

Akam Nicky

SM 738

From: James Darwin <James@georgiangroup.org.uk>
Sent: 26 April 2019 11:15
To: Development Control
Cc: James Darwin
Subject: Your ref: 19/00334/LBC & 19/00333Ful – Land to the north of Castle Street and South east of Waterhouse Lane including Castle Buildings and the former Earl de Grey Public House, Kingston upon Hull.

Dear Mr Mounce,

Thank you for informing the Georgian Group of development proposals which include the dismantling and rebuilding of the grade II listed former Earl De Grey Public House. After carefully reading the supporting documents provided, The Group wishes to forward the following brief initial comments.

The Group wishes to limit its comments to the future of the grade II listed Earl de Grey public house only. We defer to the views of the Victorian Society and others over those parts of the scheme relating to the c1900 grade II listed Castle Buildings and the proposed new hotel.

The former Earl de Grey public house is a grade II listed structure of early nineteenth century date with a notable green faience facia of c1913 to its ground floor. The building has been disused for around fourteen years and is now in a state of disrepair, its interior has been heavily altered and is excluded from the present listing for this reason. The former pub's setting has been considerably compromised by later twentieth century redevelopment and 1970s road widening schemes. The demolition of the Earl De Grey is being proposed as part of the A63 Castle Street Improvement Scheme.

When considering this proposal, the Group has been mindful of the detailed and constructive advice provided by your authority's Senior Urban Design and Conservation Officer and by Historic England, both of whom have apparently reluctantly accepted the need to move this grade II listed building. The proposed road improvements will undoubtedly bring clearly definable public benefits; and whilst the demolition of the building will undoubtedly cause a considerable degree of harm, its re-erection will arguably help to mitigate this harm to a certain extent. Much will depend however on the faithfulness of the proposed reconstruction, on the maximum reuse of existing historic fabric, and on the listed building's relocation in a form which will both reinforce and enhance the historic grain of the immediate surrounding area.

The Georgian Group strongly supports the recommendation made by your authority's Senior Urban Design and Conservation Officer and Historic England that the Earl de Grey should be rebuilt on a building line consistent with that of the adjoining Castle Buildings and the proposed new hotel on Waterhouse Lane.

The location of the proposed new staircase should be moved in order to allow the original function of the former bar area to be more clearly read (and if possible, for this function to be reinstated at a future date). The location and size of the presently proposed stair may act as a deterrent for certain types of business and thus limit options for the building's long-term use. Moving the proposed stair would thus help to safeguard the re-erected structure's significance and improve its long-term viability.

The Group supports Historic England's recommendations regarding the need to faithfully rebuild the chimneystack and recreate the historic fenestration pattern, in order to preserve the listed building's significance.

A detailed method statement must be provided for the recording, dismantling and rebuilding of the structure. This document should be approved by your authority's conservation officer. This document must also provide details of where the materials of the dismantled structure are to be stored, and the method of storage. This is particularly important for more fragile elements such as the faience public house facia and surviving historic joinery. A workable but clearly defined time limit for the building's re-erection should also be set which would ensure that it is re-erected in the initial phase of the site's redevelopment.

Yours Sincerely

James Darwin (Senior Conservation Advisor).

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