

Boulevard

Conservation Area Character Appraisal

1. Conservation Areas

- 1.1 A Conservation Area is an 'area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance'. Local Authorities have a duty to designate suitable areas and produce and update Appraisals and Management Plans for each. Planning applications are assessed for their effect on the character and appearance of Conservation Areas. Demolition of buildings in Conservation Areas needs consent and permission is needed to fell trees. There are differences in the permitted development rights of houses in conservation areas. Hull currently has 26 Conservation Areas.
- 1.2 Character Appraisals are being produced for each conservation area helping to define what is 'special' about each one. These will provide a basis for planning policies and for assessing applications for planning permission. They will also form a framework for developing a management strategy and for designing future public works. They should be used by developers as a guide to appropriate forms of development and should be of interest to local residents and property owners contemplating alterations or repairs.

2. Introduction

- 2.1 Boulevard Conservation Area, designated March 1994, is situated 1.85km [about 1.1 miles] to the west of Hull city centre. It comprises a wide tree-lined street of Victorian and Edwardian houses and associated public buildings, running approximately north-south, and linking two major approach roads into the city from the west: Hessle Road and Anlaby Road. [Part of Boulevard south of Hessle Road is outside the Conservation Area]. Included are short sections of side roads and one 'court' [see below]. Its surroundings are mainly densely built up streets of working class houses known locally as the Hessle Road Area, or sometimes as St. Andrews, an area which historically has strong links with the fishing industry. Hessle Road itself is a popular shopping street with its own distinct character. [See Hessle Road Conservation Area Character Appraisal] (1).
- 2.2 The area of the Conservation Area is 9.13 ha [22.58 acres]. In common with most of Hull, the topography is low-lying and flat. Before development, it was marshy pasture [Myton Carr]; it has no known archaeological interest.

3. History and Development

- 3.1 In the 1850s the site of Boulevard was still open fields. However the town was expanding quickly. The built up area of the town had reached Coltman Street and in 1868 the foundations of St. Matthew's church were laid to serve the increasing population along Anlaby Road.
- 3.2 In 1870, Joseph Fox Sharpe, surveyor to the local Board of Health, laid before the Town Improvement Committee plans for a broad 'public promenade' linking the Humber Bank to Hessle and Anlaby Roads (2). The name 'Boulevard' suggests the intention was to imitate the broad tree-lined streets of Paris. There were suggestions that it could link up, over railway land, with Princes Bank [later Princes Avenue] which would have improved the drainage of the Newland area as well as improving communications between the expanding northern and western suburbs. There were even plans drawn for a ring road right round the city to the Humber bank east of the River Hull.
- 3.3 In the event such ambitious development never materialised, but these plans help to explain why Boulevard was laid out to a very generous 80ft width overall, with an avenue of trees [originally 512 Lime trees and 130 Plane trees were planted] each side of a 40ft carriageway. The other reason was that this was a speculative venture intended to attract a high quality of development, and therefore high return, for plots to be sold on each side of the road. This kind of speculative investment in infrastructure was nothing unusual at the time; the Avenues, another suburban development, were being established at the same time on this basis and Newland Park shortly after. What was unusual for this time was that the infrastructure was to be paid for from public funds, in spite of the profits which would obviously be made by the adjacent land owners. Although there were mutterings that "the improvement would benefit rich landowners at the expense of ratepayers" the proposal was approved by 23 votes to 17.
- 3.4 A further plan showing housing plots on each side of the road was approved in 1871 and by 1875 the road, pavement etc had been laid out, complete with 'convenient seats' and a 'colossal fountain' at the Gordon Street junction. The fountain appears to have been similar to those in the Avenues and is said to have been destroyed in a traffic accident in 1928.
- 3.5 Development of the plots proceeded slowly at first and, as was usual with this type of development, mostly took place in small groups of houses, built by different developers, scattered along the road. However by 1888 there was a concentration around the Hessle Road, Gordon/Chomley Street and Anlaby Road junctions. At this time the residents were mainly business owners, managers and professional people. It is notable, however, that by this time the land on each side of Boulevard behind the frontage plots had started being laid out for 'court' housing, the typical pattern of working class housing in Hull. It may be for

this reason that, unlike the Avenues, the Boulevard did not retain its original middle class character.

- 3.6 The most rapid development took place around the turn of the century and by 1910 the street was almost entirely built up. By now residents' occupations reflected the dominance in the local economy of the fishing industry, with fish merchants, trawler skippers and ships' engineers as well as a wide range of other skilled trades.
- 3.7 The period up to and between the wars saw little change. There was some clearance following 2nd World War bomb damage, and at least one site which has never been redeveloped. Post war redevelopment showed little respect for the character of the existing buildings but was relatively minor in its impact.
- 3.8 The large scale housing redevelopment north of Hessle Road in the 1970s and 80s did not affect the Boulevard frontage. The main change in this period was the conversion of larger houses to flats and houses in multiple occupation. This may have been inevitable with the trend to smaller households but in places it led to the neglect of gardens and of the fabric of the properties themselves. The removal of decorative details and the fashion towards inappropriate replacement windows continues to take its toll on the architectural character of houses and there is even some evidence of theft of original details such as decorative capitals and tiles.
- 3.9 Since the early 1990s there have been some deliberate interventions by public bodies to halt the trend towards decline. The area became a priority area for Housing Improvement Grants. The Urban Programme helped to finance improvements to the street including replacement of eroded grass verges by parking bays, planting, improved street furniture, and the reintroduction of a roundabout at the Boulevard/Gordon St/Chomley St junction in place of the long missing fountain. Recently new street lighting has been introduced which is distinctive and traditional in design while giving greatly improved lighting levels.
- 3.10 The 2005 population of the Conservation Area was approximately 750, with an estimated 12% housing vacancy rate.
- 3.11 While there is a long way to go before the street reclaims its original high status, there is evidence of some renewed confidence in the area, encouraged by an active residents association.

4. Summary of the character of the Conservation Area

- 4.1 Boulevard is a wide tree-lined residential street of predominantly large Victorian and Edwardian terraced houses. It has retained a remarkable number of high quality public buildings. Within the overall uniformity of the parallel built frontages there is a great variety of detailing in the features of individual and short rows of houses. Although the street's

elegance is somewhat eroded, and some inappropriate alterations have been made over the years, sufficient detail survives to make reinstatement a possibility, and recent investment in improvements to the street and lighting suggest that the area may be recovering its vitality.

5. Detailed character appraisal

- 5.1 There are certain unifying features which contribute significantly to the character of this Conservation Area. These are:
- A consistent building line. Very few buildings vary from this line and with the avenue of trees and the green verges it emphasises the linear nature of the street and the distant vistas.
 - Building heights of 2 storeys, or 2 1/2 storeys where there are gables or, less often, dormer windows. Traditionally only the major public buildings exceeded this height. [Modern developments of 3 storeys have been allowed where the resulting height is consistent with neighbouring houses.]
 - Brick as the predominant building material. Very often yellow or cream bricks are used to emphasise the important front elevation, with red on other elevations. A particularly pleasing local tradition seems to be the use of contrasting bands of red brick on yellow facades or yellow brick bands on red facades, a design detail which has been continued in some modern developments to good effect. There is, however, a wealth of other contrasting details in stone, moulded brick and timber which enliven the facades and give different groups of houses their own distinctive character. On the public buildings and larger houses the contrast is often created by bands of stone. Where front elevations have been rendered or painted this tends to detract from the appearance, especially where it conflicts with neighbours of a similar design.
 - Slate roofs. By the time this area of the city was being developed, slate was the usual roofing material for good quality buildings, and where these have been replaced by concrete flat tiles or pantiles they are a modern alteration. It is now possible to get good quality imitation slates which would give a more appropriate appearance.
 - The avenue of trees and adjacent grass verges.
- 5.2 Within this overall unity, however, the traditional buildings have a great variety of detail which characterises the different groups of houses. Facades are 'modelled' with gables, projecting cornices, bay windows, windows set back within their reveals, and recessed doorways. It is lack of this modelling which makes some of the modern buildings appear bland by comparison.
- 5.3 Features which add interest on selected groups of buildings include decorative bargeboards, dentil eaves, corbelled brick or carved stone consoles at eaves level, decorated stone lintels, carved heads or other decorations on key stones, stone or terracotta decorations between bay windows, carved name plaques, decorative carved timber details on bays, and variations in shapes of bays, window heads and doorways.

Classical, gothic, baroque and arts and crafts styles are all represented and sometimes mixed on the same buildings.

- 5.4 Hull has a notable tradition of attractive patterned floor and wall tiles in doorways and there are some particularly fine examples in Boulevard. Examples can be seen at Nos 69, 73, 79, 163, 234, 150 and 128.
- 5.5 Given the linear nature of the Conservation Area, it is logical to consider the area in stages from one end to the other.

Hessle Road to Boynton Street/Newton Street

- 5.6 Entering Boulevard from the southern end, high three storey gabled buildings are angled towards the corners on both sides of the road. These buildings are effectively part of the Hessle Road Shopping Centre, but the liveliness imparted by cafes and shops with outdoor seating and displays quickly gives way to a quieter atmosphere. Both corners have attractive arched window heads and decorative bargeboarded gables but an interesting quirk is that the 'folds' in the frontage relate differently to the gables on each side.
- 5.7 These corner buildings lead the eye into the long tree-lined vista. The trees dominate the view, as was intended from the beginning. They have been pruned to remove lower branches and in summer they form an attractive green canopy.
- 5.8 The first few buildings on the east side have shop units and bay windows which are boarded up. These appear to be used as storage by the Hessle Road shops, but they impart a lifeless image to this part of Boulevard.
- 5.9 The next section north to Boynton Street on the east side [Nos 253 to 223] are among the earliest houses built in the street, already existing by 1888. Some [eg No 231] have retained classical detailing around the door cases more reminiscent of a Regency style, which seem to have remained fashionable in Hull well into Victorian times.
- 5.10 On the west side, Dringhoe House [Nos 266 and 264] and Zion House [No 262], now Somerville Residential Home, have retained attractively detailed original windows.
- 5.11 The most prominent building in this section of frontage is the **Western Library** [Listed grade 2] 1894 by W Alfred Gelder, one of the first of Hull's branch libraries. Described as a 'Northern Renaissance' style, recent cleaning has brought out the attractive mellow red brick, decorative terracotta panels and contrasting stone. A wealth of carved stone round the entrance including shields with the three crowns demonstrates the civic pride of the time. Inside the building has retained many original features and furnishings. Recently reinstated railings complete the attractive frontage.

- 5.12 The vacant site to the north of the library was formerly occupied by the West Hull Liberal Club [1887]. This was redeveloped in 1912 as the West Hull Hall which extended back to Redbourne Street, converted to the 'Boulevard Electric Picture Palace' in 1914, converted back to a Liberal Club in 1933, then to a furniture depository before being demolished in 1982. In 2005 the site was the subject of a landscaping scheme. This has incorporated a small statue which was formerly part of a fountain which stood at the King Edward St/Paragon St. corner in the city centre. A K6 telephone kiosk, of a design by Sir Giles Gilbert Scott, and painted in the characteristic cream colour of the former Hull Telephone Company, is situated in the pavement fronting the site.
- 5.13 Entered by a path between side gardens of Nos 228 and 230 Boulevard is 'Albert Avenue', a 'court' typical of Hull's characteristic form of working class housing development and one of the few to be within a Conservation Area. Built around the 1890s, it is one of the better quality courts which improved on the minimum requirements of the 1875 by-laws, with rear pedestrian access, front gardens and bay windows on the ground floor. No. 2 has retained original windows. The houses on the Boulevard frontage which frame the entrance to the court have attractive yellow brick fronts with contrasting red brick bands. This brick pattern is reversed on the gables with yellow bands on red, a scheme which continues on the fronts of the Albert Avenue houses. Throughout the Conservation Area [and commonly throughout Hull for houses of this early 20th century period] yellow brick front elevations tend to be used to denote a better class of housing.
- 5.14 Sites on the corners of Newton Street were bombed during the Second World War. The south side has never been redeveloped but is currently being advertised as a development site with consent for 6 flats. The north side was redeveloped in the 1950s with low density semi-detached houses with gardens. Together they create a weak corner. The 'portholes' adjacent to the front doors of Nos 220 and 222 are a characteristic 1950s detail. The Lion public house, just outside the Conservation Area is the only item of interest in the view along Newton Street. [There are no pubs on Boulevard itself, possibly a reflection of the hold non-conformist religion had until recently.]
- 5.15 The corners with Boynton Street on the east side of the Boulevard are, by contrast, built up, with windows and doors facing onto Boynton Street and yellow brick frontages to both elevations giving the entrance to the side street added importance.

Newton Street/Boynton Street to Gordon Street/ Cholmley Street

- 5.16 The east side, Nos 213 to 221a, are 3-storey gabled houses in yellow brick with red banding and have unusual entrance porches with fluted gothic arches. North of these [Nos 211 to 185] were some of the last houses to be built [1910-20]; 2-storey with stone bays rather than the

usual Hull timber, suggesting quality. They have retained their original stone copings on the brick gate piers.

- 5.17 The most prominent building along this stretch is the **former Hull and Sculcoates Dispensary, Western Branch** [built 1898]. This red brick and terracotta building with mansard roof was designed by Smith, Brodrick and Lowther, a prominent Hull architects' firm. It had an open colonnade at the front [now bricked in] where people queued for their medicines. Now an electronics firm it has retained many original features.
- 5.18 On the West side, the modern semi-detached council houses north of the corner with Newton Street look less incongruous than they otherwise might because they are followed by a group of public buildings which contrast with the usual terraced housing:
- 5.19 St Wilfred's Church hall, now called '**The Village Hall**' is a modern, low red brick building which has picked up the local tradition of contrasting yellow brick details. **St. Wilfred's Church**, 1956 by Williams Sleight and Company replaced one from 1896 destroyed by a land mine in 1941. It has a lofty, rather severe, brick frontage relieved by rounded features on north and south elevations, rounded doorways and a blue and yellow mosaic feature over the front entrance. The north elevation in particular can be appreciated because the **Presbytery** is set well back behind a long front garden, a welcome green break in the urban character of the area. The presbytery itself is in a pleasing 1950s version of an Arts and Crafts style, and has retained its metal leaded windows and clay tiled roof.
- 5.20 **The former School for Fishermen [Listed grade2]** of 1914 is by the first City Architect Joseph Hirst in a mixture of Neo-Georgian and Edwardian Baroque styles, with an unusual flat roof behind a high parapet from which students practiced signalling. The purpose of the school was to train boys joining the burgeoning fishing industry and ensure that they continued their education between trips. It later became a general nautical college and is now a resource centre for the Youth Service, providing for schoolgirl mothers. It is set back behind a large yard with high railings, part of which appear to be original and part a recent well matched reinstatement.
- 5.21 **Gordon Street/ Chomley Street junction** was clearly intended to make a major statement in the street scene, with buildings on the corners angled to face the central fountain. On the north-west corner, four three-storey houses with gables [144 to 150, 'Richelieu Crescent'] establish an appropriate scale and orientation towards the junction. These houses have unusual Gothic arch and shield details over the doors.
- 5.22 Originally there were two churches, on the north-east and south-west corners. The Baptist church of 1903, designed by Brownlow Thompson on the south-west corner was demolished in the early 1970s, but the

Sunday school and Institute building of 1904 survives. With its attractive yellow brick with red brick bands and gothic stone details it contributes considerably to the Gordon Street frontage. Redevelopment in 2006 on the church site has resulted in a flats development of appropriate scale, though with possibly over-large gables [decorative bargeboards, or windows within the gables would have helped] angled towards the roundabout. The opportunity to emphasise the gables was missed when the site of the Methodist church on the north-east corner was redeveloped with **Queensgate Nursing Home** in the 1980s, although the buildings do pick up on the banding detail, this time yellow bricks within red brick elevations.

5.23 On the south-east corner there were originally three houses facing on to the roundabout; only one remains and that is in fairly poor condition. It has Arabic script above the door. Its impact is lost behind a large holly tree. The corner would benefit if missing details on the house were reinstated and possibly the adjacent open site, which appears to be used for storage, redeveloped at an appropriate scale. New features at the junction, including seats of a traditional design, low railings, planting, verges and brick pavers, and the reinstated roundabout have all helped to recreate the dignity intended in the original design for this junction. All that is needed is for the fountain to be recreated, a project for which local people have been fundraising. A working fountain, cast from moulds taken from Westbourne Avenue Fountain, is to be installed imminently. [The design will not, therefore, be exactly the same as the original, mermaids replacing the original dolphins.]

5.24 The first section of Gordon Street as far west as Redbourne Street and Cadogan Street is included in the conservation area for the contribution made to views by an attractive group of houses and the Police Station. On the north side the front of No 4 'Glen Helen Cottages' steps forward to create an intimate feel. On the south side, **the Police Station**, built 1885, is now the oldest Police Station in the city still in its original use. Work is underway to demolish rear extensions dating from the 1930s and refurbish and extend the original building. The design of the building picks up once again on the tradition of yellow bricks with red banding and stone details and it has retained a remarkable number of original features. Long views out of the area along Gordon Street are enhanced by the slight bend in Woodcock Street which focuses views on the church of St. John's Newington.

North of Gordon Street/Chomley Street

5.25 North of the junction, development generally took place earlier on the west side of the road than the east. Consequently there are a number of larger villas and more varied architectural styles on the west side. The semi detached pair 142 and 144 is an early survivor; gothic arches over the doors yet rounded window heads and large timber 2 storey bays similar to some found in the Avenues show the confidence with which designers mixed popular styles. No 124, now **Westoby's paint**

suppliers, is the kind of large detached double fronted villa which it was hoped to attract when the street was first developed. Despite a concrete tiled roof and over- large signage, it has retained its original windows. The rubbish strewn vacant site to its south detracts from its appearance and would benefit from appropriate new development.

- 5.26 Apart from the villas already mentioned, houses on the west side are predominantly large terraced houses with bay windows, but there is a great variety of details in the form of stone lintels, timber eaves details and timber or brick bays. The unifying feature is a predominance of white/cream bricks for front elevations. Because of the large size of the buildings many have been converted to flats and some [eg Nos 104 and 106] have suffered from loss of architectural details due to neglect or poor quality alterations. Some frontages have inappropriate boundary walls; however, 98 to 104 show a form of brick dwarf wall and railings which could set an appropriate form for other boundaries.
- 5.27 Unfortunately, there has also been some unsympathetic redevelopment on this side of the street, particularly the block of flats Nos 116 to 118 which, though consistent in height with neighbouring buildings, lacks interesting features to the façade. Perhaps because of their large size, most of the houses have been split into flats and some have had unsympathetic alterations or have suffered from neglect.
- 5.28 Airlie Street follows the line of a former field boundary, which also runs along the back of properties on the north side of Queensgate Street to Coltman Street. Unlike Coltman Street, however, the road does not take an abrupt bend at this point. Instead it gently curves from Albermarle Street further north to enable it to enter Anlaby Road at right angles, giving an attractive, more suburban feel to this end of the street.
- 5.29 Airlie Street itself leads to 'The Boulevard', a sports ground west of the Conservation Area, currently disused but formerly the home of Hull FC rugby league team, nicknamed the 'Airlie Birds'.
- 5.30 Albermarle Street corner with Boulevard has the only remaining corner shop, though there is evidence of alterations showing that other corners also had shops.
- 5.31 There are examples of particularly inappropriate alterations along the northern end on the west side, such as the unsympathetic windows in Ace Electric's shop. The front façades of houses which make up Amberdene Lodge residential home for the elderly have been so altered to be almost rebuilt, but the modern stained glass window over the door is an attractive feature. There was an unfortunate fashion in the 1970s and 80s for adding stone-effect cladding to the front of houses, which tended to obliterate original details; Nos 34 and 113 are examples. On the other hand, some houses have unusual, even quirky, details which give them added interest, such as No 44, which is also one of the very few houses in suburban Hull to have a basement.

- 5.32 The houses on the eastern side of the street were developed at a later date, around 1900 to 1910, and to more consistent designs, although still with variations in detail. Solid terraces, mostly fronted in yellow brick with two storey bays and stone window heads, were similar to those appearing in many areas of the city at this time, all designed to appeal to the expanding middle income families.
- 5.33 The former **Whitbread's brewery depot** with pitched roofs, clock tower and elaborate cast iron gates is currently vacant and deteriorating but potentially attractive.
- 5.34 The northern end of the street was one of the first parts to be developed with a notable group of prominent community buildings including **St Matthews Church, parish hall** and **vicarage**, the former **Boulevard Higher Board School** and a **doctor's surgery**.
- 5.35 The former **Boulevard Higher Grade School** of 1895 was one of only 3 such schools built by the Hull School Board for children staying on beyond the statutory leaving age of 12. It has the distinctive design features recognisable in other Hull Board Schools designed by John Bilson who had previously designed schools in London, including rooftop timber cupolas which served as ventilators [one now capped off but the other restored in 2004], steeply pitched roofs, red brick walls with contrasting bands of stone and lofty storey heights. It boasted modern facilities including a science laboratory; the entrance to this is still identified by a carved stone lintel over a doorway in Malm Street. Unfortunately the windows have been unsympathetically altered in converting the building to flats. However, the conversion has helped to secure a future for this example of a building type considered among Hull's best Victorian buildings.
- 5.36 **Sydenham House** was built as a **doctor's surgery** in 1876, surely the oldest surviving purpose built surgery in the city. Although for security it has been fitted with metal grills to the ground floor windows, it remains a fine villa with many original features and attractive railings. Cream brick with stone dressings indicate quality. A two storey square plan building with its main door at the side, it contrasts with the taller red brick **vicarage** next door, built in 1878, which has a high gable and mansard roof to the second floor.
- 5.37 **St. Matthews Church** [1870] is a major landmark, with its elegant broached spire visible from a considerable distance. Built of creamy-white brick with subtle contrasting bands of red brick and stone dressings in an Early English style, it is said to have some of the finest plate tracery windows. It was designed by Adams and Kelly who had worked with leading Gothic Revival architect G.E. Street. The two storey **Parish Hall** of 1904 on the opposite side of the street with its attractive timbered gable is very similar to a church hall on Princes Road and might be by the same architect John Prossor. Part is now used as a pharmacy.

5.38 The north western corner of Boulevard with Anlaby Road is occupied by low 2-storey Council houses from 1980 which make no reference to neighbouring properties and form a weak entrance to the street, in contrast to St Matthew's church on the opposite corner.

5.39 The vista north along Boulevard is closed by the early 1960s concrete viaduct ['flyover' in Hull parlance] which takes a realigned Anlaby Road over the main railway line. This is outside the Conservation Area but has an obvious dominant effect on the character of this end of the Boulevard. The disregard which the flyover pays in scale and form to its surroundings is typical of engineering structures of this period. However, it was part of the solution to a problem perceived at the time as stifling the development of the city, namely the way in which the network of railway lines crossing main roads into the city caused long delays to road traffic at level crossings. The area under the flyover on each side of the railway tends to attract rubbish, to the detriment of views out of the Conservation Area. However, the raised road and footway provide a high vantage point from which to enjoy views into the Conservation Area, and as such high vantage points are a rarity in this flat city that could be considered a positive aspect of this feature.

6. Summary of buildings and features which contribute positively to the character and appearance of the Conservation Area:

6.1 There is a presumption in favour of retaining all buildings which contribute positively to the character and appearance of the conservation area; any applications for demolition would be assessed against similar criteria to Listed buildings, as set out in PPG15 [3].

6.2 Listed Buildings [all Grade 2]:

- Western Library
- Former School for Fishermen ['Schoolgirl Mums' Unit']
- St Matthews Church

6.3 Local List Buildings

6.3.1 Planning applications affecting a building on the Local List will be assessed taking into account the local architectural and historic interest of the building.

- Gordon Street Police Station
- Former Boulevard Higher Grade Board School [Rosedale Mansions]

6.4 Other prominent buildings which contribute positively:

- St. Wilfred's Church and Presbytery with its garden
- The 'Village Hall'

- 167, former western branch of the Hull & Sculcoates Dispensary
- Baptist Sunday School and Institute, Gordon Street
- Westoby's
- Former Whitbread's Brewery Depot
- The Parish Hall
- Sydenham House, doctors' surgery
- The Vicarage

6.5 Houses which contribute positively:

6.5.1 It is the variety of styles and features of the houses which make the character of the area, and almost all the houses contribute positively, or could do so if they were repaired or missing features reinstated. Generally, therefore, the demolition of houses will be resisted, and encouragement given to repair them and reinstate missing features.

6.5.2 The following are examples of houses which have retained original features and could be studied when consideration is being given to restoring similar houses near by:

229 and 231, two different houses with classical details.

Somerville Residential Home, No 262,

No 2 Albert Avenue,

234 [doorway]

163 [doorway]

101 [doorway]

144, 146, 150

140, 142

128,

110 [upper windows]

83 [windows]

72

36

27

15 and 17

6.6 Open Spaces and Street Features which contribute positively:

- Street trees
- Modern street lighting
- 2 former gas lamp columns of different designs in Newton Street [one just outside the Conservation Area]
- Community garden adjacent to the Library
- Roundabout, verges, seats and other street furniture around Boulevard/Gordon St/Cholmley St junction.
- Surviving grass verges.
- Tree in garden on the NW corner Boulevard/Newton St. Adds a feature to an otherwise weak corner.

- Well maintained front gardens. Though most houses have only small front gardens, where the opportunity to add some plants has been taken, even where only in tubs or baskets, this has a very beneficial effect.
- Appropriate boundary walls and railings. Over the years most of the original walls or railings have been lost; where new ones of a sympathetic style and materials have been reinstated they contribute a great deal to giving the street scene a cared for appearance.
- Original paving materials, especially the York stone paving surviving near to the Library, and varying types of setts at vehicle accesses.
- The modern paving adjacent to St Wilfred's Church.

7. Neutral features

- 7.1 The following modern buildings might best be described as 'lost opportunities' to achieve a more appropriate style of development; however, they do not overall make enough impact to be considered negative, and probably reflect a need for some variation of accommodation:
- Flats at 116-118
 - Amberdene Lodge
 - Flats on the corner of Gordon Street
 - 2-storey houses and bungalows on the Boulevard, west side/ Anlaby Road corner.
- 7.2 **Queensgate Nursing Home on Boulevard/ Chomley Street corner** and the **1950s council houses on Boulevard/Newton Street**, while varying from the characteristic form and scale of the area, might now be considered to be characteristic of their periods of development and to add some variety to the street scene.
- 7.3 **Rear gardens and yards** generally are not visible from Boulevard itself, so only make any contribution to views from rear alleyways and 'tenfoots' [rear access roads], from neighbouring properties or from outside the area. Some are more visible from these aspects than originally intended because of the more open character of redeveloped areas just outside the Conservation Area. Their contribution varies with the level of maintenance of the land, buildings and boundary walls and fences. Some surviving outbuildings may originally been stables or workshops and are of some historic and visual interest.
- 7.4 Highway works in the late 1990s introduced **parking bays** in place of some of the grass verges north of Gordon Street and Chomley Street. This has undoubtedly brought a more orderly arrangement where previously people parked on and eroded the verges. On the other hand it does result in cars being visually more prominent and a loss of greenery. The arrangement south of the roundabout where parking is parallel to the kerb and greater lengths of verge are preserved is visually better.

8.0 Sites which have a negative effect on the character and appearance of the area:

8.1 The appropriate redevelopment of these sites will be encouraged:

- Grassed site on corner Boulevard/Newton St. south side
- Site south of Westoby's [No124]
- Site adjacent to No 55

9.0 Other features which have a negative effect on the character and appearance of the area:

- Verges where eroded by parked cars and delivery vehicles, especially at the south end of the street.
- Poorly maintained front gardens or yards.
- Missing and poor quality front walls and fences.

10. Future Development

10.1 Where buildings contribute positively to the character and appearance of the Conservation Area, potential developers will be expected to retain them. Any proposals to demolish would be assessed against similar criteria as Listed buildings. Proposals for changes of use would be considered where they are compatible with the predominantly residential character of the area, especially where they might help to ensure a future for buildings of positive contribution. The Council is looking to raise the standard of housing in this area, and therefore conversions of houses to flats or multiple occupation would be resisted where this would result in a low standard of accommodation. Conversions back to single dwellings would be encouraged.

10.2 There are a few vacant sites and buildings of negative influence which give the opportunity for new developments. Reference needs to be made to surrounding buildings when considering scale, density, building heights, massing, rhythm and proportion. This does not mean that new buildings have necessarily to copy their neighbours. As outlined above, the character of the Boulevard Conservation Area arises out of a variety of building styles and details, within a general consistency of building line, and height.

10.3 Developers will be expected to include a Design Statement with any applications for new developments (4). The statement should include an urban design analysis of the site and its immediate environs and should clearly express the design principles adopted and illustrate materials

10.4 Where non-traditional materials are introduced in any new development, consideration needs to be given to the quality of the materials, particularly how they might weather, and careful detailing may be the key to its success. The use of non traditional materials in alterations to existing buildings is likely to be resisted where it can be controlled by planning permission.

- 10.5 Owners and occupiers of existing buildings are encouraged to maintain them in good condition. Repairs are generally most visually successful where they are undertaken in materials to match existing. Where unsympathetic alterations have taken place in the past or features are missing, it is a good idea to try to identify similar buildings nearby where original features have survived.
- 10.6 Where traditional windows and doors survive these make a very noticeable positive contribution to character of the building (5). There are firms which specialise in overhauling and restoring sliding sash windows or in producing exact replicas. Windows in uPVC are often only a crude copy of the original; there are some uPVC firms which can make very close replicas of timber sliding sashes and it is wise to ask to see examples in similar buildings. The amount by which the window is set into the reveal is important to the finished appearance.
- 10.7 Developers undertaking projects with a significant conservation input will be expected to submit a Conservation Statement with applications for Listed Building Consent or planning permission.
- 10.8 The City Council will encourage appropriate proposals that will preserve and enhance the special character and appearance of Boulevard Conservation Area. This will include consideration of additional policies and participation in grant aided schemes when available, to encourage the preservation of traditional features and the repair of buildings.

Approved by the Planning Committee 17th April 2007 & adopted after public consultation 22nd June 2007.

References:

1. Hesse Road Conservation Area Character Appraisal
2. Anlaby Road and Boulevard,- notes for a 'Walk right back' local history walk by Chris Ketchell 1995
3. PPG 15: Planning and the Historic Environment.
4. 'By Design', CABE/DETR, 2000
5. See [www.hullcc.gov.uk/conservation /traditional windows](http://www.hullcc.gov.uk/conservation/traditional%20windows)

Figure 1: Part of Frank Pettingell's Bird's Eye View of the Town of Kingston upon Hull. Boulevard is on the left.





fig1 Entrance from Hessle Road, east side



fig 2 Nos 247-253 boarded up frontages.



fig 3 No 229 Where original features survive they can provide guidance for repairs to neighbouring properties.



fig 4 No 163 Decorative tiled porches are a feature of the Conservation Area.



fig 5 Western Branch Library [Listed Grade 2]



fig 6 Community Garden next to Library.



fig 7 Albert Avenue



fig 10 Former Western Hull and Sculcoates Dispensary.



fig 8 Original windows, Albert Avenue



fig 11 St. Wilfred's RC Church



fig 9 'Gothic' doorways.



fig 12 Former School for Fishermen, now Schoolgirl Mums Unit [Listed Grade 2]



fig 13 Queensgate Nursing Home with street furniture and planting at roundabout, corner with Chomley Street.



fig 14 Police Station, Gordon Street [Local List]



fig 15 Villa at No 124.



fig 16 Nos 98-102, dwarf walls with railings.



fig 17 No 44



fig 18 St. Matthew's Church [Listed Grade 2]



fig 19 Former Whitbread Brewery Depot.



fig 20 Former school, now Rosedale Mansions [Local List]



fig 21 Sydenham House doctors' surgery.



fig 22 View south along Boulevard from Anlaby Road Flyover.



fig 23 'Weak' corner Boulevard/Newton Street, 1950s Council houses and converted gas lamp standards.



fig 24 York stone pavers, south of Newton Street, erosion of verges by parked cars.



fig 25 Two types of setts in vehicle crossing.



fig 26 Development site, corner with Newton Street.