



Historic England

YORKSHIRE

Mr J Holmes
Project Manager
Regional Investment Programme (RIP) North
Highways England
Lateral
8 City Walk
Leeds
LS11 9AT

Our ref:
Your ref:

Telephone
01904 611961

10 February 2017

Dear Mr Holmes

re: Response to consultation: 'A63 Castle Street Improvement work Jan 2017'

Historic England has been working constructively with Highways England on the proposals affecting the Trinity Burial Ground and the design for the proposed new pedestrian footbridge. Whilst we wish to continue this positive engagement, there is one major issue of concern at present which we wish to raise.

One of the options currently being considered as part of the A63 Castle Street Improvements Project is the possible demolition of two Grade II listed buildings, the Earl de Grey and Castle Street Chambers.

We wish to make it clear we would object to the proposed demolition of both buildings on the grounds that there is insufficient justification.

The following advice sets out the significance of the two listed building, an assessment of impact, the policy considerations and our recommendations for next steps.

Significance of the Grade II listed buildings

Both listed buildings have special architectural and historic interest in a national context. They are both valuable survivors of what was once a thriving dockland street and positively reflect the character, use and status of Castle Street and its inextricable relationship with the docks.



Historic England, 37 Tanner Row, York YO1 6WP
Telephone 01904 60 1948 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.



We are concerned that a recent report 'A63 Castle Street Improvements Preliminary Environmental Information (Updated 2016)' ascribes a lower level of significance to both Grade II listed buildings than was set out in the 'Historic Building and Townscape Appraisal by the Architectural History Practice Ltd (March 2014)' (AHP Report). The AHP document was produced to inform the planning process relating to the proposed road improvements to the Castle Street section of the A63. We advise that this document remains relevant for the assessment of the significance of these designated heritage assets and the impact of any proposed works to them.

Early de Grey, Grade II listed building

The Earl de Grey is the only surviving example of a very large number of taverns and beer houses that existed on Castle Street, principally to serve the needs of the dock and dock workers. The building has a direct relationship to the principal stimulus to the development of Castle Street which was the building of the Humber Dock in 1809 and the Junction Dock in 1829. This gives the building a high level of historical interest.

The exterior of the building has aesthetic value with its main front displaying architectural characteristics of two periods. The first and second floors have moulded window-surrounds and roof eaves details typical of the 1840s. The ground floor front and left return elevations have elaborate glazed faience facing typical of the later C19 and early C20, probably applied as part of the 1913 refurbishment.

The evidential value of the building derives from how the fabric reflects the several phases of development, some of which are documented in the Building Act Records referred to in the AHP Report. The building tells the story of the importance of Castle Street in the previous three centuries and how the frontage changed to reflect changing fashions.

We disagree with the statement under section 4.7.5 of the 2016 document that the Earl de Grey has 'limited communal significance because it has been derelict for a long period and its internal fittings have been stolen'. We refer to the AHP Report which states (page 43) that the communal significance of the building is probably high. It was in continuous use as a public house from the 1850s until after 2013 and is still remembered by locals as a going concern. Feedback from the public consultation event that we attended (27th and 28th January 2017) highlighted how the Earl de Grey has considerable communal significance deriving from people's stories and memories attached to the place. This should be weighted in addition to its high level of historical, aesthetic and evidential heritage values.

Castle Street Chambers, Grade II listed building

Castle Street Chambers was built to serve as the offices of a shipping company at a time when this part of Hull was devoted to sea trade and transport; the historic function of the building expresses Hull's maritime role. This building has been occupied by various marine-related companies until the 1970's.

The corner site defines the relationship of two historic Hull streets whose original lines have been all but erased by demolition and road widening. In their scale and materials the buildings evoke the character of Castle Street in its heyday. In our view



Historic England, 37 Tanner Row, York YO1 6WP
Telephone 01904 60 1948 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



this brings the importance of this building into focus in the sense that it should be considered a key part of the current road improvements. There is the opportunity for it to be reused and celebrated once again as the gateway into the Old Town.

The building has a high level of aesthetic value, expressed through its landmark position, unusual shape and colourful façade. It is a good and typical example of a late-Victorian office building designed in a Free Renaissance style taking full advantage of its prominent position on a corner site. Free versions of historical architectural styles were popular in the decades either side of 1900. The curving frontage and varied storey heights were exploited to good architectural effect.

Section 4.7.5 of the 2016 document downplays the value of the Castle Street Buildings by stating that 'they have never been a public building and have been in poor condition for many years'. We would disagree with this and point out that even when vacant and in poor condition, listed buildings remain 'assets' with the ability to truly enrich our experience of our environment through their physical qualities and their historic and community associations. The challenge is to see beyond the immediate constraints and work together proactively, using flexibility, vision and innovation, to find a solution. The condition of the buildings may at present be giving rise to negative connotations in the short term this does not diminish the heritage value of the building.

Opportunities

In addition to their individual special architectural and historic interest at a national level, they also have group value. The buildings make a positive contribution to the streetscape as important fragments of a once densely developed street. This heritage significance could be enhanced through redevelopment.

The buildings present an opportunity to reinvigorate the Castle Street frontage. Linking the buildings and creative new infill development and additional development to the rear could enhance the heritage significance of these buildings and reaffirm the positive contribution they make to the streetscape.

Impact

Total demolition of the listed buildings would result in irreversible loss and cause substantial harm to their significance. Paragraphs 131–133 of the National Planning Policy Framework (NPPF) (March 2012) would need to be addressed.

The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) section 16 requires that special regard should be given to listed buildings. No other planning consideration is given higher weight.

Next Steps

At present it is unclear precisely what the reasons are for proposing the demolition of these listed buildings.

It has been explained to us verbally that there are concerns about the provision of public access on the pavement between the A63 and the listed buildings during the construction phases. We do not consider this temporary issue constitutes adequate



Historic England, 37 Tanner Row, York YO1 6WP
Telephone 01904 60 1948 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



justification for the permanent loss of the listed buildings. All alternative pedestrian routes should be fully explored.

If there are structural concerns we request that these issues are explained to us at the earliest opportunity. A Structural Engineer's Report should be provided and we would like to be given time for our structural engineers to comment on the report and offer advice if this would be useful.

The redevelopment of the listed buildings should be actively encouraged and pursued with the owners. A positive next step would be a meeting with the owners and Hull City Council representatives (Planning and Conservation Officer) to discuss proposals for the adaptive reuse of these characterful buildings. We would welcome the opportunity to engage in these discussions and offer advice. We understand that stabilising works may be required to the Castle Street Chambers to remove the scaffolding prior to major development works, however this should be undertaken with the understanding that the building will form part of a larger project utilising the land to the rear of the site.

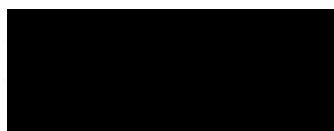
If demolition is to be pursued we request that further information should be provided and presented to us for comment:

- An Options Appraisal explaining all alternative pedestrian routes that could be used during the construction phase of the works.
- Structural Engineer's report explaining any concerns relating to the stability of the listed buildings. This should be provided in enough time for our Structural Engineer to review the report, visit if necessary and respond.
- A statement setting out the discussions that have taken place with the owner of Castle Street Chambers to undertake necessary repair works to remove the scaffolding.

Please let me know if you have any questions.

We look forward to working closely with you on these matters in the future.

Yours sincerely



Kerry Babington
Kerry.Babington@HistoricEngland.org.uk
Inspector of Historic Buildings and Areas

cc. Philip Hampel, Conservation Officer, Hull City Council
Alex Codd, City Planning Manager, Hull City Council
John Scotney, Hull Civic Society
Dominic Gibbons, Wykeland Developments



Historic England, 37 Tanner Row, York YO1 6WP
Telephone 01904 60 1948 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

