

HULL CIVIC SOCIETY

NEWSLETTER

September 2008



Owner Hotel, Albion Street

Photo: J.D. Scotney, June 2008

***In this issue:** Programme, Programme, Gift Aid Declarations, Good Marks (Pilot Office, Owner Hotel, 30-32 Whitefriargate and Hull University Business School & Logistics Centre), Studio 10½ - an Appreciation, Crossing Castle Street, Visit to Hedon Museum, Friends of the Earth's Water Walk, Visit to the University Art Collection, Beverley Road Walk, Readers' Letters, Planning & Buildings, Flood Risk in the Hull Area, Closure of the Hull Archives and Local Studies Library, Subscriptions for 2009, January Newsletter, Civic Society Officers and Committee 2008-09*

Programme 2008 – 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.

13th October – From the River Hull to the Ends of the Earth – Dr Robb Robinson, University of Hull Maritime Studies Centre.

10th November – The S.S. Great Britain – Project Manager (Keith Trevor Lecture) Joint meeting with the Chartered Institute of Building

8th December – Madame Clapham – a Life in Fashion – Sue Capes, Hull Museums & Art Gallery

12th January – Saving the Carnegie Library – Liz Shepherd, Chairman of CHAT (Carnegie Heritage Action Trust)

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 January and May Newsletters. If you would also like to receive early 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.

Gift Aid Declarations

Hull Civic Society needs to increase its income. The Inland Revenue's Gift Aid scheme enables us to claim £2.80 on a £10 subscription if the member has completed a Gift Aid Declaration form. I wish to thank the 58 members who have completed a Gift Aid Declaration form but I would be able to make larger claims if more members paying income tax completed a Gift Aid Declaration form.

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

Good Mark Award to ispace for restoration of the Pilot Office

The Pilot Office is an attractive Regency building, designed by John Earle junior, part of Hull's maritime history since 1819. When 'ispace' first saw it, they knew instantly that it was a perfect project for them. It captured their imagination, standing out from all the other buildings in the city, waiting for someone to breathe life back into it.



Pilot Office (Photo JD Scotney)

The conversion into apartments required more than simple renovation. The Pilot Office demanded a fresh approach. Its location on the edge of one of Hull's major regeneration areas made it ripe for restoration and its tranquil setting, overlooking the Humber, offered the chance to create something special.

The combination of exceptional architecture, a fabulous view from the tall windows, high ceilings and the backdrop of a developing cosmopolitan quarter of the city required the use of innovation and good design in the restoration and conversion of this building.

In our view, ispace have risen to the challenge, creating six very attractive apartments, while retaining and enhancing all the grandeur and subtlety of this well-loved building. The award of a Civic Society Good Mark is well deserved.

Good Mark Award to Andy & Angela Woodcock for the Owner Hotel, Albion Street

This magnificent building of the 1840s was the home of Sir James Alderson M.D. Educated at Hull Grammar School, he followed his father, John Alderson, as Honorary Physician of the Infirmary, which then stood on the site of the Prospect Centre, and later became the "Personal Physician Extraordinary to Her Gracious Majesty, Queen Victoria".

The cool basement of the house was used as an operating theatre and morgue. Sir James was noted for his dissection of a huge whale which had been washed ashore at Tunstall. For many years the building was used as the Church Institute. It became The Institute pub in the 1980s and, latterly a night club, Affinity. For three years it remained vacant before being purchased by Andy Woodcock in 2006 and turned into a unique Owner Hotel in which guests can also become investors who can use their own room for a number of days a year and receive revenue when it is let out on their behalf.

The building was in a very bad state of repair, but you would never realise that if you were to view it today. The original staircase and vaulted ceiling is still a splendid feature of this building. The railings to the front of the building, taken by the Government during the Second world War, have been replaced, giving the entrance its grandeur again.

From the lovely reception area, the original staircase leads you up to the 27 en-suite bedrooms, all beautifully appointed in a modern theme, some with built-in kitchen areas. Although the building has been restored to its former glory, the interior boasts all the necessary up to date requirements, including the Escher's restaurant and bar, where pictures by the artist it was named after adorn the walls. Full conference and free Wi-Fi access are available.

Andy and Angela Woodcock must be congratulated for their perseverance in bringing a lovely building back to its former glory and I feel they deserve to have the Civic Society's Good Mark in recognition of their effort and foresight.

Janet Green

Good Mark Award to Trinity House for the restoration of 30-32 Whitefriargate.

You don't get a second chance to make a first impression. This may be good advice at an interview, but it also rings true on visits to historic towns and villages. It also explains why Hull Civic Society is giving its Good Mark to Hull Trinity House for the extensive refurbishment of 30-32 Whitefriargate. These Georgian properties form the first phase of, arguably, Hull's finest row of historic buildings, all developed between the 1730s and 1830s by Trinity House, stretching from number 1 to 33 (odds and evens on the same side) Whitefriargate. The historic significance of this street needs no introduction to the Society. However, for many years, buildings such as 30-32 have suffered from unsympathetic alterations to upstairs windows, unkempt upper storeys and having had a variety of ghastly shop fronts and corporate signs, especially in the 1960s and 70s. Trinity House have restored the original upstairs fenestration and many other architectural details during the extensive refurbishment of the properties. New façades to the shop units far more in keeping with the building's original appearance have been installed providing new retail units for local jewellers Hugh Rice and the Deitchman shoes, a multi-national retailer. The block containing numbers 30-32 is particularly important as it is often the first part of the Old Town seen by visitors on foot, especially if on a shopping visit.



30-32 Whitefriargate. (Photo: JD Scotney)

The Good Mark is awarded by the Society to Hull Trinity House for the refurbishment work carried out here and also on other units in this street. The Society are also delighted to see new high-quality retailers in numbers 30-32 Whitefriargate and hope that the recent decline in the street's fortunes, which is, of course, only a very small 'blip' to an organisation which has owned the southern side of Whitefriargate for 600 years, will soon be reversed and that the street will soon return to being the 'Mecca' for shoppers that it was for many years.

Colin Cooper.

Good Mark – Hull University Business School and Logistics Centre

Heritage, design and functionality at its best are what we see when we look at this 'state of the art business centre which includes the latest IT facilities'.



Hull University Business School (Photo: JD Scotney)

No fewer than four listed buildings have been sympathetically refurbished and connected together through the use of modern 'atrium style' glass connecting walkways to produce one beautiful and functional business complex.

We encourage you to drop by the pristine campus to enjoy seeing how heritage and modern architecture can be fused to give students a first class modern learning experience in a 'heritage rich' environment.

Hull University is one of only 19 UK institutions to receive endorsement from both EQUIS (the European Quality Improvement System) and AMBA (the Association of MBAs). It is only fitting that it is recognised beyond the academic fronts when you create an environment for students with a design that instils civic pride.

The recently developed Logistics Institute at the Business School aims to become a world-class centre of excellence in global logistics, supply chain management and related technologies. The front of the building features an impressive sculpture entitled 'Moving Matter'. These 1.7 metre twin heads, created by Joe Hillier, invoke the feeling of 'When Great Minds Meet' with one being constructed of plain steel sheets and the other of metal discs; another reason to visit the campus.

The University and Business School has educational partnerships and research collaborations across the world. The Hull MBA can be taken by part-time study in Hong Kong, Singapore, Oman and Bahrain.

The University itself chose the words of Mark Twain in its brochure: *"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbour. Catch the trade winds in your sails. Explore. Dream. Discover"*.

On behalf of Hull Civic Society, may I agree that we should "Explore, dream and discover" this great city with its grand heritage. A perfect place to start is at this beautiful university campus that has done such a great job of preserving a piece of our heritage and taking it into the future!

Bill Moore.

Studio 10½ (1972-2008) – An Appreciation

An era in the history of the Old Town ended on 19th July 2008 when Studio 10½, occupied both 10½ and 11 Sing Street, two Georgian properties which form the much-photographed and painted archway into Prince Street, finally closed its doors.

The story began back in the dark days of 1972 when the Civic Society became aware that the shop was being refurbished as a gift and pottery shop by Mr P. Young, the son of Mr Ian Young, who had earlier carried on a Turf Accountant's business there. At that time, for the benefit of those who were not around, the Market square and indeed most of the Old Town beyond Whitefriargate was a sorry sight and, with the exception of the pubs, there was hardly an occupied building in the streets bordering Holy Trinity Church. In addition to this, the town Docks had closed in 1968 and were rapidly silting up and even the triple-domed Dock Offices of 1871 were empty and wanting a new use.



King Street with 10½ to the right of the arch.
(Photo: JD Scotney)

Of course, discussions on the Old Town's future had always been lively, as evidenced by packed public meetings and the Civic Society's two Old Town Reports, published in 1967 and 1972. But that was all there was – ideas, dialogues and disappointments. There were no conservation areas at the time, only one or two suggested "Improvement Areas", mainly around the suburban housing estates. But here we had an individual "prepared to put his money where his mouth was", restoring a Georgian property and converting it into an interesting retail unit and, later, with an excellent café and restaurant upstairs, with fine views of the market area – just the sort of development the Civic Society wished for in

its reports. "Could this be the start?" the Society thought, "and would it be viable amidst all the decay?" It deservedly won its Good Mark in autumn 1972.

But it was not just the decay and dereliction which proved a block to regeneration. The Hull Corporation, led by the despotic Sir Leo Schultz was almost 100% Labour, not the friendly capitalist New Labour of today, but a party who desperately wanted the Corporation to own all of the houses and land within the city boundary, to redevelop with mediocre council houses (except, of course their own homes) and did their utmost to bring this about. In 1972, if a historic building fell empty, there was no talk of "conservation". It was hoped that if left in its empty state the blight

would spread along the row; this would inevitably be followed by compulsory purchase (for which abundant cash was available) and – hey presto! – a brand new building would appear on the site.

Even historic Prince Street nearly succumbed to this fate in 1973, not to mention the Pease Warehouse (High Street). With this going on, many a visitor would conclude that by the 1970s the City Council had inflicted more damage on Hull's historical core than the Luftwaffe could ever have contemplated three decades earlier!

And yet, regeneration was beginning, with Studio 10½, although even this was four years before the council leader's "watershed" speech of 1976, when he suggested that members of Hull Civic Society should be "led in chains to look at the results of their folly" after obtaining a temporary reprieve for a historic and listed building on Lowgate, threatened with demolition.

Now in 2008 conservation and regeneration are different animals. Regeneration is promoted by highly paid quangos whose leaders would probably not recognise the historic Old Town if they fell to earth and landed there. Multimillion-pound deals are brokered by faceless accountants who probably do not understand their effect on the city's historic areas. In addition, media such as the internet and personal computers, unheard of in 1972 enable would-be investors to go on a "virtual tour" of these properties, which frequently change hands and give capital gains in offshore bank accounts before a brick is even laid. And of course these properties often remain empty for months on end, while the media hypes up the boom in "city living" – still, there have always been matters that cannot be explained and defy logic!

It is, however, sad that Studio 10½ and its café have finally ceased to trade and join the ranks of Hull's "lost" cafes such as Field's Café, Powolny's and the Picadish, which can only be reminisced about by the older generation to youngsters raised on the standardised fare provided by Starbuck's, Caffè Nero, Subway etc. etc.

Still, 36 years is a good record for survival of a retail outlet. It is not the purpose of this article to speculate why it closed, but the decline in the covered food market, the loss of the open market and the large decline of the professional offices in the Old Town cannot have helped what was essentially a daytime eating venue. However, 10½ King Street has a place in history as showing what could be done all those years ago as an alternative to demolishing historic properties, as well as providing inspiration for the many refurbishment and regeneration schemes which followed in the Old Town over the following three decades.

Colin Cooper.

Crossing Castle Street

The following letter to Alan Johnson, MP, was copied to the committee by one of our members, Mr Jim Willson. The points raised make a significant contribution towards the debate on the future of Castle Street and the links between the city centre and the southern part of the Old Town.

Dear Mr Johnson

Developments in Hull

I am writing to you about a topic which I believe to be of great importance to the city of Hull.

With the magnificent victory at Wembley and also the announcement that next year's Round-the-World yacht race will be started from Hull, the city really has a chance of putting itself on the map.

Every other town in the country which has access to water has made a huge success of it. Look at Salford Quays, Gloucester Docks, Manchester Deansgate etc. Unfortunately, Hull has never been able to do this because of the Castle Street road which separates the town from the water. For years we have been reading glowing reports of the future developments on the waterside, but almost no mention is ever made of the road problem. Putting the road in a tunnel would be the best solution, but it should be recognised that this will never happen because of the cost, the complications of the water level and the disruption which would be caused by the construction work.

However, crossing the road is absolutely vital to any scheme. In order to make it attractive to the public, this crossing must be made in some way so that it is not immediately obvious, something

better than a simple footbridge. The public should be shielded as much as possible from the thundering traffic, which is a great deterrent.

I am writing this in the hope that you would also be convinced of this and could press the City Council to do something about it urgently. My suggestion for a permanent arrangement is to extend the Prince's Quay shopping centre across the road, leading to a first floor entrance to the hotel on the south side.

A permanent bridge built before the Round-the-World yacht race would clearly be impossible, but how about a temporary one?

Yours sincerely,
F.J. Willson

Hedon Museum – Visit in April 2008

The Hedon Museum Society is a registered charity formed in 1988. Its aim was to create a community museum with displays for the public on aspects of Hedon's history, give access to Hedon's records and other archives for research, provide a public meeting place and publish books on Hedon's rich history. This was achieved by 1996 when, with lottery fund assistance, a small building at the rear of Hedon Town Hall became The Hedon Museum.

Hull Civic Society visited this on 21st April 2008, when a large group enjoyed a 'twin venue' meeting, which took the form of a visit to the 'new' Town Hall. This was a gift to the town in 1692/3 from Henry Guy, one of the town's two Members of Parliament. Here Dr Martin Craven gave an outline of the building's long history and that of the town, following which the Mayor of Hedon, Councillor John Ledger gave a further talk about his rôle, which dates back to a charter granted in 1348 by King Edward III. The group then moved to the nearby museum, where, in addition to local memorabilia, the "Life in the 1950s" exhibition was still in progress, transporting members back to the days of post-war austerity, prefabs and Presley!

It is easy to forget the existence of small local museums, such as the one at Hedon, and the immeasurable contribution they make to recording the past. People such as myself, with an interest in local history, often spend time at the award-winning Hull Museums complex and only find time to browse round small locally-themed museums when visiting other areas.

It is also easy to forget, until you visit this museum, that Hedon, as well as Hull, was a historic port, the largest on the north bank of the Humber many years before Hull. In 1295 it returned two M.P.s and also had a royal mint in the town. Also, it is worth reflecting on what would have happened if technology had allowed Hedon Haven to be dredged and deepened before silting of the channel caused its trade to move away to the port of Hull. Perhaps there would have been no Hull, and worse, no Hull Civic Society! Hedon might have been the "Northern Gateway to Europe". The visit certainly left members enthusiastic and more aware of Hull's elder neighbour.

Further exhibitions planned may include "Remembering the 60s". I know that a famous musician and 60s icon once said "If you remember the 60's could not have been a part of it!", so we shall visit this with interest and hopefully leave duly informed! The museum is open on Wednesdays (1.30 – 4.30 pm) and Saturdays (10 am – 4 pm). Admission is free, tea and coffee is available and I am sure members will have a warm welcome!

Colin Cooper.

Friends of the Earth Water Walk – May 2008

Two charities, Practical Aid and Samaritan's Purse, (both of which give aid in the form of boreholes, rainwater collectors, hygienic latrines etc.) benefited, to the tune of £162, from Friends of the Earth's 5 hour 'Water Walk' in May (announced at our AGM by Dr Haris Livas-Dawes PhD). Six Civic Society members were involved, including Hilary Byers, who gave a talk about old reservoirs in Hull.

Editor.

Visit to the University Art Collection – 23rd June.

The University Art Collection, housed in Middleton Hall is one of Hull's less well-known art collections open to the public. We were welcomed by its Director, John Bernasconi, who explained that when it started in 1963, the decision was taken to concentrate on the paintings from the period 1890 to 1940 by artists resident in Britain, though not necessarily born here. At the time, these were not fashionable and the annual £200 received for purchases from the Ferens Art Fund went a lot further than it would do today!

The collection includes mainly portraits, landscapes and interiors by artists whose names are now much better-known than in 1963: Stanley Spencer, Vanessa Bell, Augustus John, Sickert, Wyndham Lewis and many others. There are sculptures and reliefs by Jacob Epstein, Henry Moore Frank Dobson, Eric Gill and Henri Gaudier-Brzeska. The Thompson Collection of Chinese porcelain has pieces from as early as 618 AD. The circular "Tatlin Sofa" in the largest room is an exhibit in itself, being designed and made in Italy but based on a 1921 design for a tower in Leningrad.

The Director is also responsible for the collection of other paintings, mainly contemporary, to be found in various other buildings on the campus.

In addition to the permanent displays, there is a regular programme of temporary exhibitions and the opportunity to learn more about the History of Art through the autumn series of Lectures.

One form of support comes from "The Friends of the Art Collection". The minimum membership fee is £5 and entitles the member to discounts on purchases of cards and refreshments, previews of exhibitions and advance notice of events. More information may be obtained from John Bernasconi (tel 01482 465035, email J.G.Bernasconi@hull.ac.uk), but, best of all, go and see the collection for yourself! It is open to the public Mondays to Fridays from 10 am to 4 pm and visitors can also relax in the adjacent café, open from 9.30 am.

John Scotney

Civic Society Beverley Road Walk 22.7.08

The phrase "historic Hull" may bring to mind the Old Town or the Avenues, perhaps, but Beverley Road? Yet the Beverley Road Conservation Area contains some of Hull's finest Victorian houses and a variety of other interesting buildings. On a pleasant summer evening, after being photographed by a Hull Daily Mail reporter, a group of 26 members and guests took a "history walk" from the southern end of Beverley Road as far as Stepney. You may wish to follow this 'trail'.

Beverley Road has been a major highway since the beginning of the 14th century, was improved as a turnpike in the late 18th and began to be built up from the early 19th century. Our walk started opposite Blundell's corner, occupied by the Hull Daily Mail buildings since 1989 but named after Henry Blundell's (later Blundell and Spence) paint works, established here in 1811. Cragg's map of 1817 shows a windmill in the centre of the works but it later converted to steam power. The paint works remained here until it was damaged by fire during the 2nd World War and then moved to Air Street, but the building, partly derelict and partly occupied by a variety of small businesses, survived until demolition in about 1978.

The Campanile Hotel on the corner of Beverley Rd and Freetown Way, though no doubt a good hotel in itself, is a scattered group of low-rise buildings, architecturally unsuited to this prominent urban site. An opportunity was missed to create a good corner building to define the open space of this junction. The shops north of the Mail buildings on the western side of the road were built on the front gardens of the first few houses of Scarborough Terrace. Like other developments lining Beverley Road, the terrace had its own set of numbers until the late 1880s, when the road was sufficiently built up for a comprehensive numbering scheme to be introduced.



Lamp club, formerly Norfolk Street Police Station
(Photo: JD Scotney)

We diverted into Norfolk Street to look at the Lamp club, built as a Police Station in the 1870s.

Above door of the Maltings office on the corner of Norfolk St and Beverley Rd is the inscription “York City and County Banking Company Ltd”. Long gone, is Turner’s furniture shop (slogan, “Everything but the girl”). This block, Lansdowne Terrace, was probably built in the 1850s.

Kingston Cottage, the stuccoed British Legion office at the corner of College Street, was built in 1837 as the lodge of Kingston College, probably designed by HF Lockwood. In the early 1850s the garden of Kingston College was encroached upon

by 46-48 Beverley Rd, a semi-detached pair of houses designed by William Foale. By 1921, number 48 was a Dr Barnardo’s Home. In 2004, Shepherd’s, the funeral directors restored the missing porch at number 46.

The red brick Tudor-style part of Kingston Youth Centre was built in 1837 as the northern wing of Kingston College, a fee-paying secondary school, designed by HF Lockwood. It failed in the 1840s. In 1851 Trinity House bought the college and it became Kingston College Almshouses for master mariners and “younger brethren”. The Victoria County History states that there were 90 inmates in 1937. The southern end was destroyed in 1941. In 1950, Hull Corporation turned it into a clinic. It became the replacement for the Albemarle Youth Centre, which was converted into the Music Centre around 1993, and about then, the chapel, which originally formed the centre of the building, was demolished to make way for the present sports hall.

From the rear car park (by prior arrangement) there is a view of Blundell St Board School (Wm Botterill, 1878), later converted into Hull School of Architecture. After abandonment by the University of Lincoln, it suffered fire damage. There have been two planning applications for conversion to flats but no action, just re-sale from one developer to another; meanwhile it is gradually deteriorating, with the help of vandals.

Opposite Kingston Youth Centre is the distinctive Trafalgar St Church, built as a Baptist church 1904-06 (Geo Baines & Son, London) with its flint, sandstone & red brick construction in a mixture of Perpendicular and Art Nouveau styles. The school-chapel at the rear dates from 1891-2. The church closed a few years ago. Conversion of the school-chapel into flats and a scheme to turn the church into recording studios were approved some time ago, but sadly neither have materialised. 53 Beverley Rd (originally two houses), next door to the church, and 55 are listed. They are among the earliest houses on Beverley Road, dating from about 1820. Although clearly not identical, numbers 53-65 were listed in the directories as York Parade. The front showroom of Bed World masks the ground floor of several of the houses.

Auto Save garage was once the Fulford Hall, where couples danced to the music of Tommy Fisher’s band in the 1930s, but the 1921 Kelly’s Directory lists it as a [roller]-skating rink. The large car park of the Masonic Hall is the site of Beverley Road Methodist Church, which closed in 1941 and continued in use as White & Farrell’s printing works until it caught fire on 9th March 1953. It was built in 1862 for the Wesleyan Methodists, to William Botterill’s Gothic design. The surviving sections were built as the Sunday School (1865), and Grosvenor Street (Gloucester Terrace) Day School, run by the church from 1871 to 1892.

On the eastern side, Brunswick Arcade, a 3-storey purpose-built parade of shops bears the date 1890. The owners of the Raj Pavilion restaurant and the Dardanelles Café have restored their sections sympathetically. Other shops look alright but the disused parts of the block need attention.

Strand Close was originally part of Brunswick Ave, until a barrier to traffic was erected part way down. On its southern side, the handsome Brunswick House, now the Social Services Offices, was built as Hull’s first Higher Grade (i.e. senior) School in 1890 (Botterill & Bilson). It later became the College of Commerce, until that moved in about 1967 to ugly new premises (now the

Wilberforce Block of Hull College). Brunswick Ave was named after the original Brunswick House, the large residence of Lieut. Colonel Henry Cooper Gleadow, one of the owners of Hull Brewery. This stood on the northern side of the street and is shown on the 1856 Ordnance Survey and the 1869 Goodwill and Lawson's maps. It appears in the 1885, but not in the 1889 Kelly's 1889 directory, so it had probably been demolished by then, though an outbuilding, possibly a coach house, survived until the 1960s. In 1900, the parade of nine single-storey shops (still on the corner of Strand Close though some have been combined into larger units) was called Gleadow's Arcade.

The garage-like building of Crescent Office Furniture on the western side of Beverley Road was shown on the 1928 OS map as "joinery works" and appears in the 1930 & 1939 Kelly's Directories as John Houlton & Sons Ltd, Builders & Contractors. Next door, Strand House, built as a government office and post office, and now a Hull College training centre, is on the site of the Strand Cinema. This opened in 1914, was destroyed by fire in 1960 and demolished in 1965.

74-84 (formerly 6, 5, 4, 3, 2 & 1 Granville Terrace) on the eastern side is still complete and one of the finest 1860s terraces in Hull, built between 1863 and 1867. 74 was used from the 1950s until recently as a Schools (later NHS) clinic. It is double-fronted and has imitation sunblinds above the windows. A little over four years ago, on the day the present owner, Terry Sanderson, exchanged contracts to buy 74, 76 and 78 Beverley Road, an arson attack gutted number 76, the former Toynton Hotel, leaving a gaping hole in the roof. Mr Sanderson planned to continue the previous owner's conversion of the double-fronted number 74 into nine flats. Undeterred by the setback, Mr Sanderson re-roofed 76 and 78 and renovated them, retaining internal and external architectural detail and plasterwork, to create five spacious flats in each house, with a secure parking area at the rear. His restoration shows how elegant much of Beverley Rd used to be and could be again and earned him and his team of builders a Civic Society Good Mark.



78, 76 & 74 Beverley Rd
(Photo: JD Scotney)

On the western side, 77-83 are "Grecian-style" 3-bay detached villas with Doric porches dating from 1832 (architect David Thorp). Other houses in York Terrace vary in style and date. Number 89 is of the 1820s while 91-93, with their Corinthian porch columns, date from the 1860s. 95-97 have been restored to residential use, after various uses including a lap-dancing club! This group of houses was called York Terrace.

North of Harley St, the Salvation Army citadel dates from 1950s and the houses, varying in style, date from the early 1860s. 94-98 have polychrome brickwork, "Venetian Gothic" details and a tiled frieze. In the 1939 Kelly's Directory, 96 was Ernest W Brown, undertaker and 98 was St Margaret's Nursing Home (midwife Miss Elsie M Brown), where I was born some years later. The family firm was clearly aiming to provide "cradle to grave care", though not much kindness for the mothers, according to my aunt. Brown's undertakers still exist further up Beverley Rd.

The Providence Row façade of Oughtred and Harrison's Shipping Agent's premises still bears the sign "Field's Model Bakery". Richard Field had a house on Beverley Rd here in 1882 & 1885 directories, numbered 108 in 1889. 108 was still Richard Field & Son, Grocers in 1939. There were nine other shops north of Field's, so the premises now occupied by Oughtred & Harrison did not then face onto Beverley Rd.

Banks Harbour pub, on the corner of Wellington Lane was previously a refrigerator dealers. The early 20th century domestic style of the upper storeys suggested that it might have been built as a house and I was intrigued to find out more. The directories from 1867 to 1900 list "Wellington House" and the 1856 and 1893 OS maps show "Wellington Cottage" at the corner of Wellington Lane, but the style of this building is of the 1900s rather than the 1860s. The occupant in 1867 was George Buckton, Merchant (his premises were in High St) and Mrs Elizabeth Buckton, lived until 1903 at Wellington House, 103 Beverley Rd. The absence of 103 from the 1904 directory and its reappearance in 1905 occupied by Mrs Alice Potter, tobacconist, indicates that the present structure

was purpose-built built in 1904 as shops with living quarters above. There were actually three shops at 103, 103a and 103b, so the present structure was never a grand house after all!

The Wellington Club (or “Welly”), comprises a large 2-storey block with “double-pile” roof a little way down Wellington Lane and a smaller extension 2-storey block, faced in the same artificial



Banks Harbour and The Welly
(Photo JD Scotney)

stone cladding, on Beverley Rd. The larger block bears the inscription “Wellington Rooms, 1913”. The ground floor of the extension was a car showroom until it was converted into part of the club. The present new entrances here were built in 2007. I am not sure yet when this block was built, but the whole site is shown as the Wellington Club on the 1928 OS map. The two

houses that originally stood on the site (later numbered 105 and 107 Beverley Rd) were part of the surviving adjacent terrace. Up to 1900, 105 and 107 were

dwelling. In 1901, 107 was vacant and in 1903, the numbers 105 and 107 are omitted, possibly because the houses had been demolished for construction of the Hopper and Quest Laundry listed in Kelly’s at 105 and 107 Beverley Rd from 1904. By 1921 the laundry had closed and there were 4 shops at 105, 105a, 107 and 107a. Whether the part of the club facing onto Beverley Road was built as a completely new extension to the club, or whether it is the surviving premises of the laundry re-faced is another mystery to investigate!

The original 20 houses between Wellington Lane and Margaret St, known as Wellington Terrace, were already standing when the 1856 OS map was surveyed. Nearly opposite Fountain Rd there was a small park and the 3-storey infill shows a slight change of style in the window surrounds. Whether the surviving older houses at the northern end of the terrace of the small park were always only two-storey I cannot tell.

On the eastern side of the road, the name E. C. Jubb can still be seen painted on the gable ends of Jubb’s Drapers four-storey premises, now Studio Ceramics tile shop. Just beyond is the surviving façade of the National Picture Theatre, opened on 23rd December 1914 and destroyed by bombs on 18th March 1941. The film showing that night was The Great Dictator. Miraculously, no one was killed, thanks to the strong construction of the projection room & foyer, where they sheltered, which withstood the blast. The projection room can be seen from Sophia Close, just a few yards down Fountain Rd. It was listed in January 2007 as a rare example of a Second World War bombed building. Next door is the former Swan Inn, with its tiled façade. Sadly, it is closed and Reid Park Properties who acquired it and the cinema site, intending to create a restaurant with flats above, have put the site up for sale again.

Endeavour School, opened in 2002, is on the site of the old Kingston General Hospital, which originated as the Sculcoates Union Workhouse (1844, by HF Lockwood). By 1930 its name was the Union Poor Law Institution and by 1939 it was Beverley Rd Institution, still with a Master, though the Matron was now “Matron and Superintendant Nurse” and was a qualified State Registered Nurse (SRN).

Northern Branch Library (1895, Cheers of Twickenham) has been acquired for use as part of the school and is at present being refurbished and extended.

The modern doctor’s surgery at the corner of Margaret St has stone heads of a lion and a lamb set into the brickwork. They were salvaged from the old surgery, which stood a few yards further north, demolished, together with the Rediffusion cable radio and TV company’s premises, for the construction of Netto.

Aldi car park was the site of Hull Bowl, one of Hull’s first two 10-pin bowling alleys, opened in 1961 and closed after a fire in 1974. The building originated as a roller



Hull Bowl, formerly a cinema, 1964
(Photo: JD Scotney)

skating rink; part of it became a cinema (Coliseum) in 1912, the other part remaining as a skating rink (Palladium), then a billiard hall. The cinema changed its name to Rialto in 1920 and National in 1941 after the original National was bombed.

On the corner of Pendrill St is a former branch of Hull Savings Bank (1901, Gelder & Kitchen).

Station Drive, the Station public house and the cycle track and footpath from Duesbury St to Wilmington mark the route of the York & North Midland Railway's Victoria Dock Branch, opened in 1853. Trains ran from Hull's original station in Railway Street (beside Humber Dock) to Victoria Dock and there was a level crossing here. In 1854 the Hull & Holderness Railway opened from Victoria Dock to Withernsea. The North Eastern Railway, provided the trains from the start. Through services from Paragon Station to Hornsea & Withernsea started in 1864. The line closed to passengers in 1964 and freight in the 1970s.

Glad Tidings Hall, a small classical building with a pediment, has an interesting history. It was built in 1849 as the Stepney "Methodist New Connection" chapel. The "New Connection" was a group led by Alexander Kilham who believed that the way forward for the Methodist Movement, founded by the Anglicans, John and Charles Wesley, was to become independent of the Church of



Glad Tidings Hall. (Photo: JD Scotney)

England. In 1869 a larger new chapel (whose congregation included the Needler family) was built as a replacement on the site of Islam Foods (formerly Kwiksave) In 1882 White's Directory the old chapel was a savings bank, by 1885 and until at least 1900 the Hull People's Public House Co Ltd (branch no.17) served non-alcoholic drinks here. By 1910 and until at least 1921 it was a Salvation Army Barracks and since at least 1930, it has been an independent Pentecostal church called Good Tidings (now Glad Tidings) Hall.

Two of the dens of iniquity that the People's Public House competed against, present a contrast in early 20th century styles. The Rose, c.1900, on the western side, is relatively plain, with a tiled ground floor façade and an onion dome. The Bull, opposite on the corner of Stepney Lane, is an ornate 1904 creation by Freeman, Son & Gaskill (designers of the White Hart, Alfred Gelder St).

At the other corner of Stepney Lane is Stepney Primary School (1886), still in use and one of the fine 'Queen Anne style' schools designed by Botterill & Bilson for Hull School Board.

Next door is the attractive, domed Beverley Road Baths (1905), by Joseph Hirst, the City Architect, who also designed the City Hall. Our group was able to go inside to admire the delicate Edwardian tiling, see the swimming pool and rest their weary bones before starting the return journey.

At the corner of Park Lane (unofficially known to as Mucky Peg Lane) is a modern bas-relief of a Chinese junk in terracotta on the Hong Lok community centre.

Our return route took a detour along the cycle track and footpath between the platforms of Stepney Station to reach Park Road. We learned from a group member that the station booking office was located in a now-vanished wooden building on the 'down' (away from London) platform and that the surviving structure on the 'up' platform was only used as the stationmaster's house. Designed by Wm Botterill, it is now owned by the Anatolian Society, whose sympathetic plans to convert the station into a meeting place for the city's Turkish community were approved this month.

At the corner of Park Road, facing down Margaret Street is a two-storey house (originally called Park House) with overhanging eaves and a side entrance marked "Salisbury Hall". This, and the two storey building to the rear, was for many years a Conservative Club. It is now in various industrial uses. Pearson Primary School was originally built in the 1880s as the new premises of Hull Grammar School, replacing the Baker Street premises (still standing) which formed its temporary home for a few years after leaving the 'Old Grammar School' on South Church Side. The 1970s on the northern side of Margaret Street were built on the site of All Saints Church.

We regained Beverley Road via Wellington Lane.

John Scotney

Planning and Buildings

Old Town

It feels as though the Old Town south of Castle St is holding its breath waiting for the promised Fruit Market regeneration, but there are a few small signs of optimism. The wholesale fruit market in Humber St and Wellington St continues to function, though, of course this is an early morning activity and will cease when the last of the traders moves to Priory Park. The former Heritage public house at the corner of Queen St and Humber St, which had been boarded up for several weeks, re-opened in early July as the Ruscador, taking its name from the company which operated the nearby Central Dry Dock, but, sadly, the 200 year-old Minerva at the pier closed on 14th September. CAMRA (Campaign for Real Ale, who do an excellent job keeping an eye on historic pubs) is leading the campaign to get it re-opened earlier than the vague “in two or three years” given out by Tattershall’s, the owning company.

Queensway Properties’ application for the “Wellington Mart” residential development of 51 flats on the western side of Queen St between Humber St and Wellington St, with commercial use of the ground floor, received final approval in August. This involves demolishing and rebuilding the central section, refurbishing the two corner buildings and adding another storey to the one at the corner of Humber St, an alteration which may not be entirely sympathetic to the style of this early 19th century building.

In Land of Green Ginger, a Mr Heaney has applied to re-create the lost 3rd floor of number 2, the much-loved former Tesseyman’s building. Flats will be created on all three upper floors.



City Centre

Approval was given in July for the various internal alterations and partial demolition and rebuilding require for Andrew Allenby’s plan to convert Unit 3A of the Maltings into new office space. Investment like this, creating new places of work to attract companies back into the city centre is a vital part of the city’s ‘daytime economy’. The movement of firms out to specialised ‘business parks’ such as the Waterfront Park in Hessle or even Humber Quays removes rather a lot of people from the existing infrastructure of shops, banks, and food outlets that relied on them for their core lunchtime and after-work trade. Visitors and an evening economy cannot make up for this loss, so three cheers for the Maltings and other city centre workplaces!

Island Wharf and Marina (western side)

Phase Two of the Humber Quays development was given outline approval in September. Hull Citybuild and Yorkshire Forward’s scheme is for a mixture of offices, shops, leisure facilities, restaurants, a hotel, car parking and 32 apartments on land west of the two recently-erected office blocks and between Wellington Street West and the River Humber.

West

Boulevard’s new fountain at the Junction with Cholmley St and Gordon St was erected and commissioned in July. It certainly enhances the environment of one of Hull’s finest Victorian streets. July’s approval of a Mr Saeed’s application to fit new shop fronts and windows to the disused shop at 156-160 Hessle Rd, on the corner of Coltman St, will improve a neglected corner that is rather visible to visitors coming off Clive Sullivan Way at Daltry St Junction. Across Hessle Road stands the even more derelict City Temple Pentecostal Church, built as Hessle Rd Primitive Methodist Chapel (1881), empty since 1984. An application to convert it into flats a few years ago

came to nothing, but a new one was submitted in July by a Mr Imtiaz Ahmed, for 12 flats in the listed church building and 8 more in a new 3-storey block to the rear on the site of the Sunday School (more recently used by the Northern Theatre Company), and approved in September. We hope this plan comes to fruition.

Gracechurch Hotels' scheme for a new 124-bed hotel on an even more important site, the New York Hotel, Anlaby Rd, was approved in September. The scheme retains and refurbishes the façade of the Albert Hall, a former music hall on Midland St, provides a new building in place of the existing hotel and also re-uses the relatively new former Netto supermarket on the corner of Anlaby Rd and Pease St. The existing businesses at the corner of Midland St are not affected.

The former Carlton Cinema, more recently Mecca Bingo, further down Anlaby Rd, is a well-known landmark. We were pleased to see an application in June by one Oliver Grunewald, for construction of 43 flats on the site of the auditorium while retaining the Art-Deco façade as the entrance.

East

The Jordan's application to add 36 extra spaces to their "Suds" pay & display car park at the corner of Clarence St and Great Union St and operate it 24 hours a day was approved at last in June, after a number of refusals. We consider this a victory for common sense, as they provide much-needed parking space at a location from which people can walk into town.

Suds is overlooked by Clarence Mills, for which Manor Mills' large-scale, but architecturally uninspiring, 23-storey development of 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 was refused in August. The company is now appealing, rather than re-thinking their plans.

A scheme by MS Properties for a 5-storey, 48-bed, 2-star hotel at the corner of Hedon Rd and Church St (Drypool) received final approval in September.

Hull KR fans will be pleased that the council approved plans in July for a new 2,500 seat stand at the northern end and other improvements to Craven Park stadium.

Built as Perronet Thompson School in 1987, Kingswood High School's design was welcomed as new and exciting. Sadly, the workmanship has not stood the test of time and an application was submitted in July to demolish it and build a new two and three storey school to replace it.

North

The fate of a scheme for another new high school on Princess Elizabeth Playing Fields proves that the Planning Committee has a mind of its own and is not a rubber-stamp for everything that the City Council proposes. The application, which has drawn opposition from many local residents who want the field retained for recreation, was refused in August. Also refused recently were a housing scheme on part of the Goodfellowship pub's car park, a 3-storey block of flats at the rear of 222 Park Avenue, the 131 student flats at Anderson's Wharf, the conversion of the listed Etherington House, Beverley High Rd into a care home, and the scheme for shops with flats above on Spring Bank next to the Tesco Express between Stanley St and Derringham St.

In August, Persimmon Homes' plans for the Newland Homes estate were given a resounding "yes and no"! Conversion of the listed houses of the former Sailors' Orphan Homes into student accommodation and the new footpath entrance onto Cottingham Rd were approved, but demolition of the swimming pool and some other buildings was refused and the design of the proposed 50 new houses was also rejected.

July saw approval of plans by Mr A and Mr P Harrison to replace the industrial units at the corner of Reform St and Caroline St, (opposite the Express Dairy) with a three & four storey block of offices with 19 self-contained flats. The Anatolian Society's sympathetic refurbishment plans for Stepney Station were passed in September, ensuring its continued survival.

John Scotney

Flood Risk in the Hull Area

The Environment Agency takes precautions against flooding from the sea, the Humber and rivers and major drains. Flood warnings are issued when flooding from these sources is likely. However, the 2007 flooding in low-lying parts of the Hull Area was caused by the water table rising above the ground and no flood warnings are issued for this. When the water table rises above the ground it is useless to put sandbags against doors and ventilation bricks as water comes up through the floor. It is difficult to guard against but if flood warnings were given, it would be possible to take some valuable things upstairs or put on to a table.

After our experiences in the 2007 floods, flood warnings should be given when flooding from rising groundwater is likely. When the water table in low lying parts of the Hull Area is only six inches below the surface of the ground and torrential rain is forecast, rain falling on higher ground accumulates under low-lying places and the water table rises above the ground. When drains overflow in Burstwick, Hedon or Hessle the water table in Hull can rise. When no flood warnings are given, valuable items on the floor can be badly damaged.

Groundwater flooding in Hull could be prevented if a dangerously high water table was pumped down and discharged into the Humber. This could be done if wells were made close to the Hedon Road and Goulton Street pumping stations. This is unlikely to happen because of the expense and the probability of flooding only occurring rarely but, at least, the height of the water table should be monitored and a groundwater flood warning issued when expected torrential rain is likely to cause groundwater flooding.

Walter Houlton

Closure of the Hull Archives and Local Studies Library

In preparation for moving their collections next year to the new History Centre, currently under construction opposite the Central Fire Station, Worship Street, the City Archives on Lowgate and the Local Studies section of the Central Library, Albion Street, will both close during the week before Christmas 2008.

Editor

Subscriptions for 2009

Subscriptions for 2009 are due on 1st January 2009. 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.

January Newsletter

Many thanks to all our contributors. Please submit all items by 24th November to the Editor, John Scotney, 126 Cottingham Rd, Hull, HU6 7RZ, or preferably, by e-mail to john.scotney@talk21.com Please note that items may sometimes be held over for lack of space.

Civic Society Officers and Committee 2008-09

President	Mike Killoran	(day) 586622
	mike@princesquay.co.uk	
Chairman	John Netherwood	653657
	jnetherwood@jnetherwood.karoo.co.uk	
Honorary Secretary	Ken Baker	224767
	kbaker@goodwin-centre.org	07766 654955
Vice Chairman, Newsletter Editor, Planning	John Scotney	492822
	john.scotney@talk21.com	
Treasurer, Planning	Walter Houlton	375605
	walter@houlton1.karoo.co.uk	
Programme, Good Marks	Malcolm Sharman	561611
Heritage Open Days.	malcsharman@hotmail.com	
Planning Sec, CAAC, Good Marks, Minutes	Cynthia Fowler	377434
	pinkhouse1@hotmail.co.uk	
Planning, Museums, Transport, Industrial Heritage	Colin Cooper	863339
Recruitment	Janet Green	589787
	janet@bengreen.karoo.co.uk	
Marketing	Colin McNicol	229891
	cmcnicol@cmcnicol.karoo.co.uk	
Public relations and Visits	Chris Lefevre	815132
	chrisblefevre@chrisblefevre.karoo.co.uk	
Co-opted member	Bill Moore	0779 459 6980
	jwmoore@yahoo.com	

Welcome to Bill Moore, our latest co-opted member of the committee. 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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