

HULL CIVIC SOCIETY NEWSLETTER

February 2009



**Hull's Continuing Musical Tradition
City of Hull Youth Symphony Orchestra Concert at the City Hall, July 2007**

(Photo: J.D. Scotney)

In this issue: Programme, Subscriptions and Gift Aid; May Newsletter; Good Marks (The Riverside Building, The Sawmill and St Stephens); The Albemarle Music Centre; Hull Screen finds a new home; Beverley Road Walk postscript; The Characteristics of Hull; Book Review - The Cottingham Floods of June 2007; Groundwater Flooding; Place, Space and Conservation – the Regeneration Game; Readers' Letters; Planning and Buildings; St George's Day Celebration; Committee.

Programme 2009

Non-members are welcome to join us for all our meetings and visits.

Meetings

All meetings will be held on Mondays at 7.30 pm (unless otherwise stated) at the Quality Hotel Royal, Ferensway.

9th February – “Regeneration of Hull’s Fruit Market” – Richard Scott of the Igloo consortium.

9th March – **The Reporter’s Angle** – Angus Young, Hull Daily Mail

6th April – **7.00 pm** – AGM, followed at **7.30** by “A History of Hull Prisons” – Tony Baker

Visits

Monday 15th June, 7 pm - Historic Cottingham – a guided tour by Cottingham Local History Society, based on their recent “Town Trail” (Starting point to be advised)

Further visits will be advertised at meetings, in the media and in our May Newsletter. If you would also like to receive details by email, please send an email request to Ken Baker, Honorary Secretary, kbaker@goodwin-centre.org with a copy to the Newsletter Editor john.scotney@talk21.com.

Subscriptions for 2009

Subscriptions for 2009 became due on 1st January 2009. Some members pay by a standing order to their bank. If you have not already paid your 2009 subscription, please send me a cheque, payable to Hull Civic Society, for £10 (or £17 for a couple).

Gift Aid

Hull Civic Society needs to increase its income. The Inland Revenue Gift Aid scheme enables us to claim £2.80 on a £10 subscription or donation if the member has completed a Gift Aid Declaration form. I wish to thank the 60 members who have completed a Gift Aid Declaration form as we will be able to claim £230.44 in respect of their subscriptions and donations during 2008.

If you pay income tax and wish to participate in the Government’s Gift Aid scheme, please ask me to send you a Gift Aid Declaration form.

Walter Houlton, Treasurer.
16 Maple Grove, Garden Village, Hull HU8 8PL

May Newsletter

Many thanks to all our contributors. Please submit your items, by 2nd April, to the Editor, John Scotney at: 126 Cottingham Road, Hull, HU6 7RZ or (preferably) e-mailed to john.scotney@talk21.com.

Good Mark - The Riverside Building

This high specification building has an uplifting presence amongst the offices and showrooms of Hesse's Livingstone Road.

The plan is T-shaped with all services in a core at the crossing and the top of the T running parallel to the Humber to the South. The through office space in the Northern arm has good natural light morning and afternoon. The building is complex with each façade being different yet linked in a playful modular sort of way. A curved wall of glazed brick proudly announces 'the Riverside Building' to the busy A63 and Livingstone link. There is a well defined entrance and staircase tower in grey/black steel framed tinted glass with bands of bright green copper cladding. Other ranges of windows are treated in a similar way and the bright green metal and blue glazed brick contrast in a lively and entertaining way with subtle areas of terracotta tile-hanging. A smooth background of a polished block material provides a neutral beige foil to the carefully considered proportions of copper, blue brick and terracotta.

The corners of the building are interesting in that they incorporate glazing on the intersections and the resulting sculptural angles and projections animate the surface elevation of the building with unexpected forms. The roofline has at least six discernibly different levels and the bright copper roofing somehow suggests the sea beyond. The flat roof tops by the river are viewing platforms with marine-like railings and the superstructure of the fourth floor 'deck' pod is perforated with large portholes. So simple but so communicative. These are used to equally good effect in other parts of the building. The Southern façade is mainly glazed blue brick to resist the weather but a large proportion is fenestrated to provide the most sensational views along the length of the Humber, which have to be seen to be believed.

The quality throughout the interior is first class and establishes a very high benchmark for buildings in this area. Needless to say, there are only a few square feet left to rent in this modern flagship of commerce. Lifts to all deck levels mean this building is disability compliant and it is little surprise that this building has Green credentials too. There is comfort cooling to each deck, solar heating panels on the roof and efficient levels of insulation intrinsic to materials and construction.

This site is so easily accessible with direct high speed links to the city centre and the M62 corridor. Panoramic river views are one thing but seventy designated parking spaces in a carefully planted and detailed landscape set the tone from the moment of arrival. First impressions certainly do count here!

The Riverside Building is one of the best I have reviewed for receipt of a Civic Society Good Mark and is well deserving of further recognition.

Architect: Andrew Sangwin, Building Design Partnership. Developer: Ian Scruton, Scruton the Home Builders. Builders: Haultons of Hull

Malcolm Sharman, Good Mark Secretary

Good Mark - The Sawmill

Stunning comes to mind as you approach the beautiful Sawmill Apartments building but *fantastic* quickly replaces stunning as you step inside these beautiful luxury apartments created by local Hull builder Ken Osborne and his partner Julie Hare.

Ken and Julie are both Hull born and raised and they have demonstrated their pride in Hull by constructing one of the finest buildings in Hull today! Interestingly, the building is also the tallest timber framed building in the North of England.

This beautiful combination of luxury living in an impeccable environment sits on the site of Danby's Plumber's Merchants which originally was a sawmill for timber coming into Hull by ship on the Queens Dock (now Queen's Gardens).

Originally inspired to create affordable quality homes for first time buyers, Ken and Julie's first



The Sawmill, Dock Street
(Photo: JD Scotney)

development was on Hessle road. The success of that first effort became the ethos of Ken and Julie's vision – creating exceptional value for money. In Ken's words 'I would rather operate on a narrow margin and create volume in order to give buyers the very best quality at an affordable price'! Ken and Julie are also careful to be sure the product goes into the hands of local buyers not out of town investors. They always ask themselves 'Would I live in this myself' and the answer is a resounding - yes! This yes is why Hull buyers are so lucky to have Ken and Julie working for them.

The development has the very best of everything including built in computer systems, a brilliant SAP

rating for incredibly low Heating and Comfort costs as well as a sound proofing test rating at 15 times above the UK standards. Building security, underground parking and an enclosed courtyard bring security to the highest levels as well as allowing people to 'lock and go' on extended holiday without worry. Not to mention friendly, helpful neighbours.

There are 48 total units (12 floor plans) at The Sawmill (Dock Street Side) and 32 have now been sold with 3 (3-bed) town homes and a restaurant being built on the George Street side to finish out the development

In conclusion, Ken and Julie have created an 'ultimate home' in the sawmill apartments which is great for starters on the property ladder, seniors wishing to downsize into a lovely manageable home and all people in-between so do take some time to look at the Sawmill. It is with great Hull pride the Civic Society awards a Good Mark Award to The Sawmill Apartments.

Bill Moore.

Good Mark: St Stephens

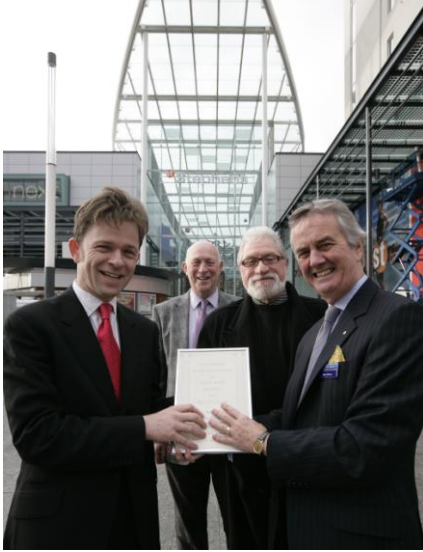
This sensational building is achieved through a combination of 21st Century materials, technology and architectural bravura. The great glass and steel prow announces with panache the entrance to St Stephens, 'the new High Street'. The roof is key to the whole notion of the place. It has a nose, a tail, and with its five great arched undulating humps has the serpentine qualities of a benevolent dragon, intent on providing pleasure yet at a price.

Really it's so simple. A shopping arcade that generates the perception of a covered street rather than a gigantic multi-storeyed shopping mall. That's not to say it's not big – it's vast – and has space for suspended walkways with glass floors traversed by minute hazy figures – a vision reminiscent of a Piranesi architectural capriccio.

The 'tour de force' must be the impossibility of the suspended oval timber fuselage which dominates the widest part of the curved space between steep vertical walls. It is incongruous in material and form perhaps harking back to Hull's ship building days. I will never comprehend quite how it hangs there full of people and expensive cappuccino! At this point I was prevented from taking photographs by a clean cut but tough looking security man. "Anti-terrorist measures", he apologetically explained. Pity, because the views from the café are great. This contrasting form draws the eye to how the rest of the building is made.

The interiors are of a standard rarely seen before in Hull. As a space it is a subtle combination of a curving street with a slightly raked granite floor and a dramatically magnificent glass roof of

staggering lightness. Glass lifts with exposed machinery have an intrinsic opulence shared by the satin silvered escalators seemingly light and silently swift and easy.



David Laycock, (left) Project Manager of St Stephens, receives a Good Mark from Mike Killoran (right), Civic Society President and Manager of Princes Quay, watched by John Netherwood (left) and Malcolm Sharman (right).

The detailing throughout this development is superb and the slickness of its presentation creates visual arousal and subsequently desire to ‘try and buy’ on the part of the consumer. Overall the lighting, display materials, lettering and merchandise shout ‘good design’ from every unit. Consequently, all the best looking girls are here from both East and West. The retail units are largely rectilinear constructs; each one is delineated by bands of darker matt grey slabs stretching across the highly polished speckled granite concourse.

Glass and black painted steel predominate although there are areas of large red and grey wall panels plus terracotta inserts. These minimal materials means the proportions of panels and pillars; contrasts of horizontal and vertical sub divisions have to be very well considered - and they are.

Street furniture, kiosks, planters and benches are integral to the space and determine areas of compression or open easy flow. Pebble-like oval kiosks seem such an appropriate form amidst the endless streams of people. The gradually sloping street adds to visual and sensory interest but strategically allows for under-store car park beneath Tesco’s. Their presence in the city centre means, at last, a supermarket facility for inner-city dwellers. Petrol and free parking are adjacent to Park Street, now landscaped to create a route through the centre and

providing views of the Victorian municipal buildings and enhancing their contribution to the overall street scene.

Overall, there is so much to recommend; on the first floor Nandos and Prezzo restaurants offer speciality food and excitingly designed interiors not previously experienced in the City. On the same level are a luxury multi-screen digital cinema and a giant Gala Bingo.

What would you do to make it better?

For some it might be viewed merely as a cut through to West Hull or, to the cynic, a diversionary ambulatory giving access to the temples of commercialisation. However, consider the lighting, columns, glistening facades and enticing images which bring this space to life. The diversity of shops, colours, signage, within standardised units act like banners in a basilica to make locations easily found. You could say it stays reasonably close to the concept of the Victorian Arcade but the materials and merchandise say early 21st century – The Future.

This shiny, minimalistic new gateway to the city must undoubtedly provide the thrust needed for wider regeneration and pertinently asks the question “Where next?” Presently, the sequence of buildings and their contrasting roof shapes and varied patterns and materials create a unique visual accord to define St Stephens Square (I heard someone describe the space outside as such on their mobile)! Hence, a new place in a changing city. St Stephens is exciting and astounding success as a townscape entity well deserving a Civic Society Good Mark Award.

Malcolm Sharman, Good Mark Secretary

The Albemarle Music Centre

I had often heard the phrase “making a rod for your own back”, but had never applied it to myself until I became a parent. As our children became older, I encouraged them in many different leisure activities, then found myself acting as unpaid chauffeur, transporting them to venues near and far. I

was no longer a free agent and was frowned upon if not on time, with no regard from anyone for my own commitments.

One of these venues was the Park Street Music Centre. Our daughters began playing violin with Chris Maynard, now Head of the Music Service, at St Nicholas Primary School at the age of seven and were encouraged to join the training orchestras, gradually moving up until they were able to join the City of Hull Youth Symphony Orchestra. Soon after this, music provision was improved with the move from Park Street to the Albemarle Youth Centre on Ferensway, a much more modern building with better facilities for the various groups provided by the Music Service.



The new Albemarle Music Centre, Ferensway. (Photo: Shirley Scotney)

Our association with the Centre ended as our children left school, but we continued to enjoy CHYSO concerts and heard with interest that a new Music Centre would replace the existing one. As we watched its futuristic shape appearing, we wondered what the facilities were and after its opening were eventually given a guided tour by Chris Maynard. The Centre opened in December 2007 and was built at a cost of £3,000,000, Hull City Council matching funds raised by the Music Service.

The Main Hall has seating for 250 people, but much of this can be electrically retracted to allow better use of space. In addition there are rehearsal spaces large enough for orchestras, bands and choirs and smaller rooms for individual or group teaching. Each room has a brand new piano. The building is on three floors and incorporates storage for instruments and a music library with space-saving modern shelving, easily accessed by the turn of a handle. We knew of the existence of the



Retractable seating in the main hall . (Photo: Shirley Scotney)



Mr Chris Maynard playing the gamelan. (Photo: Shirley Scotney)

gamelan, a set of Balinese percussion instruments (one of only 12 in the country), and other instruments from the Far East. These now have their own space in one of the large rehearsal rooms and were ably demonstrated and explained to us by Mr Maynard during our tour.

We have often had the opportunity to listen to Hull's young musicians, amazed at the speed and dexterity of instrumentalists, be they percussionists, string, wind or brass players. The new Albemarle Music Centre is able to provide facilities for all of this and we hope it will continue its excellent work to develop the musical talents of Hull's young people, upholding Hull's long tradition as a musical city. In our own case it has produced a Senior School music teacher and an enthusiastic violinist and choral singer.

Shirley Scotney

Hull Screen finds a new home – for the next five years.

Extract from Hull City Council Cabinet Minutes 24.11.08

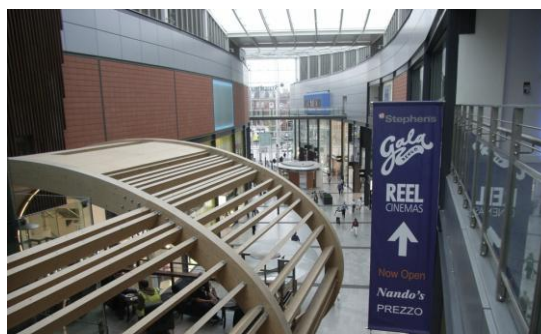
Hull Screen Procurement

Agreed - That, in order to provide a sustainable medium term solution for Art House Cinema within the City, the following be approved: That the tender of Reel Cinemas be approved and the Hull Screen be transferred to that organisation for a period of five years subject to compliance with TUPE* and that the financial operational costs and longer term TUPE liabilities be noted.

* Arrangements to protect the conditions of employees transferred to another organisation.



University of Lincoln, George Street – the present home of Hull screen. (Photo: J.D. Scotney)



Reel, located in St Stephen's, is close to the Paragon Station Bus/Rail Interchange and is reached by lift from the main mall at St Stephen's, or on the level from the multi-storey car park. After 6 pm, parking is free for cinemagoers. (Photo: J.D. Scotney)

Extract from the Friends of Hull Screen website, (November 2008):

Hull City Council's Cabinet decided in their meeting on the morning of Monday 24th of November to accept the proposals put over by Mr Kaylash Suri, the owner of **Reel Cinemas**, to run Hull Screen with a subsidy from the City Council at their complex in the St. Stephen's Shopping Centre. We are hopeful that this is a good way forward as it is the only realistic option apart from closure. We hope that you agree with us, and would like to thank you all for staying with the campaign during the past year. We truly believe that without the substantial membership of Friends, the outcome would have been very different.

We leave you with this from the Yorkshire Post:

'The company's [Reel's] proposal: "Reel cinemas are keen to develop a diverse programme that reflects the diversity of the community and celebrates global events through arthouse cinema. We propose in partnership with Hull Council and Friends of Hull Screen to develop a series of foreign language and special interest films in association with community leaders."

'Councillor Calvin Neal, cabinet member for culture, said: "Although the officers had recommended closure, we wanted to give Hull Screen every chance to survive and flourish. Hopefully, this is the best way forward."' (Hull Daily Mail)

It is to be hoped that the existing staff will be treated fairly; more details will be released after next Monday.

St. Stephen's should be considered to be a much better location than its current home at the University of Lincoln, where, in spite of having a good quality auditorium, its location has deterred many people from coming to the cinema. This was meant to be a temporary home for Hull Screen, and we are certainly grateful to the University of Lincoln for having provided it during this period. If any member has any comment to make, please email them to us or post them in the [Comments/Message board](#) of our website. We will keep you informed.

Very best wishes for Christmas and the New Year.

Susan Harr/Val Brady/Pablo Luis González

CONTACT Susan 07767 495832, Val 01482 321895

The most recent version of the website (visited on 12.1.09) has this information:

UPDATE: The Council is aiming the transfer to Reel Cinemas to take place in early April 2009. There may be a short period where Hull Screen will not operate prior to the transfer, as it is not possible to establish yet a precise date for the transfer. The University of Lincoln requires a 3 months notice to be given.

For full details of films showing and a membership form for the Friends of Hull Screen, please contact Susan Harr or Val Brady or visit their website <http://friendsofhullscreen.co.uk/>

Beverley Road Walk - Postscript



Wellington Rooms ("The Welly"), Beverley Road / Wellington Lane, before the most recent alterations (Photo: J.D. Scotney, 27.4.07)

Since the last Newsletter, more information has come to light about the Wellington Club. On 12.6.1912, Henry Vokes, (builder, 102 Anlaby Road), applied to build a picture hall and pleasure garden at the corner of Wellington Lane, both reached through a front block ("Cinemadrome & Garden Co."). This was refused and so was the first scheme for a public hall with a front block containing four shops dated 24.9.1912. A revised scheme dated 18.12.1912 was approved on 1.1.1913 (just another working day then!). The block on Beverley Road contained four shops, with a central entrance to the large public hall and first floor meeting rooms. The shop at each end had a kitchen behind and bedroom above and those flanking the central entrance were single-storey lock-up units. By 20.3.1923, when Gelder & Kitchen applied to convert the premises for Sloan's Billiard Saloon, all four shops were lock-ups. There were still four shops in 1939. The car showroom in the front block was post-war.

I have also discovered that Oughtred & Harrison's (shipping agents) offices on the opposite side of Beverley Road were built in about 1950 as Field's registered office. "Field's Model Bakery" behind it on Providence Row dates from 1925. The offices were probably sold in the 1960s.

John Scotney

The Characteristics of Hull

Hull City Council are in the process of establishing The Local Development Framework, which essentially is the set of high level plans for the period up to 2026.

Part of these plans is called the Core Strategy - the highest level of plan, and a section of this document seeks to write down the essential characteristics of our city - principally as a guidance to maintaining the best features of the city, but equally perhaps, to take note of features that we would like to see improved/ removed - the Positives and the Negatives.

I have submitted to the Council the following list of points on behalf of the Society, but we would now be very pleased to receive a contribution from you so that we can send in a revised and, hopefully, better list.

Please could you let us have your views: firstly, are there more points we could add, both positive and negative and, secondly, do you wish to see any of the points we have already made altered?

Please send your comments to Hon. Sec. Ken Baker - his address is on the back of the Newsletter - or email me at: john@jnetherwood.karoo.co.uk

Thanks and Happy New Year! John Netherwood - Chairman.

Characteristics of Hull

Positive Points

- Human Scale
- Low rise
- Completely flat – therefore nearly all views are “man made”
- Outstanding water fronts
- Unusually hard edges for a major city – but this helps to make it feel compact
- Being split in half by River Hull creates sense of place and identity
- By being largely cut off from the rest of the country, historically, it has the feeling of a “city state”.
Very self sufficient place.
- Still has a strong “village” feel
- Rich architectural detail in centre/ high quality old buildings
- Intact medieval Old Town
- Seven radial roads – getting about is easy
- Rich historical heritage – but under exploited (Civil War/ Pilgrim Fathers/ Bounty etc)
- Centre is a set of linked distinct areas – as per CCAAP
- Large pedestrian areas
- Wide tree-lined boulevards on outskirts
- Major central park- but looking neglected and needs opening up
- Outstanding museums – but one or two more major attractions required on scale of the Deep
- Some good public art but needs more – as, for example, in Newcastle
- Own train set – Hull Trains
- Lovely indoor market – but heavy under investment compared with, say, Barcelona
- Old industrial area – Wincolmllee – needs exploiting and renovating
- Plenty of parking round city centre for shoppers
- Water into the heart of the city
- Very “quirky” place
- Many good old historic pubs
- Very close to beautiful countryside and some of the best coastline in the country
- Humber Bridge
- Its own ferry service
- Very close links to continental Europe
- Overall the city is like a collection of linked villages and this could be exploited more – smaller units of locality need to be emphasised. The concept of eight regional centres each serving 30,000 residents, seems too big – needs emphasis on neighbourhood - centres of amenity within walking distance , serving, say, 10,000 people.

Negative points

- Poor quality and attractiveness of paving out of city centre
- Many parts of the city still have a downtrodden feel.
- Too few street trees
- Needs more of a “continental feel”
- Lack of views over the city (being flat) – needs a viewing tower
- Twenty derelict railway bridges ring the city – a great eyesore
- Large proportion of private property has derelict looking boundary walls, making streets look tatty – needs public intervention, like in St. Georges Rd.
- Lack of residents pride in their city and lack of appreciation of how good it is compared with very many places.

Book Review: The Cottingham Floods of June 2007

Cottingham residents are the real authors and illustrators of this book, but it is the skilful editing by Peter McClure and Tony Grundy of the Cottingham Local History Society that has turned diverse recollections and photographs into a really interesting account of the Cottingham Floods and the bravery and teamwork that went into rescue efforts.

A foreword by Paul Hudson, the weather forecaster of BBC Look North describes the unprecedented rainfall of 25th June 2007 and puts it into perspective in terms of weather records.

Part One looks at past flooding in Cottingham and gives an overall account of the events of 25th June and their aftermath.

In Part Two, people who were directly affected by the floods on that day give a first hand account of their experiences. These are grouped into seven sections: Journeys, West Cottingham, Central Cottingham, North Cottingham, East Cottingham, South Cottingham and Cottingham After the Flood.

The Appendix is also very interesting, as it describes Cottingham's drainage system and makes proposals for preventing a recurrence of the floods.

Cottingham Local History Society are to be congratulated on creating a valuable historical document which gathers together first hand accounts of the events and photographs taken on the day and shortly afterwards.

The book is also very readable, conveying through the specific words and pictures of Cottingham residents the impact the floods had, not only on them, but also on many other residents of Hull and the East Riding whose stories remain untold or are only to be found in scattered newspaper reports.

Copies of this excellent book are available for £10.95 from Cottingham Local History Society. Meetings are held on the first Wednesday of each month from October to April at 7.45 pm in the Red Hall at Hallgate Primary School, Cottingham.

Contacts: Treasurer, Anthony Barron, 76 Millhouse Woods Lane, Cottingham HU16 4HB, or Chairman, Peter McClure, 47 West End Road, Cottingham, HU16 5PW, tel. 01482 845734.

THE COTTINGHAM FLOODS OF JUNE 2007

*A Portrait in Words and Pictures
by Cottingham Residents*



Edited by Peter McClure and Tony Grundy
Cottingham Local History Society

Groundwater Flooding

The Hull floods in June 2007 were not caused by a breach in the River Hull's or the Humber's flood defences. The flooding was not caused by street gullies being blocked. It was caused by the water table rising above ground level. This is called groundwater flooding and the Environment Agency seems to concentrate on preventing flooding from a river or sea rather than preventing groundwater flooding. Many Hull people live in older houses where there is a space under the timber ground floor accessible via loose boards under the stairs. Those with a keen sense of smell were aware that there was water under the floor when the water table rose. Sandbags are no defence against groundwater flooding. Water can come up through the floor. It can come up through a porous concrete floor and lift off floor tiles. Groundwater flooding can cause just as much damage and misery as flooding from a river but the authorities seem to ignore it and no flood warnings are given. Fortunately, prolonged torrential rain only occurs very rarely.

In Hull, we are liable to get groundwater flooding after prolonged torrential rain because of the geology of the area. The boulder clay above the underlying chalk is fairly waterproof and above the boulder clay in most places is alluvial silt, which holds water. Large areas of Hull and the East Riding only became habitable after they had been drained but now it seems that the Environment Agency is more interested in storing floodwater in low-lying areas adjoining watercourses than keeping low-lying areas well drained. There is a large area of alluvial silt in Hull and Holderness and, when its water content increases, the water table rises in Hull. The Environment Agency thinks that allowing Leven Carrs to flood would reduce the risk of the River Hull overflowing in well-populated areas. However, allowing Leven Carrs to flood would increase the risk of groundwater flooding in East Hull. The drainage of Hull and the East Riding's alluvial silt should be maintained and improved rather than trying to create water storage areas.

The Environment Agency proposes to make a temporary pumping site near Pollard Clough, which closes to prevent high tides entering the Burstwick Drain. With the hardstanding and pipework in position, this would enable pumping to start as soon as the pumps arrived, probably from the West Riding. By then, the Burstwick Drain could have overflowed in Burstwick and Hedon. A permanent pumping station would be far better. So far, I have not heard of a pumping station being provided for the West Drain near Hessle Haven. A storage lake to increase its capacity was proposed for the West Drain but a powerful pumping station near Hessle Haven would be much better.

It is ironic that when the Environment Agency neglects to provide pumping stations for their West Drain and Burstwick Drain and they overflow into the alluvial silt and the sewer network in Hessle and Hedon, they can then fine Yorkshire Water if it results in them pumping more than the permitted amount of untreated sewage into the Humber.

There are ways of judging the likelihood of groundwater flooding. A simple device could give a warning when the water table had risen to within one foot of a house's ground floor level. Yorkshire Water could announce a warning when the water level in the sewer network had risen to one metre above Ordnance Datum (Newlyn). Yorkshire Water could warn when the water level in the old Springhead Waterworks shaft was nearing ground level. With some prior warning it would not be possible to prevent groundwater flooding but at least it would give time to move valuable articles from the floor to safety.

Walter Houlton.

Place, Space and Conservation – The Regeneration Game

Exploring the impact of heritage-led regeneration on crime reduction, Health and social community.
Thursday 13 and Friday 14 November 2008 at Gorton Monastery Manchester

To arrive in a vibrant Manchester the night before the Conference was so necessary for acclimatisation to the 'buzz' of the erstwhile Cottonopolis. This still great powerhouse of ideas, wealth and enterprise is much changed since my George Best-inspired student days in the 60s – but so much for the better. Places you never went to then are now the places to go. Castlefields, the heart of goods transport links which made Mancunians rich, is where I stayed. The modern state-of-the-art YHA on the banks of the Bridgewater canal is underneath many layers of bridges and viaducts, once Piranesi-like depressing, now seen as dynamic and uplifting. I sensed the 'embodied' energy in Manchester and was later to realise how the need to 'husband' this already invested energy through sensitive adaptations of old buildings to new uses was the reason why I was here. Thus, I was primed for the Regeneration Conference by the evolutionary change and the blend of past and present in the city itself. I was not to be disappointed as the venue and the speakers were excellent. The speakers impressed with both style and content, none palled or faltered and then it was on to the next issue – thanks to great planning and organisation by Ian Lush and his team from the Architectural Heritage Fund.

The Speakers

There was something for all those attending. Sue Clifford of Common Ground initiated by impressing how we need to understand what we have and to bow to the power of the place, she implored us to seek out the peculiarity and patina and see the accumulation of changes to a place, both natural and manmade. Happily she stressed the importance of letting nature in and encouraging judicious planting to enhance our environments.

Jenny Abramski (ex Radio 4) Chair of Heritage Lottery Fund is only five minutes into the job but she gave a consummate presentation promoting the lottery funded renaissance that is taking place nationwide. People are eager for heritage and the impact, particularly in deprived urban areas is sensational. See Kelvin Grove; Merchant City, Glasgow; The Thames Gateway; Harrogate Royal Hall; Time and Tide, Great Yarmouth; Derby Arboretum; SS Great Britain; The British Museum, Great Court and World Heritage, Blaenavon. These examples show how £4 billion has changed places for the better, resuscitated traditions and culture and improved the quality of life. Encouragingly she suggested the importance of volunteers and stressed that regeneration projects, rooted in a sense of place, stand the best chance of success and sustainability. In 2009 £180 million for investment will fund imaginative and robust schemes to improve people's lives. If you are a lucky one

in five granted an award you will need to show green credentials and a clear understanding of how heritage enables us to engage the future and galvanize local pride and identity. Your stewardship must prove that HLF really does make a difference!

The social impacts of Heritage-led regeneration, based on researched evidence was presented by Ian Lush and Ela Palmer of AHF, who saw evidence of 'better mental and physical health; higher attainment in education; less anti-social behaviour and a positive outlook for the future. (There is hope for Northern cities after all despite the recent 'Cities Unlimited' gloom). It is important to clearly record base statistics to later provide hard facts in support of perceptions of improved health and attitudes; strengthened identity; pride in place and increased communication and participation. Social Capital it's called.

Putting back the Heart and Soul was the aim of Dr Alyson Cooper's Penryn Townscape Heritage Initiative. Her message stressed the importance of an upbeat appearance regardless of the quality or significance of the building. A THI fund to £11 million was matched by £8.2 million of private funding and proved that increased confidence encouraged others to invest. Go to Cornwall to enjoy the significant results achieved by this initiative!

The Reinstatement of Place was a concept addressed by Jamie Coath of Purcell Miller Tritton. He convincingly illustrated his firm's sensitive work promoting a renewal of the sense of place, culture and well being at various locations including Kirkstall Abbey (where I discovered what is 'ferramenta' – iron railings, of course). Also for Leeds, some restoration and recycling of Victorian parts in Roundhay Park. His scope included 'Memory and Familiarity' restored to St. Ethelburga's Church in Bishopgate, London. He combined 'Learning and Latte' at Weston Park Museum in Sheffield, working with Redman Associates to increase attendance by four times. That's success!

World Heritage Site. Today Manchester, tomorrow the world picture; and Blaenavon in Wales is one of twenty four world heritage sites. Blaenavon was presented to us by Dr Peter Wakelin and John Rodger, site co-ordinator, who jointly told the story of how the world's largest concentration of iron making in 1786, has become a significant World Heritage Site. It's a massively gratifying story with profound results to benefit the region and lead to a firm base for the future. I admired their achievement and was moved by their passion. You must Google the Blaenavon World Heritage Site. To sum up there was much to enjoy and admire from Dawson Stelfox of Belfast; Paul Hartley of Stockport; Anne McChlery, Glasgow, all sharing the focus on what is already there.

On a different tack, Barry Quirk, Chief Executive of Lewisham, appeared Merlin-like and commanding as one would expect the author of the Quirk Report on Asset Management and Asset Transfer to be. He enlightened the conference, suggesting that 'the more uncertainty there is, the more opportunity for social entrepreneurs. His statement that the act of community enterprise energises emotional and spiritual interactions reassured us all, including Annemarie Naylor of the Development Trust Association who pledged to help guide ideas and initiatives from the voluntary sector towards valuable regeneration realities.

The Location.

The Gorton Monastery story was told by Paul Refford. This 1872 Gothic revival Franciscan Monastery closed in 1990 but since 1996 a trust has saved and given new life and new purpose to this wonderful place. The emphasis here is on collaboration with the local community and there is much to be learned from this beacon organisation and the way that it benefits end users. Thanks to the Angels of Manchester for their welcome and providing this uplifting example of success in the regeneration game.

PS On a final celebrity note, Kevin McCloud of Grand Designs was a most entertaining and relevant after-dinner speaker and it was a great pleasure to find him just as good in reality as he is on TV.

Place, Space and Conservation – The Regeneration Game

Malcolm Sharman (Hull Civic Society/Yorkshire and Humber Association of Civic Societies)

Civic Trust Information Sheet

About The Civic Trust. The Civic Trust is the leading UK charity dedicated to bringing vitality, sustainability and high quality design to the built environment. An independent charity, founded in 1957, The Civic Trust works with people to promote thriving towns and villages with the aim of inspiring and promoting progressive improvements to the quality of life.

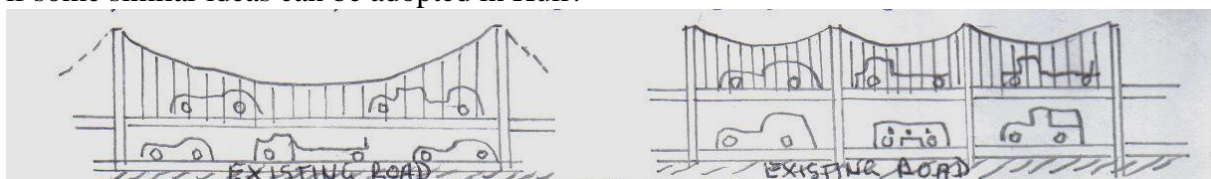
Address: 2nd Floor, Essex Hall, 1-6 Essex Street, London. WC2R 3HU Tel: 020 7539 7900 Fax: 020 7539 7901 Email: helpdesk@civictrust.org.uk www.civictrust.org.uk

Readers' Letters

I am not short of examples of projects where their construction costs have escalated or they have encountered unforeseen practical setbacks, such as the Humber Bridge, Clive Sullivan Way and Hedon Road.

Having read both "Castle Street Options" by Walter Houlton and a "Reader's Letter" by Jim Willson, I was pleased to read Walter Houlton's conclusion that "it looks as though the cut-and-cover tunnel is a dead duck" and Jim Willson's "talk about lowering Castle Street seems unrealistic".

I would merely ask the planners and others involved to re-read my article in the Hull Civic Society Newsletter, September 2006, p.14. I referred to Sheffield's Tinsley 'double decker viaduct on the M1 and Newcastle on Tyne. In the late 60s, plans were laid to take the A1 (M) from Gateshead, over the Tyne and right over the top of Newcastle to the Town Moor. May I suggest that those involved with the Castle Street project contact both Newcastle and Sheffield authorities to see if some similar ideas can be adopted in Hull?



Given the many attractions of Hull and the recent promotion of Hull City AFC to the Premier League, the right promotional advertising in Holland and Denmark, etc. will attract Mr Willson's "hundreds of thousands of pounds of tourist money, which goes through the docks". If only for this reason, his ideas should be pursued.

Like Mr Willson, I hope that you will find my comments interesting and useful.

Yours sincerely,

Brian Parker, BSc (Hons) Eng., M.R.Aero.S. (former Mech.Eng with Blackburn Aircraft, Brough, George Cohen Machinery, Leeds and British Paints, Newcastle.)

Planning and Buildings

Old Town

During December and January, the warehouses and offices at 62 -71 High St were demolished. It is not clear when the mixed development approved for the site will be built. In mid-December an application was submitted to demolish Pepi's, the former pub, restaurant and casino at the southern end of the Marina. Although not an outstanding building, its scale gave a sense of enclosure, and its lights reflecting in the water enlivened the Marina. The site needs a building of similar size.

In November permission was given for the ARC building to remain in situ until the 31st December 2011. This is another site which, in the long term, needs a permanent three or four storey building to close the view southwards from Market Place.

Queensway Properties' "Wellington Mart" scheme for the western side of Queen St between Wellington St and Humber St was approved in October. Refurbishment of the two corner buildings and new construction between and to the rear will create 51 flats on the upper floors and commercial development and car parking on the ground floor, covered by a garden. If it proceeds this will be an important first step in the Fruit Market regeneration.

Internal alterations were proposed in October for the "new" White Hart in Alfred Gelder St.

City Centre

The flats at the corner of Wincolmllee and George St, overlooking North Bridge, are well advanced. The roof line is quite interesting and complements the adjacent North Bridge House. In late December, a 3-storey block of flats was proposed at the rear of 10 & 11 Wright St.

Woolworth's, the largest shop on Prospect St, closed on 6th January, together with branches all over the country. With planning permission for food sales and a good location, the building has a reasonable chance of being acquired by another retailer.

West

The domes of the listed former Tower Cinema have at last reappeared, but, sadly, the nightclub has closed again after being open for only a few weeks.

Planning permission was granted in December, for UPVC windows of a high quality design at the Whittington & Cat, Commercial Rd, having been refused in October.

Oliver Grunewald's scheme for construction of 43 flats behind the Art Deco façade of the former Carlton cinema was refused in January because of inadequate car parking, which would have put pressure on spaces in Parkfield Drive.

In January the Hesse Road Network's proposed multi-purpose hall for youth activities and training next to St John the Baptist church, St George's Rd was refused because of unsympathetic design adjacent to a listed building.

The scheme to build 240 houses on the Boothferry Park site moved a step closer with the application in late November for approval of access and parking.

East

In early December it was announced that the Boom development on the eastern bank of the river Hull would not go ahead, though the hotel under construction for the Whitbread Group will be completed.

The proposed development (residential, student accommodation, health centre, convenience store and casino) on the site of Clarence Mills was approved in November. At the meeting, the developers, Manor Mills, gave assurances that finances were in place to start the development. Nevertheless, one of the conditions of the approval was that work must start within two years. After careful consideration, we decided that the revised scheme was much more acceptable, but we asked for three conditions: a public viewing platform at the top of the 23-storey block, a small exhibition space within the body of the buildings to celebrate Joseph Rank and an assurance that the existing mill, an important contribution of the riverside townscape, would not be demolished until work is ready to start. If the new development did not go ahead, we would rather have the mill rather than an empty site. We have requested a meeting with the developers to discuss these and related matters, such as transport links to the university and the adoption of the name "Clarence Court" (in memory of the historic mills). So far, we have received no reply.

A much smaller residential scheme was approved in October for 6 flats in the former church hall in Durham St, no longer required by Holderness Rd Methodist Church.

October also saw approval of a 2 & 3-storey new Kingswood High School to replace the "futuristic" existing building, which has not proved entirely satisfactory.

North

In September, Hull RUFC's proposed new multi-sports pitch, with 6 floodlights, was approved for part of the YPI sports ground on Chanterlands Ave. In mid-January came an application for 10 semi-detached houses on the Chanterlands Ave frontage of the YPI ground.

In late September, Kimti Securities submitted applications to create 19 flats in the former School of Architecture, Strand Close (built as Blundell St School in 1878) and build 56 more flats in four adjacent blocks. The School of Architecture suffered fire damage in about 2003 but is listed and demolition was refused. The developer who first bought the site submitted a very sympathetic scheme in October 2004 to convert the building into six luxury flats with a modern apartment block on either side. Another scheme has been submitted since then, but more than four years later part of the roof is still open to the elements, vandals repeatedly get through the fencing and no work has ever started, even on the modern blocks which would produce the capital for full restoration. Will

this scheme really result in restoration of the listed building or will it merely allow the new owner to sell on the site as it is, but with new planning permission to improve the sale price?

Just before Christmas, an application was submitted to build a 46-bed hostel for homeless people with office, healthcare and training facilities and a public café on Francis St Car Park, on the northern side of Freetown Way. There would also be an ambulance standby point, approved in September, one of several outside the city centre.

An outline application was submitted in late November to build a new police headquarters on Clough Road on part of the old gas works site. The main reason for replacing the Queens Gardens HQ is the impossibility of bringing the cells up to modern standards.

In November, we met the architects of a new version of the Anderson's Wharf student flats. Our chief objections to previous versions of the scheme centred on three concerns: the idea of an out-of-scale seven-storey "wall" of flats towering over the Charterhouse, the likelihood of extra vehicles parked on neighbouring streets when only 45 spaces were going to be provided on site and the question of whether the occupants would genuinely be students, given the distance from Hull university, rather than unsupervised young people, whose proximity to an old people's home could prove problematical. The new design is much better, both visually and because the part near the Charterhouse is only 4 storeys. We were also assured that conditions of residence there would be that the person was enrolled at one of the universities and that they must not have a car. A shuttle bus service would be provided to Hull University. It was also mentioned that spaces vacated by Humberside Police in George St multi-storey car park might be made available to a small number of students living in the complex.

I am greatly indebted to Walter Houlton for his monthly planning reports.

John Scotney.

St George's Day Celebration: an invitation from the organisers for groups to get involved on 23rd April.

We welcome the involvement of all types of organisations such as charities, community groups, clubs, colleges etc at our St George's Celebration. For example, you may wish to take a stall at our **English Fair** in Queen Victoria Square. Here we are hoping that you will be able to provide an interactive attraction based upon a traditional English Village Fete or Country Fair activity. Some examples of these may include:

1. Coconut Shy
2. Hook a Duck
3. Golf Putting Competition
4. Beat the Goalie
5. Darts
6. Skittles
7. Quoits (Getting hoops over objects)
8. Giant Games – Giant Floor Games e.g. Draughts
9. Tombola
10. Roller Ball

We're sure you could come up with lots of other ideas - anything that you think may enhance the day.

How will it work? We will provide the stalls but will ask you to provide the activity (some small funds may be available to help equipment set up) and people to man the stalls. In return, you can charge a small fee e.g. up to £1, for children and adults to have a go. You then keep any proceeds for your organisation. In this way, we hope everyone will benefit and your organisation or group will get extra publicity.

Your group may also possess **special talents** of some kind e.g. archery, amateur dramatics, cookery etc. If so, we want to hear from you as we're looking for all types of entertainment to contribute to the atmosphere of the St George's Celebration.

**Get in Touch! Call 01482 646683 or e mail p.haskins@pfhproductions.co.uk
www.celebrategeorge.co.uk**

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There are still a few spare chairs, so we would still welcome expressions of interest from members of the Society who would like to be considered for election to the committee. Please contact our Secretary, Ken Baker.

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Individuals: £10, Couples: £17, Students: £5, Under 16s: £2

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