

SM

French Sarah

From: Hampel Philip
Sent: 15 April 2019 13:03
Cc: Beardsworth Robert; Development Control; Kerry BABINGTON (Kerry.Babington@HistoricEngland.org.uk); Goodyear James
Subject: Land To The North Of Castle Street And South-East Of Waterhouse Lane, Including Castle Buildings And The Earl De Grey Public House - 19/00333/FULL & 19/00334/LBC
Attachments: A63+Castle+Street_Scheme+Map-01.jpg; 6459 May 1944.jpg; 6459A May 1944.jpg; 6459B July 1952.jpg; 6459E exist April 1996.jpg; 6459E Prop March 1999.jpg; 6459M Feb 2003.jpg; EdeG-001.jpg

Town and Country Planning Act 1990

Application Number: 19/00333/FULL
Proposal: 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.
At: 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

Town and Country Planning Act 1990

Application Number: 19/00334/LBC
Proposal: 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.
At: 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

Dear Simon,

Site comments – This application relates to an irregular shaped site, situated on the corner of Castle Street (A63) and Waterhouse Lane, south of the Bonus Arena and west of the Princes Quay multi-storey car park. The site is not within a conservation area, but it is within the setting of the Old Town conservation area and several listed buildings. The site, largely a car park, includes two separate listed buildings (see below).

Earl de Grey public house (grade II listed) – <https://historicengland.org.uk/listing/the-list/list-entry/129703>

Castle Buildings (grade II listed) – <https://historicengland.org.uk/listing/the-list/list-entry/1208094>

Application comments:

Extension to rear of Earl de Grey and Castle Buildings – Strongly support. The proposed single-storey extension will be located to the rear of the properties, where it will be well related. The extension will be of an acceptable, lightweight and subordinate design (with its own design integrity) and will not dominate the existing buildings in scale, height, material or situation. The contemporary design will also promote honesty and 'readability' (legibility), ensuring that old and new build are clearly distinguishable.

Earl de Grey public house - To facilitate the A63 Castle Street improvement scheme (<https://highwaysengland.co.uk/projects/a63-castle-street-improvement/>), demolition of the Earl de Grey public house is required. The pub has been closed since 2005. The listing does not include the two-storey rear range, which has been subject to a sequence of substantial alterations and rebuilding, and the 2003 side extension, as they are not of special interest. Likewise with the interior, which has been heavily altered throughout and now contains no features of historic interest. The loss of the unlisted accretions is therefore of no heritage concern. In terms of the main listed structure, the proposal to demolish (or rather carefully dismantle) and rebuild on a new site, will on the face of it, lead to substantial harm to, but not total loss of significance of, a designated heritage asset. However, there is a clear choice here, it is a case of move it or lose it. The substantial public benefits of the A63 Castle Street improvement scheme clearly outweigh the harm in this case, and with a carefully controlled set of conditions attached to any approval granted, the substantial harm to significance can be mitigated to less than substantial by ensuring key features are restored. Furthermore, given that the pub has been vacant for over a decade (due to its now unfavourable and isolated location on the edge of the busy A63 (which will not change in the future)), securing its optimum viable use and long term future is also paramount.

There is historic precedent for the proposal here. In 1999 the grade II listed The Old Wellington Inn and the grade II listed Sinclairs Oyster Bar, Manchester were both dismantled and moved 300 metres northwards to a new location, close to Manchester Cathedral. They were both rebuilt and reoriented at 90 degrees to each other and joined together by a new stone extension to form two sides of a vibrant new square. The proposed relocation of the Earl de Grey to Waterhouse Lane is not dissimilar. The Earl de Grey will remain very close to its original historic location and in close proximity to Castle Buildings. Waterhouse Lane is also in effect a 'spiritual home' for the pub, the two having close historic social associations. The current detached nature of the pub is alien too; it was previously part of a mixed terrace. Rebuilding the Earl de Grey on the north side of Castle Buildings (with a glazed visual separation link) will re-establish a stronger built context for the pub, with a favourable focus facing towards The Bonus Arena and the provision a new public space behind both listed buildings. This will better enhance the significance of both buildings and create a complementary historic pair in the shadow of the proposed new brick faced hotel, which will further strengthen the built context.

Although I am generally supportive of the proposal in relation to the Earl de Grey, I would strongly favour the pub being rebuilt on the same building line as Castle Buildings (at the back edge of pavement) and not set back in a subordinate manner as proposed. To maintain significance, the original plan form of the building must also still be legible. Therefore, any exterior walls with new knock throughs must maintain drop downs from the ceiling and wall end nibs. New features, such as the stairwell, must not encroach into what was the public bar area. The main entrance doors must remain as double doors, not a single door as proposed. Side door must remain as a panelled

door. Proposed chimney stack is too squat and not as existing. First and second floor fenestration pattern is not as existing and must be amended accordingly.

Recommended conditions:

Before demolition, the building must be subject to a Level 4 building recording in accordance with Historic England guidance contained in 'Understanding Historic Buildings – A Guide to Good Recording Practice', 2016.

Before demolition, a methodology for carefully dismantling and reconstructing the pub must be submitted for written approval by the LPA. The methodology must also include an inventory of all building components to be reused, including brickwork. Where components are not suitable for or incapable of reuse or of insufficient quantity, details of all new materials must be submitted for written approval by the LPA.

The Earl de Grey must be rebuilt using traditional building skills and materials, eg lime mortars and renders.

The modern unsympathetic glazing in the green faience ground floor windows must not be reused. The traditional ornate decorative leaded light glazing (illustrated in a c.1950 photo on page 124 of 'Hull – Then and Now 5' by Paul Gibson, 2015) must be reinstated. Before manufacture and installation, details for the design of the window glazing (at a scale of 1:10) must be submitted for written approval by the LPA.

The new render scheme must include a large traditional, hand painted, pub related sign on the new north (old west) gable wall of the pub. Before application, details of the design (which should be inspired by the old 'Bentley's Yorkshire Brewery' sign illustrated in a 1965 photo on page 46 of 'Hull Camera 1964-1991 – A Photographer's View of Hull' by Ted Tuxworth, 1991) must be submitted for written approval by the LPA.

After demolition, the original site of the pub must be marked in the ground with a decorative piece celebrating the pub. Before manufacture and installation of the piece, details of the design must be submitted for written approval by the LPA.

Castle Buildings – No objection on conservation grounds. Good conservation practice recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term and that, wherever possible, heritage assets should be put to an appropriate and viable use that is consistent with their conservation. For the great majority this must mean economically viable uses if they are to survive (earn their keep), and new, and even continuing, uses will often necessitate some degree of adaptation. Furthermore, keeping heritage assets in use avoids the consumption of large amounts of building materials and energy and the generation of waste from the construction of replacement buildings. Therefore, the best way of securing the upkeep of historic buildings and areas is to keep them in active use. The proposed adaptations necessary in this case appear thoughtful and sensitive, working 'with' the building as far as practically possible, rather than 'in spite of' it, thereby ensuring its essential character will not be adversely affected. External alterations are minimal, therefore no adverse impact on the setting of the Old Town conservation area or setting of other listed buildings. In relation to conditions, the following are recommended:

Before installation, details of all new internal and external doors and door architrave must be submitted for written approval by the LPA.

No floor, wall or ceiling linings to historic surfaces must be installed without the written approval of the LPA.

kindest regards
 Philip Hampel
 Principal Conservation Officer
 Development Delivery (City Planning)
 Hull City Council
 The Guildhall
 Alfred Gelder Street
 Hull
 HU1 2AA

Tel. (01482) 612343
Email: Philip.hampel@hullcc.gov.uk
Web: <http://www.hull.gov.uk>

Working Days – Monday, Tuesday, Thursday and Friday

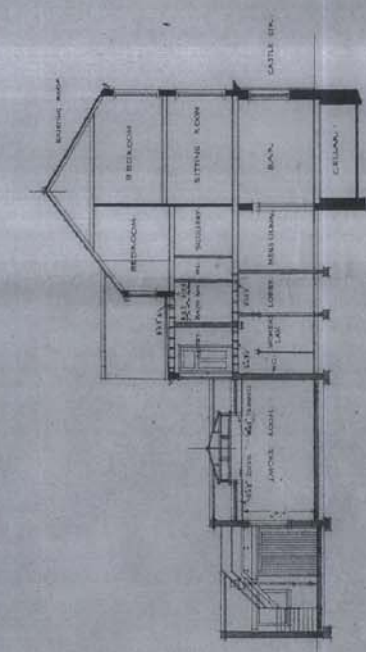
LGO Awards
2019

Winner

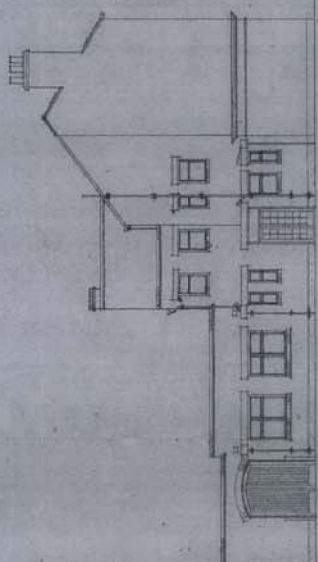


817
 6459
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 2

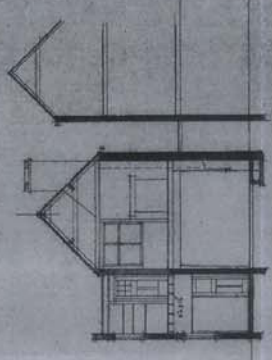
EARL DE GREY HOTEL CASTLE STREET HULL BELONGING TO MESSRS BENTLEY'S YORKSHIRE BREWERIES LIMITED PROPOSED ALTERATIONS AND IMPROVEMENTS
 SCALE EIGHT FEET TO ONE INCH.



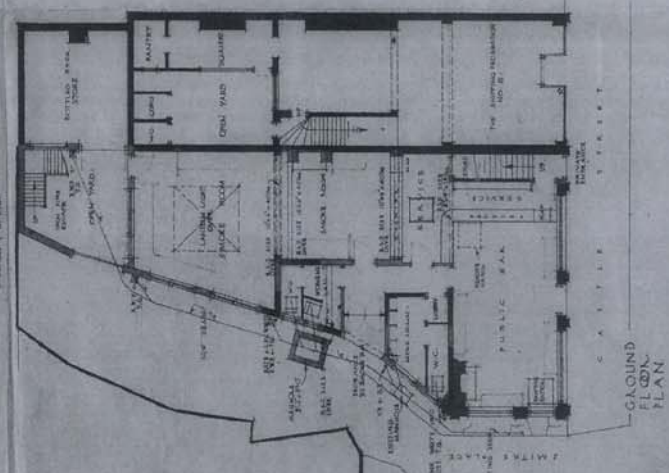
LONGITUDINAL SECTION A-B



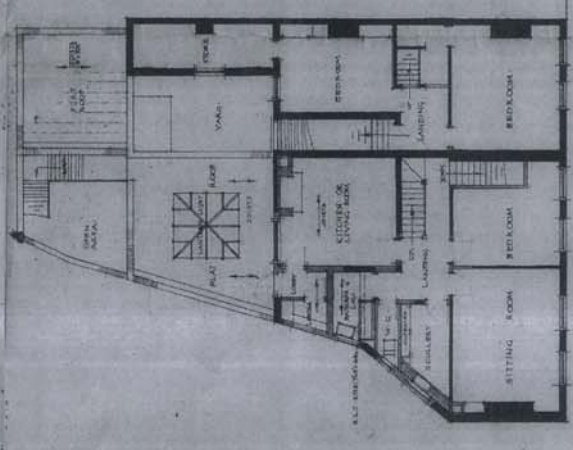
ELEVATION TO STREET



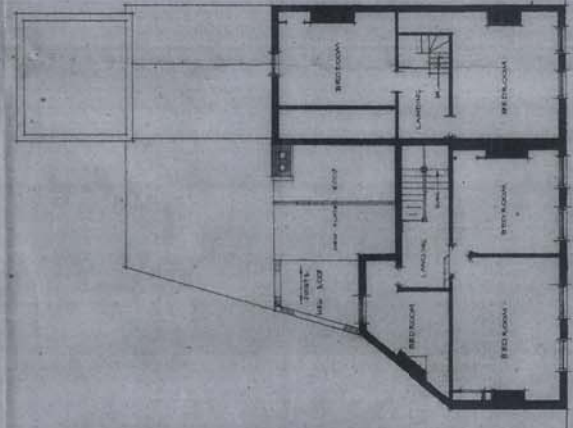
SECTION THRO SMOKE ROOM



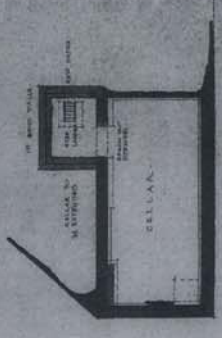
GROUND FLOOR PLAN



FIRST FLOOR PLAN



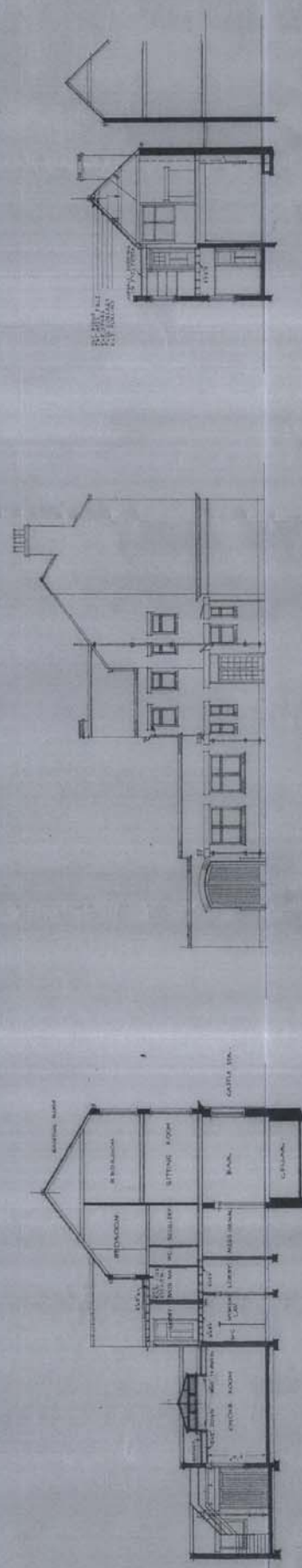
SECOND FLOOR PLAN



CELLAR FLOOR PLAN

W. & A. J. BENTLEY
 ARCHITECTS
 10, BRIDGE STREET
 LONDON, E.C. 4

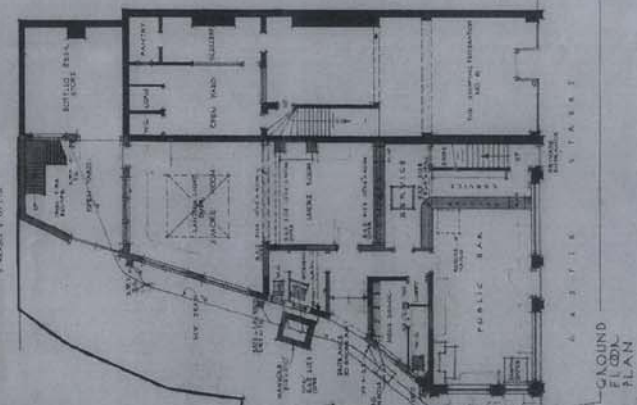
EARL-DE-GREY HOTEL CASTLE STREET HULL BELONGING TO MESSRS BENTLEY'S YORKSHIRE BREWERIES LIMITED LEEDS PROPOSED ALTERATIONS AND IMPROVEMENTS. SCALE EIGHT FEET TO ONE INCH



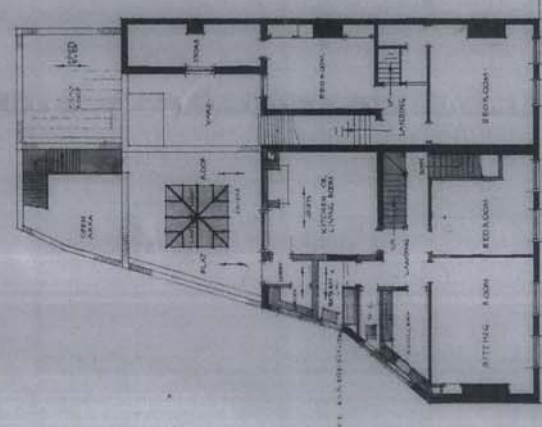
LONGITUDINAL SECTION A-B

ELEVATION TO JAWTHROPE PLACE

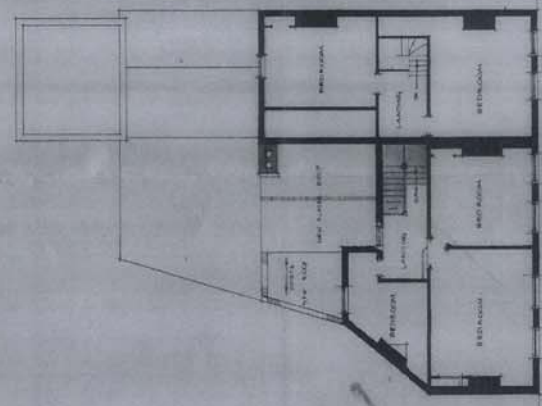
SECTION THRO JAWTHROPE ROOM



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

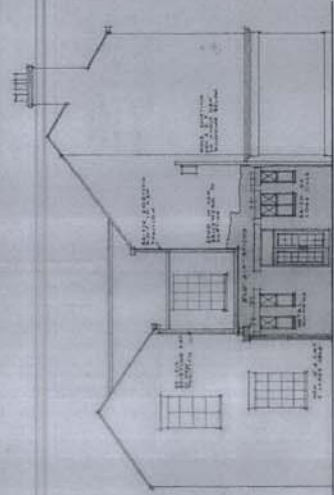


CELLAR FLOOR PLAN

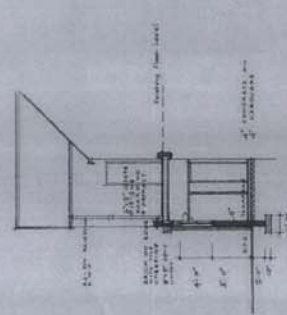
RECEIVED

Messrs. J. HULLINGHAM ARCHT. 1944

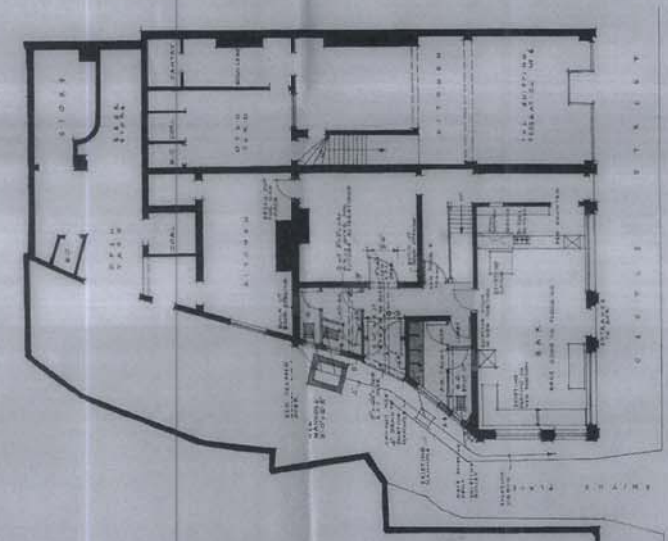
W 557/1
1



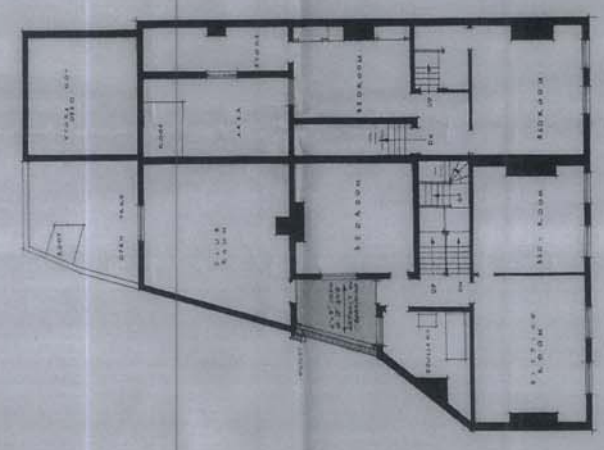
ELEVATION TO SMITHS PLACE



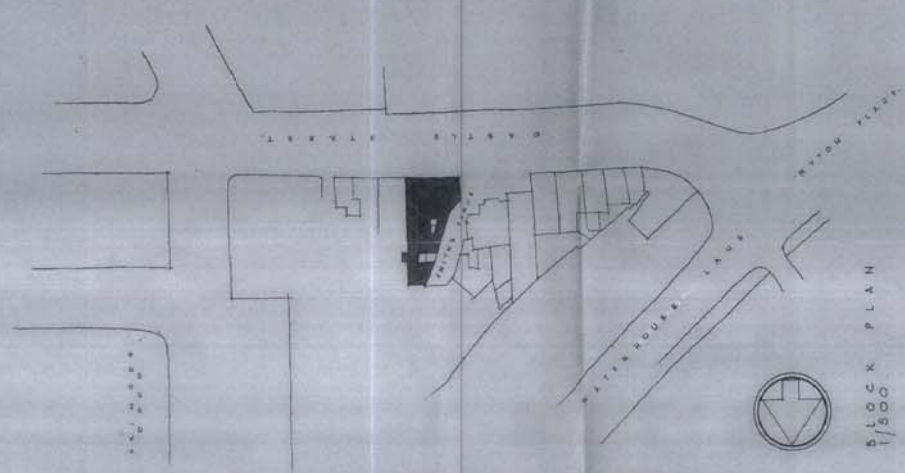
SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN
1/500

EARL DE GREY HOTEL, CASTLE ST, HULL.
 PROPOSED ALTERATIONS TO PREMISES, 1ST STAGE.
 MESSRS BENTLEY'S YORKSHIRE BREWERIES LTD

SCALE
 1/8" = 1'-0"

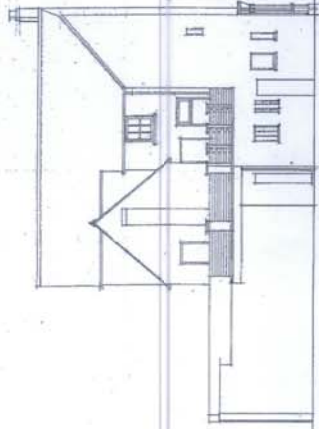
DATE
 1911

DRAWN BY
 W 557/1/0

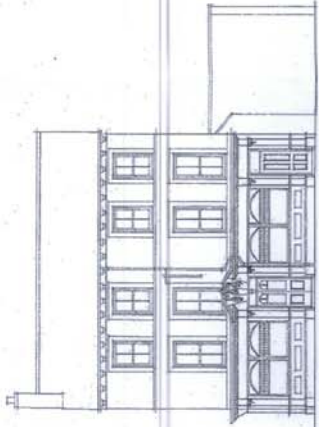
DESIGNED BY
 Messrs Bentley's
 Yorkshire Breweries Ltd

RECEIVED
 15 APR 2013

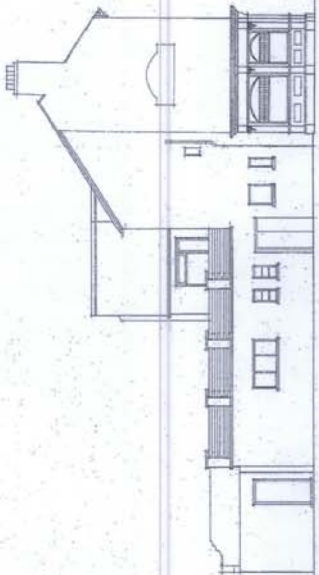
Note
 All Dimensions Shall be Checked on Site
 by the Contractor Prior to commencement
 of work on site.
 Do not Scale.
 If in Doubt ASK



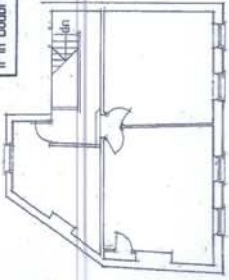
Rear Elevation



Front Elevation



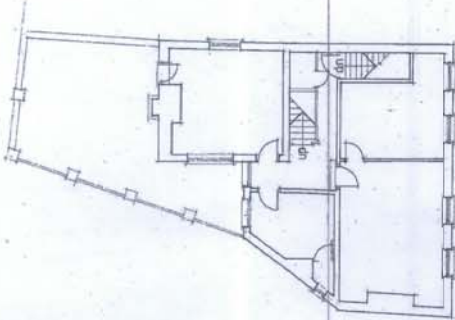
Side Elevation



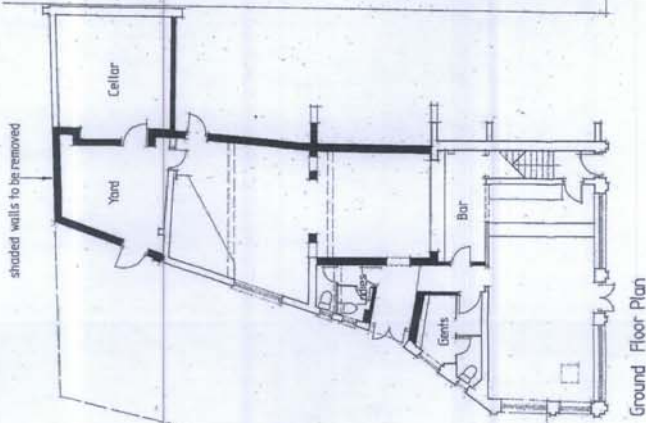
Second Floor Plan



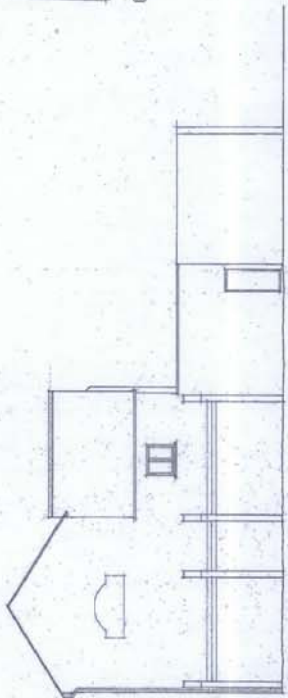
Cellar Floor Plan



First Floor Plan



Ground Floor Plan



Side Elevation

C A R P A R K

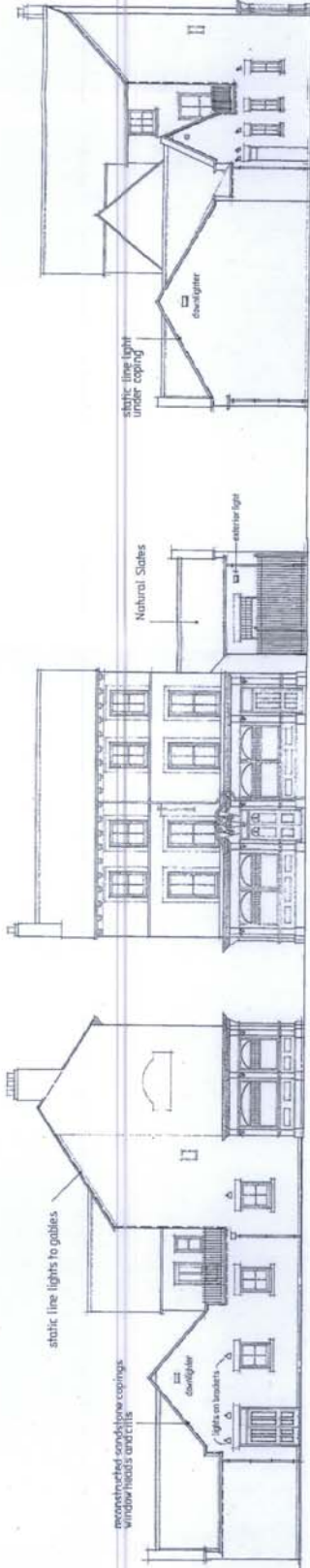


Rev.	Date
Robert Farrow (Design) Ltd. Consultants in Architecture	
Millar House, 32 Northgate, Hesse, North Humberside, HU13 9AA Tel: 01462 440699	
Client: Ivory Coast Ltd	
Job Title: Existing Plans Public House, 7 Coiffe Street, Hull	
Scale	Drawing No
1:100	R 1
Date	Contract No
9-4-96	99018



C A S T L E S T R E E T

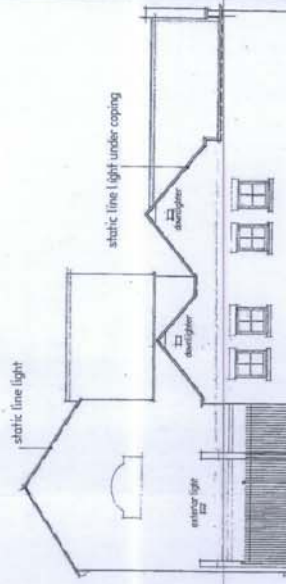
APPROVED
13 JUL 1999



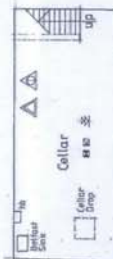
Rear Elevation

Front Elevation

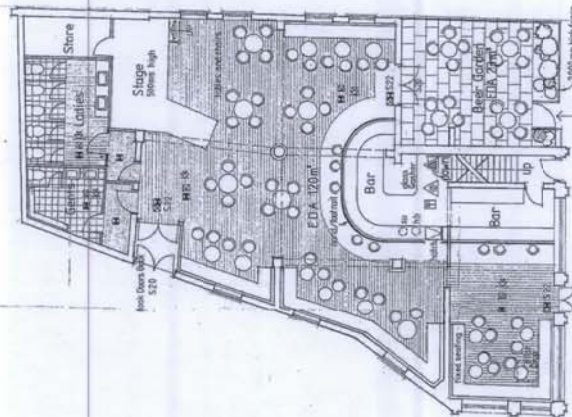
Side Elevation



Side Elevation



Cellar Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Provide Mechanical Extraction All Toilets and Their Lobbies to Give 6 - 8 Air Changes Per Hour
Provide Hand Driers to All Hand Washing Facilities

E	Wall hoisting bar reinstated	17-6-99
D	Additional lighting/spotlights	20-5-99
C	Added proposed elevations	22-4-99
B	Added 'in wide gate to beer garden	13-4-99
A	Removed gates to beer garden	9-4-99
	Revised side exit doors	9-4-99

Robert Farrow (Design) Ltd Consultants in Architecture Millar House, 32 Northgate, Headale, East Riding of Yorkshire, YO13 0AA Tel: 01462 654009	
Client Ivory Coast Ltd	
Job Title Proposed Plans Proposed Extensions and Alterations Earl De Grey Public House Castle Street Hull	
Drawn by R	Date 28 March 1999
Scale 1:100	Contract No. 99018

RECEIVED
15 APR 2007

C a s t l e S t r e e t

C a r P a r k

All Dimensions Shall be Checked on Site by the Contractor Prior to Commencement of Work on Site. Do Not Scale If in Doubt Ask.

6459m
P120

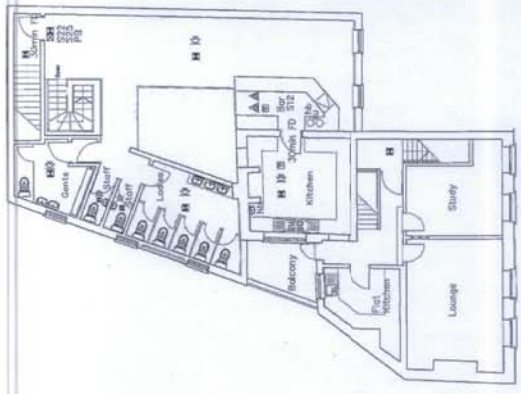
KEY

- SM wall sign intensity highlighted
- H emergency self contained lighting
- ◇ access indicator
- door indicator / 2nd indicator Area
- north line to north edge
- S20 structural areas (gross)
- 30 sq ft 30 sqm, self lighting the door
- PB push bar luminaires
- VP view panel
- S14 ramp board
- ASC automatic self closer
- △ fire alarm

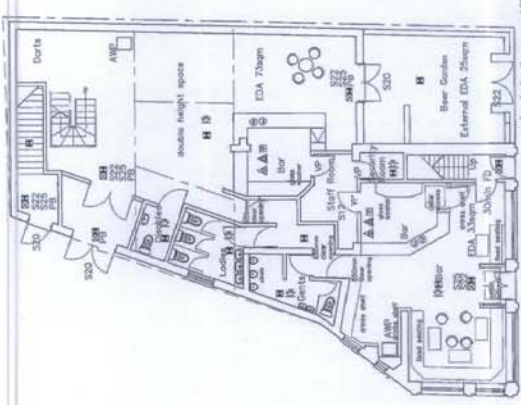
Provide hand dryers at all Public and Staff Hand Washing Facilities
Mechanically Extract Toilets and their Lobbies to 6-8 air changes per hour.
Provide Extraction Canopy to Kitchen Capable of Extracting at a Rate Not Less Than 30 Air Changes Per Hour.



Proposed Cellar Floor Plan

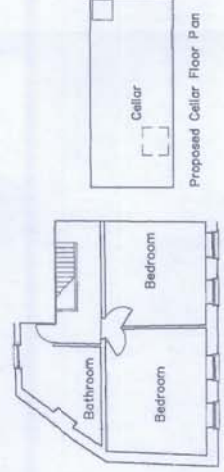


Proposed First Floor Plan



Proposed Ground Floor Plan

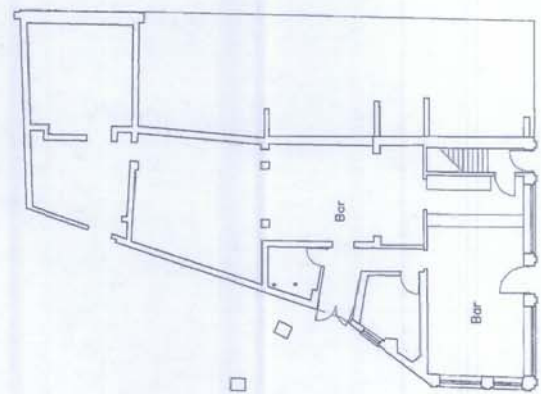
gates to be the same width as first exit door from building



Existing Second Floor Plan



Existing First Floor Plan



Existing Ground Floor Plan

C: Added fixed seating, drinks shelf, adjusted lobby size, March 2004
B: Clients amendments to bar/staff area, lobbies etc Nov 2003
A: Building Reg. Amendments Aug/July 2003

Revisions	Date		
Robert Farrow (Design) Ltd Consultants in Architecture Miller House, 32 Northgate, Hissle, East Riding of Yorkshire, YO13 9AA Tel: 01482 640699 Fax: 01482 647266 E-mail: rfd@farrow.lanoo.co.uk			
Client: Mr J. Smith			
Title: Licensing Plan Proposed Extensions and Alterations, Earl de Grey Public House, Castle Street, Hull.			
Scale	Drawn by	Drawn	Checked
1:100	R	AL	RF003 02050





16 3 2005

15 APR 2019