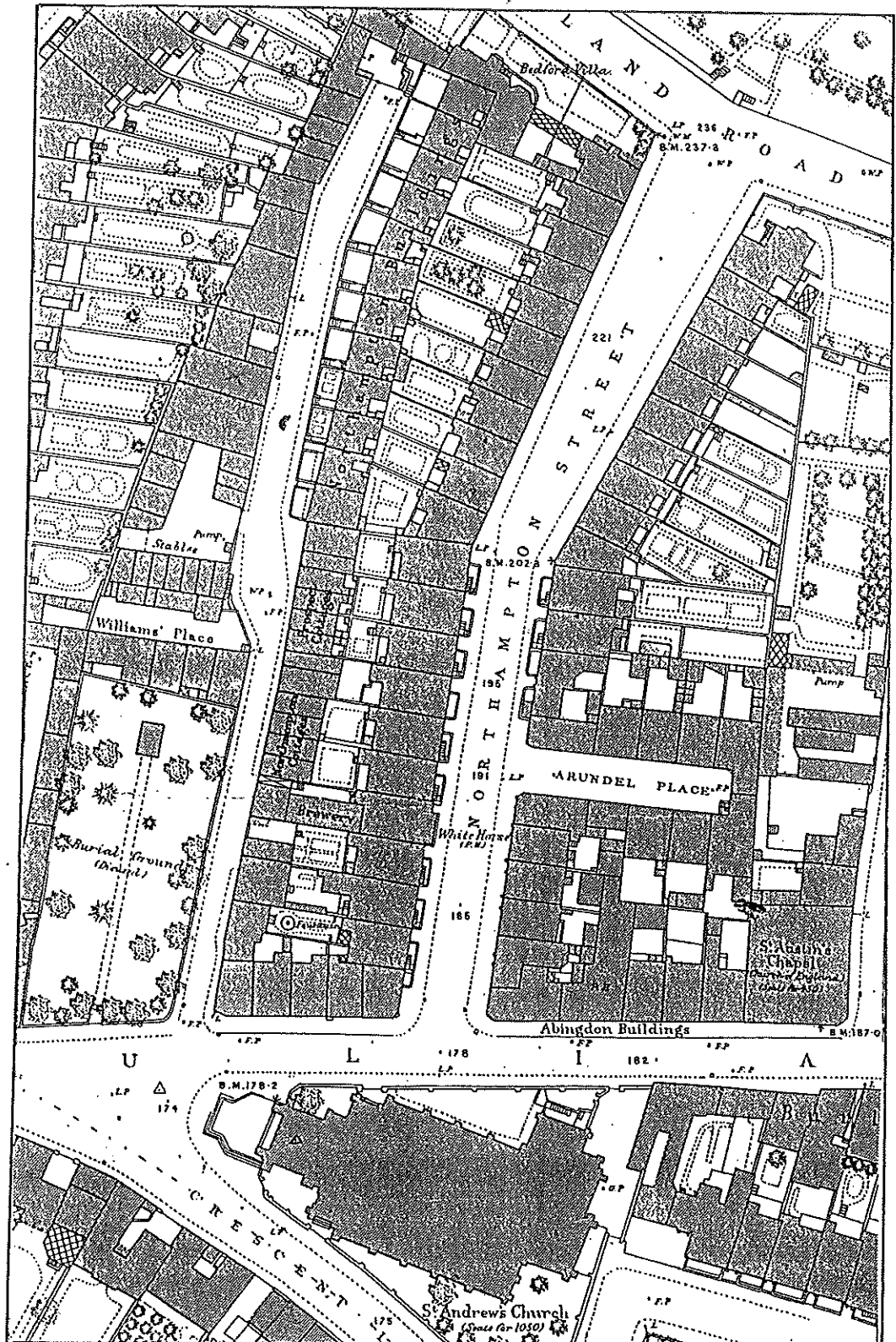
No further substantial development took place for over thirty years, but between 1860 and 1890 Northampton Street became rather more hemmed in, though the big field at the upper end, the future St James's Park address, remained largely untouched.³⁸ The rough trackway that once linked Great Bedford Street with Portland Place had been made up into a proper carriageway in 1836 after a public subscription, and from then on was called Portland Road.³⁹ More important was the auction in May 1856 of several adjacent plots of the Rivers estate for building development, i.e. strips of land along the south side of Portland Road, the big field north of it, and a number of vacant lots in Harley Street.⁴⁰

The sale led to no obvious changes on the ground until about 1860/2 when no.21 Northampton Street (then the upper house on the west side) was given a new frontage and garden onto Portland Road and renamed Northampton House. Just west of it, wrapping round no.12 Northampton Buildings, rose a larger gentry property, known as Bedford Villa, again opening onto Portland Road. And on the east side of Northampton Street the top house there, no.22, was also reoriented towards the new road, with a Victorian extension on the north and a new name, Portland Villa, c.1865/7. So as far as addresses (and perhaps social cachet) went, nos.21 and 22 were henceforth lost to Northampton Street.

Changes at the bottom of the street and to the east also affected its character. Cottle's Lane became Julian Road and the triangular space towards Crescent Lane was transformed completely. A century earlier, the younger John Wood's plans had envisaged a church on this latter site and had even named the approach to it Church Street in anticipation. Instead, a private house had gone up in the 1780s, Harley House, with a narrowing garden running west. This walled garden with its tall elm trees (and rookery) would have been familiar in the view down Northampton Street until the winter of 1869/70 when both house and garden were levelled for the construction of an imposing new church, St Andrew's, thereby revealing the Roman graves and buildings alluded to earlier. The church, built to Sir George Gilbert Scott's design, was consecrated in September 1873: a large structure in plain Early English Gothic style, using a variety of building stones, and with a gas-lit aisled interior capable of holding a congregation of over a thousand (600 of them in paid pews). What made it even more striking was the huge broach spire - at 240 feet the tallest in Bath and dominating the entire neighbourhood - erected at the west end in 1879.⁴¹ For seventy years the bulk of St Andrew's would effectively close off views south towards the rear of Royal Crescent.

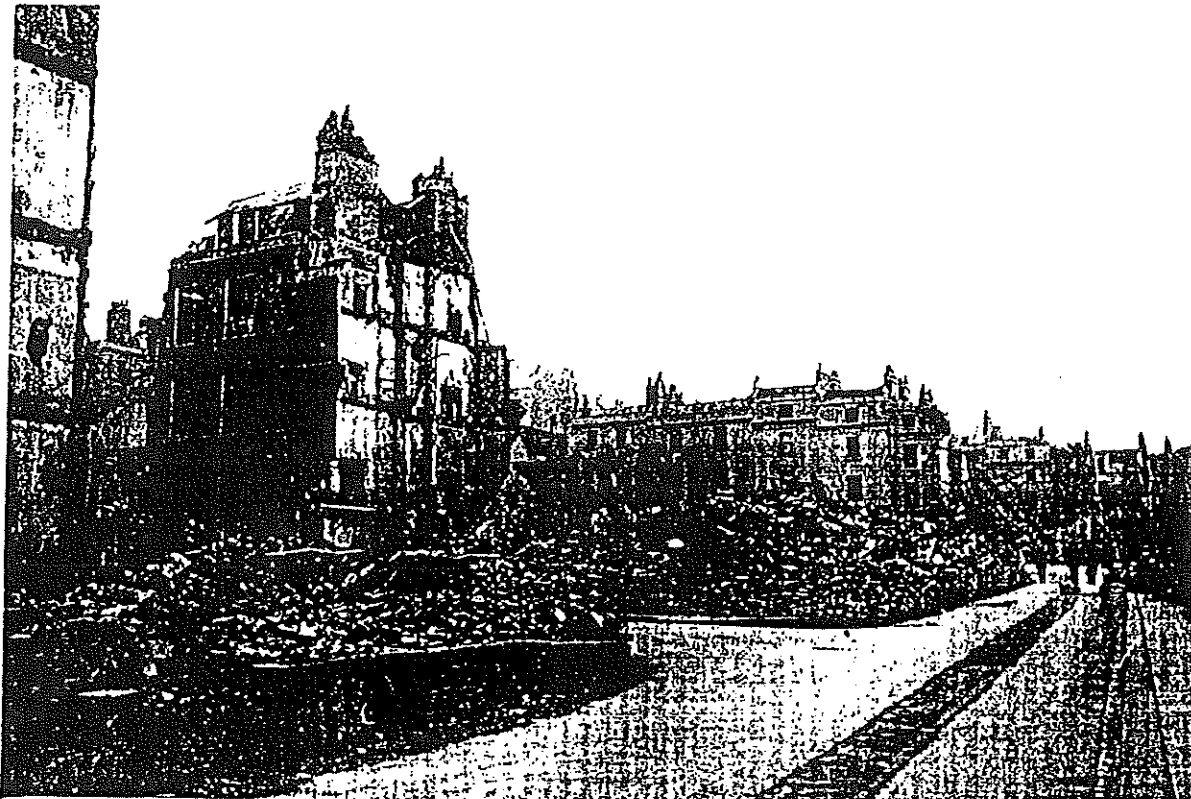


The outlook from the houses and back gardens on the east side of the street was similarly reduced in the late 1880s by the building of nos.1-8 Portland Terrace in Harley Street. This area (field 43 on the old Thorp map) was surprisingly slow to infill. Portland Chapel had arrived first, established on the corner of Cottle's Lane in 1816-17, and enlarged in 1824 and again in 1858 during the time of the outstanding preacher, the Rev. T. Leonard Hill.⁴² By 1821 there was also a short row of houses on the lower east side of Harley Street and a girls' school higher up, but little development on the west until Portland Terrace arose in 1887-90. (Nos 9-10 were added to this row only around 1962, still half-a-dozen years before the bulky University of Bath hostel began construction across the street).



Detail from 1885
Ordnance Survey map

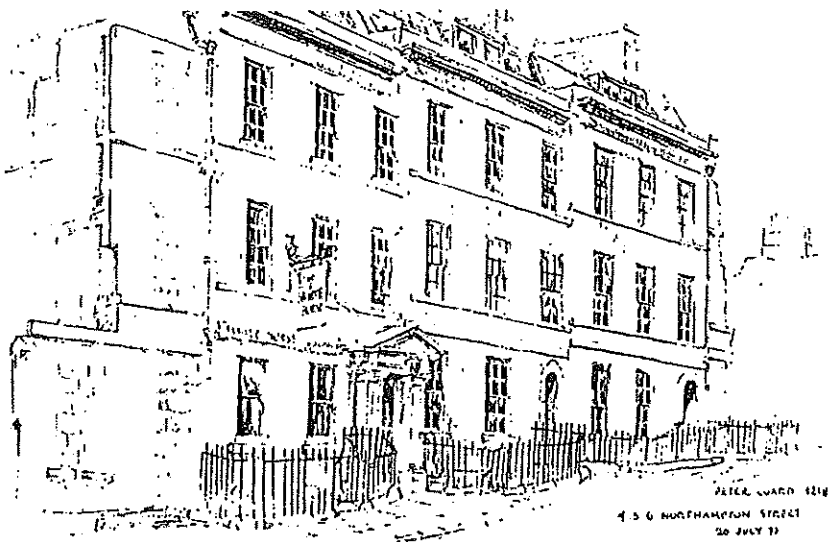
For nearly half a century the neighbourhood saw little further physical change until a private residential estate began construction around 1937 on the mainly vacant land at the top of Northampton Street the other side of Portland Road (not yet renamed St James's Park). By 1940 a line of ten semi-detached houses had been completed before wartime conditions halted further work. These new properties soon faced the rigours of air raids, above all on the second night of the Bath blitz, 26-27 April 1942, when high explosive and incendiary bombs inflicted severe damage on the whole district. The subsequent survey of destruction made grim reading.⁴³ Abingdon Buildings - the row of houses with shops that bordered Julian Road on both sides of Northampton Street - had been completely flattened. Opposite them St Andrew's was a ruin. In Northampton Street itself various properties were destroyed or so badly wrecked that demolition was recommended - nos.1, 7-10, the former 21 [Northampton House], 35-39. The same went for nos.3-8 and 10 Arundel Place, and 10-12 Northampton Buildings with the adjoining Southview Cottage. Every other building in Northampton Street was damaged in some respect (beyond the mere blowing out of windows), especially nos. 2-6, 11, 18-20, the former 22 [Portland Villa], 23-25 and 34. The middle stretches on both sides escaped best, but the bottom of the street was now largely rubble. In time this ground was cleared, leaving a large exposed void along Julian Road, though elsewhere some badly damaged structures might still have been saved.



Spurred on by Bath Preservation Trust, the Society for the Protection of Ancient Buildings came up with proposals in 1944 to keep nos.7-10 Northampton Street by rebuilding them as communal flats. The gutted remains were pulled down nonetheless, leaving another empty gap.⁴⁴

Post-War to the Present 1945-1999

Commissioned by the Bath & District Joint Planning Committee, *A Plan for Bath* by Patrick Abercrombie et al. (1945) reflected the radical urban philosophy of its time. It designated the still-standing parts of Northampton Street as 'substantially dilapidated or of obsolete construction' and ripe for redevelopment over a period of years. It likewise proposed that in due course all Bristol-London by-pass traffic should be routed along a widened Julian Road and tunnelled under Lansdown Road. Where Phoenix House was subsequently built was marked down for a shopping centre. (The same plan wanted to turn Royal Crescent into municipal offices.) In the event most of Northampton Street escaped the comprehensive reconstruction that was to destroy the fabric and street pattern of the Ballance Street district further to the east, but the lower reaches of the street were transformed nevertheless. For Bath City Council increasing the stock of housing had high priority, so the cleared ground from Arundel Place to Julian Road and Harley Street was earmarked for local authority flats and maisonettes to provide modern accommodation at fairly high density. Symbolically named Phoenix House, this three-sided block - with an enclave off Northampton Street recalling the former Arundel Place - was built in two widely separated stages to the plan of the Brock Street architect, Hugh D. Roberts, a city councillor. Nos.1-43 on the east and south of the site were erected at speed, well ahead of schedule (1951-53),⁴⁵ but nos.1-2 of former Arundel Place were still occupied houses until the mid-1960s, as were nos.2-3 Northampton Street across the way. Only when both pairs had been pulled down (c.1969) could redevelopment start. Yet while nos.44-63 Phoenix House, approved in April 1968, stood complete in 1972, the space adjacent to the *White Horse* pub (as it then was⁴⁶) remained an eyesore. This south-west corner of the street had been designated in 1955 for a Church of England school and the land acquired by the diocesan authorities.⁴⁷ On the plot behind, once part of the Huntingdon Chapel burial ground, the new St Andrew's church, by the same architect as Phoenix House, arose in 1962-4 after much debate as to whether it was needed, and even employed building stone from its bombed predecessor.⁴⁸ It was justified partly on the grounds that its main space could eventually double up as a hall for the intended school. The blighted nos.2-3 Northampton Street were finally pulled down c.1971 as the 'sack of Bath' continued its destructive progress, and it was only vigilance and campaigning that saved nos.4-6 from demolition too.



Drawing by Peter Coard of 4-6 Northampton Street in July 1972

In late 1972 the Bath Preservation Trust put forward an outline scheme to retain these three houses and at the same time close the gap above them with three more, creating a total of forty apartments with garages. Although this proposal was rejected the public debate went on, revived in late 1974 by fresh plans for St Andrew's school. As late as 1980 nos.4-6 remained subject to a compulsory purchase order.⁴⁹ Meanwhile, at the top of the street, most of upper St James's Park had become covered with houses and gardens (c.1953-c.1960). The small block-like row along the south side of Portland Road followed soon after (c.1962), with the single detached house that roughly occupies the space of old no.21 Northampton Street completing the infill c.1964.⁵⁰ All these former Portland Road addresses were now incorporated into St James's Park.

Despite the street's gradual smartening up, the unsightly wartime gaps on the west side remained. Eventually a composite plan emerged late in 1987 to build the long-awaited Church of England school abutting Julian Road, a replacement house for former no.3, and a block of flats under the auspices of the Kennet Housing Society covering nos.5-10 (i.e. remodelling the extant nos.5-6 and constructing nos.7-10 afresh). A large residents' meeting in January 1988 criticised the high occupancy levels envisaged, the extra traffic that would be generated, and other features of the design (including the projected tall archway to give access to Northampton Buildings). In the event only St Andrew's Primary School was built (as mentioned earlier, on the Roman site excavated by Bath Archaeological Trust in 1986-7) and opened in 1990. Local disquiet about additional traffic and intrusion failed to prevent the realisation of another scheme however - St James's Surgery (architect David McDonagh) erected in Northampton Buildings during 1992. Since then, more generally welcomed events have been the refurbishment and re-roofing of Phoenix House, the rehabilitation of nos.4-6 Northampton Street after serious neglect, and the rebuilding (by Oakwood Homes) of nos.7-8, though the latter pair seem bizarrely titled 'Victorian Mansions' given their 1998 completion date and their pastiche Georgian exteriors.

Social Context and Occupants

In human terms the Julian Road area has always been quite mixed. Montpelier, Brunswick Place, much of Rivers Street, Burlington Street, Portland Place and leafy St James's Square, to varying degrees, attracted upper middle-class and professional residents. Morford Street, and still more so Lampards Buildings and Ballance Street, had a working-class character, as did Northampton Buildings. The tone of Northampton Street was traditionally more ambiguous, but predominantly lower middle-class, home of respectable traders and artisans, small lodging-house-keepers, people in service occupations, and unmarried women, widows, and retired businessmen managing on modest savings and annuities. Taken together, the district population was large enough to support a good range of neighbourhood shops (mainly along Julian Road and two short streets off it - Gloucester Street and St James's Street), with some half-a-dozen pubs, several breweries and other commercial firms, stabling (and later garage) services, a mix of schools, and various Anglican, Catholic and Nonconformist places of worship. Northampton Street itself had the *White Horse* pub from an early date and, opposite it, several retailers at different times, but the nearest parade of shops was Abingdon Buildings at the junction with Julian Road, nos.1-5 to the west, nos.6-10 to the right. Designed as shops from the start, with display windows at street level, these premises opened in the years around 1800 and remained commercially viable until they were obliterated by bombs in 1942. For most of this period they included a dairy, at least one grocer and one butcher, plus greengrocer, draper or milliner, boot- and shoemaker, newsagent, chemist, carpenter, plumber/ironmonger, and for shorter periods a pottery dealer, saddler, baker, hairdresser, confectioner, fried fish shop, and cycle dealer. No.1 Abingdon Buildings housed a dairy for over a hundred years. From c.1894 to 1942 no.2 was Vassali's depot for fancy goods and then Catholic wares. Families of greengrocers (latterly

Eades) occupied no.4 for even longer. The corner shop on the east side, no.6, became a chemist's between c.1854 and the First World War, and beyond it no.7 was the *Oxford Tavern* (from c.1876 known as the *Oxford Brewery*). Nos.9 and 10 were both used as schools in the early nineteenth century, but later held shops - no.10 turning into Scull's pork butchers in 1857 (until c.1912) and then becoming a branch of Eastmans, another butcher's business.

Once the Outer Walcot Act came into force in 1793 the parish commissioners had powers to award contracts for 'scavenging' (refuse collection), street-lighting, policing, 'pitching' (cobbling with flat-topped setts) and paving of streets, and dealing with public nuisances (e.g. pigsties or broken drains), and were able to levy a rate on householders, payable quarterly, to cover the costs.⁵¹ Gas lighting probably replaced the original oil lamps at the lower end of Northampton Street in autumn 1819 - Portland Chapel being lit by coal gas that September.⁵² In 1820 the lower Northampton Street/Abingdon Buildings area was illuminated by eight lamps.⁵³ Security at this date depended on a few patrolling uniformed constables and on night watchmen operating from boxes stationed about the parish.⁵⁴ The system changed somewhat in 1836 when Bath achieved a unified police force. There was still no overall water authority however. Upper Lansdown, including most of the area north of Julian Road, was served by a number of small water companies drawing on different springs. Supplies dwindled alarmingly in dry summers and certain springs were suspected of contamination by private cess-pits higher up the hill and even by Lansdown Cemetery. Though a communal pump was referred to in early leases for Arundel Place, it seems that every house in Northampton Street had its own water supply to the basement level at least, just as each was connected to the main sewer running under the middle of the street.⁵⁵ Periodic water shortages were nevertheless blamed for spreading disease, particularly in the scarlatina epidemic of 1863-4 when one of the worst-hit areas was 'a zone extending through Morford Street... to Northampton Street and Northampton Buildings'⁵⁶ Nor was the cause of public health aided by the presence of 'a large slaughter-house in Northampton-buildings, in close contiguity to the back of St. James's-square'.⁵⁷ All the same Northampton Buildings never degenerated into the unsavoury slum seen a few blocks further east in Lampards Buildings (and the courts off it) in the later Victorian period, though residents' worries about the regular interments in the Huntingdon burial ground (seven in 1868 alone⁵⁸) finally brought its closure by the Home Office in 1873 as a danger to health.⁵⁹

Electricity must have come to Northampton Street around the turn of the century as the Bath Electric Lighting & Engineering Co. extended its mains up Lansdown. Soon after 1900 the first telephone cables were probably strung across the rooftops.⁶⁰ Over the next few decades motor vehicles became an increasingly common sight in the street, gradually ousting the horse-drawn traffic which always found the steep gradient a severe test, but only much later did the area begin to take on its modern aspect of a permanent carpark. Bomb damage and the expectation of wholesale redevelopment in the 1940s blighted the street for a time, but once the threat evaporated and the buildings achieved listed status, the process of regeneration began. Most façades were cleaned of their long-accumulated coal-smoke patina, and in time many houses were restored and improved. As Georgian grew fashionable, property prices rose and Northampton Street was steadily gentrified. Hardly any of the incomers were Bathonians (except in Phoenix House) and by the late 1980s old-established inhabitants were getting scarce.

Directories and census returns show a constant turnover of occupants throughout the history of the street, though there are also cases of long residence and continuity. A sampling of directories from 1837 to 1940 gives some idea of occupations: 53 named dressmakers, sempstresses and needlewomen; 45 nurses, masseuses and midwives; 38 lodging-house keepers; 21 coachmen; 18 carpenters; 16 house-painters; 12 tailors; 12 boot- and shoemakers; 11 butlers or waiters (and 7 other servants); 7 accountants and clerks; 6 wheel-chairmen and

the same number of grocers, of cabinet-makers, and of artists or photographers; 5 each of bakers, cooks, dairymen, gardeners, porters, upholsterers, corset-makers, collectors and agents, commercial travellers, and men involved in the motor trade; and smaller numbers of other occupations - from printer, policeman and shorthand teacher to chimney-sweep, gasfitter, french polisher, baths attendant and charwoman. These are representative but far-from-complete statistics. In addition many residents listed in directories are not assigned occupations, including the retired and people of private means (some of whom are labelled 'gent'). Several ministers of religion lived in the street at different times, as did scripture readers and others with responsibilities at local churches (one verger and four women sextons). Over two-thirds of the buildings served at some stage or another as recognised lodging-houses, and though noxious trades were not permitted by the terms of leases it is clear that at least some of the occupations instanced above - garment-making, for instance - were carried on at home. Private schools were held at several addresses, including no.5 (1830s-c.1854), no.17 (1890s), and no.26 (c.1856-c.1864 and c.1884-c.1888), and various music and language teachers and governesses must have attracted paying pupils. Near the bottom of the east side stood a number of shops, e.g. a tea-dealer at Arundel House (on the upper corner of Northampton Street and Arundel Place) in the 1860s-1870s; dairymen, grocers and greengrocers at no.35; and an oil store operating at no.37 for over fifty years from c.1880. Various people too made the street their private residence while running businesses in the vicinity, examples here being Henry Sutton (fly carriage proprietor in Park Street Mews) at no.1, Thomas Culverwell (surveyor and builder in Circus Mews) at no.12, William Chalker (butcher in St James's Place) at no.24, James H. Roberts (riding master in Montpelier) at no.26, Joseph Williams (painter and glazier in Burlington Place) at no.27, and Joseph Scull (pork butcher in Abingdon Buildings) at no.29. Altogether the evidence reveals a diverse community, not easy to categorise, which ranged from the reasonably well-to-do ladies living at Northampton House and Portland Villa (formerly nos.21 and 22) in the decades around 1900 to Scipio Vincente Africanus, a black servant who died in 1835 aged 84 at no.29.

<i>Scipio Vincente Africanus. No. 1925</i>	<i>No 29 Northampton Street.</i>	<i>6</i>	<i>8 1/2</i>	<i>G Barry</i>
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Burial record from Walcot Parish Register, 1835 (Somerset Record Office)

A graphic picture of past life in Northampton Street emerges from census records which the late Brian Barefoot analysed for the years 1851 and 1871.⁶¹ The 1851 census enumerated 371 residents in the street, with a gender ratio showing the usual Bath preponderance of females - 236 to 135 males. Seventy-seven of the grand total were then aged 0-10, 45 aged 11-20, 187 aged 21-59, and 62 aged 60 or over, while 115 were married, 221 unmarried and 35 widowed. By 1871 the population had fallen to 332 - with a ratio of 229 females to only 103 males - and in average age span had become relatively older, with now only 39 children aged 0-10 but 92 people of 60 and more. Certain houses were excessively crowded. Thus 25 people were living at no.1 in 1851 - a coachman with his wife and seven children aged 1 to 14; a policeman with his wife and three children; a butler's wife with three children, a widowed Irish dressmaker and a poor Scottish woman each with a daughter, and three lodgers. At the same date no.2 contained three households plus lodgers, making 24 people in all, and no.39 opposite also three households with 19 residents. Several of the smaller houses higher up were also densely inhabited - 15 people in no.11, for example. On the other hand, many houses in the rather more genteel upper half of the street held just a single household together with the odd servant and/or lodger, and the 1851 census revealed a mere two people at no.27 - Philippa Bethel, a portrait painter, and her single servant. Though the street population was lower in 1871, a few properties still had high rates of occupancy: fifteen people still at no.11 for instance, 13 at

no.24, and 16 at the larger no.35. On the other hand there were now markedly fewer 'household units' - 64 in 1871 as against 83 twenty years previously. The two censuses record little change in family origins over the period. Nearly half the residents hailed from Bath, another c.35% from the West Country, 12-13% from elsewhere in England, and only 5% from Wales, Scotland, Ireland or abroad. This affords a sharp contrast with 1999 when newcomers and outsiders largely prevail.

Inhabited Northampton Street dates back only two centuries, but for most of that time it provides a convincing cross-section of mainly lower-middle-class Bath and one dominated by the service-sector occupations that characterised the late-Georgian, Victorian and earlier twentieth-century city - shopkeepers, craftsmen, dressmakers, medical attendants, servants, lodging-house keepers, transport employees, private instructors and others. Only in recent times has the street's social balance much altered with the transfer of most of the original houses to single-owner (professional and white-collar) occupation at far lower densities than was traditionally the case.

Street Names

Bath has often gone in for resonant royal and aristocratic associations in choosing street names. St James's Square draws prestige from the Court of St James, while nearby Great Bedford, Harley and Burlington Streets, Portland Place and Cavendish Buildings all derive from fashionable addresses on the landed estates of London's West End. In the same way Northampton Street, which until 1799 appears in ratebooks as Southampton Street, is likely to take its name from the Marquis of Northampton's Clerkenwell estate, then in the process of development. The alternative name, Southampton Street, would be associated with the former Bloomsbury property of the earls of Southampton, now held by the dukes of Bedford. Conceivably there were political reasons behind the choice of names, with Tory family connections (e.g. Cavendish-Harley) being balanced by their Whig counterparts (e.g. Bedford-Southampton). It might have been expected that the current landowner would also have been perpetuated in the designations, but the Pulteney family names were of course being reserved for streets on the Bathwick estate. However Thomas Baldwin's original plan for Buttsway labels the main streets 'North Hampton Street' and 'South Hampton Row', so it is tempting to see a truncated allusion here to the memory of Charles Hamilton whose garden was to be buried under streets and houses. Even then it seems odd that South Hampton Row should be the cross street to the *north* of the main axis of North Hampton Street. An intended cross street on the original plan, Hackers and Brimbles Buildings (after two of the early builder-developers), was never built, but Arundel Place was - named possibly after Thomas Arundell, an associate of Thomas Baldwin. Williams['s] Place - off Northampton Buildings - most likely comes from the name of a resident there. The title of Abingdon Buildings may be another with a London origin, the name being commemorated in both Westminster and Kensington.

Acknowledgments

Both past and present residents of Northampton Street have provided useful information on various points, but a special debt is owed to Peter Malone for his close interest in this project, for his many valuable observations, and above all for drawing the series of progressive maps on pages 10-11. As ever, thanks are due to Colin Johnston and Mary Blagdon at Bath Record Office and to the staff of Bath Central Library for producing the vital documents on which much of this account rests.

Notes and References

BC = Bath Chronicle BCL = Bath Central Library BRO = Bath Record Office

- ¹ BC 28 Apr 1870 and 18 Sep 1873.
- ² Peter Davenport, 'Excavations at a Roman site at Julian Road, Bath', *Archaeology in Bath: Excavations 1984-1989*, ed. P. Davenport (British Archaeological Reports: Oxford, RKO Press, 1999).
- ³ Act of Parliament 33 Geo III c.89, amended in 1825 by 6 Geo IV c.74.
- ⁴ The dates for these building campaigns are based largely on Walcot Poor Rates (BRO). The lower west side of Burlington Street could not be completed because the Montpelier riding school had extended here when the site of its exercise yard was needed for building Christ Church. Hence the gap which still exists behind St Mary's R.C. church, itself built on part of the old stables in 1879-81.
- ⁵ In the Walcot Overland Rental of 1559/60 (Somerset Record Office DD/BR/Sb 2 N68) Buttsway appears as a recently enclosed 3-acre field then under pasture. The area is stated as 3 acres, 3 roods, 5 poles in the 'Index to Thorp's plan of Walcot, 1740', in Bath Central Library, MS 516, B912.
- ⁶ John Hooper's sale of the burial ground plot to John Lloyd and Richard Wilson(n) appears in a deed of 9 Jun 1773 held by Bath Preservation Trust. His sale of the rest to Hamilton is recorded in a building lease of 24 Dec 1791 in Somerset Record Office, DD/S/WI Box 3, 17-22.
- ⁷ Paula Deitz, 'Painshill Park, Surrey', *Antiques*, Jun 1991, 1118-29, gives a good account.
- ⁸ Richard Warner, *An Historical and Descriptive Account of Bath...* (Bath 1802), 106-7 (reference from Susan Sloman).
- ⁹ Walcot Poor Rates (BRO) confirm that Hamilton payed from Sep 1777 on one garden, and from Sep 1779 on a second garden and an unfinished house. The extent of Hamilton's second garden is described in the building lease of 24 Dec 1791 (see note 6); fields 41 and 43 had formerly been leased by the Axford family. John Hooper was the landlord of the Rock House site as he was of Buttsway. For grants of gravel see Bath Council Minutes 22 Sep 1777 and 27 Mar 1780 (BRO).
- ¹⁰ BCL, Bath Plan 47.
- ¹¹ Quoted by Elizabeth Hilliard in Beckford Tower Trust *Newsletter*, Spring 1981 (reference from Mavis Collier).
- ¹² '... having no room for my 20 feet telescope I hired a convenient garden for it on the rising ground at the back of the Crescent' - William Herschel, *The Scientific Papers* v.1 (London 1912), xxiii. The ground previously belonged to Herschel's scientific friend, Dr William Watson, F.R.S.
- ¹³ See *Public Characters of 1802-1803* (London, 1803), 316-17; and James Tunstall, *Rambles about Bath*, illus. ed. (London/Bath, 1889) 224-5, where Anstey is said to have transplanted his beech trees from the garden to Shockerwick. The land was actually conveyed from Sir Peter Rivers Gay, the landlord, to a consortium of builders (Fielder, King, Hewlett and Broom) on 25 March 1790.
- ¹⁴ BC 17 Dec 1789.
- ¹⁵ Building lease of 1791 - see note 6. Rock House had been advertised for sale by Christie's - BC 15 Apr 1790.
- ¹⁶ The sequence of purchasers is outlined in the sale details of 4 Sep 1812 for 10 Abingdon Buildings (BRO, A66). Pulteney may have bought the site in connection with his quest for a parliamentary seat. Baldwin was of course his private architect for Bathwick, but would soon be removed (July 1792) from his post of City Architect.
- ¹⁷ This and the next section are a reworking of Francis Kelly. 'Apology for an Eyesore', *Country Life* 6 Nov 1980, 1687-8, 1692.
- ¹⁸ BRO, deed packet A100.
- ¹⁹ It is probably the same Sartain who was active in 1788 in Laura Place on Pulteney's Bathwick development: see BCL, Eveleigh Papers.
- ²⁰ E.g. building leases for nos.2-5 and 10 Abingdon Buildings, the latter lease (dated 25 June 1795) having a shop front sketched on the back (BRO, deed packet A100). The leases include the standard clause for many speculative developments that the occupier must not follow any noisy or offensive trade.
- ²¹ BRO, deed packet A100, conveyance of 9 May 1794.
- ²² H. Colvin, *A Biographical Dictionary of British Architects, 1660-1840*, 3rd ed. (London, 1995), 756-7. Pinch's link with Pulteney was strong. His office was at 12 Chatham Row which Pulteney (with nos.10-11) had bought in 1789 to secure wharfage rights north of the weir. Pinch signed the majority of the Northampton Street leases though not until 1799 (for no.10) is he named in the text and also termed 'architect'.
- ²³ BRO, deed packet A100, conveyance of 9 May 1794. In 1792 Chantry had moved to Cheapside, a building development particularly associated with the architect John Eveleigh. Field had worked for 24 years in London before coming to Bath c.1786; when he died in 1797 Pinch was his executor: BC 9 Jul 1795 and 9 Nov 1797.
- ²⁴ According to former local residents Arundle was pronounced 'A-rundle' into the 1970s, and was spelled so in the plan of c.1808-12.
- ²⁵ Christopher Woodward, Francis Kelly and David McLaughlin, *Stone* (Bath, Building of Bath Museum and Bath City Council, 1994), 12; Francis Kelly, *An Essay towards a Draft Conservation, Repair and Maintenance Manual for Bath* (unpub. diss. Architectural Assoc., 1988). Essentially it saved materials in construction and was therefore cheaper. It seems from photographs of Abingdon Buildings showing fronts blown out by blast during the 1942 blitz that these were of single ashlar, and it is likely that the cheaper, smaller houses of Arundle Place used the same construction.

- ²⁶ Evidence of similar ones survives at no.5 and once survived at no.6.
- ²⁷ Francis Kelly, note in *Bath Preservation Trust Newsletter* (1995), 10-11. Arnold Root has pointed out that the construction of the Kennet & Avon Canal at this time led to a shortage of building stone. One of the developer-builders of Northampton Street, John Bennett, was a supplier of bricks among other materials (BRO, deed of 1 Jan 1794 recited in 9 May 1794).
- ²⁸ Well illustrated in one of the cut-away models (based largely on nos.5 and 33 Northampton Street) in the Building of Bath Museum.
- ²⁹ Francis Kelly, *An Essay...* (see note 25), 35-6. Evidence formerly survived at No.7 that this was once rendered externally with black rough-cast, as can still be seen on some houses in Bristol.
- ³⁰ They need treating with respect since ill-judged alterations, such as cutting in slips where worn, are a potential source of weakness. Insofar as the dynamics of the stairs are understood, the landings are considered to be the critical points.
- ³¹ Transactions of 13 May 1811 and 9 Feb 1812 (referred to in Northampton Street deeds, e.g. for no.37). Sir John Lowther Johnstone, Pulteney's nephew, inherited from Henrietta Laura in 1808, subject to her husband's life interest. The Buttsway development and Rock House were sold to pay off debts.
- ³² BCL, Bath Plan 60, c.1808-12. It presumably shows the same plots as those omitted from the sale on 9 Feb 1812 to Thomas Scott and is inscribed on the back 'Plan[s?] of the Estate of Sir Jno[?] Johnstone' - doubtless Sir J.L. Johnstone.
- ³³ BCL, Bath Plan 59. The plan is incomplete and is really about developing the Salt Rocks (i.e. the land below Rock House) to link Great Bedford Street with Portland Place, a proposal confirmed by references to the sale of Salt Rocks to Thomas Scott in the lease of 9 Jan 1812 (recited in various deeds).
- ³⁴ The angling of certain Bath streets is a deliberate planning feature done for townscape effect as well as to suit the topography. As usual this results in two Northampton Street houses having triangular-sided plans, one smaller (no.31) and the one opposite larger allowing the stairs to be fitted in the extra space (no.11).
- ³⁵ H.Colvin, *A Biographical Dictionary...* (see note 22), 638-9.
- ³⁶ The difference is borne out in rate payments. In 1823 nos.11-19 are all paying 15s. a quarter (only 12s.6d. for no.20) whereas the 1790s houses are paying from £1 to £1-5s.
- ³⁷ Compare the building lease for no.25 (1825, east side) with that for no.16 (1821, west side).
- ³⁸ The first houses on this site recorded in Bath directories are the semi-detached pair of Hilmarton Villa and Brynhafryd in 1876/77.
- ³⁹ BC 25 Aug and 1 Sep 1836.
- ⁴⁰ For auction details and plan see BRO, deed packet 2379. This land was originally part of the massive lease to the building consortium of Fielder, King, etc. in 1790, but in time reverted to the Rivers estate.
- ⁴¹ BC 18 Sep 1873; James Tunstall, *Rambles about Bath*, illus ed. (London/Bath, 1889), 224; Neil Jackson, *Nineteenth Century Bath Architects & Architecture* (Bath, 1991), 151-4. The tower housed a ring of eight bells.
- ⁴² W.J.Jenkins, 'A history of the proprietary chapels of Bath' (typescript in BCL), ff. 56-8, 81-2, 85-6, 95-6; other dates from ratebooks and directories.
- ⁴³ Copy of the Survey in BRO.
- ⁴⁴ Society for the Protection of Ancient Buildings, *Report and Recommendations... on the Preservation of Terraced Houses in Bath by Adaptation to Meet Present-Day Requirements* (London, 1944).
- ⁴⁵ *Bath & Wilts Chronicle & Herald* 15 and 19 Nov 1951, 15 Oct and 16 Oct 1952.
- ⁴⁶ The form *Dark Horse* replaced the traditional name only in 1994.
- ⁴⁷ A proposal to use the St James's Park land behind 1-10 Portland Road for a school had been rejected in 1949: see *Bath & Wilts Chronicle & Herald* 7 July 1949.
- ⁴⁸ Barbara G. Stone, *Bath Millennium* (Bath, 1973) p.139. Planning application for St Andrew's 1961, foundation stone late 1962, consecration 4 Apr 1964. Plans in BRO, no.13699.
- ⁴⁹ Adam Ferguson, *The Sack of Bath: a Record and an Indictment* (Salisbury 1973); Peter Coard, *Vanishing Bath: Buildings Threatened or Destroyed*, rev. ed. (Bath, 1973); correspondence in the local press Jan-Feb 1975; Bath Preservation Trust, *Annual Report* 1973/4 and 1974/5; Francis Kelly, 'Apology for an Eyesore', *Country Life* 6 Nov 1980 1687-8, 1692.
- ⁵⁰ Dates largely from local directories. For 56 Portland Road/St James's Park - built for Luckham, Son & Co. (estate agents) see Building Control Plan 14434 (BRO).
- ⁵¹ Their administrative work can be followed in some detail in Walcot Police Commissioners Minutes 1793-1815 (BRO).
- ⁵² Announced as forthcoming in *Bath & Cheltenham Gazette* 22 Sep 1819.
- ⁵³ Walcot Police Lamp Report Book 1811-15 (BRO), entry for 4 Oct 1820, a particularly windy night which extinguished all eight burners.
- ⁵⁴ Walcot Police Commissioners' Minutes 1793-1815 (BRO). The famous murder of Maria Bagnall at Marlborough Buildings in 1828 must have caused an extra stir locally when it was discovered that the suspect had been storing stolen goods at an ostler's house in Williams Place off Northampton Buildings.
- ⁵⁵ The upper houses on the east side were served by an additional drain at the back which ran into the main sewer.
- ⁵⁶ S. Sneade Brown, *The Wants of Bath*, by a Resident (Bath, 1867) 7-8, 20-1.
- ⁵⁷ S.Sneade Brown, *What Can Be Done?* (Bath, 1867) 13-15; C.S.Barter, *A Report on the Sanitary Condition*

of... Bath... 1867 & 1868 (Bath, 1869) 29, 53-4.

58 C.S.Barter, 98.

59 BC 27 Mar 1873.

60 W.E.Eyles, *Electricity in Bath, 1890-1974* (1974), pp.6, 15, 63; M.J.H.Ellis, 'The early history of the telephone in Bath', *BIAS Journal* 19 (1986) 21-31.

61 Copy of unpublished article 'Northampton Street, Bath, 1851-1871' by Brian Barefoot, formerly resident at no.25.

- 11 Davis Frederick, painter
 12 Pratt Mrs. Mary S.*
 Canning Mrs. Matilda
 13
 14 Love F. G., upholsterer
 Barrow Miss
 15 Forward Mrs. M., dressmaker
 16 Price Miss Eliza
 Price Miss Alice
 Price Miss Kate
 17 Walker Mrs., massense, &c.
 18 Chidley Mrs. Eliza
 Say Frank
 19 Creighton Mrs.
 20 Norris Edgar, insurance agent
 Summers Mrs. Ruth
 23 Curtis Miss Bertha, dressmaker
 24 Davis F. G., cabinet maker
 25 Greenhill Joseph, decorator
 Greenhill Sidney, teacher of
 shorthand
 26
 27 Teale Charles, waiter*
 King Richard
 Harrich Madame
 28 Collier Thomas, groom
 29 Pond Charles, chairman
 30
 31 King Mrs. Eliza Ann
 Reed Miss E. A., trained nurse
 32 Pointing Mrs. E.
 Pierce Miss E.
 33 Snell George, gardener
 Salter Miss Ann
 Leach Mrs. Amelia
 34 Ralph Alfred
 Richards Mrs.
 Phillips Mrs.
 Hobbs Thomas
 ARUNDEL PLACE intersects.
 35 Fry Mrs. William
 Knee Miss S., nurse & mass.
 36 Greenhill T., wheelchairman
 37 Burcombe Arthur T., mason &
 oil and lamp warehouse
 Ellison Mrs. M. A., corset mkr.
 38 Humphreys Mrs. Jane H.
 39 Griffiths Mrs. Rose*
 Morgan John, gardener

Northampton Street.

Abingdon Buildings to Portland Road.

- 1 Newport Mrs. Elizabeth
 Howes Miss Mary, dressmaker
 Willi Miss Louise, dressmaker
 2 Wright Alfred E., carpenter
 3 Taylor William G., carpenter
 Pratt Miss C.
 Williams Mrs. H.
 4 *White House*—Lush Frank
 5 Hart Thomas J., gasfitter
 6 Austin Mrs. Emma*
 7 Crossman George, tailor
 Millard Mrs., district midwife
 Lowe Miss Florence, nurse
 8 Jefferis Mrs. M.
 Jefferis Misses F. and A., chil-
 dren's dressmakers
 9 Mason Miss Rachel
 Simpson Mrs. Mary
 Humphries Enoch, coachman
 10 Knee William, butler

* Thus denotes lodging-house keepers,

- 17 Mason Arth. W
 17 Easterlow Thos
 18 Meaker Sidney J
 18 Rawlings Mrs. E
 18 Parkhouse Mrs. E
 19 Davis Arth
 19 Eades Mrs
 19 Hooper Thos. J
 19 Pickering Jn. G
 20 Dempsey Stanley
 20 Holden Mrs
 East side.
 23 Curtis Miss
 24 Rickett Edwd
 24 Mills Mrs
 24 Shandy Miss
 24 Quinton Peter
 24 Barnett Arth. E
 25 Nowth Miss
 25 Simcox Leslie
 25 Tutton Rt. D
 26 Hall Ernest A
 26 Warren Miss
 27 Pullbrook Jas
 27 Hand Frank, motor car
 hire
 27 Mills Chas
 28 Campbell-Price Mrs
 28 Head Mrs
 29 Jones Mrs
 29 Davis Geo. E
 29 Johnson Mrs
 30 Trubody Leslie
 30 Hughes Miss Nora, dress-
 maker
 30 Stock Ronald
 31 Keats Miss
 31 Jenkins Miss
 31 Stiles Rd
 32 Angel Miss
 32 Bryan Thos
 32 Sellar Miss
 32 Jones Mrs
 33 Allen Mrs
 33 Cormick Septimus
 33 Peters Mrs
 33 Wilkie Jas
 34 Lawrence Thos
 here is Arundel pl

NORTHAMPTON ST.

From Julian road to Port-
 land road.

West side.

- 2 Ellison Mrs
 2 Grimes Ernest
 2 Long Herbt. H
 2 Smith Fredk. W
 2 Smith Wlfr. J
 3 Ford Chas. E
 3 Hillman Eli
 3 Orchard Mrs. E
 4 White Horse P.H. Edwd.
 Doo
 5 Tizzard Miss
 5 Bolwell Mrs
 5 McGoldrick Miss
 5 Comley Mrs
 6 Warr Miss
 6 Parrish Miss
 6 Keeling Wm
 6 Howes Miss
 6 Deacon Miss
 11 Fry Hy
 11 Rolfe Frank H
 11 Pollitt Miss
 12 Bishop Dennis
 12 Strange Miss L
 12 Bredal Hy
 13 Mullis Miss
 13 Luker Sidney H
 15 Hutchings Mrs
 16 Price Miss
 17 Williams Wm. Jas

From Bath street directories of (left) 1907 and (right) 1947.