



**Spring Bank Conservation Area
Character Appraisal**

Published June 2024



seven

Figure 1 - Photograph along Spring Bank looking west from the Ferensway junction approach (Author, 2023)

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1 Introduction

Conservations Areas were introduced under the Civic Amenities Act 1967 and provide means of designating areas of special architectural and historic interest. The designation of a conservation area is not intended to prevent development but instead to 'preserve or enhance' their character and appearance and manage their development.

Conservation areas give heritage designation to key areas of Hull's cultural and industrial heritage and a wide array of buildings and landscapes of architectural and historic interest. The first conservation area in Hull was adopted in 1970 and at the time of writing there are 26 designated conservation areas.

The adoption of Conservation Area Appraisal Documents & Management Plans play a key part in defining the special interest and character and appearance of a conservation area, and should be used to inform their enhancement, preservation, development and management. In 2023 a survey commenced to adopt and update Character Appraisals and Management Plans for all of Hull's conservation areas.

Upon completion of the consultation and approval by Hull City Council, this document will be classified as an Advisory Planning Guide and will become a material consideration within the planning process.

2 Background

Spring Bank Conservation Area was designated on the 3rd March 1994. A Character Appraisal for the area was adopted on the 23rd October 1996. The four page document described the general character of the area, its 'Streetscape' values, the material character of the area, identified important buildings and positive and negative aspects of the area. No further amendment was made to the designated boundary or review of the Character Appraisal, following their adoption in 1994 and 1996, respectively.

In 2022 the Conservation Area was identified as being on the 'vulnerable' list, due to its declining condition, including lack of maintenance and its negatively changing character. In 2023 Hull City Council was awarded a Conservation Area Regeneration Grant from Historic England to re-survey the conservation area. Seven Architecture were commissioned to undertake the surveys, public consultation and preparation of a new character appraisal, master plan and shop front design code for the area.

Since designation as a Conservation Area 1994, the Spring Bank Conservation Area has been subject to changes, some of which are considered to be harmful to the overall character of the Conservation Area. This appraisal has been written to assess the impact of recent changes and to identify where there are opportunities to enhance the character and historic value of the Conservation Area in order to guide future development and ensure that a positive outcome is achieved.

Throughout the process of preparing this Conservation Area Appraisal, consultation events, drop-ins and walking tours have been held in order to broaden the knowledge of the historical, evidential, social and aesthetic value held within the built environment on Spring Bank.

A series of twelve public consultation workshops have been held from May 23 – September 23 to provide an opportunity for the local community, building owners, professionals and local authority departments to provide input into the Conservation Area Appraisal and to garner insight into why the quality of the Conservation Area has diminished and how this can be better managed collectively in the future.

This document will initially go through a process of internal review with Hull City Council including Local authority representatives from Planning, Urban Design, Ecology and Tree Preservation, Highways and Enforcement as well as elected members. Once internal consultation had been completed, the document will be issued for public consultation for review and comment.

Following public consultation in 2024 the Character appraisal was adopted for publication by Planning Committee on the 18th June 2024.

3 Planning Policy Context

Conservation Areas are currently legislated by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) of the Act advises that every local planning authority shall, from time to time, determine which parts of their areas are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas. Section 69(2) further states that the Authority should from time-to-time review conservation areas and determine whether any further parts of their area should be designated as conservation areas, and if so determine those parts.

Section 71 of the Act requires that an Authority should, from time to time, formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas (these documents are commonly named Conservation Area Appraisal Documents and Management Plans). National Planning Policy Guidance (NPPG) advises that a good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Sectional 16 of the National Planning Policy Framework (NPPF) provides national policy on the adoption and management of conservation areas. Paragraph 191 of the NPPF advises that

when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Section 9 (Design and Heritage) of the Hull Local Plan (adopted November 2017) further outlines policies relating to the development and management of conservation areas. Policy 14 (Design) identifies how development should relate to surrounding character and scale etc. and Policy 15 (Local Distinctiveness) to local distinctiveness, including that development should not harm the character or appearance of the city centre Conservation Areas which are characterised by their low-rise nature, and not harm the distinctive historic skyline and have an acceptable impact upon views and vistas within the city centre. Policy 16 (Heritage) outlines the City Council's policies for heritage management, including giving priority to areas which contribute to the distinct identity of Hull. Policy 19 gives specific guidance on the protection and design for Shop Fronts and Policy 20 guides on the introduction of advertisements.

This appraisal document has been written in accordance with the guidance of Historic England Advice Note 1 (Second Edition) (Published Feb 2019) Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 and to reflect the above referenced policies. Full details of Policies relevant to the management of the conservation area are outlined within appendix A (National policies) and B (Local policies).

Summary of Special Architectural and Historic Interest

The Spring Bank Conservation Area is considered to be of special architectural and historical interest for the following reasons :-

1. Its role in establishing the framework for the wider development of the Avenues and streets to the north and south of Spring Bank during the 1830's.
2. Its role as a historic district centre, from the 1890's, serving the needs of the local communities of the Spring Bank area.
3. Its significance in providing a primary through route connecting the city centre with the wider residential suburbs and the historic grandeur created by the town houses along Spring Bank.
4. Its importance in the evolution of the Zoological Gardens and its impact on the development of the area.
5. The architecture along the length of Spring Bank documents the changing historical styles during the 17th and 18th century including Georgian buildings from the early 1800's towards the east, Early Victorian to the central area and High Victorian towards the west.



Figure 5 - Photograph from the junction of Spring Bank with Vane Street looking west. (Author, 2023)

4 General Character, Location and Uses

The character of Spring Bank can be defined as a primary street connecting Hull city centre to the wider residential suburbs and is located towards the north-west corner of the city centre.

The street is clearly defined to each side by urban blocks of generally 2-4 storey in height with a generous primary through road connecting the city centre with the Conservation Areas of Princes Avenue and Spring Bank West. The scale of buildings generally along Spring Bank is considered low relative to the width of the street, with a limited sense of enclosure, particularly where there are undeveloped sites or single storey developments. Spring Bank is orientated in a north-east to south-west direction and due to the relatively low scale of development, benefits from high levels of daylight throughout the day.

The direct linear route of Spring Bank creates a long vista along its length, with the view closed at the junction with Spring Bank West and Princes Avenue to the north-west and Ferensway towards the south-east. Spring Bank provides an important role in providing access to the city centre from the surrounding residential neighbourhoods and is within walking distance for commuters to the city centre.

The character of Spring Bank is urban in nature, with limited areas of greenspace provided along its length. The street does, however, benefit from limited trees along parts of the street frontage. Uses along Spring Bank vary and include a mix of

residential urban blocks and retail units with residential units above. Historic pubs are also prominent along the full length of the street with the Spring Bank Tavern located towards the east and the Polar Bear and the Botanical Hotel towards the western end.

The areas to the north and south of Spring Bank are predominantly residential use and the location of Spring Bank in relation to the city centre provides a local residential neighbourhood within close proximity to the city centre. Spring Bank and Princes Avenue at the western end of Spring Bank are the focal point for public activity providing shops, food outlets, social and community uses. The development of Ferensway as a primary route providing access to the city centre from the north and south has created a physical barrier to pedestrians and cyclist movement towards the city centre and has had a detrimental effect on the character of the area and the connectivity with the city centre.

Spring Bank has the potential to become a prominent district centre that is at the heart of the community and wider residential neighbourhood to the north and south of Spring Bank and the Avenues. In order to achieve this, extensive investment is required to reinstate historic features and to bring back the historic quality to the street.

With changing attitudes and trends towards the promotion of active travel, Spring Bank has the potential to bring back the 'pleasant and beautiful promenade' it once was through a potential rebalance with sustainable modes of transport (pedestrian and cycle and bus travel) dominating over private car use.

4.1 Conservation Area Map



Figure 14 – Plan showing the extent of the Conservation Area Boundary
Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432. (Author, 2023)

5 Archaeology & Historic Evolution

5.1 Archaeological Background

Historic maps dating from 1818 illustrate that, prior to the extensive development of the Spring Bank Conservation area between the 1830's and 1893, the area comprised predominantly of arable farmland and open countryside. Development in Hull prior to 1818 was limited predominantly to within the city walls towards the south east of the site focussed around the port, the River Hull and River Humber. Further information can be found in the Hull City Council Supplementary Planning Document 2 : Heritage & Archaeology, 1996.

The risk of finding archaeological remains from pre 1830's is therefore considered to be low.

A small number of buildings within the Conservation Area dating from post 1830 have since been demolished, some of which have been redeveloped. These include the following buildings :-

- Former dwellings to the corner of Spring Bank and Spring Bank West/Derringham Street
- Waterworks to the corner Spring Bank and Spring Bank West/Derringham Street
- The Chapel and Sunday School between Louis Street and Middleton Street (now used as a car hire parking area)
- Orphan Asylum located on the now vacant site between Derringham Street and Stanley Street

- St Jude's Church, located between Stanley Street and Norwood Street (the former Church Hall to St Jude's has been retained and forms part of the existing retail unit).
- Terraced houses which formed the northern section of Carlton Terrace, which included the original Polar Bear Inn to the northern building, that form the front gardens to the set-back terrace of 65-79 (odd) and 81 Spring Bank.
- Church at the centre of the urban block between Collingwood Street and Park Street (now used as a Kwik Fit garage)
- Chapel on the corner of Freehold Street and Spring Bank (now the site of the Seventh Day Adventist Church built in the 1950's-1960's)
- The site of the former Co-operative shop on the corner of Collingwood Street and Spring Bank was demolished and a new two storey retail unit built in the 1980's-1990's.

Should any of these sites be redeveloped in the future, there is the potential to find archaeological remains dating from the 1830's-1900's.

6 Historic Phasing

Map regression allows a clear picture to be formed of the sequential development of the Conservation Area and can evidence how places evolve and adapt to the changing needs of the population. A series of historic maps can be found in Appendix C for further reference. The following provides a summary of the findings of the assessment of Map Regression from 1818 to the present day in 2023.

Pre 1818 - The earliest Ordnance Survey maps of Spring Bank illustrate that, prior to 1818, Spring Bank was open countryside with Spring Dyke located along the route of what would later become Spring Bank. Prior to 1818, settlement within Hull was focussed within the city walls and there is no evidence of past settlements along Spring Bank. Spring Bank as a route was developed in 1818.

1820 - Carlton Terrace was one of the earliest developments along Spring Bank built in the 1820's. These four storey town houses would have, at the time, sat within the context of semi-rural countryside.

1830's - In the 1830's, the Waterworks had been developed towards the western end of, what later became, Spring Bank at the corner with Derringham Street. In 1830 plans were developed to create a "handsome street' along Spring Street that would be lined with 'tasteful houses uniformly built' and to create a 'pleasant and beautiful promenade' ".¹ Shortly after this, in 1832 Spring Ditch, was filled in to form Spring Bank. During this time, terraces of dwellings were established along Spring Bank in accordance with the plan, with formal front gardens to the Spring Bank frontage and extensive landscaped rear gardens surrounded by open countryside.

1840's - In the 1840's the Zoological Gardens was relocated to a more generous site on Spring Bank.

1856 – The 1856 Ordnance Survey plan illustrates the earliest settlements along Spring Bank. At this time, the city centre of Hull had begun to expand beyond the constraints of the city walls and urban sprawl from the city to the east, led to the Spring Bank area becoming a semi-urban and semi-rural area. Building plots and streets had been formed adjacent to the Water Works at the western end of Spring Bank, although limited buildings had been constructed in this area. The railway and Botanical Railway Station have been built by this time to serve the Water Works and provide access to the Cemetery and beyond.

¹ Spring Bank Chronology, author unknown, Carnegie Heritage Centre, accessed 25th April 2023.

By this time, the Zoological Gardens had been opened on the northern side of Spring Bank, having been relocated there to a purpose built park. The Zoological Terrace was one of the earliest developments located opposite the Zoological Gardens on the south side with the Eagle Public House and Hotel occupying the end of the terrace on the corner with West Parade. Infrastructure and building plots had been established towards the north of Spring Bank in readiness for the construction of new dwellings to support the booming port activity within the city centre. Urban sprawl clustered around the eastern end of Spring Bank illustrates how the city centre has expanded during the early 1800's. The Fire Station on Hall Street was also built shortly after this period in 1860.

1893 – The 1893 map illustrates that between 1856 and 1893, extensive development had occurred and the semi-rural character of Spring Bank had changed dramatically to a dense urban character. Spring Bank had been formed as a primary access route serving the extensive developments of housing to the north and south side of Spring Bank. By this time the Zoological Gardens had closed due to financial difficulties, leaving an expansive area of land available for redevelopment to the north side of Spring Bank. Two, three and four storey buildings had been developed along Spring Bank to create a boulevard with trees planted down the centre of the street and the tram line connecting the city centre with the Spring Botanical Gardens Station and the Gardens, Parkland and Cemetery beyond to the west along with the residential streets. High quality residential dwellings and villas were created along Spring Bank, with formal front gardens and extensive rear gardens. To the north side of Spring Bank, streets of two/three storey bay fronted Victorian houses were formed with

generous rear gardens. In contrast, to the south, small scale densely populated back to back dwellings accessed directly from the street with small rear yards were developed.

Focussed clusters of ground floor retail were also created fronting Spring Bank to serve the local residential communities in the area, bringing activity to the street. Chapels and Churches were developed to serve the growing population of the area. The Orphanage Asylum had also been built during this period in 1866. The Polar Bear public house, previously located at Carlton Terrace, has since been relocated to purpose built premises on the corner of Derringham Street and Spring Bank, built in 1895.

1911-1929 – The 1911 map illustrates that very little change had occurred during the early 1900's, with the exception of the development of housing along Spring Bank West and the construction of Hymers College off Spring Bank West.

1929 – The 1929 map shows that the Hull and East Yorkshire Centre for the Deaf was constructed and completed in 1926, allowing the institute to relocate from their existing rented premises at 53 Spring Bank.

1938 – In the 1930's plans were developed to create a city centre boulevard connecting the north of the city to the city centre which led to extensive demolition, particularly to the corner of Spring Bank and Beverley Road, to enable the construction of Ferensway. The removal of the tree lined boulevard in the 1950's along the centre of Spring Bank has also contributed to the erosion of Spring Banks historic character as a result of highways improvements. Ferensway, located towards the east of Spring Bank was seen to illustrate 'an advance in municipal architecture and municipal development' and was showcased as 'one of the finest in the north of England'.² The plan for Ferensway, developed by Dougill, was to create a new city centre boulevard with shopping arcades and car parking. The land required to construct Ferensway, involved the demolition of the urban blocks to the east of Spring Street, in order to clear the way for the new highway and major junction improvements. This demolition and reconfiguration of the junction with Spring Bank had a major impact on the character of Spring Bank. creating wide expanses



Figure 15 - Historic photograph dating from the late 1800's looking south-east along Spring Bank (Hull Daily Mail, 2023)

² The Times, 'News in Brief' 16 Oct 1931, p11 'Pageant of Transport in Hull, 19 Oct 1931, p9.



Figure 16 - Historic photograph dating from the early 1900's looking north-west along Spring Bank (Hull Daily Mail, 2023)

of hostile highways and poor-quality landscape works to the entrance of Spring Bank. The buildings fronting Spring Street, previously concealed by terraced housing on Pearson Street, were now exposed to the view on the primary approach to Spring Bank.

1960's-1990's – Limited development has occurred during the late 1900's. The Chapel to the corner of Freehold Street and Spring Bank was demolished and a new Church was built in the 1950s/1960's for the Seventh day Adventist Church in its place. A single storey Kwik Fit garage was built on the site of the former Chapel next to Carlton Terrace and a further Hi Q garage built on the former greenspace on the corner of Hutt Street and Spring Bank. Further development included the construction of a new

single storey retail unit which incorporated the Church Hall of St Jude's Church following the demolition of St Jude's Church after a fire. The earlier Co-operative retail unit on the corner of Collingwood Street has been demolished and a new two storey retail unit built in its place. A new Tesco store was also developed on the part of the land of the former Orphanage (later known as Government Buildings) which was demolished in the 1980's.



Figure 17 - Photograph of the former Orphanage (later known as the Government Offices) built in 1865 and demolished in the 1980's. (Hull Daily Mail, 2023)

1994 - At the time of designation as a Conservation Area in 1994, the quality of the buildings along Spring Bank was reasonably high, with many historical shopfronts and brickwork detailing retained. Today, however, the introduction of alterations including UPVC windows, the loss of historic shopfront details, the creation

of low quality canopies to shopfronts and the painting and rendering of decorative brickwork, has led to the deterioration in the quality of Spring Bank. The highways works to improve vehicular access to the city centre and to reduce congestion has resulted in Spring Bank becoming dominated by vehicles. The introduction of bus stops and lay-by parking bays along Spring Bank has also contributed to visual clutter and an overdominance of vehicles over the creation of a pedestrian and cycle friendly commuter and shopping route.

7 Social History

The Spring Bank Conservation Area embodies important social history through its gradual development from 1820 to the present day. In its earliest stages of development, the area was identified as a new high quality promenade, with the first phase of development at Carlton Terrace in 1820. These generous four storey townhouse, with their formal front gardens and large rear gardens, suggest a sense of grandeur aimed at the upper classes of society and established a quality for the emerging area. During the 1930's, the Zoological Gardens were developed which led to further development in line with the masterplan for the area. The Zoological Gardens provided an important role in the social history of the area, creating a spectacular opportunity for residents of Hull to see a variety of animals brought into Hull via the port.

Residential terraces of generous townhouses continued to be developed, with Zoological Terrace built directly opposite the Zoological Gardens. During the late 1800's rapid expansion from the city centre from the east, led to extensive residential development. To the north of Spring Bank, large scale, semi-

detached Victorian houses were developed with generous plots and large rear gardens. In contrast, towards the south of Spring Bank, extensive areas of high density back-to-back housing with small yards dominated. This illustrates a potential class divide with the wealthier middle class housing to the north and the smaller, lower quality housing to the south.

8 Recent Developments

Recent new build developments within the Conservation Area are generally limited. These generally comprise of low quality 1-2 storey developments that cause harm to the character of the Conservation Area.

These are listed as follows :-

- New three storey Club built within the centre of the urban block bounded by Spring Street and Hall Street, which infilled the rear area of the unit.
- Two storey modernist former bank building on the corner of Park Street/Spring Bank built in the 1960's.
- New Modernist Church building thought to date from the 1950's/1960's, built on the site of a former Chapel on the corner of Freehold Street/Spring Bank.
- Single storey Kwik Fit garage built in the 1980's/1990's on the site of the former Chapel and directly adjacent to Carlton Terrace, the earliest terrace of dwellings on Spring Bank dating from 1820.
- Construction of a new Co-operative store on the corner of Clarendon Street/Spring Bank built in the 1980's/1990's.
- Single storey Hi Q garage built on the former greenspace at the corner of Hutt Street/Spring Bank built in in the 1980's/1990's.
- New three storey infill residential building at the centre of the urban block between Albany Street and Peel Street built in in the 1980's/1990's.
- Former Kwik Save retail unit on the corner of Stanley Street / Spring Bank which incorporates the former Church Hall to St Jude's Church. A single storey extension was added to the former Church Hall to provide a new frontage to the retail unit accessed off a customer car park.
- New two storey Tesco built on part of the site of the former Orphanage on the corner of Anlaby Street/Spring Bank and associated customer car parking.
- Two storey extension to the corner retail/residential unit on the corner of Middleton Street/Spring Bank.

8.1 Phasing Plan



Figure 18 - Map showing the phased development of Spring Bank - Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432 (Author, 2023)

9 Character and Appearance Assessment

9.1 Introduction

The Spring Bank Conservation Area has a distinct urban character that varies in scale, use, architectural design, detailing and style that all contribute to the creation of its unique character. In the preparation of this assessment, a detailed analysis of each building has been developed which outlines the key components of each building that contribute to the character of the Conservation Area. Please refer to Appendix G for further detail.

9.2 Character Zones

Although Spring Bank comprises of a single primary street, designed as an important high street serving the local area, the character of the street changes along the length of Spring Bank, with a variety of building scales, styles and uses. The following sets out the key character area zones as set out on the following map in Figure 5.

9.2.1 ZONE 1 – East entrance zone

Is the easterly section of Spring Bank, located close to the city centre. The scale of the building is generally two-three stories, with the height increasing towards Ferensway. The buildings fronting Spring Street play an important role in establishing the character of the area and are considered key buildings in their role as gateway buildings to the Conservation Area. Uses within Zone 1 are predominantly retail to the ground floor with residential or storage above. The Spring Bank Tavern on the corner of Hall Street is also an important building. The section between Hall Street and Vane Street comprises of two storey buildings that are

of a lower quality with retail units at ground floor and residential units above.



Figure 19 - Photograph from the junction of Ferensway and Spring Bank looking west. (Author, 2023)



Figure 20 - Photograph towards the buildings along the south of Spring Bank, zone 1 including the Spring Bank Tavern. (Author, 2023)

9.2.2 ZONE 2 – Central east zone

The character of buildings changes in zone 2 with buildings that are much taller in scale at three-four stories in height. This increase in height and the vertical proportions of the building, creates a proportion that successfully holds the width of the street. The predominant use in this area of the street is residential use with elevated ground floor levels with steps and cast iron railings creating a threshold space to the properties. These buildings were some of the earliest buildings constructed between early 1800's and 1893 and depict the Georgian style of architecture with vertically proportion and simple, elegant detailing.



Figure 21 - Photograph of 58 to 72 Spring Bank (north side) (Author, 2023)



Figure 22 - Photograph of 47 to 57 Spring Bank (south side) (Author, 2023)



Figure 23 - Photograph of 71 to 81 Spring Bank (south side) (Author, 2023)

9.2.3 ZONE 3 – Central zone

Within Zone 3, the scale of building is reduced to two-three stories. This lower scale of building changes the character of the street combined with the various lower scale single storey buildings along its length, is less successful proportionally in holding the street when compared to the street width. The predominant use of buildings is ground floor retail with residential above. Carlton Terrace, the oldest buildings on the street dating from 1820, are predominantly residential in use. The character of architecture within zone 3 varies from the simple Georgian style of architecture to Carlton Terrace, to the more elaborate and ornate Victorian detailing including bay windows, projecting gables and ornate brickwork detailing to the buildings to the north side of Spring Bank.



Figure 24 - Photograph of 94-100 Spring Bank (north side) (Author, 2023)



Figure 25 - Photograph of 91-101 Spring Bank (south side) (Author, 2023)



Figure 26 - Photograph of 114-122 (north side) (Author, 2023)

9.2.4 ZONE 4 – Central west zone

The character of zone 4 is defined by a change in scale and use. Buildings to the north side are generally of residential use and three storeys in height which dominate the street frontage. Projecting two storey bay windows and feature gables at roof level create visual interest and a vertical rhythm to the street, increasing their perceived scale. These once grand ‘villas’ create a unique quality to this character zone. Originally designed purely for residential use, some have now been converted to ground floor retail units with residential units above. To the south side, the buildings are generally two storey in height, with ground floor retail use and residential above. These buildings are more modest in scale and detail, although corner buildings still retain historic features that create focal points to street corners. The limited gap sites within this zone helps to create a sense of enclosure and continuity of visual interest.



Figure 27 - Photograph of 129 to 141 Spring Bank (south side) (Author, 2023)



Figure 28 - Photograph of 136 to 148 Spring Bank (north side) (Author, 2023)



Figure 29 - Photograph of 151 to 167 Spring Bank (south side) (Author, 2023)

9.2.5 ZONE 5 - West entrance zone

The character of zone 5 is defined by generally three story buildings to the north side of the street with limited building form to the south. The north side uses include a mixture of ground floor retail or food use with residential above with limited office and hotel use. The site of the former Chapel at the corner of Spring Bank and Middleton Street creates a substantial gap in the street frontage and lack of activity. To the south side, the demolition of both St Jude's Church and the Orphanage along with the redevelopment of the western area for the Jackson's Bakery site has left a considerable gap in the urban form in this area of Spring Bank. The character of buildings in this area is more akin to out of town retail, with retail units developed with dedicated customer parking. This has led to a considerable reduction in the quality of this area and a lack of active frontage and urban character. The Polar Bear Public House and Botanical Hotel are the last remaining historic buildings within this zone.



Figure 30 - Photo of 188-190 Spring Bank (north) (Author, 2023)



Figure 31 - Photo of 224- 228 Spring Bank (north) (Author, 2023)



Figure 32 - Photo of the Polar Bear public house (229 Spring Bank) (south) (Author, 2023)

9.2.6 Plan showing Character Zones



Figure 33 -Map showing the character zones along Spring Bank Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432

10 Building Types

Building uses along Spring Bank vary greatly which contributes to the interesting character of the street. Residential uses are prominent throughout, particularly to the east within Character Zone 2. Residential uses comprise of both apartments above ground floor retail units as well as large scale three-four storey dwellings. The conversion of large scale dwellings into Houses of Multiple Occupancy (HMO's), has however led to a demise in the quality and maintenance of these previously grand Georgian Townhouses and Victorian Villas.

Ground floor retail or food use dominates the street generally with some Victorian Villas later being converted to retail on the ground floor. Many of the retail units spill-out onto the generous pavings with awnings and goods on display, bringing colour, vibrancy and activity to the street.

To the south side, a number of Public Houses along the length of Spring Bank create focal points for activity during the day and evening.

Office use can also be found along the north and south side of the street, occupying former residential properties. Community uses including Churches, Chapels and Places of Worship are located along the street. A small number of hotels are also located along Spring Bank to the north side of the street. Please refer to the Figure 23 to follow which illustrates the Ground floor building uses.



Figure 34 - Example of the residential villas to the north side of Spring Bank (Author, 2023)



Figure 35 - Example of retail units to ground floor with residential above to the south side of Spring Bank (Author, 2023)

10.1 Plan showing Building Types & Uses



Figure 36 - Map showing the existing ground floor uses on Spring Bank (Source : Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432)

11 Layout & Plan Form

The layout of Spring Bank was defined by the location of Spring Dyke which was infilled in 1812 to allow the expansion of Hull city centre. Prior to this, the Spring Bank area was arable farm land or open countryside. The 1930's plan for the area established Spring Bank as a primary through route and spine road, with building plots and streets formed directly off Spring Bank. To the north, formal streets of Victorian semi-detached houses were formed with streets running perpendicular to Spring Bank. To the south density was increased, with streets running in a north-south orientation perpendicular to the primary road of Londesborough Street to the south.

Buildings along Spring Bank were formed to create an edge to the urban blocks with active frontages along Spring Bank to enliven the street. The orientation of the residential blocks is such that the continuity of the urban frontage along Spring Bank is broken by the adjoining streets at regular intervals along the length of the street. This does, however, ensure maximum permeability and footfall with all streets leading towards Spring Bank as a district centre.

Today, the plan form towards the north of Spring Bank remains predominantly intact, whilst the area to the south has undergone considerable redevelopment with the creation of modern council housing estates and schools.



Figure 38 - Historic map dating from 1856 (National Library of Scotland, 2023)



Figure 37 -Historic map dating from 1893 (National Library of Scotland, 2023)

11.1 Spatial Layout – Particular Streets or Layout

Although Spring Bank Conservation Area is confined to a single primary road, the road networks leading off Spring Bank creates a distinct hierarchy of streets that helps to define the key zones within the area.

Ferensway, to the eastern end of Spring Bank is a primary arterial road that was created in the 1930's to provide a significant boulevard into the city. The scale of Ferensway is such that it creates a physical barrier to accessing the Spring Bank Conservation Area beyond the city centre.

At the west end of Spring Bank, the three way junction connecting Spring Bank with Princes Avenue and Spring Bank West is also a primary arterial road connecting Spring Bank and the city centre with the wider residential neighbourhoods. This junction is often extremely congested and, although it has a traffic lighted junction, is a considerable physical barrier that makes accessing Spring Bank difficult to navigate on foot.

Park Street towards the centre of Spring Bank provides primary access to the area to the south of Spring Bank including the hospitals, schools and the more local residential area.

Roads to the north of Spring Bank run perpendicular to Spring Bank and provide direct access to the Victorian semi-detached residential area to the north. These streets are secondary in nature with street side parking provided for residents of the street.

Roads to the south of Spring Bank provide access to the more recent 1970's social housing development which is designed with a clustered plan arrangement which minimises the opportunity for through routes. These roads provide local access only.

Spring Bank is a primary arterial route with dedicated lanes for cars and buses/cycle routes. Parking bays have been created for servicing the retail units and provide short stay car parking for customers.

11.2 Architectural Form – Specific or Groups or Individual Forms

Many of the buildings along Spring Bank are designed as groups of buildings, creating a collective visual continuity to the streetscape.

The architectural form of the majority of the buildings within the Conservation Area fall into one of the following categories :

- Georgian or Victorian townhouses
- Victorian villas
- Victorian retail units
- Public Houses

11.2.1 Georgian / Victorian townhouses

These townhouses date from 1830-1893 and are located towards the eastern section of Spring Bank. These are defined by elevated ground floor levels with stepped access, elaborate entrance porticos and pilasters and vertically proportioned windows.



Figure 39 - Photograph of 46 - 72 Spring Bank (north) (Author, 2023)



Figure 40 - Photograph of 69 to 79 Spring Bank (Author, 2023)



Figure 42 - Photograph of 47 to 53 Spring Bank (Author, 2023)

11.2.2 Victorian villas

To the north side of Spring Bank are groups of Victorian villas that are all similar in character and detail. Generally three storey in height with the second floor within the roof space, these villas are defined by the use of buff brickwork, projecting two storey bay windows, decorative gables at roof level and decorative arched brick or stone detailing to doors and windows. Although historically designed as grand residential villas, a number have been converted to retail/food use at ground floor level with residential use above.



Figure 43 - Photograph of 136 to 148 Spring Bank (north) (Author, 2023)



Figure 45 - Photograph of 150 to 168 Spring Bank (north) (Author, 2023)



Figure 44 - Photograph of 230 to 246 Spring Bank (north) (Author, 2023)

11.2.3 Victorian retail units

To the north side, groups of three storey buildings with residential units above and ground floor retail/food use are located along Spring Bank. Generally of buff/red brickwork construction, they include various details to bring visual interest and to maximise daylight to the upper floor levels including projecting bay windows double arched windows and projecting gable details at roof level. The retail historically was clustered within these groups, creating focal points for activity along Spring Bank.



Figure 46 - Photograph of 186-190 Spring Bank (north) (Author, 2023)



Figure 47- Photograph of 114-122 Spring Bank (Author, 2023)



Figure 49 - Photograph of 94-100 Spring Bank (north) (Author, 2023)

To the south side of Spring Bank, the Victorian retail units are generally limited to two storey in height with residential or back-of house accommodation at first floor level. These are defined by predominantly brickwork facades at first floor level, often with projecting bay window features and decorative stonework arched windows and brickwork detailing.



Figure 48 - Photograph towards 147-167 Spring Bank (south) (Author, 2023)

11.2.4 Public Houses

Spring Bank has a variety of historic public house along its length, all positioned on the south side of the street and are either Grade II Listed or locally listed. These buildings add a distinct character to the Conservation Area as well as adding social value to the areas significance. These include :

Spring Bank Tavern (Locally Listed)



Figure 50 - Photograph showing historic details on the Spring Bank Tavern (Author, 2023)



Figure 51 - View of the Spring Bank Tavern from Hall Street (Author, 2023)

Polar Bear (Grade II Listed)



Figure 53 - View towards the Polar Bear from the junction of Derringham Street (Author, 2023)



Figure 52 - View towards the Polar Bear from Spring Bank (Author, 2023)

Botanical Hotel (Locally Listed)



Figure 54 - Photograph of the Botanic Hotel from Spring Bank looking down Derringham Street (Author, 2023)

12 Scale

The map on Figure 46 illustrates the scale of buildings along Spring Bank. The north side of the street is predominantly three storeys in height which helps to give a good sense of enclosure to the street and clearly defines the edge of the urban blocks. The scale and vertical proportions of the buildings are broken up by details including projecting bay windows, feature gables and dormer windows that help to punctuate the eaves level and create visual interest to the street.

The scale of buildings to the south side of the street varies dramatically. Towards the east, four storey Georgian Townhouses enclose the street and their elegant vertical proportions and elevated ground floor levels create a sense of grandeur. Towards the central section of the street the scale reduces to a predominantly two storey scale, reducing the enclosure to the street but creating a more human scale. Towards the west, the loss of important buildings including St Jude's Church and the Orphanage and the replacement with low quality single storey retail has created a gap in the urban form that has a negative impact on the character of the area.



Figure 57 - Photograph towards 124-134 Spring Bank (north) (Author, 2023)



Figure 55 - Photograph towards 136-148 Spring Bank (north) (Author, 2023)



Figure 58 - Photograph towards 100-112 Spring Bank (north) (Author, 2023)



Figure 56 - Photograph towards 69-79 Spring Bank (south) (Author, 2023)

12.1.1 Plan showing the existing building heights



Figure 59 - Map showing the scale of buildings on Spring Bank Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432) (Author, 2023)

12.2 Disposition

Spring Bank has a distinct character and variety that creates a vibrant and visually interesting district centre street serving a wide residential area.

The width of Spring Bank is considerable and the scale of the building generally holds the street with predominantly 3-4 storey buildings to the north and 2-3 storey buildings to the south. The scale of buildings creates a sense of enclosure at street level for pedestrians, whilst allowing high levels of natural daylight throughout the day and into the evening. The exposed elevation to the north side has the potential to provide external seating areas for cafes and restaurants that can maximise the exposed aspect of the street form. The variety in building scale contributes significantly to the change character of the street.

The length and direct route of Spring Bank is vibrant and visually interesting due to the variation in building form and uses.

The architectural design of the street also adds significantly to the character of the Conservation Area. From the classical Georgian style of architecture to the east and the more elaborate and detailed Victorian style to the west, the buildings create a richness that is an important characteristic of the area.

The variety of uses are all important in contributing to the richness of the area. The mix of retail units with produce displays outside, cafes, public houses, places of worship and residential uses create colour, vibrancy and activity throughout the day and evening.



Figure 60 - Photograph towards the Polar Bear public house and Botanical Hotel on the junction with Derringham Street (Author, 2023)



Figure 61 - Photograph towards 198 Spring Bank (north) (Author, 2023)



Figure 62 - Photograph towards 174 Spring Bank (north) (Author, 2023)

12.3 Position of Buildings within Plot

There is a dominant building line that is adhered to generally to both the north and south side of the street with each plot set back from the general pavement.

To former residential developments, front gardens were formed with wrought iron railings and low stone or brick plinths to provide formal front gardens that created a threshold to the pavement with stone steps leading up to the elevated front door.



Figure 63 - Photograph of 43-55 Spring Bank showing the railings to the site boundary (south) (Author, 2023)



Figure 65 - Photograph of 69-79 Spring Bank showing the low brick wall and piers with iron railings between (Author, 2023)



Figure 64 - Photograph of 226 Spring Bank (Author, 2023)

To retail units, generous pavements outside allow produce or seating to be located on the street, which create a vibrancy to the street and encourage activity throughout the day. Awnings were historically used to provide shelter to the external areas and to minimise overheating within the shopfront, particularly to the north side of the street.



Figure 66 - Photograph of 186-188 Spring Bank showing the generous extent of external areas to some retail units (Author, 2023)

In some instances, the predominant building line is not adhered to. The terrace built in the late 1800's to the corner of Park Street is set back substantially from the street frontage with generous front gardens and an elevated position, increasing its grandeur and privacy in relation to the street. This was also due to the location of the tram interchange at the junction of Park Street.



Figure 67 - Photograph of 69-79 Spring Bank which is substantially set back from the dominant building line (Author, 2023)

More recent developments dating from the 1960's-1990 do not adhere to the consistent building line and are incongruous with the character of the street. These include the 1960's two storey bank on Park Street, the Seventh Day Adventist Church, the Kwik Fit and Hi-Q Garages and the former Iceland store are set back from the predominant building line which diminishes the sense of enclosure to the street.



Figure 70 - No 79 Spring Bank which adjoins 79 Spring Bank which is set back from the dominant building line (Author, 2023)



Figure 68 - The Hi-Q garage to the north side of Spring Bank which is set back from the dominant building line to provide sufficient turning areas for vehicles (Author, 2023)



Figure 69 - No 185 Spring Bank which comprises of the former Church Hall to St Jude's Church and a later 1980's extension which fronts the adjacent car park, breaking the building line and massing (Author, 2023)

13 Materials

13.1 Brickwork

The dominant construction material for external walls along Spring Bank is brickwork with both red and buff (thought to appear more expensive) brick being widespread across the length of the street. Decorative brickwork detailing is also prevalent with the use of projecting dentil courses, Flemish bond, contrasting brickwork string course and brick arched door and window openings can also be found. Decorative carved stonework was used to create features to window and door cills.

In some instances, however, the painting of brickwork along Spring Bank has occurred, which has led to the stonework and brickwork detailing being concealed from view.



Figure 72 - The use of terracotta brickwork to the Deaf Institute built in the 1920's. (Author, 2023)



Figure 71 - The use of terracotta brickwork to the Georgian buildings at 53-55 Spring Bank built prior to 1830. (Author, 2023)



Figure 73 - The use of buff brickwork to the Georgian buildings dating from pre 1830. (Author, 2023)



Figure 75 - The use of buff brickwork to the Late Victorian buildings towards the west of Spring Bank. (Author, 2023)



Figure 74 - The use of terracotta brickwork to the Late Victorian buildings towards the west of Spring Bank. (Author, 2023)

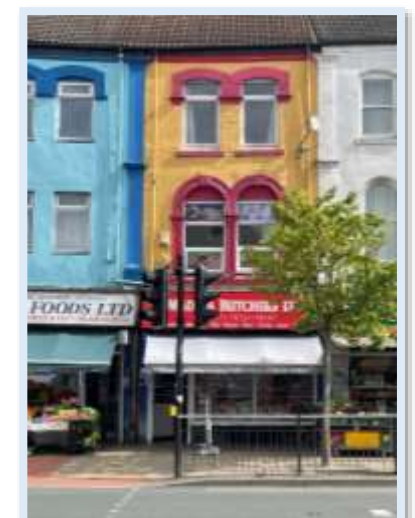


Figure 76 - Some buildings have had the brickwork painted in vibrant colours to enliven the area. (Author, 2023)

13.2 Render

In some instances, render has been used to create a clean, crisp, formal aesthetic to buildings, particularly those from the Georgian period. These buildings include projecting string courses, stone architraves to doors and windows and stone pilasters to create depth and visual interest to the façade. Feature public buildings such as the Spring Bank Tavern are rendered to draw attention to them in the wider context of the wider street.



Figure 79 - The use of render to 75-79 Spring Bank (south)
(Author, 2023)



Figure 77 - Render utilised to the external walls of the Spring Bank Tavern (Author, 2023)



Figure 78 - Externally applied insulation and render applied externally to the external walls of Stone Boy House. (Author, 2023)

14 Roofing Forms

Roof forms are predominantly pitched roofs throughout with features including decorative projecting gables and dormer windows used to break up the roof form and to add visual interest. Corner buildings incorporate hipped roofs, often with feature stonework details or dormer windows, to help them 'turn the corner' and create a landmark focal point to the corner.

Materials are generally slate, although in some instances, these have been replaced with concrete pantiles.



Figure 80 - The roof form of the Polar Bear which curves at the corner, allowing the buildings form to turn the corner. (Author, 2023)



Figure 83 - Pitched roof forms with decorative dormer windows creating visual interest at roof level. (Author, 2023)



Figure 81 - Victorian Villas with projecting gables and bay windows, creating depth and visual interest to the facade. (Author, 2023)



Figure 82 - Pitched roof with limited detail at roof level with the exception of the timber gutter supports. (Author, 2023)

15 Boundary treatments

Generally, where ground floor level is designed for retail use, the buildings are positioned to provide an external area to the back of pavement in order to allow the display of goods for retail use or seating areas for cafes and restaurants. Where the buildings were originally designed for residential use, boundary treatments is predominantly wrought iron railings on a stone or brickwork plinth. Decorative details such as the serpentine support bracket are still evident on No 53 Spring Bank. In some instances formal hedges have been introduced behind the railings to provide enhanced privacy to the residential gardens.



Figure 84 - Formal hedges provide privacy to the Victorian villas (Author, 2023)



Figure 88 - Decorative wrought iron railings with serpent supports (referencing the Zoological Gardens) providing a high quality boundary treatment to 53-55 Spring Bank (south) (Author, 2023)



Figure 86- Modern railings installed in the 1980's to form the boundary of 69-79 Spring Bank (Author, 2023)



Figure 85 - Stone steps leading to the elevated ground floor residential entrance providing privacy to the primary living space. (Author, 2023)



Figure 87 - Low quality modern metal railings to the LHS and original decorative railings to the RHS of the primary entrance. (Author, 2023)

16 Windows & Doors

Historically, windows throughout the Conservation Area comprised of timber framed vertical sliding sash windows with generally vertical proportions. To the Georgian terraces, these sashes would have been separated vertical and horizontal slimline mullions which was typical of buildings of this style. Victorian buildings had larger glazing areas within the sliding sash frames.



Figure 89 - Original timber sliding sash windows retained (Author, 2023)



Figure 90 - Original timber sliding sash windows retained (Author, 2023)



Figure 91 - Retained feature doorway with Corinthian heads to brick piers (Author, 2023)



Figure 92 - Original doorway entrance and portico with scroll details and plaster surround (Author, 2023)

Many of these original windows, however, have been replaced with modern UPVC or metal framed double glazed windows to improve the thermal performance and reduce maintenance. These are not appropriate for the conservation area and have a detrimental impact on the historic character of the area. Many of these replacement windows have also not been designed to be sympathetic to the historic proportions of the historic glazing style, as shown in the image adjacent.

Doors were historically either solid timber doors or timber doors with glazed panels to the upper section to allow daylight into hallways. Fanlights are also typical above the door to residential units. Although some of the original fanlight details have been retained, doors have often been replaced by new UPVC or solid timber doors that do not reflect the level of detail of the original doors. Other details retained in-situ are the patterned Victorian tiles to the threshold and door recess. Doors within the Conservation Area should be timber doors with either a solid raised and fielded panel design or a panelled timber door with a glazed upper panel. UPVC doors are considered inappropriate for the Conservation Area.



Figure 79 - Cast iron arched doorway detail and decorative fanlight retained (Author, 2023)



Figure 93 - Retained tiled threshold detail (Author, 2023)

17 Shop Frontages

The evolution of Spring Bank and the lack of control over the adaption/removal of historic shopfronts over more recent years has led to the deterioration in the quality of the shopfronts. This has subsequently had an impact on the historic character of the Conservation Area.

Figure 92 (to follow) illustrates the positive, neutral and negative shopfronts along Spring Bank as well as identifying where historic remnants of fascias, pilasters, corbels and cornices that have been retained, despite replacement of the original shopfront.

17.1 Positive shopfronts

Positive shopfronts are those that are considered as contributing to the special interest of the Conservation Area through either the retention of the original Victorian shopfront, or with a more modern shopfront that is of high quality and responds to the character and proportions of the existing building.

As shown on Figure 92, the number of positive shopfronts is somewhat limited due to the lack of care and consideration in the design of new shopfronts to meet modern day needs.

The positive shopfronts/frontages are listed as follows :-

SOUTH SIDE (ODD NUMBERS)

- Spring Bank Tavern (former retail unit)
- 45 Spring Bank (Pawprint)
- 143 Spring Bank (Butchers) – historic shopfront retained – with the exception of the signage which dominates the shopfront
- Former Tap & Spile
- The Polar Bear Public House
- The Botanical Hotel



Figure 96 -The original cornice and fascia, shopfrontage at the Spring Bank Tavern (Author, 2023)



Figure 95 - Pawprints unit which has retained its original cornice, fascia, pilasters and doorway details. (Author, 2023)



Figure 94 - Salam Butchers (143) has retained its original shopfront from late 1800's. (Author, 2023)



Figure 97 - The Polar Bear Public House (Author, 2023)



Figure 98 Botanical Hotel and Bar (Author, 2023)

17.2 Neutral Shopfronts

Neutral shopfronts are those that are considered to be of reasonable quality, that are 'of their time' in architectural style and do not contribute either positively or negatively to the character of the Conservation Area. These may also be shopfronts where remnants of historic shopfronts are still retained but further work is required to enhance their quality and ensure that they have a positive contribution to the Conservation Area.

SOUTH SIDE (ODD NUMBERS)

- 61 Spring Bank (Cliff Pratt) - modernist 1950's/1960's
- Former Tap & Spile (Barbers) – retains historic detailing and shopfront but requires work to remove inappropriate signage.
- 171 Spring Bank (Women Cooperative Store) – retained historic shopfront but requires reduction in signage to reveal corbel details and removal of vinyl film to windows

NORTH SIDE (EVEN NUMBERS)

- 84-86 Spring Bank (Norman Harrop & Son) – Retains elements of historic shopfront retained but requires some work to improve its contribution to the Conservation Area.



Figure 99 - The former Tap & Spile frontage has been retained but has suffered from inappropriate signage, colour scheme and fit-out that has had a negative impact on its quality. (Author, 2023)



Figure 101 - 171 Spring Bank has retained its historic shopfront but has suffered from intrusive signage and loss of decorative corbels. (Author, 2023)



Figure 100 - No 84-86 Spring Bank has retained some remnants of the original shopfront but requires some work to enhance the quality. (Author, 2023)

17.3 Negative Shopfronts

Negative shopfronts are those that do not contribute positively to the Conservation Area. Some of these shopfronts may retain remnants of original historical features such as corbel details, fascia, cornice or pilaster but have been modified extensively to the point where the details are lost behind the new shopfront.

The common reasons for negative classification are as follows :-

- Oversized signage (often illuminated) that dominates the frontage and may conceal historic details.
- Removal of historical shopfronts.
- Modern metal framed shopfronts that do not respond to the proportions of the building or the windows above.
- Removal of stall risers that help to protect the frontage and give a solid base visually.
- Installation of external roller shutters that dominate the shopfront.
- Installation of secondary doors to provide access to first floor uses with low quality doors and a lack of care in the design.
- Use of inappropriate materials (such as untreated plywood, cement render left unpainted) and lack of quality in the overall finish.
- Lack of transparency through the use of vinyl images and signage to windows into the units during the day which does not contribute positively to encouraging active frontages.
- Lack of consistency across a building group.
- Lack of maintenance and general neglect that could result in the loss of historic details in the short-term.
- The use of vivid colours to shopfronts and signage.
- Visually incohesive signage that competes for attention.



Figure 102 - 19 Spring Bank in 1995 shortly before Conservation Area Designation with the traditional shopfront retained including the recessed door and fanlights (Hampel, 1995)



Figure 103 - 19 Spring Bank in 2022 (after designation) with later changes including extensive signage and concealment of the fanlights that has a negative impact on the quality of the shopfront. (google maps, 2022)



Figure 104 - 173-175 Spring Bank in 2009 (after designation) with the original shopfronts still in-situ with the recessed central/side entrances (the pilasters and corbel details to No 173 are a later addition and the fanlights have been concealed). (Google Maps, 2009)



Figure 105 - All of the original shopfront has been removed and replaced with new metal framed shopfronts and low quality side doors to upper floor residential. (Google Maps, 2009)

With the exception of the shopfronts identified as 'positive' or 'neutral', all other shopfronts on Spring Bank are considered to have a negative impact on the character of the Conservation Area for one or more of the reasons outlined. Please refer to Figure 93 which identifies the negative shopfronts.

For a more detailed information, please refer to the following appendices :-

- Appendix C – Maintenance Plan
- Appendix D – Shopfront Design Guide
- Appendix E – Spring Bank Masterplan

Any works proposed that would contribute to addressing these issues would be welcomed.

17.4 Plan showing Positive / Neutral / Negative Shopfronts



Figure 106 - Map showing the positive / neutral / negative shopfronts and historic retained remnants - Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. All rights reserved. Licence number 100022432) (Author, 2023)

19 Advertisements

A lack of control over signage has led to the extensive use of large scale, brightly coloured and internally illuminated signage that is inappropriate for the Conservation Area.

Steps should be made with any forthcoming Advertisement Consent applications to reduce the depth of fascia signage and revert back to the original signage zone and to avoid the use of internally illuminated signage. In many cases, the original corbel details have been retained to one of the shopfront in the group that can be used to determine the earlier height/location of the fascia.



Figure 108 - 21 Spring Bank with the original corbels, cornice and fascia sign board retained (Author, 2023)



Figure 107 - 115-117 Spring Bank showing how the depth of the signage has increased beyond the original signage zone (Author, 2023)



Figure 110 171 Spring Bank showing how the fascia sign is the correct depth but extends over the corbel detail (Author, 2023)



Figure 109 - 45 Spring Bank has retained its original fascia, cornice and corbels but the signage is positioned below the signage zone (Author, 2023)

20 Open Spaces

Originally, Spring Bank was designed as a boulevard with trees along the centre of the road. This created a distinct character to the street and brought the scale of this wide primary road down to a more human scale, softening the nature of this defined urban street. The Zoological Gardens on the northern side of Spring Bank and the cemetery and Botanical Gardens located to the west end of the street also contributed to the distinct character of the area.

The original design of many of the buildings on Spring Bank was for residential use with generous front gardens to provide privacy from the activity on the street. These front gardens, often with boundary hedges and feature trees added to the green character of the street.

Today, although some greenspace is accessible from Spring Bank, including the Public Park between Vale Street and Freehold Street, and the greenspace to the south of Collingwood Primary School, these are located behind Spring Bank frontage and are not therefore clearly visible within the context of Spring Bank Conservation Area. The greenspace located on the corner of Hull Street and Spring Bank has since been developed for the Hi Q Garage. Many of the front gardens have been lost due to conversion of ground floors to retail use, further diminishing the green character of the street.

Any future opportunities to introduce greenspace along Spring Bank such as pocket parks is considered appropriate.



Figure 111 - Historic photograph dating from the early 1900's looking south-east along Spring Bank showing the mature tree-line boulevard (Hull Daily Mail, 2023)

21 Natural Environment

Along Spring Bank, the central row of trees that gave Spring Bank its distinct character in Victorian times, was removed in the 1950's.

Trees to each side of the street have been introduced where space allows it, however, this is not consistent throughout the length of Spring Bank. The unused site of the former Orphanage to the west has become overgrown with self-seeded trees and shrubs, providing a large area of greenspace, albeit this is not accessible to the public. The mature trees to the Cemetery to the west of Spring Bank are visible on approach and close the view at the junction of Spring Bank, Princes Avenue and Spring Bank West, however, buildings constructed along the Avenues screen these trees to some extent.

The natural environment is an important aspect that historically contributed to the character of the area and has benefits in promoting wildlife, improves well-being, mitigates carbon emissions and can also provide important water attenuation to reduce flood risk.

Any opportunities to enhance the provision of trees and greenspaces is considered to benefit the character of the Conservation Area.

21.1 Aerial View showing Existing Green Spaces



Figure 112 - Aerial view from 2023 showing areas of greenspace along Spring Bank (Google Maps, 2023)

22 Buildings Significance

22.1 Key Buildings

Contribute highly towards the special interest of the conservation area . They contribute aesthetic or historic values and are the best of their types in the conservation area. A key building may also be a focal point within the conservation area. They can also hold national interest (be listed) and contribute towards the heritage values of the City (local listed).

The following buildings are identified as being key buildings:

1. **Former Fire Station**, Grade II Listed (See List entry reference 1197737 for more details)
2. **Numbers 53 and 55 Spring Bank and attached railings**, Grade II Listed (See List entry reference 1219347 for more details)
3. **97 Spring Bank and attached railings**, Grade II Listed (See List reference HIR 1197737 for more details)
4. **The Polar Bear** Grade II Listed (See List entry reference 1392924 for more details)

The following buildings are locally listed :

- 5 **Botanic, No.231 Spring Bank** – “Attractive corner pub. Good example of 'Brewers Tudor'.”
- 6 **Spring Bank Tavern, No.29-31 Spring Bank** – Attractive group comprising a nicely detailed three-storey traditional Victorian public house and a former two-storey shop (now part of the public house) with a prominent and distinctive curved advertisement panel.
- 7 **Hull & East Yorkshire Institute for the Deaf, No.63, Spring Bank** - Attractive and prominent example of

Vernacular Revival style architecture with Tudor overtones. Built 1925-6 by F. J. Horth & H. Andrew. Brick and ashlar with nice gabled entrance with side turret, solid chimney stacks and distinctive long rows of stone mullioned windows to both floors (to admit plenty of light to aid visual communication). Relocated foundation stones from an earlier building are set into the boundary wall to the rear.

22.2 Plan showing Listed and Locally Listed Buildings

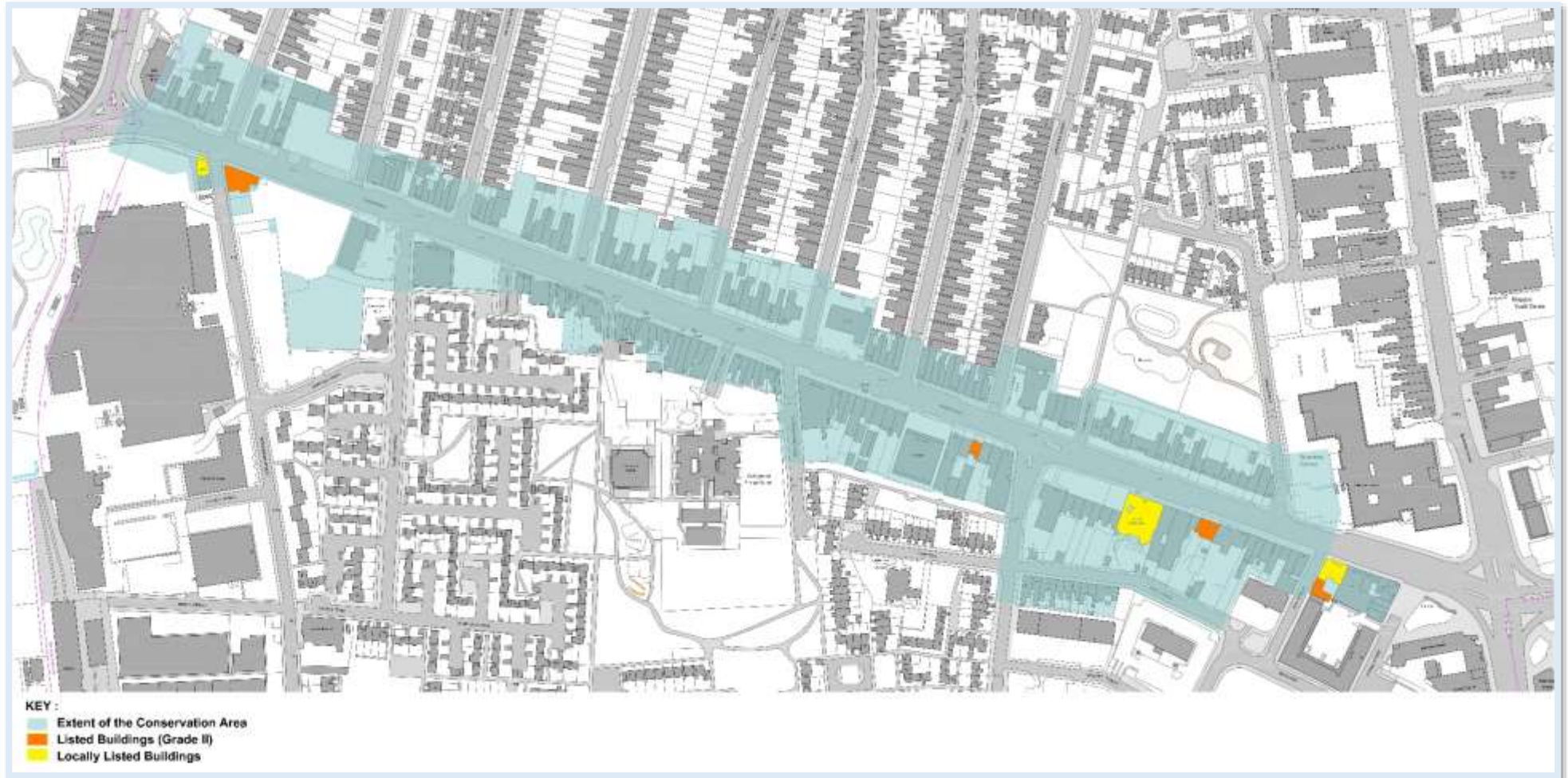


Figure 113 - Plan showing the Listed Buildings and Locally Listed Buildings with the Spring Bank Conservation Area - Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. (Author, 2023)

23 Positive Buildings

Contribute highly towards the special interest of the Conservation Area and add historic and aesthetic values to the local area. They may form a part of a group of buildings or be an individual structure. They can also be modern buildings which contribute towards the special interest of the area or have good architectural value. A positive building may feature negative elements, which otherwise would identify them as key buildings. These buildings contribute positively to the character of the Conservation Area in their current condition and require minimal repair or restoration works.

The following buildings are identified as positively contributing towards the character of the area :-

SOUTH SIDE (ODD)

- Spring Bank Taven
- Former Fire Station (Hall Street)
- 47-51 Spring Bank
- Centre for the Deaf
- 71-81 Spring Bank (with the exception of the windows)
- Polar Bear
- Botanical Hotel

NORTH SIDE (EVEN)

- 76-82 Spring Bank
- 84-86 Spring Bank
- 224-228 Spring Bank

GREY STREET

- 32 Grey Street (Hull Photographic Society)

- 48 Grey Street



Figure 116 - Spring Bank Tavern (Author, 2023)



Figure 115 - Former Fire Station (Hall Street) (Author, 2023)



Figure 114 - 47-55 Spring Bank (Author, 2023)



Figure 123 - Centre for the Deaf, 63 Spring Bank (Author, 2023)



Figure 125 - 65-79 Spring Bank (Author, 2023)



Figure 124 - Polar Bear, 229 Spring Bank (Author, 2023)



Figure 121 - Botanical Hotel, 231 Spring Bank (Author, 2023)



Figure 120 - 76-82 Spring Bank (Author, 2023)



Figure 122 - 84-86 Spring Bank (Author, 2023)



Figure 117 - 224-228 Spring Bank (Author, 2023)



Figure 118 - 32 Grey Street (Hull Photographic Society) (Author, 2023)



Figure 119 - 48 Grey Street (Author, 2023)

24 Neutral Buildings

Are buildings which do not contribute towards the special interest of the conservation area but are not identified as being harmful to its character and appearance. These buildings can be defined as having 'neutral' status for reasons such as they do not have historic value or do not contribute towards the aesthetic values of the area. They may feature negative elements or have condition and maintenance issue, which would otherwise identify them as positive buildings.

The reduced categorisation may be due to one or more of the following reasons :-

- Replacement of windows with uPVC windows that do not reflect the historic proportions of the buildings design
- Low quality shopfronts (including the installation of external roller shutters, large scale signage)
- Replacement of gutters and downpipes with PVC and the removal of decorative timber support brackets at eaves level
- Low quality landscape treatment and lack of dedicated refuse storage
- Removal or lack of quality in boundary treatments
- Painting or rendering of brickwork
- Buildings that are unoccupied and in a state of disrepair
- Lack of general maintenance and repair
- Poor quality modern buildings that do not enhance the Conservation Area.



Figure 128 - 147-165 Spring Bank showing the lack of care in the shopfront design and general maintenance that reduces the quality of the buildings from positive to neutral buildings (Author, 2023)



Figure 127 - 104-110 Spring Bank showing the lack of care in the shopfront design and general maintenance that reduces the quality of the buildings from positive to neutral buildings (Author, 2023)



Figure 126 - 109-113 Spring Bank showing how later addition shopfronts and uPVC windows have reduced the quality (Author, 2023)

The following are considered to be Neutral buildings. Many of these buildings could contribute positively to the Conservation Area through investment, restoration and essential repair :-

SOUTH SIDE (ODD)

- 2-10 Spring Street
- 5-27 Spring Bank
- 57 Spring Bank
- 59-61 Spring Bank
- 83 Spring Bank
- 67 Park Street/91 Spring Bank
- 93-101 Spring Bank
- 107-129 Spring Bank
- 129a-141 Spring Bank (Collingwood Street-Sutton Street)
- 143-167 Spring Bank (Sutton Street-West Parade)
- 169-182 Spring Bank (West Parade-Norwood Street)
- Former Church Hall of St Jude's Church

NORTH SIDE (EVEN)

- 46 -70 Spring Bank (from West Street)
- 88-90 Spring Bank
- St Stephen the Martyr Church (corner of Freehold Street)
- 94-112 Spring Bank (Freehold Street-Morpeth Street)
- 114-122 Spring Bank (Morpeth Street- Hi Q garage)
- 136-148 Spring Bank (Hutt Street-Peel Street)
- 150-160 Spring Bank (Peel Street towards Albany Street)
- 170-182 Spring Bank (Albany Street-Mayfield Street)
- 194-214 Spring Bank (Mayfield Street-Middleton Street)
- 1-4 Myrtle Villas
- 224 Spring Bank
- 70-72 Louis Street
- 232-244 Spring Bank (Louis Street-Princes Avenue)

25 Negative Buildings

Are buildings which do not contribute towards the special interest of the conservation areas and identified as being harmful to its character and appearance. A building may also be identified as being negative where they are such a state of condition whereby they are detrimental to the historic amenity of the area.

With the exception of the positive and negative buildings identified previously, all other buildings within the Spring Bank Conservation Area are considered to be of neutral value, in their current condition, but do have the potential to contribute positively to the Conservation Area with future investment.



Figure 130 - Kwik Fit garage built on the site of a former Chapel (Author, 2023)



Figure 129 - Tesco store built in the 1990's does not contribute positively to the character of the street. (Author, 2023)

The following buildings are identified as neutrally contributing towards the character of the area :-

SOUTH SIDE (ODD)

- Kwik Fit Garage
- Tesco store
- Former Iceland

NORTH SIDE (EVEN)

- Hi-Q Garage



Figure 132 - Retail unit that extended the former Church Hall to St Jude's Church creates a negative frontage and lacks quality (Author, 2023)



Figure 131 - Hi-Q Garage built on the former green space (Author, 2023)

25.1 Plan showing Positive / Neutral / Negative Buildings



Figure 133 -Map showing the positive / neutral / negative buildings on Spring Bank as of 2023 Prepared by Seven based on Ordnance Survey © Crown Copyright 2023 (Author, 2023)

26 Focal Buildings

The following buildings are considered to be focal buildings that are of special interest as prominent gateway/corner features. Future works to these buildings to restore or reinstate historical features would significantly enhance the character of the Conservation Area.

No 2-10 (even) Spring Street and 15-19 (odd) Spring Bank - Originally designed as a formal promenade of shop units with residential above, 2-10 Spring Street and 15-19 Spring Bank forms an important gateway building into the Conservation Area from the city centre/Ferensway approach. The adjacent image shows the building in Victorian times, formerly known as 'Stone Boy House'. The building today has suffered from a lack of careful maintenance, the loss of timber framed sash windows and introduction of inappropriate UPVC windows, additional rain water goods, poor quality and visually incohesive shopfronts/signage and replacement of the slate roof with concrete pan tile roof tiles.



Figure 134 - Stone Boy House facing Spring Street (Author, 2023)



Figure 135 - Historical photograph from early 1900's of Stone Boy House (Gibson, Hull Then and Now, Volume 3, 2012)

No 46 Spring Bank (corner of Vane Street/Spring Bank) – No. 46 Spring Bank to the north side of Spring Bank is a modest building with limited architectural detail. It does however mark the entrance to the Conservation Area from the north side of Spring Bank, and since the demolition of the former Varnish Works previously located on the site of the Hull Daily Mail building (now offices), the buildings side elevation is clearly visible.

Although some of the historical features have been retained, the replacement of the windows to the side elevation and the introduction of a fully glazed modern metal framed extension to the front façade is considered inappropriate within the Conservation Area and brings the building line forward from the historical building line.



Figure 137 - 46 Spring Bank from the Ferensway approach (Author, 2023)



Figure 136 - The Spring Bank frontage to 46 Spring Bank (Author, 2023)

No 83 Spring Bank on the corner with Park Street - No 83 Spring Bank dates from the 1960's and is a modernist style building that encapsulates typical features of its time. A dark grey brick plinth creates a solidity to the base of the building and curtain walling, a modern material of its time, is used to create a transparent floating 'box' in contrast to the solid brick base. The end elevation is pre-cast concrete panels. Although a modern building, the building does play an important role on a key vista into Spring Bank from Park Street. Its character and setting therefore need to be considered in the wider context of the Conservation Area.

After a number of years being unoccupied, the building is now being utilised as a Mosque, providing an important gathering space for the local community.

The building has had limited external works undertaken as part of this recent conversion. The building would however benefit from further works to enhance the aesthetic quality including the painting of the vertical exposed external fins and more appropriate treatment of the ground floor with the removal of the large vinyl signs. The Herris fencing has also been retained to the perimeter of the building, assumed to provide security when not in use. This fencing does, however, look unsightly and should be removed and a new permanent fence provided that suits the modernist character of the building.



Figure 138 - The frontage of 83 Spring Bank from Spring Bank (Author, 2023)



Figure 139 - 83 Spring Bank from the corner of Spring Bank and Park Street (Author, 2023)

No 91-93 (odd) Spring Bank on the corner with Park Street -

No 91-93 Spring Bank is an important corner building at the entrance to Park Street off Spring Bank. The width of the road junction and the position of No 83 Spring Bank set back from the predominant building line means that No 91-93 Spring Bank is very prominent from both the Spring Bank and Park Street approach.

The building was constructed between 1830 -1893 and would have originally have featured timber sash windows and a timber framed shopfront. Although the building today retains features including the feature stonework lintels and cills, replacement UPVC windows, poor quality shopfront and fascia signage and the introduction of street art to enliven the shopfront have created a somewhat incoherent appearance that does not contribute positively to the area.

The building would benefit from replacement of the UPVC windows with timber sash windows (as the original design) and a more appropriately detailed shopfront due to its prominent corner position.



Figure 140 - 91-93 Spring Bank from Park Street (Author, 2023)



Figure 141 - Spring Bank frontage of 91-93. (Author, 2023)

No 84-90 (even) Spring Bank opposite Park Street - The approach to Spring Bank from Park Street forms one of the primary routes onto Spring Bank from the local area and connects with the western side of the city centre. No 84-90 (even) Spring Bank are directly visible from this view and comprise of two single units built between 1830-1893 (No 86 and 88) that were later extended to each side to add No 84 and 90 to form a group of four buildings. No 86, 88 and 90 were originally designed as residential properties with projecting bay windows at ground floor and front gardens with iron railings to define the threshold. No 84 was built as a corner retail unit with residential use above with access provided to the side elevation on Walmsley Street.

The buildings have retained some original features including some timber sash windows, stonework detailing with decorative window lintels and cills and the timber framed bay window to the west elevation of the later No 90. Some windows to No 84 and 86 have been boarded over and may still retain the original windows behind. No 88 and 90 however, has had a number of windows replaced with UPVC windows.

The shopfront to No 86 has retained some of its original details dating from the early 1900's when the units were extended, with the fascia board appearing intact behind the existing signage board. The shopfront to No 88 and 90 has, however, lost its original shopfront and fascia and has been replaced with a modern metal framed shopfront. No 84 has also had a rear extension built, visible from Walmsley Street, that is detrimental to the Conservation Area.



Figure 142 - Spring Bank elevation of 84-90 Spring Bank from the Park Street approach (Author, 2023)



Figure 144 - 88-90 Spring Bank (Author, 2023)



Figure 143 - 84-86 Spring Bank (Author, 2023)

No 234- 244 (even) Spring Bank at the junction of Princes Avenue and Spring Bank West - No 234-244 (even) is the first urban block that is visible on approach from the west onto Spring Bank from the junction with Princes Avenue and Spring Bank West. It therefore plays an important role as a gateway into Spring Bank from the west.

No 234-240 comprise of four buildings originally built between 1830-1893 as residential Villas similar to those found further along Spring Bank. These are characterised by a double height bay window with a feature gable at roof level. The ground floor level to each former dwelling has since been converted to retail use which has resulted in the loss of the ground floor of the bay window to all but one unit. The original bay window to No 234 is still in place, albeit the main central window has had a door inserted and the cill partially removed. No 238 has lost its bay window completely at ground and first floor level and has been replaced with a horizontal window that is incongruous to the style of the original building which is vertical in proportion.

Nos 234-240 comprise of four buildings originally built between 1830-1893 as residential Villas similar to those found further along Spring Bank. These are characterised by a double height bay window with a feature gable at roof level. The ground floor level to each former dwelling has since been converted to retail use which has resulted in the loss of the ground floor of the bay window to all but one unit. The original bay window to No 234 is still in place, albeit the main central window has had a door inserted and the cill partially removed. No 238 has lost its bay window completely at ground and first floor level and has been replaced with a horizontal window that is incongruous to the style of the original building which is vertical in proportion.

No's 242-244 were originally built as dwellings but were converted to retail use by the 1920's. The earlier dwellings had two storey bay windows and front gardens with low brick walls. The bay windows have since been removed and windows to the upper floor levels have been installed with horizontal UPVC windows which are incongruous with the original design and the character of the Conservation Area. Cement render has also been applied to the brickwork to conceal the patched-up brickwork behind where the bay window was removed. The front gardens to the buildings have been lost following the widening of the road and junction works which have brought the pavement much closer to the building frontage than originally designed.



Figure 145 - 234-244 Spring Bank from the junction with Princes Avenue/Spring Bank West (Author, 2023)



Figure 146 - View towards 234-244 from Spring Bank (Author, 2023)

27 Key View & Vistas

The following are considered the key views into and through the Conservation Area. Any development should consider the impact on the setting of the Conservation Area and the impact on key views. These are set out on the Map in Figure 16 (to follow).

KEY VIEW 1 – View from the junction of Spring Bank, Spring Bank West and Princes Avenue to the western end of Spring Bank



Figure 147 - View from the junction of Spring Bank/Spring Bank West/Princes Avenue (Author, 2023)

KEY VIEW 2 – Axial view/vista from the western end of Spring Bank looking down Spring Bank to the south-east



Figure 148 - View looking down Spring Bank from the north-west entrance (Author, 2023)

KEY VIEW 3 – View looking south across Spring Bank towards the Grade II Listed Polar Bear and the Locally Listed Botanic Hotel.



Figure 149 - View from Spring Bank towards Derringham Street with the Polar Bear and Botanic Hotel framing the view.

KEY VIEW 4 – View looking north west from Ferensway towards the gateway to the Conservation Area across Spring Street



Figure 150 - View towards Spring Bank from Ferensway looking across Spring Street (Author, 2023)

KEY VIEW 5 – Axial view looking north-west along Spring Bank from the city centre approach



Figure 151 - View looking north-east at Vale Street at the entrance to Spring Bank (Author, 2023)

KEY VIEW 6 – View looking north-east along Park Street approaching Spring Bank



Figure 152 – View approaching Spring Bank from Park Street (Author, 2023)

27.1 Plan showing Key View & Vistas



Figure 153 -Map showing the location of key views on Spring Bank - Prepared by Seven based on Ordnance Survey © Crown Copyright 2023. (Author, 2023)

28 Setting of the Conservation Area

The Spring Bank Conservation Area is an important area that contributes significantly to the character of the wider city scape, offering a district centre with access to high quality housing in the local area that is within walking distance from the city centre. The wider areas including The Princes Avenues and Spring Bank West Conservation Areas, benefit greatly from Spring Bank as an important arterial route into the city. The current condition of Spring Bank however, and the lack of built form towards the west end of Spring Bank is currently having a negative impact on the Conservation Areas by not encouraging continuous activity along the full length of Spring Bank onto Prince's Avenue or Spring Bank West.

The landform of Hull is predominantly flat and buildings along Spring Bank are consistent in height and do not therefore contribute to the wider setting of the city in terms of providing landmarks. Spring Bank does, however, play an important role in connecting the city to the wider residential neighbourhoods and the current approach from Ferensway is low in quality and lacks enclosure and shelter from the busy junction. The visual connection with Spring Bank is poor and uninviting and the existing landscape treatment at the junction of Spring Bank and Ferensway is dilapidated and under utilised.

29 Condition

The following reviews the overall condition of the Conservation Area with a view to identifying positive and negative aspects that need to be addressed as a priority to avoid long-term risk to the heritage assets and the character of the Conservation Area.

29.1 Positive Elements

- The richness of architecture including Georgian and Victorian buildings.
- Variety in uses that creates a vibrancy to the street.
- Generous external spill-out space that can be used for external display of goods or seating for café's etc.
- Some units still have original remnants of original shopfronts that can be used as a basis for restoring features.
- Potential for high quality large scale dwellings including Victorian Villas and Georgian Townhouses.
- Generous width of the street provides opportunities for enhanced public realm.
- Variety in scale and height that creates a visually interesting street.
- Opportunity to harness exposed position to the north side of the street with outside seating to café's, etc.
- Potential to become an important district centre serving the local community and attracting visitors from outside the local area.

29.2 Negative elements

- Introduction of UPVC windows generally that has had a detrimental impact on the aesthetic value of the street.
- Introduction of permanent, low quality awnings outside shopfronts that lowers the quality of the area.
- Signage and advertising that is out of scale and dominates the street frontages.
- Lack of general care and maintenance of historical features such as boundary treatments.
- Lack of general maintenance of buildings including rain water goods and replacement with PVC.
- Highways design that is focussed on traffic, not people.
- Lack of trees, greenspace and wildlife.
- Later developments at single storey scale are incongruous with the scale of the historic fabric.
- Lack of built form towards the west end of Spring Bank and gap sites create unsafe environments due to lack of activity.
- Painting of brickwork has led to a loss of historical brickwork and stonework detailing and can also damage the historic fabric.
- Removal of bay windows to the upper floor levels is inappropriate and reduces the quality of the area.
- Lack of transparency to shop fronts reduces activity to the street.
- Limited opportunities to 'dwell' on the street due to lack of street furniture or outside seating areas.
- Installation of external roller shutters to fronts which diminish the quality of the street.
- Refuse storage is inadequate.

- Removal of historic shopfronts and replacement with modern, poorly designed, metal framed shopfronts.
- Lack of general pride in the street
- Refuse storage is inadequate (both private and public)
- Removal of historic shopfronts and details

29.3 Risks

- Risk of the loss of the last remaining remnants of historic shopfronts.
- Risk of the area becoming further dilapidated and the quality of the area further diminishing.
- Lack of investment in the short-term could result in long term loss of significant historical fabric.
- Flood risk needs to be addressed through the introduction of Sustainable Urban Drainage Systems (SUDS) to protect the heritage fabric.

30 Conservation Area Management

30.1 Management Recommendations

- Control over the replacement of windows and doors with UPVC.
- Control over the removal of remaining historical fabric to shop fronts.
- Control over size of signage and a restriction on the use of internally illuminated signage.
- Careful management of street furniture to avoid clutter.
- A strategy for defining the extent of external seating/display areas to retail/food units and boundary treatments to avoid unnecessary street clutter.
- The removal of permanent awnings and the replacement with traditional folding awnings where required.
- Restrictions on the use of concrete pan tiles to roof areas.
- Restrictions on the use of roller shutters and limitations on them being fitted internally and not externally.
- The restriction of the conversion of front gardens to provide off-road car parking.
- Consistency in the materials used for boundary treatments to define front gardens.
- Consideration needs to be made to the storage of refuse bins to avoid street clutter.
- Promotion of the introduction of seating areas as part of the street to encourage dwell time.
- The use of cast iron rainwater goods generally and avoiding the use of PVC rain water goods.

- Promotion of the introduction of new tree planting and Sustainable Urban Drainage Systems.
- Control over the painting or rendering of brickwork.

A more detailed assessment of the proposed recommendations on an individual building basis can be found in Appendix E Spring Bank Masterplan

31 Management Policies

31.1 Shop Front Alterations

Shop fronts are a key element of the conservation area but are identified as a feature where a large proportion are of a neutral or negative design and where negative trends are altering their contribution towards the significance of the heritage asset.

The monitoring, management and control of works within the Spring Bank Conservation Area will be undertaken by the following teams within Hull City Council :-

1. Conservation Team – To monitor the condition of the Conservation Area and update the character appraisal.
2. Enforcement Team – To undertake enforcement action.
3. Economic Development & Regeneration – This is the Directorate which includes the Regeneration Team and Planning Department.

31.2 Existing and New

In considering applications for new and alterations to existing shop fronts the following guidelines should be considered:

1. Applications which propose the removal or negative alteration to shops fronts identified as making a positive contribution towards the conservation area should be considered for refusal. Exemption should be made where clear and convincing justification is given for their removal or alteration, or a replacement shop front of equal or greater interest is being proposed.

2. Applications for development should seek to remove negative elements of design to neutral and negative shop fronts.
3. Applications for development should seek opportunities to replace negative and neutral shop fronts with designs which contribute positively to the conservation area.
4. Application should take opportunities to provide integrated flood risk requirements.

31.3 New Shop Fronts

In designing new shop fronts the following elements should be considered:

1. The design of the shop front should respond to the host building.
2. Where being introduced within a building with multiple shop fronts it should replicate historic or existing positive shop fronts or should be designed based upon what was historically installed within the building.
3. Where re-instating a shop front of historic interest its design should be based upon historic research of what was previously installed within the building or to reflect the architectural style of the building.
4. It should respond to the upper floor proportions and design of the building.
5. It should be of building materials which are sympathetic to the age of the building in which it is being installed.
6. The design of the shop front should match the scale and proportions of the building.
7. Replacement shop fronts should retain the individuality of a single building or section of a buildings.

8. Where installed shutters these should be fitted internally or integrated into the shop frontage.
9. Where installed, shutters should be an integrated part of the shop design and should not create the appearance of a vacant shop unit.
10. Where awnings are appropriate to be installed they should be fitted as an integrated feature of the shop front.

31.4 Alterations

In considering applications for alterations to existing shop fronts:

1. Elements which make a positive contribution should be retained. A specific reference is given to the retention of entrance lobbies.
2. The proportions of a shop front should be preserved and should respond to the upper floor design of the building.
3. Traditional elements such as stall risers and fascia panels should not be removed.
4. New features should not be introduced where they cover over features of architectural or historic interest.
5. External roller shutters should not be included where they harm the character of the shop front or cover over features of interest.
6. Consideration should first be given to integrated or internal roller shutters.
7. Where external shutters are proposed:
 - a. The type of shutter should respect the architectural interest of the building.
 - b. The shutter should not create a vacant appearance to the building when in a closed position.

- c. Prominent shutter boxes and mechanisms should not be installed onto the shop front.
8. Where it is appropriate for awnings to be installed they should be an integrated feature of the shop front and should not introduce prominent fittings.

31.5 Shop Front Management Recommendations:

1. The conservation area would benefit from a Shop Front Design Guide.
2. The Conservation Area would benefit from a Shop Front Enhancement Grant Fund scheme.

31.6 Advertisements

Advertisements are largely of a modern design within the conservation area and are a negative element of its special interest. An exemption is made to the advertisements located on the Paragon Arcade, which are a positive example of improves to the character of the Conservation Area. The area would benefit from an enhancement of the type of advertisement being introduced into the area and an enforcement review of unauthorised developments within the area.

31.7 New Advertisements

In considering applications for advertisements the following items should be considered:

1. The design of an advertisement should be sympathetic in design and material use to its host building.

2. Consideration should be given to the use of painted letter, or transfers of good quality, or appropriately design individual cut out letters on advertisements applied directly to fascia panels.
3. Advertisement should be applied to existing fascia where possible should not introduce oversize or box fascia trays.
4. Where new fascia trays are required these should be in proportion to the building and be of a material which is sympathetic to its age.
5. Advertisements should not clutter a building.
6. Advertisement should not cover over or negatively impact upon features of architectural interest.
7. Projecting advertisements should only be introduced where they are currently represented within the conservation area.
8. Where projecting advertisements are considered appropriate, they should be appropriately placed on the building and should not clutter an individual building or street scene.
9. Where projecting advertisement are considered appropriate, they should be hung from traditional hanging bracket and should be slim in profile.
10. Opportunities should be taken to remove historically introduced negative advertisements within the Conservation Area.

Opportunities should be taken to stop negative trends within the conservation and consideration should be given to the refusal of application which include:

1. The introduction of oversize fascia panels.

2. The introduction of internal illumination box fascia and illuminated projecting advertisements.
3. The use of vinyl and plastic advertisements where they form a negative contribution to buildings.
4. Advertisements featuring out of scale mounted letters.
5. Where their design is not in keeping with the architectural interest of a building.

31.8 Advertisement Management Recommendations:

1. The area would benefit from a review of unauthorised advertisements.
2. The area would benefit from an Advertisement design guide.

31.9 National and Local Planning Policy

In submitting an application for development it is expected that reference should be given to this appraisal document (as per NPPF)

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning functions with respect to any built or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Sections 12 (Achieving well-designed places)) and 16 (Conserving and enhancing) detail policies for the conservation and management of designated heritage assets. Specific reference should be given to the requirements of paragraphs 130, 134, 136, 197, 199, 206 and 207.

Applications for development within the conservation area should be determined in accordance with the guidance and policies outlined within section 9 of the Local Plan; namely policies 14 (Design), (15) Local Distinctiveness, 16 (Heritage Conservations), 19 (Shop Fronts) and 20 (Advertisements).

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Appendix A

National Planning Policy Framework (December 2023)

Paragraph 135: Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the

fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 139: Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 141: The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 196: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 213: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Appendix B

Local Policies - Hull City Council Hull Local Plan 2016 to 2032 – Adopted November 2017

Policy 14 – Design

Development should demonstrate how its design supports the delivery of a high quality environment in Hull, particularly with regard to:

- a. The relationship of the development the surrounding built form of the city in terms of:
 - i. Character
 - ii. Use and surrounding uses
 - iii. Layout and connectivity
 - iv. Setting and relationship to key heritage assets
 - v. Scale
 - vi. Massing
 - vii. Grain and density
 - viii. Architectural structural and enclosure
 - ix. Detailing and materials
- b. Encouraging active and healthy lifestyles;
- c. Providing landscaping which retains natural features where possible;
- d. Providing inclusive access
- e. Opportunities to promote public safety and minimise the risk of crime.
- f. The creation of inclusive public spaces which encourage community interaction thorough:
 - i. Inclusive design
 - ii. Active frontages

- iii. High quality public realm.
- iv. Appropriate soft and hard landscaping
- v. Minimising the potential for anti-social behaviour.
- vi. Providing public art where appropriate.
- g. Ensuring where development is proposed in the city centre, its design and landscaping complements the 2016/7 materials in the public realm. Where possible, this will involve the use of the same palette of materials.

Development which does not meet these criteria will be refused.

Policy 15 – Local Distinctiveness

1. Development should promote local distinctiveness where appropriate, with particular reference to:
 - a. Improving access to and making effective use of the Port, the city's waterfront and maritime assets along the River Hull and the Humber Estuary whilst taking account of flood risk;
 - b. Creating a network of landmarks in prominent or gateway locations to develop legible local references that distinguish parts of the city;
 - c. Encouraging contemporary architecture that respects the city's heritage, creating positive and distinctive contributions to enrich the built fabric;
 - d. The setting, character and appearance of Listed Buildings, Conservation Areas and other heritage assets.
 - e. Waymarking arterial routes;
 - f. Ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.

2. Development of tall buildings(above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that:
 - a. A would not harm the character and appearance of the city centre Conservation Areas which are characterised by their low rise nature.
 - b. Would not harm the setting of heritage assets.
 - c. They would not harm the distinctive, historic skyline;
 - d. There would be an acceptable impact on views and vistas across and within the city centre.
 - e. They are providing a positive contribution to the skyline through a high standard of design.
 - f. Locations in the wider city which define the development of Hull such as the historic cores of medieval villages and settlements, such as Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/Pearson Park and Anlaby Road, and planned garden suburbs at Broadway and Garden Village.
 - g. Local Listed Buildings and sites identified on the local Historic Environment Record.
 - h. Archaeological remains and deposits in the city walls, Beverley Gate, Hull Citadel and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the River Hull;
 - i. Archaeological remains and deposits relating to Romano-British riverside settlements lining the banks of the River Hull from Kingswood to Stoneferry; and

- j. The University of Hull Quarter as shown on the Policies Map.

Policy 16 – Heritage Considerations

1. Development that would cause harm to the significance of a designated heritage asset will only be approved where it has been convincingly demonstrated that the harm cannot be avoided and there would be public benefits sufficient to outweigh the harm or loss caused. Schedule Monuments, Registered Parks and Gardens and Conservation Areas are shown the policies map.
2. Development affecting non-designated heritage assets must demonstrate that it has taken account of the particular interest of the asset. Development which would result in harm to or the loss of a non-designated heritage asset must demonstrate that:
 - a. It would not be economically viable for the asset to be retained and that harm could not be avoided; and
 - b. The economic or community benefits of the proposed development outweigh the loss.
3. Where development is acceptable in principle but would affect an archaeological deposit of less than national importance, the Council will seek to preserve the remains in situ. If this is not achievable, adequate provision for excavation and recording before and during development and publication, curation and dissemination of findings after development, will be required.

4. Where evidence supports it, Article 4 directions removing permitted development rights will be introduced to preserve the character of an area.
5. Development and initiatives which preserve/or enhance the significance and setting of the city's heritage assets will be supported, especially those elements which contribute to the distinct identity of Hull. In addition to the city's designated heritage assets, important heritage assets include:
 - a. Buildings with heritage value, wet and dry docks, wharves and ancillary structures, features relating to Hull's fishing, maritime and industrial heritage;
 - b. The city centre as defined on the Policies Map, with particular reference to the surviving medieval and early post-medieval settlement, the Georgian townscape, and Victorian and Edwardian public buildings, especially within the Old and New Towns, and in the Charterhouse Conservation Area;
 - c. Locations in the wider city which define the development of Hull such as the historic cores of medieval village and settlements, such as Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/ Pearson Park and Anlaby Park, and planned garden suburbs at Broadway and Garden Village;
 - d. Locally Listed Buildings and sites identified on the local Historic Environment Record.
 - e. Archaeological Remains and deposits including the city walls, Beverley Gate, Hull Citadel, and nationally significant military defences dating from

the mid-fourteenth to the mid-nineteenth centuries on the east bank of the river Hull;

- f. Archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the river Hull from Kingswood to Stoneferry; and
- g. The University Quarter as shown on the Policies Map.

Policy 19 – Shop Fronts

1. Shop fronts should be designed with regard to the character of the building on which it is said to be sited and the character of the surrounding area. Particular care should be given to the proportions and alignment of the building or surrounding area should be retained and refurbished wherever practical.
2. Existing shop fronts which make a particular contribution to the character of the building or surrounding area should be retained and refurbished where practical.
3. Shop fronts should be designed in a way that maximises their accessibility. Applications that fail to do this will be refused.
4. The installation of permanent security features must show why less intrusive security measures would not be appropriate. Security features must be designed as integral features of the shop front and must be treated in such a

way as to provide an active frontage when lowered.
Applications for solid, untreated shutters will be refused.

Policy 20 – Advertisements

Advertisements should have an acceptable impact on public safety and amenity. Assessment of impact will have particular impact to:

- a. The impact of advertisement on the safe movement of vehicles and pedestrians;
- b. The impact of the advertisement on CCTV coverage;
- c. The relationship of the advertisement to features of the building it is placed on;
- d. The character of the surrounding area, particularly in Conservation Areas and in proximity to heritage assets;
- e. Advertisement clutter.

Appendix C – Map Regression

1856 Ordnance Survey Map



Figure 154 - 1856 Ordnance Survey map (National Library of Scotland, 2023)

1893 Ordnance Survey Map



Figure 155 -1893 Ordnance Survey map (National Library of Scotland, 2023)

1911 Ordnance Survey Map

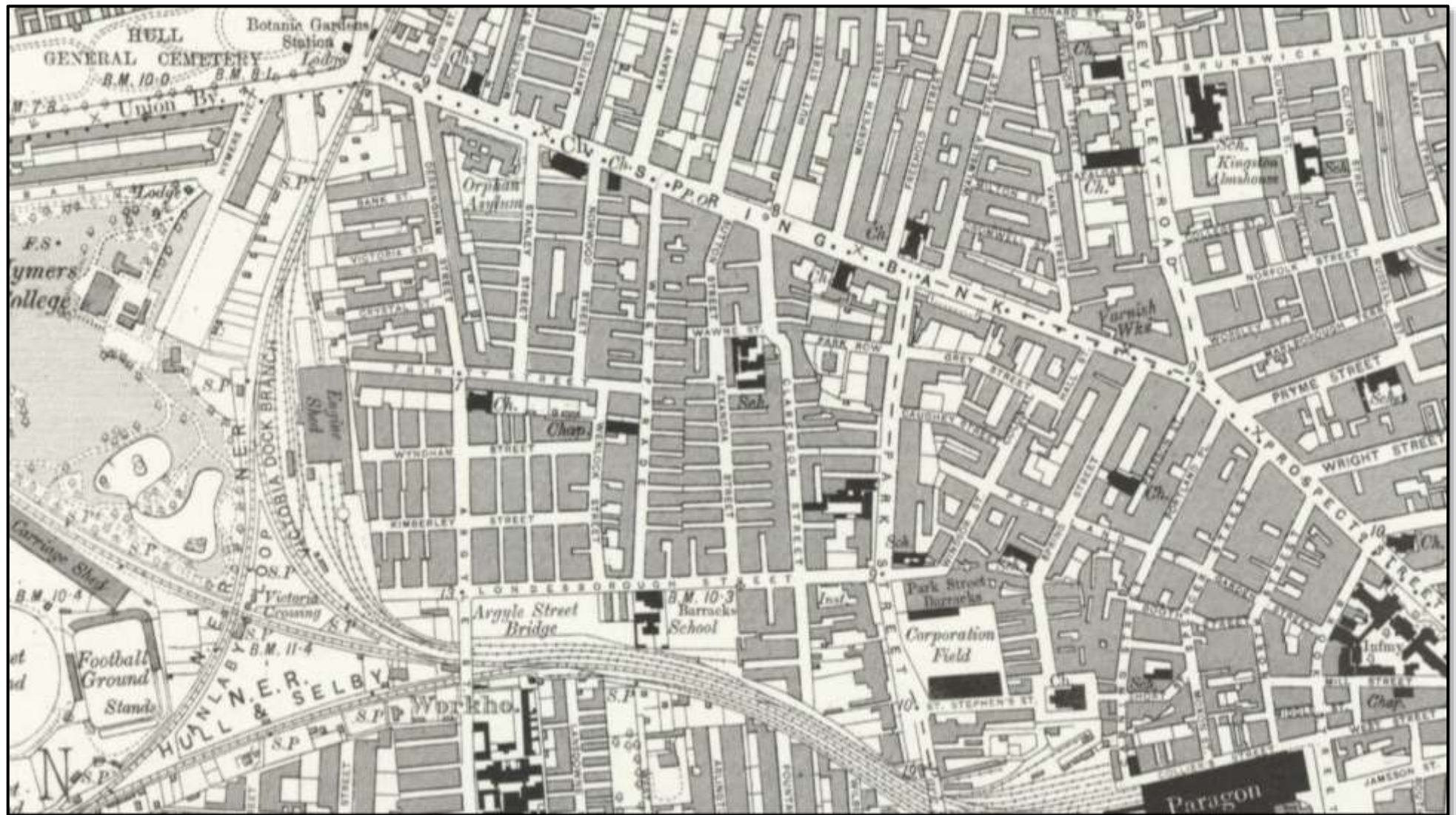


Figure 156 -1911 Ordnance Survey map (National Library of Scotland, 2023)

1929 Ordnance Survey Map



Figure 157 -1929 Ordnance Survey map (National Library of Scotland, 2023)

1938 Ordnance Survey Map



Figure 158 -1938 Ordnance Survey map (National Library of Scotland, 2023)

1952 Ordnance Survey Map



Figure 159 - 1952 Ordnance Survey map (National Library of Scotland, 2023)