



Hull Civic Society
Promoting the Future - Protecting the Past

126 Cottingham Road
Hull

HU6 7RZ
8.5.19

Mr. S Mounce
Planning Department
Hull City Council
Guildhall
KINGSTON UPON HULL
HU1 2AA

Dear Mr Mounce,

Ref. No: 19/00333/FULL Application for full planning permission for the demolition and partial rebuilding of the Earl de Grey public house; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings; use of relocated Earl de Grey, Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); the erection of a nine-storey hotel; new public realm and associated works, including landscaping, car parking and servicing, and associated infrastructure.

Ref. No: 19/00334/LBC Application for listed building consent for demolition and partial rebuilding of Earl de Grey Public House; erection of link extension to Castle Buildings and Earl de Grey; refurbishment, reconfiguration of, and external alterations to Castle Buildings.

Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House Kingston Upon Hull HU1 2DA

I am writing on behalf of Hull Civic Society to comment on the above applications.

Firstly, we have no objection in principle to the proposed 9-storey hotel, which is in keeping with the scale of the adjacent Bonus Arena and Princes Quay buildings and we are glad that cladding is to be mainly in brick, a material traditional to the Hull area since at least the late 13th century.

From the rather small images it is hard to detect, but it appears that the plainness of the top storey is relieved to some extent by articulation of the brickwork or some colour difference. We hope that this is the case, but clearer pictures are necessary to judge the quality of the proposed design.



Fig 1: Artist's impression of the scheme (from the planning application)



Registered Charity No. 236485



We accept that the Castle Street road works will necessitate demolition of the Earl de Grey and we welcome the proposal to restore Castle Buildings and rebuild the Earl de Grey next to it on Waterhouse Lane as part of the Princes Quay hotel complex. We believe this would give the Earl de Grey a more viable future than it could have facing onto the traffic of Castle Street. The proposed uses for the Earl de Grey and Castle Buildings are, however, not made clear in the documents and, as they are both listed buildings, we would expect a clearer indication than has so far been given.



We have five particular concerns regarding the Earl de Grey's rebuilding.

1. Re-use as a real pub

Although disused at present, the Earl de Grey's essential character is as a traditional public house. We strongly believe that, even if the interior fittings have gone, it should be rebuilt in a way that uses as much of the original building materials as possible, retains its integrity as a separate building with a pub bar and back-bar. It should be restored as a working pub and not just as a pub façade.

2. The Hanging Sign and chimney

The pub's hanging sign is also part of this listed pub's fittings and is a feature that must be retained. The tall chimney should also be rebuilt to its present height (see fig 3).

3. The tiled façade.

The green ceramic tiling, probably by Burmantofts of

Fig 4 above: Earl de Grey, (detail) 2011. (J D Scotney)

Leeds (see Fig.2), that decorates the ground floor façade is very much part of the character of this pub in popular memory, as well as a very fine example of this kind of decoration. It is also mentioned in the listing. We are

strongly of the opinion that this distinctive feature must therefore be retained and moved with great care when the pub is rebuilt, as without the tiling, it would simply be a pastiche that looked like any other modern "Victorian-style" pub.



4. Maintaining the building-line

When the Earl de Grey is relocated to face onto Waterhouse Lane, it should be on the existing building line (as were the warehouses that previously stood on the site – see Fig 5), rather than set back from Castle Buildings.

5. The glass extension to the eastern side of the Earl de Grey

While we have no objection in principle to modern extensions, the proposed extension at the rear, east-facing façade of the Earl-de Grey, being composed entirely of plate glass, presents too sharp a contrast with the materials of the original structure. We believe that in this location a more traditional brick structure would be more sympathetic to the older buildings.



Fig 5 Above: Castle Street Buildings 1971 (Photo: J D Scotney)

6. Ground floor plans

We are also concerned that the ground floor plans do not appear to recreate the layout appropriate to a working pub, with bar and back-bar. This, we consider essential to retaining the character of this listed building. The location of the staircase needs to be amended to allow more room for the pub to function as such.

Conclusion

We believe that when the Earl de Grey is demolished it must be rebuilt with existing features, including the ceramic tiling and the hanging sign and brought back into use as a real pub, with a proper bar. The proposed glass extension to the eastern façade is not sympathetic to the building and we believe a more traditional structure would be more appropriate. We also believe that the applicant should indicate the proposed new role for Castle Buildings.

Provided these conditions are met, this is a scheme which would ensure that future generations can enjoy the Earl de Grey, with its fine tilework, as a living pub and appreciate once again the attractive architecture of Castle Buildings, made secure by being given a viable new use. Restored, it will be an attractive "gateway" to the Old Town. We have no objection to the proposed new hotel, but would appreciate a clearer indication of the design of the brickwork on the top storey.

Yours sincerely,

John Scotney
Chairman, Hull Civic Society.