



Paragon Conservation Area
Character Appraisal & Management Plan
Published May 2024



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Introduction

Conservations Areas were introduced under the Civic Amenities Act 1967 and provide a 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 special 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 'Character 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 development, enhancement, preservation and management. In 2023 a survey commenced to adopt and update Character Appraisals and Management Plans for all of Hull's conservation areas.

Jameson Street Conservation Area was designated on the 14th October 1991 and covered an area of 5.55 hectares. The designations included Jameson Street, Carr Lane, Paragon Street

and parts of Ferensway. A draft character appraisal document for the area was written in c.2007 but not progressed for adoption.

In 2023 a re-survey of the Conservation Area and its surrounding areas was undertaken. The survey identified that the special interest of the Conservation Area extended to buildings located on Ferensway, the east section of Jameson Street, the north side of King Edward Street, the north side of Prospect Street and Story Street. To better reflect the amended designated boundary of the heritage asset was re-named as the 'Paragon Conservation Area'. This name relates to its geographical location and historic association with the Paragon Ward of the City of Hull.

Public Consultation was undertaken on the draft 'CAMP' in December 2023 and January 2024. Minor amendments were undertaken to the draft document to respond to feedback received. Accordingly, proposals for the expansion of the Conservation Area were progressed, as detailed within Appendix 3). Amendments to the CAMP and Boundary Amendments were approved by Planning Committee and Cabinet on the 24 April and 20 May 2024, respectively.

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 'Character 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.

Section 16 of the National Planning Policy Framework (NPPF) provides national policy on the adoption and management of conservation areas. Paragraph 197 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 and management 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 Appendices 1 and 2.

Part One – Character Appraisal

1. Statement of Special Interest

Paragon Conservation Area is the commercial and retail core of Hull City Centre which both evolved and was planned during the 19th and early 20th centuries. Its special interest is formed by the following elements

1. Private developments outside of the City Walls during the late 18th and early 19th centuries.
2. Commercial and retail expansion of Hull during the mid to late 19th century.
3. Council led 'Town Planning' and private developments of the Edwardian era which laid out and developed Jameson Street, King Edward Street and Paragon Street.
4. Council led 'Town Planning' of the 1930s which laid out Ferensway Way and created the vision for a 'Shopping Boulevard' in the Neo-Georgian style.
5. The post-War re-development of Hull in the Neo-Georgian and modernist styles of architecture.

These different periods of development bring together a street pattern which is both organic and planned and an eclectic mixture of 19th and 20th century commercial architecture in a high density built urban environment.

2. Conservation Area Designation Map

Paragon
Conservation
Area

Georgian New
Town
Conservation
Area

Old Town
Conservation
Area

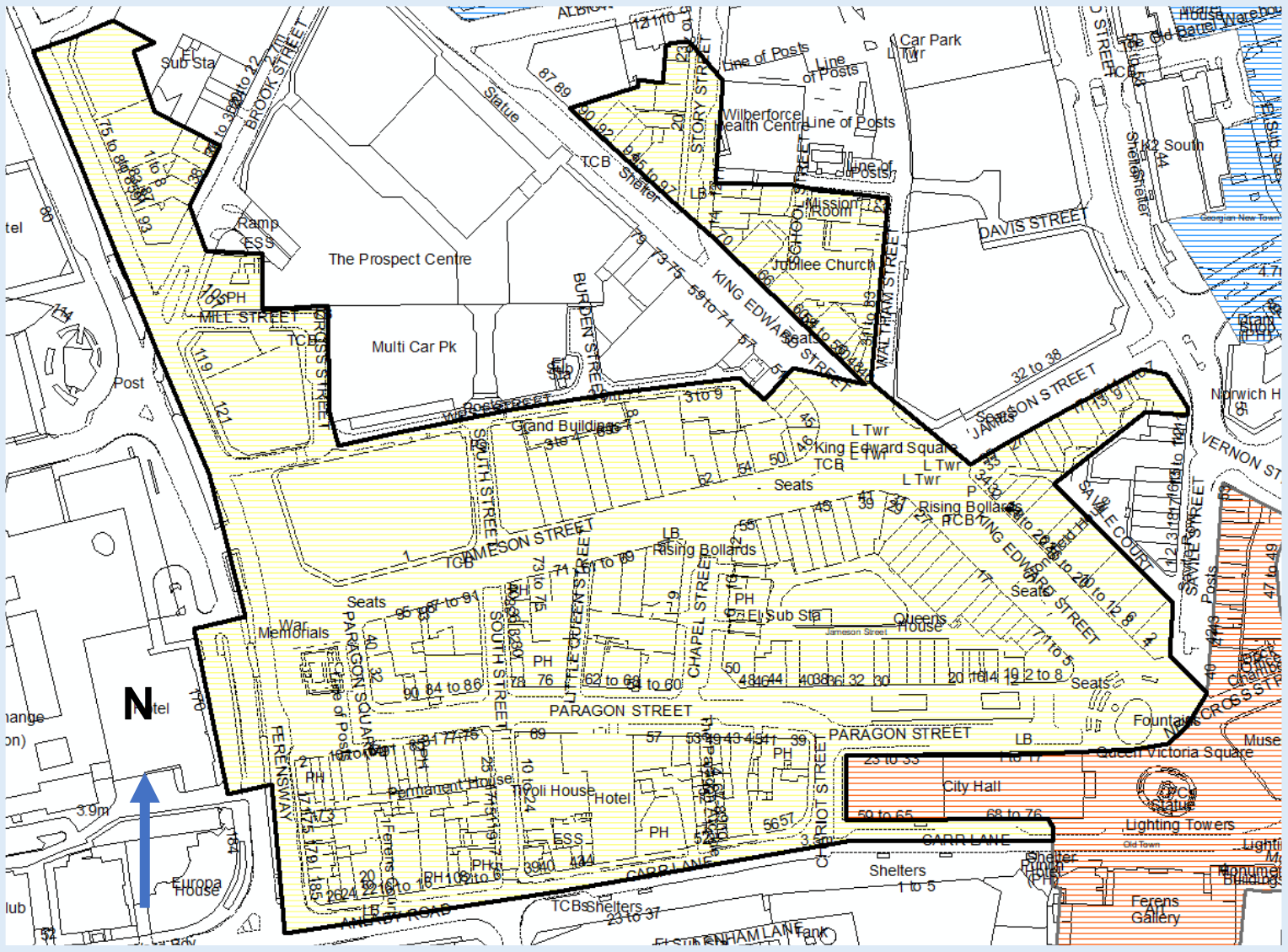


Figure 1 Conservation Area Boundary

3. Character & Extent

Paragon Conservation Area is a mix of speculative streets laid out during the 19th century and town planning during the first half of the 20th century. The principal Streets within the Conservation Area are Anlaby Road (East), Carr Lane, Ferensway, Jameson Street, King Edward Street, Paragon Street and Prospect Street. They are bisected by several secondary streets, such as Little Queen Street and South Street. Its principal streets are largely linear with Carr Lane & Analby Road East, Jameson Street and Paragon Street running on a west-east axis, albeit with Paragon Street gentle curving. King Edward Street and Prospect Street bisects the city centre on a North-West axis.

Now a secondary street West Street forms the northern boundary of the conservation area, and runs on a west-east axis. The northern boundary extends to include sections of Prospect Street. The north-east boundary is then formed by the street plan of King Edward Street, which terminates with Queen Victoria Square. The southern boundary of the conservation area wraps around the north of City Hall and then is formed by Carr Lane. The city centre, and western boundary of the conservation area is then formed, by the north-south alignment of Ferensway.

The extent of the conservation area is inclusive of the late 18th century through to the early 1950s developments of Hull which collectively form the special interest of the heritage asset. Areas such as the southern side of King Edward Street to the north of West Street and the southern side of Carr Lane represent the later 1960s developments and do not hold the same level of

architectural and historic interest as those included within the boundary of the Conservation Area.

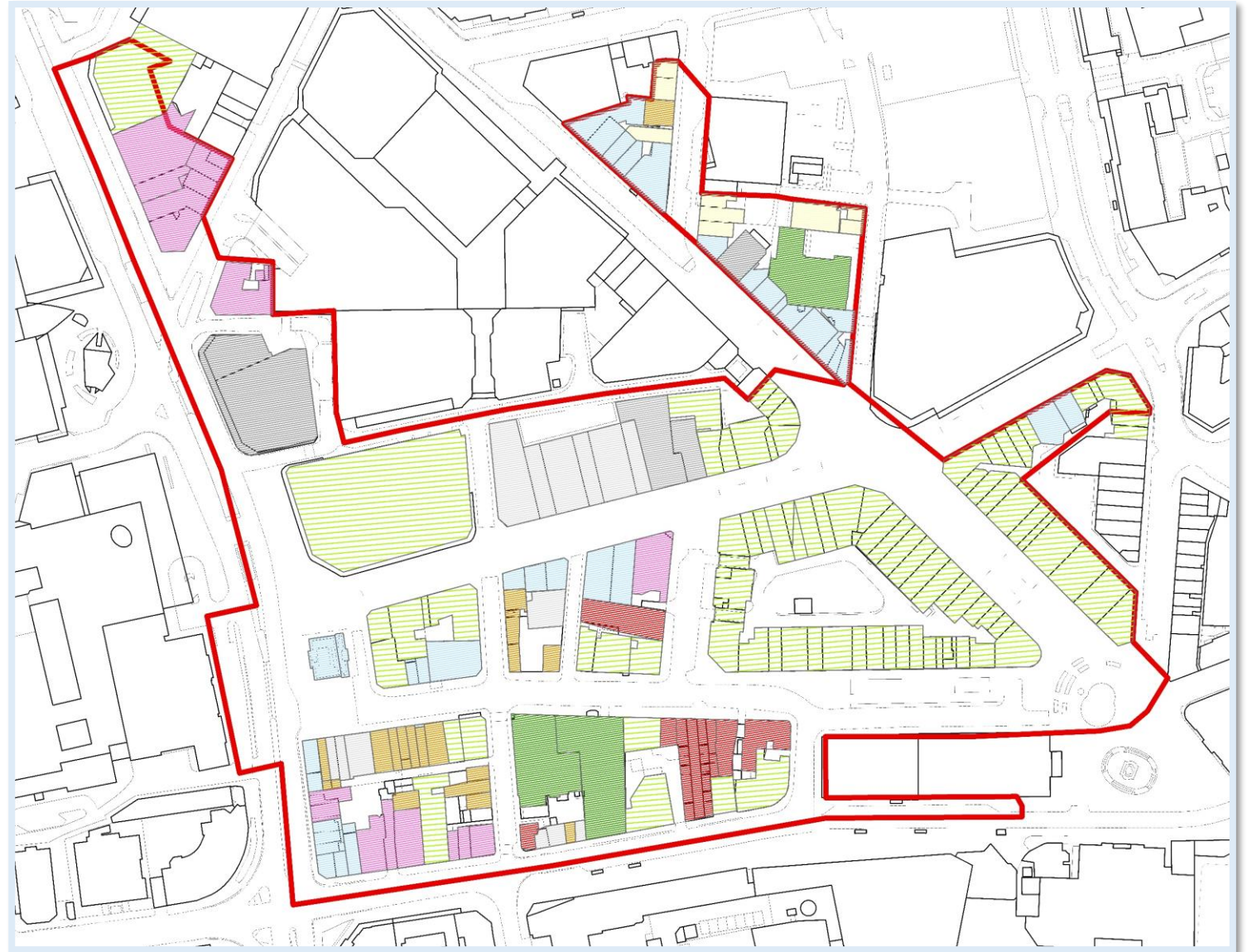
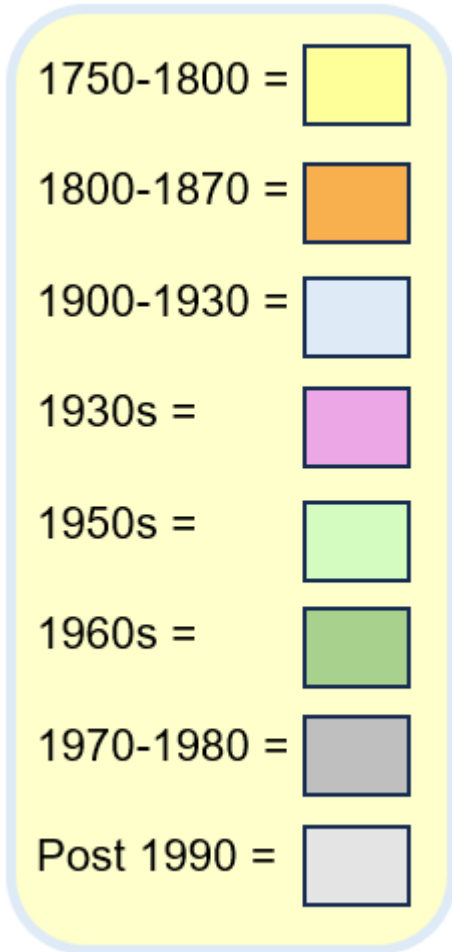
The area includes approximately 92 buildings, of which there are approximately 155 commercial and retail units. Of these units approximately 40 are located in the Queen's House, 23 with the Paragon Arcade, 13 in Triangle Building and multiple units located within Fletchers Corner, Grand Buildings and 1-11 Jameson Street. The typologies of the range of ground floor commercial activities at the time of survey includes:

Type	Total (Approximate)
Shops	88
Cafés/ Coffee Bar	15
Vacant	15
Barbers / Hairdressers / Grooming	13
Banks	12
Takeaways / Food outlets	12
Restaurants	10
Public Houses / Bars	9
Book Makers & Arcades	6
Tattooist	4
Office	2
Total	186

The predominant character of the conservation area is of commercial, retail and leisure activities and predominantly small and medium size units, with a small number of department stores. There is only one dwelling located within the area, one church building and one hotel (vacant of time of writing). At first floor additional office and residential space is present.

4. History & Development

Figure 2 Phasing Diagram



Early History – The early origins of the City date to the 12th Century when the Abbey of Meaux established the town of Wyke on the River Hull. In 1293 the town became Kingston Upon Hull when acquired by King Edward I. From the 14th Century the town developed as a Port and expanded along the banks of the River Hull. During this period the town was enclosed by walls and fortifications. On the east side of the River Hull was located Hull Castle and from 1541 the Hull Citadel. Developments of this period include Hull Trinity Church (now Hull Minster) and St Mary's Church, Lowgate. The walls largely defined the limits of the town until the 18th century. Further afield were scattered hamlets and villages, such as Newland and Sutton. Hull was connected to the neighbouring settlements of Beverley and Hessle by lanes and turnpike roads, such as Carr Lane, which is medieval in origin. In 1745 the Hull to Anlaby turnpike road was opened, with the western part later renamed Anlaby Road. For further details of the early history of Hull please refer to the Council's Supplementary Planning Document 2: Heritage & Archaeology.

C.1770-1850 – The late 18th century saw a growth in the town's economy and population and increasing demands for new developments. To support this economic growth new docks were planned and constructed. The first of these 'Queen's Dock' opened in 1778. By 1850 four further docks were constructed - Humber Dock, Junction (or Princes) Dock, Victoria Dock and Railway Dock. New residential developments include the 'Georgian New Town' of Hull to the north of the Old Town (as the walled town became known in the 19th century), which resulted in the breaking through and demolition of the town's walls and fortifications. Throughout the late 18th and 19th century landowners

continued to sell their estates to fuel the town's housing boom. Of relevance to the Conservation Area are the following speculative housing developments (see Hall (1979):

1. 1760s – Development of housing along Waterworks Lane and Chariot Street.
2. 1781-1781 – Development along the existing public highway between Beverley Gates and North Bridge, including Savile Street.
3. 1783 – Developments between Prospect Street and Nile Street.
4. 1788-89 – Development of Story Street on the Charterhouse Ings Land.
5. 1801 – Commencement of the laying out of the Paragon Street grid pattern.
6. By 1834 – Little Queen Street.

Other developments of the period include the introduction of the Railways, with Paragon Station opening in 1846, and development of Hull Royal Infirmary (1784) on Prospect Street. A map regression is included with Appendix 4.

c.1850-1900 – By the 1850s a high-density residential area to the west of the old town had developed (see 1852-3 Ordnance survey map). This economic growth continued with the introduction of a further four docks and industrial development north along the River Hull. Fishing became one of the town's key industries. Alongside this came an exponential growth in the town's population, and the construction of large areas of terraced housing in new estates to the north, east and west of the historic

town. The associated growth of Hull during the late 19th century also led to the construction of buildings to meet its education, health and religious needs. During this period the town centre began to transition from being residential into a retail and commercial area; Many of the existing buildings in the area were converted to shops and new retail and leisure buildings were constructed. One of the key examples of this retail growth is the construction of the Paragon Arcade in 1891. To reflect the town and port's growth in status Kingston upon Hull was granted City status in 1897. During this period the City's political structure was re-ordered to form 12 Wards, including Paragon.

1900-1930 – During the late 19th century national attention began to be given to the slum living conditions of the working classes and the emergence of Town Planning. During the late 1890s the City Corporation drew plans to remove the slum developments and the constrained street pattern of the 19th century and transform the city centre into a commercial centre, which reflected the current trends in town planning and architectural design. The following developments date from this period:

1. Alfred Gelder Street (1899-1900)
2. Queen Victoria Square (1901-1903)
3. King Edward Street (Opened 15th October 1901)
4. Jameson Street (Opened 15th October 1901)
5. Paragon Square (1906)
6. Hull City Hall (1903-1909)

The developments swept away the 19th century street pattern and housing and re-developed the area on a new scale. The development of Hull City Hall created a public building benefiting

the new developments and the recent awarding of City Status in 1897.

1930s – Hull City Council were pro-active in its town planning and public health functions. From the 1920s it started to use its compulsory purchase powers to clear away slum developments and create new housing estates. In 1931 it planned and opened the Ferensway 'Boulevard'. This grand vision planned a broad retail street extending from Carr Lane to Spring Bank, clearing away the old street pattern and houses of the 19th century. The new street pattern was implemented and several large-scale department stores, office buildings and cinema were constructed in the Neo-Georgian style. The scheme was not implemented in full due to financial constraints of the 1930s and halted by the start of the second world war.

World War Two – Hull was one of the most bomb-damaged cities of the war but censorship forbade this fact from being published at the time. Between the night of the 19/20 June 1940 and 17th March 1945 Hull was bombed on 82 separate occasions. The worst of these raids took place on the 7/8/9 May 1941 which devastated the city centre. In total the raids destroyed 3 million square feet of factory space, 27 churches, and out of 92,000 houses in the city fewer than 6,000 remained undamaged by the end of the war (Historic England). Several of the renowned buildings lost during this period include the 1916 Hammonds Department Store, Prudential Buildings (Queen Victoria Square) and Waltham Street Methodist Chapel

Post-War – As part of war-time plans for the re-construction of the county Hull Commissioned renowned architect and town planners Lutyens and Abercrombie to develop the town plan ‘Plan for the City of Hull 1945’. The document laid out an ambitious clearance and re-development scheme for the City, which was to influence the development of Hull for the next 40 years. The post-war re-development of Britain was restricted by a lack of finances and rationing and Local Authorities were put into a quota system to receive materials and loans for re-development from the Government. Hull’s first post-war re-development was Festival House, which followed a national trend of designing buildings to commemorate the 1951 Festival of Britain. The later 1950s saw a City Council led re-development of the city centre. The re-development saw further demolition of buildings and bomb-damaged ruins to make way for larger scale redevelopments. For example, the development of Queen’s House resulted in the demolition of surviving three building and loss of Chariot Street.

Also active during this period were private developers, such as the Co-Operative Society, who were are responsible for several of the 1950s and early 1960s department stores constructed within the City. The City Architect (Andrew Rankine) was a modernist and influenced the pattern of development in the City for the 20th century, and as a result many of the City Council and speculative developments of the period from the late 1950s follow the Brutalist and modernist styles of architecture. Development of this period are also often associated with nationally renowned architects.

1960s-1980s – The 1960s saw the progression of the re-development of the City of Hull and the continuous movement towards modern architecture with little support for preservation. The Council were pro-development and saw a progression of Compulsory Purchase Orders which resulted in large swaths of Georgian and Victorian Hull cleared. Particular losses from this period include the demolition of the Hull Royal Infirmary, Tivoli Cinema and Imperial Hotel, and their replacement with the Prospect Centre, Portland Hotel and Tivoli House. The Council were also pro-active with its policies for highway planning, including the creation of the Ferensway and Anlaby Road junction, and Castle Street and Freetownway were punched through the Old Town and Georgian New Town, respectively. The late 1970s and 1980s saw a downturn in the City’s economy with the loss of several of its Dock and Maritime related industries, leading to a decline in prosperity to the City Centre.

1990s to Current - The Jameson Conservation Area was adopted on the 14th October 1991. One of the most significant interventions into the Conservation Area following its adoption was the demolition of the Hull Daily Mail Buildings and adjoining structures following planning approval in 1994. These developments resulted in the clearance of buildings dating between 1910 and 1930s buildings to the north side of Jameson Street between west Street and Fletchers Buildings and their replacement with 1990s ‘pastiche’ developments. Within the setting of the Conservation Area the 1990s saw the clearance of the north side of West Street to make way for the extensions to the Prospect Centre. Within the last 10 years new developments have been introduced along Paragon Square.



Figure 6 Lost Edwardian Hull (East Riding Archives) – site of Triangle Building



Figure 5 – Queen Victoria Square after May 1941 (Hull Daily Mail)

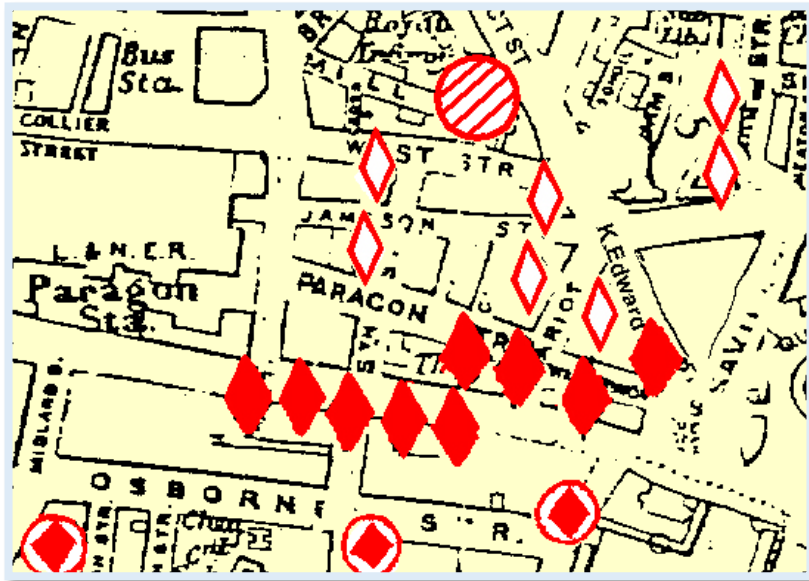


Figure 4 Hull Bomb Map
(<http://www.rhaywood.karoo.net/bombmap.htm>)



Figure 3 Demolished Hull Daily Mail Buildings, Jameson Street c.1990



Figure 7 The introduction of 20th century town planning over the 19th century street plan of Hull.

5. Layout

The layout of the Conservation Area is formed by a combination of the following elements:

1. Historic land boundaries and turnpikes, including the alignment of Carr Lane and Anlaby Road.
2. Speculative Housing Development:
 - a. Grid pattern of the Paragon Street estate, including Paragon Street, South Street and Little Queen Street. Wilson's Buildings also survives from this period.
 - b. Speculative development which follow land boundaries, such as Story Street.
3. 1900-1910 City Planned Development – Queen Victorian Square, King Square, King Edward Steet, James Street and Paragon Square.
4. 1930s Planned Development – Laying out of Ferensway.
5. 1950s Planned Development – Development of large in scale retail buildings, such as Queen's House.
6. 1970s Planned Development – Re-alignment of the Ferensway and Anlaby Road Junction.

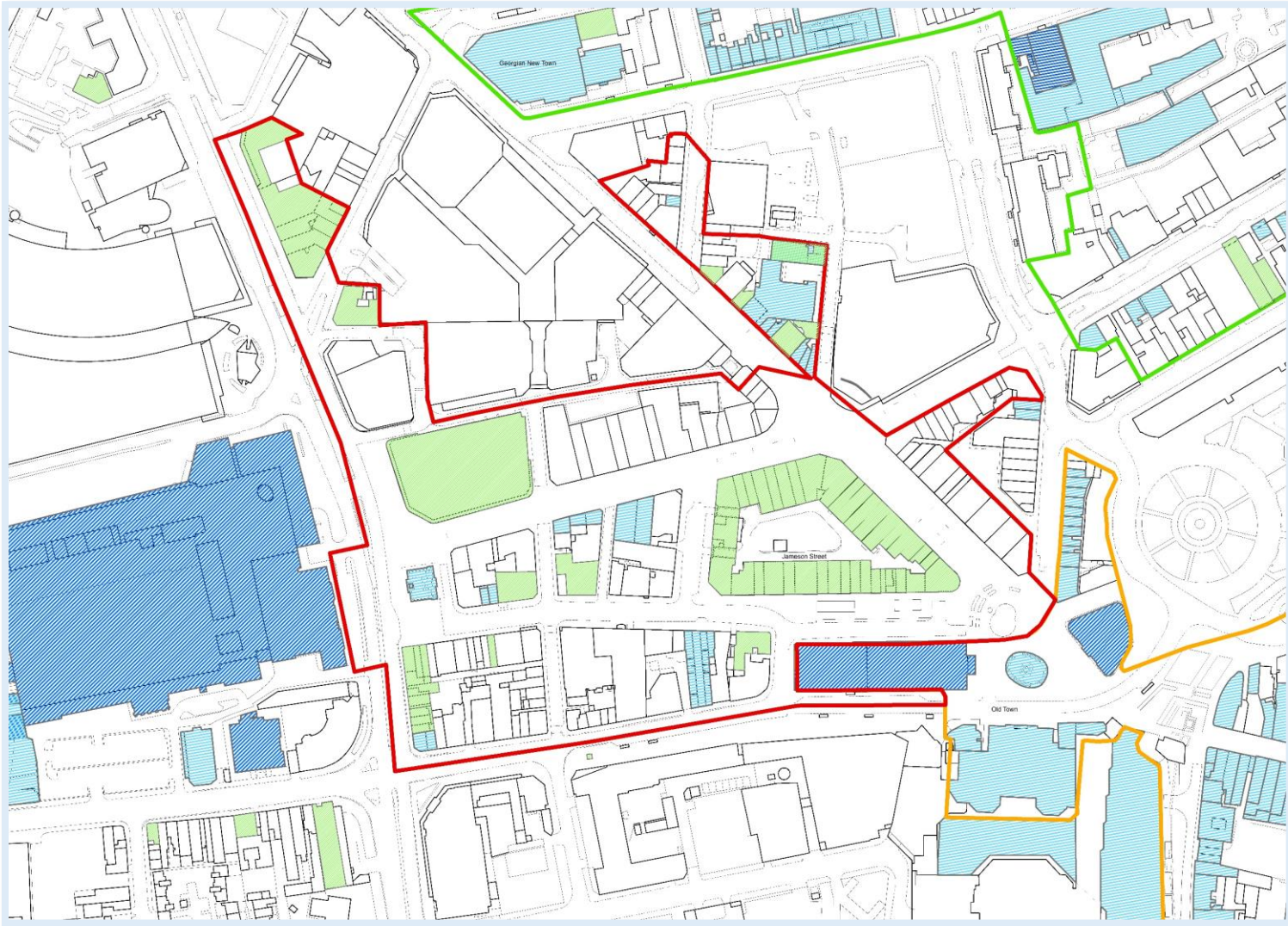
As a result, the conservation area has a combination of narrow linear streets from the early 19th century, streets which follow land boundaries, and broad linear streets and squares which were laid out in the 20th century. These elements collectively create an area of special interest and compliments the designation of the buildings and street patterns located with the Old Town and New Georgian Town Conservation Areas.


6. Setting


Paragon Conservation Area sits with an urban environment. To its west its setting is formed by the 19th century developments of Paragon Station. The station is a focal point within key views through the area and has a historic connection with the development of Paragon Square. The west end of the conservation area also connects to Anlaby Road, which was one of the principal access roads into the city centre before the introduction of the A63.

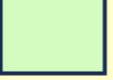
The Southern boundary is formed by Carr Lane. As a result of bomb damage and post-war re-redevelopment this area is now formed by modern developments and has lost its association with the special interest of the heritage asset. To the north of West Street is the Prospect Centre; constructed in the 1970s and extended in the 1990s the development resulted in the demolition of the Royal Infirmary and surviving 19th century buildings along West Street. The area has lost its historic street plan and does not contribute towards the special interest of the conservation area.


To the north of King Edward Street and Prospect Street is the surviving areas of the Georgian New Town, which is designated as a Conservation Area. The two conservation areas share links between the speculative developments of the late 18th and early 19th centuries. To its east the conservation area connects to the Old Town Conservation Area, and both Areas share key views and open spaces, and common elements of special interest, as outlined below.




Grade II = 


Grade II* = 

Local List = 

Paragon = 

Street CA

Georgian New Town CA = 

Old Town = 

CA

Figure 8 Setting of the Paragon Conservation Area

7. Character Areas

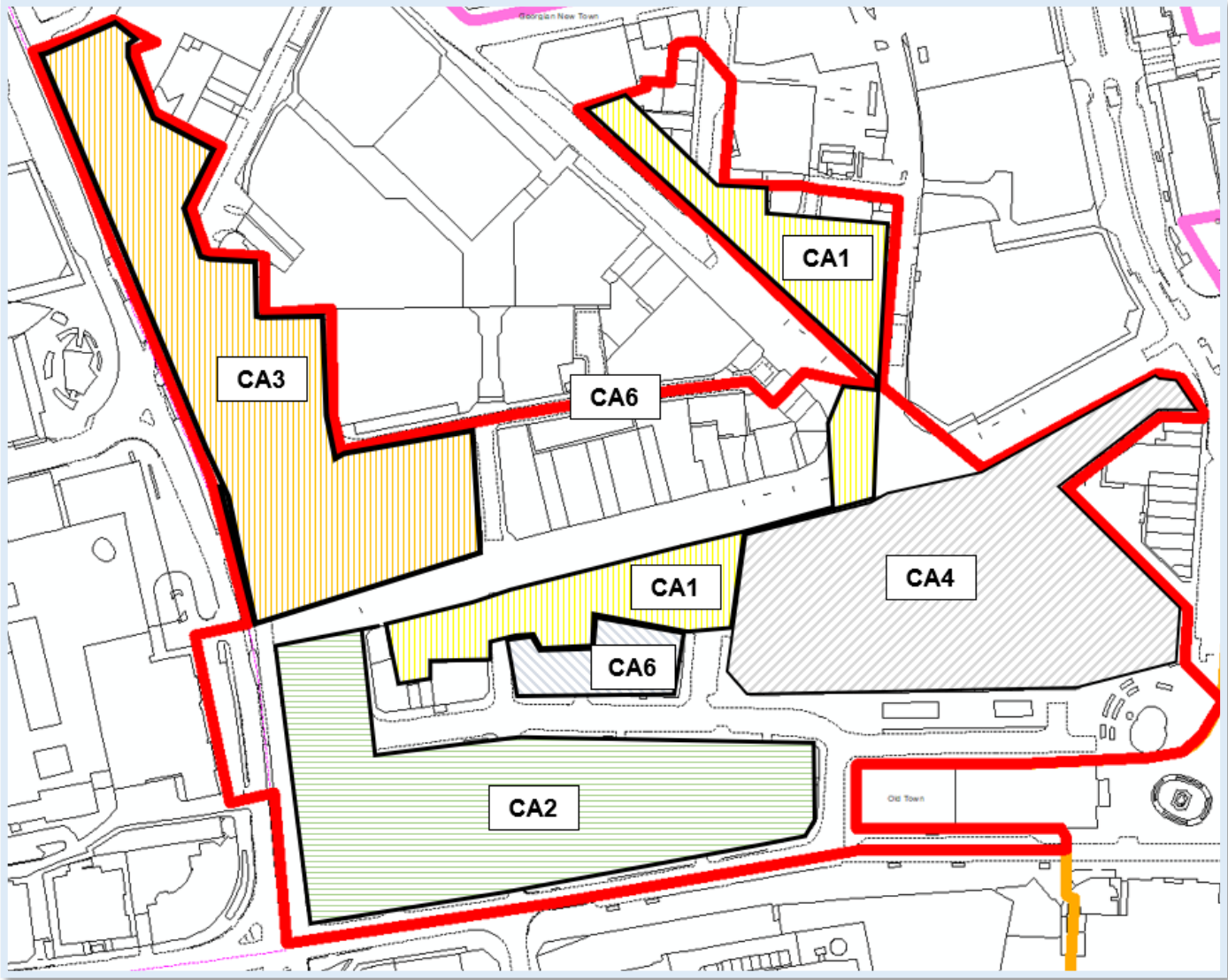


Figure 9 - Character Areas

Character Area 1 - Jameson Street, King Edward Street, King Edward Square and Prospect Street (east)

– The streets were planned and laid out during the Edwardian period. Both streets are laid out on a wide street plan. Historically they were populated by developments from the Edwardian and inter-war period. This historic character has been eroded as a result of bomb damage, post-war re-development and re-development in the 1990s. The 1950s re-development were on the whole of good quality and formed a new phase of architectural interest to the area. The north side of Jameson Street has been weakened by the demolition of the former Hull Daily Mail Offices, and adjoining Edwardian buildings and the development of Grant buildings. This means that the north-side of the street is now formed by post-war development. The scale of these streets is of a larger three and four story scale and extend beyond the historic plots widths of the 19th century. The Edwardian character of Hull is still evident in the grouping of buildings located along the north side of King Edward Street and Prospect Street and the southern side of Jameson Street between Chapel Street and South Street.

Character Area – 2 Paragon Street Development –

The street was laid out from 1801. Its west end retains the narrower streets pattern of the Victorian Edward. Its east end is wider and forms part of the 1950s re-development of Hull. The west end of the Street still forms groupings of buildings of 19th century character. These groups of buildings are along South Street, Little Queen Street, the section of Paragon Street in between these streets, and the south side of Paragon Street which extends into Paragon Square. Wilson's building running off South Street is important as the remaining examples of pre 1850 back

street (or 'alleyway') within the conservation area. The historic character of the area was weakened by speculative developments of the late 1950s and 1960s, such as the Portland Hotel, which dominates the area in terms of its scale and height. The character of the area is enhanced by the commercial development of the area introduced in the 1880s and 1890s. Paragon Arcade is a sub-character area, with the enclosed shopping arcade a key example of 1880s commercial development and retained area with 19th century character.

Character Area 3 - Ferensway – Is a 1930s urban development formed as a 'Shopping Boulevard'. The plan envisaged the laying out of a wide street, which cleared away large areas of 19th century streets and buildings. The development was planned to introduce large in scale buildings to both sides of Ferensway, which responded to the commercial developments of the Edwardian era, such as the lost 1916 Hammonds building and Ferensway House. The style of architecture used was neo-Georgian and made use of larger scale three and four story developments. The post-war re-developments used a mixture of extensions in a faithful neo-Georgian style and a stripped back modern style in the later 1950s. Both the 1930s and 1950s buildings are larger in scale than their predecessors. Not all of the planned development were undertaken and several buildings were lost as a result of war time bombing. The intentions of the 1930s scheme of architecture is still identifiable, with the retention of Brook Chambers and Broadway House, and complemented with post-war development.

Character Area 4 - Queens Buildings & Triangle Buildings

– The scale of these building mean that that they impose their own character upon the conservation area. Queen’s House is a grand neo-Georgian building which demonstrates the early 1950s optimism for the post-war re-development of Hull. The scale of the building dominates the street plan and vistas along the east ends of King Edward Street, Paragon Street and forms one of the focal points on Queen Victoria Street. This building is complemented in scale and design by the Triangle Building, which again forms a focal buildings from Queen Victoria Square and the east side of King Edward Square.

Character Area 5 - Carr Lane – The north side of Carr Lane has a strong linear character. It is an eclectic mixture of buildings of late 18th century origin (of which some of re-builds) and buildings dating to the 19th century, 1930s and 1950s developments in the Neo-Georgian styles (albeit of a restrained character). The character of the area is weakened by 1950s and 1960s developments.

Area 6 - West Street – The street was historically populated by shops and pubs. The demolition of the Hull Daily Mail Buildings and replaced with the Grand Buildings and extensions to the Prospect Centre have result in an in-active street. The character of the area is currently negative and dominated by modern developments.



Figure 10 Jameson Street



Figure 11 'In-active' West Street

8. Architectural Summary

The architecture of the Conservation Area is mixed in style and in its use of materials. As a result, it is not possible to describe the character and appearance of the built form of the conservation area in one statement. Instead it can be broken down into architectural periods, as follows, but with five common themes:

Key Architectural Elements

- A majority of the buildings are of a commercial or leisure use and usually have an active retail or pub frontages.
- Residential and office uses have been introduced into the conservation area at upper floor levels.
- Almost exclusively buildings are edge of pavement developments, resulting in limited green areas within the conservation area and no boundary treatments.
- The scale of buildings ranges from two to seven stories in height, with five story buildings demonstrating the maximum scale of buildings which positively contribute towards the special interest of the area. The predominant scale of buildings within the area is however 3-4 stories. Building exceeding five stories contribute negatively to the special interest of the area.
- Buildings are often built with prominent corner elevations and feature bullnose or chamfered corners.

8.1. Pre-1800 Buildings

There are few buildings of this period within the conservation area and are located along Carr Lane. Between 40 and 44 Carr Lane is a range of buildings which either date to or have been re-built to reflect pre-1800s buildings. They are built over two and three stories, are either single bay or double bay developments and have a varied roof line. They are constructed in brick or render with pitched roofs. Building from this period would typically be covered in slate or clay pantile and should typically feature timber sliding sash windows. No original shop fronts from this period survive.



Figure 12 Carr Lane

8.2. c.1810-1880

The period sees the use of a relatively plain domestic architecture, and developments constructed in brick. Retained buildings of this period are grouped around South Street, Little Queen Street, Paragon Street, Paragon Square, and separately in Story Street.

Layout - Some parts of the grid part of the Paragon Street estate survive which consist of Paragon Street, Little Queen Street, South Street and Wilson's Building. Story street is retained as a fragment of the former Georgian Street Plan.

Style – Buildings of this period are rather plain in their detailing and following the Georgian and Regency styles of domestic architecture. Towards the end of the period hints of Gothic detailing appears.

Materials – The period is typified by the use of brick and some use render. Where render has been used some of the higher status buildings have made use of ashlar. Bricks colour in the area is predominantly red or brown, with a small number of gault building. In several instances buildings have been painted, but this tends to have applied during the later 20th century.

Windows – The early period of this phase see the use of timber multiple-light timber sashes moving to the use of 2/2 or 1/1 light sashes in its later period. Windows are typically set back within their reveals. A negative trend for buildings of this period is the introduction of modern in design uPVC windows.

Decoration – Decoration of this period includes brick dressings and keystones to window surrounds. Buildings which retained their domestic use feature classical door surrounds. Other elements of decoration include dentil eave boards.

Roofs – Predominantly all of the buildings of this period are built with pitched roofs parallel to the highway. Buildings of this period typically have slate roofs, but with several now containing concrete tiles. Dormers are not a typical feature of this period within the conservation area.

Scale – The scale of development is a mixture of two- and three-story developments. Plot sizes range from one to three bays in depth. A particular trait of the retained buildings on the west end of Paragon Street is their one bay width.

Types – Buildings of this period were typically built as dwellings and converted to retail use during the later 19th and 20th centuries.

Shop Fronts – No shop fronts of the early 19th century period survive and buildings feature modern frontages of various styles.

Chimneys – Are feature of the buildings of the period and add to the character of the roofscapes.



Figure 13 South Street



Figure 15 Story Street



Figure 14 Paragon Street & Paragon Square



Figure 16 Paragon Street & South Street

8.3. c.1880 – c.1900 – Late Victorian

The late 19th century saw the introduction of commercial developments in to the area, with the use of the new styles of the period and a different material palette. Buildings are constructed on a larger scale and purpose built for retail and leisure. Retained buildings of this period are located in the region of Paragon Street and Little Queen Street; the best example being Paragon Arcade.

Layout – This period retains the historic layout of the town centre and saw re-development of existing plots. One exemption is the introduction of a new shopping arcade which connected Carr Lane with Paragon Street.

Style – Buildings of this period begin to show architectural decoration but still have a moderation in their architectural embellishment. The introduction of the Baroque Gothic and Flemish Revival architectural styles does however bring the use of new architectural detailing and different materials. The ‘Hull Cheese’ represents a Baroque revival building of the period.

Types – The types of buildings in this period are exclusively commercial with examples of a purpose built shopping arcade, chambers, public houses and now demolished theatres.

Scale – In the later 19th century there is a trend towards building over three and four stories and of a greater height. Buildings are still typically restricted by plot sizes and tend to be two or three bays in depth. As an exemption, Paragon Arcade is three bays in depth to its Carr Lane Elevation and four bays to Paragon Street.

Materials – The predominant material of the period is brown brick. Terracotta and stone are introduced to provide additional decoration. The polychromatic use of brick and terracotta on the Paragon Arcade is an interesting feature.

Windows – Timber windows are the predominant material used in the period. There is a greater variation on the window profile use. For instance, single and multiple light sashes are used within the same opening. Other types of window are 2/2 timber sashes. There is a small number of leaded light windows used.

Decoration – Is applied with the use of oriel windows, window surroundings, band courses, window headers and decorated eaves.

Roofs – Roofs of this period are still pitched, but with some use of gables, and examples of half hipped. Slates are the common roof materials.

Shop Fronts – Examples of 19th century shop fronts are retained at the Paragon Arcade, Café Royal and shops on Storey Street. They are positive examples to the Conservation Area.



Figure 17 Local Listed Hull Cheese, Paragon Street



Figure 19 Grade II Paragon Arcade, Carr Lane



Figure 18 Late 19th century Paragon Street



Figure 20 'Archeron shop', Little Queen Street

8.4. 1900-1930

The period is associated with the new roads laid out by the City Council and the vast number of private developments which followed. The early 20th century saw a commercial boom in the city, larger scale buildings and flamboyant use of architectural decoration. Many of these buildings survive along Jameson Street and King Edward Street. However, many more were destroyed during the bombing of Hull in World War Two. Buildings of the period around Queen Victoria Square and to the west end of Jameson Street were badly damaged. Two of the biggest losses were the 1916 dated Hammonds of Hull and Prudential Buildings. The remaining section of Seaton Buildings show the grandeur of the scale and architectural decoration of the department store buildings of this period.

Layouts – The period saw the removal of the Victoria Street pattern and its replacement with a new street pattern. These streets were laid out on a wide plan and buildings constructed on larger plots. The new street plan resulted in many focal buildings being created at the junctions of the principal and side roads.

Types – Buildings were purpose built as shops, public houses and ‘Chambers’ or offices, with commercial and domestic accommodation provided in their upper floors.

Materials – Buildings were constructed with a mixed use of materials which provides a variety of colour and polychromatic vibrancy to the area. Architectural detailing is emphasised by the use of contrasting materials. Materials represented from the period include – brick (red and brown facing brick), limestone, granite, stone cladding, faience, and terracotta. The use of render is out of fashion for this era, with the exemption of its use on Mock Tudor Buildings. The latter mentioned style is constructed with mock timber frames, with box and decorative panels. The most prominent combination of the period is the use as a brick as a base material, with stone and faience architectural decoration.

Styles: The period uses an eclectic mix of architectural styles. Representatives of this include: 1. Art Nouveau, 2. Baroque Revival, 3. Classical Revival, 4. Elizabethan revival, 5, Flemish Renaissance, 6. Elizabethan Revival, 7. Jacobean Renaissance and 8. Mock or ‘Brewer’s Tudor’.

Scale - Buildings of the period are built on a tall scale with a combination of two, three and four stories. A sense of scale is added with variations in the heights of the floor levels and with the use of parapets, gables, cupolas and towers providing additional height.

Windows – The type of window depends upon the style of building being constructed. The classical period makes use of traditional sash profiles, but with decorative window surrounds or mounted within columns. The more decorative styles make use of Bow, Diocletian, Oriel and Venetian Windows. Sash windows are mixed use of multi lights and one over one or two over two sashes, and different variations on their positions within the window reveals. Windows of the period also include single or multiple light timber casements, with the use of moulded mullions and sashes. Often windows openings are formed by plate and curved glass, as was introduced during the late 19th century. Leaded light glass is also used within the conservation area, with the Brewer’s Tudor buildings make use of timber leaded lights casement windows.

Doors – Doors are a key architectural elements of the period. These are constructed as prominent architectural features on the buildings and are decorated with combinations of engaged columns pediments and monumental arches. Entrances are often constructed with decorative panels and engravings providing the name of the building.

Pub Fronts – Four pub fronts of the era are retained within the conservation area (see *section 11*). The most flamboyant and richly decorated of the pub frontages retained from this era is the Renaissance style terracotta ground floor of the Masters Bar.

Roofs – Roofs are generally not a visible element of the period. They are instead hidden behind decorated parapets. Roof profiles are varied with the use of decorated shaped and Dutch Cables, turrets and cupola, which add to their grandeur and scale. Slate and peg tiles are the predominant use of material for buildings of this period.

Decoration – Buildings of the period are flamboyant in the use of decoration. Elements of architectural decoration are of inclusive of – arcading, balustrades, colonnades, corbels and brackets, decorative bands, string courses, window tracery, name and date plaques, key stones, moulded panels, pilasters, strapwork and quoins. These decorative elements are often applied in different materials and in various colours which highlight their use.

Shop Fronts – During the 20th century much of the original joinery details have been lost, and several shop fronts have been removed in their entirety. The structural elements, which make use of stone and retain architectural decoration, is still however evident on buildings such as the King Albert Chambers and Seaton Buildings.

Architects – Buildings of this period are associated with two Hull architectural practices. 'Gelder & Kitchen' are attributed with the designs of Seaton Buildings, Jubilee Church and the former White House Hotel. Alfred Gelder is also associated with development of the Paragon Arcade. The practice later went on to design the Triangle Buildings. The architect T Beecroft Atkinson is attributed to the development of the White House Hotel and 50-54 King Edward Street.



Figure 21 Grade II Former White House Hotel, Jameson Street



Figure 23 Grade II Regent House, Ferensway & Anlaby Road



Figure 22 Grade II 46, 48 & 50 King Edward Street



Figure 24 Grade II 88&90 Paragon Street - 'Seaton Buildings'

8.5. 1930s & 1950s – Neo Georgian

The development of Ferensway Way and the early 1950s re-developments of Hull saw the use of Neo-Georgian architecture. These buildings are of a larger scale and rich in architectural detail. Examples include Brooks Chambers, Ferensway House, Queens House and Triangle Buildings. Buildings in this style are grand in their decoration and use of architectural embellishments.

Layout – The developments were a result of urban town plan and re-development of bomb site clearance sites. This includes the clearance of several of the old streets and building on a larger scale along the principal streets of the area. Rather than being square in plan they were often designed on triangular plots with focal elevations. These cumulate in the strong grouping of 1950s focal elevations around King Edward Square.

Types - Buildings were constructed as mixture of retail ground floor units and office and residential space at first floor, or hotels.

Windows – Buildings were constructed with multiple light timber sliding sashes with exposed sash boxes fitted flush to the reveal. Windows were also installed within double height openings, with decorative panels between two sashes. N.b. Broadway House has lost its timber sash windows.

Roofs – Buildings are constructed with a mixture of mansard roofs, often with dormers, and flat roof profiles, with the prior form adding to their scale. Roofs are covered in clay pantiles or tiles.

Shop Fronts – Examples of shop fronts are retained from this period in Queen's House. They make use of timber frames, stall risers, entrance lobbies and would have featured external awnings.

Scale – Buildings are constructed over a mixture of three and four stories, with a grand scale. Parapets, towers, pediments and mansard roofs add to the height of the buildings. Buildings are constructed over much larger plot sizes and have a greater massing.

Style – The buildings make full use of the Baroque form of architectural and classical detailing. Elements of 1930s and 1950 design included with the use of different window profiles.

Decoration – The full array of Baroque and classical decoration is used, including string courses, balconies, balustrades, pediments, window arches, aedicula and colonnades. Decoration is plentiful on these buildings and used to provide focal elevations and add a sense of scale.

Materials – The buildings are constructed in a brown brick with decoration and architectural elements applied in stone. The ground floor 'rustics' are constructed in stone.



Figure 25 Local Listed Brook Chambers, Ferensway Chambers & Debenhams, Ferensway



Figure 28 Local List, Broadway House, 105-7 Ferensway



Figure 27 Local Listed Queen's House, Paragon Street



Figure 26 'Triangle Building, King Edward Street'

8.6. 1930s – Art Deco

The Art Deco is represented by two retained buildings – 2-6 Anlaby Road 7 8-10 South Street and 57 Jameson Street. They represent the streamlined white render buildings of the period which removed the flamboyance of preceding revivalist and renaissance styles.

Layout – Within the conservation area the two examples are situated on street corners and wrap around two street elevations. Both buildings feature either a curved or chamfered corner.

Materials – Buildings of this period are rendered and white in colour. The Anlaby Road example made use of ashlar effect to its render.

Types – Both buildings are commercial, with one formerly serving as a Post Office.

Decoration – Is provided by use projecting bands, window profiles and Art Deco motifs in relief.

Scale – The two examples are two and three storeys in height.

Shop Fronts – No original shop fronts from this style are retained.

Roofs – Buildings of this period are flat and hidden behind parapet walls.

Windows – Windows openings are typically rectangular in profile. The windows themselves would have been constructed in metal frames, with a geometric patterns. Examples are still retained in the South Street example.



Figure 29 Art Deco on Anlaby Road

8.7. 1950s-1960s – Festival & 1950/60s Architecture

During the 1950s and into the 1960s new architectural trends, new methods of construction and financial constraints moved away from the Neo-Georgian and revivalist styles of architecture. In its places were a mix of a plainer type of brick buildings and modern forms of architecture. Where they respond to the scale of the area and are sympathetic to the character of the street scene they provide a positive or neutral contribution towards the special interest of the area.

Layout – Buildings of this period are largely replacements of bomb damaged buildings and re-development of vacant plots.

Styles – The festival and plain brick style of architecture followed the form of the Neo-Georgian style of architecture but stripped it of its architectural elements. An example of this is the re-building of the Seaton Buildings and Festival House.

Types – Building of the period and a mixture of retail and office buildings.

Materials – This style of building is associated with constructed in brown brick. Where used decoration is applied in stone.

Windows – The period sees a combination of the traditional window profiles, with Festival House using Crittal windows to replicate multi-light sashes, and modern window profiles, with casement windows. There is mixed use of window openings with decorated surrounds and plain openings.

Scale – Buildings of the period of sympathetic to the scale of the surrounding street scene, and are three or four stories. They fill individual plots of one or two bays, or are larger scale sites where re-builds of earlier department stores took place, such as Festival House.

Decoration – The use of decorative elements is limited, to feature bands and window surrounds in stone. Festival House is a key exemption with the use of architectural embellishment to its upper floors.

Shop Fronts – Festival House retains the structural columns of its shop fronts but otherwise buildings of this period have had their original shop fronts removed.

Roofs – Buildings of this period have flat roofs or structures hidden behind parapet, and not visible from the public realm.



Figure 31 - Festival House, Jameson Street



Figure 32 56-57 Carr Lane



Figure 30 Re-built Seaton Buildings, Paragon Square



Figure 33 Carr Lane, Hull

8.8. 1950s – 1970s Modernism

In contrast to the preceding style the mid-1950s saw a trend for Modern buildings. The buildings remove the traditional form of architectural design and materials, for new styles and methods of construction. Several of the buildings are renowned with architects, such as T P Bennett. Where they respond to the scale of the area and are of a good design they provide a positive or neutral contribution towards the special interest of the area. However, where they are out of scale or do not respond to local character they contribute negatively to the special interest of the area. The most sympathetic example is the 1950s Fletchers Building, with its scale and material use blending into the 1950s character of King Edward Square. Hammonds is a further good example of design introduced in Hull.

Layout – Buildings of this period are of a result of demolitions and re-developments. These include replacements within the existing site plan, but more often they are constructed to fill the re-development plot and removed the pattern of development within a street.

Styles - The period uses different types of modernist styles, with use of curtain walls, mullions walls and cladding.

Types – Buildings of this period include purpose built shops, office blocks and hotels.

Windows – Windows are used as a mixture of a functional and architectural elements, with windows profiles being either small features or used to as a feature of a full elevations. Windows are constructed in metal, and have often been replaced in uPVC, and single casement types.

Shop Fronts – Hammonds of Hull retains is original shop fronts, which is traditional in design.

Scale – The period sees the introduction of higher in scale buildings, constructed over five, six and seven stories. They have greater massing and dominate street elevations. They are generally out of scale and proportions with the buildings of special interest to the area.

Materials – Buildings of the period make use of brick, stone and concrete of the structural elements of the building. The elevations are then in-filled with use of these meetings or the use of cladding, in metal, tile or uPVC, or glazing.

Roofs – Buildings of the period are constructed with flat roofs

Decoration – The modern style of architectural is generally constructed without architectural embellishments, with the method of construction, cladding and feature elevations providing the decoration. Hammonds is an exemption as it makes use of columns, with gives a nod to the Neo-Georgian style.



Figure 34 Hammonds Department Store



Figure 36 Modernism on King Edward Street



Figure 35 'Fletcher's Corner', King Edward Square



Figure 37 Modernism on Carr Lane

9. Shop Fronts

A majority of the buildings within the conservation area are retail outlets. As a result shop fronts contribute highly towards the character and appearance of the Conservation Area. In proportion to the number of shops located within the area only a small proportion retain full or elements of their original shops front or replacement shop fronts of architectural interest.

Where historic shop fronts are retained these are of the late Victorian and Edwardian style, and feature large proportions of plate glass. Several of the retained historic shop fronts also feature lobby entrances which help provide variety to the shop fronts; where featured these elements should be preserved.

9.1. Positive Shop Fronts

1. Use materials sympathetic to the age of the building, i.e. timber.
2. Retain key architectural features.
3. Are of a coherent design.
4. Are of a scale and proportion which is sympathetic to its host building.
5. Features advertisements which are traditional in detail and scale.
6. Feature advertisements which do not obscure architectural details.
7. Feature obscure means of security.
8. Feature obscure means of illumination.

Full details of positive negative shop fronts are contained within Appendix 5.

The following shop frontages are identified as contributing positively towards the character and appearance of the area and are the best examples within the area:



Figure 38 183 Ferensway – The best preserved original shop front within the Conservation Area.



Figure 39 179 Ferensway – A good example of a retains 1930s shop front.



Figure 41 Grade II Paragon Arcade contains reproduction and replacement Gothic Joinery



Figure 40 26 Anlaby Road – A good quality reproduction Edwardian style shop.



Figure 42 Interior of Paragon Arcade



Figure 43 16 Paragon Street - Original Shop Front to Queen's House



Figure 45 Remnants of a .19th Century shop front at 14 Story Street



Figure 44 Good quality shop front at Queen's House



Figure 46 Edwardian Style Shop Fronts at Hammond's of Hull

9.2. Negative Shops Fronts - Shop fronts of a negative architectural quality are the more significant feature of the area. Historically a large proportion of the historic shop fronts were removed prior to the area being designated as a conservation area. Negative shop fronts are seen in groupings between Paragon Square & the west end of Paragon Street, Carr Lane, King Edward Street and South Street (between Carr Lane and Paragon Street), which create areas of negative character within the Conservation Area. Queen's House and Ferensway House have also largely lost their historic shop fronts. Often listed buildings also feature shop fronts of negative quality.

Negative Shop Front Characteristics

1. Are not responsive to the architectural style of the building.
2. Are out of proportion to its host building.
3. Are not coherent in their design.
4. Do not feature historic features, such as stall risers.
5. Expand over multiple buildings without defining their individuality.
6. Feature oversized fascia boards and advertising.
7. Feature projecting fascia boards and advertisements.
8. Use materials which are not sympathetic to the age of the building – i.e. uPVC.
9. Lack architectural quality, such as oversize and plain glazing bars.
10. Feature elements which hide or obscure features of architectural interest.
11. Feature prominent features of illumination.
12. Feature external roller shutters, which are a prominent feature, hide architectural elements and create in-active character.



Figure 47 Carr Lane featured 'modernised' shop fronts.



Figure 48 Shop fronts do not replicate upper floor architecture at Grade II 58 & 60 King Edward Street



Figure 49 Individual units lost at Queen's House & oversize fascia advertisement



Figure 51 Modern shop front and advertisements at Grade II Paragon Arcade



Figure 50 Lack of Uniformity at Queen Street



Figure 52 'In-active and poor-quality shop front to Ferensway House

10. Advertisements

On the whole advertisements form a negative element of the character and appearance of the conservation area, with no historic shop front advertisement being retained in the area. To often advertisements relate poorly to its host building in terms of design, material and scale and often is too prominent a feature of the area.

10.1. Positive Advertisements

Positive types of advertisement in the area feature the following elements:

Are traditional in detail, for instance painted letter writing or traditional cut out letters.

Are in proportion to the scale of the building.

Do not cover over features of architectural interest.

Are not overly prominent on the host building or wider character of the area.

Use sympathetic forms of advertising which are not a prominent feature on the shop frontage.



Figure 53 Appropriate advertising at Queen's House



Figure 54 Advertisements in the 1950s style at 'Triangle Building'

10.2. Negative Advertisements

Negative types of advertisement for the are feature the following elements:

The use of oversized box fascia advertisements

Built up and internally illuminated individual letters.

Poorly placed projecting signs.

Modern in design prajecting signs.

Oversize and 'bulky' projecting advertisements.

Internal illumination.

Prominent or poor-quality external means of illumination.

Where advertising clutters a shop frontage.

Negative trends for advertisements within the Conservation Area include:

The introduction of oversize fascia panels.

Advertisements extent over multiple units.

The introduction of built-up letters of a modern design and material type.

Introduction of projecting advertisements.

Significant enhancements have been made to the character of the Paragon Arcade with controls over the use of the type and amount of advertising on this listed building. However, often listed buildings feature fascia advertisements which are modern in their design and do not respond to the special interest of the Conservation Area. Examples are of advertisement of a negative quality include:



Figure 55 Out of proportion fascia advertisement at Grade II 88 & 90 Paragon Street



Figure 56 'Cluttered' Shop front at 14 Paragon Square

11. Pub Fronts

Public houses form a further type of commercial building found within the conservation area and where retained contribute highly towards the character and appearance of the conservation area. There are three types of pub fronts with the area:

1. Georgian style buildings, which replicate former coaching houses. Examples in the conservation area are 1950s revival buildings.
2. Victorian facades, which make use of classical elements, elaborate decoration and polished stone and faience.
3. 'Brewers Tudor' or 'mock Tudor', which make use of faux timber paneling, barge boards and casement windows.

Retained public houses within the conservation area with frontage of architectural interest include:

1. **Hull Cheese, Paragon Street** – Features a Victorian in style pub frontages, which makes use of stone plinths and pilasters constructed in contrasting polished granite, with large windows set between each of the Pilasters.
2. **Former Kingston Tavern** – An example of the 'Brewers Tudor', which retains casement leaded light windows, barge boards and decorative in-fills made up quatrefoils, brick nogging and pargetting.

3. **The Sandringham, Paragon Street** – An example of a single bay pub frontage in a mock Tudor style. The building retains the 1920s paneling and leaded light glass.
4. **Masters Bar, Jameson Steet** – The most flamboyantly decorated of the public houses in the conservation area. Constructed in the Baroque revival style with the ground floor architectural decoration created in terracotta. A prominent building along Jameson Street.

Negative elements to pub frontages include where they have been opened out and lost their solid frontage.



Figure 57 – Victorian frontage at Hull Cheese, Chapel Street & Paragon Street



Figure 58 Brewers Tudor at the Local Listed former Kingston Tavern, Paragon Street



Figure 60 - Georgian Revival Inn on Carr Lane



Figure 59 Victoria style at Grade II listed Masters Bar, Jameson Street



Figure 61 Brewers Tudor at the Local Listed Sandringham, Paragon Street

12. Windows

Windows and doors are key feature of buildings as they provide a means of completing an architectural design and help to maintain the integrity and quality of the architectural and historic interest of a building. Accordingly, the installation of poor quality replacement windows and modern doors can reduce the architectural and historic interest of a building, and can become a negative feature of it. As noted within the above architectural period reviews there is a range of different types of windows in the conservation areas, including Georgian and Victoria styles of timber sliding sash windows, late Victorian and early 20th century timber and metal styles of casement windows, including leaded lights, and a smaller number of modern metal windows.

At the time of writing there is a negative trend for the introduction of poor quality uPVC windows which do not match the architectural design of the widows they are replacing, or are a poor quality replica, or otherwise do not match the architectural design of the building. These alterations are reducing the architectural character of the conservation area. A further negative trend is the loss of uniformity by piecemeal replacement of windows within buildings.

The position of windows within their reveal is also an important element of their design. The position of a window reveal reflect the period in which they were installed. Removing a historic window in a setback reveal and placing it with a uPVC frame set forwards in a reveal can significantly alter the appearance of a building.

Examples of positive window architectural details within the area include:

1. **Queen's House, Triangle Buildings and Brook Chambers** retain their 1950s timber sliding sash windows. The uniformity of their joinery details to their upper floors is an important character of the area.
2. **Regents House** – Retains its uniform joinery to first floor and features good example of leadlight casement windows.
3. **Ferensway House** – Retains timber windows throughout its first floor.
4. South Street & Little Queen Street – Several of the 19th century buildings along the streets retain timber sash windows and help retain the architectural interest of the buildings.
5. Mock-Tudor Pubs – **The Sandringham and Kingston Tavern** retain their timber leaded light casement windows.
6. **Hull Cheese** – The building retains timber sash windows.
7. **54-60 Paragon Street** – The double height decorative windows contribute strongly to the character of the area.

The Listed Buildings throughout the area also retain windows of architectural interest. A full survey of retained features is included within Appendix 5, and highlighted within Appendices 8 and 9.

Examples of poor-quality alterations include:

1. 2-10 Anlaby Road – The uniform appearance of the metal framed windows within this building has been lost by the introduction different styles of window.
2. 87-91 Paragon Street – The modern style of uPVC windows do not respond to the 19th century detail of the building.



Figure 62 Uniform Appearance to windows at Queen's Buildings



Figure 64 Loss of Uniform Appearance of Windows on South Street



Figure 63 Historic Sash windows 55 Paragon Street



Figure 65 Appropriate and in-appropriate uPVC replacements windows on South Street

13. Doors

Doors are a smaller features of the area but as per windows contribute towards completing an architectural design. The Edwardian and neo-Georgian developments of the area often included feature doors with elaborate surrounds. Where retained these doors are often decoratively finished with panelling and contribute highly towards the architectural interest of the area. Where poor quality replacement doors have been installed these can significantly reduce the architectural interest of a building. For instance the 19th door has been removed from 'The Sandringham', which has reduced the interest of the Brewers Tudor Design. Of further interest are the classical door surrounds on the early 19th century which are located on several buildings along Story Street.



Figure 67 Classical door surrounds and elements of historic shop front at 19 Story Street



Figure 66 Original Door at Ferensway Chambers



Figure 68 Modern door and shop fronts do not respond to architecture of Grade II Chambers

14. Architectural Elements

The Conservation Area is rich in its architectural elements and historic buildings. Particular architectural elements and features of particular interest include:

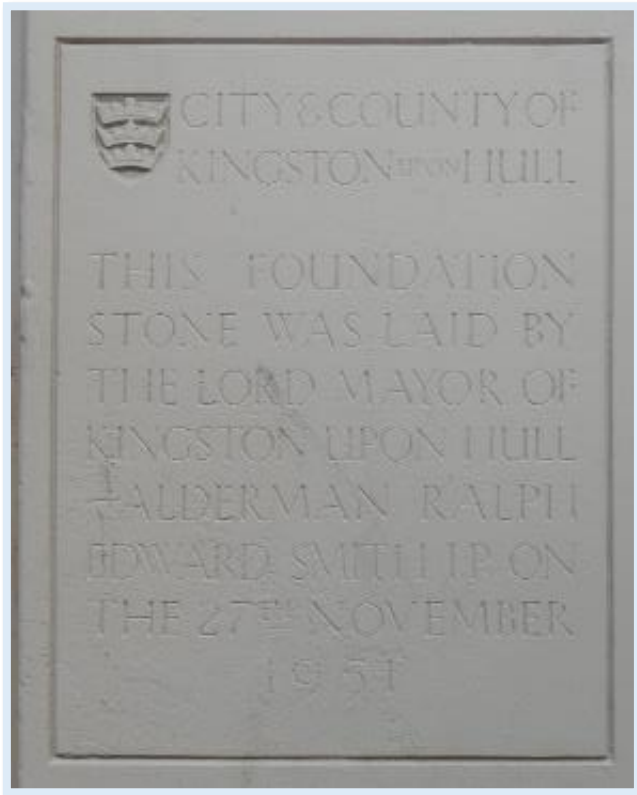


Figure 69 Commemorative Plaques – Including at Festival House & Queen’s Buildings



Figure 70 Street Signs – such as at Paragon Street & King Edward Street.



Figure 71 Use of the Hull City Crest, such as Festival House.



Figure 72 Use of turrets, cupolas and towers as monumental features, such as Queen's House:



Figure 74 Historic Advertisements at the Former Kingston Tavern, Paragon Street




Figure 73 Decorative Lintels, on Paragon Street




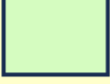
Figure 75 Entrance Lobbies, such as at Regent House.


15. Building Categories



Grade II = 

Grade II* = 

Local List = 

Paragon = 


Street CA 

Figure 76 - Key Buildings of the Conservation Area

Buildings within the conservation can be defined as 'key', 'positive', 'neutral' and 'negative'. This status defines how they contribute towards the special interest of the conservation area and also reflects on their individual architectural elements and condition. A schedule of the status of each building is included as Appendix 5, and monitoring reports within Appendices 8 and 9.

15.1. 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) or be of high local heritage significance (local listed). A schedule of local and national designations is included as Appendices 6 and 7.

Within the Paragon Conservation Area key buildings are those which retain key elements of their architectural design and contribute towards the early and late 19th century and early 20th century developments of the area. Those which are grade II listed are:

1. Paragon Arcade – Part of the late 19th century commercial developments of the area.
2. Regent House – Part of the early 20th century commercial developments of the area.
3. Seaton Buildings – Demonstrate the grand architecture of the lost department buildings of the early 20th century.
4. Boer War and First World Memorials – Demonstrate the commemorative monuments and architecture of the early 20th century.

5. Jameson Street – The Masters Public Bar, King Albert Chambers & Former White House Hotel – All contribute towards the Edwardian developments of heritage asset.
6. King Edward Street – 46, 58 and 62-64 - All contribute towards the Edwardian developments of the area.
7. 19 Story Street – Contributes towards the early 19th century development of the area.

Those on the local list are:

1. Herons Food, Kingston Tavern, Sandringham Arms – Contribute towards the early 20th century development of the area.
2. Hull Cheese – Contributes towards the late 19th century special interest of the area.
3. Ferensway House and Regent House – Form a grouping of good quality 1930s architecture.
4. Neo-Georgian Buildings – Queen's House, Broadway House and Brook Chambers, Ferensway Chambers & Debenhams all contribute towards the 1930s and 1950s development of the area.
5. King Edward Street – 54-56, 66 and 70 – forms a grouping of buildings which are a part of the early 20th century developments of the area.
6. 31-33 Waltham Street – Forms a part of the early 20th century development of the area.
7. 23-25 Waltham Street and Mission Room, School Street – Are important elements of the remaining late 18th and early 19th century buildings associated within Jubilee Mission Church.



Figure 77 Key Buildings along Kind Edward Street



Figure 79 Former Jacksons Store, Paragon Street



Figure 78 Edwardian architecture in Waltham Street



Figure 80 Key Buildings along Jameson Street

15.2. 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 would otherwise identify them as key buildings.

Positive buildings to the conservation area include those dating from the early and late 19th century, early 20th century and post-war developments of the areas. These buildings hold key elements of special architectural and historic interest but mostly have shop fronts of negative interests, or are in a poor condition or have had their window forms altered. Positive buildings to the area include:

1. Carr Lane - 39, 42, 43 & 44 form a collection of late 18th and 19th century buildings.
2. 1950s - Triangle Buildings creates a feature 1950s buildings along King Edward Street and Jameson Street and re-built Seaton Buildings & Festival House creates a positive backdrop to Paragon Square.
3. Prospect Street – No.90 & 94 – Are part of the early 20th century developments of the area.
4. Story Street – 12, 14, 21, 22, 23 are all part of the early to mid 19th century developments of the conservation area.

5. South Street – 11-19 and 30-38 all date to the 19th century and contribute towards the early development of the area.
6. Paragon Street & Paragon Square – 83-93 & 16 – Form a good quality grouping of 19th century properties.



Figure 81 Positive Buildings along Prospect Street



Figure 82 Key and Positive Buildings along Story Street



Figure 84 Key, positive and neutral buildings at Paragon Square



Figure 83 Positive Buildings at Story Street and King Edward Street



Figure 85 Key and Positive Buildings along Paragon Street

15.3. 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 issues, which would otherwise identify them as positive buildings.

Neutral buildings of the conservation area include historic buildings which have had their special interest significantly reduced and modern buildings which are not of special interest to the area but their design and scale means that they do not negatively impact upon the character and appearance of the area. Neutral buildings include:

1. Carr Lane – No. 57, Segals – Responds to the scale and pattern of development but is not of architectural interest to the area.
2. Chapel Street – No.3 – Has the potential to retain a 19th century façade but is overclad in a modern design.
3. Ferensway – 119-121 – The scale of the building is accordance with the 1930s and 1950s development of the area, but the re-clad building does not contribute towards the special interest of the area.
4. Jameson Street – Grand Buildings – These buildings are of a modern design and respond to the scale of the area but do not contribute towards the special interest of the rea.

5. Story Street – 20 – The building dates to the 19th century but their façade have been negatively altered during the 20th century.
6. Story Street – 13 – The building dates to the 19th century but its condition means that it contributes neutrally towards the character of the area. Works of restoration would result in the building contributing positively to the character of the area.



Figure 86 Potential to restore the 19th century frontage of the 'Archeron shop', Chapel Street.



Figure 87 Key Building (19) and neutral building (20) in Story Street



Figure 88 1990s Grand Buildings, Jameson Street

15.4. 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 their condition is detrimental to the character of the area.

Negative buildings within the Conservation Area are those constructed in the modern styles and does not contribute towards the special interest of the conservation area or are out of scale or create negative focal points which detract from the buildings which positive contribute towards the area.

The negative buildings of the area include:

1. Commerce House – The building is out of scale with the conservation area.
2. Portland Hotel – Dominates the street scene in terms of massing scale and creates a negative focal point.
3. Tivoli House – Dominates the street scene and is too prominent over the surrounding 19th century buildings.
4. King Edward Street – 68 – The design does not respond towards the revivalist architecture of the area.
5. 75 Paragon Street / 25 South Street – The modern design dominates the street corner.



Figure 89 Former Portland Hotel and Tivoli House, Carr Lane



Figure 90 Commerce House negatively contributing towards Paragon Street

15.5. Groupings – Within the conservation area there are key groups of buildings, which form character areas (as noted above). Key groupings of key and positive buildings include:

1. Jameson Street – Between South Street and 59 Jameson Street retains a grouping of listed buildings which form the Edwardian developments of the conservation area.
2. King Edward Street & Prospect Street – The north of the street features a series of buildings dating between 1900 and 1930, which is only disrupted by the modern design of 68 King Edward Street.
3. Ferensway, Paragon Street/Paragon Square – The area forms a strong grouping of buildings which are listed, on the local list or date to the 19th century.
4. Paragon Street South Street – Retains a grouping of 19th century and early 20th century buildings including 76-90 Paragon Street and 30-32 South Street.
5. Paragon Street – 55, Paragon Arcade, 43-55 and Hull Cheese and the City Hall forms a strong grouping of late 19th and early 20th century buildings.

Negative groupings of buildings include:

1. Jameson Street – The north side of Jameson Street between South Street and Fletchers Corners features all post-1990 buildings.
2. 57 Paragon Street, Portland Hotel, Tivoli House & 75 Paragon Street / 25 South Street form a grouping of buildings which erodes the section of the conservation area along Paragon Street and South Street.

16. Focal Buildings

The Edwardian and later 20th century layouts and associated architectural developments have resulted in prominent and focal buildings being constructed on street corners and in key views throughout the conservation area. Particular groupings of focal buildings are found around the perimeter of Queen Victoria Square and King Edward Square; the latter having a strong character of 1950s architecture. A common feature of the Edwardian, 1930s and 1950s buildings is that they were constructed so that they featured chamfered elevations facing onto the street corners, which were decorated to a high architectural standard, so that they have prominence and status.

16.1. Positive - Focal buildings of notes of notes include:

1. **Queen's House** – The scale and design of the building means that it is prominent in views from Queen Victoria Square, King Edward Square and in vistas along Jameson Street, King Edward Street and Jameson Street. The cupola clock tower and pediment to Paragon Street add to the prominence of the building.
2. **Triangle Building** – The building is formed on a corner plot with a curved façade projecting onto Queen Victoria Square. The façade is enhanced by the addition of the high-quality replica 1950s shop frontage and advertising of Pontos Lounge. The scale of the building means that it is prominent in vista along King Edward Street.
3. **70 King Edward Street** – Designed in the Baroque revival style the buildings curves around the junction of Savile Street and King Edward Street, with the corner bay providing a focal point.
4. **46-50 King Edward Street** – Is designed with a corner façade facing onto King Edward Street, and King Edward Square. The corner façade is constructed with a semi-circular bay window with engaged Ionic columns and and given prominence by the addition of a copper dome to its roof.
5. **95-6 Prospect Street** – The building is constructed with a corner elevation which features architectural embellishment, with forms the building wrapping and around and forming a focal point at the junction of Prospect Street and Savile Street.
6. **Fletchers Buildings** – Built in the 1950s modernist style it features a curved curtain wall of concrete and glass. It another of the 1950s buildings fronting onto King Edward Square.
7. **Albion Street Memorial** – Not located within the conservation area but forms a prominent focal building when located within Queen Victoria Square.

8. **Ferensway House and Regent House** – Sit on a prominent location on Ferensway. Both junctions of the buildings to Paragon Square and Anlaby Road feature are constructed with features elevations, and include a cupola and tower which add to their scale.

9. **Hammonds** – The scale of the building and prominent position to behind the open space of Paragon Square means it is a focal building upon exit from Paragon Street and when travelling along Ferensway.

10. **Seaton Buildings** – The buildings forms a prominent backdrop to Paragon Square and is a focal point upon exit from Paragon Street.

11. **Hull Cheese** – Sits prominently on the junction of Chapel Street and Paragon Street and features a focal corner elevation with Oriel window.

12. **Paragon Station** – The station building forms a prominent back drop in key views through the area and is a key building located within its setting.

13. **54-56 Paragon Street** – Is a highly decorated building at the junction of Paragon Street & Chapel Street.

14. **Boer War and First World War Memorials** – The memorials are focal structures within Paragon Square.

16.2. **Negative** focal buildings include:

1. **56-57 Carr Lane** – Sits on the corner of Carr Lane and Chariot Street. It is built on a corner plot and its scale dominates the visa along Carr lane. It detracts from the 19th century character of the street.

2. **Tivoli House & former Portland Hotel** – These buildings are out of scale and massing of the conservation area. They dominate the junction of Paragon Street and South Street. The multi-story element of the Portland Hotel prominent in views throughout the area.

3. **Commerce House , 75 Paragon Street & 25 South Street** – The modern building dominates the junction of South Street and Paragon Street and negatively impacts upon the appreciation of the adjacent 19th century buildings.



Figure 91 Queen Victoria Square and Focal Buildings Queen's House and Triangle Building



Figure 93 King Edward Square & 'Fletcher's Corner'

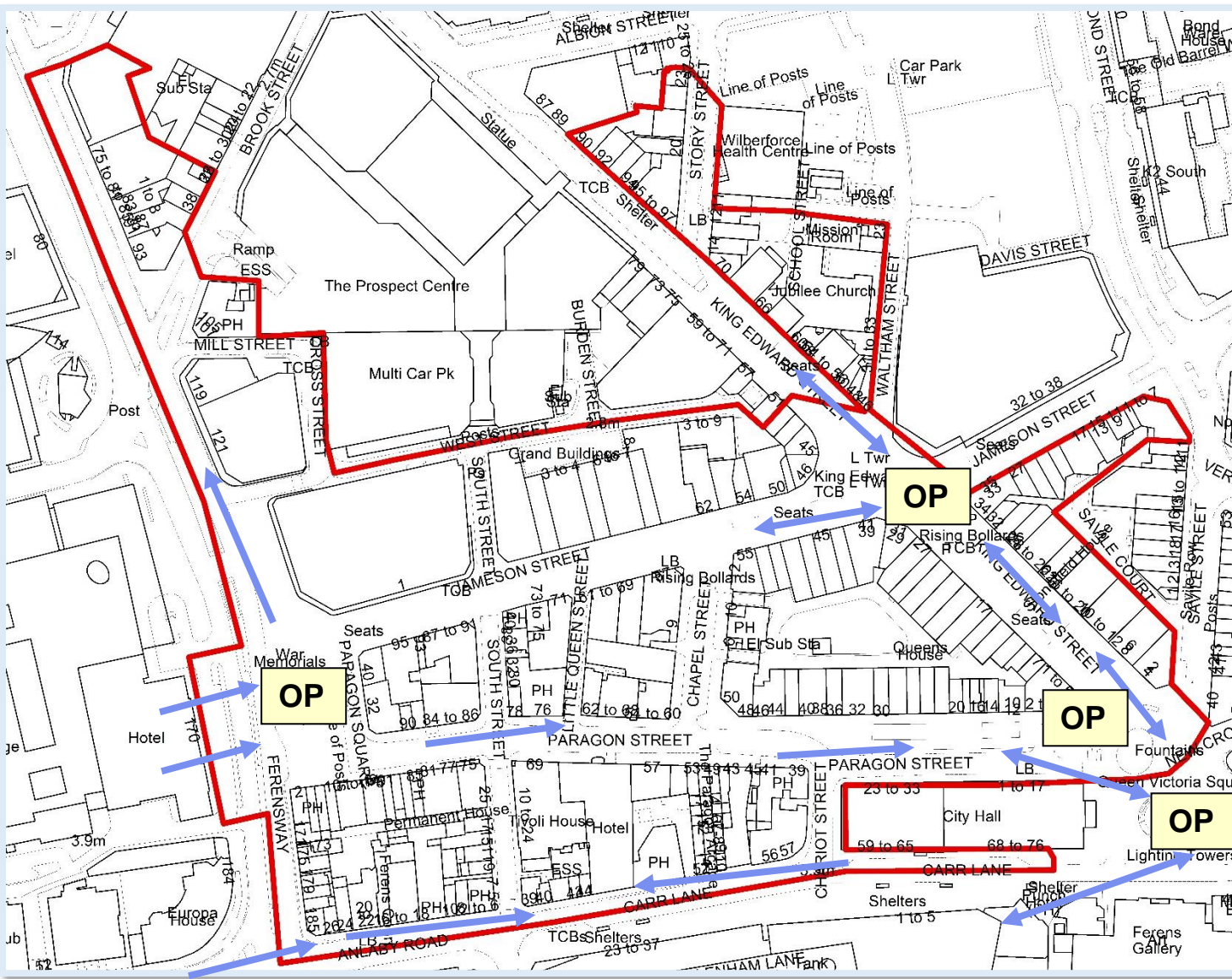


Figure 92 View from King Edward Square.



Figure 94 Regents House, Ferensway & Anlaby Road

17. Key Views & Vistas




Key View = 
 OP = Open Space

Figure 95 Key Views, Vistas and Open Spaces within the Conservation Area

The Victorian and Edwardian town planning of the area provides long distance views and open spaces which create views throughout the conservation area. The linear nature of each of the principal streets means that there are long distance views and vistas along them, and often terminate with a focal building.

17.1 Positive Key views and vistas through the Conservation Area include:

1. **Queen Victoria Square** - Located within the Old Town Conservation Area the Square forms a part of the Edwardian plan of Hull City Centre. From the square radiate out the principal streets of the area – Carr Lane, King Edward Street, New Cross Street, Paragon Street, Savile Street and Whitefriargate. On each of these entry points are located focal and high status public and commercial buildings which creates a sense of grandeur to the Square. Conversely the Square forms a focal point of the end of these streets, in which the statue of Queen Victoria has prominence. The Square provide the key views and vistas into the conservation from its Eastern Boundary.
2. **King Edward Square** – The square was created as a part of the Edwardian plan for Hull City Centre and provides the main throughway between Jameson Street and King Edward Street. From the Square opens open views along the broad street plan of Jameson Street and King Edward

Street. The Square has inherited a strong character of 1950s architecture (*see along Open Spaces*).

3. **King Edward Street (north side)**– The range of buildings to the north side of King Edward Street between Waltham Street and Story Street, provide an almost intact range of buildings built as part of the Edwardian through to the 1920s development of Hull. It is booked marked with focal buildings to its junctions with Waltham Street and Story Street which were designed with feature corner elevations. The range demonstrates the range of Edwardian and 1920s use of revival and renaissance styles of architecture.
4. **Anlaby Road** – As noted above the town planning of Hull in the 1900s and 1930s created linear streets which allow views through the area. One view of note is that obtainable from the Junction of Anlaby Road and Ferensway and the view this creates along Carr Lane. Within the foreground of this view is the listed and focal building Regent House and it its backdrop the Grade II* listed Hull City Hall. Glimpses of buildings along the street are also obtainable, include the Grade II listed Paragon Arcade. This view marks one of the principal entries into the conservation area.
5. **Paragon Square** – Upon exit from the Royal Hotel and Station one is presented with the first view of the Paragon Conservation Area, and Hull City Centre. In this view one is presented with many of the key elements of the Heritage

Asset – 19th century buildings on Paragon Street, 1890s Commercial Developments (Ferensway House & Regent House), Edwardian Town Planning (Paragon Square), Public Monuments, post-war re-developments of Hull and the Ferensway Boulevard.

6. **Jameson Street** – The broad linear street plan represents the Edwardian town planning of Hull. Its south side retains a high degree of architectural interest formed by the 1950s developments of Queen’s House and Festival House and the Edwardian through the 1920s developments of between Chapel Street and South Street. The backdrop of the street is formed by the 19th century (Grade II*) listed façade of Paragon Station to its western end and to its eastern end the important grouping of 1950s architecture around King Edward Square.
7. **Junction of South Street, Paragon Street & Little Queen Street** – The area forms a key grouping of 19th century buildings with the addition of the 1920s Brewers Tudor façade to the former Kingston Tavern.
8. **Paragon Street** – The late 19th century and Edwardian collections of buildings along Paragon Street extending from 55 Paragon Street to Hull City Hall forms a strong grouping of building special interest to the area.

9. **Carr Lane** – The curving nature Paragon Street represents the 19th century street form of Hull. The façade of Hull City Hall and the cluster of 19th buildings around Paragon Arcade provides positive focal points. The vista is weakened by the 1960s developed to its south side, 56-57 Carr Lane at the junction of Chariot Street and Europa house as its backdrop.

16.2. Negative views and vistas include:

1. **Portland Hotel & Tivoli House** - The former Portland Hotel and Tivoli House are prominent in key views along Paragon Street, and are dominant due to its scale and massing. The height of Portland Hotel results in it making a negative contribution through view along Carr Lane and Paragon Street.



Figure 96 View along Carr Lane from Queen Victoria Square



Figure 98 View along Anlaby Road & Carr Lane towards the City Hall



Figure 97 Vista along Jameson Street



Figure 99 View from Paragon Station

18. Open Spaces

One of the principal characteristics of the conservation area is that it has an urban character with high density edge of pavement developments. This means that open spaces are limited to one 'square' and one area of public space. The town planning of the Edwardian, 1930s and post-war era resulted in the development of broad streets, which provides a sense of openness to the area. Open spaces within the Conservation Area include (and are illustrated on figure 95):

1. **King Edward Square** – The square was created as a part of the Edwardian plan for Hull City Centre and provides the main throughway between Jameson Street and King Edward Street. Historically it would have been a vehicular junction but pedestrianization in the late 20th century provides an area of public open space. The Square provides an open area within the city centre which responds to the wide street plan of the radiating streets. Surrounding the square are large in scale focal buildings. The square now has a character of the 1950s surrounded by four large in scale commercial developments, with 48-50 King Edward Street providing a reminder of what the character of the square would have been liked in the early 20th century.
2. **Paragon Square** – Historically Paragon Street connected directly to the East entrance of Paragon Station. As part of the Edwardian town planning of Hull City Centre Paragon Square was created by the demolition of buildings forming the north side of Paragon Street and Temperance Street. Opened in c.1906 the Square contains the 1904 dated Boer War Memorial (one of the first of public war memorials in the Country) and the 1924 First World War Memorial. The Square provides the focal point for the Act of Mourning associated with losses because of conflict. The backdrop to the square is formed by the remaining 19th century buildings of Paragon Street, Seaton Buildings and the 1950s re-building of Hammonds. The Square provides one of the first impressions of the Conservation Area, and Hull City Centre, upon exiting Paragon Station.
3. **Queen Victoria Square (within the setting of the Conservation Area)** – As noted above Queen Victoria Square is located within the Old Town Conservation Area also provide a key role as a part of the character and appearance of the Paragon Conservation Area. It is historically associated with the Edwardian developments of Jameson and King Edward Streets and forms the principal public square of the area. It is a place when Civic events are held in the City and is an area of high status buildings.
4. **Paragon Street** – The east end of Paragon Street is constructed on a wide plan and supplemented with raised planting area, which provide seating and greenery to the area.



Figure 100 King Edward Square (work in progress at time of survey)



Figure 102 Queen Victoria Square



Figure 101 Paragon Square & Listed War Memorials



Figure 103 Paragon Street & Natural Environment

19. Natural Environment

The character of the conservation area is predominantly of a built form, and the area does not feature historic trees. Street scene trees have been introduced into three areas:

1. Paragon Street which provide a sense of greenery and natural environment to the heritage asset.
2. In Paragon Square tree provide greenery and enhance the appearance of Paragon Square.
3. King Edward Street & Jameson Street – Trees help to provide greenery & colour and enhance the appearance of the built environment.



Figure 104 Street Trees on Paragon Street

20. Street Furniture

As part of the Hull City of Culture the public highways and street furniture of the City Centre was enhanced. This involved the laying out of new footpaths and street furniture throughout the conservation area. Consequently several historic fixtures, such as waterworks plates and York Stone paving have been removed from the heritage asset but the area features uniform and good quality public realm elements. Positive elements such as 'setts' along Little Queen Street and historic telephone box are retained, which contribute towards the historic character of the area.



Figure 105 K6 Telephone Box, Jameson Street

Part 2 – Management Plan

1. Introduction

Between January 2023 and May 2023 a full survey of the conservation area was completed. The finding of this survey has identified that the overall condition of the conservation area is good but with significant negative characteristics and negative trends which are contributing towards negative character areas and elements within the heritage asset. A full copy of this review is included as Appendices 5-9 and form the basis of the following recommendations. The following report provides management recommendations and guidelines on how to preserve and enhance the character and appearance of the conservation area.

2. Positive and Negative Attributes

Positive Attributes	Negative Attributes
Retention of key grouping of buildings which contribute towards the special interest of the conservation area.	Inclusion of post-1955 architecture of a negative contribution which form poor character areas.
Inclusion of large number of nationally and locally listed buildings within the conservation area.	Demolition of northside of Jameson Street post the adoption of the conservation area.
Retained architectural interest to buildings to their upper floors.	Condition of buildings in areas such as Paragon Street (east section) & Paragon Square, South Street and Little Queen Street
The positive environment to key public open areas.	A large proportion of buildings within the conservation area feature shop frontages of a neutral or negative character.
High levels of occupancy to key buildings such as Paragon Arcade.	The abundance of poor-quality advertisements throughout the conservation area.
The Retention of timber joinery within a majority of key and positive building.	Inclusion of buildings with poor quality roof top extensions.
High level of occupancy to the retail units within the conservation area.	Number of unauthorized developments.
Positive Trends	Negative Trends
Improvements to character and appearance of the Paragon Arcade.	Removal of traditional timber joinery and replacement with poor quality upPVC windows.
Restoration works to the shop front at Regents House.	Introduction of poor quality advertisements & replacement shop fronts.
Improvements to the public realm as part of the City of Culture.	Change in character of buildings by painting exposed brickwork.
Conversion of Hammonds of Hull Department Store to new use.	Minimal enforcement action & low number of planning applications.
Opportunities	Risks
Levelling Up Grant Funding availability for building conversions and restorations.	Potential for high vacancy rate if trend for online shop increases and retail activity declines.
A shop front restoration scheme would significantly enhance the character and appearance of the conservation area.	The failure to undertake enforcement will continue a negative trend which will impact upon the special interest of the conservation area.

3. Enforcement

The overview of the Conservation Area has identified that an element of the negative trends is through unauthorised developments and limited enforcement action to remedy these breeches of planning permission. As a result, significant negative elements to the conservation area have been created in the areas of South Street and Paragon Square and negative shop front alterations across the conservation area, such as oversize fascia advertisements are becoming prevalent.

A review of the file history has identified one recent enforcement notice which has not been complied with:

Table 3 - Enforcement Notices Expired		
South street	17	12/00314/BUILD

3.1 Expired Enforcement Cases - A list of identified negative elements which are now included within the conservation area include (full details are shown within appendices 8 and 9):

Table 4 - Time Lapsed Enforcement Cases		
Address	No.	Nature
Anlaby Road	2-10	Advertisements
Anlaby Road	12-14	Alterations to Shop Front
Anlaby Road	16-22	Alterations to Shop Front
Anlaby Road	24	Alterations to Shop Front

Carr Lane	40	Alterations to shop front.
Carr Lane	39	Advertisement
Carr Lane	41	Satellite Dish
Paragon Square & Ferensway	2&4 / 170	Development Not in Accordance with Approved Plan.
Paragon Street	87	Alterations to shop front and advertisements
Paragon Street	89	Advertisements and trough light/
Paragon Street / Paragon Square	93 /16	Advertisements
South Street	7	External Shutters
South Street	5	External Shutters.
South Street	15	Alterations to Shop Front
South Street	17-19	Advertisements

n.b. Please refer to Appendices 4 to 7 for the full survey.

3.2. Active Enforcement Cases - The undertaking of timely enforcement is a key element in preserving the special architectural and historic interest of a conservation area. Table 5 identifies elements of unauthorised development that can be reviewed to remove negative elements to the special interest of the conservation area.

Table 5 - Enforcement Cases		
Address	No.	Nature
Carr Lane	55	Shop front alterations & advertisement.
Carr Lane	46 & 48	External shutters.
Carr Lane	42	Satellite dish.
Carr Lane	41	Alterations to shop front.

Carr Lane	40	Introduction of projecting box sign and roller shutter and alterations to shop front.
Carr Lane	46	Installation of ATM & alteration to shop front.
Carr Lane	44	Alterations to shop front
Carr Lane	42	Alterations to shop front
Paragon Arcade (Carr Lane)		External Flue
Paragon Square	4	Advertisement
Paragon Street	57	External cladding.
Paragon Street	88	Alterations to Shop Front
Paragon Street	70	Advertisements
Paragon Street	54-60	Advertisements
Queen's House	Various	Advertisements.

These works have resulted in positive shop fronts being converted in negative elements and introduced negative features such as shutters and poor quality advertisements. The conservation area would benefit from an enforcement plan to enhance its character and appearances.

3.3. Enforcement Recommendations:

1. Undertake bi-annual monitoring of the conservation area to identify un-authorized developments with relevant enforcement time period.
2. Create an enforcement plan to review 'in-time' cases and to ensure future enforcement issues are resolved.

4. Condition

Overall the condition of the conservation area is good but as detailed above, and within appendices 5, 8 and 9, a combination of negative elements and unauthorised developments are combining to create poor quality areas and features to the heritage asset. A small number of buildings are also identified as in a poor condition and would benefit from maintenance works to include repainting of external facades and repair works to shop fronts. The following buildings would benefit from the serving of a section 215 notice to improve their external appearance:

Table 6 - Untidy Buildings

Street	Address
Anlaby Road	24
Carr Lane	The Star
Little Queen Street	3
Paragon Street	55
Paragon Street	74
Prospect Street	94
South Street	15
South Street	17-19
Story Street	14

5. 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.

5.1 Shop Fronts Alterations

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.

5.2. 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 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 fitted as an integrated feature of the shop front.

5.3 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.

5.4. Queen's House

The building features the largest number of shop fronts within the conservation area but with an array of different designs. Long-term the character of the building would benefit from a re-instatement of a uniform approach to its shop fronts and advertisement. Specific guideline for the introduction of shop fronts and advertisements on this building include:

1. The introduction of new shop fronts should be influenced by the retained positive shop fronts within the building.
2. New shop fronts should not build over ground floor stone façade of the building.
3. Large scale fascia panels should not be introduced onto ground floor stone façade and where installed should retain a border of stone around the panel.
4. They should retain and re-instate stall risers.
5. They should not remove the lobby entrances.
6. They should feature well design advertisements which are in scale with the building and fascia.
7. Shop fronts and advertisements should not cover over the cornice of the fascia on the building.
8. Advertisements should be of a traditional design on a well proportions fascia tray or be individual cut out letters applied onto the fascia.
9. The dimensions of the shop fronts should not be reduced by integrating advertisements within it.
10. New shop fronts should retain the individual bays of the building.
11. Advertisement illumination should not be a prominent element on the building.
12. The building should not become cluttered by the introduction of projecting advertisements.

5.4. 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.

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 improvements 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.

6.1. New Advertisements

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

1. Advertisements should not clutter a building.
2. Advertisement should not cover over or negatively impact upon features of architectural interest.

3. Projecting advertisements should only be introduced where they are currently represented within the conservation area
4. Where projecting advertisements are considered appropriate, they should be appropriately placed on the building and should not clutter an individual building or street scene.
5. Where projecting advertisements are considered appropriate, they should be hung from traditional hanging bracket and should be slim in profile.
6. Opportunities should be taken to remove negative advertisements introduced historically within the Conservation Area.

6.2. Opportunities

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.

6.3. Advertisement Management Recommendations

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

7. Applications for Developments

To preserve and enhance the special architecture and historic interest of the Conservation Area the Council should give consideration to the following guidance in determining applications for development within it:

7.1. Demolition

Applications for the demolition of buildings should consider:

1. The demolition of key buildings to the conservation area would equate to substantial harm to its special interest and
2. should be refused, unless it complies with national and local planning policies.
3. The demolition of positive to the building of the conservation area is in most cases likely to equate to substantial harm to its significance and should be refused unless it complies with national and local policies.
4. The loss of key and positive buildings would need to be mitigated by re-development of equal architectural interest.
5. In consideration for the demolition of neutral buildings:

- a. Where neutral buildings have positive evidential values an application may equate to less than substantial harm. An application should be refused unless national and local policies have been complied with and an appropriate scheme for redevelopment has been submitted.
- b. Where neutral buildings do not contribute to special interest it should be ensured that proposals for re-development are of a good design and do not introduce new harm to the conservation area.

6. The demolition of negative buildings to the conservation area will likely create opportunities for the enhancement of its special interest and to remove elements of harm associated with the negative features of the building.

7.2. Roofs – Alterations & Additions

1. Works to re-roof a building in the Conservation Area should be undertaken in materials sympathetic to the age of the building and character of the conservation area.
2. New roof materials should only be introduced where clearly justified and consideration should be given to the refusal of modern replicas of historic materials.
3. Dormers should only be introduced where they are sympathetic to the architecture of the host building and are designed to be in keeping with its architectural design.

4. Applications for roof top terraces and extensions should not be supported where:
 - a. They fail to respond to the architectural interest of the building.
 - b. Remove a traditional roof form.
 - c. Increase the scale of the building so that it becomes out of proportion with the surrounding scale of development.
 - d. Where they negatively impact upon key views and vistas.
5. Where extensions are considered appropriate, they should be constructed in good quality materials which are sympathetic to the host building.
6. Roof lights should not be installed where they are not a common feature of a roofscape.

7.3 Windows:

1. Applications for the removal of windows which positively contribute towards the special interest of a building should be refused unless the replacement preserves or enhances its appearance or clear and convincing justification for their removal has been provided.
2. Specific weight should be given for the retention of historic windows in key and positive buildings so they do not become at risk of being downgraded.
3. Where the removal of windows is justified the replacement windows should either replicate their existing positive contribution towards the building or should enhance its appearance.

- 4.
5. The choice of material for replacement windows should be sympathetic to the character of the building.
6. Applications for uPVC windows where replacing timber windows should be refused unless it can be demonstrated that the replacement windows will be of sufficient architectural quality and the use of alternative materials has been clearly justified.
7. Preference should however be given for the retention and re-instatement of timber windows within the historic buildings of the conservation area.
8. In replacing windows careful consideration should be given to their historic form, contribution to the architectural interest of a building and their position within the window reveal.
9. The replacement of windows should aim to retain or reinstate the uniform appearance of an individual building where a row of buildings.
10. Applications for replacement windows where they are of a poor-quality design or material finish should be refused.
11. Support for the introduction of double glazing should be given where historic fabric is not being lost and the replacement windows are of an acceptable design and material type.

7.4. Doors

Where doors form part of the architectural design of a building support should not be given for their removal

1. Works of alteration to a building should seek to install doors of architectural interest and respond to the design of the building.
2. Opportunities should be taken to re-instate missing architectural elements of a building, such as doors.

7.5. Chimneys

1. Are a key features of the 18th and 19th century buildings and consideration to applications which require their removal should be amended or refused.

7.6. Satellite Dishes

Applications for satellite dishes should be refused where:

1. They would be a prominent and negative feature on a façade of a building.
2. Where they clutter the façade of a building.

7.7. Key Architectural Elements:

1. Applications which propose the removal of or covering over of key architectural elements on a building should be refused.
2. Opportunities should be taken to re-instate missing architectural elements where they form an important part of the design of a building.

7.8. Energy Efficient works and responding to Climate Change

1. Solar panels should not be introduced onto prominent roof scape from within the public realm, within key views and vistas or where they harm the architectural interest of a building.
2. External cladding or insulation should not be introduced where it would harm the architectural or historic interest of a building. For instance brick buildings should not be clad with insulation.
3. Support for double glazing should be given where historic fabric is not being lost and the replacement windows are of an acceptable design and material type.

7.9. External Alterations – Cladding & Painting

1. A building should not be clad or rendered where its application would harm or reduce the architectural interest of an individual building.
2. Bare brick buildings should not be painted where it removes the uniform appearance of a building or where the application of paint would harm or reduce its architectural interest.

7.10 Works of alteration

1. Applications which would result in the alteration of a key building so that it no longer warrant this status should be refused, unless in accordance with national and local policies.
2. Applications which would result in the alteration of a positive building so that no longer warrant this status should be refused, unless in accordance with national and local policies.
3. Opportunities to remove negative elements within key and positive buildings should be sought and supported.
4. Opportunities to remove negative element of neutral building should be sought and supported.
5. Works of alteration to negative buildings should not result in their harmful contribution to the conservation area

being increased. For instance, works of alteration which would make a negative building more prominent should be considered for refusal.

6. Applications for development within the Conservation Area should consider the overall impact upon its character and appearance & special interest. This includes within key views, from the public realm and where there is an impact upon the rear elevation of a building.

7.11 – Bin Storages

- Applications for development within the Conservation Area should consider the storage of bins, and how requirements for bin storage can be achieved without harming its character and appearance.

7.11 Car Parking

- Applications for development within the Conservation Area should consider the provision of Car park, and how requirements for parking can be achieved without harming its character and appearance.

8. New Developments:

As there are no vacant sites within the conservation area opportunities for new development within the heritage asset are limited. There are however opportunities to enhance the character and appearance of the area by re-development of buildings which contribute negatively towards the special interest of the heritage asset and where justified the re-development of building of neutral interest.

8.1 Considerations for new development.

Where applications for the introduction of new development are submitted, they should:

1. Respond to the scale and pattern of development of the area.
2. Respond to the architectural style of the area or seek to integrate new forms of architecture of a sympathetic design.
3. Opportunities should however be given to re-instate buildings of a historic design where they would re-instate the integrity of a historic terrace or vista.
4. The height of a development should respond to local character.
5. Development over five stories should not be supported unless it can be demonstrated that it would preserve the special interest of the conservation.
6. Respond to the plots widths of the area and introduce buildings of large massing which fail to respond to the historic pattern of development of the area.

7. Introduce materials which positively contribute to the area.
8. Introduce joinery details which materially and architectural respond to the special interest of the area. For instance, for example timber windows should be utilised if the development is of a traditional nature.
9. Introduce good quality shop fronts and advertisements.
10. Should not remove the historic street pattern.
11. Should not negatively impact upon key views and vistas.
12. Should respect the positive elements of key open spaces.

9. Development within Setting:

Development within the setting of a conservation area has the potential to introduce harm to its character and appearance and elements of significance such as key views.

9.1. Development Considerations:

In developing within the setting of the Paragon Conservation Area consideration should be given to:

1. The impact of development within key views through the conservation area.
2. The potential for the overshadowing of the scale of development within the conservation area.

9.2. Development Restrictions

Development within the setting of the conservation should not:

1. Introduce large in scale developments which would negatively change the sense of proportion and scale of the conservation area.
2. Introduce prominent new developments which would harm the significance of key views and vistas within and through the conservation area.
3. Harm the prominent or status of key and focal buildings within the conservation area

10. Article 4 Directions Recommendations:

To respond to negative trends and alterations the Conservation Area would benefit from the introduction of two Article 4 directions for the removal of permitted developments:

1. Painting of bare brick buildings – Examples include the Star Inn, Ferens House and Royal Café etc.
2. Window alterations – Where historic windows are retained and buildings which retain a uniform appearance to its windows, such as Queen's House, Triangle Buildings and Brooke House.

11. Management Recommendations

A summary of management recommendations for the Conservation Area include:

1. Given the quantity of poor quality shop fronts and non-uniform appearance to buildings the area would benefit from a grant funded shop front enhancement scheme.
2. To address negative trends for unauthorised changes to buildings and poor maintenance undertake a monitoring bi-annually to assess condition and identify unauthorised developments.
3. Complete an Enforcement Management Plan.
4. Give consideration to introducing Article 4 directions.
5. Development should be undertaken in accordance with the Character Appraisal and Management Plan.

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Appendices

Appendix 1 – 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 203: 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 2 – Local Policies - 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:

- c. 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
- d. Encouraging active and healthy lifestyles;
- e. Providing landscaping which retains natural features where possible;
- f. Providing inclusive access
- g. Opportunities to promote public safety and minimise the risk of crime.
- h. The creation of inclusive public spaces which encourage community interaction thorough:
 - i. Inclusive design
 - ii. Active frontages

- i. High quality public realm.
 - ii. Appropriate soft and hard landscaping
 - iii. Minimising the potential for anti-social behaviour.
 - iv. Providing public art where appropriate.
 - b. 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.

g) 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;
 - a. Archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the river Hull from Kingswood to Stoneferry; and
 - b. 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 3 – Conservation Area Boundary Amendments

The Conservation Area was designated 14th October 1991 with the designated boundary as illustrated in Yellow on figure, with the outline in red approved for addition to the Paragon Conservation Area at Cabinet...

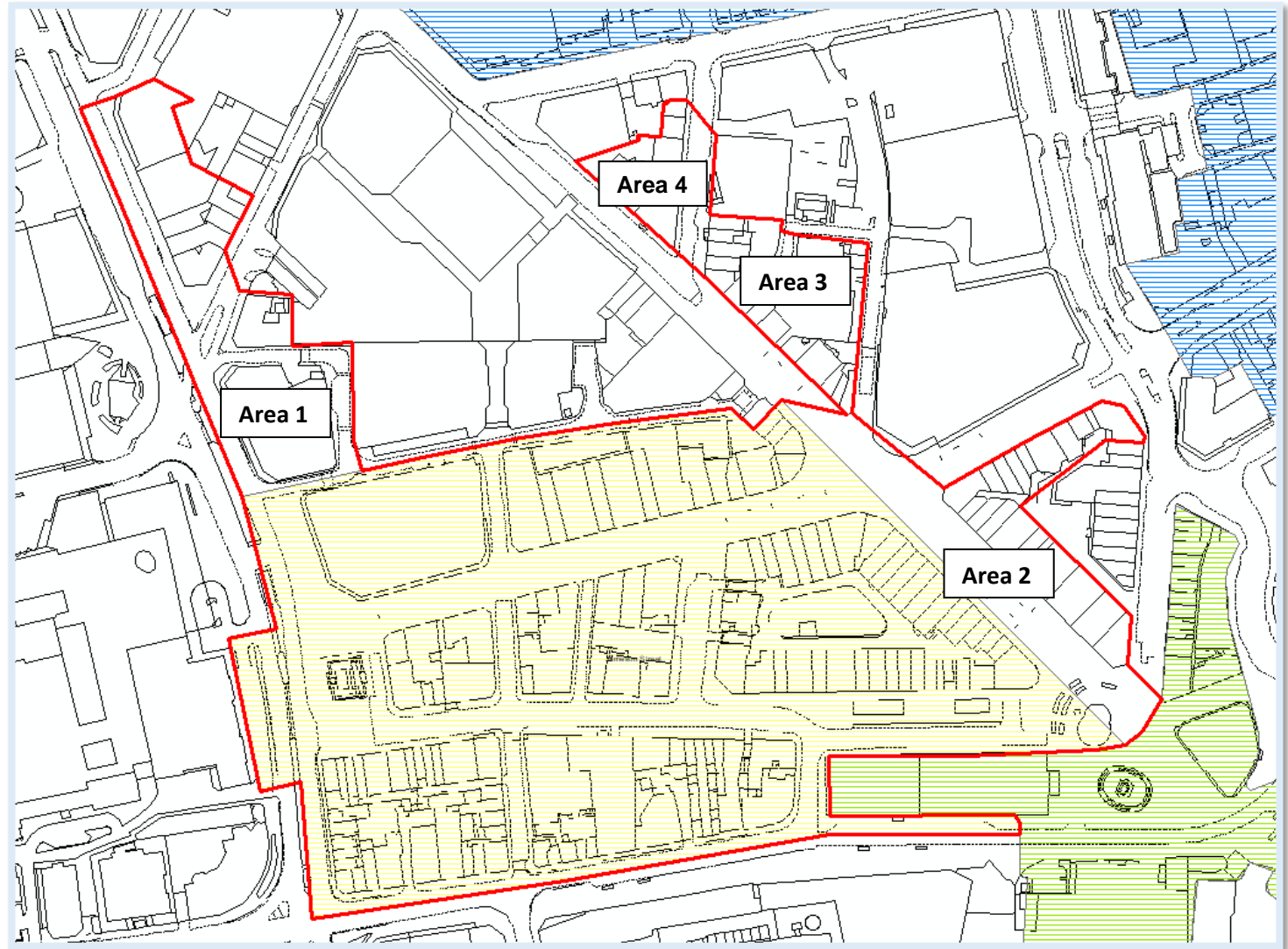
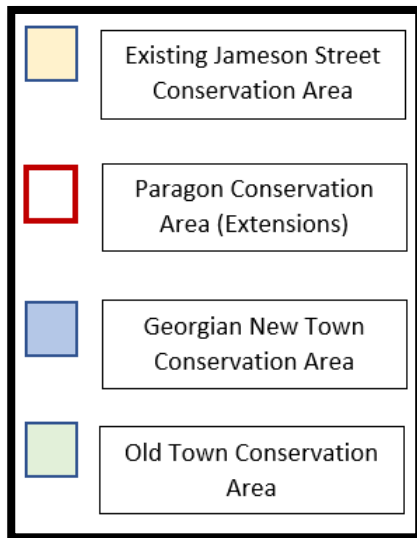


Figure 106 - Conservation Extended Boundary

A3.1 Extension Principles

The proposed boundary changes have been made upon the principles:

- Are buildings included on the Hull Local Heritage List but outside the Conservation Area boundary.
- Would the buildings benefit from additional controls from being located within the Conservation Area.
- Does their condition warrant them being included within a Conservation Area.
- Would the buildings positively contribute towards the character and appearance of the Conservation Area.
- Would they form a part of the Special Interest of the Conservation Area?
- Would extension form part of a coherent boundary.

A3.2 2024 Extensions

Four boundary extensions were proposed for addition to the Conservation Area and were adopted for the following reasons:

Area One – Ferensway – The addition included two buildings identified on Hulls Local Heritage List. The buildings and street are also part of the narrative of the 1930s town planning and Broadway House and Brooks Chambers et al are good examples of Neo-Georgian architecture of the period.

Property	No.	Street	Postcode
Brook Chambers		Ferensway	HU2 8LH
Ferensway Chambers	79	Ferensway	HU2 8LD
	81-91	Ferensway	HU2 8LD
	32-40	Brook Street	HU2 8LA
Broadway House	105-107	Ferensway	HU1 3UN
	119-121	Ferensway	HU1 3UN

Area Two – King Edward Street & Jameson Street – The extension includes the 1950s building colloquially known as ‘Triangle Buildings’ which corresponds in style to Queen’s House, and the south side of Jameson Street between King Edward Square and George Street. This extension includes early 20th century and 1950s buildings, which connect with the special interest of the Conservation Area.

Property	No.	Street	Postcode
Triangle Building	2-34	King Edward Street	HU1 3SS
Triangle Building	27-35	Jameson Street	HU1 3 HR
	17-19	Jameson Street	HU1 3HU
	13-15	Jameson Street	HU1 3HR
	9-11	Jameson Street	HU1 3HR

A decision was made to exclude the Grade II listed 11 and 12 Savile Street from the boundary extension as the buildings would not benefit from additional planning controls from being included within the Conservation Area.

1-16 Saville Row adjoin the extended conservation area boundary at King Edward Street. Saville Row is however a 1990s development and would not fall within the defined special interest of the Conservation Area.

13-15 Saville Street dates to the 1930s or 1950s but without including 11 and 12 Savile Street or Savile Row with the Conservation Area boundary they could not be included within the boundary of the conservation area. Further consideration against including the Nos.13-15 within the boundary of the Conservation Area are that the building features modern uPVC windows and modern shop fronts.

Accordingly, it was not considered appropriate to include the west side of Savile Street within the Conservation Area boundary. The east side of Savile Street is already located within the Old Town Conservation Area.

Area Three – King Edward Street – This extension includes buildings along the northern section of King Edward Street between Waltham Street and Story Street formed by Listed buildings and proposed which were proposed for inclusion onto the Hull Local Heritage List. It is inclusive of pre-1900 buildings located on Waltham Street and Story Street and one Edwardian building on Waltham Street. The collection of buildings reflect the late 18th century and early 19th century developments of the conservation area, and include several which are nationally designated and proposed for local heritage designation.

Property	No.	Street	Postcode
	46-50	King Edward Street	HU1 3SQ
Arial Chambers	54-56	King Edward Street	HU1 3SQ
	58-60	King Edward Street	HU1 3SQ
Jubilee Central	62-64	King Edward Street	HU1 3SQ
	66	King Edward Street	HU1 3SQ
	68	King Edward Street	HU1 3SQ
	70	King Edward Street	HU1 3SQ
	14	Story Street	HU1 3SA
	13	Story Street	HU1 3SA
	12	Story Street	HU1 3SA
	31-33	Waltham Street	HU1 3SL
	23-25	Waltham Street	HU1 3SL

Consideration was given to the inclusion of 11 Story Street into the boundary extension. The building includes evidential values being late 18th century behind its façade. The building was however re-fronted in the 1930s and now features a modern shop front and windows. It would fall within the neutral or negative examples of buildings within the Conservation Area and a decision was made not to include it within the Conservation Area boundary.

Area Four – Prospect Street & Story Street. The extension is inclusive of 90 to 97 Prospect Street which completes the narrative of the Edwardian and 1920s developments of Hull City Centre. It also includes the pre-1900 developments of Story Street.

Property	No.	Street	Postcode
	95-97	Prospect Street	HU1 3RT
	94	Prospect Street	HU1 3RT
	93	Prospect Street	HU1 3RT
	90-92	Prospect Street	HU1 3RT
	20	Story Street	HU1 3SA
	20A	Story Street	HU1 3SA
	21	Story Street	HU1 3SA
	22-23	Story Street	HU1 3SA

A3.3 – Boundary Extensions Consideration

The following extensions were considered for inclusion within the Paragon Conservation Area boundary but not progressed:

- **Paragon Station and Anlaby Road (North)** – Consideration was given to extending the existing boundary to include the Grade II* Paragon Station Buildings and listed buildings to the north side of Anlaby Road (Grade II Tower Cinema, Grade II* Northern Academy of Performing Arts and Grade II Immigrant Station and Railway Platform). Being listed the individual buildings would not benefit from additional planning controls associated with being within a conservation area. A second consideration was that the grouping of buildings on Anlaby Road are physically detached from the core of the Conservation Area by Ferensway and screened from view by Europa House. The three buildings on Anlaby Road would therefore appear fragmented from the remainder of the Conservation Area, if included within its boundary.

These extensions are therefore considered relevant for addition to the Paragon Conservation Area boundary.

- **Anlaby Road South Side** - Consideration was given to the inclusion of the south side of Anlaby Road, including three local listed buildings (Gilson Hotel, former Regent Cinema and 45 Anlaby Road). The overall condition of the terrace of buildings and changes to individual elements such as the shop fronts and roofs of individual buildings, determined that the area would not positively contribute collectively to the character and appearance of the Conservation Area. This area was not considered for proposal within the draft consultation document.

A3.4 – Future Boundary Amendments

Future amendments to the Conservation Area boundary could include:

- **City Hall** – The Grade II* listed building is located within the Old Town Conservation Area boundary. The building, and Queen Victoria Square, is more in keeping with the Special Interest of the Paragon Conservation Area than the Old Town Conservation Area. The boundary of the two Conservation Areas should be assessed when the Old Town Area is reviewed, and relevant proposals submitted to Committee for consideration at a future date.

Appendix 4 – Map Regression

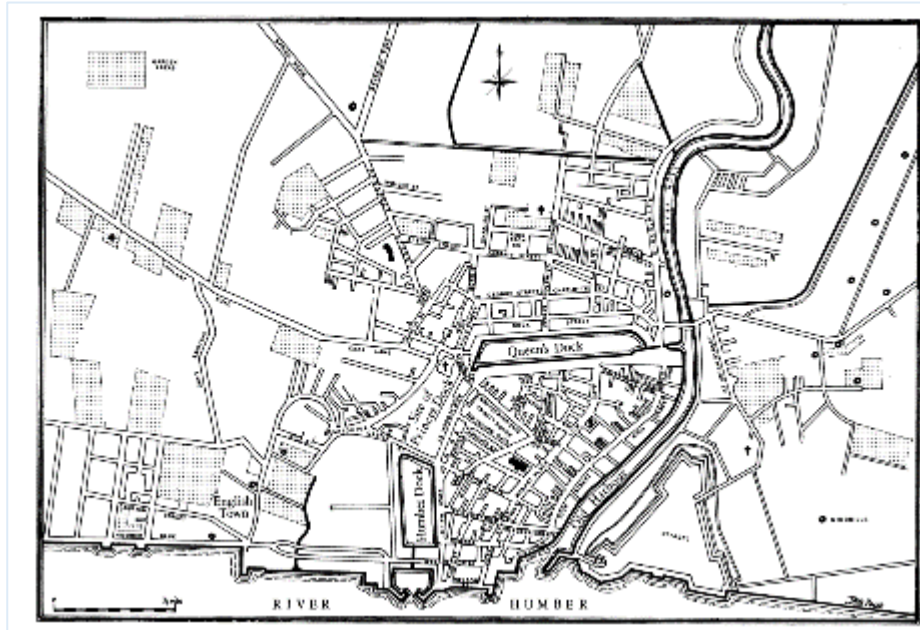


Figure 107 - Mountain's Plan of Hull 1817. Hall



Figure 108 - Ordnance Survey. Six-inch to the mile. Surveyed: 1853 & Published: 1856.

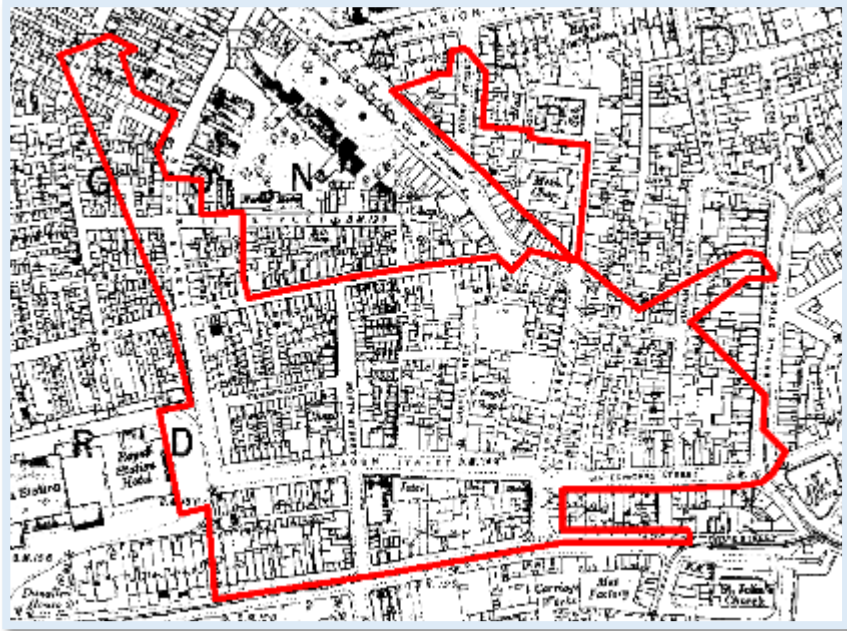


Figure 109 - Ordnance Survey. Six-inch to the mile. Surveyed: 1853 & Published: 1856

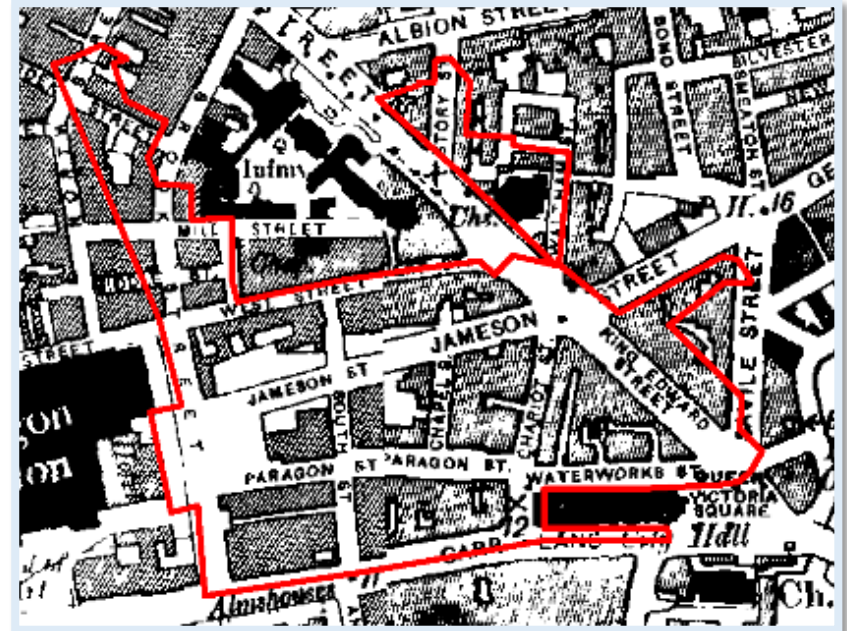


Figure 110 - Ordnance Survey. Six-inch to the mile. Revised: 1926 & Published: 1929.

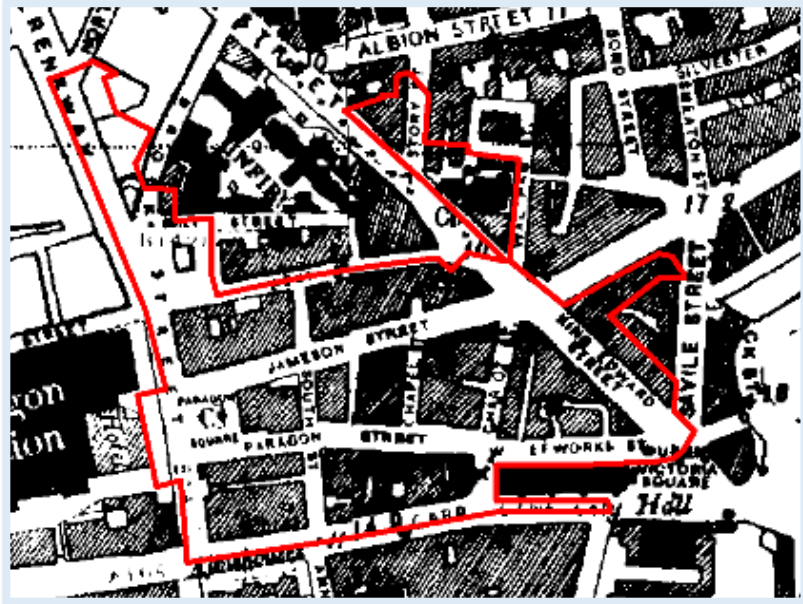


Figure 111 - Ordnance Survey. Six-inch to the mile. Revised: 1938 & Published: 1943.

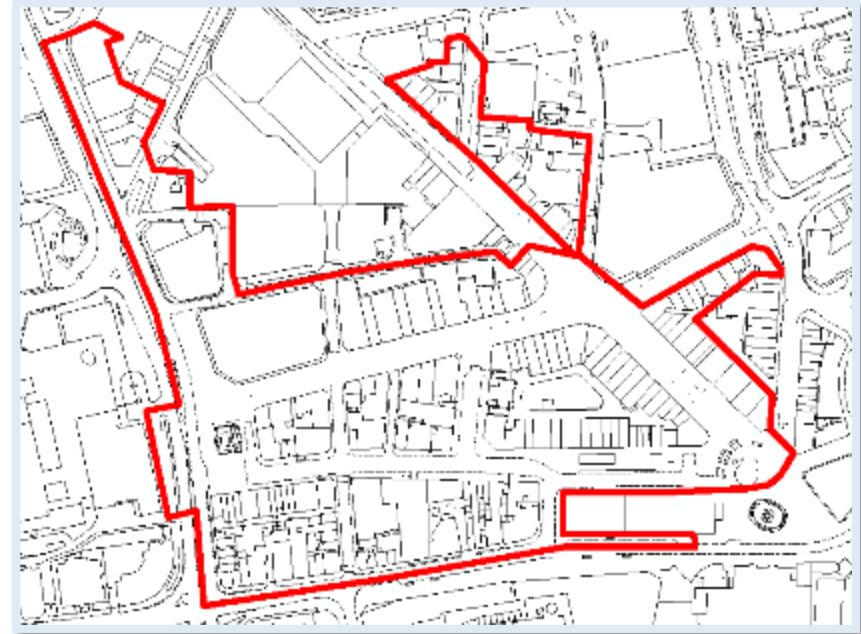


Figure 112 - 1970s Ordnance Survey (Planning Map)

Appendix 5 – Building Survey & Status

Street	Property	Building	Nos	Stories	Materials	Roof	Shop Front	Designation	Status	Date	Windows	Type (GF)	Focal
Anlaby Road	Moderation	1930s	2-6	2	Render		Neutral		Positive	1930s	uPVC	Public House	Focal
Anlaby Road	Tarsus	1930s	8	2	Render		Negative		Positive	1930s	Metal	Takeaway	
Anlaby Road		1930s	10	2	Render		Neutral		Positive	1930s	Metal	Vacant	
Anlaby Road	Ebenzer		12-14	3	Render		Negative		Negative	1950s	Metal	Public House	
Anlaby Road	Escape Rooms	Ferens Court	16-22	3	Render		Neutral		Positive	1950s	uPVC	Escape Room	
Anlaby Road	Sonica		24	3	Painted Brick	Slate	Neutral		Positive	1840s	Timber	Shop	
Anlaby Road		Regent House	26	3	Roughcast Render		Positive	Grade II	Key Building	1900s	Timber	Office	Yes
Ferensway	Costa Coffe	Brook Chambers, Ferensway Chambers &	93	4	Brick		Neutral	Local List	Key	1930s	Timber	Café	Yes
Brook Street	Credit Union		38				Neutral					Bank	
Brook Street	Cooplads		32				Positive					Food	

Brook Street	Clarks Watch Repairs	Debenham's	34				Neutral							
Ferensway	Andrew Earles Holidays		81				Neutral						Shop	
Carr Lane	Segals		56-57	4	Brick		Neutral		Neutral	1960s	Metal?	Shop	Focus	
Carr Lane	Today Express		55	3	Brick		Negative		Neutral	1960s	Metal?	Shop		
Carr Lane	Segals	Paragon Arcade	53	3	Brick	Slate	Positive	Grade II	Key Building	1890s	Timber	Shop		
Carr Lane	The Hipnatist		52	3	Brick	Slate						Café		
Carr Lane	The Star		50	3	Painted Brick				Positive	1950s	Timber	Public House		
Carr Lane	Café Culture	Portland Hotel	48	3	Brick/Glass		Neutral		Negative	1950	Metal	Café		
Carr Lane	Little Angels		46			Positive	Shop							
Carr Lane	C&A		44	2	Render		Positive		Positive	18th	Timber	Hair Dressers		
Carr Lane	Chironda		43	3	Render		Positive		Positive	19th	Timber	Grooming		
Carr Lane	Black Ink		42	2	Brick	Clay Pantile	Neutral		Positive		uPVC	Tattooist		
Carr Lane	Top Nails		40	2	Render	Tile	Negative		Neutral		uPVC	Grooming		
Carr Lane	Royal Café		39	3	Brick	Slate	Positive		Positive		Timber/uPVC	Café	Focus	

Ferensway		Broadway House	105-107	4	Brick			Local List	Key	1930s	uPVC	Restaurant	Yes
Ferensway	Vacant		83-5										
Ferensway	Select		87-91				Neural					Shop	
Ferensway	Vacant		119-121	4	Cladding		Neutral		Neutral	1950s		Shop	Yes
Paragon Square	Long Ann	Ferensway House	2-4	2	Painted Brick	Slate / Rosemary	Positive		Key Building		Timber	Restaurant	Focal
Ferensway	Simply Pleasure	Ferensway House	171	2	Brick	Slate	Negative	Local List		1930s			Shop
Ferensway	Vacant	Regent House	175	2	Brick & Render	Slate	Negative	Local List	Key Building	1930s	Timber	Shop	
Ferensway	Kathmandu		177										
Ferensway	Acklams		179				Neutral					Shop	
Ferensway	Vacant		181				Negative					Shop	
Ferensway			183				Positive					Shop	
Ferensway	Opportunity Centre		185				3	Brick & Render				Slate	Positive
Jameson Street	Hammonds of Hull	Hammonds		4	Cladding		Positive	Local List	Key Building	1950s	Metal		Focal
Jameson Street	TSB	Festival House		5	Brick & Cladding		Neutral	Local List	Key Building	1950s	Metal	Bank	Focal

Jameson Street		The Masters Bar Public House		4	Brick and Terracotta		Positive	Grade II	Key Building	1900s	Timber	Public House	Focus I
Jameson Street	NHS	Former White House Hotel		4.5	Brick and Terracotta		Positive	Grade II	Key Building	1910s	Timber	Shop	Focus I
Jameson Street	Vacant	King Albert Chambers	59-61	4	Brick and Faience		Neutral	Grade II	Key Building	1910s	Timber	Shop	Focus I
Jameson Street	Vacant		59-61	4								Shop	
Jameson Street	Sainsbury's Local		57	3	Render		Neutral		Neutral	1950s	Metal	Shop	Focus I
Jameson Street	Secret Garden Café											Café	
Jameson Street	Lloyds Banks	Grand Buildings	1	3	Brick		Neutral		Neutral		uPVC	Bank	
Jameson Street	Slaters												Shop
Jameson Street	Blacks		2										Shop
Jameson Street	HSBC		3-4										Bank
Jameson Street	Waterstones												Shop
Jameson Street	Holland & Barratt		7										Shop
Jameson Street													

Jameson Street	Halifax		8									Shop	
Jameson Street	Nationwide		19	4	Stone		Negative			1900s	Metal	Bank	
Jameson Street	I J Nails		13-15	4	Brick		Negative			1900s	Timber	Grooming	
Jameson Street			1-11		Brick		Neutral			1950s	Metal	Vacant	Yes
Jameson Street	Shoe Zone		58-60	3	Brick		Neutral		Neutral	1990s	uPVC	Shop	
Jameson Street	Greggs	Fletchers Corner	54	4	Brick		Neutral		Positive		uPVC	Food	Yes
Jameson Street	Specsavers		50-52			Shop						Yes	
Jameson Street	Salon Aprentice		48			Shop						Yes	
Jameson Street	Lush		46			Shop							
King Edward Street	Lush					Shop							
King Edward Street	Charity Shop		47-49			Shop						Yes	
West Street	Vacant					3-9						3	Render
Chapel Street	Chapel Street Mini Market						Negative					Shop	
Chapel Street	Bob Carvers		3	3	Clad		Neutral		Neutral	1890s		Takeaway	

Chapel Street	E Cigarette Outlet						Negative						Shop	
Jameson Street	McDonalds		39-41				Neutral						Restaurant	
Jameson Street	Golden Touch		43				Neutral						Shop	
Jameson Street	Card Factory		45				Neutral						Shop	
Jameson Street	German Doner Kebab		47				Negative						Restaurant	
Jameson Street	British Heart Foundation		51				Neutral						Shop	
Jameson Street	Rolls		53				Negative						Café	
Jameson Street	Skipton Building Society		55				Positive						Bank	
Chapel Street	Fast Fix Phones		10				Neutral						Shop	
Chapel Street	Admiral Casino		8				Negative						Amusements	
Chapel Street	Burger Shack		6				Negative						Takeway	
Paragon Street	Vacant		44-50				Positive							
Paragon Street	Hidden Hearing	Queens House	42	3	Brick	Tile	Neutral	Local List	Key Building	1950s	Timber		Shop	Yes

Paragon Street	Hays Travel		38-40				Neutral					Shop
Paragon Street	Toni&Guy		36				Neutral					Hairdresser
Paragon Street	Yorkshire Building Society		32-34				Negative					Bank
Paragon Street	Warhammer		30				Neutral					Shop
Paragon Street	?		28				Neutral					
Paragon Street	Everyday Loans		26				Negative					Shop
Paragon Street	Regal Nails		24				Neutral					Grooming
Paragon Street	Aplifon		22				Neutral					Shop
Paragon Street	Dawson & Anderson Ltd		20				Neutral					Shop
Paragon Street	Unity Plus		16				Positive					Shop
Paragon Street	National Holidays		14				Neutral					Shop
Paragon Street	Virgin Money		10-12				Neutral					Bank

Chapel Street & King Edward Street	Barclays					Neutral					Bank
King Edward Street	Timpson		7			Neutral					Shop
King Edward Street	?					Neutral					
King Edward Street	Dr Martens		11			Neutral					Shop
King Edward Street	Vacant					Neutral					
King Edward Street	Vacant		15			Positive					
King Edward Street	Tui		17			Neutral					Shop
King Edward Street	Hares & Graces		19			Neutral					Shop
King Edward Street	Amsterdam		21			Neutral					Shop

King Edward Street	Vacant		23				Neutral						
King Edward Street	Vacant		25				Neutral						
King Edward Street	Three		27				Neutral					Shop	
King Edward Street	Three		29				Positive					Shop	
Paragon Square	Bronx	Seaton Buildings	40	4	Brick & Stone			Positive	1910s / 1950s	Metal	Shop	Focal	
Jameson Street	KFC		95				Neutral						
King Edward Street	Western Union		46									Shop	
King Edward Street	Max Spielman		48									Shop	
King Edward Street	Diva Nails		50	3	Stone		Negative	Grade II	Key	1900s	Timber	Shop	Yes
King Edward Street	Cash Coverters	Aerial Chambers	54-56	4	Brick & Stone		Negative	Local List	Key	1910s	Timber	Shop	

King Edward Street	Rebel Vapes		58				Negative						Shop	
King Edward Street	Newsagents		60	3	Stone		Negative	Grade II	Key	1900s	Timber		Shop	
King Edward Street	Jubilee Central		62-64	2	Stone	Slate	Negative	Grade II	Key	1900s	Timber		Church	
King Edward Street	AQ		66	3	Faience		Negative	Local List	Key	1910s	Timber		Shop	
King Edward Street	Victory Amusements		68	3	Brick		Positive		Negative	1970s			Amusements	
King Edward Street	Vacant		70	3	Brick & Stone		Negative	Local List	Key	1920s	Timbers			Yes
Waltham Street	Home for Tea		31-33	3	Brick & Stone		Positive	Local List	Key	1910s	Timber		Café	
King Edward Street	Ponto Lounge		2-4				Positive						Restaurant	
King Edward Street	Santander		6-8				Neutral						Bank	
King Edward Street	Sense	Triangle Building	16-20	4	Brick		Neutral		Positive	1950s	Timber		Shop	Yes

King Edward Street	<i>Stonefield House</i>											
King Edward Street	Paddy Power	22				Neutral						Bookies
King Edward Street	Costa Coffe	24-26				Neutral						Café
King Edward Street	Subway	28				Neutral						Café
King Edward Street	Vacant	30				Neutral						Retail
King Edward Street	Fone World	32				Negative						Shop
King Edward Street	Natwest	34				Neutral						Bank
Jameson Street	Natwest	33-35				Neutral						Bank
Jameson Street	Two Dimensions	27				Negative						Grooming
Jameson Street	Bedfred	25				Neutral						Bookies
Jameson Street	Fernasndo's	23				Neutral						Restaurant

Jameson Street	Icons		21				Neutral					Grooming	
Little Queen Street	Queen Street Tataoos		3	3	Brick		Negative		Positive	1890s	Timber	Tattooist	
Little Queen Street			2?	3	Brick		Positive				Timber		
Paragon Street		Seaton Buildings	90	3	Stone		Neutral	Grade II	Key Building	1910s	Timber	Office	
Paragon Street	Paragon Convenience		88	3	Stone		Negative					Shop	
Paragon Street	Hérons Food		84-86	3	Faience		Positive	Local List	Key Building	1920s	Metal	Shop	Focal
Paragon Street	Leeds Building Society		78	3	Ashlar Effect	Slate	Neutral		Positive	1800s	Timber	Bank	Focal
Paragon Street	Kingston Tavern		76	3	Tudor	Slate	Positive		Key Building	1920s	Timber	Public House	
Paragon Street	Kingston Tavern		74	3	Render		Positive	Local List	Positive	1800s	Timber	Public House	
Paragon Street	Falafel & Tandoori	Commerce House	70	5	Cladding		Negative		Negative	1950s	uPVC	Takeaway	
Paragon Street	Ladbrookes		62-68	5		Negative		Negative	Bookies			Focal	
Paragon Street	Kicks Sports Bar	54-60	54-60	3	Render		Neutral		Positive		Timber	Public House	Focal
Paragon Street	Hull Cheese		39-41	3	Brick	Slate	Positive	Local List	Key Building	1890s	Timber	Public House	Focal

Paragon Street	Today's Express		43-45	3	Red Brick		Neutral		Positive	1890	Timber	Shop	
Paragon Street	Hull Computers & Mobiles	Paragon Arcade	47	3	Red Brick	Slate	Negative	Grade II	Key Building	1890s	Timber	Shop	
Paragon Street	Koda		49			Slate	Positive				Timber	Shop	
Paragon Street	Flower Corner		53			Slate	Positive				Timber	Shop	
Paragon Street	Fashion HQ		55			Slate	Neutral				Positive	1890s	
Paragon Street			57	3	Cladding & Glass		Negative		Negative	1950s	Timber	Vacant	
Paragon Street		Portland Hotel	59-67	7	Cladding		Negative		Negative	1960s	uPVC	Hotel	Focus
Paragon Street	Merkur Slots		79	3.5	Brick		Neutral		Neutral	1950s	Timber	Amusements	
Paragon Street	Merkur Slots		81-83	3	Brick	Concrete	Neutral		Positive	19th	Timber	Amusements	
Paragon Street	The Sandringham		85	3	Tudor	Slate	Positive	Local List	Key Building		Timber	Public House	
Paragon Street	Chicken George		87	3	Painted Brick		Negative		Positive		uPVC	Takeaway	
Paragon Street	Hull FC Babers		89	3	Painted Brick	Tile	Negative		Positive		uPVC	Hair Dressers	
Paragon Street	Café M		91	3	Painted Brick		Negative		Positive		uPVC	Café	

Paragon Street / Paragon Square	Paragon Square Takeaway		93 / 16	3	Painted Brick	Slate	Negative		Positive		Timber	Takeaway	
Paragon Square	Dominoes		10-14	3	Brick		Positive		Positive	2010s	uPVC	Takeaway	
Paragon Square	Kaspa's Deserts		6-8	2	Brick		Positive		Positive	2010s	uPVC	Takeaway	
Paragon Square	Boer War				Stone			Grade II	Key Building	1900s		War Memorial	Focus
Paragon Square	First World War				Stone			Grade II	Key Building	1920s		War Memorial	Focus
Prospect Street	Richer Sound		90									Shop	
Prospect Street	Karamel		92	3	Stone		Negative		Positive	1920s	Timber	Restaurant	
Prospect Street	Silvercross		93	2	Brick		Negative		Positive	1920s	Timber	Shop	
Prospect Street	Venus Nails		94	3	Brick		Negative		Positive	1910s	Timber	Shop	
Prospect Street	Yankee Land & Hair by Sapphire		95-6	3	Brick		Neutral		Positive	1910s	uPVC	Restaurant	Yes
South Street	Bob's Heel & Key Bar	1930s	5	2	Render		Neutral		Positive	1930s	Metal	Shop	
South Street	Fruits of the Sea		7	2	Render		Negative					Shop	
South Street	Alans Fruiteers		9	2			Negative		Negative	1950s	Metal	Shop	

South Street	Alans Fruiteers		11	3	Painted Brick		Neutral		Positive	1800s	uPVC	Shop	
South Street	Games of Phones		15	3	Painted Brick		Neutral		Positive	1800s	uPVC	Shop	
South Street	Razor Cut		17-19	3	Painted Brick		Neutral		Positive	1800s	uPVC	Shop	
South Street	William Hill		25	4	Brick		Neutral		Negative	1950s	uPVC	Shop	Yes
Paragon Street	William Hill		75									Shop	
South Street	Vacant		36-38	3	Render		Positive		Positive	1850s	Timber	Shop	
South Street	Vacant		32	2	Painted Brick		Positive		Positive	1850s	Timber		
South Street	Vacant		30	3	Render		Positive		Positive	1850s	Timber		
Paragon Street		Tivoli House	69	5 to 6	Brick & Cladding				Negative	1960s	Metal	Mixed	
South Street			12	5	Cladding		Neutral					Shop	
South Street			45566	5	Cladding		Neutral					Vacant	
Story Street	R&S Café		19	3	Brick		Positive	Grade II	Key	19th	Timber	Café	
Story Street	True Tattoo North		20	3	Render		Negative		Neutral	19th	uPVC	Tattoist	
Story Street	Wilberforce Pharmacy		21	3	Brick		Positive		Positive	19th	uPVC	Pharmacy	

Story Street	Plug in Hull		22	3	Painted brick and render		Negative		Positive	19th	Timber	Café
Story Street	Plug in Hull		23	3	Painted brick and render		Negative		Positive	19th	Timber	Café
Story Street	Magic Moments		14	3	Render		Positive		Positive	19th	Timber	Vacant
Story Street	House of Barbers		13	3	Brick		Positive		Neutral	19th	uPVC	Barber
Story Street			12	3	Render				Positive	19th	uPVC	Dwelling
Story Street		Mission Room		3	Brick			Local List	Positive	19th	Timber	Religious
Wilson's Buildings				2	Brick					1800s		

Appendix 6 Designated Heritage Asset

Regent House, 26 and 28 Anlaby Road (1207640)			
Date Listed:	21/01/1994	Listing:	II
Paragon Arcade, 47 49 53 & 55 Paragon Street (1291960)			
Date Listed:	21/01/1994	Listing:	II
Boer War Memorial, Paragon Square (1197702)			
Date Listed:	22/03/1988	Listing:	II
First World War Memorial & Attached Railings (1291989)			
Date Listed:	21/01/1994	Listing:	II
88 & 89 Paragon Street (1197703)			
Date Listed:	21/01/1994	Listing:	II
The Masters Public Bar Public House, Jameson Street (1297004)			
Date Listed:	22/07/1992	Listing:	II
White House Hotel, Jameson Street (1197720)			
Date Listed:	22/07/1992	Listing:	II
King Albert Chambers, Jameson Street (1197719)			
Date Listed:	21/01/1994	Listing:	II
46, 48 & 50 King Edward Street (1210124)			
Date Listed:	22/01/1990	Listing:	II
58 & 60 King Edward Street (1297007)			
Date Listed:	22/01/1990	Listing:	II
62-64 King Edward Street (1210128)			
Date Listed:	22/01/1990	Listing:	II
19 Story Street			
Date Listed:	21/01/1994	Listing:	II



Appendix 7 Hull Local Heritage List (None-designated heritage assets)

The Sandringham, 85 Paragon Street	Date Added:	19/09/2006
Heron's, 84-86 Paragon Street	Date Added:	19/09/2006
The Former Kingston Tavern, 76 Paragon Street	Date Added:	19/03/2024
Hull Cheese, No.39-41 Paragon Street	Date Added:	20/11/2007
Queen's House - Paragon Street/King Edward Street/Jameson Street/Chapel Street	Date Added:	19/09/2006
Hammonds Department Store, Ferensway	Date Added:	19/09/2006
Broadway House, 105-7 Ferensway	Date Added:	19/09/2006
Brook Chambers, Ferensway Chambers & Debenhams, Ferensway/Brook Street	Date Added:	19/09/2006
<i>Ferensway House, Ferensway</i>	Date Added:	19/03/2024
<i>Regent House &</i>	Date Added:	19/03/2024
54-56 King Edward Street	Date Added:	19/03/2024
66 King Edward Street	Date Added:	19/03/2024
70 King Edward Street	Date Added:	19/03/2024
31-33 Waltham Street	Date Added:	19/03/2024
23-25 Waltham Street and Mission Room, School Street	Date Added:	19/03/2024

Appendix 8 – Management Survey – Boundary 1991-2023

Street:	Anlaby Road & South Street	Address:	Analby Road: 2-6 – Moderation, 8 – Tarsus, 10 - Lotus South Street: 5 – Bobs Heel & Key Bar 7 – Fruits of the Sea
Historic Photo – July 2008 (Google)		Current Photo – 03.01.2023	
			
Building Notes	1935 dated building which overall positively contributes to the area, but with negative changes. It has lost its uniform appearance by incremental development and all of the shop fronts are of a modern design and of a none-uniform appearance. It is a prominent corner building. The building would benefit from an enhancement scheme to re-instate the uniform appearance of its fenestration and architecturally appropriate shop fronts.		

Monitoring Notes	<p>Anlaby Road:</p> <p>2-6 - uPVC windows instance after July 2017, and alterations to shop front after September 2009. Alterations removed architectural details from the shop front and introduced an oversize fascia.</p> <p>8 – Negative shop front which does not respond to the architecture of the building. The fascia is oversized.</p> <p>10 – Neutral timber shop front with architectural details and an oversize fascia sign.</p> <p>South Street.</p> <p>5 – Timber shop surround with out of scale fascia and external shutters. The features do not respond to the building.</p> <p>7 – External roller shutter and out of scale fascia. The features do not respond to the building.</p> <p>There is no recent planning history for the building.</p>
Recommended Actions	Any unauthorised works outside of enforcement time period.

Street:	Anlaby Road	Address:	12-14 – Ebenezer Morley
	Historic Photo (Google July 2008)		Current Photo – 03.0.2023
			
Building Notes	Building has limited architectural interest and the open plan shop fronts does not contribute towards the character of the area. The windows are out of proportion to the building and not in keeping with the street. The roof top terrace is not in keeping with the design of the building and is too prominent an addition on the building; it is a pre-1995 addition. In the 1990s the building was a brown colour finish, which helped it blend into the street scene.		
Monitoring Notes	External alterations approved as part of 13/00734/FULL. Current appearance of the building is not in accordance with approved plan.		
Recommended Actions	Unauthorised works time lapsed.		



Street:	Anlaby Road	Address:	16-22 – Escape Rooms
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Historic Photo (Google July 2008)

Current Photo – 03.01.2023



Building Notes	<p>A positive building re-built in the neo-Georgian style. 5 bays. Has uPVC sashes. Shop front is a modern timber shop front but with architectural detail. Mono-black finish does not allow architectural features to be read. Advertisement is poor quality.</p> <p>Negative feature is the modern roof extension which has remove the historic roof form. It is too prominent a feature on the building which does no respond to its architecture.</p> <p>A negative feature is the roller shutter to through entrance but this is a historic installation.</p>
Monitoring Notes	Some mouldings have been removed from the pilasters to the shop frontage before 2016.
Recommended Actions	No actions.

Street:	Anlaby Road	Address:	24 - Sonica
	Historic Photo (Google July 2008)		Current Photo – 03.01.2023
			
Building Notes	The building dates to the 1840s and was constructed as part of 'Regent's Terrace'. The building positively contribute towards the area. It retains timber 2/2 timber sash windows and has good architectural details, including windows surrounds and first floor oriel window. The ground floor shop front is timber but does not respond to the architectural quality of the building. The flat fascia advertising is not in keeping with the area. The building forms a positive group as part of Regents House.		
Monitoring Notes	The building has been changed since 2012 to remove architectural details from the shop front and has features several advertisements. Building is suffering from lack of maintenance to joinery and paint.		
Recommended Actions	Enforcement time has elapsed. It Would benefit from a section 215 notice to address maintenance issues.		

Street:	Anlaby Road	Address:	26
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Historic Photo (Google July 2008)



Current Photo – 04.01.2023



Building Notes	Classically designed key building as a focal point on junction of Ferensway and Anlaby Road. Key features include the pediment, balcony and arched shop front. Part of Regent's House. Contributes strongly towards the commercial developments of the city centre in the early 20 th century.
Listing Description	Summary - Offices and shops. 1902 by John M Dossor of Hull, with interior remodelled in 1935 by WR Blanchard (when 183-175 Ferensway was rebuilt) and with other later minor C20 alterations. Brick, partly rendered, with ashlar dressings and slate roof. All windows at first floor and above are leaded casements or fixed lights. Ground floor shop fronts are later C20 alterations partially concealing a moulded cornice.
Monitoring Notes	Appearance of building has been enhanced by the re-instated of the traditional shop frontage.
Recommended Actions	None

Street:	Carr Lane	Address:	39 – Café Royal
	Historic Photo – July 2008 (Google)		Current Photo – 01.03.2023
			
Building Notes	<p>A prominent corner late 19th century building. The building retains a good quality frontage and timber window to first floor. The oriel windows, window headers and eave boards are of interest. The building positively contributes towards the character of the area. The shop front is of high architectural interest as part of the conservation area.</p> <p>Negative elements include the painting of the ground floor and shop frontage grey, banner sign, box projecting fascia sign and first floor uPVC windows.</p>		
Monitoring Notes	<p>Projecting sign on fascia installed by September 2012 and uPVC windows by August 2014. Banner sign in place by August 2018.</p>		
Recommended Actions	<p>Negative features are now immune from enforcement action.</p>		

Street:

Carr Lane

Address:

Top Nails - 40

Historic Photo – May 2022 (Google)

Current Photo - 03.01.2023



Building Notes

Building re-constructed in the 19th century style. Brick header and quoin details provide architectural interest. The shop front dated to part of the 1990s restorations of the buildings (94/00378/PF). The traditional in style shop front has been removed. Overall the building contributes neutrally towards the character of the area.

Monitoring Notes

Traditional in style shop front removed after May 2018 and replaced with a poor quality modern shop frontage, with projecting fascia sign. The details negatively contributes towards the character of the area.

Recommended Actions

Enforcement action in progress - 23/00028/BUILD.

Street:

Carr Lane
Historic Photo

Address:

Black Ink - 41
Current Photo 03.01.2023



Building Notes



The building has been re-built prior to 1995. The brick style responds to the character of the area and architectural details has been provided to the window headers. The detailing to the residential door could be improved upon. As such the positively contributes towards the character of the area but is not of historic interest. building. A traditional shop front was installed as part of application 94/00378/PF, but recent changes now means it contributes negatively towards the character of the area.



Monitoring Notes

Satellite dish in place since August 2014 so is now immune.

Recommended Actions

The stall riser and traditional details have been removed from the shop front and projecting fascia sign and roller shutters installed since after July 2017.
Review enforcement actions.



Street:	Carr Lane	Address:	42 - Chironda
	Historic Photo – May 2019 (Google)		Current Photo (03.01.2023)
			
Building Notes	<p>Building dates to the early 19th century and is constructed over three storeys, across one bay. The second floor straps are a distinctive features. The buildings retains 2/2 timber modern casement windows. The slate roof positively contributes towards the character of the area. Three-storey red brick Victorian building with pitched roof. The ground floor shop front dates to the 1990s restoration scheme of the building (94/00378/PF) and positively contribute towards the character of the area. The building positively contributes towards the special interest of the conservation area.</p>		
Monitoring Notes	<p>Satellite dish has been in place since 2008 so is immune.</p> <p>Projecting box fascia sign and external roller shutter added since May 2019. The installations cover over feature of architectural interest and negatively contribute towards the character of the area.</p>		
Recommended Actions	<p>Consider taking enforcement action.</p>		



Street:	Carr Lane	Address:	C&A - 44
	Historic Photo –		Current Photo – 03.01.2023
			
Building Notes	Late 18 th or early 19 th century building which is constructed over two stories. The building features a modern 2/2 timber window at first floor. The building retains traditional details such as the slate roof and timber eaves board. The ground floor shop front dates to the 1990s restoration scheme of the building (94/00378/PF) and positively contribute towards the character of the area. The building positively contributes towards the special interest of the conservation area.		
Monitoring Notes	A fascia box added which has covered over traditional detailing to fascia panel and projects forwards of the consoles. This is a negative feature of the area. The works have taken place since August 2018 with no record of planning permission.		
Recommended Actions	Review enforcement action against the building.		

Street:	Carr Lane	Address:	Café Culture – 48 & Little Angels - 46
	Historic Photo – 1995		Current Photo – 03.01.2023



Building Notes	<p>3 storey late 1950s building, which form a part of the Portland Hotel. The architectural design does not fit into the character of the area. Shop fronts, installed post-August 1995, have some traditional elements but have oversize fascia. Part of shop front clad in metal.</p> <p>The external roller shutters on the building are a negative feature but have been in place for over 19 years.</p>
Monitoring Notes	Introduction of ATM & alterations to shop front at Café Culture.
Recommended Actions	Review enforcement action.

Street:	Carr Lane	Address:	The Star
Historic Photo – Aug 2014 (Google)		Current Photo – 20.07.2023	
			
Building Notes	<p>The building is constructed in the neo-Georgian style. A “White Horse Inn” is shown on the site on the 1856 Ordnance Survey Map. The present building was re-built in the 1950s (Smith, J.E). The building has been painted white since c.1995. The building positively contributes towards the street scene and special interest of the conservation area. The building retains 12/12 timber sashes and timber door.</p>		
Monitoring Notes	<p>The buildings appearance was negatively impacted upon when painted. The building is at risk of becoming cluttered with signage and is in need of painting. There is no recent record of planning permission being granted.</p>		
Recommended Actions	<p>Considering serving a S215 notice.</p>		

Street:	Carr Lane – Paragon Arcade	Address:	53
Historic Photo (1995)		Current Photo (20.07.2023)	
			
Building Notes	Key building built in the Flemish Style. Represents part of the transition of the area to retail during the late 19 th century. The building contains examples of positive shop fronts.		
Listing Description	Includes: Nos.52 AND 53 CARR LANE. Includes: Nos.47, 49, 53 AND 55 PARAGON STREET. Shopping arcade. 1891, by A Gelder of Hull, with mid and late C20 alterations. Brick with moulded brick, granite and ashlar dressings and slate and glazed roofs. 3 gable and single ridge coped brick stacks. Gothic Revival style. string courses, dentillated brick eaves, bays defined by brick pilaster strips with panelled ashlar tops. Paragon Street front, 3 storeys; 4 bays. Off-centre moulded archway with hoodmould, ornamented spandrels and shaft impost. To left, on the first floor, 2 canted stone oriel windows with round-arched blind balustrades. To right, a single similar window. Above, a band between floors inscribed "The Paragon Arcade" in raised lettering. Above again, a tripartite plain sash with		

	<p>polychrome lancet head set in a coped gable above the archway. To left, 2 triple round-headed lancets with polychrome heads and linked hoodmoulds. To right, a similar window. On the ground floor, to left, 2 late C20 shop fronts and to right, a similar shop front. Symmetrical Carr Lane front, 3 storeys; 3 bays. Similar design and detailing to Paragon Street front. The inscribed band reads "Paragon Arcade". To left, C19 wooden shop front with single-pane window to left and recessed glazed door to right, with continuous toplight with round arches. This shop front is returned under the archway with 2 single-pane windows. To right, a late C20 shop front. INTERIOR has at each end a concrete pointed barrel vault with 4 pointed-arched recesses on each side. In the centre, a glazed roof with delicate traceried cast-iron pointed-arched ribs. At each end a polychrome gable with a quatrefoil window in a moulded circular surround. On either side, a polychrome banded upper storey with 7 pointed-arched wooden cross casements with traceried heads. Moulded sill band and linked hoodmoulds. Below, on either side, 9 shop fronts separated by gabled glazed brick pilasters and with traceried toplights and billeted cornices. 6 shop fronts at the Paragon Street end have reglazed fanlights and C20 fascias.</p>
Monitoring Notes	Appearance of building enhanced by removal of modern fascia.
Recommended Actions	None.

Street: Carr Lane – Paragon Arcade
Historic Photo (Google, May 2019)



Address: Side Elevation
Current Photo



Building Notes

See details for No.51.

Monitoring Notes

External flue installed onto the side elevation is visible form the public realm and is a negative addition to the listed building.

Recommended Actions

No consent identified. Review Authorised status of the installation of the flue.

Street: Carr Lane – Paragon Arcade

Address 52

Historic Photo (1995)



Current Photo







Building Notes See details for No.51.

Monitoring Notes No change.

Recommended Actions None

Street:	Carr Lane	Address:	55 - Today Express
Historic Photo – Sept 2012 (Google)		Current Photo – 03.01.2023	
			
Building Notes	<p>The buildings dates to the c.1960s. It is constricted in brick. The window pattern and scale of the building means that it blends into the streetscene. As such, the building has a neutral status as a part of the conservation area. The building is not of historic interest. The shop front and satellite negatively contribute towards the character of the area.</p>		
Monitoring Notes	<p>Development has resulted in an oversize fascia and external roller shutter. The alterations to the building have been made after July 2014 with no corresponding planning permission.</p>		
Recommended Actions	<p>Development immune from enforcement action.</p>		

Street:	Carr Lane	Address:	Segals – No.57
Historic Photo – July 2017 (Google)		Current Photo – 03.01.2023	
			
FletcherBuilding Notes	The buildings dates to the c.1960s. It is constricted in brick. The window pattern and scale of the building means that it blends into the street scene but does dominate the street corner, and start of the 19 th century range of buildings along Carr Lane. As such, the building has a neutral status as a part of the conservation area. The building is not of historic interest.		
Monitoring Notes	External blinds, fascia altered and in-fill panels re-painted since 2019. Worked approved as part of application 20/01316/FULL.		
Recommended Actions	None		

Street:	Chapel Street	Address	No.3 – Chapel Street Mini Market, Bob Carvers & Ecigarette Outlet.
Historic Photo – 1990s		Current Photo (04.01.2023)	
			
Building Notes	<p>The building dates to c.1890 and historically featured a Flemish revival facade. A historic photo shows that the building was formerly Morrell & Co. Ltd garage. The historic ground floor had been removed by the early 1990 and subsequently changed into three separate shop fronts (without record of planning permission). Remnants of the façade are seen above the cladding and there is a potential that more of the original façade is retained under the later cladding. The building would benefit from an enhancement programme to improve the appearance of its shop fronts and to investigate the condition of the façade under the cladding. The building extends to Little Queen Street.</p>		
Monitoring Notes	No negative change.		
Recommended Actions	Enforcement issues time lapsed.		

Street:	Paragon Square & Ferensway	Address	Ferensway House: 2-4 / 169.
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Historic Photo – 27.03.2006	Current Photo (03.01.2023)
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Building Notes	Ferensway House is a focal building at the junction of Paragon Square and Ferensway and contributes both the early 19 th century and 1930s areas of special interest of the conservation area. Its turret is a key architectural feature of the area. The ground floor of the building was re-constructed following the approval of application 08/00063/FULL and 10/00890/COU. The installed shutters are a negative feature to the building and character of the area. The 'Long An' advertisement is oversized on the shop frontage of No.4 and detracts from its appearance.
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Local List Addition	<p>Ferensway House forms a group entry with the local listing for Nos.175-183 Regent House and the Grade II listed remaining sections of Regent House. Regent House itself dates to 1902 and in 1935 an extension was made to it forming Nos.175-183. Ferensway House continues the 1930s style of architecture along Ferensway and also features a focal piece of architecture in the form of a turret to the northern end of the range of buildings. The building shares a continuous form of moulded cornice with Regent House, with continues around the open pediment of the gable fronting Ferensway. The building is built in brick with freeze and string course in stone. The ground floor retains a fiancé door surround and tiled nameplate – “Ferensway House” and at first floor timber windows are retained, which are a mixture of traditional sliding sashes and modernist styles. The roof is constructed in peg tiles with cresting ridge tiles and decorative finials to the top of the gable end. The ground floor retains units are recent interventions. Also part of Ferensway House is No.4 Paragon Square. The roof is unusual in that the top third is covered in “bull-nose” or “spade” tiles and the remaining two-thirds in peg tiles.</p>
Monitoring Notes	<p>On balance the new shop front to the building is an enhancement upon the previous condition of appearance of the building, by introducing a shop frontage with elements of traditional design. The works were not however in accordance with approved plan and as noted above the appearance of the shutters and fascia sign to No.4 are a negative feature to the area. Additional works have also taken place to paint sections of the first floor of the building and install foliage decoration, which negatively impacts upon the continuous appearance of the building along Ferensway and hides parts of it architectural decoration. Works were being monitored under case reference 19/00371/ADVERT and several of these advertisements have been removed.</p>
Recommended Actions	<p>Development in accordance with plan time lapse (17/00027/BREACH)</p> <p>Review enforcement for advertisement to No.4 Paragon Square.</p>

Street:	Ferensway	Address:	171 – Ferensway House
Historic Photo (Google – July 2008)		Current Photo – 04.01.2023	



Building Notes	The oversize fascia disrupts the building line of the shop fronts throughout the building. The building would benefit from a shop front enhancement scheme.
Monitoring Notes	No negative changes.
Local List Entry	See above.
Recommended Actions	None.

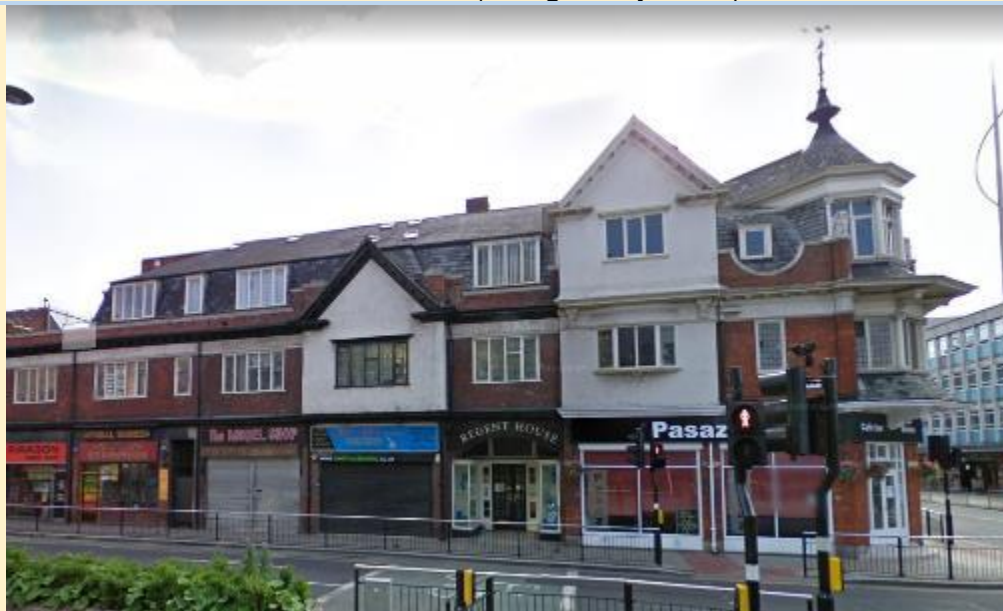
Street:	Ferensway	Address:	Regent House - 185 Ferensway
Historic Photo (Google July 2008)		Current Photo	
			
Building Notes	<p>Important focal building at the junction of Ferensway and Carr Lane, and upon entry to the conservation area. Features a highly decorated corner elevation. The shop fronts are positive in character but a later 20th century intervention.</p>		
Listing Description	<p>21-JAN-94 II Offices and shops. 1902 by John M Dossor of Hull, with interior remodelled in 1935 by WR Blanchard (when 183-175 Ferensway was rebuilt) and with other later minor C20 alterations. Brick, partly rendered, with ashlar dressings and slate roof. All windows at first floor and above are leaded casements or fixed lights. Ground floor shop fronts are later C20 alterations partially concealing a moulded cornice.</p> <p><i>SUMMARY OF IMPORTANCE: The external exuberance of the architectural design and detailing of the surviving portion of the 1902 Regents House, designed to appear as three separate properties, is clearly of special interest as a good example of Edwardian commercial building. Although 183-175 Ferensway is all part of Regents House at upper</i></p>		

	<i>levels, this section was rebuilt in 1935 in a much simplified style that is not of special interest in the national context, although its design does not unduly detract from the earlier surviving part.</i>
Monitoring Notes	No negative change.
Recommended Actions	None

Street:	Ferensway	Address:	Regent House: 183 – Vacant, 181 – Vacant 179 – Acklams, 177 – Kathmandu and 175 - Vacant
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Historic Photo (Google July 2008)



Current Photo







Building Notes

175-183 forms the 1935 extension and re-build to Ferensway House. It marks a simpler form of architecture to its listed neighbour but still retains key architectural elements, such as timber



	<p>leaded light windows. The historic flat roof extension has negatively impact upon it's the appreciation of its mansard roof.</p> <p>The building retains two original shop fronts at Nos.183 and 179. The shop front at No.183 retains it lobby entrance and terrazzo floor, timber shop front and leaded glass overlights. The moulding on the shop front reflects a late 18th century shop front, with the use of dentil cornice detail. No.179 also retains a timber shop front with lobby entrance. The shop front is constructed in timber with leaded glass overlights, and features 'island' type shop windows. No.179 also retains its original awning mechanism. The buildings retains a common fascia cornice and bracketed eave which adjoins with Ferensway House. The shop fronts at 175, 177 and 181 are modern shop fronts of no architectural interest. The use of external shutters and loss of uniform appearance to the ground floor negatively impacts upon the appearance of the building. The shop front .It visibility it harmed by the siting of a modern fascia sign and roller shutters.</p>
Local List	<p>173-185 Ferensway forms an extension to Regents House and forms a group local list entry with Feresnways House. The remaining section of Regent House is Grade II listing. It's listing description notes – "Although 183-175 Ferensway is all part of Regents House at upper levels, this section was rebuilt in 1935 in a much simplified style that is not of special interest in the national context, although its design does not unduly detract from the earlier surviving part." The building is however a good example of 1930s architecture with the building retain key architectural features such as it timber leaded light windows. The building retains two historic shop fronts at No.183 and No.179, which are of high architectural value, and a rare survivor within the conservation area and Hull City Centre overall.</p>
Monitoring Notes	<p>Character of No.183 has been harmed by introduced of large in scale fascia sign which blocks the top section of the historic shop front and introduction of mesh grills over the shop front also harm the appreciation of this fixture. The external roller shutter blocks the shop front from view when in a closed position. Application 08/00919/FULL was approved for the installation this feature.</p>
Recommended Actions	<p>Building would benefit from a shop front enhancement scheme.</p>

Street:	Jameson Street	Address:	Hammonds
Historic Photo		Current Photo	
			
Building Notes	<p>Hammonds is a key Building as part of the 1950s re-development of Hull. As per the 1950s developments it is built on a larger scale of five stories. It features a glass and cladding modernist façade, with reflections to classicism with the use of columns. The building retains original shop fronts, which are traditional in their design. The building is a focal point along Ferensway Way and key building upon exit from Paragon Station.</p>		
Local List Entry	<p>Post-war department store of 1952, one of the earliest completed in the first period of post-Blitz reconstruction. Built to the designs of the notable commercial architect T.P. Bennett for Hammonds of Hull, it is little altered and remains in commercial use. A competent and distinctive design, which marries classicism and modernism, executed in high quality materials. A notable presence within the commercial centre of Hull.</p>		
Monitoring Notes	<p>No negative change.</p>		
Recommended Actions	<p>None</p>		

Street:	Jameson Street / South Street	Address:	Festival House
	Historic Photo (Google – July 2008)		Current Photo (04.01.2023)
		<p>Building Notes</p> <p>Important as the first new building in Hull constructed between 1946 and 1953. It was designed by architects C. Cowles-Voysey and John Brandon Jones. The design forms [art of the Neo-Georgian / Festival of Britain architectural style constructed in the city. It is brick built over four floors with the fifth floor being clad in stone. It features Crittal window. The buildings incorporates architectural embellishment with the City of Hull Crest on the corner elevations, and door overlight. Commemorative plaques to entrance are of historic significant. To the main entrance on Jameson Street the building features bronze doors with “Festival House” and the three crowns painted in gold on the fanlight. Gilt inlaid foundation stones to either side. The ground floor features simple later 20th century shop fronts which are of neutral interest. A key building as part of the City’s post-war restoration.</p>	
<p>Monitoring Notes</p>	<p>No negative change.</p>		
<p>Recommended Actions</p>	<p>None</p>		

Street:	Jameson Street / South Street	Address:	The Masters Public Bar
Historic Photo (Google – July 2008)		Current Photo	
			
Building Notes	Key listed building on a focal point street corner and contributes towards the Edwardian developments of Hull. The scale of the building demonstrates the increased height of buildings during the Edwardian period.		
Listing Description	Public house. Dated 1903. Brick and terracotta with terracotta dressings and slate roof with a large panelled coped side wall stack. Baroque Revival style. Plinth, first floor cornice and sill bands, quoins to fourth floor, modillion eaves cornice, panelled parapet with corner pedestals and finials. 4 storeys plus attics; 4x3 windows. Ground-floor windows are single pane, others are 2-light casements; all have overlights or fanlights. Jameson Street front has to left an entrance bay with a pair of round-headed windows with rusticated Ionic columns and moulded heads with keystones and cornices. Above, a segment-headed window with keystone, partly rusticated surround and bracketed sill. Above again, a window with open pediment on scroll brackets. The bay is topped with a segmental pediment containing a scrolled oval		

	<p>datestone with supporters. Below, a heavily moulded round-arched doorway with decorated keystone and festoons. To right, 4 round-headed windows with rusticated Ionic columns, those between the outer windows paired. At the heads of the columns, panelled dies topped with pediments. Above, three round-headed windows, the central one larger, with impost, triple keystones and triple rusticated bands. Above again, three windows with open pediments on scroll brackets. The attic has a scroll bracketed gabled dormer with broken pediment and finial, containing a round-headed window with its own open pediment and keystone. Ground floor has 4 moulded round-headed windows with relief panels below them and decorated spandrels. Right return, to South Street, has similar fenestration and dormer, with three first-floor windows, the central one pedimented, equal sized windows to the third floor and two windows to the fourth floor. Ground floor has 2 round-headed windows to left, and 2 round-headed doorways to right. Ground floor bar refitted late C20.</p>
Monitoring Notes	No negative change.
Recommended Actions	None.

Street:	Jameson Street / Little Queen Street	Address	Former White House Hotel
Historic Photo		Current Photo (20.07.2023)	
			
Building Notes	Key listed building on a focal point street corner and contributes towards the Edwardian developments of Hull. The scale of the building demonstrates the increased height of buildings during the Edwardian period.		
Listing Description	Hotel, now shops and offices. 1891, by T Brownlow Thompson, Jameson Street front 1909 by Gelder & Kitchen of Hull, converted 1994 by Hull Smith, architects. Brick with ashlar and terracotta dressings and slate roofs with various stacks. Renaissance Revival style. Plinth and dentilated main cornice. 4 storeys plus attics; 4-window range plus polygonal corner tower. Central entrance bay has a 2-storey canted oriel window with strapwork decorated base and 3 glazing bar sashes on each floor. Below, painted terracotta doorcase with Ionic columns and segment-headed doorway with double keystone. Above it, a Diocletian window with overlight. On either side, the upper floors have 2 sashes with glazing bar upper lights. Ground floor has late C20 round-headed shop windows. Above the cornice, a polychrome banded attic storey with		

	<p>coped parapet and shouldered central coped gable with volutes. 5 round glazing bar windows each with 4 keystones. Corner tower has 3 sashes on each floor, with shaped recessed panels below the upper windows. Above the cornice, 3 smaller sashes with round-arched heads and double keystones, angle pilasters and ramped coped parapet.</p>
Monitoring Notes	No negative change.
Recommended Actions	None.

Street:	Jameson Street / Little Queen Street	Address:	59-61 – White House Hotel
	Historic Photo – (Google – July 2008)		Current Photo – 03.01.2023





Building Notes	Key listed building on a focal point street corner and contributes towards the Edwardian developments of Hull. The scale of the building demonstrates the increased height of buildings during the Edwardian period. The modern shop fronts do not contribute towards the special interest of the building. It would benefit from a shop front enhancement scheme.
Listing Description	<i>Offices and shops. Designed 1915 by T Beecroft Atkinson of Hull, and completed 1923. Late C20 alterations. Red brick with white faience tile dressings and plain tile roofs. Flemish Renaissance Revival style. Rusticated pilasters, moulded main cornice, modillion eaves. 3 storeys plus attics; 7-window range. 3-storey rear range in similar style. Central entrance bay has a 2-storey round-arched recess containing a 2-storey semicircular oriel window with cross casements with leaded glazing, and balustrade to the first floor. On the first floor, on either side, a single cross casement and beyond, a pair of similar windows. Above, similar fenestration with 2-light round-arched plain sashes with traceried heads and moulded round-arched surrounds. Below the windows, moulded panels with lozenges. Attic storey has a central through-eaves dormer behind a balustrade, with an elaborate stepped gable supported by volutes and topped with a segmental pediment. Single plain sash with moulded round-arched tympanum and shaped keystone. On either side, 2 plain sashes. Beyond, on either side, a very large and elaborate stepped gable with volutes and obelisk finials, topped with a pediment. Triple plain sash with cornices and central segmental pediment. Ground floor has a central moulded round-arched doorway with keystone and lintel inscribed "King Albert Chambers". On either side, 2 shop fronts, altered late C20, separated by heavily rusticated pilasters carrying curved brackets to a continuous fascia cornice. Right return, to Little Queen Street, has similar fenestration. First and second floors have 2 windows to left and to right, an entrance bay defined by pilasters, with a single window on each floor. Attic has 4 plain sashes. Ground floor has a continuation of the main shop front, with a late C20 shop window and corner doorway. To right, a moulded round-arched double doorway with keystone and flanking pilasters, divided by a central pier and transom. To right again, a 3-storey range, 4 windows, in a simpler style. 2 cross casements flanked by single 3-light cross casements, and above, 6 plain sashes. Below, 2 altered 2-light windows flanked by single round-arched moulded doorways with keystones and relief panelled fanlights.</i>
Monitoring Notes	No negative change.
Recommended Actions	None

Street:	Jameson Street / Chapel Street	Address:	57-59 - Secret Garden Café / Sainsbury's Local
	Historic Photo		Current Photo
			
Building Notes	1930s art deco with aluminium windows and rounded acute-angled corner. A distinctive building, characteristic of its time and the only one of its type in Hull town centre. It contributes neutrally to the areas as it is of a good design but does not respond to nearby late Victorian and Edwardian Buildings.		
Monitoring Notes	Installation of Sainsbury shop fittings have had a neutral impact upon the building.		
Recommended Actions	None		

Street:	Jameson Street / West Street	Address:	Grand Buildings
	Historic Photo		Current Photo



Building Notes	Grand Buildings are a 1990s and post-conservation area adoption development. They are built over three stories with four storey feature corner. The building is broken into bays. In total there are ten shop fronts, of which 7 having projecting fascia signs. The stone carvings which adorned the parapet of the former Hull Daily Mail building are now displayed along the South Street frontage.
Monitoring Notes	The removal of the 1930s Hull Daily Mail Building and adjoining buildings have reduced the architectural interest of Jameson Street.
Recommended Actions	None

Street:	Jameson Street	Address	58-6
Historic Photo		Current Photo	
			
Building Notes	1990s building built over two stories with feature oriel windows and gable. Is a pastiche design of limited value to the conservation area and does not replicate the architectural quality of the early 20 th century building it replaced.		
Monitoring Notes	Loss of Edwardian buildings previously located on site have reduced the architectural interest of the building.		
Recommended Actions	None		

Street: King Edward Street / Jameson Street / Chapel Street
Historic Photo (Google July 2008)



Address Queens House
Current Photo (03.01.2023)





Building Notes



Queen's building is a key building as part of the post-war re-building of Hull and one of the most prominent examples of Neo-Georgian buildings within the city centre. Its scale and dominant architectural style means that it is a focal building throughout the conservation area. The building largely retains its timber first floor sash windows and uniform design to its upper floors, which contributes towards the building special interest. The pediment, with datestone, and octagonal clock tower is one of the key architectural interests to the area.

At ground floor the building is constructed with a stone string course beneath the first floor windows and beneath this is a cornice, with stone fascia. The original ground floor was built in stone, with the shop fronts installed within the stone façade. This original form is still evident in the units on the corner of Chapel Street & James Street and Chapel Street & Paragon Street and along sections of the King Edward Street façade.

The original facades of the shop front would also have retained stall risers, which are still evident in several shop units. Negative developments to the building include where new fascia signs have been installed which are out

	<p>of scale and project over the cornice, where replacement shopfronts have covered over the stone façade, the use of external roller shutters, modern in design projecting signs and where stall risers have been removed. A further negative aspect is where shop fronts have expanded over individual shop fronts and become the dominant feature on the building, such as the German Doner Kebab (planning approved) and Hays Travels. Overall there is a negative appearance to the ground floor of the building as a result of the none-uniform appearance of the shop fronts and position and scale of advertisements. The building does however retain three examples of good quality shop fronts, which should be used as an exemplar for future developments:</p> <ol style="list-style-type: none"> 1. 55 Jameson Street - Skipton Building Society features a simple modern frontage which fits into the original form of the shop front. 2. 44-48 Paragon Street and Chapel Street - This is potentially an original shop front as the granite styles risers and timber joinery details are 1950s in style. 3. No.16 – Unity Plus – This is an original shop front, which retains lobby entrance floor, timber shop front joinery and awnings.
Local List	<p>Superb Neo-Georgian block around an inner courtyard. Designed by Kenneth Wakeford and built 1951-2. The best of the immediate post-war developments, it successfully picked up the Neo-Georgian theme favoured for Ferensway in the early 1930s. Brick with stone details, the centre of the elevation to Paragon Street has columns supporting a pediment and a delightful clock tower with cupola. Colonnades to the end bays. The long range on King Edward Street is similar without the centrepiece.</p>
Monitoring Notes	<p>Negative changes have taken place over the last 10 years that have resulted in the introduction of more prominent fascia signs and external shutters, including:</p> <ol style="list-style-type: none"> 1. 43 Jameson Street - Golden Touch – oversize fascia (received permission but not in accordance with approval). 2. 47 Jameson Street - German Doner Kebab – Merged two shop fronts into one, covered over fascia cornice and introduced a prominent fascia sign. 3. 10 Chapel Street – Works have not been completed in accordance with approved plan. <p>Projecting signs have been introduced throughout the building. Those such as the recent installation at 53 Jameson Street does not have permission.</p>
Recommended Actions	<p>The building would benefit from a shop front and advertising design guide, and a full enforcement review.</p>

Street:	Little Queen Street	Address:	No.2
Historic Photo (Google – July 2008)		Current Photo (03.01.2023)	
			
Building Notes	<p>The building now forms a part of the former Kingston Tavern. The building however dates to c.1840-1860s and appears to have been constructed as a dwelling. It is a good example of a brick built dwelling of the period, which retains 2/2 timbers sash windows. Architectural decoration is achieved by projecting bands, rubbed brick arches, aprons and stepped brick eave detail. It is one of the small number of buildings in the area to feature dormer windows.</p>		
Monitoring Notes	No negative change.		
Recommended Actions	None.		

Street:	Little Queen Street	Address	3 – Queen Street Tattoo
	Historic Photo –Google July 2008.		Current Photo (04.01.2023)
			
Building Notes	<p>As per 3 Chapel Street the building dates to c.1890 and was formerly a display garage. It is an important reminder of the 1890s period of commercial development in Hull, but in a poor condition. The shop frontage negatively contributes towards the character of the area. At first floor the building retains timber windows and lead light glass. In 2005 a survey identified the retention of an Art Nouveau lobby mosaic but this has subsequently been lost.</p>		
Monitoring Notes	<p>No negative change but condition of the building impacts upon the character of the area.</p>		
Recommended Actions	<p>Consider serving a S215 notice.</p>		

Street:	Jameson Street	Address:	Fletchers Corner - 45 – 49 King Edward Street and 50 – 54 Jameson Street
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Historic Photo



Current Photo



Building Notes	1950s prominent corner focal building. Designed in 1956 by Ravenseft Properties. Of the modern design which utilises a brick and stone clad frame with large expanse of glass. Ground floor split into several retail units.
Monitoring Notes	The ground floor of the building has lost its uniformity of design, and several features shutters. The shutter on Salon Apprentice is a poor addition.
Recommended Actions	Enforcement period lapsed.

Street: Paragon Square & Jameson Street

Address: 50 – Bronx & 95 - KFC

Historic Photo (Google July 2017)

Current Photo



Building Notes



The ground floor is the retained Edwardian Seaton Buildings (see entry for 88 an 90 Paragon Street) and forms a focal building behind Paragon Square. The ground floor shows the grandeur of the stone clad ground floor level. The upper three floors are built in the more restrained 1950s brick modernist style. The stone arched door opening to Jameson Street an important feature of the area. The shutters on the building are a negative feature. The KFC advertisements are sympathetic to the building and a good example of how to introduce commercial branding on historic buildings.

Monitoring Notes

No negative change.

Recommended Actions

None.

Street:	Paragon Street	Address	Hull Cheese
	Historic Photo (Google July 2008)		Current Photo- 03.01.2023
			<p data-bbox="165 890 376 922">Building Notes</p> <p data-bbox="539 890 2069 995">Built in red brick over three stories, with stone dressings. Features a slate roof. Situated on a prominent street corner and is a focal building to the area. The building retains its Victorian style timber sash windows. The integrity of the design makes the building a key building of the area.</p> <p data-bbox="165 1007 387 1038">Local List Entry</p> <p data-bbox="539 1007 2069 1294">Good example of a late-Victorian 3-storey public house built in the gin palace style. Fine Classical detailing without, including guilloche decorated aprons. Formerly known as the Paragon Hotel and built on the site of the Paragon Inn. The current name of the pub immortalises Hull Cheese, once said to be 'the mightiest ale in England'. In John Ray's 'A collection of English Proverbs' (1670), the author quotes the proverb "You has eaten some Hull cheese" as equivalent to an accusation of drunkenness. On a visit to Hull in 1622, the 'water poet' John Taylor wrote about Hull cheese in his epic poem 'A very merry wherry-ferry-voyage to York for my money'. It was also at this period customary for the Corporation, from time to time, during the sitting of Parliament, to send its representative a present of one or two barrels of the famous Hull ale</p> <p data-bbox="165 1305 409 1337">Monitoring Notes</p> <p data-bbox="539 1305 1301 1337">Advertising updated after 2007. Minor harmful impact.</p> <p data-bbox="165 1348 499 1380">Recommended Actions</p> <p data-bbox="539 1348 622 1380">None</p>

Street:	Paragon Street	Address:	Today's Express – 40-43
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Historic Photo (Google July 2008)

Current Photo – 03.01.2023



Building Notes	Constructed in the Flemish revival in brick with terracotta dressings. Of a good quality architectural design and contributes highly towards the street scene. It has a good quality door entrance with pilasters, which is part of post 2008 restoration works. The shop front is of a negative design with oversize fascia advertisement and does not contribute towards the street scene or building. The upper floors retain timber multi-light sashes.
Monitoring Notes	Enhancement have been made to the building since 2008. These works were not in accordance with approved plan of 13/01278/FULL.
Recommended Actions	Works are timed lapsed.

Street:	Paragon Street	Address	47 - Hull Computers & Mobiles
	Historic Photo (Google July 2008)		Current Photo – 03.01.2023



Building Notes	Part of the listed building. Shop front is modern and negative. Too large a fascia blocks over the top lights of the shop front.
Monitoring Notes	Negative shop front is a historic installation.
Recommended Actions	None.



Street: Paragon Street **Address:** 49



Historic Photo

Current Photo



Building Notes	Part of the listed building Paragon Arcade. Features a restored good quality shop front.
Monitoring Notes	Appearance of building enhanced.
Recommended Actions	None

Street:	Paragon Street	Address	51
	Historic Photo (Google July 2008)		Current Photo
			
Building Notes	Part of the listed building Paragon Arcade. Features a restored good quality shop front.		
Monitoring Notes	Appearance of building enhanced.		
Recommended Actions	None		

Street:	Paragon Street	Address:	55 – Fashion HQ
	Historic Photo – (Google – July 2008)		Current Photo – 03.01.2023
			
Building Notes	Positive red brick building, with timber 2/2 sashes. Features an oriel window. Positive contribution to conservation area due to age and design. Features bracketed eaves detail and a slate roof. The modern shop frontage has architectural detailing, but is in poor condition. The service boxes to left column of the shop front are a poor feature. The fascia sign is too big and plastic.		
Monitoring Notes	Condition of the shop front eroding.		
Recommended Actions	Consider serving a section 215 to address condition issues.		

Street: Paragon Street **Address:** 57

Historic Photo (Google July 2008)







Current Photo (20.07.2023)







<p>Building Notes</p>	<p>Three storey 1950s building constructed in brick, with principal façade of classing and windows. The building does not respond to the street scene and has limited architectural interest. At time of surveying current subject to applications 23/00548/FULL and 23/00553/ADV.</p>
<p>Monitoring Notes</p>	<p>Building now redundant and condition eroding. Building has been re-clad during survey of the conservation area.</p>
<p>Recommended Actions</p>	<p>Review colour of the cladding.</p>



Street:	Paragon Street	Address	Portland Hotel
Historic Photo – (Google July 2008)		Current Photo – 03.01.2023	
			
Building Notes	<p>The Portland Hotel dates to the early 1960s. It is constructed in a modern design with limited architectural detailing. It's 7 storey construction dominates the street scene. It does not contribute towards the special interest of the conservation area and becomes a harmful focal building to the wider area. It forms a negative grouping with its immediate neighbouring buildings to South Street.</p>		
Monitoring Notes	<p>Building vacant and condition eroding.</p>		
Recommended Actions	<p>None</p>		



Street:	Paragon Street	Address:	77 – Merkur Slots
	Historic Photo (Google July 2008)		Current Photo – 03.01.2023
			
Building Notes	Brick built 1950s buildings. Of a plain architectural design which does not respond to the character of the area. Shop front is modern but has some architectural details which is negated by being painted black. The shop front blends into neighbouring building.		
Monitoring Notes	No Change		
Recommended Actions	None		



Street:	Paragon Street	Address	79-81
Historic Photo (Google July 2008)		Current Photo – 03.01.2023	
			
Building Notes	<p>Mid to late 19th century building constructed in gault brick, but with a concrete tile roof. It is a positive building due to its age. The building retains timber 2/2 sliding sashes. Decoration includes a stone band and window mouldings, and of particular note is the decorated lintels, which feature bunches of fruit above the first floor windows and shells above the second floor windows. At first floor are rounded headed he shop fronts is modern. It does have some architectural value but does not respond to the architecture of the host building and is in-active. The modern shutter is a negative feature.</p>		
Monitoring Notes	Minimal change.		
Recommended Actions	None		

Street:	Paragon Street		Address:	85 – The Sandringham	
	Historic Photo			Current Photo	
					
Building Notes	<p>Key buildings due to its Brewers Tudor Pub Frontage and historic age. The building date to the mid-19th century construction of Paragon Street but re-modelled in 1921 in the mock-Tudor style. The building features crown glass panes in the window, decorative panels, and inscription “Sandringham House” It retains a very narrow single-room floor plan.</p>				
Local List Entry	<p>Attractive mid-Victorian public house remodelled in 1921. Retains very narrow single room floor plan. A nice example of domestic scale 'Brewers Tudor'.</p>				
Monitoring Notes	<p>Decorative lamp from front of building removed and the original door has been replaced.</p>				
Recommended Actions	<p>None</p>				

Street:	Paragon Street	Address:	87 – Chicken George
	Historic Photo (Google – July 2008)		Current Photo
			
Building Notes	<p>Early 19th century brick building. It is a positive building to the area because of its age. Three stories and one bay wide and finished in painted brick. The building features a poor quality modern shop frontage, which includes a projecting sign and illuminated fascia. The buildings retains a timber soffit board and brackets. The windows negatively contribute towards the character of the building. Part of grouping of 19th century buildings along Paragon Street and Paragon Square. The building would benefit from a shop front enhancement scheme.</p>		
Monitoring Notes	<p>Several changes made to the shop front without planning permission.</p>		
Recommended Actions	<p>None, as no additional harm introduced.</p>		

Street:	Paragon Street	Address	89 – Hull FC Barbers
	Historic Photo (Google August 2012)		Current Photo – 03.01.2023
			
Building Notes	<p>Early 19th century brick building. It is a positive building to the area because of its age. Three stories and one bay wide and finished in painted brick. The building Features timber soffet board and brackets. The modern windows contribute negatively. It retains lobby to shop front but the shop fittings are modern replacement. The fascia advertisement is too large for the building. Negative features are a trough light and box shutter. Part of grouping of 19th century buildings along Paragon Street and Paragon Square. The building would benefit from a shop front enhancement scheme.</p>		
Monitoring Notes	<p>Oversize fascia and trough light introduced but with no record of planning history.</p>		
Recommended Actions	<p>Enforcement period expired.</p>		

Street:	Paragon Street	Address:	91 – Café M
	Historic Photo (Google – July 2008)		Current Photo – 03.01.2023
			
Building Notes	Early 19 th century brick building. It is a positive building to the area because of its age. Three stories and one bay wide and finished in painted brick. The building features timber soffet board and brackets. The upper floor windows are out of proportions to the buildings. The Modern shop frontage and external shutter are a historic feature on the building. Part of grouping of 19 th century buildings along Paragon Street and Paragon Square. The building would benefit from a shop front enhancement scheme.		
Monitoring Notes	No negative change.		
Recommended Actions	None		

Street:	Paragon Street / Paragon Square	Address:	93 / 16
	Historic Photo (Google July 2008)		Current Photo – 03.01.2023
			
Building Notes	<p>Early 19th century brick building and was historically two separate shop front (upto c.1990). It is a positive building to the area because of its age but features a negative shop front. It is constructed over three stories and one bay wide and finished in painted brick. It features a timber soffit board and brackets. It retains timber 2/2 sashes with articulated surrounds. The ground floor shop front is modern and cluttered with advertisements, which also includes a first floor projecting sign. The first floor features Interesting historic street signs. It is part of a grouping of 19th century buildings along Paragon Street and Paragon Square. The building would benefit from a shop front enhancement scheme.</p>		
Monitoring Notes	<p>The building has changed negatively by the loss of a classical detailed pub frontage. No identified planning history for current status. Part reviewed within enforcement case 17/00309/ADVERT but no action taken.</p>		
Recommended Actions	<p>Review enforcement actions for removal of advertisements.</p>		

Street: Paragon Square

Address: 10-14 – Domino's

Historic Photo – (Google July 2008)

Current Photo – 03.01.2023



Building Notes	1920s building replaced with modern replacement since 2010. Shop front has negative elements due to the proportions of the columns and details to the fascia.
Monitoring Notes	Neutral change.
Recommended Actions	None

Street:

Paragon Square

Address:

6-8 - Kaspas Desserts

Historic Photo

Current Photo – 03.01.2023



Building Notes

Single storey Victorian building replaced since c.2010 with modern replacement. The replacement is in keeping with conservation Area.

Monitoring Notes

Neutral change.

Recommended Actions

None

Street:	Paragon Street (Google July 2008)	Address:	54-60 – Kicks Sports Bar
Historic Photo		Current Photo	
			
Building Notes	Interest building of an un-known date. Potentially two buildings with the section of building to the left on Paragon Street being like 19 th century in date. The remaining section features ornate eave mouldings and full height decorative windows. This potentially dates to the period 1910-20. Sits on a prominent corner point. The ground floor shop front is modern and does not respond to the building.		
Monitoring Notes	The ground floor of the building has been cluttered by large in scale fascia advertising.		
Recommended Actions	Review enforcement action against advertising introduced after May 2019.		

Street:	Paragon Street	Address:	Commerce House - Falafel & Tandoori - 70 & Ladbrookes - 62-68
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Historic Photo



Current Photo – 03.01.2023



Building Notes	1950s development of a good quality construction and design. The five storey development does however mean it is out of scale with the street scene and dominates the surroundings 19 th century developments. Features poor quality modern shop fronts, with illuminated fascia advertising.
Monitoring Notes	Recent shop fronts & advertisements are more prominent on the building and do not have planning permission.
Recommended Actions	Review potential enforcement action.

Street: Paragon Street & South Street

Address: No. 74

Historic Photo – (Google July 2008)

Current Photo – 03.01.203



Building Notes



Part of the mid-19th century development of the area and positively contribute towards the special interest of the conservation area. It now forms part of Kingston Tavern and features a later 20th century pub front. To the upper floors it retains a timber soffit with dentils brackets and timber timber windows, which are a mixture of 1/1 sashes and 3/6 casements. The chimney is a prominent feature of the range of 19th century buildings. Historically the building as served as a pub since c.1863, when known as the Druid Arms.


Monitoring Notes



With last c.20 years the ground floor of the building has been altered to remove the historic pub frontage. Condition of first floor paint work requires review.

Recommended Actions

Building would benefit from a S215 notice review.

Street:	Paragon Street		Address	76	
	Historic Photo			Current Photo – 03.01.2023	
					
Building Notes	<p>A key building to the area due to its striking ‘Brewers Tudor’ pub frontages and advertising to its Gambrel roof gables. The building was re-fronted in the 1920s. It retains timber windows to the pub frontage and within its dormer window. The roof has cresting tiles and finials and the chimney contribute towards its architectural style. (Gibson. P, 2008)</p>				
Local List (addition)	<p>The building dates to the mid-19th century and was formerly the ‘White House Hotel’. This building was part of the Hull Peoples Public Temperance Society and served as a popular dancing venue with a restaurant. During the 1920s the building was re-fronted with a mock-Tudor façade, which is retained in a good condition to its upper floors. The building retains important historic advertisements to its gables. It is a prominent part of the Streetscene and a good example of Brewery architecture from the period.</p>				
Monitoring Notes	<p>No negative change.</p>				
Recommended Actions	<p>None</p>				

Street:	Paragon Street	Address	78
Historic Photo – (Google July 2008)		Current Photo – 03.01.2023	
			
Building Notes	Three storey building with a hipped roof. Constructed with a render ashlar effect finish, with a slate roof. Part of the early 19 th century construction of the area but features a modern shop frontage. Retains timber 2/2 windows. Forms a positive group of buildings along Paragon Street and South Street.		
Monitoring Notes	Removal in number of projecting signs and alteration to round top projects bays is a positive change.		
Recommended Actions	None		

Street:	Paragon Street	Address:	84-86
	Historic Photo		Current Photo – 03.01.2023
			
Building Notes	The 1920s façade of the building is a key feature of the area, and prominent focal point on the street corner. Ground floor retains elements of the original shop frontage, but with modern fascia sign. In the c.1960s the building was converted to residential use. This has resulted in modern windows being added to the upper floors. An out of proportion roof top extension was added to the building which is not in keeping with the character of the area.		
Local List Entry	Built for local grocers William Jackson & Son Ltd. Good 1920s example of the bold inter-war grocer's Classical style featuring a white faience façade.		
Monitoring Notes	No Change.		
Recommended Actions	None		

Street:	Paragon Street	Address	90 – Vacant 88 – Paragon Convenience
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Historic Photo – (Google – July 2008)



Current Photo – 20.07.2023



Building Notes	Key building to the area constructed in the baroque revival style. The character of the building is harmed by the poor quality shop front and advertising to No.82. Retains features an interesting panelled door. It is noted that the building forms part of the remaining façade of the Seaton Buildings, constructed in 1914. The building was bombed in May 1941. After the war this four story section was retained and the ground floor section fronting Paragon Street retained and its upper floors re-built in a more restrained style.
Listing Description	Offices, now offices and shop. Architects Gelder & Kitchen, c1914, with late C20 alterations. Brick with ashlar front and plain tile mansard roof with a coped side wall stack. Classical Revival style. Plinth, ground floor band, rusticated angle pilasters, dentillated main cornice, coped parapet with balustrade panels. Three storeys plus attics; 3-window range. First and second floors are articulated by giant Ionic columns. Recessed between them,

	<p>three Venetian windows with glazing bar sashes, pilasters, bracketed cornices and central segmental pediments. Central lights have double keystones. Above, three tripartite glazing bar sashes with pilasters. Above again, three corniced box dormers each with three sashes. Ground floor has central cove moulded entrance with rusticated surround and round-arched hood on scroll brackets and glazed door with panelled sidelights and fanlight. On either side, a single shop front, altered late C20.</p>
Monitoring Notes	<p>New door to No.90 has enhanced the appearance of the building. There is no identified approval for works of alteration to No.88. The building would benefit from a shop front enhancement scheme.</p>
Recommended Actions	<p>None.</p>


Street: Paragon Square **Address:** First World War Memorial & Attached Railings.

Historic Photo – Google (July 2008)

Current Photo – 20.07.2023



Building Notes	Important monument as a part of Paragon Square.
Listing Description	War memorial, by sculptor T. Harold Hughes, 1923. Erected 1924. Granite and Portland stone with bronze railings. Stepped base carrying a pylon-shaped monument with moulded plinth and plain cornice. The front face has an attached credence, and above this an inscription and a coat of arms in a wreath. In front of the pylon, a separate tapered pedestal. On either side, a sloping coped wall, returned at the ends to form square enclosures, and ending in pedestals topped with urns. In front, low bronze railings enclosing a garden, with posts in the form of lions' heads.
Monitoring Notes	No negative change.
Recommended Actions	None.

Street:	Paragon Square	Address:	Boer War Memorial
	Historic Photo – (Google – July 2008)		Current Photo – 20.07.2023
			
Building Notes	Important monument as a part of Paragon Square.		
Listing Description	War memorial, by Leeds Marble Works. Unveiled November 1904. Battered square granite pedestal with bronze memorial tablets on three sides, and covered plinth. Two larger than life-size figures of soldiers in action, mounted on a rock base. They are equipped with bronze rifles.		
Monitoring Notes	No negative change.		
Recommended Actions	None.		

Street:

South Street
Historic Photo

Address:

9 – Alans Fruiterers
Current Photo – 03.01.2023



Building Notes

Location was formerly a pub. Appears to be only 1950s single story façade retains. Features a large advertisement and poor quality shop front, with shutters.

Monitoring Notes

No changes.

Recommended Actions



None

Street: South Street
Historic Photo – (Google – July 2008)



Address: 11 – Alans Fruiterers
Current Photo – 20.07.2023



Building Notes	One of the original early 19 th century properties of the area, and therefore positively contributes towards the area. The building has lost its timber 2/2 sash windows during time of survey, but retains segmental window headers. Shop front does not respond to the historic age of the building.
Monitoring Notes	Condition of the building is poor. Building is currently under restoration works (22/01673/FULL).
Recommended Actions	Improvements made to condition of the building during survey of the conservation area.

Street:	South Street	Address:	15 – Game of Phones
	Historic Photo (Google – July 2008)		Current Photo – 03.01.2023
			
Building Notes	One of the original early 19 th century properties of the area, and therefore positively contributes towards the area. Modern ground floor shop front on the building does not respond to the age of the building. A negative feature is the external shutters box and shutters.		
Monitoring Notes	The condition of the first floor is poor. The current shop front was installed after July 2017 without planning permission.		
Recommended Actions	The building would benefit from a section 215 notice.		

Street:	South Street	Address:	17-19 – Razor Cuts
Historic Photo (Google July 2008)		Current Photo – 03.01.2023	
			
Building Notes	<p>One of the original early 19th century properties of the area, and therefore positively contributes towards the area. Modern ground floor shop front on the building does not respond to the age of the building. The building contained uPVC sash windows which contribute neutrally to the area. A negative feature is the three satellite dishes on its main elevation and uPVC sash windows to the first floor.</p>		
Monitoring Notes	<p>Condition of the building is poor. Timber windows have been removed from the building since 2008 and enforcement notice not complied with. New fascia and projecting illumination barber logo installed after 2017.</p>		
Recommended Actions	<p>All works apart from one satellite dish immune from enforcement. Consider serving a section 215 to address condition of building.</p>		

Street:	South Street & Paragon Street	Address	William Hill – 25 and 75
Historic Photo (Google July 2008)		Current Photo – 03.01.2023	
			
Building Notes	1950s/1950s modernist building. The brick building does not contribute towards the special interest of the conservation area.		
Monitoring Notes	The brick work of the building has been painted grey after 2008. The brown brick blended into the material palette of the area.		
Recommended Actions	None.		

Street:	South Street & Paragon Street	Address:	Tivoli House
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Historic Photo (Google – July 2008)






Current Photo – 03.01.2023



Building Notes	3 and 6 storey modernist building. Designed 1959 by Elsworth, Sykes and Partners. It is out of scale with the surrounding buildings and dominates the street pattern. It does not relate well to the nearby early and late 19 th century building. It dominates South Street and is one long building. It is too dominant in the street scene. Its architectural design does not respond to the special interest of the area. The shop fronts are of a neutral design, because they are timber reproductions of historic shop fronts.
Monitoring Notes	Changes made to the cladding but does not harm the appearance of the building.
Recommended Actions	None

Street:	South Street & Paragon Street	Address:	36-38
Historic Photo (Google July 2008)		Current Photo – 03.01.203	
			
Building Notes	<p>c.1840s building. Historically this was two buildings constructed over three and two stories respectively. The building is rendered with a faint ashlar effect. A modern shop front of good architectural interest has been introduced across the full frontage of the building. The building retains timber 2/2 and 3/3 timber sash windows, which are recessed with hidden sash boxes. The building features exposed joist ends which form the eave level. The building positively contribute towards the special interest of the conservation area.</p>		
Monitoring Notes	No negative changes.		
Recommended Actions	None		

Street:	South Street & Paragon Street	Address:	32
	Historic Photo – (Google July 2008)		Current Photo – 03.01.2023
			
Building Notes	Part of the mid-19 th century development of the area, but with a 20 th century shop front. Retains timber 2/2 sliding sashes. Is one of the few buildings of the area built perpendicular to the street and features a decorated eave detail. Now part of the former Kingston Tavern. Positively contributes towards the special interest of the conservation area.		
Monitoring Notes	Introduction of services in front of shop front is making the ground floor in-active.		
Recommended Actions	None		

Street:	South Street & Paragon Street	Address:	30
	Historic Photo – (Google July 2008)		Current Photo – 03.01.2023
			
Building Notes	Part of the mid-19 th century development of the area, but with a 20 th century shop front. Now part of the former Kingston Tavern. . Positively contributes towards the special interest of the conservation area.		
Monitoring Notes	Introduction of services in front of shop front is making the ground floor in-active.		
Recommended Actions	None		

Street:	Wilson's Buildings	Address:	
	Ordnance Survey Surveyed: 1888 to 1890, Published: 1892 (National Library of Scotland)		Current Photo – 03.01.2023



Building Notes	Of evidential values as a early to mid 19 th century lane and retains several elements of 19 th century buildings.
Monitoring Notes	Street is secondary and of a negative character due to storage of bins and multiple extraction outlets.
Recommended Actions	None

Appendix 9 – Management Survey – Boundary Extension 2024

n.b. Photos taken 25/04/2023 unless otherwise stated.

Street	Ferenway	No.	Broadway House No.105-7
Building (04.01.2023)			
			
Notes	An important building as part of the planned 1930s developments of the conservation area, and a good example of Neo-Georgian architecture.		
Local List Entry	Elegant well detailed 1930s Neo-Georgian building. One of several such buildings built as part of the planned but never fully realised great Neo-Georgian boulevard along Ferenway (opened in 1931).		

Street	Ferensway / Brook Street	No.	Brook Chambers, Ferensway Chambers & Debenhams
Building (18.05.2023)			
			
Notes	An important building as part of the planned 1930s developments of the conservation area, and a good example of Neo-Georgian architecture. An important focal building along Ferensway.		
Local List Entry	Elegant well detailed Neo-Georgian building. Chambers designed by Scarlett & Ashworth and built 1934. Debenhams addition added 1950s in matching style. Built as part of the planned but never fully realised great Neo-Georgian boulevard along Ferensway (opened in 1931).		

Street	Ferensway / Brook Street	Nos.	119-121
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Building (18.05.2023)



Notes	<p>The building is a part of the 1950s post-war re-development of Hull. It's scale represents the size of developments from this period. The building has been clad after 2017 which hides the original 1950s cladding. Its scale and form responds to the post-war re-build of Ferensway.</p>		
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Street	Jameson Street	No.	17
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Building




Notes	Double fronted building dating to the 1900s period of development of Jameson Street. Constructed in the Elizabethan Revival style but first floor bay windows. Historic shop fronts to ground floor replaced with modern frontage. The building would benefit from a shop front enhancement scheme.
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Street	Jameson Street	No.	13-15
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Building



Notes	<p>Double fronted building dating to the 1900s period of development of Jameson Street. Constructed in the Jacobean revival style, with classical elements. Historic shop fronts to ground floor replaced with modern frontage. The building would benefit from a shop front enhancement scheme.</p>
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Street	Jameson Street	No.	1-11
Building			
			
Notes	Part of the 1950s re-building of Hull. Conforms to the proportions and scale of the Neo-Georgian developments of the period, but without the architectural decoration.		

Street

Kind Edward Street, Jameson Street and Savile Street

Address:

Triangle Building


Building







Notes


Built 1954-5, by Gelder & Kitchen, as part of the post-war re-development of Hull in the Neo-Georgian Street, and reflects the scale and architectural style of Queen's House. It is a prominent building within the conservation area, and sits on a focal point King Edward Square and Queen Victoria Square. To its first floors the building retains a uniform appearance and retention of timber sash windows. The development was a joint project by the Council and traders who previous occupied the site, which was known as the Triangle Development Trust.

Street	King Edward Street		Nos.	46-50
Building				
				
Notes	<p>Key building at the junction of King Edward Street and Waltham Street. The building forms a prominent focal point in the view from King Edward Square. It would benefit from a shop front improvement scheme.</p>			
Listing Description	<p>3 shops with offices above. c1905, with late C20 alterations. Ashlar and brick, with ashlar dressings and slate and copper roofs. Baroque Revival style. Coped parapet. 3 storeys; 4-window range. Acute angled corner site. Main front, to King Edward Street, has the rusticated upper floors articulated by a giant Ionic order under a dentillated cornice. The central 2 bays have Ionic pilasters. On the first floor, 2 plain sashes and above, 2 pairs of plain sashes, all with covered surrounds. Outer bays have dentillated pediments carried on full columns. To left, a 3-light window and above, a triple plain sash. To right, a single plain sash and above, 2 plain sashes with a Doric column between them. Ground floor has 2 late C20 shop fronts divided by pilasters with curved brackets to cornice. Corner facade has on the first floor a semicircular bay window with Ionic half-columns and an ornate copper half-dome. Above again, a hexagonal copper dome with curly volutes and a circular dormer window on each side. Flat topped round lantern with volutes, crowned with a flagpole. Ground floor has late C20 shop front returned on both sides. Waltham Street front, to right, has irregular brick and ashlar banding, with Doric pilasters articulating the upper floors.</p>			

Street	King Edward Street		Nos.	50-54
Building				
				
Notes	<p>The building is an important part of the Edwardian developments of Hull. Historic shop fronts to ground floor replaced with modern frontage. The building would benefit from a shop front enhancement scheme.</p>			
Local List (Addition)	<p>Important building as part of the Edwardian Development of Hull. Constructed in the Flemish Revival Style and forms an important grouping of buildings along the north side of King Edward Street between Waltham Street and Story Street. Built in brick with a high degree of decoration in stone, which gives the building a polychrome appearance. Between between c.1906 & c.1926. Attributed to Thomas Beecroft Atkinson.</p>			

Street	King Edward Street		Nos.	58-60
Building				
				
Notes	Part of the Edwardian development of Hull and grouping of period buildings along King Edward Street. Historic shop fronts to ground floor replaced with modern frontage. The building would benefit from a shop front enhancement scheme.			
Listing Description	Pair of shops with offices above. c1905, with late C20 alterations. Ashlar with slate roofs with single coped ashlar ridge stack. Baroque Revival style. 3 storeys; 2-window range. Above, both floors are incorporated within 2 large segmental arches with rusticated pilasters, voussoirs and large complex keystones with niches which extend above the coped parapet. First floor has 3 plain sashes divided by Doric columns within each arch. Above, 4 plain sashes divided by wooden Ionic pilasters. Ground floor has 2 late C20 shop fronts with rusticated piers and complex brackets to cornice.			

Street	King Edward Street		Nos.	62-64
Building				
				
Notes	<p>Important part of the Edwardian development of Hull. The tower is a key feature of the area. It Would benefit from a shop front enhancement scheme.</p>			
Listing Description	<p>Summary - Street frontage, built 1902, by Gelder & Kitchen of Hull for the Waltham Street Methodist Central Hall. Reasons for designation - 62-64 King Edward Street is designated at grade II for the following principal reasons: * Architecture: as a good example of exuberant Edwardian Baroque Revival * Group Value: it has group value with the similarly dated 58 & 60 King Edward Street as well as the corner building comprising 46-50 (even) King Edward Street, together being a very good illustration of Edwardian commercial development.</p>			

Street	King Edward Street		Nos.	66
Building				
				
Notes	Important building as part of the early 20 th century developments of Hull. It would benefit from a shop front enhancement scheme.			
Local List	A late addition to the development of King Edward Street and forms a grouping of revivalist in style buildings along the north side of King Edward Street. It is dated 1919 and built in the Art Nouveau style. The façade is constructed in faience.			


Street	King Edward Street	Nos.	68
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Building




Notes	1970s modernist replacement of a Baroque Revival Public House. The building negatively contributes towards the special interest of the Conservation Area.
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Street	King Edward Street		Nos.	70
Building				
				
Notes	<p>Important building as part of the early 20th century developments of Hull. It forms a focal point on the corner of King Edward and Story Streets. It would benefit from a shop front enhancement scheme.</p>			
Local List	<p>1923 dated building constructed in the classical Baroque revival style. The use of brick with stone decoration gives the building a polychromatic appearance. It features a good degree of architectural decoration and retains an original 'King Edward Street' sign.</p>			

Street	Prospect Street	Nos.	90-92 (Cont)
Building			
			
Notes	<p>Building date to the c.1920s in a Baroque revival style. It is shown on the 1926 Ordnance Survey map. It is stone clad with timber casement windows. Forms an extension of the development of King Edward Street after 1900. The shop fronts are modern and do not respond to the architectural interest of the building.</p>		


Street	Prospect Street		Nos.	93
Building				
				
Notes	<p>Building date to the c.1920s. It is shown on the 1926 Ordnance Survey map. It is a brick built warehouse with modern shop front. It forms an extension of the development of King Edward Street after 1900. The building would benefit from a shop front enhancement scheme.</p>			

Street	Prospect Street		Nos.	94
Building				
				
Notes	<p>Three storey rendered building in the late Georgian style of architecture but with modern shop front. The building retains timber sliding sash windows. The building would benefit from a shop front enhancement scheme.</p>			
Actions	<p>Upper floors would benefit from the serving of a Section 215 to improve its façade.</p>			


Street	Prospect Street		Nos.	95-6
Building				
				
Notes	<p>Prominent focal building located on the junction of Prospect Street and Story Street. Part of the 1920s construction of the area. Built in brown brick over three floors and features a decorative name crest. Now features modern ground floor shop units.</p>			

Street	Story Street		Nos.	12
Building				
				
Notes	Retained 19 th century building with an interesting door case. The ground floor has been altered and modern dormers added to first floor. The building holds evidential values as part of the early 19 th century development of the conservation area.			
Actions	None.			

Street	Story Street		Nos.	13
Building				
				
Notes	<p>A retained (above left) early 19th century shop front but with mid 20th century shop front and modern windows. Is of potential positive interest to the early development of the conservation area, but its condition means that it contributes neutrally towards the character of the area. Works of restoration would result in the building contributing positively to the character of the area.</p>			
Actions	None.			

Street	School Street / Waltham Street	No.	Mission Room / 21-23
Building			
			
Local List (pending approval)	<p>The 19th century remaining buildings of the Waltham Street Methodist Church. The Church itself was bombed in WW2 and cleared in 1949 (Historic England). The building are important reminders of the late 18th and early 19th century developments of Hull City Centre and rare surviving church buildings within Hull. The build retains 19th century timber casement windows which contributes towards the building being a key building within the Paragon Conservation Area.</p>		
Actions	None		

Street	Story Street		No.	14
Building				
				
Notes	No.14 (right on above image) is a further example of the early 19 th century residential properties constructed along Story Street. Retains elements of a 19 th century shop frontage.			
Actions	The building would benefit from a section 215 notice to repair the buildings gutters and paint the buildings façade.			


Street	Story Street		Nos.	19
Building				
				
Notes	<p>Important survivor of the domestic architecture built as part of the speculative developments of the early 19th century. Key of the conservation area.</p>			
Listing Description	<p>House, now offices. Late C18, with late C19 and late C20 alterations. Brick with ashlar dressings and slate roof with single gable stack. Chamfered quoins, sill bands, modillion wooden eaves. 3 storeys plus attics; 2-window range of 12-pane sashes with splayed lintels. Above, two 9-pane sashes and above again, two box dormers with 2-light glazing bar casements. Below, to left, a wooden doorcase with Doric columns and dentillated pediment, with rounded arched opening and fanlight. Recessed late C20 door. To right, late C19 wooden shop front with pilasters and curved brackets to entablature. C20 half-glazed folding doors. (Hall I: Georgian Hull: York: 1978-1979: 30).</p>			

Street	Story Street	Nos.	20
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Building



Notes	Takes on the form of a 19 th century building, but now rendered and features a modern shop front. Holds evidential values of the 19 th century developments of the area.
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Street	Story Street	Nos.	21
Building			
			
Notes	<p>Red brick 19th century building. Good example of a domestic period of architecture from the period. The building retains elements of a 19th century shop front, with column and door surround. The decorated eaves boards is of interest.</p>		

Street	Story Street	Nos.	22 and 23
Building			
			
Notes	<p>Important pair of retained early 19th century domestic dwellings. The upper floors retain their historic window arrangement, but with later 19th century one or one timber sliding sashes. The ground floors each retain 19th century pedimented door surrounds. The character of the ground floors have been spoilt by the introduction of modern windows and render over of the ground floor facade.</p>		

Street	Waltham Street	Nos.	31-33
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Building



Notes	Important building as part of the early 20 th century developments of Hull and good example of the Flemish Renaissance style.
Local List	An important building as part of the Edwardian developments of Hull City Centre. It is constructed in brick, with embellishment in stone cladding, in the Flemish Renaissance style. It Features a good quality modern shop frontage and retains timber windows to its upper floors.