

SM

Walster Cheryl

From: Beardsworth Robert
Sent: 16 April 2019 09:44
To: Mounce Simon
Cc: Development Control; Hampel Philip
Subject: 19/00333/FULL and 19/00334/LBC EDG, Castel buildings, proposed hotel

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,

Please find my comments on the above application for your consideration.

The site

Contains two Grade II listed buildings: Castle Buildings and Earl De Grey Public House both recorded within the accompanying heritage statement. The site is located adjacent to the Old Town Conservation Area. The site and the buildings it contains have been badly impacted over time since the incursion through the historic fabric of the city in the form of the of the A63/Castle Street trunk road.

Process

The applicant and design team have engaged in pre-application discussion with officers, and with Members of Planning Committee. Also during the pre-application process the proposal was subject to a Design Review on 20 September 2018. The collaborative manner in which this application has been brought forward is a major positive and has benefited the design of what is a complex proposal.

Demolition and partial rebuilding of the Earl de Grey public house

Strongly support in principle. The pub has been closed since 2005. Rebuilding the public house adjacent to the blank side elevation of Castle buildings will breathe new life and vigour into the Earl de Grey – something I believe will not happen if it remains stuck, isolated and detached facing onto the A63. Relocating and re-orientating the building to sit within a new terrace and street frontage to Waterhouse Lane with a favourable outlook towards the new Arena will restore its prominence in the townscape and will bring this vacant and at risk listed building back into viable long term use. The proposed relocation is the highlight of this proposal and constitutes a positive and welcome piece of place-making that will enhance the significance of both listed buildings and with proposed hotel and existing arena will create a node of activity and create a new (positive) public space.

Whilst I am generally supportive for the reasons described above, there are elements of this proposal to which I object/would recommend the LPA seek revisions:

- The proposal is to recess the Earl de Grey from the back edge of the Waterhouse Lane pavement thus stepping it back from the building line formed by the Castle Buildings and the proposed hotel (colonnade). I strongly recommend the building is brought forward to create a consistent and uniform building line. The Earl de Grey is the most diminutive of the three buildings and recessing it back, even slightly, has resulted in it looking subordinate in the street scene relative to its proposed neighbouring buildings. Furthermore, by recessing the Earl de Grey it exacerbates the juxtaposition in height with the proposed 9 storey hotel and reinforces the idea that the Earl de Grey is at the bottom of a hierarchy relative to the other buildings. Whilst its decorative façade carries it so far, bringing the Earl de Grey forward to the common building line will ensure its prominence in the street scene and hierarchy (level access into one, or all, of the entrances can still be achieved without the need to recess the building).
- Location of the proposed stairwell compromises (albeit slightly) the floor area of the room that traditionally has been the 'front room' or 'tap house' of the pub. Can the staircase be reconfigured and relocated to the modern extension (glazed link building) thus removing this element from the listed part of the building? Doing so would unburden the footprint of the listed Earl de Grey and enable a more flexible approach to its future use. It is important to state that the Earl de Grey's story is as much a part of its special character as its faience façade, and a significant part of the justification for relocating it from its original position (on the face of it causing substantial harm) is that the proposed development will safeguard the future of the public house to be enjoyed in the future. Whilst future use/operators may not be determined at this time, proposals should have the highest regard for preserving the Earl de Grey in a way that also maintains its special character and significance as a public house.

Scale and massing

The form, scale and massing of the proposed hotel makes a powerful landmark and will create a strong visual approach from all directions. Its height and materiality references the verticality of Warehouse Thirteen to the south of the site but without slavishly copying it. The immediate context includes the new Hull Arena to the north which the hotel compliments in terms of its use and form. To the east (and northeast) is the unappealing west side of Princess Quay shopping centre with its crass and oversized signage and unattractive multi-storey car park – thankfully the proposed hotel will create a landmark building to screen and distract from this view of Princess Quay.

At a human scale the proposed colonnade and exposed concrete plinth detail help to integrate the base of the hotel building within the overall scheme and helps to visually knit the street frontage and buildings together.

Layout and movement

The proposed is a rational response to the site with the long axis of the hotel oriented to correspond with the depth of the site. This broadly N-S alignment of the building's long axis works well in terms of the spaces around it and in terms of sun path and day light. The proposed layout supports pedestrian permeability through the site – in particular the future desire line that will take pedestrians through the site between the Arena and the A63 footbridge and Marina/Fruit Market beyond.

Locating the hotel entrance onto Waterhouse Lane will contribute to the active frontage and further unifies the development with the Arena and associated public space. There is adequate provision and arrangements for car parking, servicing, loading and unloading etc. located to the east away from the pedestrian activity and tucked away between the proposed hotel building and the existing multi-storey car park.

Public realm/space

The public space between the site and the Arena immediately to the north of Waterhouse Lane is currently underused, underutilised and suffers from a lack of enclosure, surveillance and over-exposure to the A63 traffic. This proposal will bring much needed activity, enclosure, surveillance, shelter and purpose to this space. There is a larger opportunity (perhaps involving other stakeholders) to undertake some off-site work to reconfigure this public space to create a proper urban space and successfully tie together the hotel, listed buildings and the Arena. At present the landscaping is rather nebulous and does little to support the Arena, nor the proposed development.

The application pack lacks a drawing of sufficient detail depicting the proposed wall/barrier to the south of the site which will provide an all-important acoustic and visual barrier benefiting the space – especially if this area is to be used for outdoor eating/sitting etc.

Appearance

Proposed hotel – Supportive in principle based on the indicative information provided. As materials are shown as 'TBA' I strongly recommend an appropriate condition is attached to any approval covering all external materials. I welcome the submission of drawings showing typical wall build-ups glazed and solid external areas (no. SK002) as this provides a level of detail at an appropriate scale required as part of a planning application to ensure a high standard of design.

Castle Buildings – no objection to the minor proposed changes to Castle Buildings.

Earl de Grey – a method statement (or similar) is required detailing how the building is to be demolished and rebuilt. Any original fabric not used as part of the reconstruction will need an acceptable justification and all new materials must be submitted for written approval by the LPA. I recommend an appropriate

condition covering this requirement to ensure less than substantial harm is caused to the listed heritage asset.

Link extension – the glazed infill and single-storey rear extension is of an acceptable contemporary, subordinate appearance which physically connects yet visually separates the two listed buildings. It is of an honest design and is sufficiently unassertive so does not distract from the listed buildings.

Recommendations

- For the reasons stated above I strongly recommend the Earl de Grey is brought forward to create a consistent building line to Waterhouse Lane with the Castle Buildings and proposed hotel.
- For the reasons given above I recommend the design team seek an appropriate solution for relocating the proposed internal staircase from the listed part of the Earl de Grey into the modern extension.
- Further design detail (drawing) is required in relation to the proposed wall/barrier to the south of the site which will provide an all-important acoustic and visual barrier to the A63.
- A method statement (or similar) is required detailing how the building is to be demolished and rebuilt. Any original fabric not used as part of the reconstruction will need an acceptable justification and all new materials must be submitted for written approval by the LPA. I recommend an appropriate condition covering this requirement.

Thank you

Rob Beardsworth
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