

15. HOUSES, HOMES AND THE GROWTH OF COMMUNITIES

The start of Hetton-le-Hole

Prior to 1700 Hetton did not exist even as a village. At best it was a small hamlet, a collection of rural buildings situated near to the lane running from Easington village to Houghton-le-Spring, the two largest communities in the area. The whole area surrounding this hamlet would have consisted mainly of woodland with patches of cultivated arable land belonging to a few landlords. It is, however, conceivable that during the early Medieval period there may have been a small village in this location, like many found throughout England at the time, where the land belonged to the Lord of the Manor and a small amount of open field land was cultivated by peasants. There is evidence at two places in the present township of ridge and furrow open-field practice; in the vicinity of Little Eppleton Hall in the Lyons district and at Hetton-on-the-Hill, the presumed site of an original Manor House.

At this time cultivation took place by agreement of the Lord of the Manor, and was ruled by a Manorial Court which distributed working land, meadows and common land by lot among the peasants. But by 1770 it is likely that much of the land which used to be worked by the peasants had been acquired by the land owners through a series of Enclosure Acts. Agricultural workers then became farm servants or agricultural labourers and performed a variety of roles according to the type of agriculture being practiced.

Even as late as 1841, on the eve of the first national census, most of the farm labourers in Hetton were classed as agricultural labourers. The ownership of most of the land around Hetton was in the hands of either gentleman farmers or speculators who had become rich through some other activity and bought the land as an investment. The absence of regular farmhouses on the early maps and the small parcels of land show this to be the case.

Michael Sill in his discourse "Landownership and the Landscape: A study of the Evolution of the Colliery Landscape of Hetton-le-Hole, Co Durham" (1), examines the two major estate plans through the Land Tax Returns of the three constituent townships of the parish, Hetton, Great Eppleton and Little Eppleton (Lyons) between 1789 and 1831, as well as the Tithe Apportionments in 1838/39, and was able to reconstruct the patterns of land ownership. By 1840 the ownership was dominated in each township by a single owner, but with a small number of others who had acquired small holdings. The table below shows the major landowners as well as some of the minor ones. By far the major land owner in the parish was Thomas Lyon who had acquired land and estates following a marriage link in 1736 with Jean Nicholson, the previous landowner and considerable heiress who came from a West Rainton family. Her father, James Nicholson, had acquired his wealth from the estate of the widow of John Duck, a wealthy merchant of Durham, at the time of her death in 1695.

**Table of important landowners Tithe apportionment 1839
Hetton Township**

	Name	Acreage
1	Hon. Maria Bowes-Barrington	858
2	J Pemberton	212
3	Hetton Coal Company	161
4	Hon M.Bowes-Barrington / Sir James Musgrave	97
5	Jane Hutchinson	87
6	J Burrell	52
7	Rev J Hutton	49
8	Geo Baker	5
9	J Armstrong	3
10	T Wood	2
11	R Anderson	1
12	Others	1
	Total owned	1528
	Houses	25
	Lanes, waste etc	39
	Total	1592

Great Eppleton Township 1838

1	Francis Mascall	527
2	Edward Shipperdson	94
3	Hon. Maria Bowes-Barrington	74
	Total	695

Little Eppleton Township 1839

1	G.T.Fox & Mary Croston	335
	Total	335

The following page shows a map of the Lyon estates in 1776. Negotiations with the Lyon family for the purchase of land in 1818 by the Hetton Coal Company were crucial to the establishment of the Colliery in the 'Lyons' area of the township. The group of buildings in the centre of the map shows the extent of the village of Hetton before that time. Today much of the land in the township is still owned by the Bowes-Lyon family.

The principal large houses in the village, namely Hetton Hall and Hetton House, are plainly visible in the centre of the village but there are very few other houses shown. The other houses, with the exception of the property opposite Hetton House, would have been quite small and probably crude in both style and structure.

[illegible]

The map below shows the hamlet of Hetton-le-Hole as it was in 1776. There is no Eppleton, or Moorsley or Easington Lane as we know them today as established villages.



Hetton Hall and Hetton House (which was possibly an annex to the Hall) were both built at some time between 1700 and 1720. The cottages across the lane from Hetton House were also in existence by 1776 although considerably smaller than the property there today, which has been added to, both in height and length and its facia has considerably altered over the years. Nothing remains of the farm buildings in Bog Row except a small inclusion in a wall bordering the existing road. No evidence of the smithy is shown on the map so one must presume that it had not been built at this time. Hetton Hall was in evidence up to the 20th century but the ruinous dilapidated building was demolished by the Urban Council in 1923. The present Hetton Centre stands on part of the footprint of Hetton Hall. Hetton House, however, has continued in use first as a private residence and then taken over as Council Offices half way through the 20th century, before being sold in 2013 to private buyers.

The parish books and churchwardens' accounts, together with reports by the Overseers of the poor and the Highway surveyors, provide us with a window on the life of the poor in the 18th century. Agricultural wages, the mainstay of the rural economy, were low. Work was uncertain, particularly for labourers and any misfortune which occurred could make a man and his family become a charge on the parish. Even when the females of the household engaged in craft activities to supplement the wages life was often burdensome. More often than not parishes were not organised to take on the welfare of families which had no roof over their heads and no visible means of support. In order to relieve the burden on the rates and other parish taxes, children of itinerant labourers were placed as apprentices to local farmers where they received a living but little or no cash. The yearly earnings of an agricultural labourer rarely exceeded £15-£16. When workhouses were established in the early decades of the 19th century it became even more difficult for labourers to obtain support within the parish. Towards the end of the 18th century the economic depression caused by the wars in Europe squeezed wages even more. Although an industrial revolution was taking place in some parts of

England, the north-east was largely untouched and there was little competition for labour to force wages up. During this period prices doubled and in some parts of the country there were riots over the price of bread. During the first 25 years of the 19th century the percentage of the working population employed in agriculture fell from 45% to 35%.

Thus the small population in and around Hetton may not have been expecting the more complex and prosperous society resulting from mining but major changes occurred in a very short time. If they were not aware of the developments taking place around them in other parts of the country, they would soon find themselves having to adapt as coalmining descended upon them. Transport, which had relied on horses for so long, changed dramatically as the demand for wheeled transport grew. Opportunities enlarged in jobs such as, blacksmiths, grooms, drivers, wheelwrights, cart-makers, road makers, etc.

Farm labourers, if they were lucky had a tied cottage to live in. Although small and crude they provided a roof and offered some stability to a family. However, young single men usually lived in crude farm buildings, usually in the farmyard and maybe close to the manure heap. There were no luxuries at all, water being obtained from a spring or, more usually, a trough fed by a stream. The quality of life for a farm labourer's family was much lower than most workers engaged in industry who were at least provided with cheap housing, even if in drab streets of stone cottages lacking the basic amenities of life, such as running water and efficient toilets. Family life, wherever it occurred, whether in towns, in a rural setting, or close to an industrial complex, was fraught with difficulties not least the danger of disease.

Thus the scene was set for massive changes to Hetton. There is plenty of documentary evidence to indicate that coal-mining in County Durham and Tyneside had been taking place since at least the 14th century but nothing in the immediate vicinity of Hetton itself. The impetus to mine coal had grown considerably after 1800 due to the increased demand for fuel to satisfy the industrial growth elsewhere in the country following the discovery and development of steam power. Additionally, the technology of deep coal mining had developed to the point where production could increase, while changes in transport had allowed for the movement of coal to rivers and the sea where it could be exported. Fortunes were being made in the west and north of the County and there was pressure to do the same in the east and south. By 1820 coal was being mined just two or three miles to the west of Hetton in the parish of West Rainton, but geologists generally assumed that the Magnesian Limestone escarpment, a feature of the eastern landscape would not have coal beneath it, or if it did it would be at such a depth as to make it impossible to retrieve economically.

The following account written by members of the Hetton Community Association and Photographic Group in 1973 explains how this initial investigation came about.....

The Advent of Mining.

It was a controversial point with geologists whether coal existed beneath the Magnesian Limestone which covers this area. The sinking of the Hetton Lyons Blossom Pit was therefore in the nature of an experiment, and it showed that a tract of valuable coal lay beneath a bed of limestone 58 yards thick. The following is a copy of a report made in 1816 when Lady Francis Vane Tempest was considering buying the mining rights from John Lyon Esq.:

REPORT ON THE COAL MINES UNDER THE ESTATE OF JOHN LYON MADE BY MESSRS.
STOBART, STEELE AND WATSON GIVING THE TERMS OFFERED BY LADY FRANCIS VANE
TEMPEST FOR TAKING OVER THESE MINES.

22nd April, 1816.

We have viewed and examined the estate at Hetton belonging to John Lyon Esq. in the County of Durham and considered the situation thereof with respect to its containing coal, and on due examination of the metals put through in the boreholes that have already been made within the estate in addition to the contiguity of the workings of the adjoining colliery at Rainton, we are of the opinion that out of the whole quantity of ground which the said estate contains viz. 851 acres, it is probably 571 acres of the Upper Main Coal and Hutton Seams will be found in perfection and may be fairly reckoned upon and will produce as follows:

CHALDRONS

Upper Main Coal 571 acres 6 feet thick will afford after allowing a reasonable portion for waste, 1938 Chaldrons per acre consequently the expectation from

that Seam will be..... 1,1,06,598

Hutton Coal Seam 4 feet in thickness after allowing for waste will afford 1293 Chaldrons per acre and on 571 acres

will yield 738,303

Total produce of Merchantable Coal1,844,901,

The above 1,844,901 Chaldrons will serve a vend of 60,000 Chaldrons annually for 30 years and we conceive from such vend being made an annual profit of £12,000 will be yielded. Therefore the total gains to be expected for the 30 years will amount to £360,000. We suppose it will require £60,000 to be laid out in winning the Colliery, laying the waggonways and with the other Establishment necessary to put the Colliery into a state to work 60,000 Chaldrons annually but in the event of Lady Francis Vane Tempest not being able to renew the lease of Rainton Coal Mines with the Dean and Chapter of Durham, we calculate that the materials which will be supplied from that concern to go in aid of the winning will amount to £10,000, therefore in that case the net sum required to win this Colliery will be £50,000, leaving a total gain of £310,000:

The document, following this preliminary assertion went on to advise Lady Francis Vane Tempest of the terms under which she should lease the mineral rights, and includes an interesting reference to an abortive attempt to win the Colliery made by John Lyon and his mother prior to her death. This took place approximately 400 metres south east of the S.E. corner of Hetton Houses Wood. (G.R. NZ 344484)

In 1820 the Hetton Coal Company was formed by Messrs Cockrane and partners under the leadership of Arthur Mowbray. The venture began at Hetton Lyons on the 19th of December, 1820,

when Lady Cochrane cut the first sod and sinking operations commenced in February 1821.

The successful winning of this colliery was the beginning of a new era in the history of mining. Following it, mining in the area of Hetton developed rapidly. By 1825 both Elemore and Eppleton pits were in the process of being won.

Conditions in the mines were harsh in these early days. When Hetton Colliery was opened in 1822 the temperature at the bottom of the shaft was 66 degrees and 70 degrees in the workings. The shaft was 15 feet in diameter and a pumping engine was necessary to extract water. It was of 300HP, and was powered by 4 large boilers. There were two winding engines each of 90hp and each was supplied by two boilers. Two extra boilers were kept going in case of a break down. The rope for drawing the coals was made of hemp and stranded wire. It was 220 fathoms in length, weighed two tons and cost over £100, a very large sum of money in those days.

From the beginning the most pressing problems to overcome in the interests of safety and comfort were those of lighting, ventilation and the drainage of water. So many lives were lost in the mines at this time that it was customary not to hold a Coroner's Inquest if the corpse was "only that of a Collier", a disturbing indictment of the social conscience of the times. It is startling to realise that human life could be regarded so cheaply. The miners themselves, whilst recognising the latent dangers of fire-damp to human life, were, frequently foolhardy. They smoked their pipes underground, and, observing that fire-damp being lighter than air always rose to the roof, often amused themselves by lighting small quantities of the gas which ran along the roof. They even held bets on the distance it would travel. After explosions had taken place due to such careless practices more efficient ventilation to clear away the collecting gases was employed, but lighting was still by naked flame. In 1813 the first safety lamp was invented by Dr Clanny of Sunderland. Further lamps were developed by George Stephenson and Sir Humphrey Davy and the Davy lamp was soon in general use in the Hetton Mines. The account taken from the Hetton Community Association Book published in 1973 explains to some degree what it must have been like to live in Hetton following the discovery of coal in economic quantities, and the consequent opening of the first coalmine in the Lyons area -.....

Living in Hetton, 1800 to 1973: a broad outline

At the beginning of the 19th century daily life in the area of Hetton was similar to that of any small northern farming community of this time. Following the enclosure of land and the consequent disintegration of the Manorial System the population of the Manor of Hetton steadily dwindled.

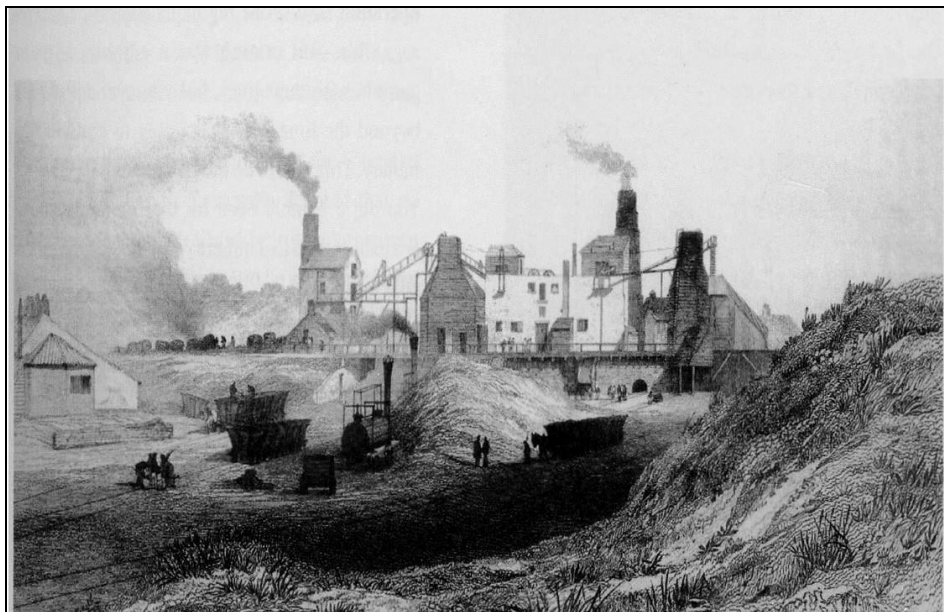
In 1801 the area could only support a population of 212, whose adults worked for meagre wages as farm labourers. The area was unspoilt and picturesque, there was no dust or grime, no pit-head installations; life was slow and gentle but the majority of the population lived in poverty. There were no roads as we know them today; pleasant country lanes linked Easington Lane, Hetton and Houghton, and to travel these lanes the majority of the inhabitants must walk, for few of them owned a horse or cart or carriage. Not surprisingly people rarely left the village, therefore a strong community spirit thrived. Manorial customs and beliefs persisted in this close community, holidays were still infrequent and church "Holy days" were, as important as ever. The inhabitants owed and gave their allegiance to the landowning families, who were at this time the Barringtons, Musgraves,

Pembertons, Burrells, Maskells; whilst the Hon. Mrs Russell Barrington was the titular Lady of the Manor, owning Hetton Hall and its gardens.

In 1819 ideals and customs suddenly changed. The peace of the countryside was broken as a new industry emerged. Coal, the black diamond, was proved to exist in marketable proportions below the surface of the area, a buried treasure which brought prosperity, growth and renewed life to this declining rural community. Work upon the sinking of the Hetton Lyons Colliery began in 1819. Following its winning, mining in the area of Hetton developed rapidly; further mines at Elemore and Eppleton were won and the population increased accordingly. By 1821 upon the initial success in winning the Lyons the population had risen to 919, whilst in 1831 5,887 people lived here. This population boom continued and in 1891 had reached the grand total of 12,726 persons.

This sudden rise in population created as might be expected great changes in the character and appearance of the village, and the quality of life led there was drastically altered. It is recorded that in 1811 no house stood within a mile of the site of the Lyons Colliery. In 1821, 145 families lived in 107 houses. Overcrowding was prevalent throughout these years and, indeed, persisted into the 20th Century. Both the 1901 and 1911 Censuses reveal that Durham had a larger number of persons to each house than any other mining area in England. Roger Lawson writes of Hetton as he saw it in the 1840's:

"I remember Hetton in the middle and late 40's. At this time there were no street lamps or paraffin oil, the only lights visible were from the three principal shops in the Front Street. The occupiers of those three shops were Cutter the grocer, next to Brewer's Arms(Michael Stoker succeeded Cutter, afterwards going to Houghton where he died); Charlie Milner, the butcher, who afterwards removed from Front Street into his property at the top of John Street; and Tomlinson Sharp (now occupied by Wakefield and Gardner.) There was no Caroline Street or Market Street, only a thorn hedge from Hetton Square up to Levison Row on one side and up to Downs Lane on the other."



The drawing of Hetton Colliery by T.H. Hair in 1844 during his journey throughout the Great Northern Coalfield is one of the first ever drawn.

Once the pit became established there was an increased need to build houses and other accommodation for the miners and their families who flocked to the area for work. We now know that the first housing was built on a stretch of land about 750 yards by 50 yards at the Brick Garth, close to the Easington Lane, since this was the only suitable land available at the time. The newly formed coal company did not own any land of their own, nor in reality did they possess sufficient capital to build houses. Also a few cottages were established close to the site of the colliery, but land restrictions prevented any wholesale development. Within two years stone cottages began to appear alongside the main thoroughfare, the lane which led from the village of Easington to Houghton-le-Spring, a pleasant, rural, unmade road by all accounts. This was because land could be obtained cheaply and access was much easier than building on agricultural land in private ownership.

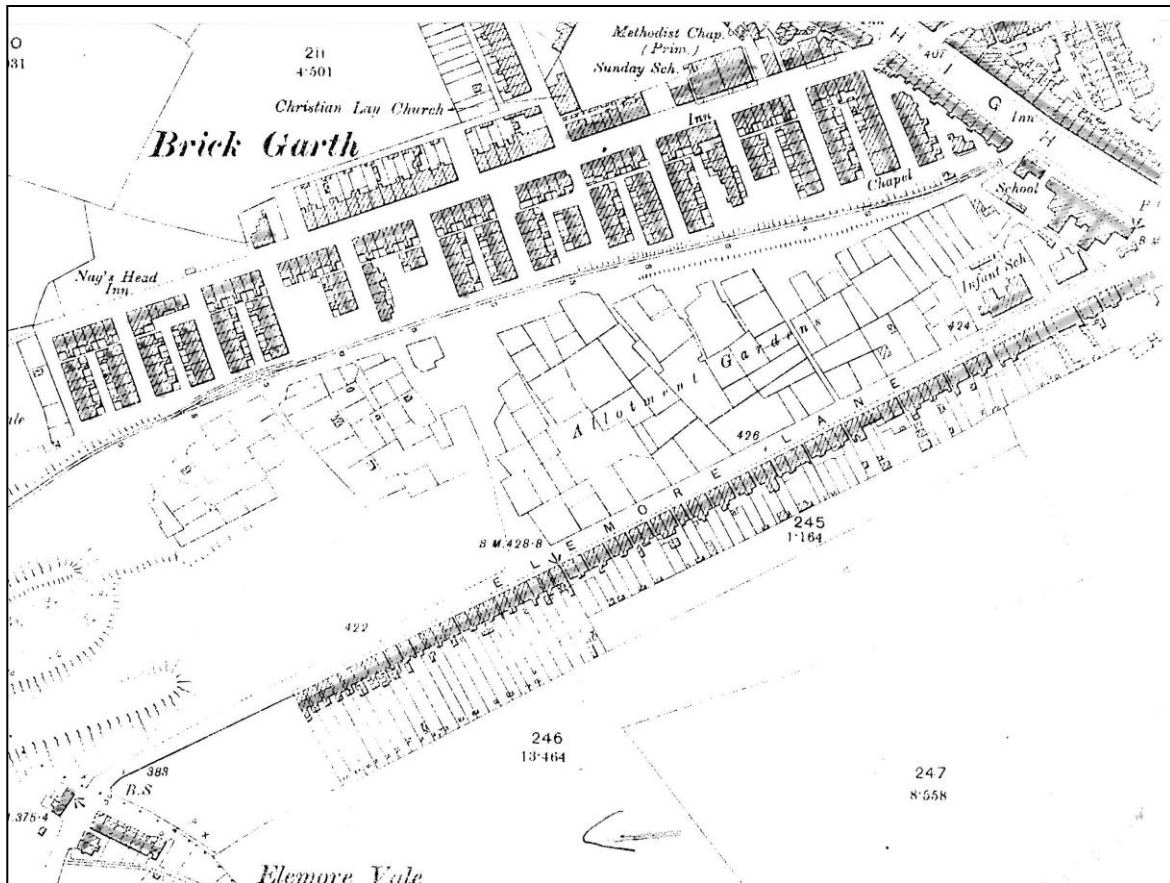
Initially the building of about 110 small cottages on the land at the Brick Garth served well the needs of the Hetton Coal Company, but, after November 1822 when the first coals were shipped from the colliery, it soon became apparent that more housing was needed to accommodate the influx of miners. The opening of Elemore colliery close to Easington Lane after 1825 exacerbated this problem. Some of the initial properties must have been overcrowded since though quite often families were small, there was always a pressure to take single men who were miners to offset the cost of the rent levied on the householder.

It was hoped that a new shaft could be opened close to the Lyons Colliery and after protracted negotiations the shaft for Eppleton Colliery began to be sunk in 1825. Within a short time there were problems as both sand and water filled the shaft slowing down the sinking process. They continued for the next seven years and eventually the difficulties were overcome and the colliery finally opened in 1832. Following the opening of the Lyons Colliery in 1822 the Hetton Coal Company had on a number of occasions attempted to purchase land in the Eppleton area known as the Downs. By 1826 the Company owned 158 acres at the Downs which was earmarked for the building of miners' cottages. The first stages of the mining settlement of Hetton Downs were the cottages located to the north known as Byer Street and Dene Street. By 1827 110 houses had been built on the company's land.

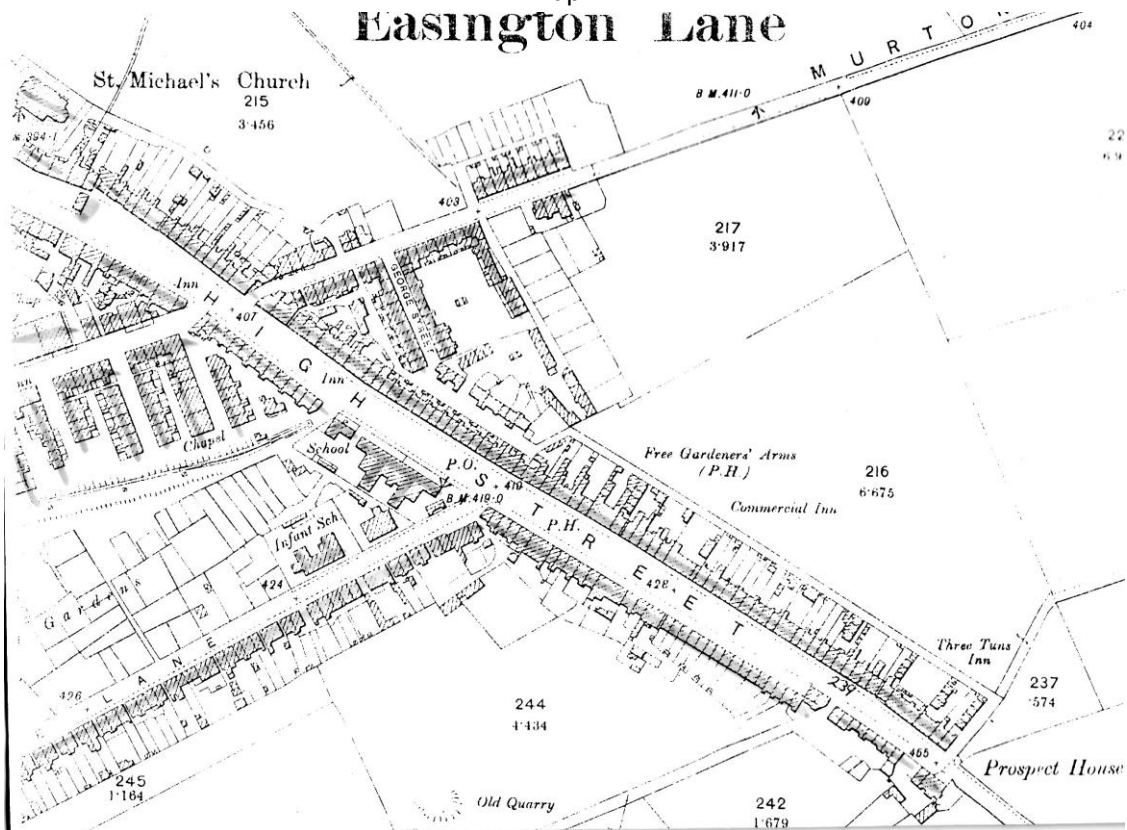
Map1 on the next page.

The Brickgarth, an elongated field, owned by the Hutchinson family just off the lane in what was to become Easington Lane village was leased to the Hetton Coal Company who in order to maximise the number of cottages they could build, built them in "U" shaped blocks. By 1827, 101 houses had been built for the workforce of both the Lyons and Elemore Pits (which opened in 1825). Note also the large number of miners' cottages built in an elongated fashion alongside Elemore Lane leading to the village of Pitlington. This manner of building alongside a lane on what was waste ground, was within a few months to be repeated when more accommodation for miners was built along the green lane running between Easington Village and Houghton-le-Spring which became the High Street for the ensuing village. The map is the 1898 Ordnance Survey map with the then existing miners' cottages (highlighted in grey).

Map 1



Map 2
Easington Lane





The above map is an expanded version showing Eppleton colliery, Low Downs and High Downs housing. This suggests that the map was produced about 1827/34. The Low Downs housing may be the original sod houses built for the sinkers and early miners at the Pit. Note there are still very few houses in Hetton Centre.

Original map of Houghton parish produced by John Bell for Rector Thurlow (1789-1844).

“In 1833 the first coals at Eppleton were drawn from the Jane shaft and the inhabited area of the district that had the most houses was situated near to Eppleton Hall.”(N.B. one must presume that this is Great Eppleton Hall). It goes on to say”For workmen and sinkers at the colliery there was a settlement of houses made of sod in the Low Downs district, while a “Fad” (or compound) where all the colliery horses were kept, was situated in the Low Downs Square. These were all replaced with sandstone buildings later. “(N.B. it may be one should substitute limestone for sandstone, in the last sentence)

Thus it seems likely that the early miners were forced to live in sod houses in the Downs area and that stone cottages were only built after the production of coal had started at Eppleton Colliery in 1833 and suitable land had become available through purchases by the Coal Company. The miners employed at the Lyons Colliery were mainly in residence at the Brickgarth in Easington Lane, at Four Lane Ends and in a few cottages situated close to the colliery itself. It is known that there were also a small number of wooden cottages close to the pit at the Lyons, some of which existed well into the 20th century. Documentary evidence from the time indicates that many families were thrown out of their houses during industrial action or at the end of a binding and, having nowhere to live, they were forced into the fields where tented encampments made with any suitable material were established.

In the late 1830s and 1840s the cottages, like all the other properties, were constructed using local stone, in the case of Hetton and Easington Lane limestone from the local quarries. This magnesian limestone varied in quality, and given its rather poor consistency, it was referred to as rubble stone.

It was often difficult to get a flat horizontal face on the stone unless it was cut with a saw, so building was generally much slower than normal. Additionally the stone was semi porous and lacked the robustness of sandstone or other harder rocks such as granite. This suggests that a few years after construction it was necessary to render the external walls of these cottages to prevent water ingress.

Nevertheless, the cheapness of the stone, the ease with which it could be obtained and its ready availability, made it the most desirable building material for the Coal Company. Limestone also yielded building lime which, after treatment, formed the basic mortar mix to hold the stone together and its plentiful supply, together with the yellow sand available in various locations around Hetton, made the building of houses quite economical. The quality of housing built by the Coal Company, though very poor by today's standards, was adequate for the time and certainly better than the accommodation built for agricultural labourers and the residents of many towns and cities. Initially the houses were not overcrowded since most of the miners coming to Hetton and Easington Lane from farther afield were young with small families.

The map below shows the distribution of stone-built properties in the Low Downs area of Eppleton in 1898. It indicates the incidence of miners' cottages in the area, but it should be realised that not all were built at the same time nor were they all of the same design. Initially, rough ground to the very north of the area, on the outskirts of what was to become the Downs, was used for the first cottages. Dene Street, Byer Street, Low Downs Square and Maudlin Street formed the nucleus of the mining community and started with sod houses.



HLS 10



Plan of the Parish of Houghton-le-Spring by John Bell, probably compiled around 1827/34. The lower map is an enlarged version which shows the Brickgarth, High Street and the Four Lane Ends housing.

Here the land was undulating, not the best agricultural land, and cheap to buy, and so acceptable to the Coal Company.

These cottages, single storey units, became the norm for miners' cottages and sprang up everywhere. They were made to a pattern both in design and cost with no variation. Poor housing was, during these early years, never a public issue as miners were glad to have somewhere to house their families. Many of the early cottages, sometimes built by speculators at the behest of the Coal Company, were "jerry built" of porous limestone which soon became sodden with water both inside and out with earthen floors, tamped down with clay to harden them. Such cottages soon became the cause of illness and disease. A reference By Robert Cool in his book (page 265) describes similar properties in Thornley, a nearby mining village, some decades later.....

"Wallpaper is apt to drag and droop against permanently wet walls, however thick the paste may have been". An obvious consequence of no damp course and bare earth up against the walls.

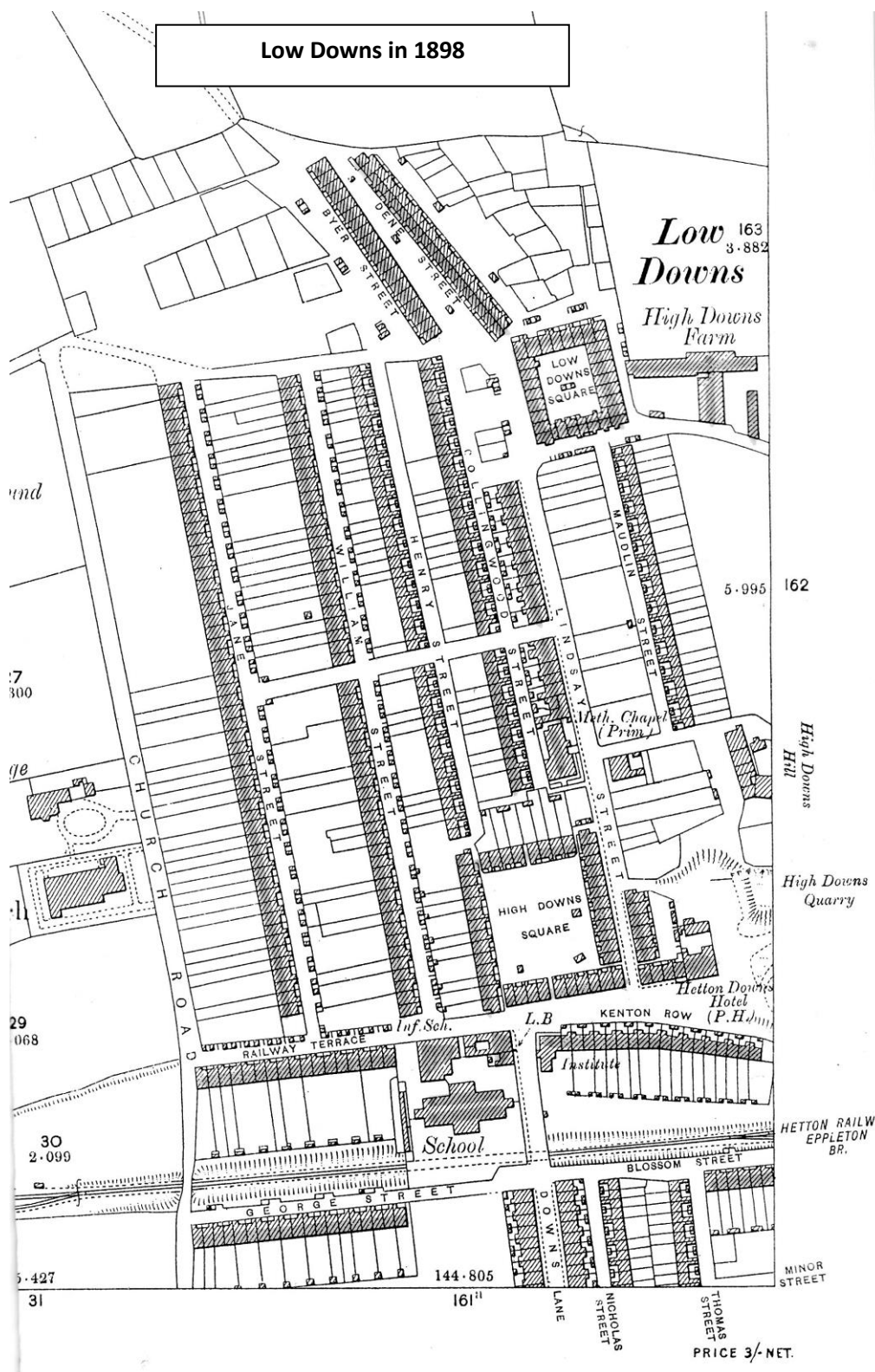
During rainy periods water ran through the limestone and it became necessary to render the outside walls to give them some stability and as a waterproof coat. By the 1840s the Coal Company was producing small stone tiles which were laid on internal and external surfaces to add some comfort. At Easington Lane a woman asked....."How can we or our bairns be healthy with impure water?" while at Moorsley a woman revealed that the pillows she put between her sleeping children and a wet wall were constantly soaked.

By 1830 it had become apparent that more accommodation was required, and as the Coal Company was acquiring additional land close to the colliery (the majority having been bought from the Lyon

family) it was not long before Hetton centre itself began to be enlarged as building started in and around the centre of the hamlet at the road junction leading up to Downs lane (now Caroline Street). Cottages began to appear in what is now Richard Street, John Street, Pemberton Street, Union Street, etc from about 1834 onwards. Along the Front Street there would also have been housing which eventually gave way to shops and pubs. This was the start of a recognisable village.

The cottages themselves were adequate in their design but gave little in the way of comfort. Family accommodation in the first decades of the nineteenth century was based on agricultural cottages or urban tenements which offered no frills, so the miners' cottages were in fact a slight improvement. But there was a lack of basic amenities such as running water, toilets and sewage disposal, while electricity and gas were still many decades into the future. Candles were the only form of illumination and heating was reliant upon a coal burning, open fire, but only in one room. The houses in Low Downs Square had a communal oven for baking as well as a communal toilet which was emptied onto a nearby midden.

Each of the miners' cottages comprised two rooms, not always of equal size, while above there was an open unheated loft space. The two rooms comprised a kitchen area at the rear and a living room at the front. The front door led straight into the living space. Later on a small ante-chamber was fitted at the front door to restrict draughts and dirt. The loft area was always cold in the winter due to draughts and too hot in the summer months as the pan-tiles heated the area below. It was not until the 1850s that widespread sealing of the tiled loft area with cement or lime mortar became the norm. The loft space was generally used as sleeping accommodation, mainly for children, so they suffered from intense cold or oppressive heat depending on the season.

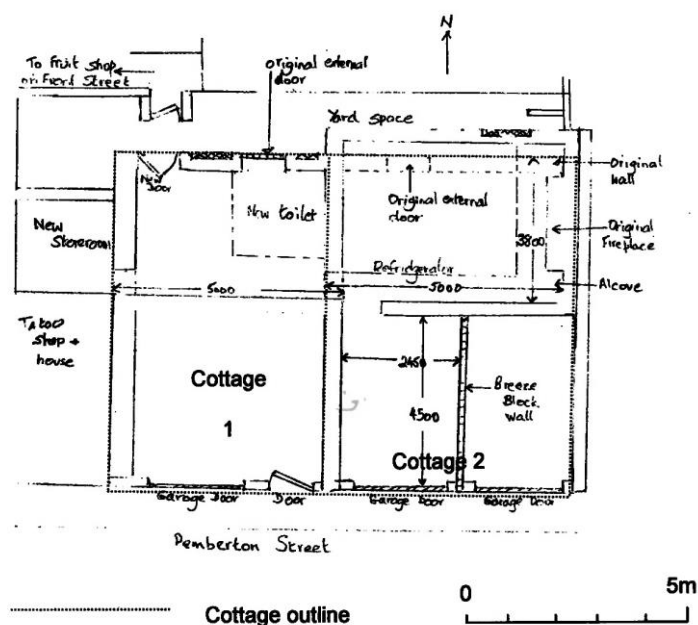


These single storey dwellings were the norm for workers for which a small rent was payable. They were improved in the 1850s when they were enlarged and dormer windows fitted in the roof, while

the limestone outer walls were rendered with cement to make them more water-tight. The next stage was the introduction of amenities such as running water to stand pipes in the yard, or the end of the street and by 1890 most houses were fitted with outside toilets replacing the communal spoil heaps (middens) common from the 1830s.



This map shows the disposition of small Miners' cottages in and around the Pemberton Street area. Many of the houses were built back-to-back in groups, a very economical way of maximising the available land space.



A sketch plan of two cottages c 1830-1840 which remain today as garages in Pemberton Street, Hetton

In the beginning the Hetton Coal Company looked for cheap land on which to build workers' houses. By 1823 it was apparent that the Lyons Colliery was a success but it was necessary to greatly improve production levels in order to cover costs, both the primary investment costs and development costs. This could only be done by reducing the unit cost per ton and so more men were needed. But at this time the Company was struggling to obtain further investment funds. As new collieries opened at Elemore and Eppleton there was competition for scarce labour and, since labour was naturally attracted to places where adequate family accommodation was available, the Company had to provide suitable housing quickly.

By 1830 it seems likely that land became available in what is now the centre of Hetton, just behind Front Street, which was rapidly attracting shops and pubs. Within a few years, miners' cottages were built in what became John Street, Pemberton Street Union Street and Richard Street as well as Barnes Street and what was to become known as The Square situated at the bottom of Eppleton lane where it joined Front Street. Thus the area which we now recognise as Hetton Centre was developed and increased in importance. Within a few years the main amenities were here: chapels, public houses, breweries, shops, the school and reading rooms, not forgetting the church.

Cottages were still being built with limestone in the early 1850s, but by the end of that decade better limestone was used for streets such as Lyons Street and Francis Street in the Downs area, which brought a marked improvement on the earlier cottages, even though many of the latter had by then been fitted with a protruding scullery at the rear. Not only were these new cottages larger but they were better insulated, making for more comfortable living. Running water was brought to standpipes at the ends of the streets, and the first outside toilets were built in adjoining gardens and allotments. These 'privies' as they were known, along with ash toilets in yards, did much to reduce disease through improved sanitation.

By 1870 the first two-storey houses were being built and the old loft bedrooms were now built inside solid walls with their own windows, so living conditions again improved. Bricks became the main building material for all kinds of buildings, not least for the terraced streets of houses with back yards. Bricks were made in their thousand at the brickyard at the Lyons pit head where clay brought up from underground was treated and fired to make building materials. Since the 1850s, slate from Welsh quarries had been transported by rail to the building sites throughout the country and as newer sources were found on the west coast of Scotland and in the Pennine area too, the newer miners' cottages were roofed with slate. Light in weight and easily worked, as well as totally waterproof, it was an ideal material, and soon adopted throughout the British Isles to replace the old stone roofs or the red pantiles which had been common in many rural areas as well as on the original miners' cottages in County Durham.

The timeline below shows the development of the family houses for miners in Hetton.

Timeline of Miners' Cottages

1835



Small 2 roomed cottages with pantiled roof and a single fire. Stone walls later rendered with cement, built for standard £14.

1840s



Rear of property showing pantry extension and a water butt.

1850s



Lyons Street, Hetton.

Dormer windows , better stone walls with opening sash windows and a front garden.



Miners' cottages in the Brickgarth, Easington Lane enlarged using loft space and a dormer window. Slate roof.

1870s

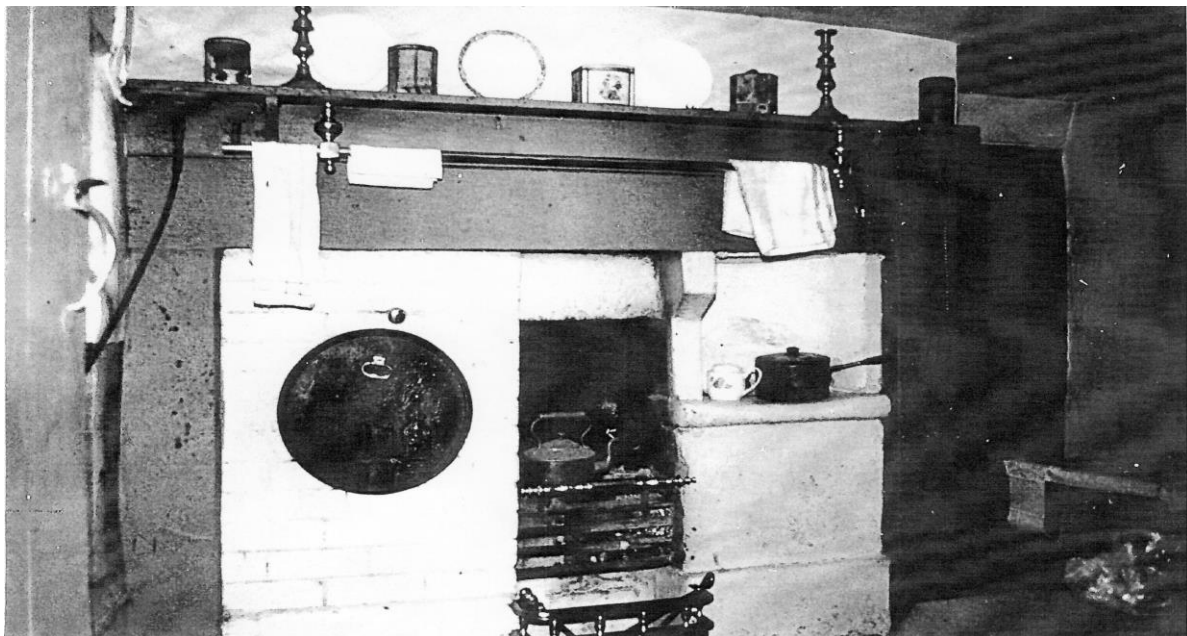


2 Storey houses, bedroom windows below eaves. Built of stone. Example Caroline Street, Hetton.

Today there are still a number of the original cottages remaining in both Hetton and Easington Lane though nearly all have been extended and substantially altered. Many of them have been faced in brick or rendered, but they provided family homes for almost two centuries. Most of them lasted to around 1950 when Councils were able to obtain Government grants to improve living accommodation. As a result large numbers of cottages were demolished in Hetton, Eppleton, Moorsley and Easington Lane, eventually being replaced by large estates of council housing.

By the 1890s a number of streets of older cottages had been replaced by two storey brick terraces, most having up-to-date amenities such as running water, toilets, either in the back yard or in the house, and connected to a proper sewage system. Many had wash-houses in the back yard offering further privacy and the days of the water butt were long gone. Internally, the houses were much more comfortable with proper fireside ranges which helped with the cooking and hot water provision. Communal ovens were a thing of the past as each house had its own oven for bread-making and the cooking of food. Built of brick, these houses were larger and, as the miners were making good wages, they were usually well provided with furniture and other comforts. Most were lit by gas light or paraffin lamps for it wasn't until the second decade of the 20th century that electricity was finally installed.

Improvements in the living conditions also had an effect upon the life span of the occupants and there were fewer instances of the diseases which had been commonplace throughout the 19th century. The gardens and allotments belonging to the miners were widely used to supplement the diet. And they often provided a place for recreation as well, since pigeons could be kept in garden lofts along with rabbits and hens.



The interior of the main living room of a miner's cottage in the 1870s. The circular oven can be seen on the left while the pan sits on a hot plate. Later on hot water tanks were fitted in the space below the pan. The main cooking was carried out on the open fire which also heated a large kettle. Food was kept warm by the trivet (pan stand) below the fire.



The single storey cottages in the Brickgarth at Easington Lane were replaced with 2 storey houses. Note the windows neatly tucked beneath the eaves. Each house had a back yard, giving some privacy in which could be found an outside toilet and a coalhouse and sometimes a wash-house. Most of these houses were demolished during the 1950s.

By 1900 the better standard of housing in Hetton was well established and improvements continued to be made. The Hetton Coal Company had a very active estates management section which looked after everything from housing to sewers as well as most of the streets. Footpaths, backyards and roads were maintained, while at the same time many older houses were demolished and newer brick ones built in their place. In addition the company gave generously to public amenities including schools and libraries. Further welfare schemes were organised by the miners themselves which promoted activities such as parks, gardens and leisure pursuits. The community responsibility of the Coal Company definitely improved the quality of life for the miner and his family.



This photograph showing the start of High Street, Easington Lane in 1903 is a mixture of old and new. Horse and carts still flourished while tram cars were soon to appear in the "Lane" in 1905. The man in the middle is standing next to a pant (horse trough). The building sticking out left of centre is the tinker's tin-smith shop where metal bottles were made for miners to use as water bottles in the pit.

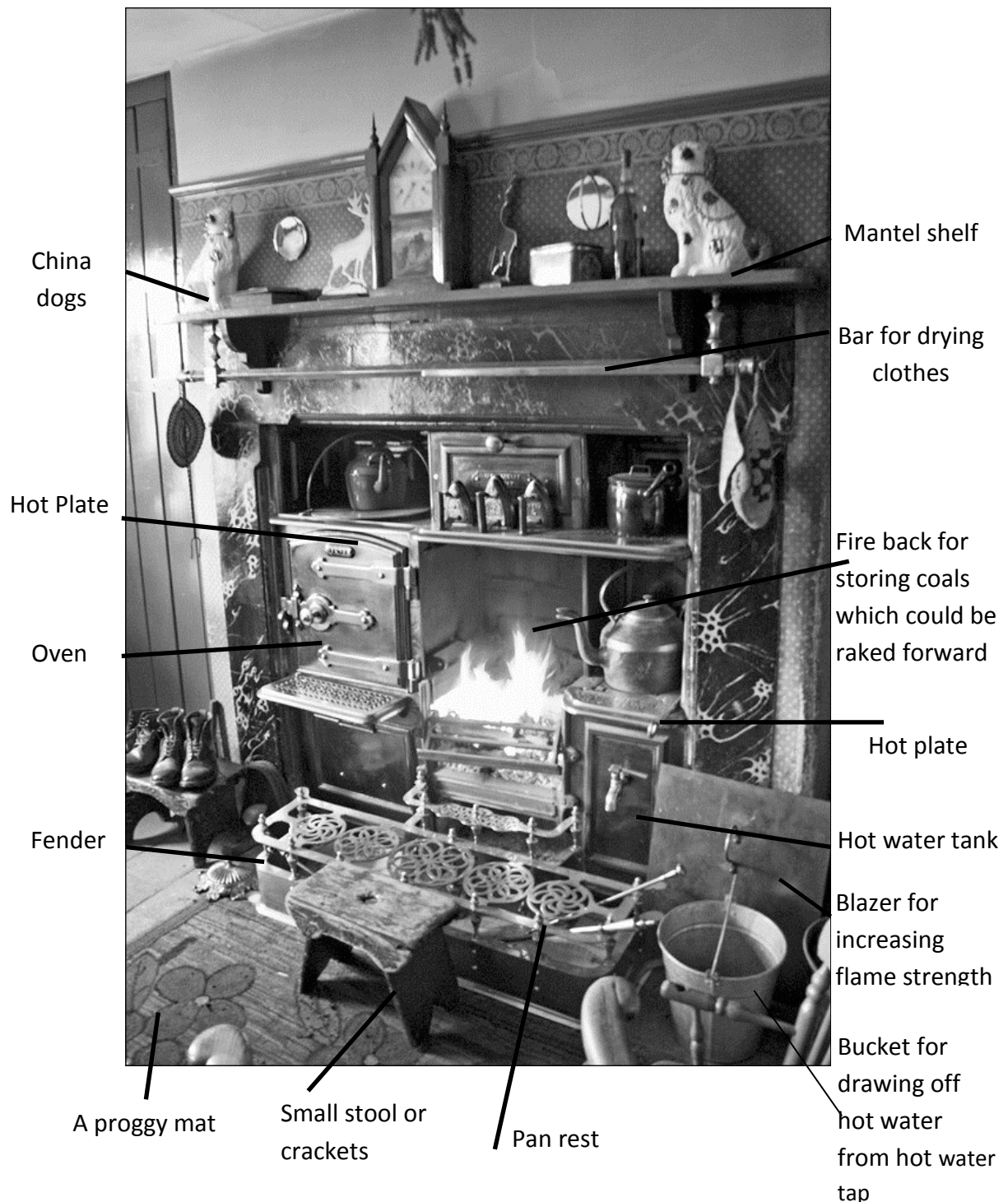


The photograph above shows Caroline Street a few years after 1900. On the left is the Caroline Pub (now McMurchies butcher's shop) while on the right are the old cottages of The Square, with the newer two storeyed houses on the left running up Caroline Street towards Market Street.



This picture of Market Street in the Downs in the 1920s shows a flourishing community. Many of the buildings can still be seen today.

A typical fireplace found in a miner's cottage by 1900



The living room of a typical miner's house was a hive of activity for the family, a place where they could eat and meet as well as bathe in tin baths. It was constantly in use throughout the day, since the miners and their male children would be working different shifts.



Fairy Street, one of the last brick-built streets of colliery houses constructed in Hetton in the 1920s. So named after the Fairies' Cradle, a grassy mound or tumulus dating back to the bronze age which had been located at this point and was levelled to make way for these houses in Fairy Street.

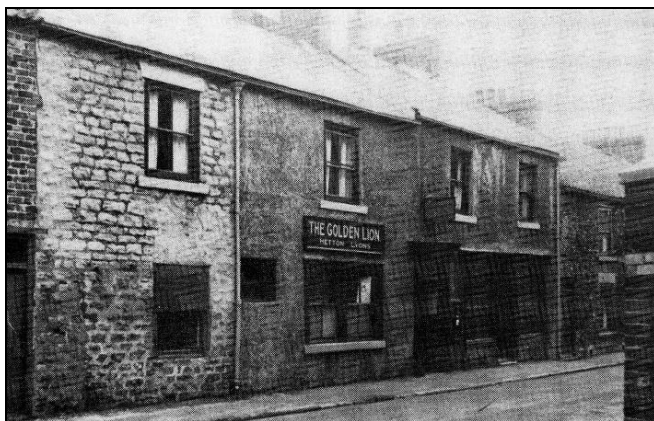
Downs Lane and Nicholas Street, just two of the many brick-built terraces of colliery houses, the mainstay of accommodation for miners and their families at the start of the 20th century. They made for a certain monotony in the street landscape of the town.



The closeness of the houses to the pit can be seen since this photograph taken from the pit heap of Eppleton Colliery looking down onto Minor Street and Francis Street.



By the later decades of the 19th century not only had both Easington Lane and Hetton grown in size but the structure of the community was changing. Though the villages contained large numbers of miners' houses and cottages, most owned by the Hetton Coal Company, some private housing began to be built, while in the centre shops and other retail premises multiplied. There was now a greater variety in the roof lines of the buildings along the roadsides as miner's cottages were removed and replaced by two storey premises with shops on the ground floor and living accommodation above.



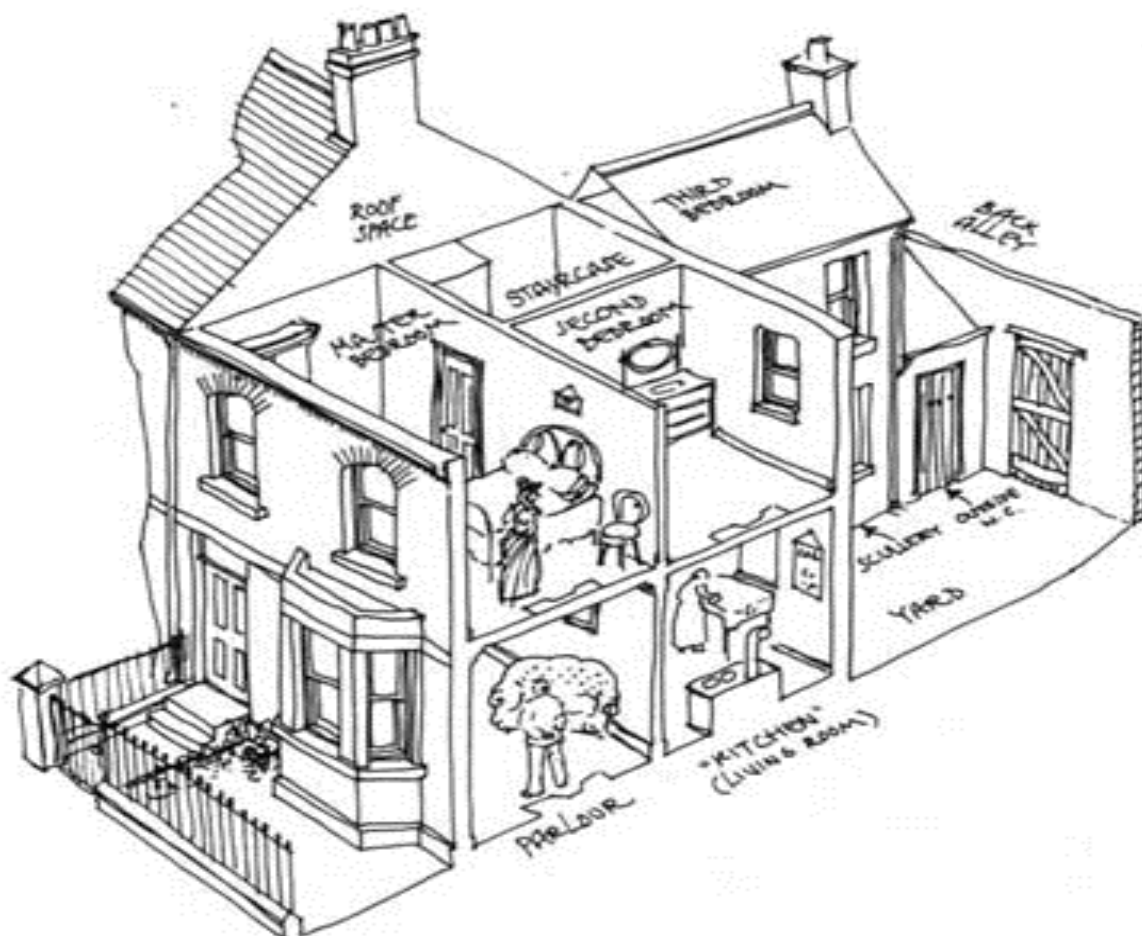
The Golden Lion at the Lyons Colliery was typical of many of the pubs at the end of the 19th century, attached to miners' cottages as well as close to a place of work.



Easington Lane High Street about 1895 shows the older miners' cottages interspersed with newer two storey properties many of which were shops and other businesses.

The first private houses to be built were generally two up and two down. This type of house became common in towns and many still exist today. It means 2 rooms upstairs and 2 rooms downstairs. Many were built more than 120 years ago and have had extensions added. The house in the drawing over the page has an extension built in the yard at the back. Two rooms have been added, a scullery (kitchen) and a bathroom and an outside toilet (W.C.) which would have been how it was 120 years ago. Toilets placed in yards were quite common as many Local Authorities were taking an interest in sanitation and providing sewage disposal via pipes to a central sewage processing plant. Where there was no underground sewage disposal, houses were still reliant upon the soil cart which came round during night-time to dispose of the effluent from the toilets.

Additionally many private properties were fitted, for the first time, with piped cold water which meant that the old street stand pipes were no longer needed. And the fact that the piped water was much cleaner and more hygienic reduced the likelihood of water-borne diseases such as typhoid and cholera which had ravaged the Victorian period. Another feature of these private houses was the small garden or enclosed space close to the front door. Some properties had a cellar with coal entry via a chute into the cellar, but this was not normal for properties in Hetton-le-Hole and other mining villages, most being provided with a "coal house" in the back yard. The back yard gave added privacy, and often small animals such as rabbits were kept, many of which were destined for the pot. Some properties also had a wash-house in the yard.



This diagram shows a 2 up and 2 down house, with a kitchen/living room and a parlour (sitting room) on the ground floor and initially 2 bedrooms on the upper floor. The toilet was an outside “loo” in the yard incorporated in an extension added later. Note the small private fenced area at the front door and the bay window which improved the view up and down the street while at the same time giving a bit of “class” to the property. The parlour or sitting room was only used on the best occasions, and on Sundays when the family might gather round a piano or later on, a gramophone. Rooms were often slightly larger than in miners’ cottages. Later a two storey extension was added at the rear incorporating the toilet.

Examples of this type of house can be seen alongside the main road through the town particularly, close to Broomhill or in Broomhill Terrace itself, streets built within a few years of the turn of the century. Lyons Lane and Church Road are also good examples. Many of the houses lining Regent Street fall into this category but there is one extra large property located on the right about half way up the street which is larger than others, both at the back and front, which was used in the 1930s as a rent office It is called ‘Burdon House’.

An example of houses built shortly before 1900 in Church Road, Hetton Downs. The shop belonged to J. Nurse and existed until the 1980s when it was converted into a house.



This rather impressive Victorian property, Clowes Villas, located at the top of Station Bank, was built in 1903 and for many years was the Methodist Manse for Hetton-le-Hole. It is much larger than nearby properties.



The southern end of Front Street, Hetton close to the Colliery Inn c1900

Regent Street c1910 shows the private houses with bay windows and small enclosures at the front. The bridge in the background carried the Hetton Colliery Railway as it made its way to the bottom of Copt Hill. It was dismantled in the 1960s.



At the turn of the century there was an increase in the private building and sale of houses, but employers continued to build houses for their employees. It was not unusual for Co-operative societies to build houses for their managerial staff, usually adjacent to their premises on land which they had purchased. In Easington Lane the Hetton Coal Company built a considerable number of

houses in Lyons Lane, close to the Lyons Pit for their colliery officials. These houses were larger and offered a distinct improvement in quality.



Officials houses built in Lyons Lane by the Hetton Coal Company around the turn of the century.

House building in Hetton and Easington Lane continued up to 1914 and the start of the first World War but then almost ceased for the next fifteen years. The depression years of the 1920s offered very little in the way of economic development and the only properties built in Hetton were a small number of aged miners' cottages, both in Hetton and at Broomhill. But by the end of the 1920s the population of Hetton and the surrounding villages had grown and there was a housing shortage, particularly as many of the older houses were of such a poor standard that they required demolition. So two new estates emerged during the early 1930s, the North Road and Broomhill estates. In Easington Lane, in the small Prospect estate, all the streets were named after rivers, e.g. Thames Street, Tamar and Tees Street, etc.

These estates were built during the depression as single storey houses but with two or three bedrooms, probably to save costs since two storey dwellings would have been more expensive. The two estates were unique in that they were built at the behest of the Local Authority, Hetton Urban District Council, and were the initiators of the council housing developments which were to follow after World War 2. Many are still in use today and a number of them on the North Road estate have been bought from the Council and are now in private hands. In 2001 all the remaining Council houses in the area were taken over by the social housing provider, Sunderland Housing Group which was renamed 'Gentoo' in 2007. In 2011 demolition of the Broomhill estate was carried out with a view to turning the land over for private development.



Houses in Thames Street, Easington Lane in the 1980s.

A small estate of houses close to the Four Lane Ends was also built in the mid 1930s, again single storey dwellings. Later this estate was expanded with the start of modern council housing at Peat Carr after the war

The next phase of building Hetton-le-Hole was due to take place towards the end of the 1930s. The country's economic situation was improving and Hetton Urban District Council needed to enlarge their housing stock as the population of the town increased. Additionally much of the housing was more than a hundred years old and ready for replacement. In 1938 it was decided to build a new housing estate at Peat Carr, the foundations of which were laid by the time that war broke out in 1939. But the war put a stop to any building and it wasn't until after hostilities ceased in 1946 that these houses were completed. This was the start of what was called the 'modern council housing programme', a building programme all over the UK, often to replace damaged and lost properties as a result of bombing..

By 1950 the pressure was on to built as many houses as possible since people not only demanded a better quality of life but much of the housing in Hetton and Easington Lane was outdated and failed to meet modern building regulations. Many still had outside toilets, and although most properties had had some form of electricity since 1928, the power supply failed to meet the demands of modern appliances. Thus a new breed of council properties, as well as some private housing, replaced the oldest miners' cottages throughout the town. There was a large housing clearance in many areas. Demolition took place at Easington Lane, in the Brickgarth and along Elemore and Murton Lanes, as well as the High Street itself where the miners' cottages (stone built and with added brick outhouses and toilets) were largely replaced with semi-detached two storey dwellings with modern amenities.

At Low Moorsley many old colliery houses behind the main road through the village were demolished at this time and replaced by council properties. However the old streets of houses at High Moorsley had to wait another twenty years before they were removed as part of Durham County's schedule "D" programme, where "D" stood for demolition and removal.



Demolition of miners' cottages at High Moorsley during the 1960s or early 70s.



Photograph taken c1950 showing the demolition of miners' cottages at Jewitt's Row, Low Moorsley. In the background is the Eppleton Colliery pit heap. Newer houses are being built lower down the hill.

There is no doubt that the new semi detached and terraced council houses in Hetton, Easington Lane, Eppleton and Moorsley, provided a big improvement on previous living conditions. By 1956 there were a number of newly formed communities and for the first time many of the houses were occupied by non miners and their families. The Urban District Council of Hetton produced a "Tenants Handbook" for newly arrived tenants. In it were to be found details of the regulations of tenancy as well as advice and hints for housewives and safety details such as fire precautions, electricity services and first aid. There was also encouragement for parents to take more interest in teaching children road sense as roads throughout the estates began to handle a lot more traffic. At Eppleton a mixture of houses was built following the removal of Byer Street, Dene Street, Jane Street, Low Downs Road and Lindsay Street in the High Downs area. Bungalows were built to house older residents, and little by little the town took on a new shape. In Easington Lane, the Lakes Estate was constructed to the south of Elemore Lane. Peat Carr continued to expand as well as Low Moorsley with further houses completed well into the 1960s. Every new estate or building programme saw a variety of house types as council houses were now being constructed to new specifications.



1950s Council housing built at Moorsley. Similar houses were constructed at Eppleton, Easington Lane and Peat Carr. They were roomy and comfortable and suitable for families. Many years later the bulk of these houses were improved and up-graded to meet new environmental standards.

As family wealth increased, the 1960s was also a boom time for the construction of private housing. Many families felt it was desirable to become home owners and a number of companies were building in the villages and towns round about. A family firm in Hetton, Pearsons, who owned a hardware and small building business in the town, took the initiative in providing different types of housing on an estate close to the Four Lane Ends, starting in the early 1960s. The demolition of a number of old miners' cottages at the Four Lane Ends and along the roads leading to Easington Lane and Murton was the spur for this, providing relatively cheap affordable land for new development. Building soon extended into the fields to the west and a new community was born. A further smaller estate close to the North Road was also developed around this time. During 1974 Hetton-le-Hole was absorbed into an enlarged Borough of Sunderland within the newly formed Tyne and Wear County Authority. A private housing development by Pearson in the mid to late 1970s at Eppleton set a pattern for future years.

By the 1980s Sunderland required more land for new housing as well as industrial development. Most of the coal mines in the area were closing or had already closed; the Lyons Colliery in 1950 and Elemore colliery in 1974, having been active for almost 150 years. This was followed in 1986 by the closure of Eppleton Pit which for a number of years was part of the Murton Mine Complex. In spite of the loss of these valuable employment opportunities there was still a need for new homes, both private and Local Authority housing. A number of streets of old colliery houses were demolished in Eppleton and central Hetton and new housing and better community amenities, including a health centre were established. The site of the old Lyons colliery was given over to light industry and on the fringes, at the bottom of Lyons Lane, new private housing estates were established.

House building during the last decade of the 20th century was restricted to smaller estates as suitable building land became scarcer. A relatively small development took place off Lyons Avenue, near to the old facilities of the Hetton Coal Company, which was extended during the first years of the new century. A further development was completed along the Murton road at the boundary of the town. During the 1990s a small cluster of town houses replaced the Buffs Club adjacent to Front Street in Hetton and a number of detached properties were built on Welfare Park Road. After the millennium another small development of bungalows and houses replaced some Council flat-roofed properties near to St Cuthbert's Close. A few larger three storey houses were built close to the Health centre on what had previously been derelict land left over from the removal of miners' cottages, some of which, those in Francis Street, had been rebuilt in Beamish Museum in the 1970s.

In the thirty years after 1980 Hetton, now part of Sunderland Borough Council, has kept to a schedule of demolition of older properties built in the 19th century. Whole streets have been removed from the Downs area including Nicholas Street, Thomas Street, Collingwood Street, Henry Street and part of Downs Lane. Some of these areas now await re-development. The Council devised a Unitary Development Plan for the area with a Houghton-Hetton local plan in 1989. It envisaged large scale environmental improvements in both Hetton and Easington Lane to improve the image of the locality and attract development. From a Boroughwide perspective it was considered that around 1100 new dwellings should be built during the first two decades of the twenty-first century, particularly in the southern periphery of Hetton at Easington Lane. This meant that new roads were needed in the vicinity of Murton Lane. Also it stated that the developments should be staged and this is what has happened. At present, in 2013, some of the planned development has occurred but

not all, largely due to the economic recession. Most of the building so far has occurred at Easington Lane and this seems likely to continue beyond 2020. Some areas have been cleared of older unfit houses and this may extend to the High Street in the Lane which is in dire need of revitalisation with more and better shops. A variety of housing has been completed in the first 13 years of the century in several parts of Hetton Township and the demand for new houses appears to be quite buoyant. The houses built on formerly industrial land at Pearson's yard, and throughout Easington Lane, are greatly sought after.

A substantial portion of the land between Hetton and Houghton has protected green belt status. Sunderland Council have stated that they intend to conserve the countryside, and restrict the spread of the built up area, to protect those features of topographical and nature conservation interest, as well as undertaking a large scale programme of land reclamation. Unfortunately words have not always been converted into actions and planning permission has already been given to build up to 300 houses alongside the North Road, close to Sites of Special Scientific Interest and an area of special nature conservancy. Further building at Rainton Bridge has increased the spread of urban development.

As the range of building materials used has improved so has the quality and building standards of the houses. But in Hetton and its surroundings the houses being built have to reflect the buying power of the local market and are generally smaller than hithertoo. Such houses are affordable even first-time buyers because they do not require a large mortgage. Additionally the new estates do offer a variety of house types to satisfy differing needs. Land values in Hetton are not excessively high even though there appears to be, as in many other places, a shortage of suitable building land. It seems likely that in the future land will become scarce as it is in other parts of the city, putting even more pressure on green field sites.



A variety of 2,3 and 4 bedroomed houses being offered by Taylor-Wimpey on their Clarence Court estate at Easington Lane.



An example of modern affordable 2 and 3 bedrooomed houses on the Bett estate in Easington Lane.

Affordable houses – the Dove as shown above, the internal plan layout shows an adequate family dwelling.



A site plan showing the range of modern house types together with their arrangement and phased development at Easington Lane

FEATURE: The History and Origins of Hetton Street and Place Names

By the 19th century there are three settlements incorporating the name Hetton – Hetton on the Hill (originally Heppedun, later Hepdon and Hepton), Hetton-le-Hole ('in the hollow', but originally just Hettune or Hetton), and the later mining settlement of South Hetton.

Hetton was little more than a hamlet until coal was discovered beneath the limestone in the early 1800's and naturally many of the street names derive from the landowners of the time, and others who formed the Hetton Coal Company and pioneered the railway, whose construction was essential to the development of coal mining.

Hetton Parish 1801-1851 (compiled from DCRO, Census Enumeration Returns)

Year	Houses	Uninhabited Houses	Total Population	Male	Female
1801	53	5	253	129	124
1811	56		322	164	158
1821	109		944	581	413
1831	1062		5951	3154	2797
1841	936	228	4270	2184	2086
1851	1144		5751	2956	2795

Hetton's indigenous population could not possibly have provided the large workforce needed in the years of rapid growth from the 1820's, when mining commenced, so this expansion must have been largely due to in-migration by mine workers. This view is re-enforced by the disproportionate number of males to females during the early years. The table shows a roughly equal ratio for male to female till 1811, at 164 males to 158 females, as would be expected in a small rural village, but by

1821 the higher proportion of males probably represents young single men seeking fresh opportunities, as well as married men preceding the arrival of their families. Within the next decade Hetton achieved a more evenly balanced sex ratio of 3154 males to 2797 females, which suggests that wives and families came when houses became available to accommodate them.

BARRINGTON TERRACE, NICHOLAS STREET, LINDSAY STREET, COLLINGWOOD STREET, HENRY STREET.

The occupants of Hetton Hall gave their names to these streets e.g. Russell Barrington-Bowes, Nicholas Wood Chairman of the Hetton Coal Company and his sons Henry, Lindsay, Collingwood and Nicholas.

BAXTER STREET, SHAWS ROW, WINSHIP ROW (1841 CENSUS) KENTON ROW (1891 CENSUS)

These streets were named after their builders. As more housing was required by the increasing work force, the Hetton Coal Company brought in building firms to speed up the building process.

BLEACH GREEN

On the crest of a grassy mound (across the road from Ritchie's Garage) there were 7 cottages. This evocative name recalls the old domestic activity of bleaching washing in the sun. From their lofty position these cottages looked down into a dip which was known as **LOW BLEACH GREEN** where there was a pub served by an adjoining brewery. The building was converted into a blacksmiths foundry in the 1870's by a George Stephenson. In the 1890's Elizabeth Hannah Emmett and her mother were offered a home with George after her father was killed in a railway accident. At the age of fourteen Elizabeth became apprenticed to George and went on to become the first female blacksmith working in Britain. Elizabeth recalled shoeing horses for the local co-operative societies,



tradesmen and farmers "we also worked round the clock when circuses visited the area". According to the diary of Hetton man Mr R J Lawson the Bleach Green boundary wall was rebuilt by Hetton Urban District Council in September 1912.

Hetton's, current oldest inhabitant, Mr George Hunter 103 years of age, who was an apprentice blacksmith at Eppleton Colliery, recently told us how as a young lad of 14 he attended a boxing club run by Elizabeth's

husband Robert Emmett, a miner and former Army boxing champion. He had a couple of matches at the Miners Hall next to Barton's Picture House, but in his words "I wasn't up to much so I gave up the boxing".

BLOSSOM STREET, JANE STREET, MAUDLIN STREET, HUTTON STREET, MINOR STREET, CAROLINE STREET.

Several of these names derive from the seams and pits around the locality.

(Extract from the 18th January 1873 edition of the Newcastle Weekly Chronicle)

"Presently, we come upon a long street called after the Caroline pit, pitmen love the ladies. This Caroline is a stately, solemn, rather dull looking street. Two houses are without the usual blinds upstairs and close shuttered downstairs. Strange that there should be empty houses in such a busy pit village at such a busy time. But Paddy lives in one of them, and he prefers whiskey to furniture and black eyes to window blinds. It is a religious sort of a street too, for here and there may be seen show bills of competing chapels, one sporting a lady preacher or two perhaps, and another a colour sergeant who is to lecture on the Russian War, both of course throwing in tea and spice loaf. Nobody could walk down that street and imagine untidiness behind those clean and curtained windows"

BOG ROW, BURN LANE, SPRINGWELL LANE (WHICH LATER BECAME SPRINGWELL TERRACE)

These three names are all related to water. Bog Row is a low lying area clearly marked on the 1856 Ordnance map as Bog Row Well (pump). Springwell Terrace derived from the spring wells which served the neighbourhood with water. Peter Plain was the water carrier, who sold water at a penny a skeel, though the local children would do the job for ½d or less. The Pinfold, a piece of fenced land, was opposite Bog Row and just down from where Wrights Grain Merchants is. This fenced land was used to hold stray animals overnight, so they could be collected by their owners the next morning for a penny." Old Gregson Watson lived on the Quay at Bog Row. He was the village bellman and kept the Pinfold or Pun Faud as it was commonly called".



*Bog Row Quay c1950
(Courtesy of the Munro Collection)*

(Extracted from an Autobiography of Mr John Lawson June 1908 in The History of Hetton Le Hole by C.A Smith--)

BROOMHILL TERRACE

Hill where broom shrubs grew in profusion

BURN LANE runs at a height alongside Hetton Burn, on an early Ordnance map 1841 it is shown as **BACK LANE**

BYRE STREET

Situated near where the Byre engine was.

CLAUDE STREET, JOHN STREET, LYONS COTTAGES,(ALSO KNOWN AS QUALITY ROW) LYONS AVENUE, LYONS LANE, LYONS STREET, FRANCIS STREET, THOMAS STREET.

In a mining village it is only to be expected that coal informs many names. Some of the streets are named after prominent land owning families, for example the Lyons family. The addition of Bowes to the surname occurred when the heiress, Mary Eleanor Bowes of Gibside, married John Lyon, 9th Earl of Strathmore & Kinghorne. Mary Eleanor's father George Bowes of Streatlam and Gibside, laid down in his will that Mary Eleanor's husband should assume the surname Bowes. This the Earl did by act of Parliament and thereafter he and the children of the marriage were always known by the name Bowes. Other members of the Bowes-Lyon family associated with Hetton included Thomas Lyon 11th Earl of Strathmore & Kinghorne, Claude Bowes Lyon 13th Earl of Strathmore & Kinghorne, and the Honourable Francis Bowes Lyon. Various members of the Lyons family lived in Hetton Hall and Hetton House during the 18th and early 19th century. The Lyons name is still very much alive in Hetton as in Hetton Lyons School, Hetton Lyons Colliery, The Lyons Tavern, Hetton Lyons Cricket Club, and the streets mentioned above. Many homeowners in Hetton still have the indentures of

land purchased from the Bowes Lyon family. So important was this family in Hetton's history that their name was also incorporated into the Hetton-Le-Hole Coat of Arms.

CHAPEL STREET

This street was situated opposite Co-operative Terrace, behind Market Street and, as the name suggests, is well served with three chapels.

CHURCH ROAD

This road led to Eppleton Parish Church, sadly gone, (new houses are being constructed on the site).

CHURCH VIEW VILLAS

These houses face up Church Road and at one time would have had a good view of All Saints Parish Church. An old photograph of these houses shows their elegant facades, wrought iron rails atop a dwarf wall giving them an air of elegance. It seems that the wrought iron rails were removed for the war effort. The canopies presumably deteriorated over time and were not replaced.



Eppleton All Saints Church before it was demolished

COLLIERY LANE

This road led to the colliery engine sheds and repair shop. The colliery yard was also situated here and the miners wives went to the little green painted sash window to report any repairs they needed carrying out on their colliery houses. There is still one building remaining which belonged to the Lyons colliery and was bought by Hall and Blenkinsop railway contractors, easily missed as it is tucked behind units on the Lyons Industrial Estate.

CO-OPERATIVE TERRACE

Situated behind the Co-operative Store and leading on to Regent Street.

CORONATION TERRACE

This street was named in celebration of Edward VII's Coronation 9th August 1902.

DENE STREET

Situated near the area known as Eppleton Dene.

EDWARD STREET

This street was named after Edward VII, successor to Queen Victoria.

FAIRY STREET

The street is a reminder of human habitation in a much earlier era, 3000 years B.C. Evidence of prehistoric occupation was discovered when a tumulus, locally known as the fairies cradle, was excavated. It was still in existence in 1802 but later destroyed possibly when Fairy Street was built by the Hetton Coal Company. (See the ordnance survey map of 1896 showing the site of the Fairies Cradle, site of Tumulus).

GEORGE STREET

Named to acknowledge George Stephenson who designed the Hetton Wagon Way which was the first truly steam railway making little use of horse power.

HIGH DOWNS SQUARE, LOW DOWNS SQUARE, HETTON SQUARE AND DOWNS LANE

There are three squares in Hetton, although Hetton

Square which was behind Caroline Street was more like a triangle in shape. The houses in Low Downs

Square and Hetton Square had rooms upstairs but those in High Downs Square only had a ground floor. These names simply refer to the layout of the houses.



George Stephenson

“at no great distance we come upon another detachment of the great Hetton Coal Company houses, known as Downs Square or High Downs. It consists mainly of a spacious quadrangle, the sides of which are houses that have the same faults and the same mild virtues we noticed in the first clump (meaning Low Downs houses). They are old and low and wanting in backyard conveniences, but the sandpits are never allowed to accumulate until they become a nuisance, and the square is well supplied with pants of water, and runnels or gutters which speedily carry to the sewer all surface wash and slop. There is on one side of the village a neat commodious comfortable Primitive Methodist Chapel and on the other side a provisional Wesleyan Meeting House, made by knocking two cottages into one. There is also a colliery reading room but it is only temporary”.

(Extract taken from the 18th January 1873 edition of the Newcastle Weekly Chronicle)

LADY STREET

Lady Cochrane cut the first sod for the Hetton Lyons pit on the 19th of December 1820

LOUVAIN TERRACE

This terrace takes its name from the Belgian city of Louvain which was the subject of mass destruction by the German army over a period of five days from the 25th August 1914. The city had fallen to the German first army on the 19th August 1914 as part of their strategy to overrun Belgium during that month. The citizenry of Louvain were subject to mass shootings regardless of age or gender. The treatment of Louvain provoked highly critical press headlines internationally.

OFFICE PLACE

This short road in the centre of Hetton would have been well known to the local miners as the Hetton Colliery Office was situated half way up. The original office is shown in the picture, but the replacement has been in constant use since about 1840 having been used subsequently by Hetton St John's Ambulance Brigade, The Citizens Advice Bureau, and presently as the Hetton Air Force Cadets' Headquarters. Two large houses also located in Office Place, Glenside and Holly House, were built about 1860 and used until the early 70s as Colliery Managers' houses.



*The original Hetton Coal Company Office
c1980 in Office Place (Courtesy of the Munro
Collection)*

PARK VIEW



*Park View February 1941 looking West
(Courtesy of the Munro Collection)*

Park View, so named because it runs alongside the site of the estate known as Hetton Parks, the site of Hetton Hall, by far the oldest built up part of Hetton with its old stone walls and buildings.

"Hetton Hall occupies a low situation to the west of the village. It is an excellent deserted Mansion House, finely embosomed by soft wooded grounds. It stands near the margin of a beautiful sheet of water, formed by Hetton Burn. The Dene through which the stream falls affords some sequestered and close wooded

walks"

(extract from An Historical Topographical and descriptive View of the County 1834. Volume 1).

The estate was bought in the 18th Century by the Countess of Strathmore and the Lyons family lived there until about 1812. The Hall was unoccupied for a number of years though Archibald Cochrane the leading shareholder of the Hetton Coal Company and later Nicholas Wood and his family moved in. The Hall was owned at this time by the Lady of Hetton the Honourable Mrs Russell Bowes Barrington. After being untenanted for some years it was demolished soon after the First World War.

It is said that some of the stone from the demolished Hall found its way to the First World War memorial, affectionately known by the local people of Easington Lane as "The Clock". Hetton House (The old Council Offices) built around the 1740s, also known as Mansion House, is situated on this road. Thomas the third son of the 8th Earl of Strathmore lived here

PAVILION TERRACE

The Pavilion Theatre (now a joinery business) was situated there, having been built by Ralph Barton in 1909 on land locally known as the show field. The Pavilion was a theatre and a cinema where silent films were accompanied by live music. The first manager was a Mr Linden Travers father of the actor Bill Travers.

PEMBERTON STREET, PEMBERTON PLACE, PEMBERTONS`BANK, RICHARD STREET, JOHN STREET, BARNES STREET.

The Pemberton family were landowners and were known as the Pembertons of Barnes (hence



Pemberton's Bank c1920

Barnes Street) and Bainbridge Holme, owning Low Barnes Estate, Bishop Wearmouth, Plains Estate Silksworth, Bainbridge Holme Estate. Hawthorne Estate, Hesledon Estate, Co Durham, the Hartlepool and Seaham Railway, Belmont Estate, Co Durham, and other estates in the UK. Thomas Pemberton built Belmont Hall in 1820 to replace a much older building called Ramside (The family sold the estate in the 1960's to a hotel chain and the name Ramside Hall was re-instated). Mary Dorothea Pemberton, the widow of John Pemberton

who lived in Sherburn Hall, sold a piece of land in Union Street and in 1858 the Hetton Methodist Chapel and schoolhouse were erected even before the final conveyance of the land to the trustees. Previous negotiations had settled a price at £66.8s.0d and the indenture was completed 8th March 1858.

(Taken from the Hetton Methodist Church website)

PRINCESS STREET

This street was named after the very popular Princess Mary of Teck who was our present Queen's grandmother and a great favourite of Queen Victoria, Mary was engaged to Victoria's grandson Albert but he died shortly after their engagement and she subsequently married George, the future King, in 1893.

QUARRY STREET

Self explanatory, situated by High Downs Quarry

RAILWAY STREET, RAILWAY TERRACE, STATION ROAD, STATION VIEW

These streets needed little research, the names describing their geographical position by the Hetton railway Line and wagon way. Station Road and Station View are situated beside the site of Hetton Station which was no longer in use after 1952.

RECTORY ROAD

Behind Bleach Green a new rectory was built in 1885 by the Rector of Hetton Thomas Rudd (1877-89) who was educated at Hatfield College, Durham, where he took his degree with first class honours in Theology. He died on Christmas day and is buried in Hetton Churchyard.

REGENT STREET

Named in honour of the Prince Regent (Edward VII)



Regent Street before the Colliery Railway bridge was removed (Courtesy of the Munro Collection).

SCOTTS TERRACE

Named after Walter Scott the owner of East Hetton Colliery.

SUMMERSON STREET

Unfortunately no definite origin has been found for this name but Seaham Harbour also had a Summersons Buildings built around 1881, so it is more than likely that there is a connection with the Hetton street .There was a Thomas Summerson who founded Thomas Summerson & Sons, Albert Hill Foundry, Darlington in 1840, a Railway Plant works, and manufacturers of Switches and crossings etc, who perhaps could be our man.

THE AVENUE

The Avenue would have been a well used road as it took the locals along to their chapel, miners hall and Pavilion theatre. Avenue usually describes a wide tree lined street but it is unlikely there were ever any trees along this built up road.

The Avenue Street Party celebrating VE Day



THE CRESCENT

This simply describes the shape of the street.

THE FAD

Situated in Low Downs Square this was a compound where all the colliery horses were kept

THE HEMELS

This name can be found on the 1856 Ordnance map of Hetton and is situated along side the railway line at the top of Station Bank. The building which has survived was Broughs shop and has been Watsons, a tool hire shop, and then a tanning salon. It has two hatches which can be seen high up on the outside wall, presumably hay lofts or some sort of grain storage. Hemel is an old district name meaning broken undulating land but the Oxford Dictionary suggests that it is possibly a diminutive version of the word ham, a small cowshed, pointing to there having been a small holding with livestock on the site. The 1861 Ordnance map shows Hemel Farm, however in The History of Hetton by C.A. Smith writes “many older residents will remember the cottages which comprised the Hemels, the name which means homestead.....”

THE QUAY

So named because of its resemblance to a quayside, the road being considerably lower than the footpaths. The Standard Theatre was built there in 1874 and is now an Agricultural Suppliers. The area was also known as Mount Pleasant. The Joiners Inn was situated further along towards Bog Row and occupied by a Thomas Madgin and his wife Mary Ann and their five children (in the 1851 census).

UNION STREET

Signifying a place where the miners union met.

The miners union legally formed in 1825 after the repeal of the Combinations Acts. Thomas Hepburn was elected as its leader with Hetton as its base of operation where they produced a pamphlet entitled “A Voice from the Coalmines.” Thomas was a coal hewer working at Hetton Colliery and a Primitive Methodist lay Preacher. He explained that the unique power of the Colliery Viewers rested upon their control of both employment and housing, “thus” he said “are we made slaves to the tempers and caprices of the viewers and the workmen are fearful of ever consulting with each other on their grievances lest it might come to the ears of their masters, and they be deprived of both bread and shelter,” or in modern terms – lose your job and you lose your home as well. Thomas Hepburn demanded the separation of housing from the terms of employment and in 1831 the owners agreed to allow miners a fortnight to leave their homes after the end of their bond. When this extra fortnight respite failed to protect labour from intimidation and victimization the union sought legal advice. (Extract from The Struggle for Market Power-Industrial Relations in the British Coalfield Industry 1800-1840)

Urwin Street

John Urwin, councillor, Hetton Le Hole ward (Kelly's directory 1906)

VICTORIA STREET

This street was named to commemorate Queen Victoria's death in 1901.

WELFARE ROAD

Welfare Road led to the Miners Welfare ground where the Hetton Centre is now. In 1923-4 Hetton Hall and grounds were purchased by Hetton Council and turned into a park and re-named Hetton Welfare Park. Tennis courts and a bowling green were installed and are still there today. The Welfare Park was funded to a large degree with money supplied by miners who worked at the Lyons and Eppleton Collieries.

WILLIS STREET

In 1821 Hetton had no less than thirty public houses and five breweries, one of these being Willis's Sawmill Brewery, owned by a John Willis.

Sadly some street names from the past have little or no evidence to explain their origins,

The names listed below are recorded on the 1851 census: 107/2393

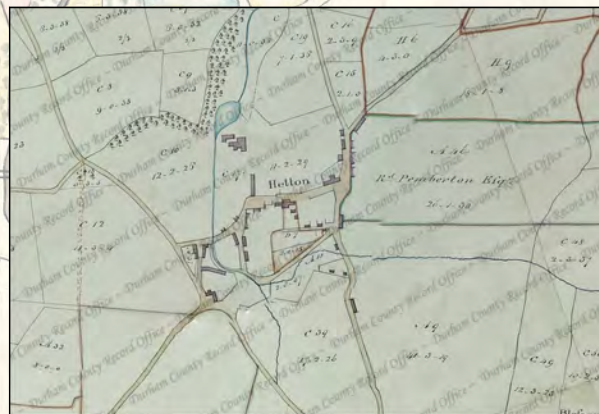
OLD STREET, TRUST STREET , HORSE HOLE or HORSE HALL, OFFICE COURT, OLD HETTON, HETTON LANE HOUSES.



Plan of Thomas Lyons estate at Hetton-le-Hole, 1776.



Hetton Coal Dispute Plan, 1820 (DRO D/Lo/B 309/14), reproduced by permission of the Marquess of Londonderry and Durham County Record Office



Estates let to Hetton Coal Co. 1824 (DRO D/Br/P 165), reproduced by permission of Durham County Record Office

THE GROWTH OF HETTON-LE-HOLE THROUGH TIME - Historic Map Regression -



1st Edition Ordnance Survey Map 1:2500, 1860.



2nd Edition Ordnance Survey Map 1:2500, 1896.

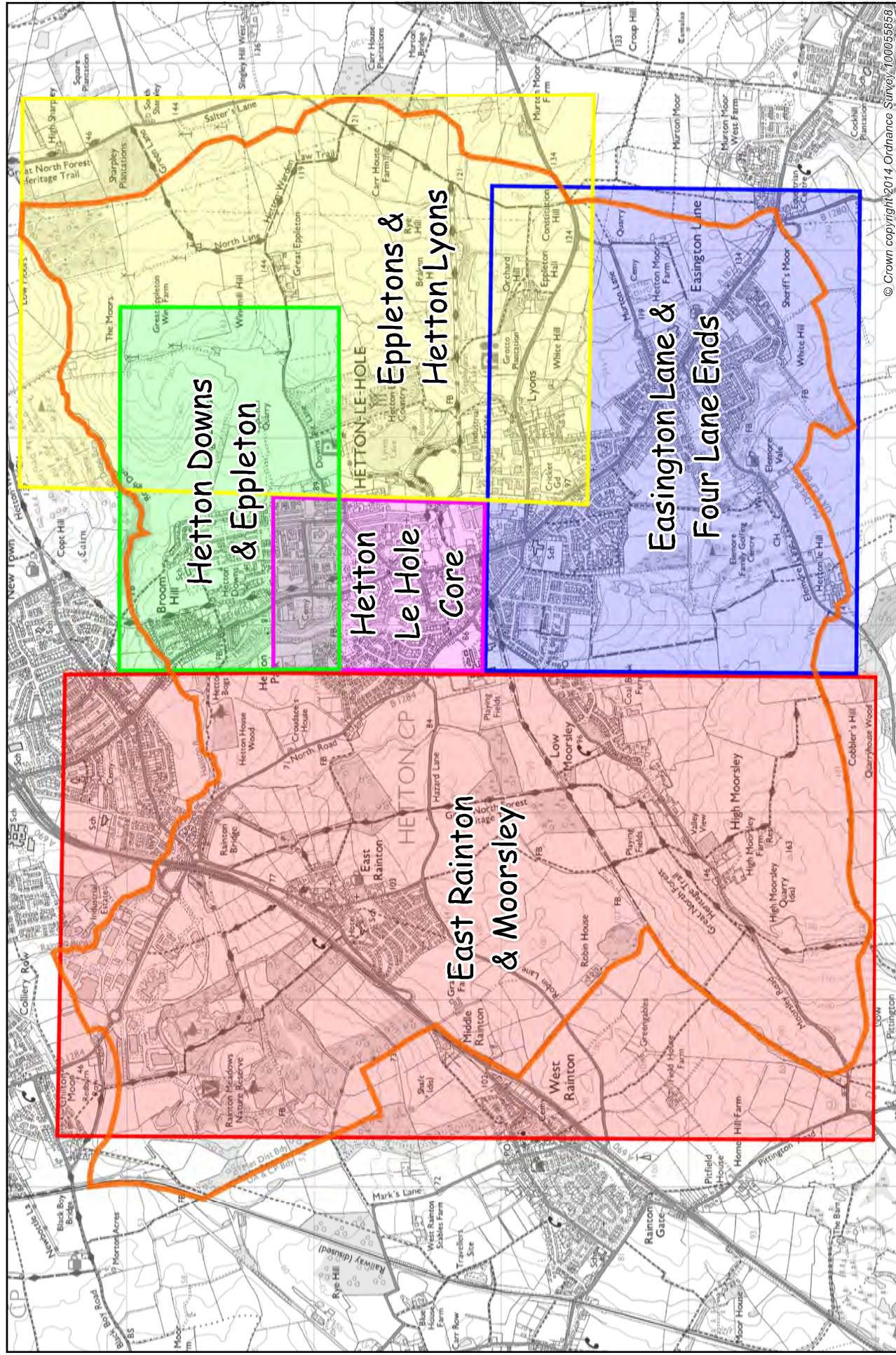


3rd Edition Ordnance Survey Map 1:2500, 1919.



4th Edition Ordnance Survey Map 1:2500, 1939.

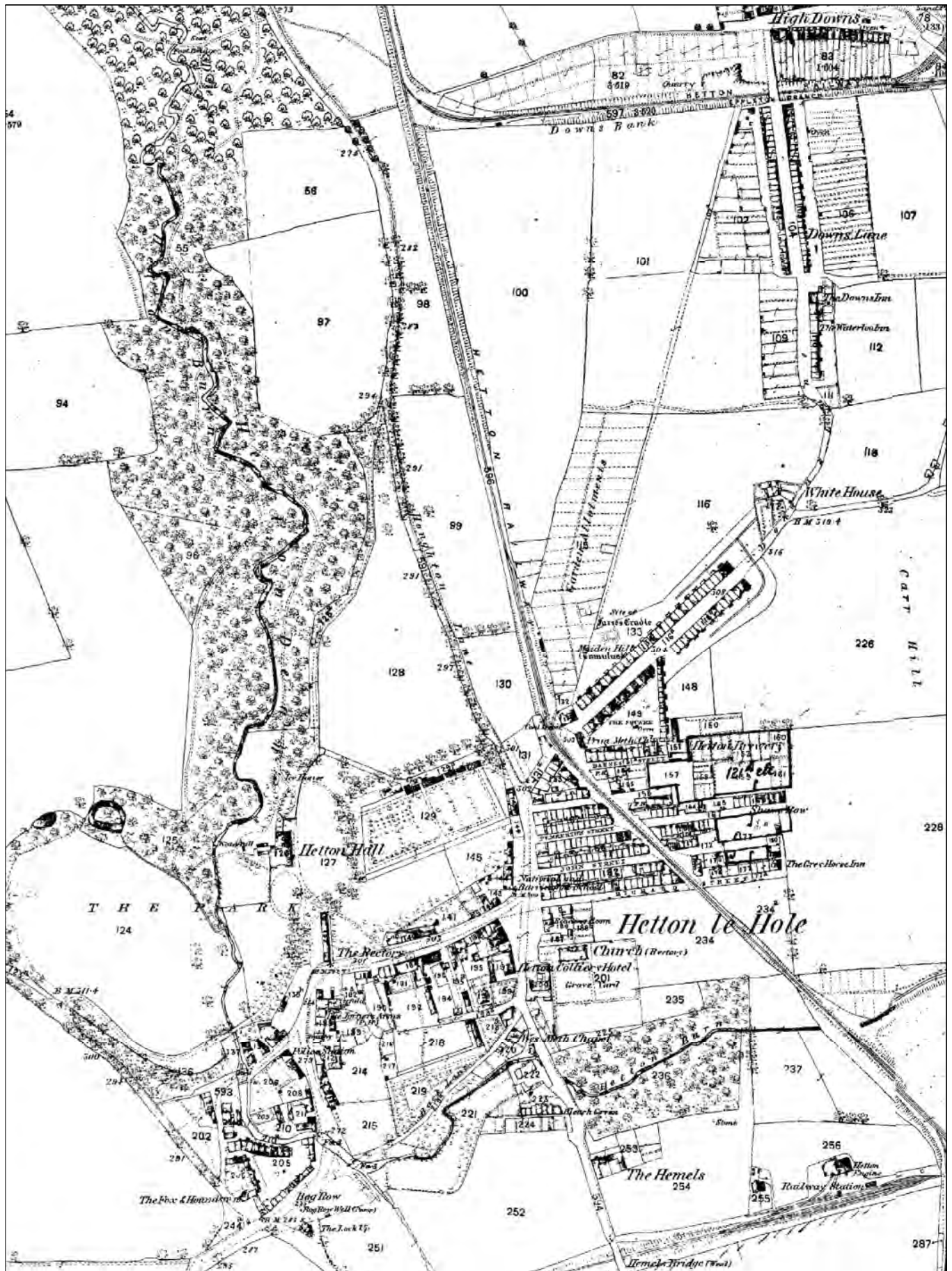
HETTON-LE-HOLE VILLAGE ATLAS - CONSTITUENT AREAS



Key to the Base Maps for Settlement Growth

Orange line = Village Atlas Study Area

SETTLEMENT GROWTH - HETTON-LE-HOLE 1

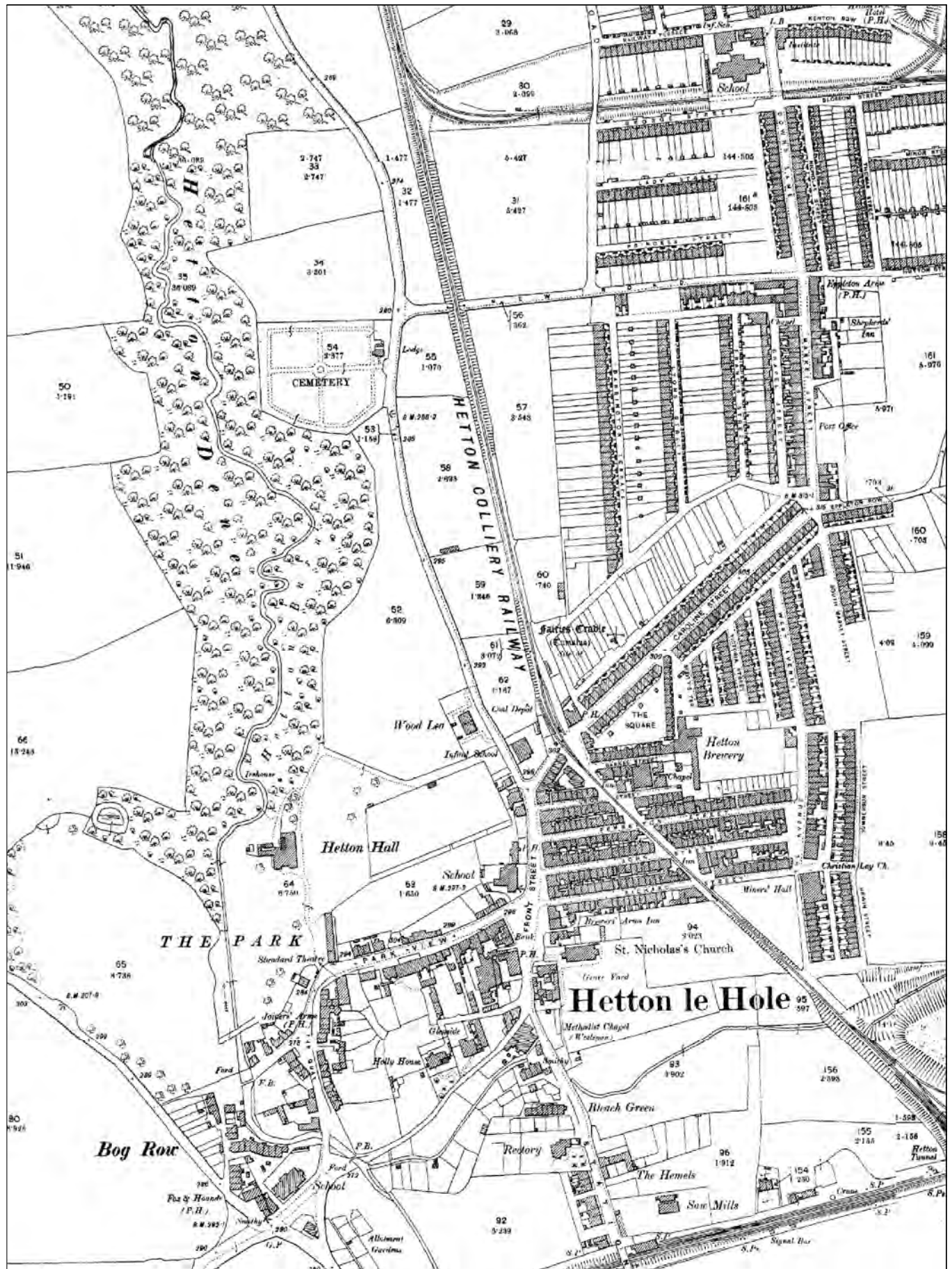


Scale 1:5000

0 40 80 120 160 200 240 280 320 360 400 m

Extract from the 1st Edition Ordnance Survey Plan showing Hetton le Hole, 1856.

SETTLEMENT GROWTH - HETTON-LE-HOLE 2

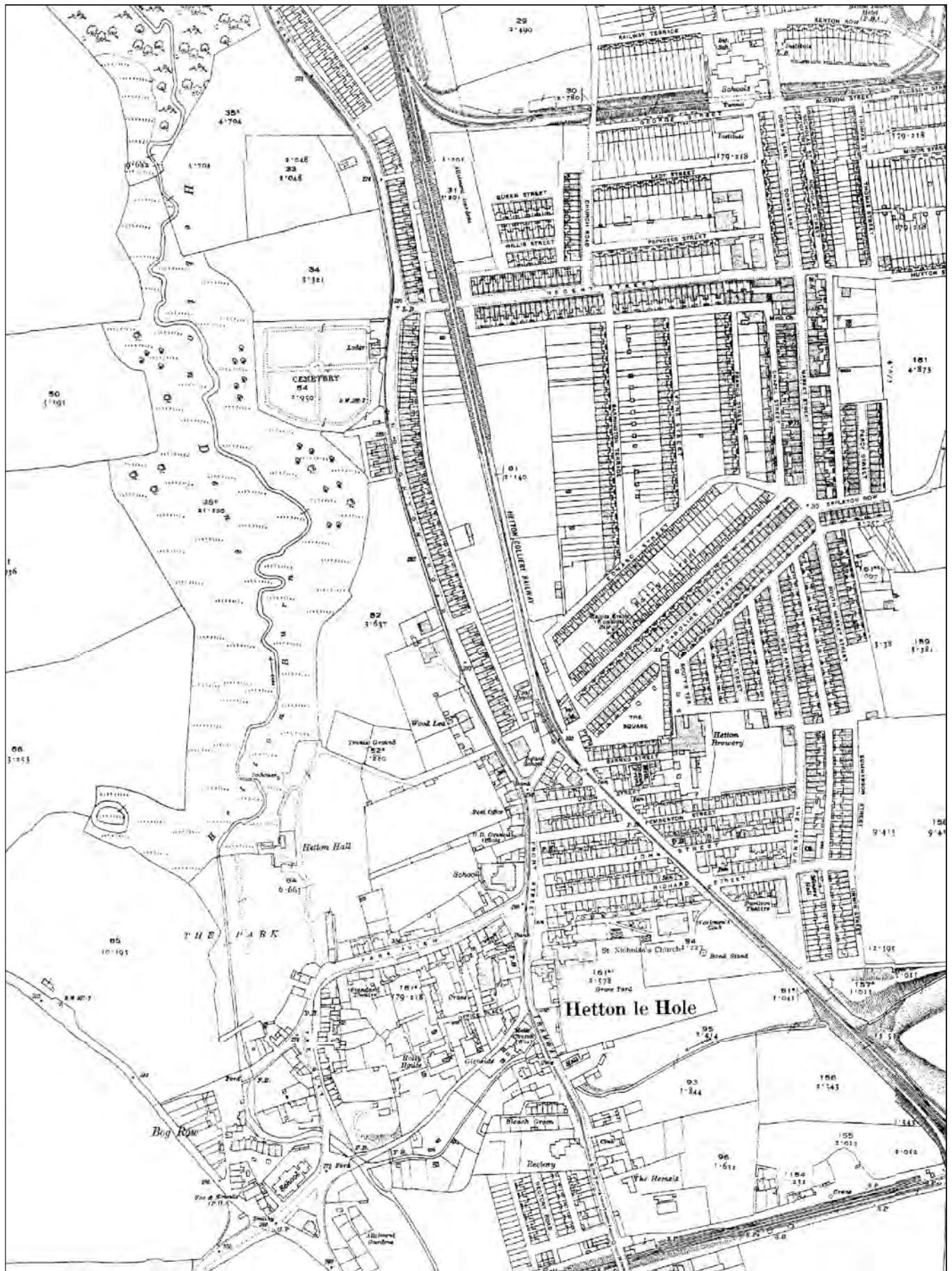


Scale 1:5000



*Extract from the 2nd Edition Ordnance Survey Plan
showing Hetton le Hole, 1896.*

SETTLEMENT GROWTH - HETTON-LE-HOLE 3

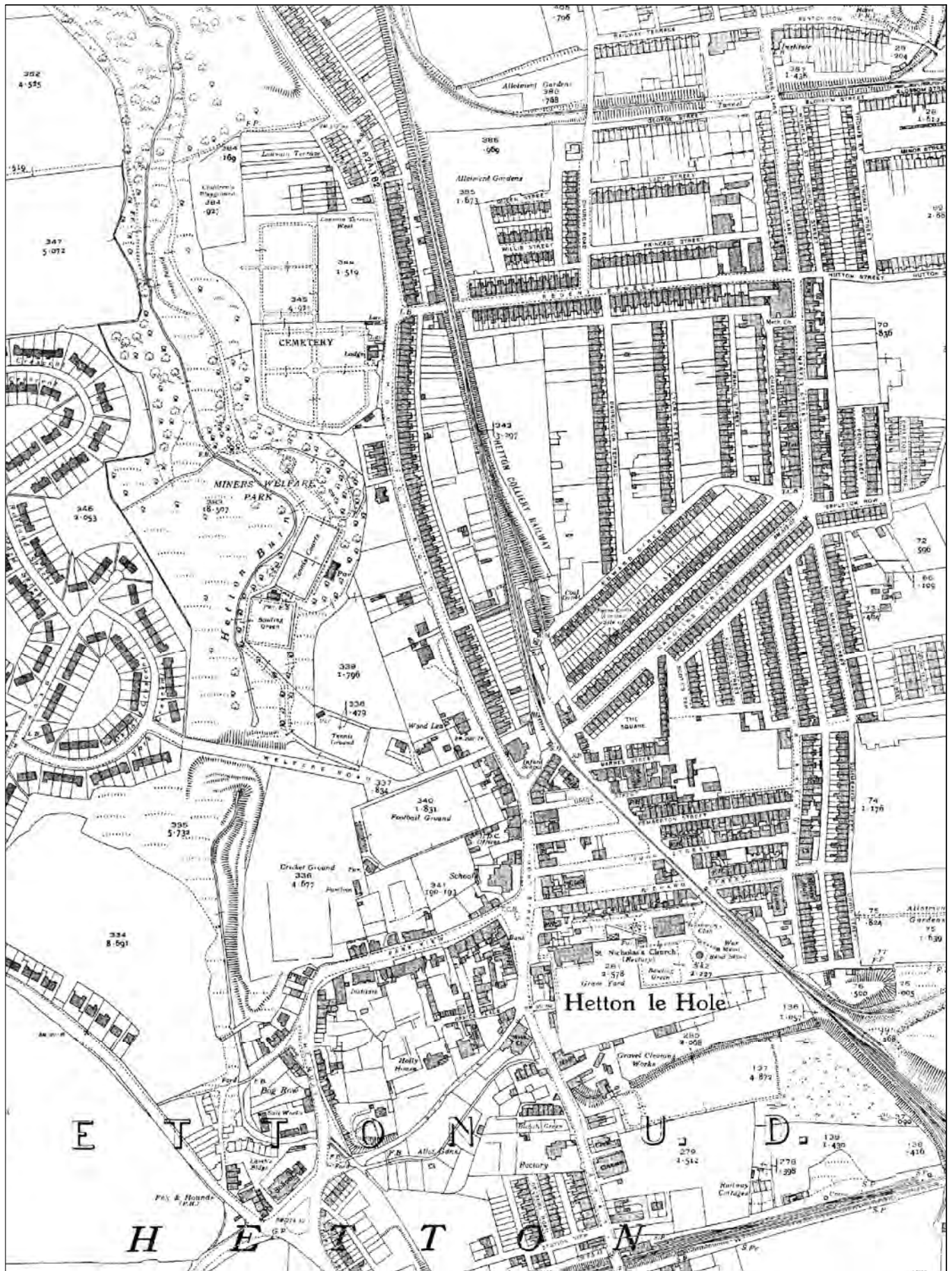


Scale 1:5000

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Extract from the 3rd Edition Ordnance Survey Plan showing Hetton le Hole, 1919.

SETTLEMENT GROWTH - HETTON-LE-HOLE 4

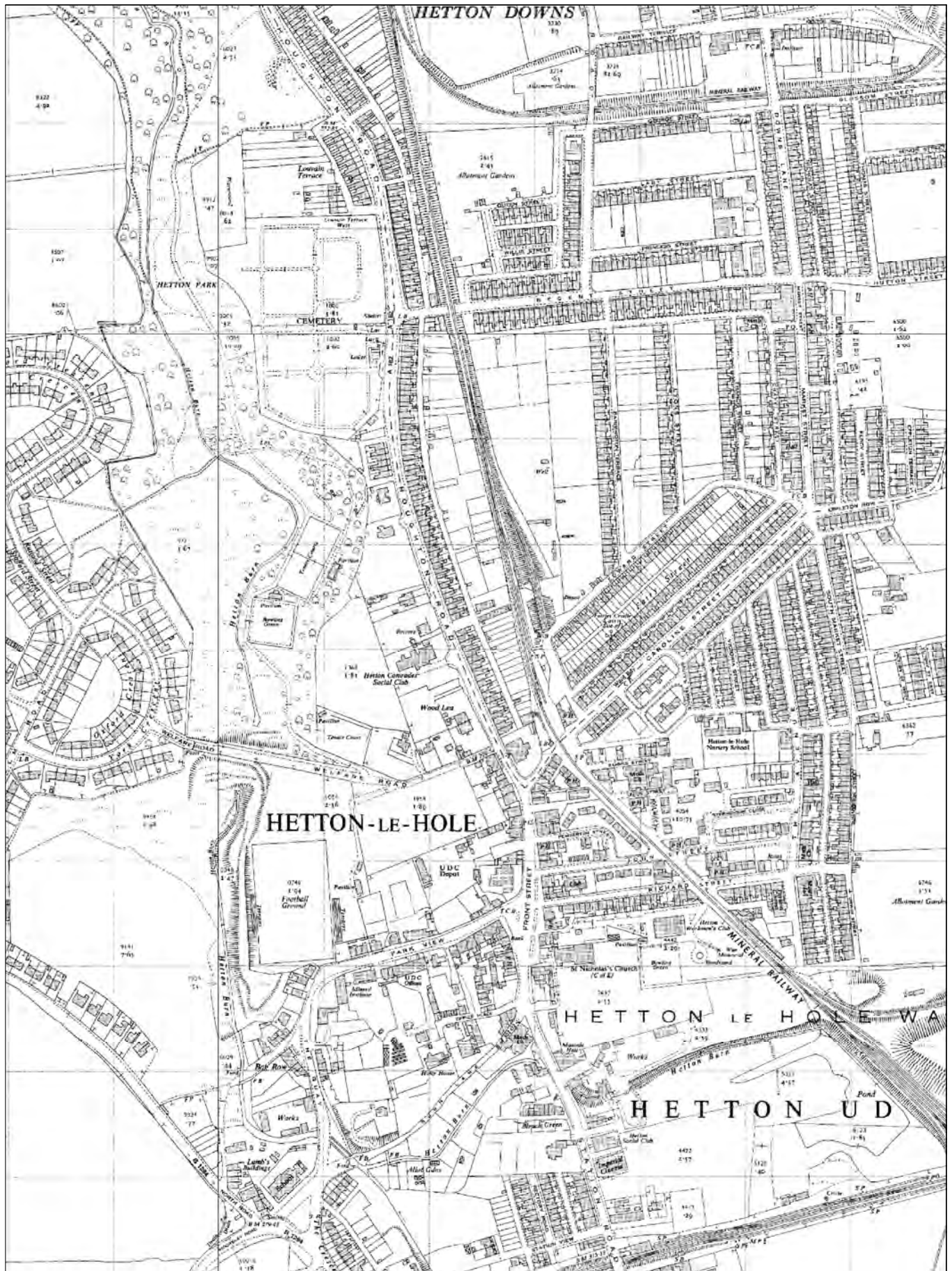


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Extract from the 4th Edition Ordnance Survey Plan showing Hetton le Hole, 1939.

SETTLEMENT GROWTH - HETTON-LE-HOLE 5

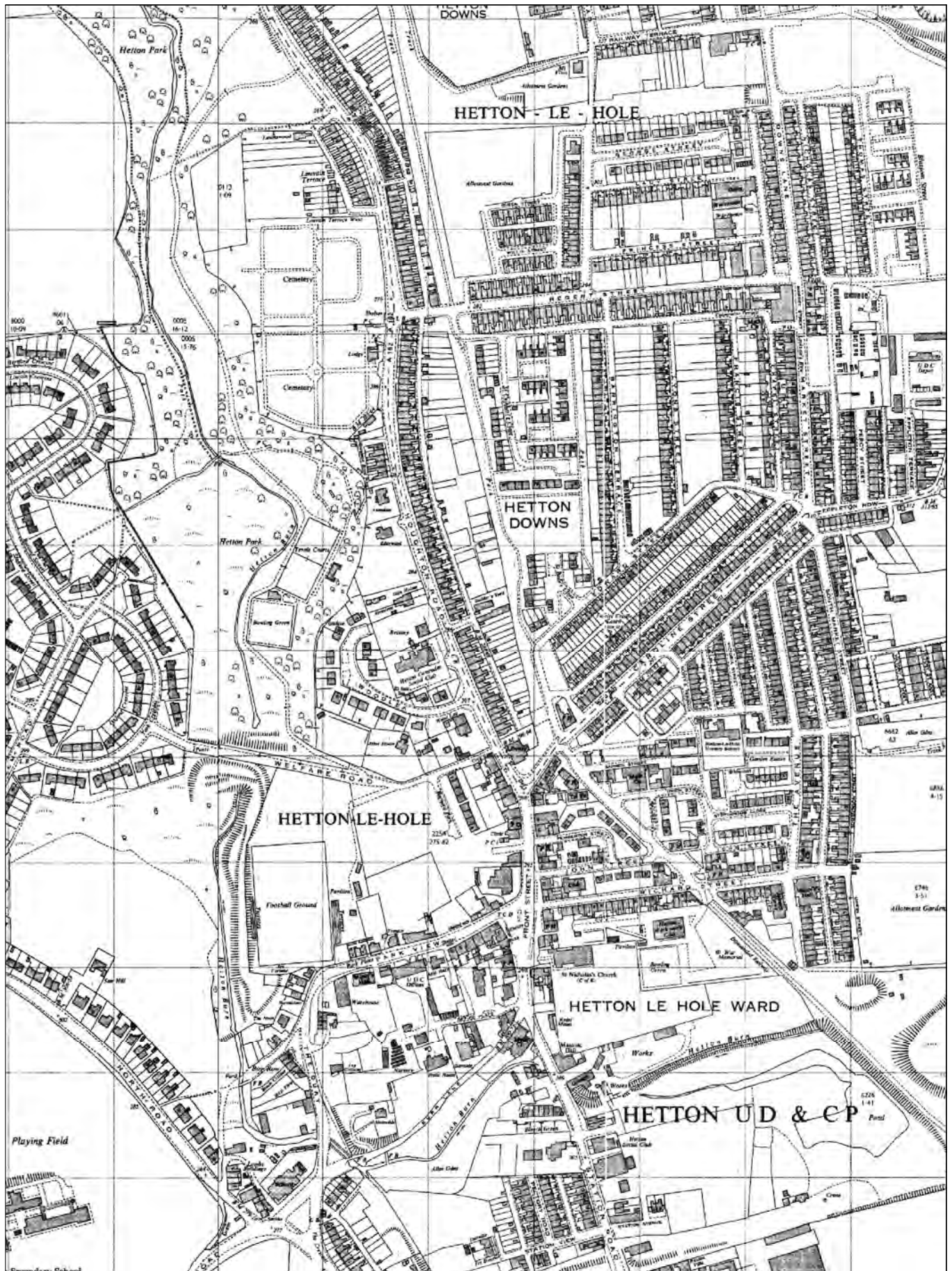


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Extract from the 5th Edition Ordnance Survey Plan showing Hetton le Hole, 1959.

SETTLEMENT GROWTH - HETTON-LE-HOLE 6

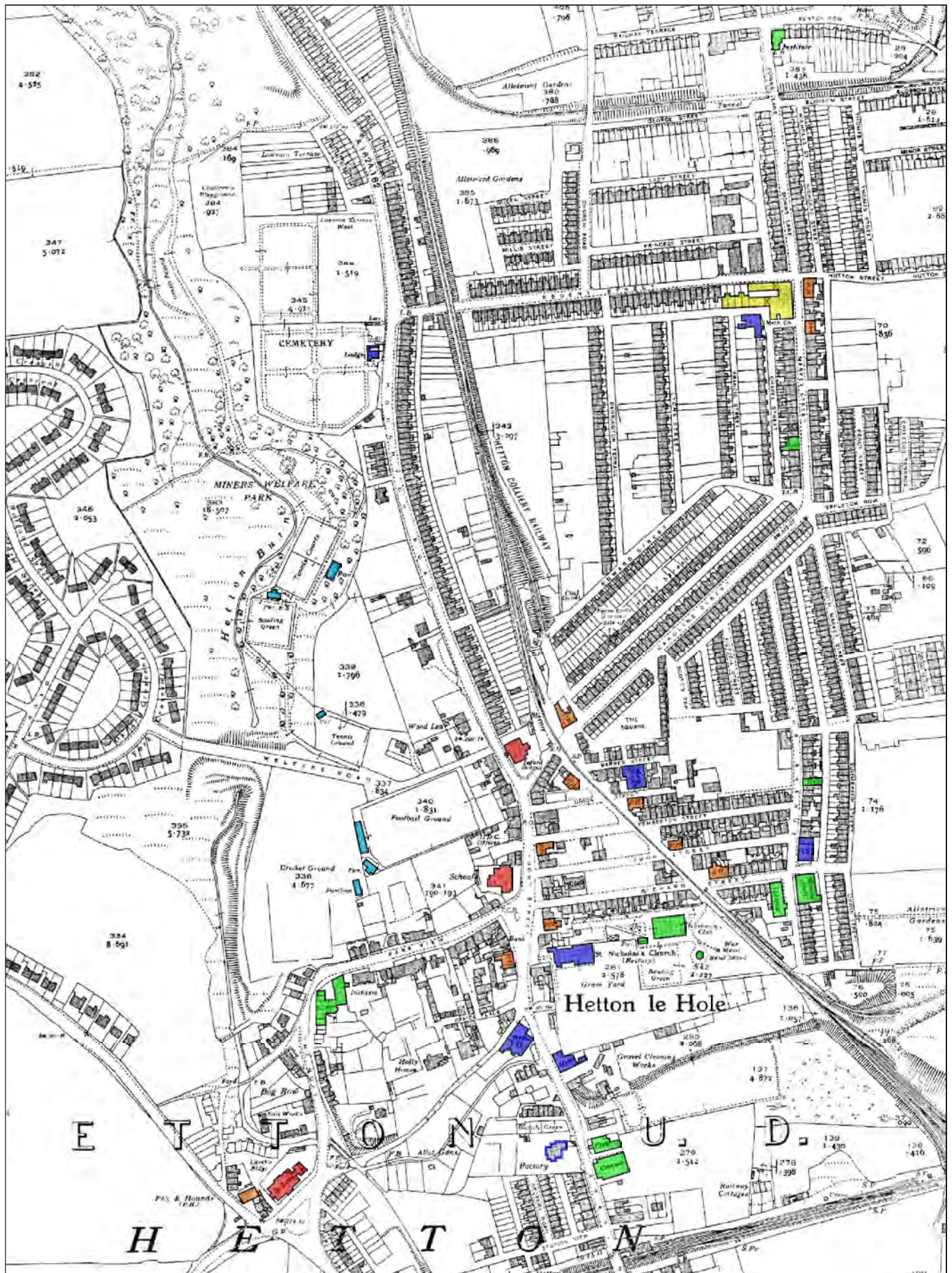


Scale 1:5000

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Extract from the 6th Edition Ordnance Survey Plan showing Hetton le Hole, 1968.

Settlement Development - 1930s



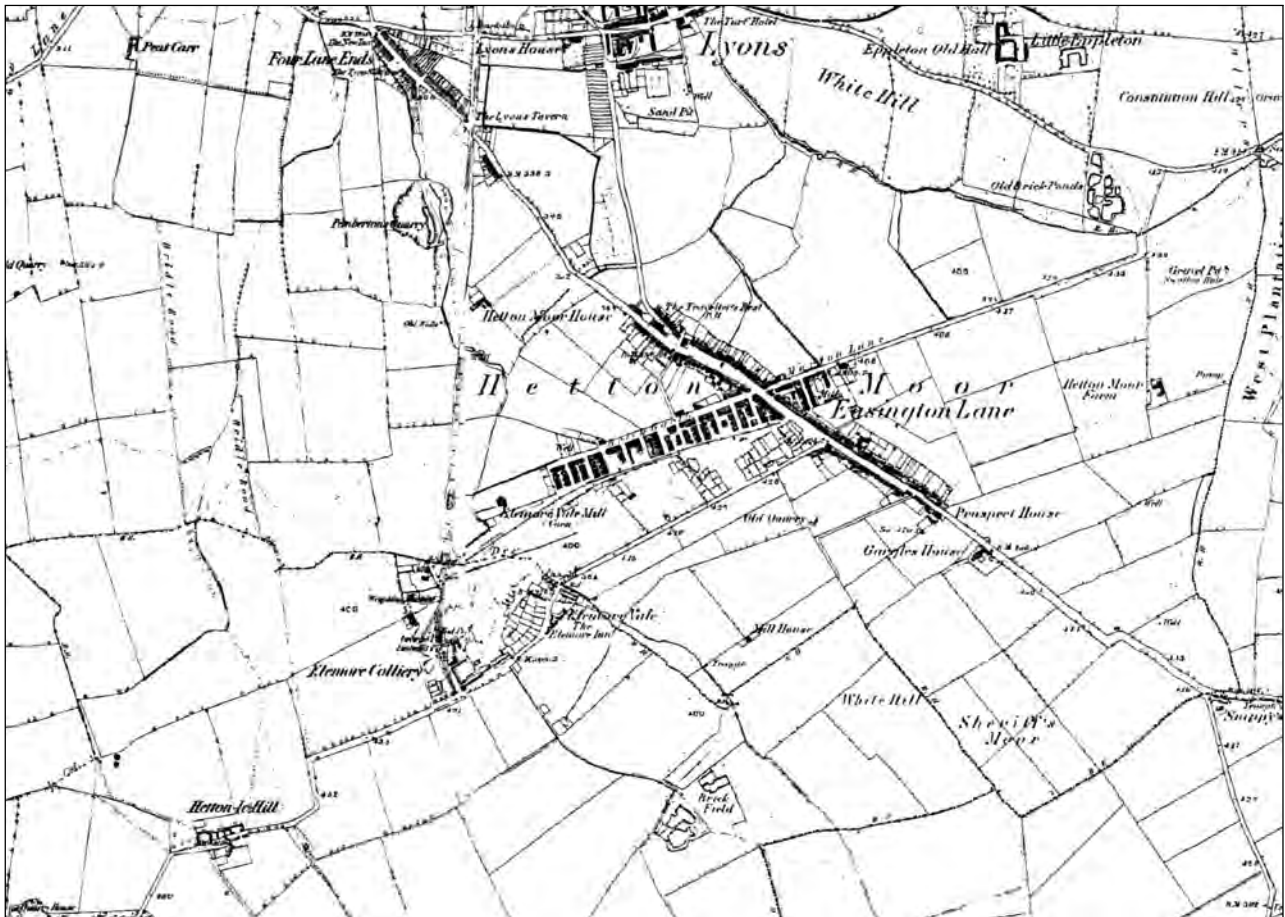
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Extract from the 4th Edition Ordnance Survey Plan showing Hetton le Hole, 1939.

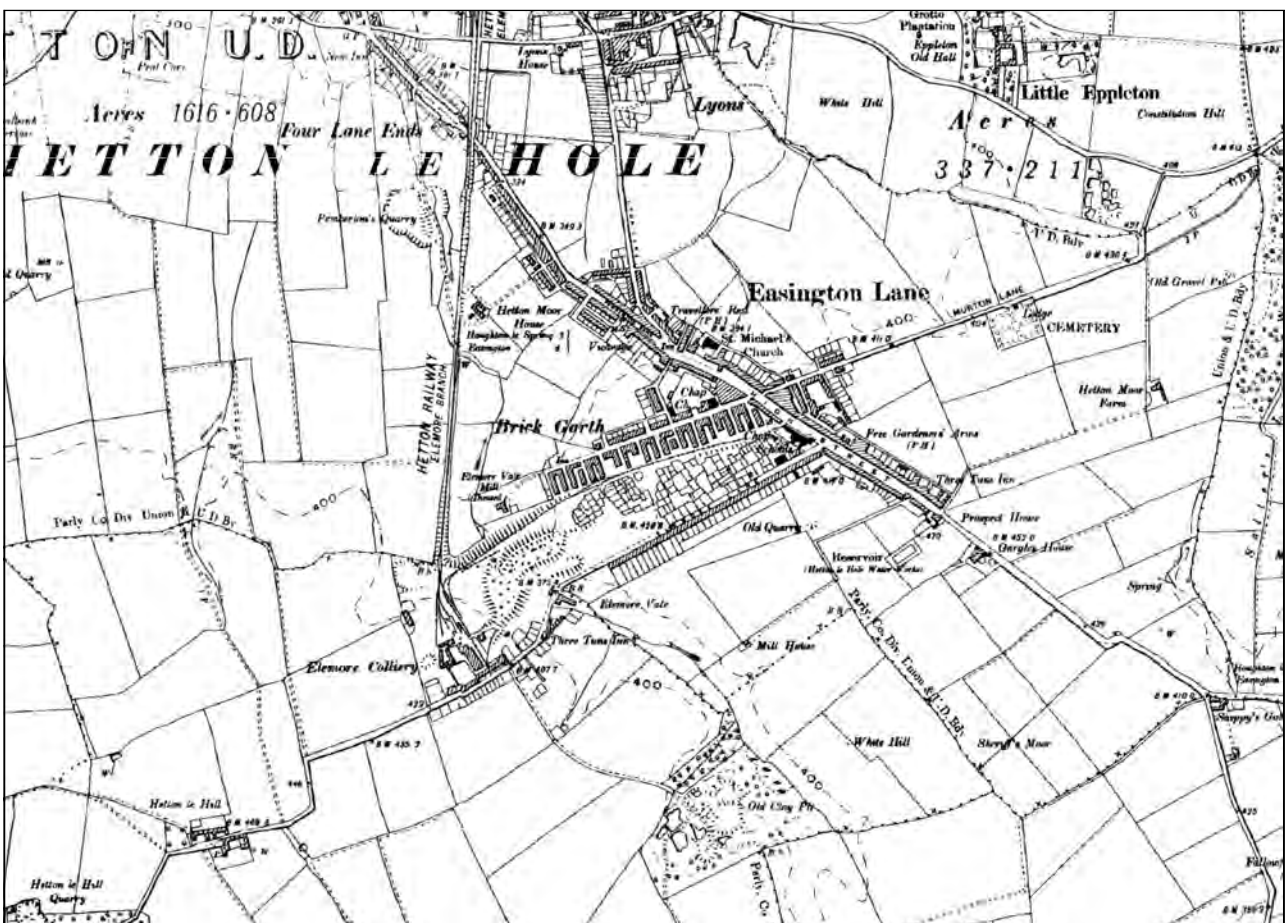
- | | | |
|---|---|---|
| = Schools | = Religious Buildings | = Institutes & Entertainment / Club |
| = Co-operative Society | = Public House / Inn | = Sports |

Easington Lane



0 200 400 600 800 1000

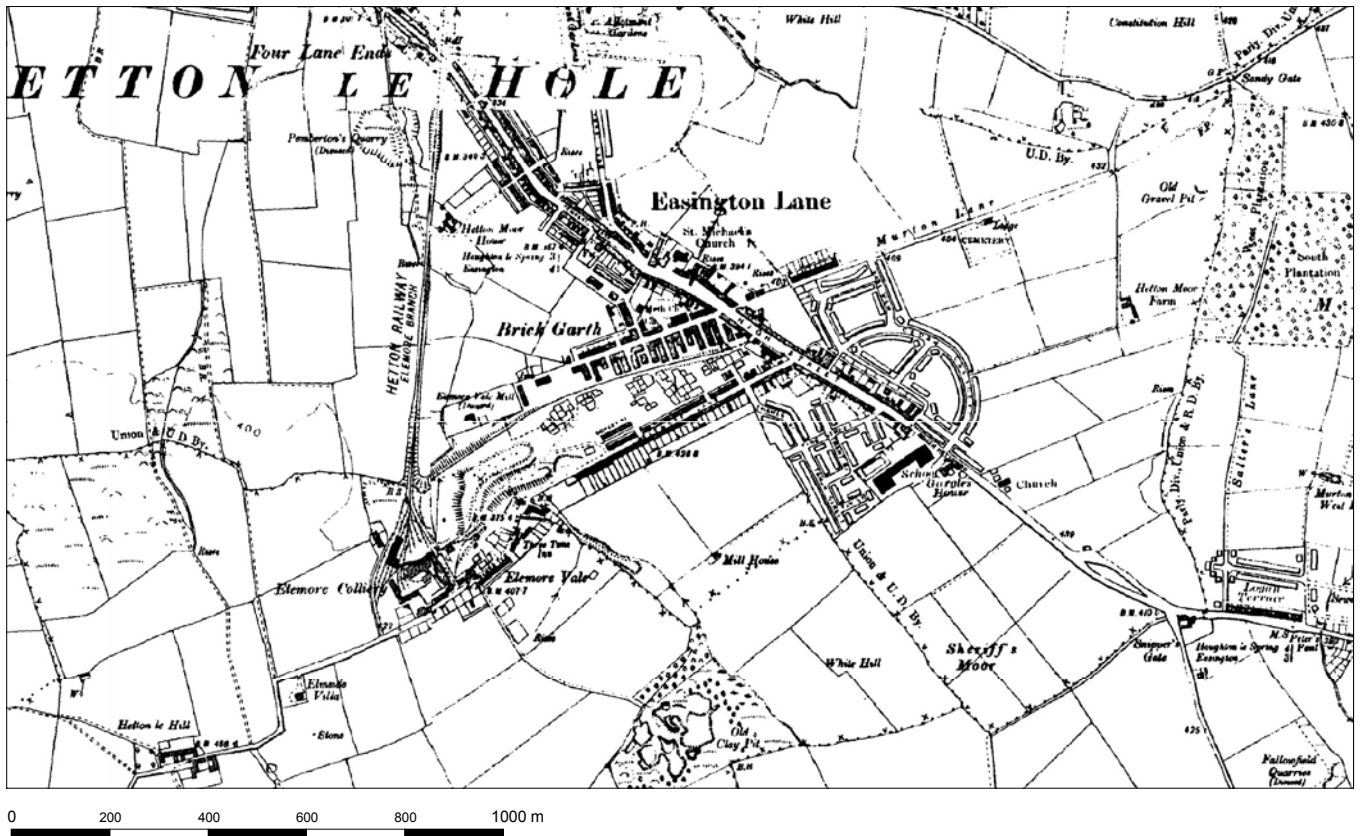
1st Edition Ordnance Survey 1861, 6" per mile, showing central south portion of study area.



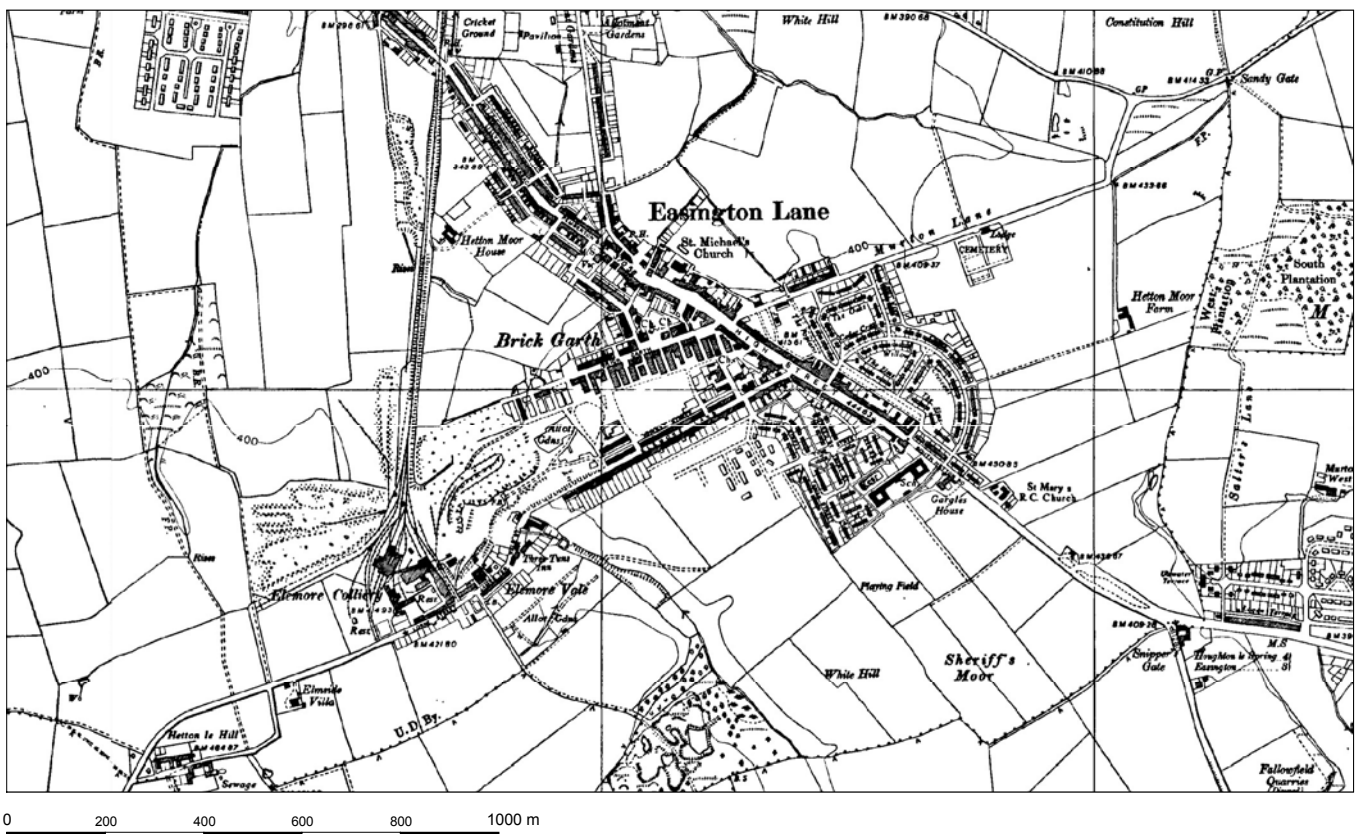
0 200 400 600 800 1000

2nd Edition Ordnance Survey 1897, 6" per mile, showing central south portion of study area.

Easington Lane

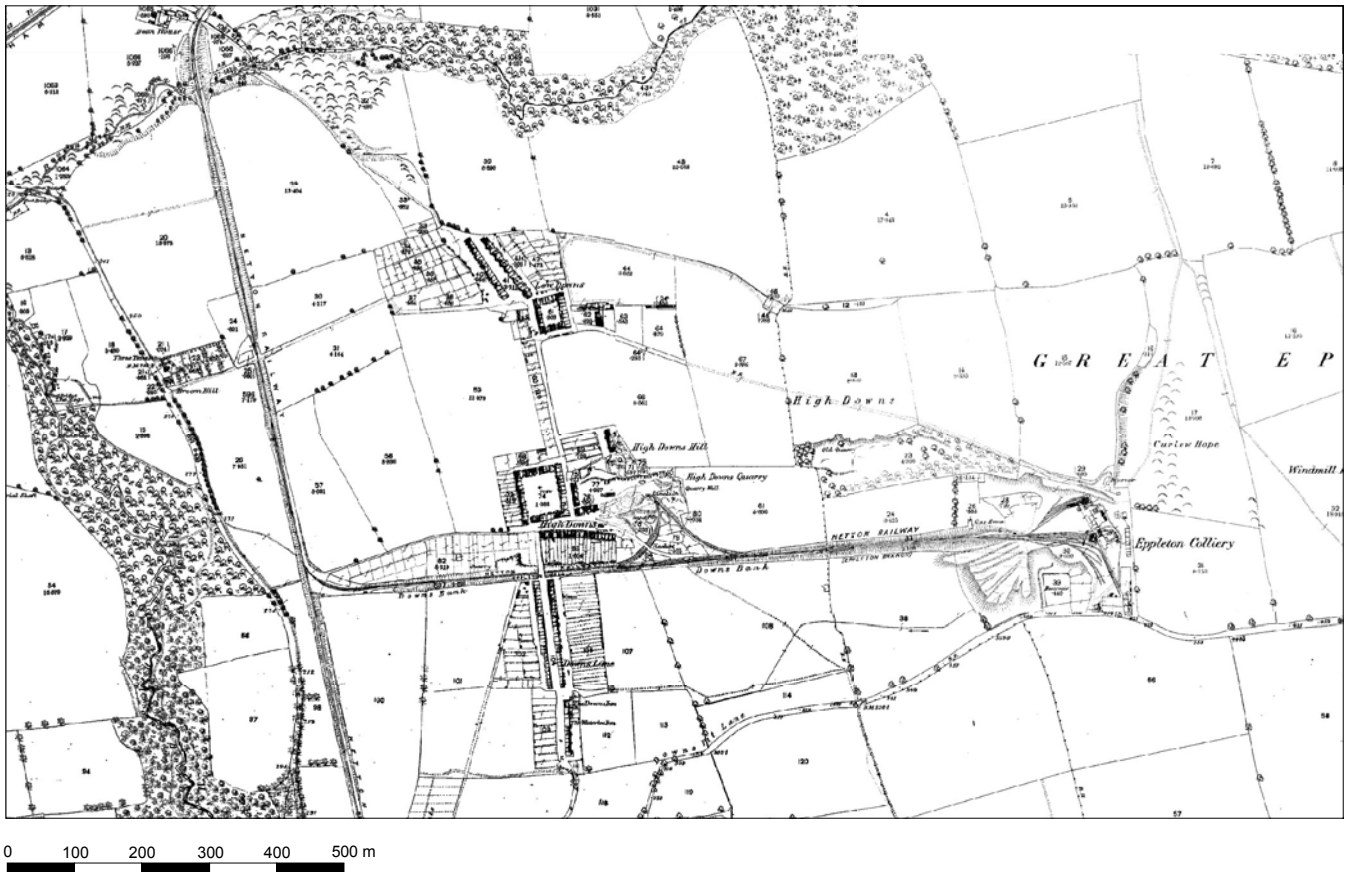


3rd Edition Ordnance Survey 1919, 6" per mile, showing central south portion of study area.

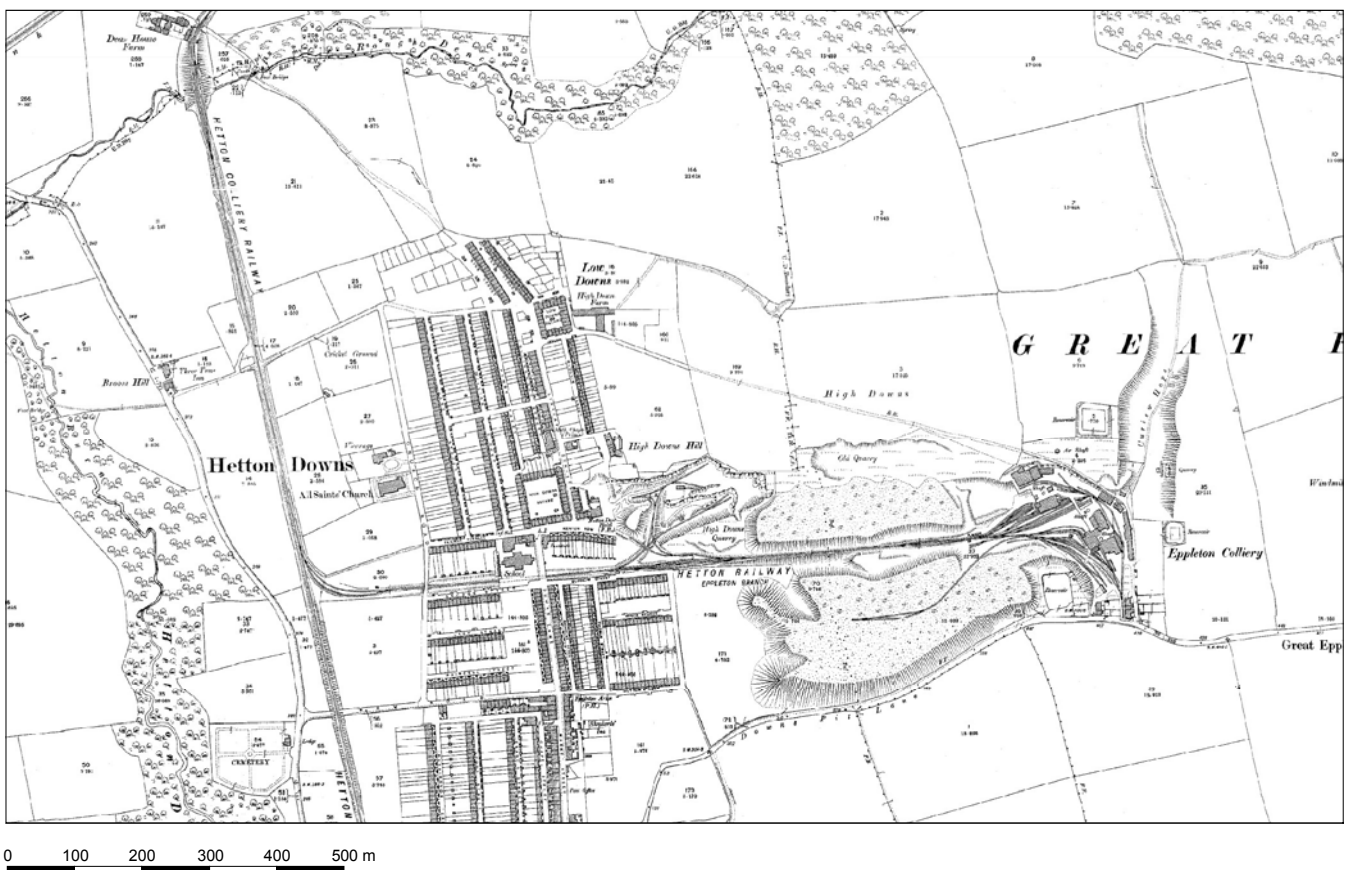


1951 Edition Ordnance Survey, 6" per mile, showing central south portion of study area.

The Growth of Downs & Eppleton



Extract from the 1871 Edition Ordnance Survey Map, 1:2500, showing the Central North study area.



Extract from the 1896 Edition Ordnance Survey Map, 1:2500, showing the Central North study area.

The Growth of Downs & Eppleton



Extract from the 1919 Edition Ordnance Survey Map, 1:2500, showing the Central North study area.



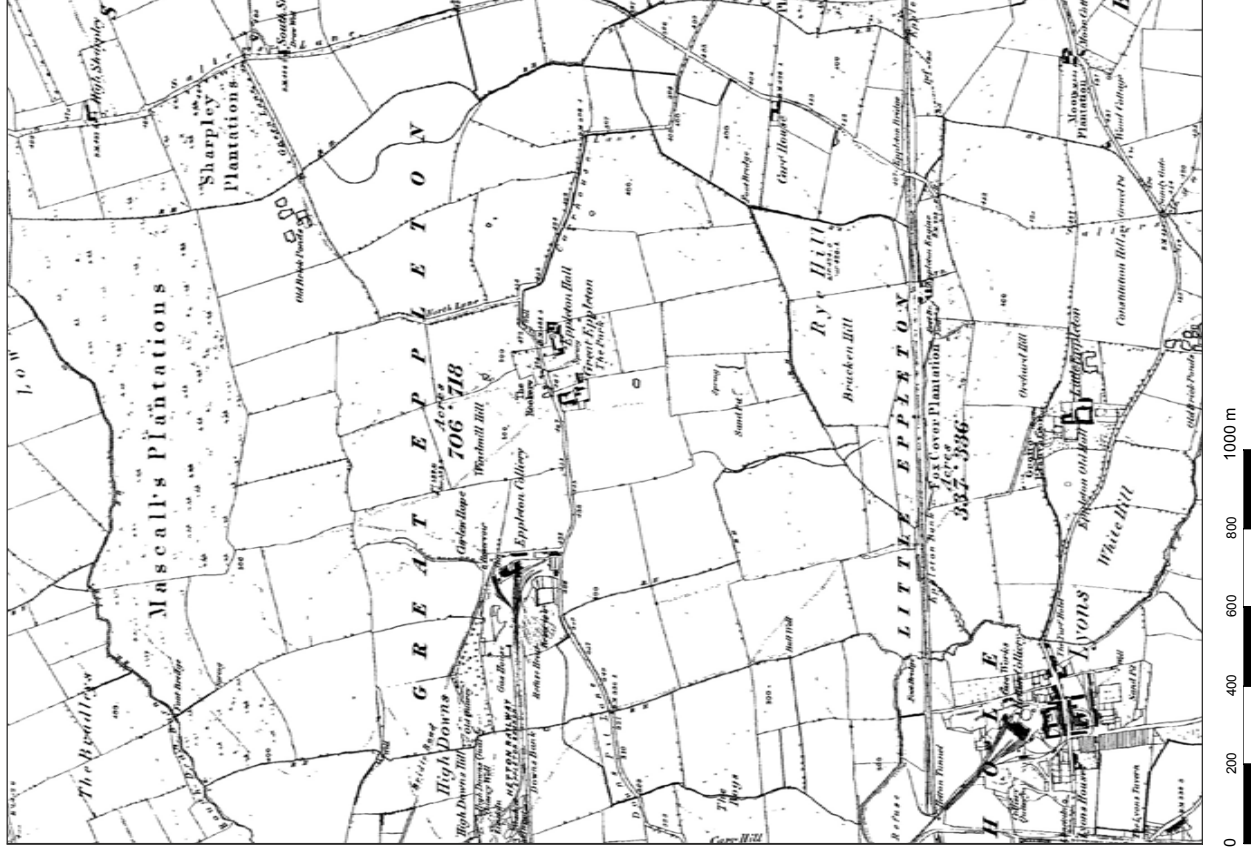
Extract from the 1939 Edition Ordnance Survey Map, 1:2500, showing the Central North study area.

The Growth of Downs & Eppleton

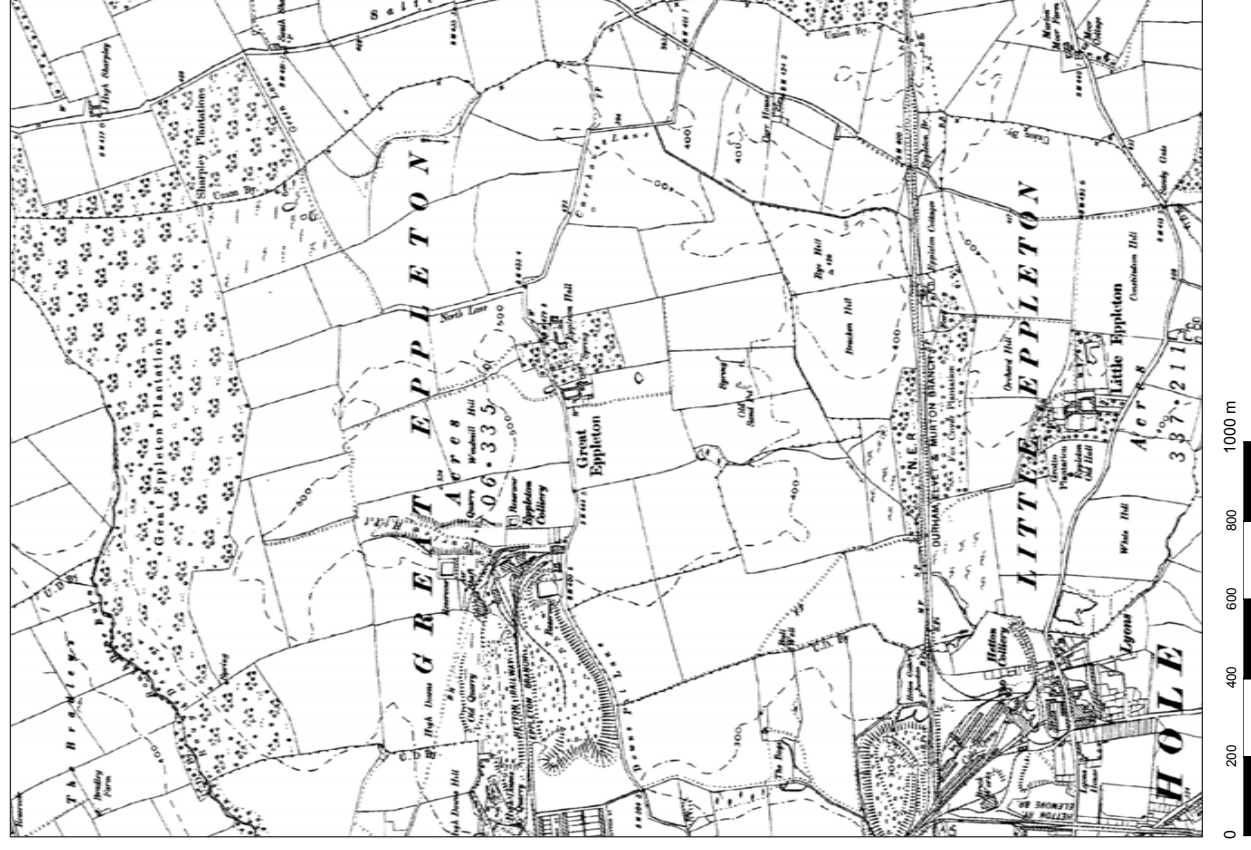


Extract from the 1959 Edition Ordnance Survey Map, 1:2500, showing the Central North study area.

Eppleton

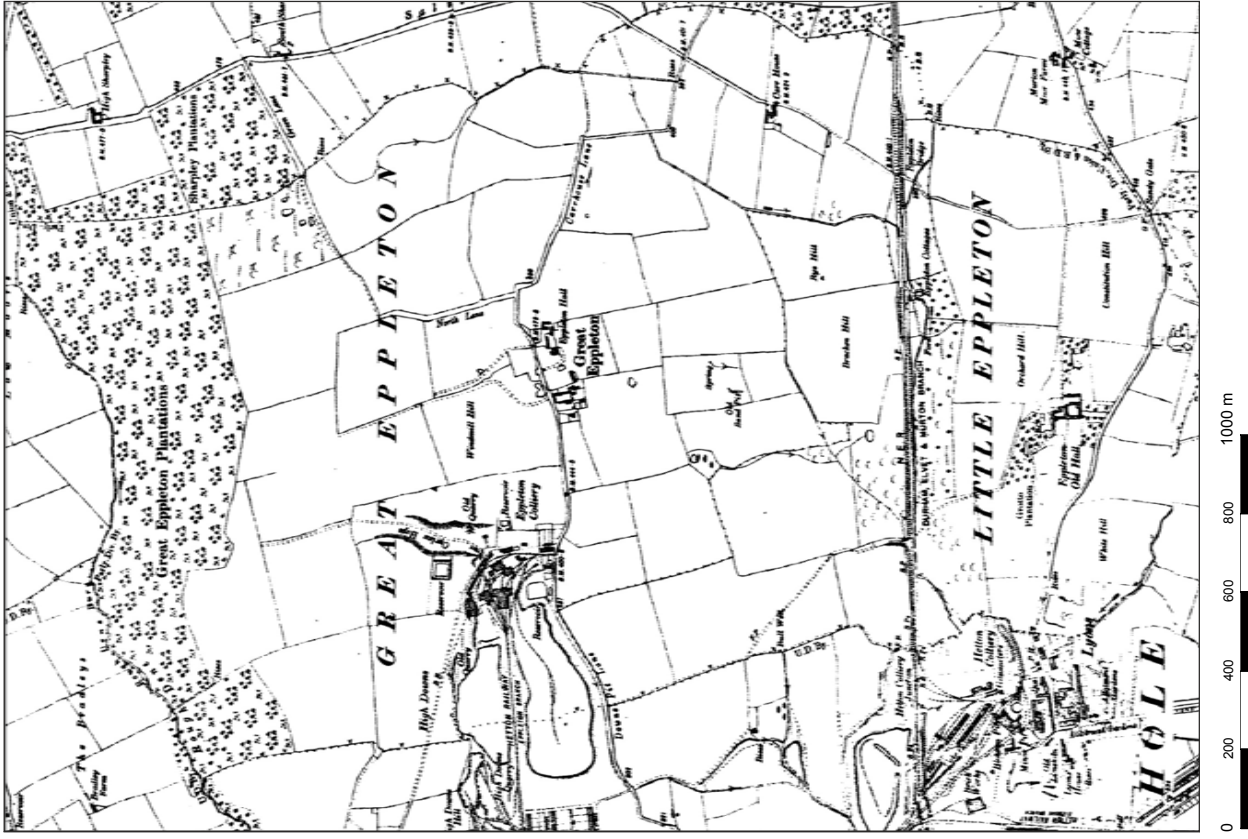


1st Edition Ordnance Survey 1861, 6" per mile, showing north-eastern portion of study area.



2nd Edition Ordnance Survey 1897, 6" per mile, showing north-eastern portion of study area.

Eppleton

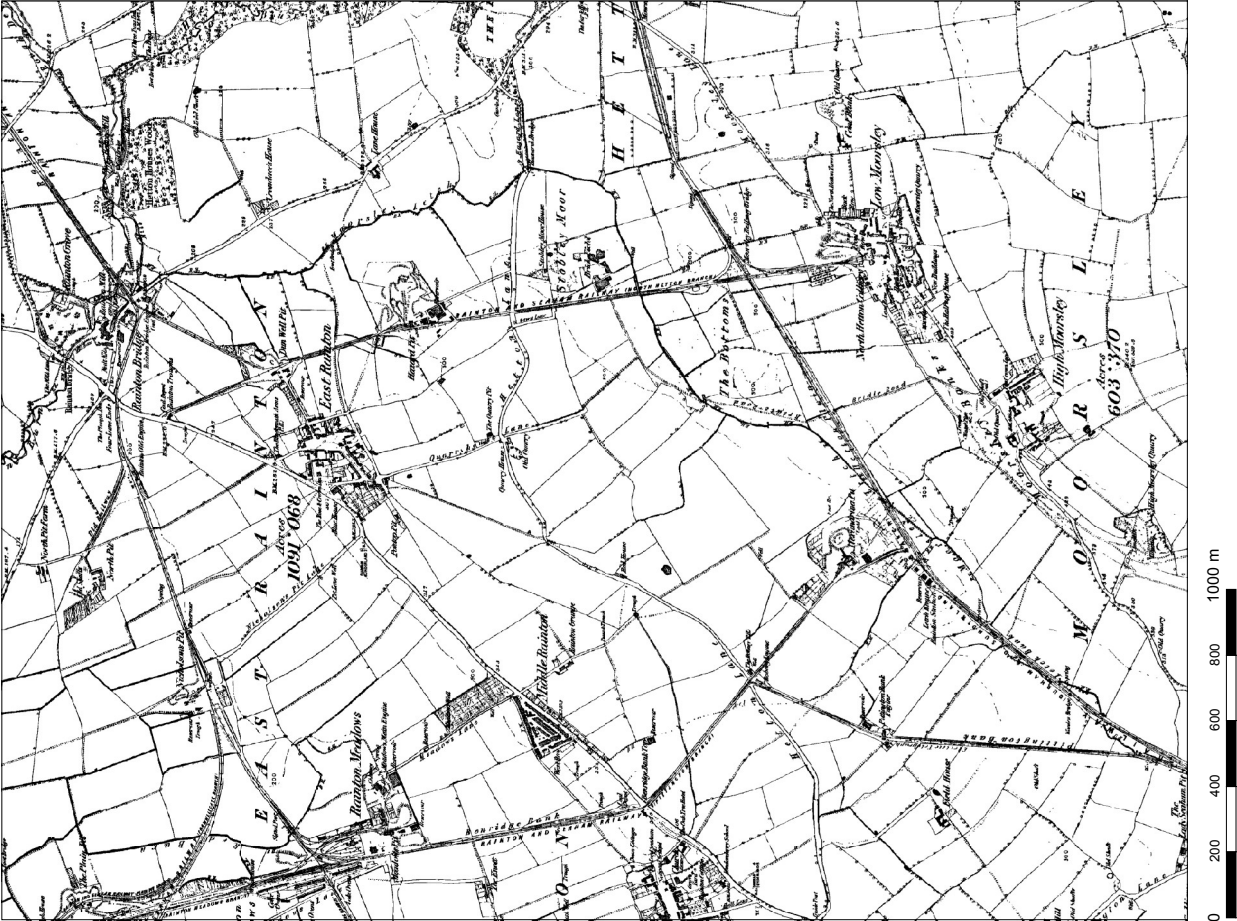


3rd Edition Ordnance Survey 1919, 6" per mile, showing north-eastern portion of study area.

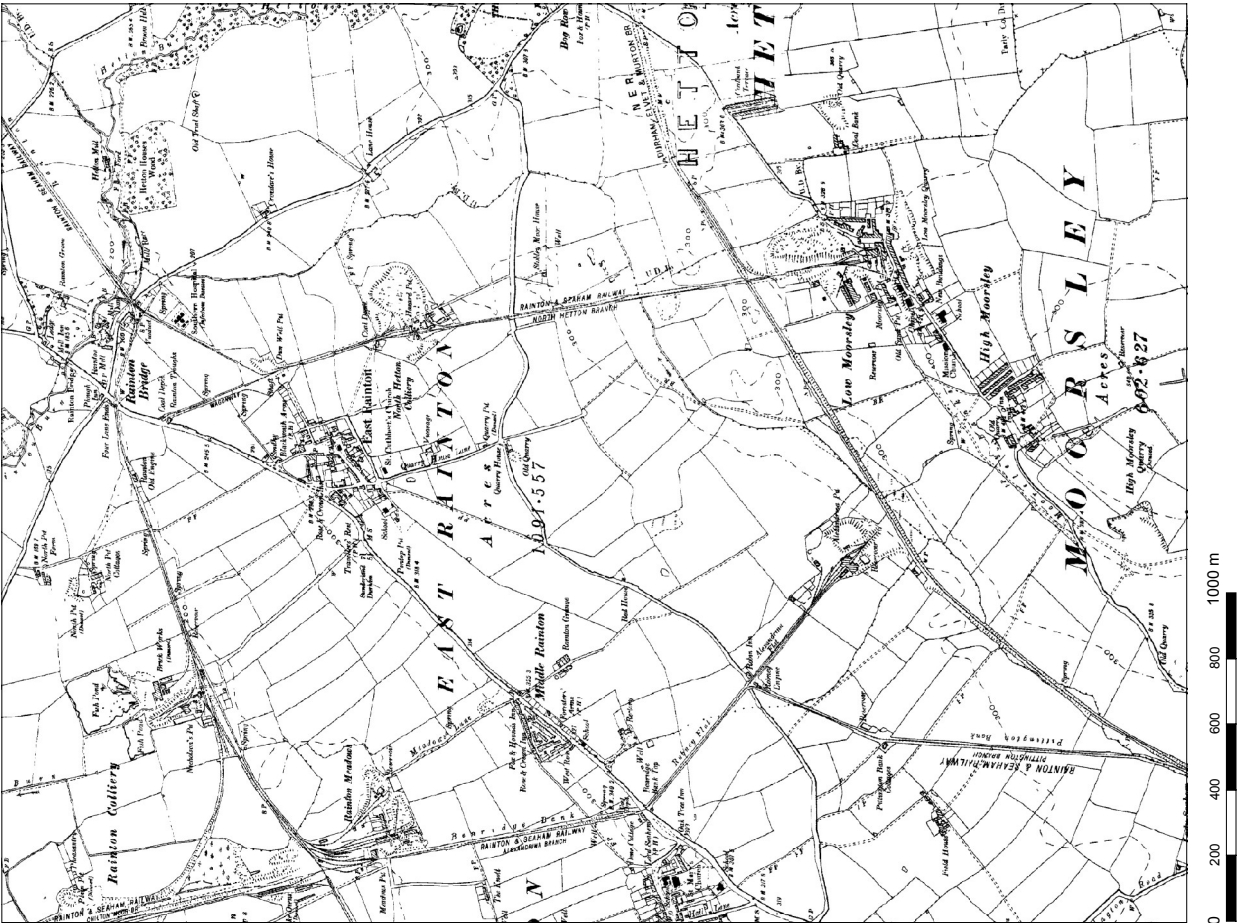


1951 Edition Ordnance Survey, 6" per mile, showing north-eastern portion of study area.

East Rainton and Moorsley

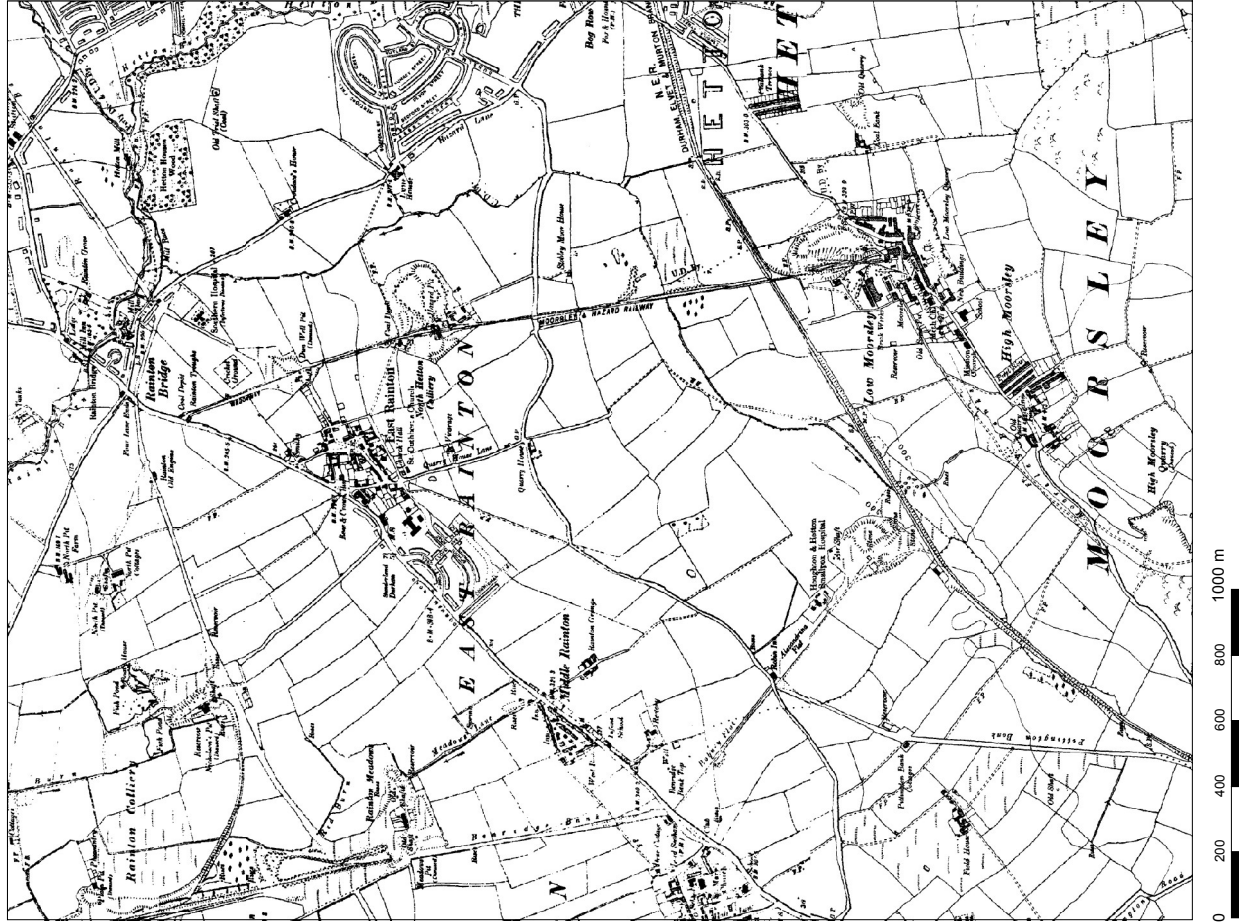


Western portion of study area, shown on 1st Edition Ordnance Survey 1861, 6" per mile.

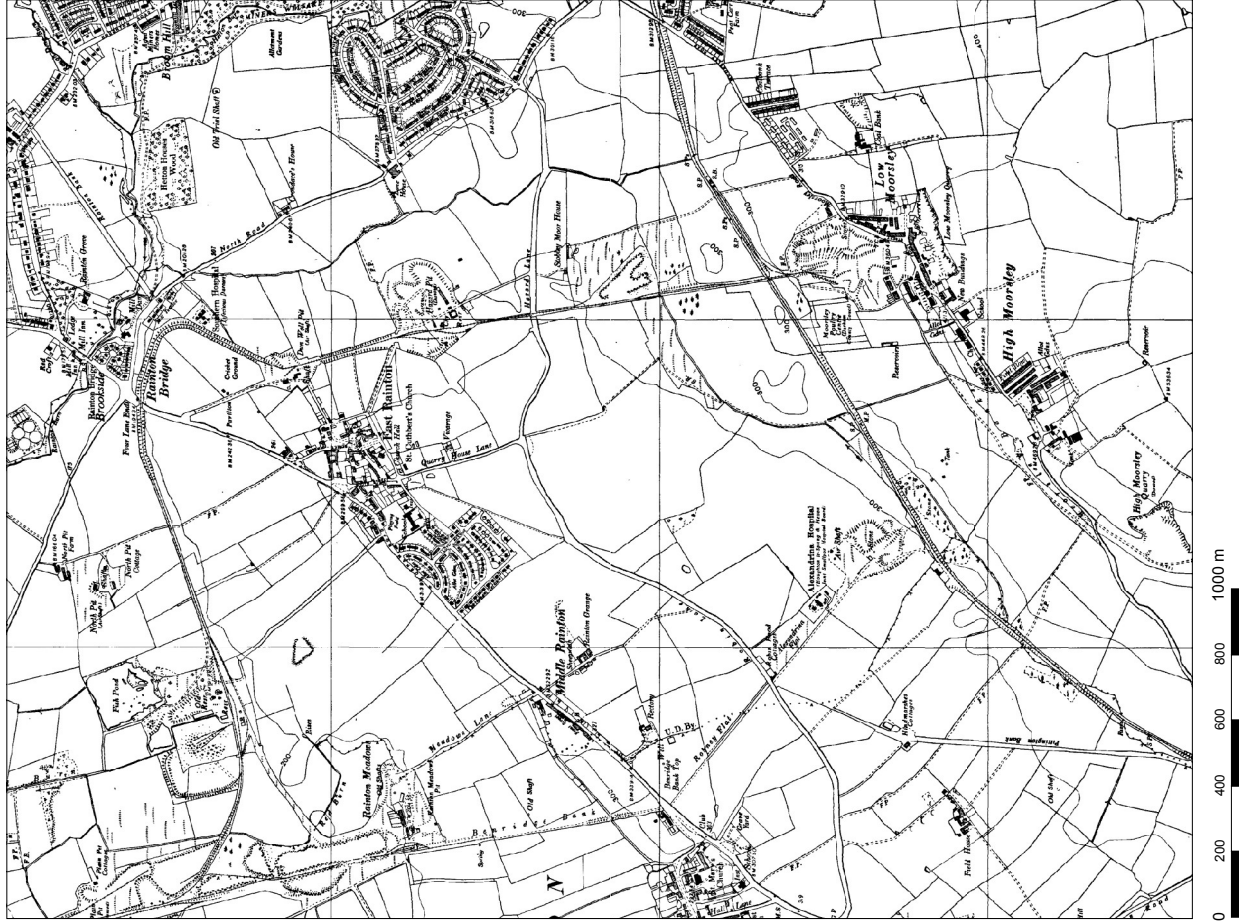


Western portion of study area, shown on 2nd Edition Ordnance Survey 1897, 6" per mile.

East Rainton and Moorsley



Western portion of study area, shown on 3rd Edition Ordnance Survey 1919, 6" per mile.



Western portion of study area, shown on 1951 Edition Ordnance Survey, 6" per mile.