

# Charterhouse Conservation Area Character Appraisal



## **Charterhouse**

### **Conservation Area Character Appraisal**

#### **1. Preface**

- 1.1 A conservation area is an “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Such areas are designated by local authorities and unlike Listed Buildings, there are no national grades or standards. In Kingston upon Hull there are 26 conservation areas (as at July 2010).
- 1.2 In designating conservation areas, it is vital that the special interest justifying conservation area status is clearly defined and analysed in a written appraisal of its character and appearance. This is important for assisting the management and development control process for the area. Beyond their use as planning tools, appraisals also have a much wider application as educational and informative documents for the local community, and for property owners contemplating alterations or repairs. It must be remembered, however, that no appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest or value.

#### **2. Introduction**

- 2.1 The Charterhouse conservation area is centred on a surprising and delightful complex of 17<sup>th</sup> & 18<sup>th</sup> century buildings and grounds, but also includes a fine late Victorian school and a disused 18th century burial ground (now public greenspace).
- 2.2 The Charterhouse conservation area was designated in December 1975. It is located in an area of local authority housing and decayed industry just to the north of Hull City centre, west of the River Hull (Fig.1). The conservation area covers 1.65 ha (c.4.08 acres), is included within an area of archaeological interest and contains 3 Listed Buildings (including one at grade I and one at grade II\*) and several unlisted buildings (at the time of writing).
- 2.3 The conservation area comprises two principal areas to the north and south of the eastern end of Charterhouse Lane - which divides the conservation area in half. The northern half has two principal plots and the southern half has five principal plots. The conservation area is the second smallest in Hull and the topography is very flat like most of the City.
- 2.4 The Charterhouse is an unexpected oasis with a history stretching back over 600 years (Photo 1). It is a place where you become more

than usually aware of *'time's winged chariot'* – to borrow a quote from the poet Andrew Marvell (1621-1678). Marvell's father was a Master of the Charterhouse and as a boy the poet played under a black mulberry tree that still stands in the grounds of the Master's House.

### **3. History & Development**

- 3.1 In the Middle Ages, Kingston upon Hull was surrounded on three sides by a town wall (there was no wall beside the River Hull because this would have disrupted trade along the wharves and waterfronts on which the town depended for its livelihood). The northern section of the wall ran along what are now North Walls and Guildhall Road, south of Queen's Gardens. To the north and west of the town walls was the East Yorkshire parish of Sculcoates. The south-east part of the parish immediately next to the town walls of Hull comprised the Liberty of Trippett. Trippett was initially an area of largely open ground first recorded as 'Triptyate' in 1407-8 and the Corporation of Hull had rights there from the mid-15<sup>th</sup> century. The name may relate to a north country game similar to tipcat in which a small piece of wood, called a trippet, is struck with a stick or bat. The later northwards industrial development along the west bank of the River Hull also started in Trippett. Edmund Gibson recounts in Camden's 'Britannia' (1695) "A little above the [North] bridge (which consists of 14 arches, and goes over into Holderness) stands the Groenland-house, built in the year 1674 at the joint charge of several Merchants; but by reason of the bad success of that trade, 'tis now only employ'd for the laying up of corn and other merchandise." Daniel Defoe recounts similarly in his 'A Tour Through the Whole Island of Great Britain', which was published as three volumes in 1724-6. A Rapeseed mill (north of the old North bridge) and two lime kilns are also shown on Phillips 1716 plan of Hull (Fig.6)
- 3.2 The only major buildings outside the town walls in the Middle Ages were a Carthusian priory (Charterhouse) and a 'Maison Dieu', or 'God's House' (the medieval name for a hospital) (Fig.2 & 3). The Carthusian Order of Monks first monastery was established in a valley of the Chartreuse Mountains near Grenoble in eastern France. Each English Carthusian priory, a daughter house of the first monastery at La Grande Chartreuse (founded by St Bruno of Cologne in 1084, with a rule dating from 1130 that required of them vows of austerity, humility and silence), was known as a Charterhouse - a corruption of Chartreuse.
- 3.3 Charterhouses were designed to provide a separate cell for each monk, in which he worked, prayed, ate and slept in a solitude that was complete except for attendance at certain communal meals and services. The austerity of the life kept down the number of recruits, and consequently the number of houses, and in order that their priories should not become too large or well endowed, numbers were restricted to a prior and twelve monks (not including lay brothers). Only one

foundation was made in England in the latter part of the 12<sup>th</sup> century (by King Henry II as part of his penance for the murder of Thomas Becket in 1170), and another followed in the 13<sup>th</sup> century, but the expansion of the Order did not come until between 1343 and 1414 when seven more new houses were founded and one Benedictine monastery was converted. The latter, at Totnes in Devon, was converted in 1383 but was returned to the Benedictines just three years later. The best-preserved example of a Carthusian house in Britain is at Mount Grace Priory in North Yorkshire, 6 miles northeast of Northallerton. The monastic remains at Mount Grace include the outer court, cloister and priory church, as well as a reconstructed and furnished monk's cell and a recently revamped herb plot – which offer a glimpse into the lives of the medieval residents.

- 3.4 The Carthusian priory, or Charterhouse, at Hull was founded by Michael de la Pole, 1<sup>st</sup> Earl of Suffolk and Chancellor to King Richard II, in 1379. The priory was probably sited a little to the west of the present Charterhouse hospital, and the pre-existing Maison Dieu (hospital), founded in 1354 by Michael's father William de la Pole, 1<sup>st</sup> Duke of Suffolk, was probably just outside the priory gatehouse – where its successor now stands.
- 3.5 In 1383, the priory and hospital were fortuitously separated and the government of the hospital, to be known as God's House of Hull, was laid down in 1384. Sir Richard de Killum, Priest, became the first Master and keeper of the Hospital and the poet Andrew Marvell lived there when his father was master 1624-40. The Master, Brethren and Sisters were to form the corporate body of the foundation, and they remain so to this day. The priory was dissolved (closed) in 1539, as part of King Henry VIII's Dissolution of the monasteries, and soon after Hull Corporation took over the patronage of the hospital, which commonly became known as the Charterhouse, after the old priory.
- 3.6 It is likely that some of the old priory buildings, such as the Great Cloister were razed at the time of the Dissolution. A few buildings did survive in good repair into the 17<sup>th</sup> century though, including (according to a 1605 survey) the great chamber, the wardrobe, the drawing chamber, the matted chamber and the little gallery. Cartographic evidence (Hollar, c.1640) would also suggest that the priory church (minus its tower) survived, along with part of the north range of the Great Cloister, and a remnant of the gatehouse (Fig.4). However, except for the gatehouse (Fig.5), said to have been demolished about 1805, all were eventually destroyed in 1643, together with the hospital buildings, when, prior to the 'second' siege of Hull during the English Civil War, they were demolished by the Hull garrison – who erected a fort or battery hard by the ruins. De la Pryme, writing in about 1700, also describes an additional 'Charterhouse' fort, 12 score yards west of the Charterhouse battery. During their temporary displacement, the Brethren & Sisters moved to a house in Whitefriargate, within the town walls of Hull.

- 3.7 Both hospital and master's house were rebuilt on the same site in 1649-50. In the 1660s there were so many applicants for the Charterhouse that more 'cells' had to be built. These were erected on the north side of Charterhouse Lane in 1663 and an adjacent chapel built 1673 (Fig.6 & 7). The chapel (according to Gibson, 1695) had this inscription over the door (translated from Latin): 'This chapel for God and the poor made by Sir Michael de la Pole A.D. 1384, which at the onset of the Civil War being destroyed 1643, at length was restored in 1673 by the authority of Richard Kitson, Rector of the house of God upon the Hull.' The 1663 buildings, for which exists the first record of imported Dutch pantiles being used in East Yorkshire, also had this inscription over the door (translated from Latin): 'For God and the poor made by Michael de la Pole. These all being repaired may the house endure through the years. W. Ainsworth, Rector, A.D. 1663.' Just over a hundred years later, the buildings on the north side were demolished and the hospital rebuilt in its present form in 1778-80, probably by Joseph Hargrave (Fig.8). The hospital (Old House) incorporates a chapel and behind this are two later accommodation blocks: Bourne Wing (House) of 1804 (Photo 2) and Violet Mitchell House – a late Victorian/early Edwardian addition. To the west of the Old House is a single-storey detached hall, named after John Watson. The hall was built in the 1930s in a restrained Neo-Georgian style.
- 3.8 On the south side of Charterhouse Lane, both the hospital and master's house of 1649-50 survive as the current Master's House, with some later alterations. This has an unexpectedly large walled garden. The house was severely bomb-damaged by enemy action in 1941 (Photos 3 & 4), but was successfully rebuilt and remodelled by Horth & Andrews in 1954-6 (Photo 5). Inter-war drawings of the building (Fig.9 & 10) and photos (16 & 17) show how it appeared before war damage and post-war remodelling. Following remodelling, the west wing of the Master's House became a separate residential wing, known as Chignell House.
- 3.9 Originally extramural (outside the walls), the Charterhouse was swiftly engulfed by the emerging Georgian New Town in the late 18<sup>th</sup> century. Thew's map of 1784 (Fig.11) shows a new burying ground, streets (including the aptly named Paradise Row (now Carrol Place)) and housing to the south, market gardens to the west and north (known as French's Gardens), and industry to the east (on the west bank of the River Hull). By 1791 (Hargrave's map, 1791) the market gardens had been given over to pasture, which in turn was replaced by more new streets, housing and industry (Craggs's map, 1817) (Fig.12).
- 3.10 The first detailed map of the area, the Ordnance Survey (OS) edition of 1853 (Fig.13), shows the 'conservation area' divided into three distinct character zones. In the centre are the buildings and grounds of the Charterhouse and Master's House, and St Mary's Burial Ground (consecrated in 1775 and closed for burial in 1855). On the eastern and western sides is predominantly terrace and court housing, but also

including two pubs ('De la Pole Tavern' (Photo 6) & 'Gate' public house), a warehouse, and a non-conformist chapel. By 1890 (Fig.14) the chapel had become a church school and the Hull School Board had established a school on a site to the east of the Master's House and garden.

- 3.11 After the Second World War, the central character zone remained essentially as it was before, but on the eastern and western sides the terrace and court housing all disappeared. On the western side (on the east side of Bourne Street) some of the land was given over to the erection of 5 pre-fabricated houses (prefabs). Around 160,000 prefabs were hastily erected around the country from 1945 to 1949 to try to ease a post-war housing shortage. Cheap to build and needing only a concrete base, the houses were mass-produced in sections at a factory and assembled on site. The prefabs proved surprisingly popular, in large part because they included such luxuries as fitted kitchens and bathrooms, as well as private gardens. Despite being intended as a temporary solution, large numbers survived into the late 20<sup>th</sup> century, including the 'Charterhouse' prefabs which were not cleared away until the late 1980s. Following demolition, the prefabs were replaced by a 29 bed residential care home, St Clare House - named after the founder of the Franciscan nuns or Poor Clares (Sir William de la Pole originally intended to found and endow a nunnery of the Order of St Clare, but his death prevented the execution of the design).
- 3.12 The late 1970s also saw a new building programme at the Charterhouse. In 1978, with the help of Government grants and through the good stewardship by the Trustees of the Charterhouse funds, work was begun for the building of 18 new flats (in 5 two-storey houses: Alec Smith, Kemp, Bromby, Dyke & Dibb) on the west side of the Old House and John Watson Hall (Photo 7).
- 3.13 To the west of the new Charterhouse flats is a green amenity strip, forming a separate communal garden area for the residents of Flats 77-91 Sykes Street. The amenity strip is included within the conservation area, but not the 1930s flats which are part of a large housing estate to the west and northwest of the Charterhouse.

#### **4. Archaeological Interest**

- 4.1 There are no scheduled monuments within the conservation area, but it is included within the Area of Archaeological Interest (Hull CityPlan).
- 4.2 Archaeological sites and monuments within and without the conservation area include a medieval Carthusian priory (including possible associated burials), a possible stone cross (Fig.15 & 16), precursors of the current hospital, chapel and master's house, two English Civil War forts or batteries (1643), St Mary's Burial Ground (1775), a mortuary or cemetery chapel (-1842), and a non-conformist chapel (1822). Above ground archaeology includes the boundary wall

on the west side of the Master's garden (Photo 8). Although it would appear that the said wall is contemporary with the Master's House (1649-50), it clearly includes in its construction some re-used medieval bricks. It is also possible, that the wall is on the same alignment as the medieval priory boundary wall. Future examination of the wall's foundations may elucidate this theory.

- 4.3 At the time of writing, only one archaeological investigation has occurred within the conservation area. This was a watching brief in 1990 on the site where St Clare House now stands. The watching brief, undertaken by the Humberside Archaeology Unit (now The Humber Archaeology Partnership), found very little evidence for pre-18<sup>th</sup> century activity on the site. A heavy brown plastic clay spanned most of the site, but no dating evidence was obtained from this material, but as the deposits above sealed the clay it can be determined that it is no later than the 19<sup>th</sup> century. No evidence of medieval archaeology, structures, pottery or deposits, was observed, and it can be assumed, therefore, that these deposits must lie much deeper than 1.5m below the ground level and have not been damaged or destroyed by this development. It was noted that the present ground level within the gardens of the Master's House was substantially lower than that outside on the site (1.50+m). If this lower level is the original medieval ground surface it may explain why the medieval deposits were not reached on the site, i.e. the depth excavated on site was 1.5m below ground level.
- 4.4 Material evidence from 'Charterhouse's' past is rare, but includes two medieval seal impressions, a 17<sup>th</sup>-century bell (cast by William Sellers of York in 1670 and now hung in the Charterhouse cupola) (Photo 9), and a 14<sup>th</sup>-century stone mortar (Photo 10). The latter was for many years in the front garden of the Charterhouse, before re-landscaping in 2000, sat on top of an upturned Gothic pinnacle (of unknown provenance). The mortar is now inside the Master's House and the pinnacle, along with other assorted worked stone, is in the communal garden of the aforementioned house.
- 4.5 An article in the Hull Advertiser (dated 3<sup>rd</sup> June, 1809) and a footnote in Cook's 'History of God's House of Hull', 1882 also make reference to the disturbance of complete human skeletons (deposited east-west) and "...masses of wall of immense thickness..." when digging foundations for houses in Sykes Street, French's Gardens. These remains could represent burials within the priory church. Burial within the church would have been reserved for founders, patrons and distinguished members of the religious community (as Carthusian monks were traditionally buried in the cloister garth). It is known that several of the de la Poles sought burial in the Charterhouse (which effectively became the family's northern mausoleum). Sir William de la Pole (died 1366) and his wife Katherine (died 1381) were buried beneath the high altar in the priory church and their son Michael, 1<sup>st</sup> Earl of Suffolk and his wife Katherine in the chancel. Michael, 2<sup>nd</sup> Earl of Suffolk stipulated in his Will that if he died in the north country he

wished to be buried between the tomb of his parents and the high altar. He died, however, at the siege of Harfleur, France in 1415 and was buried at St Andrew's church, Wingfield, Suffolk in a splendid chapel which still survives. His son William was buried first at Wingfield and then reinterred in front of the high altar in the Charterhouse. All the Charterhouse tombs were destroyed at the dissolution of the priory. The only contemporary monument of the de la Poles to survive in Hull is the Chellaston alabaster tomb effigies of a man and a woman in the arched niche on the south side of the south choir aisle at Holy Trinity church. The tomb effigies are thought to be Richard de la Pole (died 1345), who stipulated that he wished to be buried there, and his wife Joan; but they have never been definitely identified.

- 4.6 The itinerary of John Leland (the 'King's Antiquary') in or about the years 1535-1543, which includes Hull, further relates that "*Certain of the de la Poles wher buried yn this Cartusian monastery: and at the late suppressing of it were founde dyverse trowehes of leade with bones in a volte under the high altare ther. Most part of this monastery was buildid with brike, as the residew of the buildings of Hulle for the most part be.*"
- 4.7 Another Charterhouse relic, now lost, is a medieval stone escutcheon which bore the Arms of the de la Poles, supported by two figures of angels, with this inscription (translated from Latin): 'For God and the poor made by Sir Michael de la Pole. A.D. 1384.' (Dugdale's 'Monasticon', 1820 and Gibson's English translation of Camden's 'Britannia', 1695). The escutcheon was recovered from the demolished remains of the medieval hospital after the English Civil War. When the new hospital was built to replace it in 1649-50, it is said that the escutcheon was placed over the door of the new building. This was probably replaced by the current 18<sup>th</sup>-century stone escutcheon (plaque) when the east end of the building was remodelled c.1780 to serve as the Master's House. The whereabouts or fate of the medieval escutcheon is not known, but in 1820 it was recorded as being in the wall of a tenement adjoining the de la Pole Hospital.

### **Character and Appearance**

#### **5. General**

- 5.1 The Charterhouse is the smallest conservation area in Hull and is an unexpected oasis with a history stretching back over 600 years. It is a place where you become more than usually aware of '*time's winged chariot*'. It is an elegant and peaceful retreat in an area of local authority housing and decayed industry, just to the north of Hull City centre and west of the River Hull. Within its bounds, one can easily find '*delicious solitude*' and '*green thought in a green shade*'.
- 5.2 Significant elements which contribute positively to the character and appearance of the Charterhouse conservation area include:



- the age (time-depth), scale, density, height, massing, layout, rhythm, style, detailing and original materials of the historic building stock;
- the 'mix', diversity and quality of historic buildings;
- the relationship of the buildings with each other and urban greenspace;
- the pockets of urban greenspace and greenery;
- the historic street pattern;
- the traditional paving materials;
- the treatment of boundaries (eg brick walls; and iron railings);
- skyline features (eg bell cupola);
- the views in and out of the area; and
- the visible 'touchstones' or references to the past (eg memorial headstones (gravestones); and the ancient mulberry tree.

5.3 The Charterhouse of today is essentially a late Georgian enclave, formerly part of the Georgian New Town but now separated from it by Freetown Way. At the heart of the conservation area are the buildings and grounds of the historic Charterhouse. To the south of them is a late Georgian former burial ground (now a '*lovely green*' but underutilised 'pocket park' (urban greenspace). To the east of both is the former Charterhouse Lane school (1881), a very well-preserved example of the first wave of Victorian Board Schools built in Hull. To the west are largely late 20<sup>th</sup> century buildings (of neutral townscape value), save for a small group of '*fair trees*' on the corner of Charterhouse Lane and Bourne Street.

5.4 Negative elements are few, but include:

- poor state and quality of the footpaths in the old St Mary's Burial Ground;
- poor repairs to and condition of the boundary wall adjoining Little Mason Street;
- tarmac patch repairs to York stone paving;
- concrete patch repairs to stone sett crossovers;
- unsympathetic street lighting in places;
- lack of 'park' furniture (eg litter bins and seating); and
- poor state of private car park to the west of the old Charterhouse Lane school.

## 6. Perambulation

### 6.1 Charterhouse Lane

6.1.1 Charterhouse Lane is an ancient way which divides the conservation area in half. Once a quiet country lane, serving the medieval priory and hospital, it is now a short urban street contiguous with Sykes Street. Although the carriageway is of tarmac, it retains good quality granite

kerbs. The pavements are paved with York stone flags and three stone sett crossovers survive. At the west end is a good view to the locally listed Charterhouse public house (formerly The Grapes Inn), built in 1936 to replace an earlier pub (first recorded in Sykes Street around 1806 and demolished 1935). At the east end, directly across the road (Wincolmllee), is a good view to the locally listed 'Stone Chair' – a cobbled staith, with stone end steps at the water's edge, marking the old boundary between the Liberty of Trippett and the parish of Sculcoates, both of which were incorporated in the borough of Hull in 1837. The present cobbled surface is probably 18th century and is one of only three surviving examples of historic cobbling in and around the Old Town. The staith is clearly marked on several 18th & 19th century maps of Hull. It is specifically mentioned in a 1772 survey by Page and Broughton and in an earlier marriage settlement of May 1685. An occasional ferry also operated from the staith, as in 1676 whilst North Bridge was rebuilt. The staith name is a corruption of chare (probably derived from Old English cerr), a north country term for a narrow lane. Stone probably refers to the metalled surface. The term chare was once in common use, especially in Newcastle, where in 1800 there were 21 chares on the quayside. Other examples can be found at Hexham, Morpeth and Holy Island.

- 6.1.2 Dominating both sides of Charterhouse Lane is The Charterhouse (Photo 11). D & S Neave, 'Pevsner Architectural Guide to Hull', forthcoming, describe the buildings on the north side (Old House) as "...a handsome two-storey building of red brick and a hipped slate roof consisting of a seven-bay central block with projecting two-bay wings. The centre three bays project slightly and are surmounted by a pediment and open Ionic cupola. The entrance has a semicircular domed porch on Doric columns. Inside rows of small rooms flank central corridors on both floors with stone staircases at the junction with the side wings. In the middle of the north side of the central range is the chapel with a superb, largely unaltered, Georgian interior, lit by tall round-headed windows to east and west and by a central dome. Box pews for the almspeople are arranged on the south wall either side of the entrance. Grander pews for the master and officers flank the pulpit which is an exceptional piece by Hargrave. It is semicircular with a sounding-board, and is reached by steps from the vestry behind. The pulpit, raised bracket which supports it and the frieze behind have elaborately carved swags, drops and other decoration. The altar is raised on three steps and enclosed by communion rails with heavy turned balusters. Four chandeliers designed by Francis F. Johnson who restored the chapel in 1981. The plaster ceiling is divided into three panels with decorative raised bands. Behind the chapel are a number of later accommodation blocks including Bourne Wing of 1804".
- 6.1.3 Between the projecting two-bay wings is a formal garden. This was remodelled in 2000 and now features low parterre box hedging in a gravel surround (Photo 12). Dividing the garden from the street is a

well-crafted set of 19<sup>th</sup> century iron railings (Photo 13). The railings are separated by a central iron gate with bird cage piers. The railings are fixed into a supporting brick plinth with ashlar coping. The railing bars are topped with pierced fleur-de-lis style finials. The railing posts have queen finials in the shape of closed flower buds and are fitted with snaking back stays to give extra support.

6.1.4 “On the opposite side of Charterhouse Lane is the Master’s House [Photo 14] with an unexpectedly large walled garden. The house was severely bomb-damaged in 1941, but although gutted most of the walls up to the eaves survived and these were successfully incorporated in the restoration by Horth & Andrews, 1954-6. The ten-bay two-storey range overlooking the garden with its prominent first-floor band is essentially the hospital building of 1649-50 [Photo 15]. It has an original shaped gable at the west end [Fig.17] and before the war the four bays at this end still retained their brick mullioned and transomed windows on the ground floor [Photos 16 & 17]. [Brick cogging was also in evidence before war damage (Photo 18)]. The rear wing at the east end was rebuilt c.1780 as the Master’s House fronting Charterhouse Lane. As restored in the 1950s the neat brick and pantile building is of five bays with an C18th plaque [Photo 19] bearing the Arms of Michael de la Pole over the central entrance (D & S Neave).”

6.1.5 To the front of the Master’s House is a pleasing forecourt paved with York stone (Photo 20). On either side are high concave curved quadrant walls of mellow brick. Separating the forecourt from the pavement is a line of slender metal bollards. The scene is further complemented by the sympathetic street lighting with traditional lanterns, which replaced old ‘electrified’ gas lamp columns with later ‘swan neck’ heads.

6.1.6 In the large and delightful communal garden to the rear of the Master’s House is an ancient black mulberry tree (Photo 21). Black, or common, mulberry may have originated in the Middle East, but it no longer grows in the wild anywhere. It was introduced to Europe by the Greeks and Romans for its fruit, which has a bitter-sweet taste. Black mulberries have been grown in Britain since 1550. In the 17<sup>th</sup> century, King James I encouraged the planting of black mulberry trees in an attempt to rear silk-worms for the home production of silk, but the silk worms prefer the white mulberry, a native of China that does not grow well in Britain. Mulberry was at one time planted in prison exercise yards. The rhyme ‘Here we go round the mulberry bush’ is said to have originated from daily exercise round the tree.

## **6.2 Wincolmlee**

6.2.1 Dominating the corner of Charterhouse Lane and Wincolmlee is the former Charterhouse Lane school. The school was built in 1881 and was designed in Gothic Revival style by William Botterill for the Hull

School Board. The original architect's floor plans, dated 1880, still survive and show that the school is little altered.

- 6.2.3 The school is the second oldest surviving Hull School Board school. It was opened in 1882 for 251 boys, 251 girls and 243 infants. In 1950 it became Charterhouse High School, a secondary modern, with 150 boys attending in 1963. In 1967 the school became an annex of Hull College, although the old infants' school is now used by the Northern Theatre Company and School.
- 6.2.4 Charterhouse Lane school is a very well-preserved example of the first wave of Board Schools built in Hull. It is very little altered both externally and internally and is well detailed, displaying high quality craftsmanship. The complex roof structures, which include a masonry bellcote and ornate octagonal bell turret (key skyline features), are of particular interest (Photos 22 & 23). The survival of the boundary walls and outbuildings is also notable in a national context. Although the main school building has a slightly lower level of architectural ornamentation, apart from the later cookhouse, the whole school complex is of a single design and the survival of the whole complex is a major factor in the national significance of the school.
- 6.2.5 The school site is roughly L-shaped extending from Charterhouse Lane to the north and Wincolmlee, the road to the east. A single-storey infants' school building (Photo 24) extends from Charterhouse Lane with its entrance to the left from the path that continues to the girls' and infants' playground to the rear. Beyond this playground is the two-storey main school building that faces Wincolmlee across a second, former boys' playground (Photos 25 & 26). The boys' school occupied the ground floor with its entrance to the east; the girls' school occupied the upper floor with the entrance and staircase on the north side accessed from the girls' and infants' playground. On the far, east side of the boys playground there is the boys' toilet block. Within the girls' and infants' playground there is another toilet block, an outbuilding formerly housing a copper and coal store as well as a later single-storey building identified as a cook house. The school site is surrounded by a brick boundary wall with an arched, pedimented entrance onto Wincolmlee, the pediment carrying a stone embossed with BOYS (Photo 27).
- 6.2.6 Outside the boundary wall, and fronting Wincolmlee, is a roughly surfaced car park (part of the curtilage of the Hull College Charterhouse annex) with poor boundary treatment. However the boundary does include several trees of positive value (Photo 28). The site of the car park was formerly occupied by terrace housing.

### **6.3 Little Mason Street**

- 6.3.1 Running along the north side of Little Mason Street is an attractive boundary wall, which divides the carriageway from the old St Mary's

Burial Ground (a 'pocket park', sometimes referred to as Charterhouse Gardens). The coped boundary wall, of 'yellow' brick, has a Flemish bond facing the street (Photo 29) and an English Garden bond facing the old burial ground (Photo 30).

- 6.3.2 The old burial ground was established in 1775 to alleviate 'overcrowding' in St Mary's churchyard, Lowgate. Previously, on the north side of the burial ground, there was a mortuary or cemetery chapel. Its north wall still survives as part of the old Charterhouse Lane school boundary wall. The earliest representation of the building appears to be on the 1842 map by Goodwill & Lawson (a small building is discernible in the northeast corner of the burial ground). The building (unnamed) is also shown on the OS edition of 1853. However, on the 1880 Hull School Board plans for the Charterhouse Lane school, it is clearly marked as a chapel. It was probably demolished sometime between 1880 & 1890, as it is not shown on the OS edition of 1890. Subsequently, a series of park shelters occupied the site. A large eroded ornamental tablet nearby, incongruously perched on top of the old school boundary wall, may be from this building or the demolished Mason Street chapel (Photo 31)). The burial ground was closed for burial in 1855 and little evidence of its former use survives, save for several memorial headstones (gravestones) against the English Garden bond boundary wall which separates the 'park' from the communal garden of the Master's House (Photo 32).
- 6.3.3 Within the 'park' are several '*fair trees*', including two veteran hybrid black poplar '*regenerata*' and two notable London plane, along with several newly planted saplings, as well as a shrubbery and a central flower bed (Photo 33). The shrubbery, situated at the west end of the 'park' covers the site of a narrow alley which led to a doorway (now blocked up) in the south garden wall of the Master's House. On the negative side, however, seating and facilities within the 'park' are non-existent and the state of the tarmac footpaths leave a lot to be desired. The boundary wall adjoining Little Mason Street is also in a poor state of repair in places.
- 6.3.4 The 'park' is enclosed by walls and buildings on all sides and is largely concealed from wider view. This gives the 'park' an intimate feel, akin to a 'secret garden'. However, because the 'park' backs onto the communal garden of the Master's House, it also appears bigger than it actually is (Photo 34).
- 6.3.5 The ground within the 'park' undulates and is considerably higher in the southeast corner. A flight of steps formerly led up to a gated entrance here. The steps have been replaced with a sloping tarmac path and the pedestrian hand gate removed, although a large York stone flag with a curving iron guard rail survives (Photo 35). The elevated position of the higher ground also gives excellent views of the park and to the back of the Master's House, glimpsed views of the Charterhouse (including its cupola and tall chimney stacks), the old Charterhouse Lane school,

and further afield, the Maizecor silo at High Flags, Wincolmllee (Photo 36).

6.3.6 To the west of the 'park' is the site of a former non-conformist chapel, now a car park serving St Clair House, Bourne Street. The Mason Street chapel was built in 1822 for the Jehovah Jireh Baptists. The chapel was a two-storey square building with a hipped roof and a stuccoed front (Fig.18). It is said to have been sold to the Wesleyan Association in 1837 and to have been used by Primitive Methodists. It was a Wesleyan Association chapel in 1856 and in 1859 it became the Trippett Anglican school. The school closed in 1909 and was subsequently demolished.

## **6.4 Bourne Street**

6.4.1 Occupying the east side of Bourne Street is St Clair House, a 29 bed residential care home (Photo 37). The two-storey T-shaped building was built in the late 1980s. Of red brick with buff brick dressings, the building is attractively detailed and has many features to interest the eye, including a louvre. Good boundary treatment and soft landscaping complement the building and the area.

6.4.2 On the corner of Bourne Street and Charterhouse Lane is a small but pleasing group of several trees (Photo 38). The trees constitute an important asset, adding movement, colour, contrast and seasonal interest. They have important amenity value too, and introduce a distinct quality of light and sound into the environment. The grassed area below the trees also creates a soft and green oasis within the surrounding streetscape. For these reasons, the retention and maintenance of the trees and grassed area is highly desirable.

## **7. Views**

7.1 The Charterhouse conservation area is blessed with several significant skyline features and enjoys many good views to surrounding City landmarks. Significant skyline features within the conservation area, which can be viewed or glimpsed from the surrounding streets, include the old Charterhouse Lane school bellcote and 'witch's hat' bell turret, the tall elegant chimney stacks of the Charterhouse and Master's House and the Charterhouse bell cupola (Photo 39).

7.2 Surrounding City landmarks which are visible from various points within the conservation area include the:

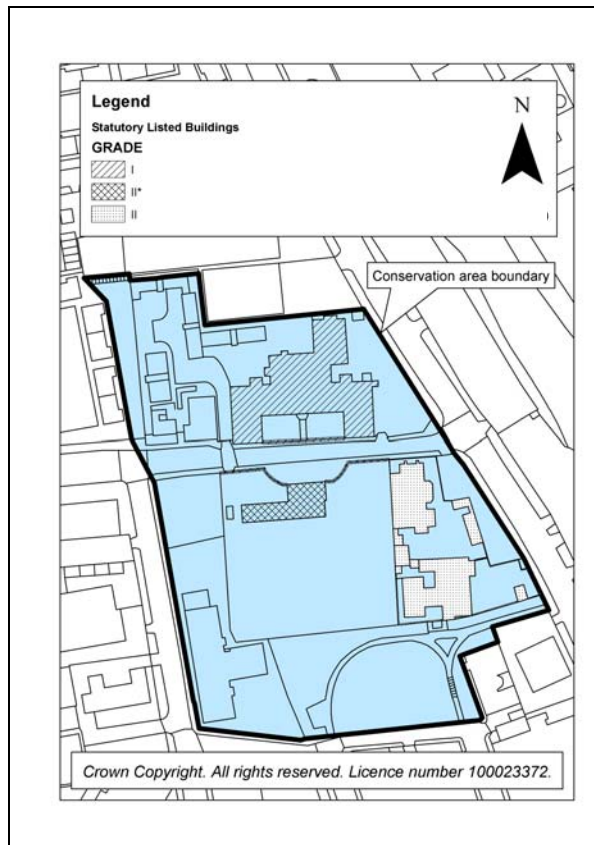
- Wilberforce Monument, St Mary's church tower, old City Record Office corner tower and Guildhall tower (Photo 40);
- Maltings cupola;
- History Centre;
- Maizecor silo, former British Extracting Company silo, Croda wind turbine, Bankside gasometer and Scott Street bridge (Photo 41);

- St Mark Street gasometer;
- North bridge;
- River Hull;
- Shotwell tower; and
- Hull College Performing Arts Building.

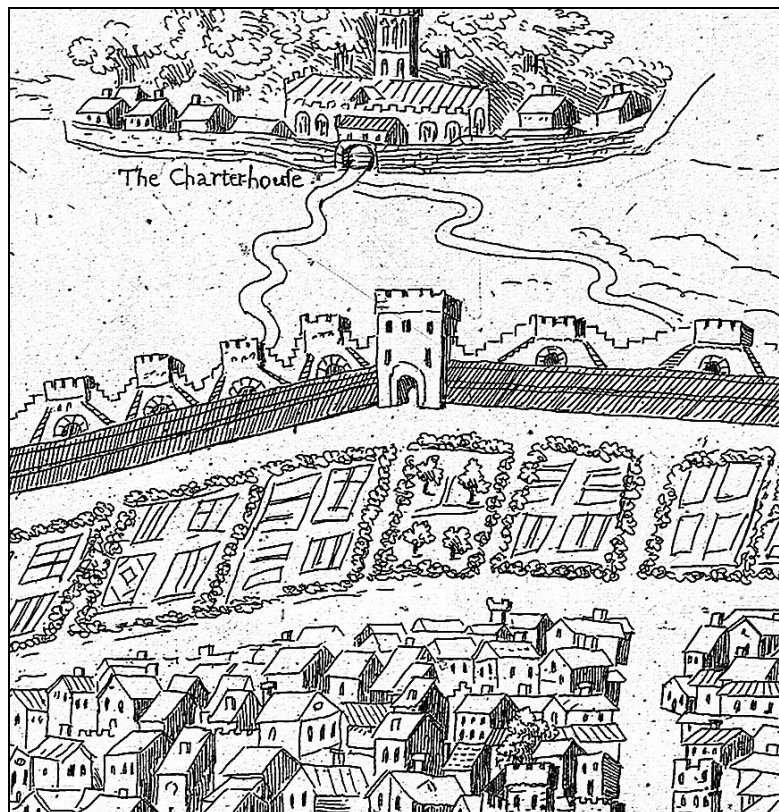
## **8. Conclusion**

- 8.1 The Charterhouse conservation area is essentially a complex of 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup> century buildings and grounds that form a delightful and surprising oasis within an area of local authority housing and decayed industry just to the north of Hull City centre. Although small, it is big on special architectural and historic interest, possessing ancient roots and strong time-depth.
- 8.2 Overall, the conservation area is generally well maintained and negative elements, listed at 5.4, are few. Significant elements which contribute positively to the character and appearance of the conservation area include the 'mix', diversity and quality of the historic building stock and treatment of boundaries; the relationship of the buildings with each other and the pockets of urban greenspace and greenery; the historic street pattern; the traditional paving, building and roofing materials; the skyline features; the views in and out of the area; and the visible 'touchstones' or references to the past.

*Issued for public comment 19/05/2010-01/07/2010;  
Adoption supported by the Planning Committee 20/07/2010 (Min.51);  
Adopted by the Leader of the Council 08/09/2010 (Ref.CM/82).*



**Figure 1:** Charterhouse conservation area boundary.

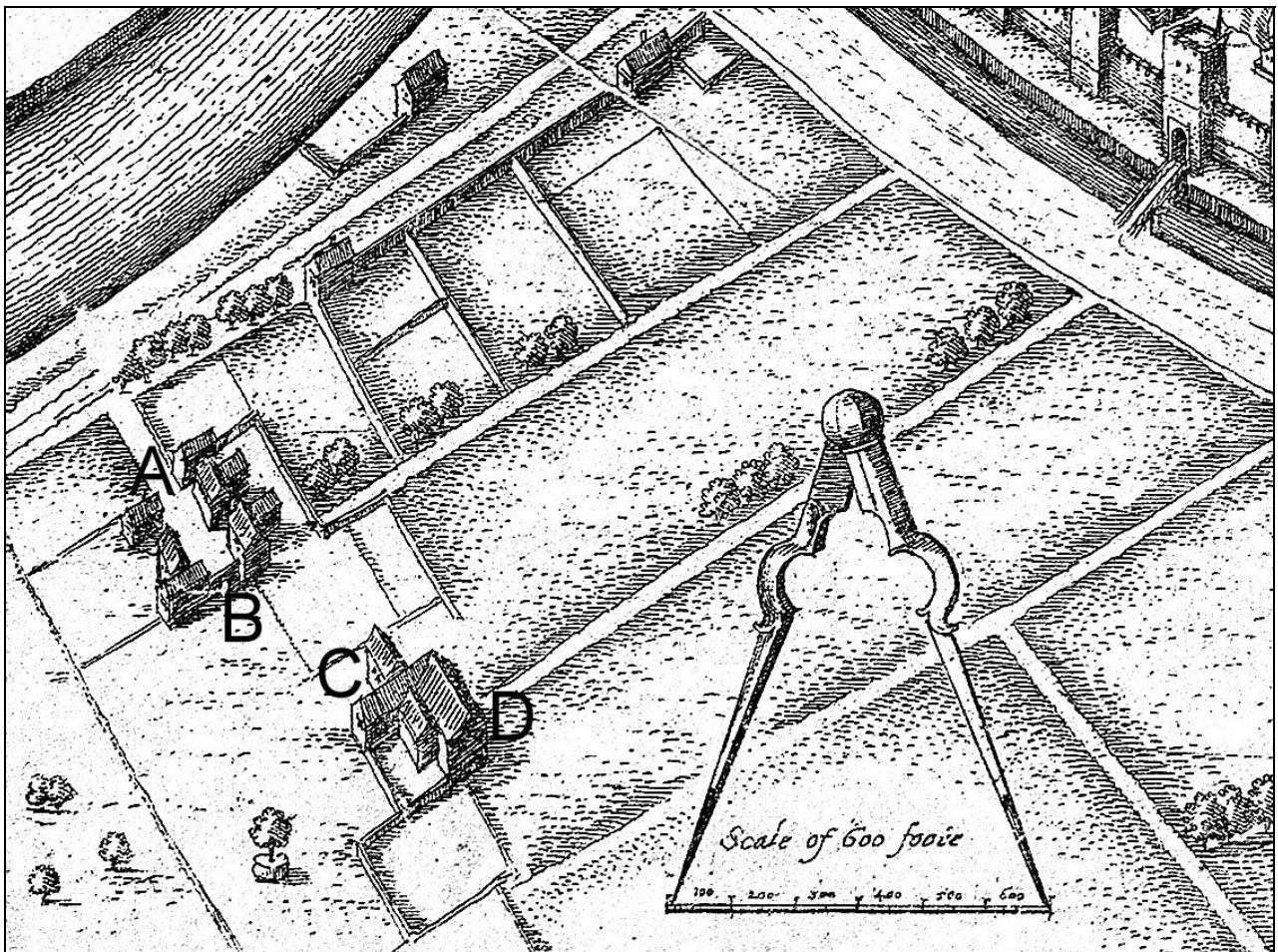


**Figure 2:** Part of a copy of a plan discovered by the historian Charles Frost in the Cotton Manuscripts in the British Museum. The original plan was probably produced between 1538 and 1540. The extract above shows the Carthusian priory or Charterhouse (top) outside the medieval walled town of Hull (bottom).






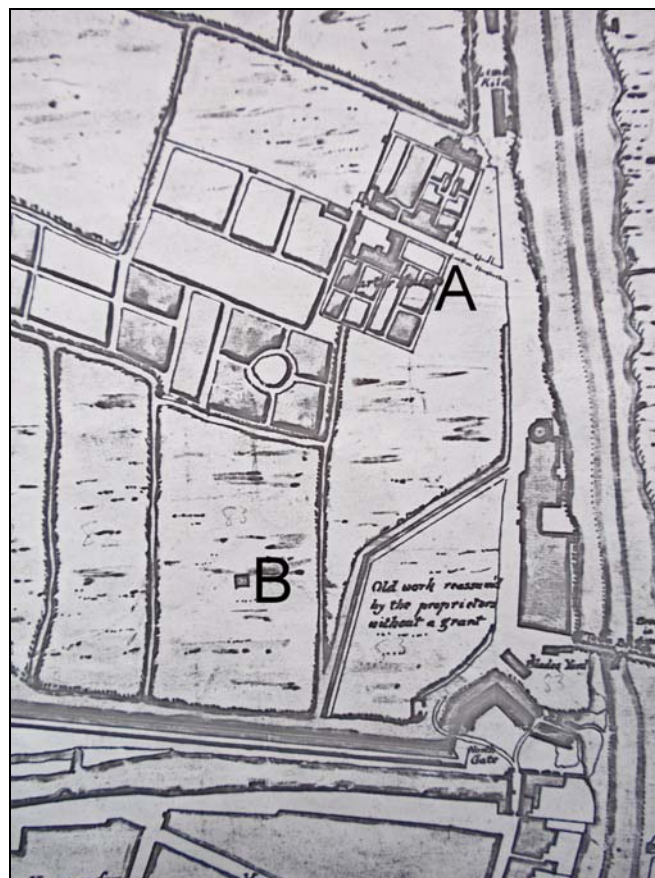
**Figure 3:** Watercolour sketch of the Carthusian priory (made from the plan of Hull in the Cotton Manuscripts (Figure 2)) by Thomas Mapplebeck. As with the original, there is possibly some artistic licence at play, in so much as that the priory precinct has been skewed through 90° - resulting in the Great Cloister appearing to be west of the church, instead of to the south, and the east gateway appearing to be a south gateway.



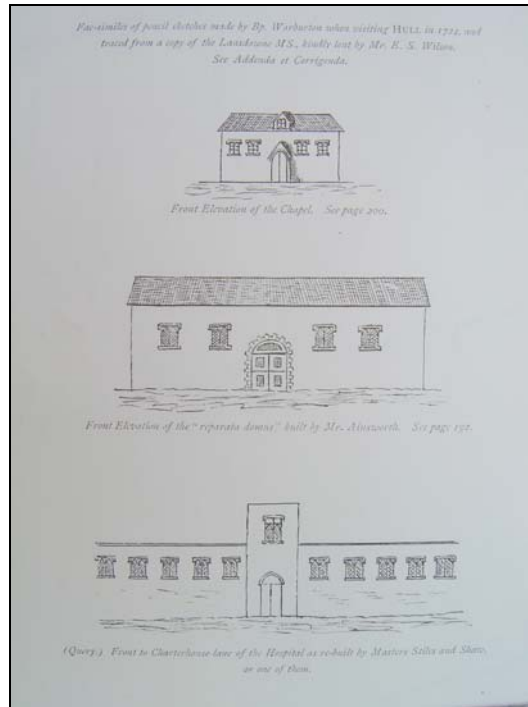
**Figure 4:** Part of Hollar's plan of Hull, c.1640. The plan shows the Charterhouse hospital (A) and the old priory gateway (B). C is possibly the old priory church (minus its central tower) and D is possibly part of the old north range of the Great Cloister.



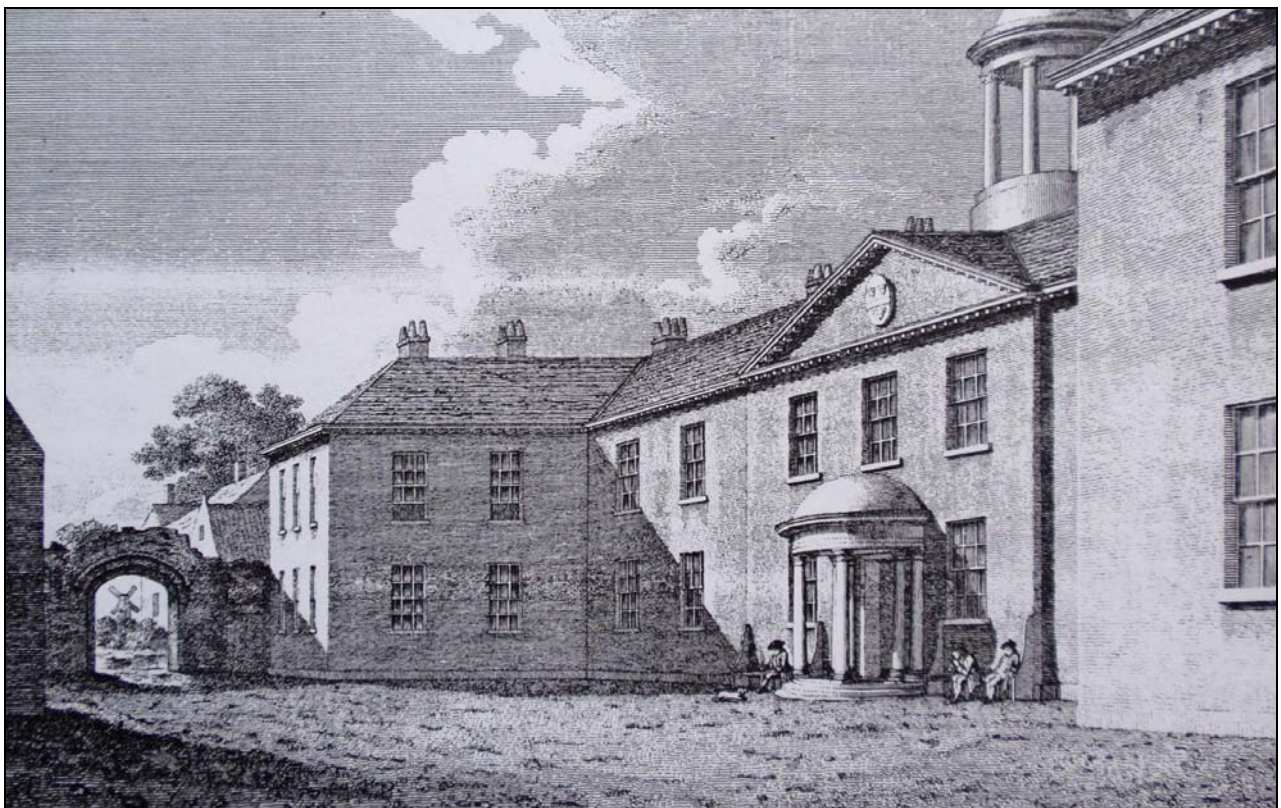
**Figure 5:** The old priory gateway in 1750 (illustrated in Cook's 'History of God's House of Hull', 1882) 



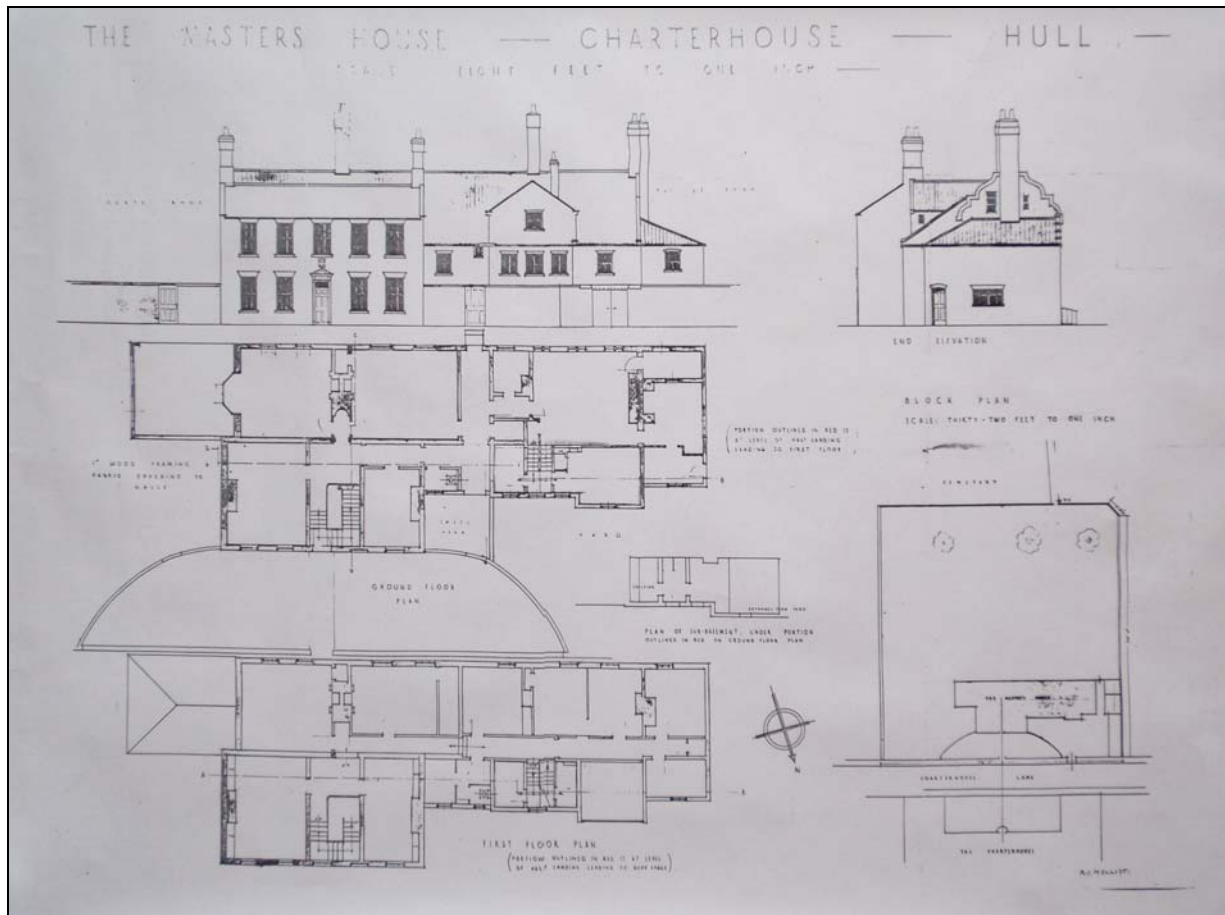
**Figure 6:** Part of one of the numerous copies/versions of Phillips 1716 plan of Hull. The plan shows the new Charterhouse buildings (A) built after the English Civil War. The small square structure (B) may possibly be an old water tower, well or spring house, once at the centre of the Great Cloister of the Carthusian priory. Also in evidence is early extramural industrial development on the west bank of the River Hull.



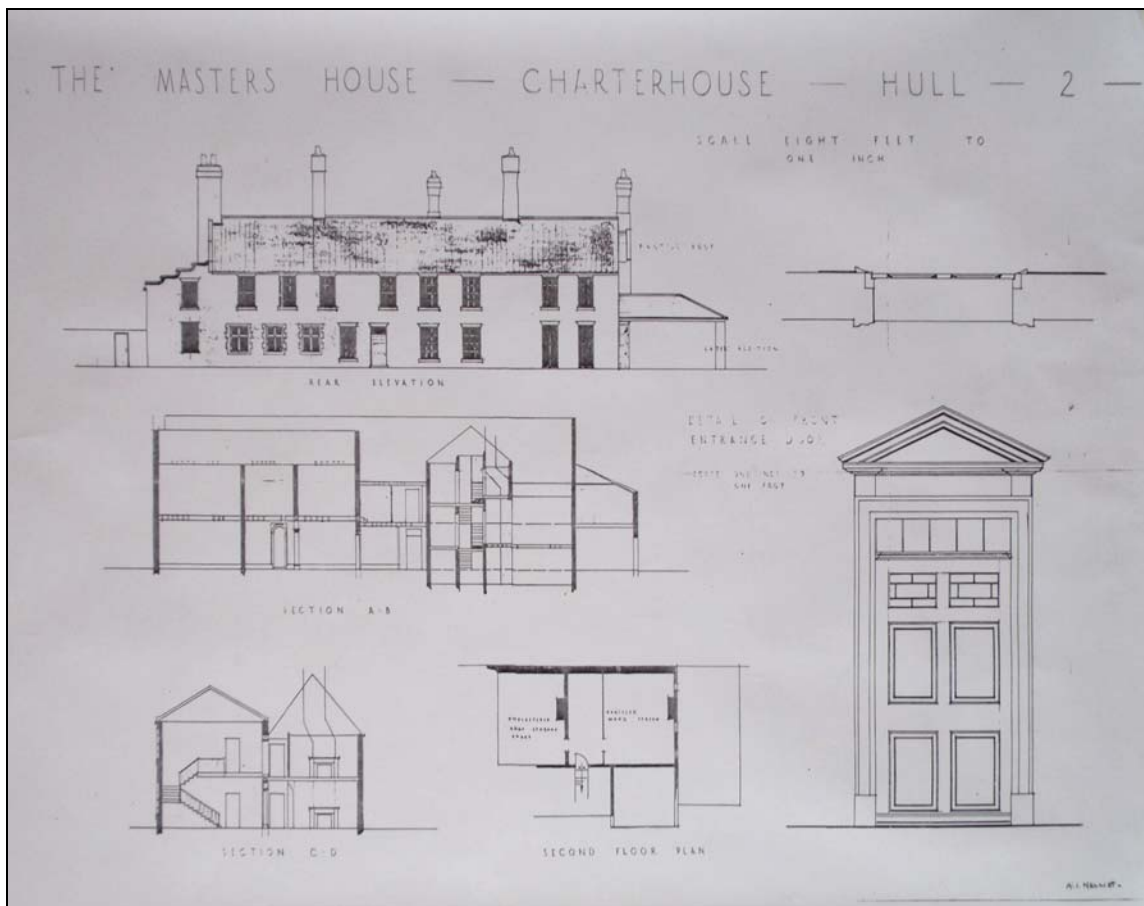
**Figure 7:** Pencil sketches of the Charterhouse hospital made by Bishop Warburton when visiting Hull in 1724 (traced from a copy of the Lansdowne Manuscripts). The sketches show some of the new buildings built after the English Civil War, including the chapel (top) of 1673.



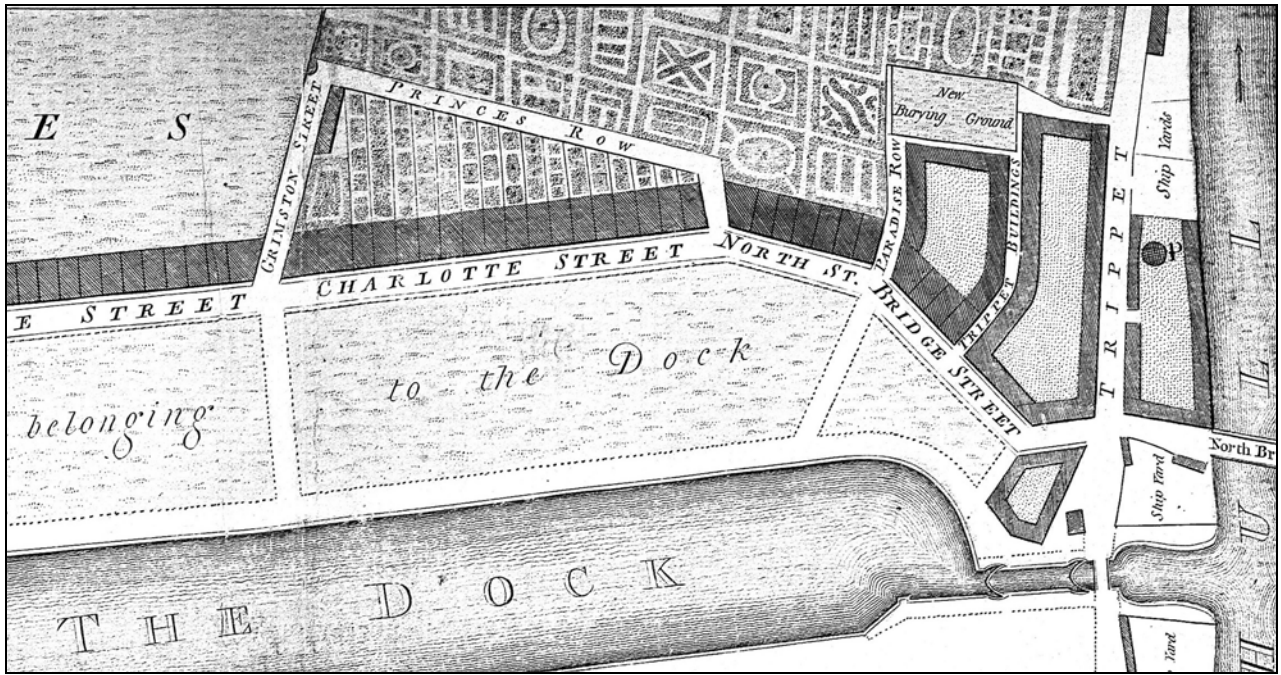
**Figure 8:** View of the Charterhouse or God's House Hospital (illustrated in Tickell's 'The History of the Town & County of Kingston upon Hull', 1796). On the left of the picture can be seen the ruins of the old priory gateway. The semi-circular portico at the main entrance carries the following Latin inscription round the frieze: *DEO ET PAUPERIBUS MICHAEL DE LA POLE COMES DE SUFFOLK HAS AEDES POSUIT A.D. MCCCLXXXIII. RENOVATAS ITERUM AUCTIONIUSQUE INSTAURATAS PIAE FUNDATORIS MEMORIAE D. D. JOHANNES BOURNE RECTOR A.D. MDCCLXXX.*



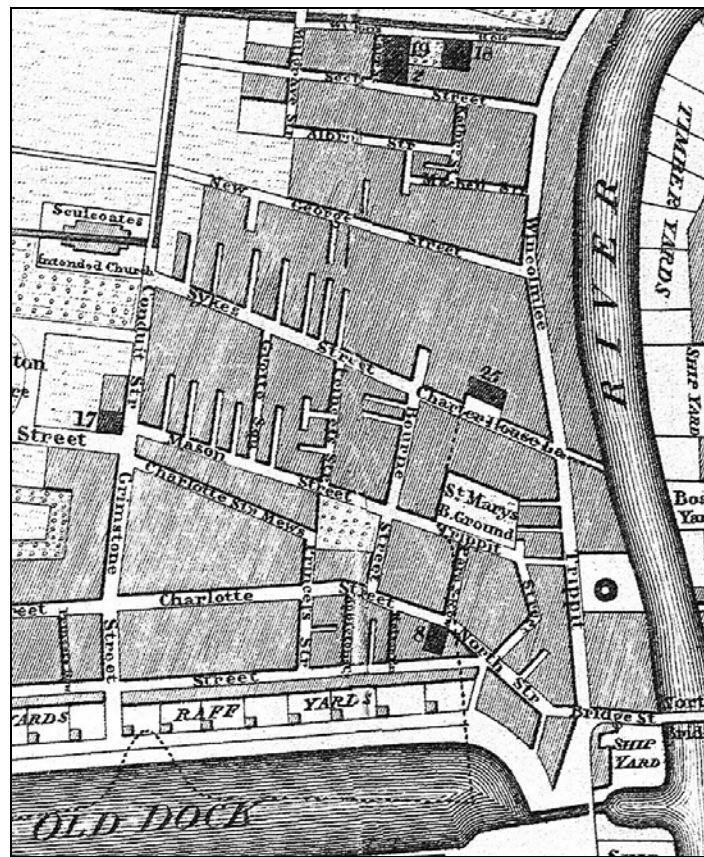
**Figure 9:** Inter-war plans of the front elevation of the Master's House (courtesy of the Master of the Charterhouse).



**Figure 10:** Inter-war plans of the rear elevation of the Master's House (courtesy of the Master of the Charterhouse).



**Figure 11:** Part of Thew's map of Hull, 1784.



**Figure 12:** Part of Cragg's map of Hull, 1817.



Figure 13: Map extract (Ordnance Survey Edition of 1853).

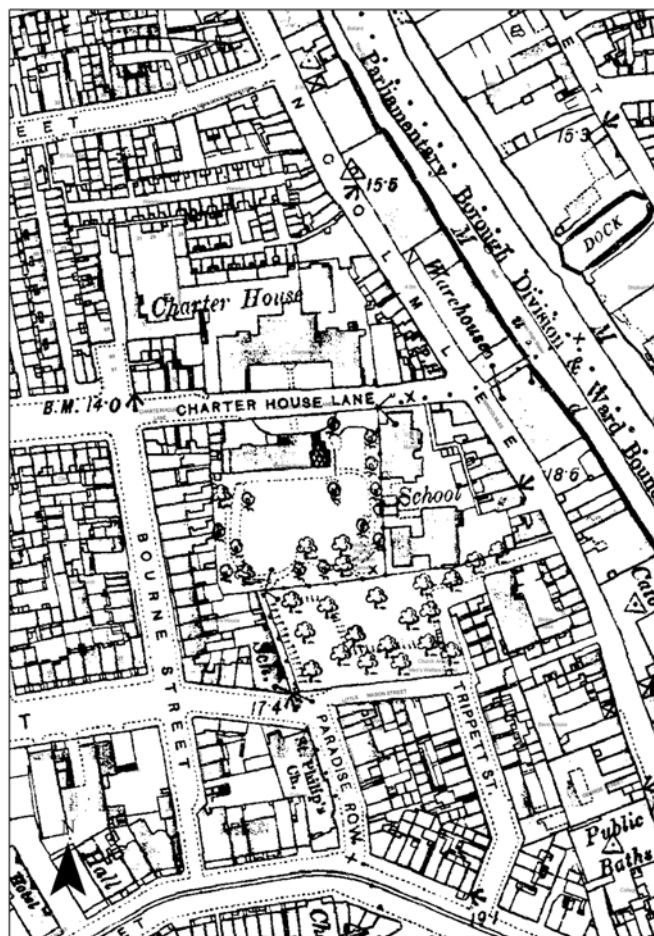
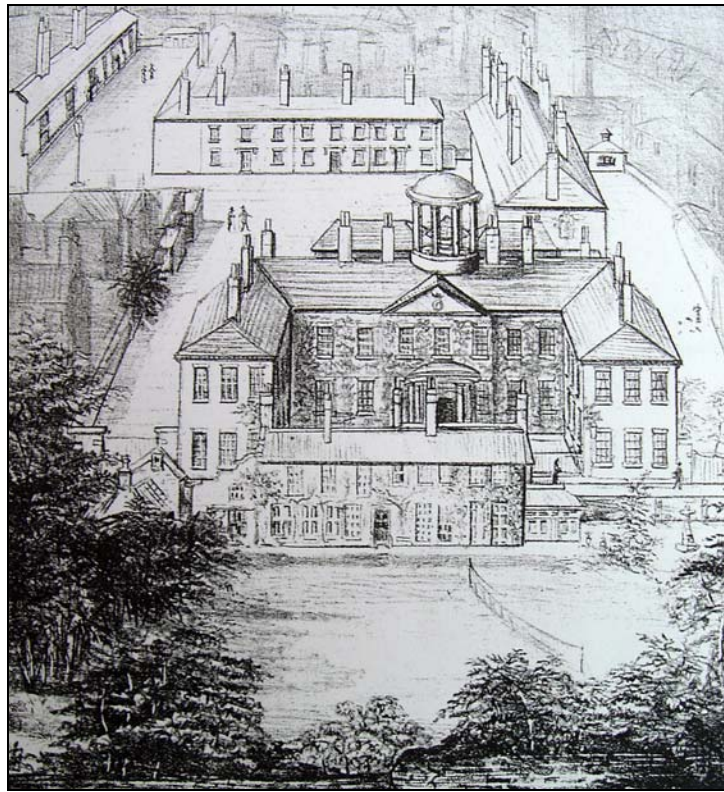


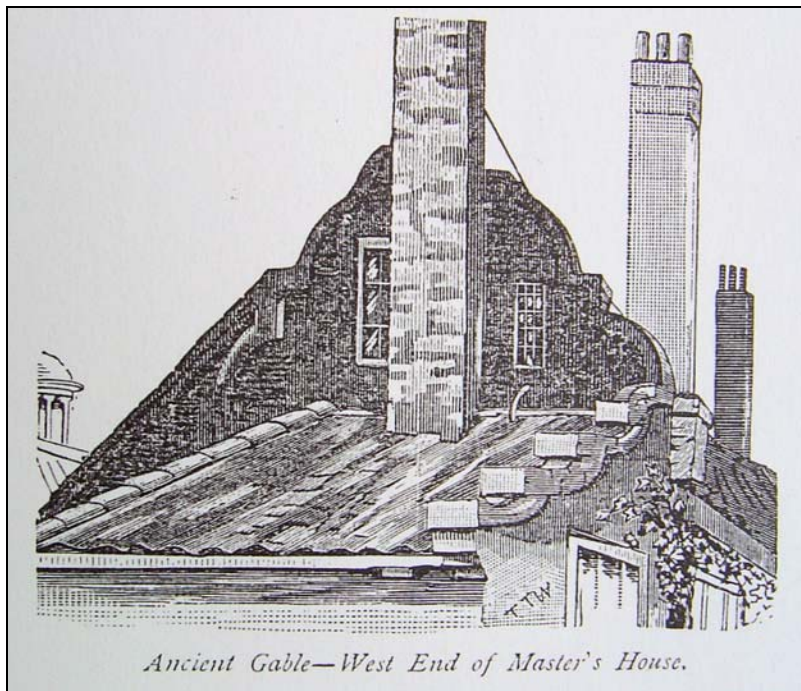
Figure 14: Map Extract (Ordnance Survey Edition of 1890).



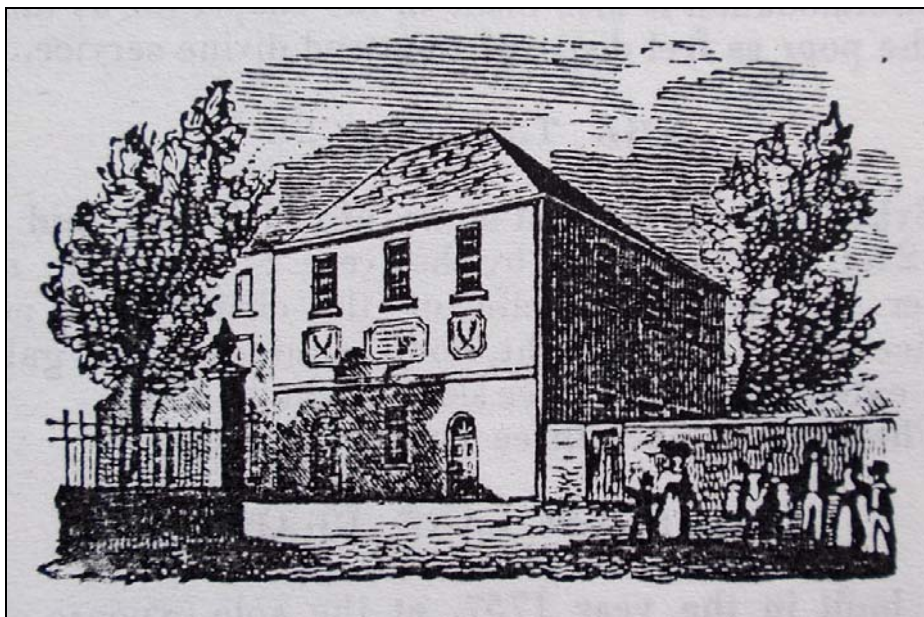
**Figure 15:** Bird's-eye view of the Charterhouse (illustrated in Wildridge's 'Old & New Hull', 1884). To the far right of the Master's House (foreground building) there is what appears to be a stone cross (also evident in Figure 16).



**Figure 16:** The Master's House from the Garden in 1882 (illustrated in Cook's 'History of God's House of Hull', 1882). To the right of the Master's House there is an orangery; to the far right what appears to be a stone cross (also evident in Figure 15); and in the foreground (bottom left) some architectural fragments, including a capital, possibly from the old priory.



**Figure 17:** The shaped gable at the west end of the Master's House (illustrated in Wildridge's 'Old & New Hull', 1884).



**Figure 18:** The Mason Street chapel built in 1822 for the Jehovah Jireh Baptists (illustrated in Greenwood's 'Picture of Hull', 1835).





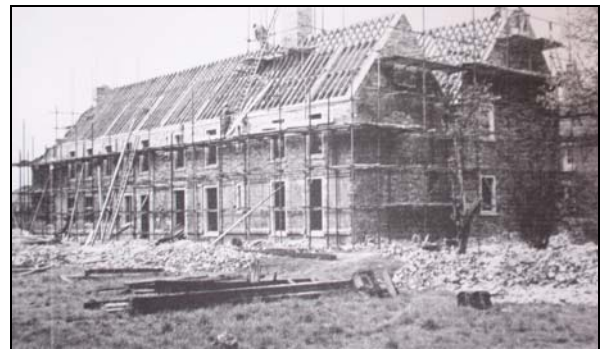
**Photo 1:** The Charterhouse – an unexpected oasis.



**Photo 4:** The bomb-damaged ruins of the Master's House (front elevation) (*courtesy of the Master of the Charterhouse*).



**Photo 2:** Bourne Wing (House), built in 1804.



**Photo 5:** Post-war rebuilding work in progress (*courtesy of the Master of the Charterhouse*).



**Photo 3:** The bomb-damaged ruins of the Master's House (rear elevation) (*courtesy of the Master of the Charterhouse*).



**Photo 6:** The De la Pole Tavern (*courtesy of the Master of the Charterhouse*).



**Photo 7:** New flats, built in the late 1970s, on the west side of the Charterhouse.



**Photo 10:** 14<sup>th</sup> century stone mortar before relocation.



**Photo 8:** Boundary wall on the west side of the Master's garden.



**Photo 11:** The Charterhouse, Charterhouse Lane.



**Photo 9:** 17<sup>th</sup> century bell cast by William Sellers of York in 1670.



**Photo 12:** Parterre box hedging in front of the Charterhouse.



**Photo 13:** Iron gate, piers and railings in front of the Charterhouse.



**Photo 16:** The rear of the Master's House, c.1920s with the stone cross-windows in evidence on the ground floor (left hand side) (courtesy of the Master of the Charterhouse).



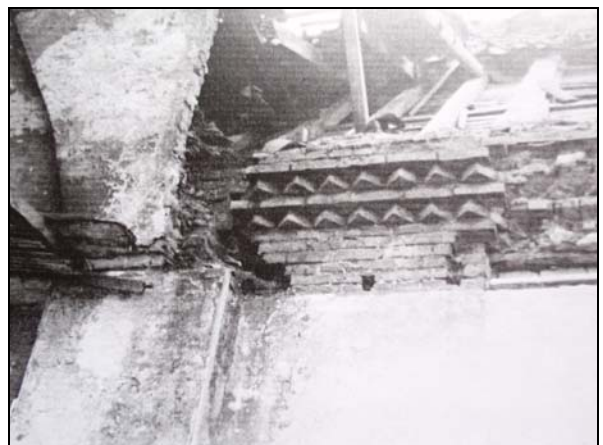
**Photo 14:** The Master's House, Charterhouse Lane.



**Photo 17:** The rear of the Master's House, pre-World War II (courtesy of the Master of the Charterhouse).



**Photo 15:** The rear elevation of the Master's House.



**Photo 18:** Brick coggings exposed by bomb damage to the Master's House in 1941 (courtesy of the Master of the Charterhouse).



**Photo 19:** 18th century plaque, bearing the Arms of Michael de la Pole and the Latin inscription 'DEO ET PAUPERIBUS POSUIT MICH DE LA POLE AN 1384' ('To God and the poor, made by Michael de la Pole, A.D. 1384'), above the front door of the Master's House.



**Photo 21:** The black mulberry tree in the Master's garden.



**Photo 20:** Forecourt to the front of the Master's House, Charterhouse Lane.



**Photo 22:** Ornate octagonal bell turret on the old Charterhouse Lane school (infants' block).



**Photo 23:** Bellcote on the old Charterhouse Lane school (main block).



**Photo 25:** Old Charterhouse Lane school (main block) fronting Wincolmlee



**Photo 26:** The old main school block from the Master's garden.



**Photo 24:** Old Charterhouse Lane school (infant's block) on the corner with Wincolmlee.



**Photo 27:** Old pedimented school entrance for BOYS, Wincolmlee.



**Photo 28:** Hull College (Charterhouse Annex) car park.



**Photo 31:** Embossed stone, now badly eroded, facing old Burial Ground.



**Photo 29:** Boundary wall (outer south face), old Burial Ground.



**Photo 32:** Memorial headstones, old Burial Ground.



**Photo 30:** Boundary wall (inner north face), old Burial Ground.



**Photo 33:** The old Burial Ground (looking west).



**Photo 34:** The old Burial Ground (looking north).



**Photo 37:** St Clare House, Bourne Street.



**Photo 35:** Former gated entrance to old Burial Ground.



**Photo 38:** Trees on the corner of Bourne Street & Charterhouse Lane.



**Photo 36:** Elevated view (looking north) over the old Burial Ground.



**Photo 39:** View (looking northwest) from North Bridge.



**Photo 40:** View (looking south) from Bourne Street.



**Photo 41:** View (looking north) from Charterhouse Lane/Wincolmllee junction.