

Our ref: Q070825
Your ref: 19/00333/FULL
Email: emma.lancaster@quod.com
Date: 30 May 2019

Mr Simon Mounce
Development Management
Hull City Council
Guildhall
Alfred Gelder Street
Hull

By email

Dear Simon

Land To The North Of Castle Street And South-East Of Waterhouse Lane, Hull

Following on from submission of the above planning and listed building consent applications, recent discussions with officers and our subsequent review of consultee comments, please find enclosed:

- Amended Flood Risk Assessment;
- Structural Survey;
- Methodology Statement;
- Amended Drawings.

Flood Risk

The Flood Risk Assessment ("FRA") has been updated in response to the comments received from the Environment Agency. The FRA updates the flood levels and flood mitigation measures for the development and also incorporates updated drawings (please see below).

Structural Survey

The structural survey has considered the condition of the fabric of the listed elements of the Earl De Grey building, with a view to confirming whether they are suitable for re-use. It concludes that a large proportion of the existing material is likely to be suitable for re-use in the reconstruction of the Earl De Grey in its new location.

Methodology Statement

A methodology for the demolition and partial reconstruction of the Earl De Grey has been prepared. This has been informed by the results of the Structural Survey and confirms the detailed approach to these two stages of work.

Design Amendments

Several design refinements have been made to the proposals. These are shown on a pack of amended plans, which are enclosed, and are summarised below. The amendments capture the changes to finished floor levels required by the flood risk assessment and respond to comments of key stakeholders and consultees.

Earl De Grey and Castle Buildings

- Earl De Grey brought forward and aligned with Castle Buildings;
- To achieve DDA compliant access a new stair/ lift core connecting Earl De Grey Ground, First and Second floors has been provided. Within the Castle Buildings, Ground and First floors access has been incorporated within the proposed extension.

Hotel

- The finished floor level at Ground floor (“FFL”) has been raised from +3.5m AOD to +4.26m AOD, as required by the amended flood risk assessment;
- There is now a level access from the pavement into a ‘sacrificial’, floodable lobby area. A platform lift has been incorporated to allow for DDA compliant access;
- As a result of the increase in Ground floor FFL, the overall hotel height has increased by 760mm;
- An external stair has been incorporated to the fire exit in the main hotel core to take the above level difference;
- A ramp has also been incorporated to the kitchen/kitchen store/secondary fire exit to take the level difference.

Public realm

- The landscaping proposal has been updated to reflect comments from the Access Officer. The proposal provides a clear route through, with a consistent pavement material between the hotel and the Earl De Grey and feature pavement within the piazza space.

Quod will issue a comprehensive drawing schedule ahead of Planning Committee to ensure that any approved plans condition references the correct set of plans.

Massing sketches which reflect the above changes are also enclosed to assist consideration of the amendments by the Council and consultees.

Impact on Heritage Assets and Planning Balance

Woodhall Planning and Conservation are finalising the Heritage Statement, having now been able to consider the results of the Structural Survey and having a better understanding of the approach to the demolition and rebuilding of the Earl De Grey.

The Heritage Statement will show that, whilst there would be harm to designated heritage assets as a result of the development, this would be less than substantial and has been minimised through the design approach.

An Addendum to the Planning Statement will consider the numerous planning benefits that would accrue from the development in the context of this less than substantial harm, demonstrating that they significantly and demonstrably outweigh the harm.

Summary

The Applicants have sought to address the comments from key stakeholders and statutory consultees. The amendments to the scheme, and the associated effects of development, will be considered in detail in the Heritage Statement which is to follow.

In summary, the development will give rise to less than substantial harm to the Earl De Grey and Castle Buildings. This harm is significantly outweighed by the planning benefits of the development, which are numerous and substantial.

I trust that the above and enclosed will support the favourable consideration of the application by the Planning Committee.

Yours sincerely

A black rectangular redaction box covering the signature of Emma Lancaster.

Emma Lancaster
Associate

enc. As noted
cc. Jonathan Stubbs, Castle Buildings LLP
Historic England
Environment Agency