

# HULL CIVIC SOCIETY NEWSLETTER

May 2008



## Joseph Rank's Clarence Mills

Photo: J.D. Scotney, May 2008

***In this issue:*** Programme, New Visitor Website, September Newsletter, Princes Avenue Café Culture – the Debate, Friends of Hull Screen, St James Heritage Centre, Warter, Good Mark: The Hooper Building, A Visit to St Mary's Churchyard, Castle Street Options, Clarence Mills, Readers' Letters, Talk on St Stephen's, Monday 12th November 2007, 'Aqua Greens', Planning and Buildings, Historic Pub Interiors in Yorkshire – a Consultation, Walking with Wilberforce Trail, Subscriptions for 2008, Gift Aid Declarations, Civic Society Officers and Committee 2008

## Programme 2008 – 2009

### Visits\*

#### **Mon. 23<sup>rd</sup> June, 7 pm – Hull University Art Collection, Middleton Hall**

*Meet at Middleton Hall, Hull University, Cottingham Road.*

*To give us an idea of the number of people attending, please **book in advance** with our Honorary Secretary, Ken Baker, telephone (01482) 224767 or 594348, mobile: 07766 654955 or e-mail [kbaker@goodwin-centre.org](mailto:kbaker@goodwin-centre.org) .*

*\*Any further summer events will be advertised in the media. If you would also like to receive details by email, please **send a request by email** to the Hon. Sec., (see back page) with a copy to the Newsletter Editor.*

### Meetings

*All meetings will be held on Mondays at 7.30 pm at the Quality Hotel Royal, Ferensway and the first meeting of the 2008-2009 season is on:*

**Monday 13<sup>th</sup> October – From the River Hull to the ends of the earth** – Dr Robb Robinson, University of Hull Maritime Studies Centre. *(A fascinating account of the role Hull people have played in world maritime history)*

Subsequent meetings are on 10<sup>th</sup> November, 8<sup>th</sup> December, 12<sup>th</sup> January, 9<sup>th</sup> February, 9<sup>th</sup> March and 13<sup>th</sup> April.

### New Visitor Website Provides Historical Resources

A new website for visitors to Hull featuring guided walks and treasure hunts has recently been launched.

The new site [www.welcometohull.co.uk](http://www.welcometohull.co.uk) has been developed by Civic Society member Phil Haskins who says he set up the site to give visitors a variety of activities to help them spend their time in Hull. "As well as signposting people to the city's established attractions such as the Museums Quarter and The Deep, we also wanted to provide some additional activities for them to do while in Hull."

The six guided tours cover the most important areas of the Old Town as well as other tourist areas such as the Waterfront and Queen Victoria Square and contain a wealth of historical information and items of interest. Mr Haskins also says he is confident the treasure hunts will be an entertaining activity for children: "Our two current treasure hunts are based around Queen Victoria Square and the Trinity Quarter and take around 30 minutes to complete. For adults, we've also included information sheets to learn about the history of the clues whilst helping their children."

The website also includes a "More About Hull" area, with sections about the city's history, commercial life and key issues. "The history section will feature a series of articles giving a more in depth look at aspects of Hull's history. I'm hoping that anyone with an interest in the history of the city, from academics to enthusiasts, will feel able to contribute some of their work to the site to provide a growing resource for readers," says Mr Haskins.

To view the new website, see [www.welcometohull.co.uk](http://www.welcometohull.co.uk). For more information call 01482 646683 or e mail: [p.haskins@pfhproductions.co.uk](mailto:p.haskins@pfhproductions.co.uk) .

### September Newsletter

Many thanks to all our contributors. Please submit all items by 24<sup>th</sup> July to the Editor, John Scotney, 126 Cottingham Rd, Hull, HU6 7RZ, or preferably, by e-mail to

[john.scotney@talk21.com](mailto:john.scotney@talk21.com) Please note that items may sometimes be held over for lack of space.

## Princes Avenue Café Culture - the Debate

### 1. A local customer's case in support.



Duke's, one of several café bars on Princes Avenue. (Photo: J.D. Scotney)

The Civic Society were present at the council's planning committee meeting for, amongst other things, two more planning applications for café bars on Princes Avenue, as reported in the Hull Daily Mail on February 7th. Both applications were turned down, as was an application to convert the 'Al Noor' general food store on the corner of Thoresby Street and Princes Avenue into a cafe bar at the meeting in January. Popular opinion is that the area is now becoming saturated at the expense of the retail sector. Also, residents complain of late night revellers disturbing the peace, difficulty of car parking, litter and an increase in crime.

Personally, I don't subscribe to any of that and I think the 'cafe culture' that has developed on Princes Avenue

and, to a lesser extent Newland Avenue, should be encouraged and applauded for helping to develop this area into one of the most popular areas to visit and live in the city. Princes Avenue before 'Pave' came along wasn't the number one destination for a night out in Hull as it is today. In fact anyone over the age of 25 struggled to find a decent venue within the city centre for an evening's entertainment, so you didn't go out much. Now we have a very popular area inside the city boundary that attracts a wide age group of different types of people. It seems that some people want to put a lid on it and wish to object to anything that remotely resembles a cafe bar opening up in this area.

I well remember Princes Avenue before this cafe society came along and it wasn't that memorable. It had a few quaint independent shops that didn't last long and was probably more famous for being one of the few dry avenues in the city because of some Quaker byelaw. In a nutshell, it was as dead as a doornail.

Today it is the exact opposite: thriving, cosmopolitan, exciting, different and sending property prices soaring through the roof - a good news story in a city that has more than its fair share of bad news headlines. The bars and restaurants appear to be doing well in this area, hence the need for other equally enterprising people wishing to invest their own money in the area. If it weren't successful, who in their right mind would want to invest? Which is why we have this increase in planning applications.

The other side of the cafe bar culture is in evidence with a close relation of mine who sold his house and gave up a very good, lucrative (and safe) job to invest every penny he had into a cafe bar in the 'wrong' part of town. Stuck out on its own in the city centre, the venture sadly failed after three years and he lost everything. Today, along with the staff he employed, he is unemployed but, unlike his staff, he is also homeless. This underlines my point that it's the area that has to be attractive to attract this type of venture and the more attractive an area is, the more establishments will be attracted. This is exactly the situation the council hope they will be in when the Fruit Market and the River Hull corridor are finally developed.

The argument that we have too many cafe bars at the expense of retail shops is flawed in my opinion, because these bars only move in when shops fail and become empty. If the shops were successful, everyone would be wanting to invest in them and new shops would be opening at the same rate as these planning applications fly in for more cafe bars, but it's not the case. Shops are closing at an alarming rate because of the upsurge of the supermarkets, yet no-one appears to object to them opening up. Probably because in Tesco's case they are renowned for dodging around local planning applications skirting as close to the law as they can get away with. Making matters worse, these huge multi-national superstores masquerading as 'local' shops are open 24 hours a day in some

cases and simply sweep up all the disposable income from an area, making it almost impossible for the small independent trader to compete. When Tesco start doing cafe bars, we really will have something to object to!

Personally speaking, as one who actually socialises on Princes Avenue, I believe more damage is done to the local community and more crime is centralised around one establishment, and it isn't the bars; it's the 24-hour supermarket. Close that at the same time the bars are made to shut their doors and you would cut crime in the area at a stroke and maybe give the few remaining retail shops an equal chance of surviving. Who knows, some of the empty buildings might attract some one wanting to open a shop for a change!

Gary Clark.

## 2. Princes Avenue Café Culture - A local resident's email diary.

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Mon, 17 Mar 2008 12:50:21 -0000

I just wanted to relay my experiences since moving back to Hull two weeks ago.

My house is on Duesbery Street - purchased over 11 years ago just off Princes Avenue and now on the 'pub circuit'. The first night, someone tried to break into my car, located immediately outside the house. Two nights later a gang of about nine under-age drinkers woke me up outside the house at 1am. A police officer had hold of a young girl who was surrounded by young men. A police officer who recognised me told me to get back in because it was going 'to kick off'. Police dogs then came and chased the offenders off who still felt it necessary to shout. Next night, a man stood outside next door kicking a woman on the ground shouting 'You're not having the can'.

I have found out that a bar (Dukes) has failed to comply with a planning condition, leaving their trade waste in a skip on the street. They empty glass bottles into the skip about midnight each night (as does the bar next door) so any chance of an early night is a joke. Then at 6am the contractor comes to remove the waste glass bottles. I have got the council to take enforcement action (not complied with for over 5 years). The proprietor of the bar says that I am lucky; if he wanted he could open until 2am and sell cheap alcohol! He then said that he had had no complaints from other residents, but then admitted that he employs several people who live down the street.

You can never park your car in the street until after 11pm because people have no respect for the residents and park their cars in the street and then use the many bars. As the street is narrow there is a constant traffic jam as cars find it difficult to turn round.

It is absolute hell and a complete failure by the authorities and government (relaxing drinking laws). I hope that the Civic Society will take a stance against the proliferation of the bars on Princes Avenue. I spoke to Cllr. Healand (Housing) today and asked what is the point of spending millions on housing if we cannot give a quality of life! No wonder people want to leave the city.

Date: Sat, 22 Mar 2008 09:29:54 -0000

Still no improvement.

Yet again at 6.30am this morning (As yesterday) Biffa came to empty the Waste Skip with the clattering glass. I spoke to Biffa this week who assured it would not happen. Whilst about midnight the familiar sound of emptying bottles into the skips. Reported them to the Police - not in a position to take action. No Council emergency number so I will have to put up with this until at least Tuesday. Reported it again to my councillor and to my MP copied to Cllr Fareham. Duesbery resembles a moving car park on an evening constant battle with cars trying to get in/out of the street.

Fri, 28 Mar 2008 10:21:32 -0000

Some progress on my experiences down Princes Avenue.

After being repeatedly verbally attacked down a dark alley by a licence holder surrounded by bar staff and two bouncers - reported to Police by the way, Cllr Robinson has admitted that there are problems down the street caused by the proliferation of licensed premises. He has suggested a meeting with the key agencies to look at issues.

I contacted Licensing and reminded them of their own Licensing Statement which clearly states that under the new licensing laws the amenity of residents (Including issues such as car parking) must be adhered to. Despite this (The girl at the end of the phone said it must be awful for me and she would not like it if it happened near her in the East Riding) said that they have very little power to do anything. Remarkably, Hull City Council gave both planning permission and licence to open until 2.30am every night, in the middle of a residential area with no restrictions. Deliveries and waste collections can be made in the middle of the night and they can sell cheap alcohol!

Humberside Police now say that (According to Cllr Robinson) that they are having to commit more resources to Princes Avenue than City Centre to deal with the increased crime and anti-social behaviour. Residents in my street say that they have given up complaining because it never gets anywhere. I have found that there is no central point to complain - Planning say Environmental Health who say Licensing and so on. Absolute shambles.

I've had to spend about 2x days from work writing letters, researching and complaining to get action. I still have to pay my full council tax, live on the edge, my house price probably dropping in value. No one seems interested and a complete lack of professionalism.

Adam Fowler

*If you have any views on the two sides of this debate, please let us have your comments! (Editor)*

### **Friends of Hull Screen** Extract from the April Newsletter

As always, we are confounded by the lack of clarity on the part of Hull Council; first we are told that the subsidy for Hull Screen has been reduced from some £100,000 to a mere £10,000 (yes, really!) but later we hear that this is not so, and that in fact the Council is considering other options - such as renting the Cecil cinema!

We think this would be a good venue because of its central location and nearby free parking after 6.00 p.m.; moreover, there is already one screen extant, with projector. There is also a social area and space for two more screens. Apparently the upstairs of the building is in good order. We do not yet know if this is a definite option, or what the rent might be. Watch this space....

Other possibilities remain, we hope, but we are as yet in the dark as to these. However, the three Steering Group members who met with Peter Appleton and Mike Lister in February are to meet them again, and possibly Carl Minns, on Tuesday 6th May. We will report on this meeting in a special newsletter.

**PUBLICITY:** FHS membership fees are being used primarily for publicity as there is now NO money for this in the Screen's funding. Thus, payment of fees is crucial.

We have set up a website: [www.friendsofhullscreen.co.uk](http://www.friendsofhullscreen.co.uk) and a dedicated poster for display in various locations is being designed. If any members could place this in local windows, cafes and other suitable outlets, please let us know. The poster will be designed with an eye-catching frame, into which the two-monthly programme can be slotted when the schedule changes.

We also hope to have a fortnightly stall in Queen Victoria Square, in the city centre, on Saturdays from 12.00 to 1.30 p.m. approximately, with leaflets and information about the Screen, together with membership forms. Many shoppers cross the Square at this time, including a lot of young people. Please let us know if you would like to help on any particular date. (The first stall was on Saturday 3rd May.)

Pablo Gonzalez, of the Steering Group, wrote to West Hull MP Alan Johnson about the Screen, and received a positive response. Sadly, attempts to contact Diana Johnson, with whom we had a very hopeful meeting late last year, have so far been unsuccessful.

**PROGRAMMING:** We apologise for the lack of detail about films to be shown in our last Newsletter. This was because of lack of funds. We are intending to remedy this and give details with the film schedules attached to the newsletter, using increased revenue from membership fees for extra copying and postage costs (half our membership is not on email).

Best wishes to all Friends -

Susan Harr/Val Brady.

### **St James Heritage Centre, Warter – a place well worth visiting!**



One of the Wilson family's memorial windows, (picture courtesy of YWBPT)

The Victorian (1863) church of St James, in the picturesque estate village of Warter, is now maintained by the Yorkshire Wolds Buildings Preservation Trust and has an interesting link with Hull's maritime history. Charles Henry Wilson, Liberal MP for Hull and owner of one of the world's largest shipping firms, bought the Warter Priory estate from the Muncaster family in the late 19<sup>th</sup> century, complete with a large country house and the estate village of Warter. When his two sons returned safely from the Boer War, Wilson and his wife decided to celebrate by endowing Warter church with stained glass windows at the east end. Charles Henry was ennobled

with the title Lord Nunburnholme (Lord Warter would have sounded too much like a pun, for a major shipping magnate!) in 1906, but, sadly, died in 1907. This and other Wilson family losses were commemorated by a series of splendid memorials and stained glass windows in the church.

When the church was declared redundant and about to be demolished, arrangements had already been made to send these memorials away to the Victoria & Albert Museum, but just in the nick of time, a trust was formed, led by Dr David Neave, and over the last few years, grants have been secured, firstly to restore the church and secondly, to bring it back into use for a variety of meetings, lectures, concerts, workshops and up to 12 religious services a year. Over the last year, as many as 50 events have taken place there and the Heritage Centre is now open to visitors daily from 10 am to 4 pm.

Warter is located in some of the most beautiful Wolds countryside, about 7 miles from Market Weighton. The village and the Heritage Centre are well worth a visit.

Details of events for adults and children can be obtained from:

Rose Horspool, Heritage Project Officer, The Old Chapel, North Dalton, Nr Driffield, East Yorkshire, YO25 9XA, Tel 01377 219135, Email: [roseandrobin@vistaarts.co.uk](mailto:roseandrobin@vistaarts.co.uk)

John Scotney.

## Good Mark: The Hooper Building



Left: The Hooper Centre, Guildhall Rd. Right: the atrium. (Photos: JD Scotney)

There's a three hundred year time-slip between the inside and the outside of Hull's latest new office complex, the Hooper Building in Guildhall Road.

Built in about 1780 as a bonded warehouse on the edge of Hull's first dock (now Queens Gardens), and more recently part of the University of Lincoln library, the building has been transformed internally into a glittering high-tech suite of offices on five floors whilst totally preserving the historic external look of this imposing edifice.

The architect for the scheme, Ken Baker (our Honorary Secretary), explained "As it was, the building was very dark and totally unsuitable for modern office needs, so we built an atrium running from top to bottom, surmounted by a large glass skylight which allows the inside to be flooded with natural light".

In its new guise, the building will form a hub for health and social care related businesses and agencies. The project was sponsored by the Goodwin Development Trust, for whom Ken also produced the national award-winning design for the Trust's new Octagon building in Walker Street. As many members will know, Ken has been a prominent architect in the city for over forty years. As a young man he designed Hull's first high-rise office block, the headquarters of Northern Foods, which overlooked St Stephen's Square. Forty years later, he drove the crane to start its demolition, providing space for the new St. Stephen's development.

As the architect, Ken had a declared interest in the Hooper Building, so he had to leave the room while the Civic Society Committee debated awarding a Good Mark to the Goodwin Development Trust for the refurbishment!

If anyone is interested in looking round the office space, please contact Anna Heddle on 01482 587550, extension 343.

John Netherwood

### A VISIT TO ST MARY'S CHURCHYARD, HULL, SUNDAY, FEBRUARY 22, 2008

Those charged with the recent refurbishment of the yard to the south of St Mary's had quite a challenge to improve what had become a degraded and dilapidated area outside a church which 'so vividly preserves the spirit of Medieval England'.

The yard is completely surrounded by the buildings of Lowgate and St Mary's court, all constructed in eclectic styles. The boundaries are defined by a newly restored low surrounding wall in brick, with stone copings which provide a base for the recently-installed railings, rising to a height of 1.8 metres. It is these railings (which replace those removed during World War II) that make the biggest impact. Superbly

designed by Ron Sims (deceased), the attention to detail is admirable, creating as they do a lively rhythm of hoops and umbrellas; modern yet showing some deference to gothic forms. The workmanship is outstanding and strongly upholds the integrity of this sacred enclosure.

Railings do not keep out the traffic noise of Lowgate, nor the shouts of revellers leaving the old Post Office (now the Three John Scotts) and the Exchange (now Barracuda).

Some sense of gravitas seems to be restored by entering the South West gateway, giving access to the newly restored South Porch. The fresh precision of the new stonework recreates medieval pinnacles and decoration which elevates the spirit and encourages one to look about to see how much work has been done to protect this ecclesiastical gem. All around is evidence that someone is caring for the fabric and the immediate domain of St Mary's.

It would benefit anyone to visit this space and observe it in detail. You might not be fortunate enough to meet, as I did, 94 year old Wilfred, a wooden-crossed and rope-belted Franciscan Monk, clad in his brown orders, leaving after matins. Nonetheless the overall aura is strongly medieval and enjoyable as such.

The dominant form within the yard is a raised stone cross 3m high with a relief Crucifixion on the face and Madonna and Child on the reverse. A stepped plinth and base with now obscured lettering creates a strong sculptural form.

The floor of laid gravestones, brick and evergreen shrubs is enhanced by the glowing intensity of snowdrops and crocus, whilst a winter tree blossoming by the gateway uplifts the greeney-greyness of this now well ordered churchyard.

A Good Mark was presented to St. Mary's Churchwardens and to CityVenture on 28th February in the churchyard, citing that careful attention to detail and quality craftsmanship has prolonged the integrity of this sacred space.

CityVenture, in partnership with Hull City Council, manage and deliver the Hull Old Town Heritage Initiative, funded by the Heritage Lottery fund and Yorkshire Forward.

Thanks to Fred Baskerville and Fred Patten, who made me most welcome and pointed out to me a quote from a publication edited by John Betjeman.....

"The best reconstruction of a medieval interior is All Saints, North Street, York - with the possible exception of St. Mary's Lowgate, Hull. No other church so vividly preserves the spirit of Medieval England".

Malcolm Sharman - Good Mark Secretary

### **Castle Street Options**

A value management stakeholder workshop was held at the Portland Hotel on 8<sup>th</sup> April. Six Highways Agency officers involved with the Castle Street scheme were there. Four City Council officers and eleven representatives of organisations classed as stakeholders attended. Ken Baker represented Hull Civic Society.

Six options were discussed: three overground and three underground. The underground options were the base scheme (Mytongate Gyratory separated junction), a land bridge (with pedestrians rising over the lowered A63) and a cut-and-cover tunnel. The overground options were the base scheme (with the A63 trunk road flying over the Mytongate Gyratory), a land bridge (with vehicles rising over the pedestrian route) and an extended viaduct.

The views of this stakeholder workshop will be taken into consideration when the Highways Agency decides which option to pursue. As most vehicular delays occur at the Mytongate Gyratory, any scheme would include the grade separation of this junction. In the overground option, the A63 would cross about 7.5 metres above the Gyratory. The slopes up and down would extend for about 150 metres on each side of the Gyratory. In the underground option, the A63 would slope up and down to go about 7.5 metres under the Mytongate Gyratory. The slopes up and down would extend the same distance in both options. As lanes to and from the Gyratory would be needed on both sides of the slopes, some land take would be needed. The former Earl de Grey public house and Castle Buildings would be demolished and part of the Holy Trinity Burial Ground would be lost.

As Government funding for the Highways Agency is limited, they will probably want concerns benefiting from the scheme to make contributions. I think they will ask for contributions



from Associated British Ports and the developers of the Humber Quays scheme. A cost benefit analysis will play an important part in the final decision. As the underground options would cost more and there is a possibility of flooding and engineering difficulties, I think that all the underground options will be ruled out. It looks as though the cut-and-cover tunnel is a dead duck.

Walter Houlton.

### Clarence Mills

Joseph Rank (1854 – 1943), who became one of Britain’s leading British industrialists, was born in Hull, the son of a miller and was a pioneer in the application of new technology which took the flour milling industry from local windmills to large, modern power-driven mills using both British and imported grain and distributing flour all over the country. In addition to becoming one of Hull’s largest employers and the head of a large nationwide business, Rank was also a generous benefactor locally and nationally, driven by his religious faith.

Hull is fortunate in possessing both the windmill on Holderness Road at which he was born and Clarence Mill, which in 1891, when it was opened, represented the culmination of Rank’s constant search for new methods of improving efficiency in the milling industry. It was designed by Sir Alfred Gelder. Despite serious bomb-damage in the Second World War, the mill was rebuilt, incorporating part of the original, re-opened in 1952 and continued in use until December 2005.

Manor Mill Developments’ proposed 23-storey development on the site includes 246 flats, 151 student houses with a student bar, a 77-room hotel, a casino, restaurants, cafes, a convenience store and kiosk, a GP surgery and pharmacy, and management suite with security offices and stores. The location, on the eastern bank of the River Hull next to Drypool Bridge, is one of the “gateways” to the city centre which will be seen by many visitors and residents. To be outstanding, the development needs to have special visual interest. We have suggested capitalising on the historic nature of the site by incorporating the west-facing section of the mill that overlooks the River Hull, firstly, because it contains part of the original 1891 mill, as well as the flanking structures of 1952 and secondly, because the riverside location was revolutionary features and made transport of grain to the mill so efficient. The incorporation of Rank’s Baltic Mills in Gateshead into a new structure shows how visually exciting this can be.

Retention of part of his mill in the fabric of the proposed development would be a fitting memorial to Joseph Rank, a remarkable, pioneering Hull man.



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1. Rank’s Clarence Mills of 1891 before the Second World War. (Photo courtesy of Mr Richard Houlton),  
2. Clarence Mills as rebuilt in 1952. The section of the façade in lighter-coloured brick dates from 1891. (Photo: J.D. Scotney, May 2008). 3. The Baltic Mills, Gateshead (Source: [http://www.e-architect.co.uk/newcastle/jpgs/baltic\\_mills\\_89.jpg](http://www.e-architect.co.uk/newcastle/jpgs/baltic_mills_89.jpg))

## *Readers' Letters*

May I make some comments and suggestions, which I hope you will find constructive.

Every town in the country which has a waterfront has made the most of it, with huge success. Examples are Salford Quays, Gloucester Docks, Manchester canalside etc. Hull, while having this potential, has never been able to exploit it because of Castle Street which cuts it off from the town. I read about the exciting plans for the new waterfront development, but the road factor is hardly mentioned. Talk about lowering Castle Street seems to be unrealistic. Apart from the problem of the high water table, think about the disruption caused by the implementation work, not to mention the cost. I believe that this will never happen. This means that the only way to cross must be by bridge. Such a bridge must be so wide and large that people could cross the road without really noticing it. A way of doing this could be by extending the Princes Quay shopping area over the road. If you look along the car park on the first floor, outside the entrance to the shops, you will see that it is at just the same level as the first floor of the hotel opposite. A wide, shop-lined arcade leading to the hotel would automatically lead people over the road and would also give a huge boost to the hotel. A ramp or steps could take people past the hotel onto the waterfront.

Every morning hundreds of thousands of pounds of tourist money goes through Hull from the docks, on its way to York or other more interesting places. It is essential that Hull be presented as an attractive place to stop. Burnett House, on the corner opposite to King Billy was refurbished a couple of years ago, to a high standard. Sadly, an occupant has not yet been found for it and it is surrounded by dreary hoardings. Could these not be removed and the area tidied up to give it the appearance of life and activity?

Did you know that there is a museum devoted to Humber cars in the town. This is second to none in the country. Unfortunately it is not publicised because of a dispute of some kind between the owner and the council. It must be possible to resolve this in some way.

The Deep is a great success. However I think that this success could be augmented in the following way. The cafe at the high level has, potentially, one of the finest views in the county. Sadly, however, the windows are obstructed by girders. If the windows were replaced by large plate glass windows and the cafe were uprated to a top class restaurant then businessmen would fight for a table at which to entertain their guests. The loss of the cafe there would be regrettable but there is another cafe elsewhere in the building. As the shape of the Deep is supposed to represent the prow of a ship, why not build a flying bridge with windows all round? A table at the end of this would be especially sought after.

I hope you find these comments interesting and helpful.

Yours sincerely,

Jim Willson

### **Talk on St Stephen's, Monday 12th November 2007**

*By Project Manager, Richard Smedley, BSe, MBA, Gang, MICE, MCIOB, MCMI*

This was a joint talk with Hull Chartered Institute of Building, some of whose members were in the audience. Malcolm Sharman introduced the speaker and said he had attended the formal opening of St Stephens, which will change our lives and the face of Hull.

Richard Smedley told a large audience that he was a local lad and had not been brought in from outside. Born in Singapore then living in Derbyshire, he moved to Hull 20 years ago and had worked on Skidby Bypass among other large local projects. He had recently completed his MBA at Hull University, which he loved.

The St Stephens development was opened on 19<sup>th</sup> September 2007. Richard was proud to give something back to his city. Ten years ago Norman Foster won a competition to design a replacement for the bus station area. His upturned boat design was too expensive and was altered by a number of London architects, A hotel, music school, supermarket, shops, flats, a new Hull

Truck Theatre and mortuary were planned for the £200 million scheme. The best view, in Richard's opinion, of the wavy roof is from the hotel.

Considerable challenges had to be overcome to build the development. Fifteen companies, including the Arriva and GNER train companies, had to agree and negotiations took considerable time. The ground is very soft, so numerous piles were driven into the earth to support the buildings.

The spire of St. Stephens Church, built in 1845 to designs by H.F. Lockwood, with seating for 1200 was one of the largest in the country and was demolished in 1955 after bomb damage in the Second World War. Graveyard remains contaminated by plague and cholera had to be safely cleared from the former Pesthouse Lane and Corporation Fields area, as the germs remain active. As descendants may still be alive, newspaper advertisements were issued, and 54 bodies were re-interred at Hedon Road cemetery. Mains gas and power cables were diverted around the building site. Japanese knotweed, introduced into Victorian gardens, was a great problem. Earth had to be dug 3 metres below and around every last rhizome, and it was removed as "controlled waste." After many years as a bus repair depot, earth was contaminated, but this was cleansed by composting bacteria and re-used.

A time capsule was discovered in the foundation stone of the church, containing a list of contributors to the building, coins, which were sent to York Museum, and a list of psalms read at the church's consecration. A ring of oak piles to support the high church tower was found in good condition.

Ken Baker, the Honorary Secretary of Hull Civic Society, the architect of the Northern Foods building, was invited to take the first bite by "giraffe" to demolish it. Most of the rubble from the demolished buildings was reused on site.

The new bus station within the railway station, known as The Interchange, was constructed after demolishing the old high-rise office building at the front of Paragon Station. The station itself is a listed building and therefore many rules had to be followed. Asbestos was removed. They received many comments from the public about the red and white brickwork which has been revealed in the station where the buses now come in. The Victorians actually built the station in this manner. Red bricks were cheaper than white, and were used for sections not normally visible; they have been revealed by the renovation works. Metal pillars were set in to support the roof and the glass doors through which passengers enter the buses. The engineers' office had been offered to museums, but it was too big for any museum to take, and it was built as a lean-to structure, which made it difficult to change for a different use. The old ticket office will be a new waiting area and toilets.

On completion, the freehold of the site will be transferred from ING to British Land. Richard Smedley said he was looking forward to his next project, and had enjoyed his two years on St Stephens. Malcolm Sharman thanked our speaker and said the scope of the project was mind-boggling and it was hoped that it would attract many visitors to the city and its facilities.

Questions were invited from the floor. The comment was made that many sites in Hull were not being redeveloped because the rental income was just not high enough to cover the investment. Another opined that the Interchange seemed bland and colourless, but the speaker thought that the Council and railway people would put up displays and posters in due course. Concern was expressed that security would be inadequate in St Stephens and the future flats around it. Others were anxious that students and football supporters would use St Stephens as a passageway from Park Street College and KC Stadium to the city centre. Concern was expressed about the pressure of buses trying to reverse from their stops then queuing to drive into Ferensway from one exit, which is blocked by pedestrian crossings.

All in all, the talk and quarterly aerial photographs were most interesting and, despite initial misgivings, many were hopeful that the St Stephens development would prove a great asset to the city of Hull.

Jane Pietrusiak

## **‘Aqua Greens’**

Hull City Council is considering the diversion of heavy rainfall on to an ‘aqua green’ near where Setting Dyke crosses the city boundary. This would need the co-operation of the East Riding Council. The land identified for this ‘aqua green’ was under water at the time of last year’s floods and flood banks would be needed for it to hold more water. Setting Dyke flows into the Hull combined sewers and it would be culverted where it went through the flood bank. When the water level in the Hull sewers was very high, a sluice gate in the culvert would close and water from Setting Dyke would flow on to the ‘aqua green’. The long flood bank would protect many Hull properties and, reaching Priory Road, it would turn and run towards Cottingham, thus protecting the Humberside Police H.Q.

When the crisis was over and the water level in the Hull sewers had fallen, the sluice gate would open and water on the ‘aqua green’ would drain into the Hull sewers. It is an interesting idea but the scheme needs to be worked out more thoroughly.

Walter Houlton

## **Planning and Buildings**

### Old Town

In late January, “Igloo”, a consortium of four architects working independently to bring visual diversity to the overall plan, was declared the preferred developer of the Fruit Market area. By early May, many of the properties in and around Humber St and Wellington St had been acquired by Hull Forward, to be leased back to the fruit traders until regeneration begins. In February, an application was submitted by a Mr Geoffrey Rhodes to build a 5-storey block at the corner of Wellington St and Pier St (which leads to Humber St), with a shop, restaurant or bar on the ground floor and 7 flats above. This is the kind of regeneration that was envisaged in the overall Fruit Market scheme. Regeneration of the southern end of High St moved a step nearer, with final approval at the March planning meeting of the large “Trinity Quays” mixed use scheme for offices, shops and 159 flats with at 62-71 High St (next to Myton Bridge). In February, Weth Estates’ 5-storey, 64-apartment development at the northern end of High St, between Blaides Staith and Drypool Bridge, also received final approval. Both had had to wait for the resolution of flood risk issues.

In late March, an application was submitted for a series of extensions (maximum 5 storeys) to the north, east and west of Burnett House to form offices shops and restaurant at the corner of Castle St and Market Place.

News came in mid-May that the Minerva pub, which overlooks the Minerva Pier, would close on 25<sup>th</sup> May because of trading losses. The Minerva is not only a traditional pub, an endangered species in itself, but also an important historic landmark on Hull’s waterfront. If it does close, it will be a real loss to the city.

### City Centre

Following the opening (in September 2007) of the Construction Centre (Henderson Building) on George St, Elaine McMahon, the Principal of Hull College, announced in late January the college authorities’ intentions to continue its recent investment in buildings and facilities with further redevelopment at the main Queens Gardens site. This would probably involve demolition of the 9-storey tower block, opened in 1961 as the Technical College, the slightly later, shoebox-like Wilberforce Block, built as the College of Commerce, and the equally ugly Art & Design building (both on Wilberforce Drive). None of these buildings is particularly attractive, though they have been double-glazed and modernised extensively in the last few years. The idea is to replace them with a more modern building, befitting this prominent site.

Since January, work has been proceeding on the foundations of the History Centre, on the former Mason St Car Park, and the concrete base and steel reinforcement rods for the columns have now appeared.

Early March saw the return of Laser Quest, a leisure game very popular for birthday celebrations, which involves a combination of tig, hide & seek and high tech laser “guns”. This has been absent from Hull since its original premises in Hall St were demolished a few years ago. It now occupies a former night club on George St, opposite the former YPI.

Dock St is, at present, a hive of construction activity, with the conversion of some of the original Georgian houses (10, 11 & 12) into flats with a shop unit on the ground floor, and the “Sawmill” apartment development further east on the Danby’s site is nearing completion; a show flat is now open at weekends. Although work is still proceeding on 25-30 Albion St, an application for alterations to the rear elevation was refused in April because of poor design. Kingcroft Homes received permission in February to convert the upper floors from retail to flats at 3 Chapel St and 3 Little Queen St, (which back onto each other. The name “Austin & Morris House” refers to the fact that they were originally garages.

April saw the completion and opening of the Owner Hotel, known formerly the Church Institute, next to the Central Library on Albion St. It is one of Hull’s few stone buildings and, thanks to Andy Woodcock’s careful restoration and exterior cleaning, the building now looks very attractive.

The former 5-storey Grattan’s warehouse on **Story Street** (not ‘Storey St’, as the planning department persists in calling it!), vacant for 30 years, is to be demolished to make way for a new 5-storey medical centre, approved in May. Some older readers may remember it as the early post-war store where Jordan’s, the car-dealer, sold bicycles, motorbikes, toys and cars.

### Ferensway & Paragon Station

We wrote in support of a much-improved version of the scheme to create a travel support centre for people with mobility difficulties in the old booking hall at Paragon Station. This was approved in May. Construction of the new Hull Truck Theatre is proceeding apace.

### North

We objected to the revised version of the Anderson’s Wharf scheme for 573 student rooms in 131 flats on Wincolmllee, on the grounds of its effect upon the nearby Charterhouse, the inadequate ratio of parking to inhabitants (34 spaces), its increase to 7 storeys, the over-development of the site and its poor location in relation to Hull University, which would inevitably generate unnecessary travel over a route which has no direct bus service, although the developers have offered financial support for one. A decision was deferred at the May planning committee meeting. An office and flats development was approved in April for 12-22 Caroline Place, overlooking Freetown Way on the site of the former Co-op Bakery, (now in various uses).

Three of Beverley Road’s listed buildings have featured in recent applications. In May came a proposal to turn Trafalgar St Church (1904-06) into a restaurant and bar, with stage, entailing extensive internal alterations. In February came an application by SPI Holdings to convert the adjacent 1820s house at 53 Beverley Rd from an office into 7 flats. The same week saw an application to convert Etherington House (on Beverley “High Road”, just where it widens into a dual carriageway) into a 50-bed care home.

Following the upholding of listed status, Reid Park Properties have put the Swan Inn and the remains of the National cinema on the market again.

Given the debate elsewhere in this issue, opinion will be divided over the planning committee’s refusal of three café bar applications at 10-12 Princes Ave (the pair of houses), 30-42 Newland Ave (Clothes Factor) and 48-50 Newland Ave (two shops and a car dealer’s). The scheme for shops with flats above on the long-vacant Government Buildings site on Spring Bank (next to the Tesco Express) was also refused in March.

Following approval of ‘reserved matters’ in February for the Shepherd Homes housing development on the former Grammar School (originally Marist College) site on Cottingham Rd, construction of the access road and piling for the 45 houses has started in earnest and the road is almost complete.

## East

The eastern bank of the River Hull has generated more planning interest in the last few months than at any time since Victoria Dock was opened. Already, the steelwork of the hotel building marks its height and shape. Approval was given in the busy February meeting for ‘reserved matters’ of the southern Phase 1 of Pure Urban’s ‘Boom’ development of flats, offices, restaurants, bars, takeaways and shops.

A 23-storey development (246 flats, 151 student houses with student bar, a 77-room hotel, a casino, restaurants, cafes, a convenience store and kiosk, and a GP surgery and pharmacy) is in prospect on the site of Joseph Rank’s Clarence Mill by Manor Mill Developments (see article above). We have argued for incorporation of part of the mill to add visual and historic interest to a fairly bland western façade.

The revised plans for a 5 storey hotel, nearby, at the corner of Hedon Rd and Church St, Drypool were refused in May.

The April planning meeting, saw approval of the outline application to build a new “academy” school in the Preston Rd area on land to the west of Bilton Grove. This will involve some house demolition.

At the May committee, approval of a scheme to refurbish and expand the successful and lively North Point shopping centre in Bransholme was delegated to planning officers to sort resolve a few issues raised.

## Humber Quays & Marina

The new flats on the western side of the Marina at the corner of Wellington St West and Railway St, are nearing completion and help to increase the sense of enclosure, previously lacking on this side of the Marina.

The Marina, the new flats and Humber Quays (Island Wharf) offices in May 2008 (Photo: J.D. Scotney)



## West

Final approval was given in March for 106 new houses on the land bounded by Woodcock, Westbourne and Eastbourne Streets.

A site in urgent need of improvement is the old New York Hotel on Anlaby Rd, derelict and highly visible to visitors leaving the station car park. A new application by Gracechurch Hotels for a 124-bed hotel with conference facilities, extending into the adjacent former Netto store, was submitted in February.

In addition to other uses, the Carnegie Library now houses the book bindery which used to be at the Chanterlands Ave branch library. Listed building consent was sought in March for a new partition.

## **HISTORIC PUB INTERIORS IN YORKSHIRE - A CONSULTATION**

*The following email (with lists attached) has been received from the CAMRA (Campaign for Real Ale) Pub Heritage Group.*

Few historic pub interiors have survived the tidal wave of modernising change of the past three decades. The proportion in Yorkshire, with its 6,000 or so public houses, could be as low as two percent.

The dwindling of this important cultural and built heritage has been largely ignored by mainstream conservationists and it has fallen to CAMRA to fill the knowledge gap.

The Yorkshire Regional Inventory sets out what CAMRA has so far identified as the most significant historic pub interiors surviving in Yorkshire today. It is our honest attempt to promote some debate and shared vision, among a diversity of professionals and decision-makers, about which pub interiors most deserve to be spared from insensitive change.

This is the first-ever project of its kind to be undertaken for the whole Yorkshire Region and it is presented here, in first-draft form, as a basis for consultation. Our hope is that professionals and other interested parties across the Region will be willing to share their opinions and knowledge with us, thereby helping to put the Inventory into a final shape that will have widespread support.

..... Are there any deserving historic interiors that we have so far overlooked? Do any of our present entries seem questionable? Is any further information available which might enhance the detail of the listings?

Comment and feedback is very genuinely and warmly invited. Please write to: David Gamston, 9 Fulfordgate, York, YO10 4LY, or email; - [yorkshire.pubheritage@camra.org.uk](mailto:yorkshire.pubheritage@camra.org.uk)

12 Hull pub interiors are on CAMRA's list, which includes descriptive detail: *The George (Land of Green Ginger), The Old Black Boy (High St), The Kingston (Trinity House Lane), The Old Blue Bell (Market Place), The Olde White Harte (Silver St), The White Hart (Alfred Gelder St), The St John's (Queen's Rd), The Alexandra (Hessle Rd), The Grafton (Grafton St, Newland Ave), The Polar Bear (Spring Bank), The Old Bull and Bush (Green Lane), The Windmill (Witham).*

Hull Civic Society has a good working relationship with the local CAMRA branch, as the local secretary Alan Canvess, is one of our members, and we have been asked to respond by 30<sup>th</sup> June.

Editor

### **Walking with Wilberforce Trail**

Following the positive response to the 'Walking with Wilberforce' Trail leaflets, we are informed by Alison Lewis that a 'Walking with Wilberforce' audio trail is being prepared and should be available at the beginning of the summer season. If any Civic Society members would like to send us their comments after trying out either the leaflets or the audio trail, we would be pleased to pass them on to the trail's author, Alison Lewis.

Editor.

### **Subscriptions for 2008**

Subscriptions for 2008 were due on 1<sup>st</sup> January 2008. Some members pay by a standing order to their bank to pay their subscription to our bank on that date. If you pay by cheque, please pay the subscription of £10 promptly (or £17 for a couple). If you wish to pay future subscriptions by standing order, please ask me to send you a form to complete.

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

### **Gift Aid Declarations.**

*Hull Civic Society needs to increase its income. One way to do this is by participating in the Government's Gift Aid scheme. If members who pay income tax completed a Gift Aid Declaration form and sent it to me, we could reclaim the Income Tax paid on the income used to pay for a subscription or donation, after the end of the year - £2.80 on a £10 subscription.*

*Gift Aid Declaration forms were included with the last Newsletter and I wish to thank the 51 members who completed one and sent it to me. I could reclaim more tax if more forms were completed. If you pay income tax and wish to participate in Gift Aid please complete the form and send it to me. If you need a Gift Aid Declaration form, please ask me to send you one.*

Walter Houlton, Treasurer.

## Civic Society Officers and Committee 2008

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*Welcome to our three new committee members, Janet Green, Colin McNicol and Chris Lefevre, co-opted last autumn and elected at the AGM this April.*

*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.*

### Annual Membership Subscriptions

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

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Full Membership subscription: individual £10.00, couple £17.00 per annum.

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