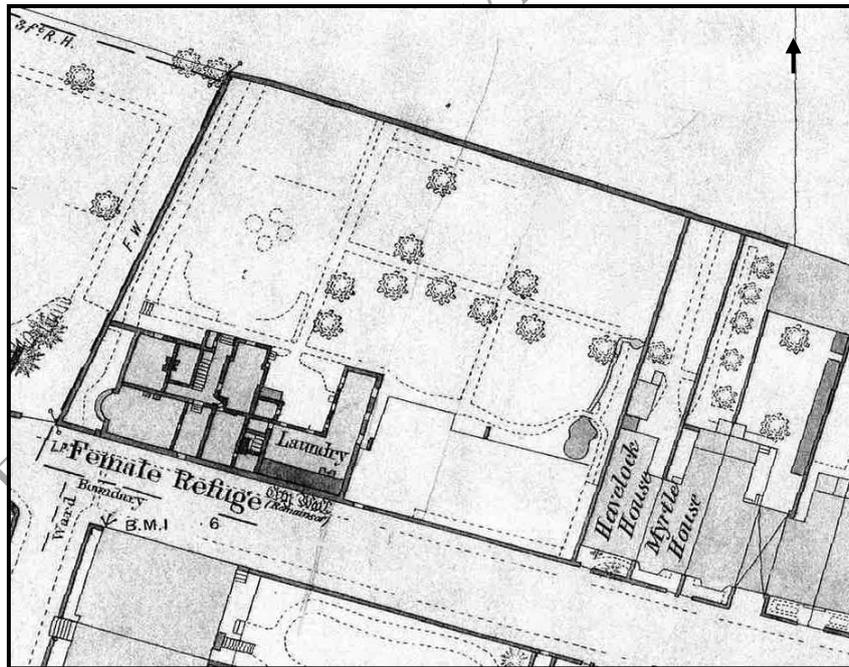


Hyde Abbey Road

A substantial part of the former Abbey Farm was low lying water meadows and not suitable for development. Drier areas could not be developed as they were not accessible from any road. However in 1880 Barrow Simonds seized the opportunity to purchase a strip of land from the Refuge giving him access from North Walls. This allowed the start of development on the southern tip of Abbots Barton Farm. The Refuge was in need of the cash injection and raised £180 from the sale. The Trustees of the Refuge sought to secure their privacy. Barrow Simonds was required to build a brick and flint wall eight feet above the roadway which became the property of the Trustees. In addition a restrictive covenant required that occupiers were 'Not to open or permit to be opened any window in south side of any building that is erected on his property bounding the remaining properties of the vendors on the north side.' The Trustees thus ensured that occupiers of any new houses could not shout at or talk to the girls in the Refuge. This restricted any future building plans - non-opening windows would alienate future purchasers or occupants. Today it would violate building regulations. In 1881 Barrow Simonds negotiated for the release of the covenant and, on payment of £300 to do this, the development of the Hyde Abbey Road estate began.¹⁴

Figure 8.4: The Refuge and its extensive grounds



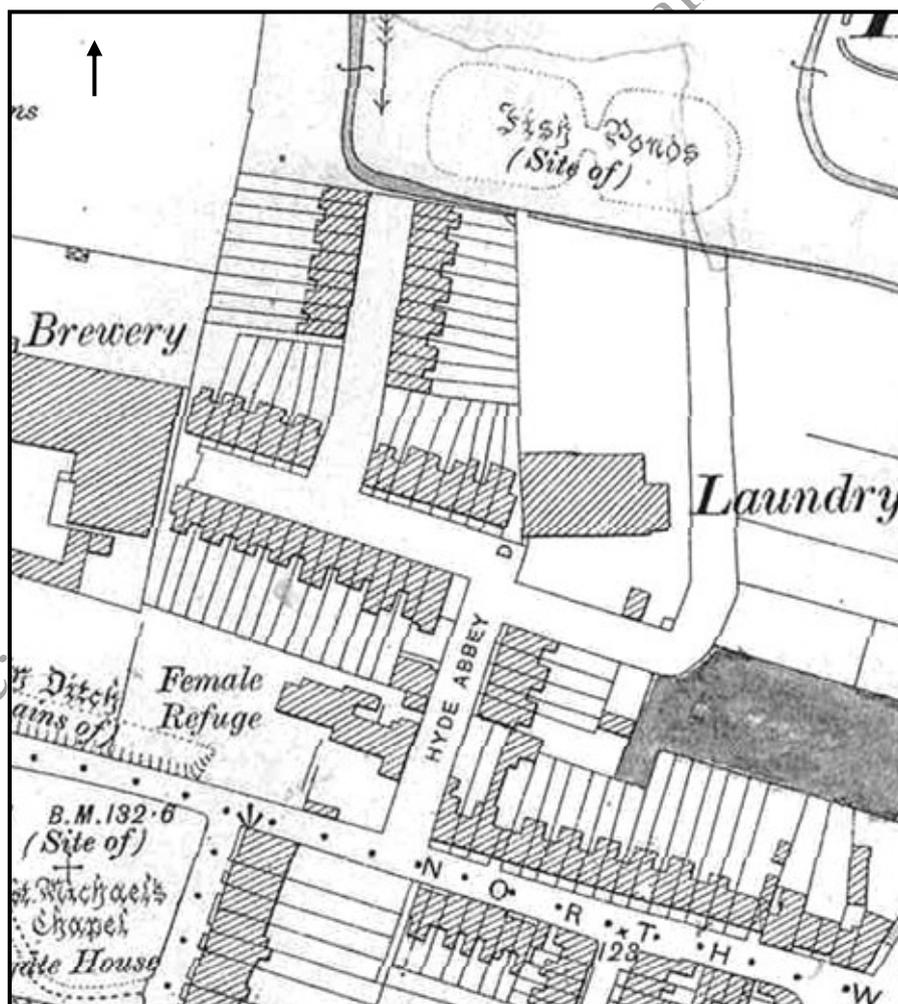
Source: O.S. Map 1st Edition 1873

The estate plan is now too fragile to be viewed. Thomas Micklam, a Portsmouth-born architect, designed the layout and acted as a contractor. Micklam's work was well known to Barrow Simonds as he had developed part of Park Road.¹⁵ He subsequently lived at Ivanhoe and retained ownership of many of the houses. The site was compact and space was limited. 55 terraced houses were built, 5 on the access road and the rest on roads forming an inverted

'T'. Micklam as the estate developer and architect had immense influence over the final designs, although all plans were approved by Barrow Simonds (Figure 8.5).

Building land was sometimes offered freehold by landowners, requiring substantial capital investment at the start to buy the land. Only established developers, with a track record that gave access to finance, could take advantage. Commonly houses were built by small craftsmen who obtained building leases and financed work by short term borrowing. Unless there was an option to buy the freehold, the property was subject to an annual ground rent payable to the landowner. Whether it was Barrow Simonds' preference or the unwillingness of owners to pay the cost of the freehold, leasehold tenure dominated the late Victorian estate. Building plans survive for 39 houses although some of these are fragile and cannot be inspected (Table 8.2). Micklam designed 37 houses and a further 11 can be attributable to him. Garfield Terrace was designed by Gover, who had been involved in developing other land in Hyde.

Figure 8.5: Hyde Abbey Road



Source: O.S. Map 3rd Edition 1909
The Refuge has been rebuilt.

Twenty-five of the properties were built by two building partnerships - Aaron and Alfred Brockway and Penny, Read and Lumsden. The Brockways also built houses on Barrow Simonds' Park Road development. Stephen Penny was a bricklayer as was his younger brother George. Walter Read was a wheelwright. William Lumsden was a bricklayer and Berry, who built five cottages, was a carpenter. When Micklam acted as a developer, he dealt with all stages of the process and kept many of the properties for his own portfolio. Penny, Read and Lumsden also retained their houses. The Brockways always sold on completion; some of these Micklam added to his portfolio.

Table 8.1: Hyde Abbey Road development 1881 to 1888¹⁶

Place	Date	Type	Architect	Clients
Avon Terrace?	1881		Micklam	Barrow Simonds
Cavendish Terrace	1881	5 houses	Micklam	Penny, Read & Lumsden
Cavendish Terrace	1881	1 shop	Micklam	Penny, Read & Lumsden
Hamilton Terrace	1881	11 cottages	Micklam	Brockway
Waverley Terrace	1881	5 cottages	Micklam	Berry
Cavendish Terrace	1882	3 cottages	Micklam	Lumsden
Garfield Terrace	1882	1 house	Micklam	Johnson
Ivanhoe	1882	1 house	Micklam	Micklam T.
Garfield Terrace	1884	8 houses	Gover A	Brockway A. & A.
Abbotsford Terrace	1888	5 houses	Micklam	

No. 3 Hyde Abbey Road was one of the few houses under owner-occupation. Henry Jewell, an engineer, raised a mortgage of £250 in 1883. He resided in the property until 1897 when it was sold to Allen and O'Neill, confectioners for £287. Many of those involved in the construction of the properties, for example Read, Brockway and Lumsden, retained ownership personally or within the family at least until 1891. Micklam's widow still owned six properties in 1912.¹⁷ Long term owners of several properties included Henry David Johnson (4) and Shenton (5). In 1881 Johnson was described as a grocer's assistant but had been promoted to manager by 1891. Harriet Jackson seems to have provided a mortgage and is named as joint owner in the rate books of 1891 and 1901.¹⁸

The terraced development took place in blocks of between 5 and 11 houses. Cavendish (8 houses), Hamilton (11 houses), Waverley (9 houses) and Avon (7 houses) terraces were fully occupied in 1884.¹⁹ The small properties were mainly two-storey. The majority were flat-fronted but their plainness was reduced by the use of yellow bricks. House designs were fairly basic and, except for Ivanhoe which was built for Micklam's own occupation, had only one WC and, as usual for this time, no bathroom. Nos. 6 to 8 were larger and deeper with four rooms downstairs - a parlour, living room, kitchen and scullery, a WC at the rear - and three bedrooms upstairs. No. 13 was a shop. Nos. 14 to 24 and 29 to 33 were smaller and had

a parlour, living room, washhouse, but only two bedrooms and what was described as a lumber room. Rateable values for houses ranged from £10 10s. p.a. to £14 p.a., with the shop at No. 13 commanding a premium at £19 10s. p.a.. Typical occupiers in 1891 included those involved in the building trade, cabinet makers, a carman, grocers, a police sergeant, a railway porter, tailors and watchmakers.

Garfield Terrace seems to have been built in two stages, with seven houses occupied in 1884 and the other eight in 1885. Amos Johnson a builder and contractor, who employed 21 men and three boys in 1881, had a building lease for Nos. 1 to 4 Garfield Terrace. It is likely he built all the seven houses which had a similar design. The Brockways borrowed £335 from Adams (solicitors) to build the other eight houses and, after construction, raised a mortgage for £400 on four of the leasehold houses from Harriett Jackson. As a well-off spinster she would have seen investment in real estate as a safe option with guaranteed returns.²⁰

The three storey houses in Garfield Terrace were considerably larger, had a frontage of 15 feet and depth of 102 feet, and a rateable value of £16 p.a.. No. 55 had a parlour, living room, kitchen, scullery, conservatory and an internal WC at the bottom of the stairs, which were placed centrally. There were three bedrooms on the first floor and a further one in the roof. No. 52, which backed onto the Refuge, was purchased from the Simonds family in 1920 by its successor, the Diocesan Maternity Home.²¹

Abbotsford Terrace was the last to be built in 1889. The names of the terraces were drawn from the writings of Walter Scott. Abbotsford was his estate. Waverley and Ivanhoe (Micklam's residence) were books and the other houses had names (for example Garfield) or properties (for example Hamilton) taken from Scott's novels. Gordon Terrace opened up another part of Barrow Simonds' meadows and the three properties here were built by Micklam.

Hyde Abbey Road properties were affordable by the lower middle classes and were larger than the older housing in King Alfred Place or Hyde Churchyard. Some of the original investors' families, like Micklam and Shenton, still owned the properties over 30 years later. Shenton owned seven of the newly built houses, which had passed to his widow by 1912. Shenton, a solicitor, usually acted as a financier. The duration of family ownership indicated that this was not an outstanding mortgage but was either originally an investment, or the builder had experienced financial difficulties and failed to repay the loan. Smaller investors held just two or three properties. These houses were sold infrequently, usually on the death of the owner. The property could pass to the widow, trustees or directly to children; a married daughter would have a different surname so the family connection may not be obvious. If the properties were sold, they were offered as a block and little fragmentation of ownership occurred.

Figure 8.6: Houses in Hyde Abbey Road

