



PLANNING STATEMENT ADDENDUM

LAND TO THE NORTH OF CASTLE STREET AND SOUTH-EAST OF
WATERHOUSE LANE, HULL

MAY 2019

Q070825

Castle Buildings LLP

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1 Introduction

- 1.1 In March 2019, Castle Buildings LLP ('the Applicant') submitted planning (ref. 19/00333/FULL) and listed building consent (ref. 19/00334/LBC) applications for redevelopment of land at buildings north of Castle Street and south-east of Waterhouse Lane, Hull ('the Site'). These applications sought permission for:
- the demolition and partial rebuilding of the Earl de Grey public house ('EDG');
 - erection of link extension to Castle Buildings ('CB') and the EDG;
 - internal and external alterations to CB;
 - use of relocated EDG, CB 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.
- 1.2 At the time of submission, surveys were still being undertaken by the Applicant to establish the structural composition and integrity of the EDG, and to what extent its existing built fabric could be reused. It was not therefore possible to provide a full Heritage Impact Assessment ('HIA').
- 1.3 Instead, the original submission included a Heritage Statement which described the heritage assets on site and their significance. The Applicant committed to undertaking a HIA once this further investigation was complete.
- 1.4 The Planning Statement considered the planning context in which the application was made. It demonstrated that the overriding principle of development was acceptable and there were no technical constraints to development. It also presented a summary of the anticipated public benefits of the development, though this was not intended to be exhaustive.
- 1.5 Since a HIA had not been completed at that time, it was not possible for the Planning Statement to consider the planning balance, i.e. whether any impact on heritage assets was outweighed by the public benefits of the proposals (as required by the NPPF).
- 1.6 Since submission, the structural surveys have been concluded. This has enabled the preparation of a demolition and rebuild methodology for EDG, whilst also leading to some minor design refinements to the scheme.
- 1.7 Some further design amendments have also been made in response to consultee comments (the key changes being the alignment of the front elevations of CB and EDG and amendments to the hotel building to increase finished floor levels).
- 1.8 A schedule of all the design changes, together with a schedule of all the proposed works to CB and EDG (which should be read alongside the noted reference plans) has been submitted to the local planning authority.
- 1.9 Woodhall Planning and Conservation has updated the Heritage Statement to reflect the design refinements and additional information. A HIA is now also included within the Statement.

1.10 The HIA concludes that the proposals would result in:

- **No harm** to the significance of CB;
- **Less than substantial harm** to the significance of EDG;
- **No harm** to the setting of the Old Town Conservation Area;
- **No harm** to the setting of other designated heritage assets in the vicinity of the Site.

1.11 With the benefit of the HIA, this Planning Statement Addendum considers the planning balance. It demonstrates that the relatively limited harm to heritage assets caused by the proposals would be significantly outweighed by the public benefits that would arise. This Addendum should be read alongside the original Planning Statement.

2 Additional Information and Amendments

Flood Risk

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

Structural Survey

- 2.3 The structural survey has considered the condition of the fabric of the listed elements of EDG to confirm whether they are suitable for re-use.
- 2.4 It concludes that a large proportion of the existing material is likely to be suitable for re-use in the reconstruction of the EDG in its new location, though it may still be necessary to source some replacement materials.

Methodology Statement

- 2.5 A methodology for the demolition and partial reconstruction of the EDG has been prepared.
- 2.6 This has been informed by the results of the Structural Survey and confirms the detailed approach to these two stages of work.

Design Amendments

- 2.7 Several design refinements have been made to the proposals. These are summarised below.
- 2.8 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

- EDG brought forward and aligned with CB;
- To achieve DDA compliant access a new stair/ lift core connecting EDG Ground, First and Second floors has been provided. Within the CB, 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 EDG and feature pavement within the piazza space.
- 2.9 Massing sketches which reflect the above changes have been prepared to assist consideration of the amendments by the local planning authority and consultees. Reference plans also enable the extent of retention of EDG fabric to be readily understood.

Heritage Statement

- 2.10 The Heritage Statement has been updated based on the above amendments to the scheme and additional information about the reuse of historic fabric of EDG.
- 2.11 The update includes a HIA which considers the extent of harm to the significance of heritage assets at and near the Site.
- 2.12 The HIA confirms that the harm of the development would be less than substantial in the case of EDG, and there would be no harm to CB, the setting of the Old Town Conservation Area, or the setting of other designated assets in the vicinity of the Site.
- 2.13 The development would in fact enhance the significance of CB through sensitive restoration and would give rise to an enhanced setting for CB, EDG and the Conservation Area. This benefit is in addition to the substantial benefit of securing viable reuse of CB and EDG, which will minimise the risk of the assets falling into disrepair again in the future.

3 Planning Balance

Policy and Legislative Context

- 3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') imposes a statutory duty upon decision makers to pay special regard to the desirability of preserving listed buildings and their setting, or any features of special architectural or historic interest that they possess.
- 3.2 Section 72 of the Act also imposes a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 3.3 When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF (Paragraph 193) requires that great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.4 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (Paragraph 194).
- 3.5 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (Paragraph 196).

Earl De Grey

Proposals

- 3.6 The proposal is to reposition the EDG from its current location facing Castle Street to adjoin the blank gable of CB via a glazed link extension, orientating it to face onto Waterhouse Lane.
- 3.7 The majority of EDG's historic fabric will be retained. Where replacement materials are required, these will be reclaimed wherever possible. Where it is not possible to use reclaimed materials, replica materials will be manufactured.
- 3.8 EDG will be rebuilt using traditional techniques, by skilled craftsman.

Harm

- 3.9 The HIA confirms that the proposals will give rise to less than substantial harm to EDG.

Benefits

- 3.10 The public benefits arising from the relocation of the EDG include:
 - Securing the future of an at-risk heritage asset, providing clarity on the asset's future regardless of any works to the A63 proposed by others;
 - Securing a viable reuse of the building (A3 and/or A4 and/or B1a uses);
 - Reinstatement of EDG setting, which was historically part of a terrace of buildings;
 - Commitment to replicate a lost mural on the existing southern elevation (will become northern, facing hotel) will reintroduce lost significance;

- Creation of a strong and attractive frontage to Waterhouse Lane, giving rise to further regeneration of this part of the City Centre in combination with other interventions in the vicinity of the Site (including Bonus Arena and improvements to Princes Quay);
- Contribution towards the tourism/culture and night-time economy through provision of food and drink uses and/or contribution towards the office economy through provision of flexible office accommodation in a convenient and attractive location in the City Centre;
- Re-use of reclaimed materials will provide continuity and aid understanding of EDG's significance;
- Reinstatement of rear wall of EDG, which has previously been lost;
- Replacement of damaged faience tiles to the shopfront, improving overall appearance of EDG;
- Reinstatement of timber panelled doors to the principal entrance to the building;
- Retention of internal wall 'nibs' flanking the main entrance, to aid legibility of the floor plan and understanding of EDG's past.

Castle Buildings

Proposals

- 3.11 CB will be comprehensively refurbished, both internally and externally. Most of its internal features and its historic floorplan will be retained as part of the development.
- 3.12 A glazed extension, which is intentionally modern in appearance, will link CB with EDG. This has minimised the need for interventions into the historic fabric, whilst maximising the flexibility of the building to accommodate a range of uses.
- 3.13 A new public piazza sits to the rear of the building, providing opportunities for public art and interpretation of the development and the Site. Attractive pedestrian links through the Site link the Fruit Market with the City Centre.

Harm

- 3.14 The HIA confirms the works to CB would give rise to no harm to its significance.

Benefits

- 3.15 The public benefits arising from works to CB include:
- Secures a viable reuse of the building through provision of flexible floorspace that would be suitable for a range of uses (A3 and/or A4 and/or B1a uses);
 - Preserves all features of significance within the building and actively restores many of these features, giving rise to enhancements;
 - Addition of link between EDG and CB successfully ties the properties to one another (maximising options for their viable reuse) whilst minimising the physical intervention required to do so;

- Maximising physical and perceived connectivity with neighbouring uses, and other parts of the City Centre, through the creation of a public piazza and attractive, active walking routes;
- Creation of high-quality amenity space for social and cultural activities to take place that will, in turn, increase visitors and enhance the cultural image of this quarter of the City;
- Creation of a sense of place, tying in the disparate elements of the listed buildings, hotel, arena, and Princes Quay MSCP.

Hotel

Proposals

- 3.16 The proposed hotel is a nine-stories, but care has been taken in its design to ensure its scale, massing and architectural detailing relates well to existing surrounding built form (both modern and traditional).

Harm

- 3.17 The HIA confirms that the hotel building will not harm the setting of any designated heritage assets, either at the Site or in the vicinity.

Benefits

- 3.18 The public benefits of the hotel include:

- Creation of a landmark develop at a gateway location will positively transform the perception of the City from the western approach;
- Provision of overnight accommodation adjacent a key visitor attraction, the Bonus Arena, will generate significant linked benefits;
- Providing hotel accommodation is a vital component of the strategy to achieve HCC's objective of Hull becoming a world-class visitor destination;
- The redevelopment of the Site for landmark development will challenge people's perception of the City, assisting with the ongoing narrative that Hull is a place where things happen, and business can be done.

Comprehensive Redevelopment

- 3.19 The comprehensive development of the Site will additionally give rise to the following public benefits:

- Provision of food and drink uses would spark the night-time economy, generating revenue for business beyond daytime hours. These uses and/or the provision of new office accommodation would support additional job creation in the City Centre;
- The provision of food and drink uses is not only for visitors to the area; there is an opportunity to for them to perform as an asset for the local community - a location to meet and socialise and/or a business support function for the proposed offices at the Site;
- The proposal will regenerate, maintain and enhance the economic function of the City Centre, adding vitality and viability;

- Introduction of A3 and/or A4 uses would be complimentary to those at Bonus Arena and the retail/ leisure uses at Princes Quay, forming a symbiotic relationship and critical mass required for the night-time economy to function well. Similarly, office accommodation would be well located in relation to the City Centre;
- Catalysing further investment in the south of the City, further enhancing the profile of the area and boosting investment confidence;
- Generation of 90-120 FTE jobs dependent on the final mix of A3 and/or A4 and/or B1a uses, not including additional construction phase jobs;
- Whether the development provides A3 and/or A4 and/or B1a uses, new jobs created will range in skill levels and provide opportunities for flexible working patterns and career progression. These jobs will be available to the local population;
- New jobs will bring greater wealth and wellbeing, reduced joblessness and increased productivity of the local population. Improved economic prospects will in turn improve social well-being;
- The Site has been vacant for a considerable period. The development will revitalise this part of the City Centre, creating activity where there either is none or it is constrained by dereliction;
- The redevelopment of this Site will have a significant positive impact in deterring anti-social behaviour in the area, providing natural surveillance including during night-time hours;
- The development brings vacant land and buildings within the City Centre back into use. Making best use of previously developed land in a highly accessible location is an intrinsically sustainable form of development;
- The Site is within a highly accessible location, in proximity to Hull rail and bus interchange. Through travel planning, and the promotion of active transport via cycling and walking, there is an opportunity to minimise non-car travel.

The Planning Balance

- 3.20 The public benefits of the proposed development are wide ranging.
- 3.21 Many are substantial in their own right and, in combination, will give rise to transformation of this part of the City Centre, helping to put Hull 'on the map' as a world class visitor destination and/or sustain its role in the regional economy.
- 3.22 These public benefits demonstrably outweigh the relatively limited harm to heritage assets, and the planning balance weighs heavily in favour of the proposed development.

4 Conclusion

- 4.1 The proposals would result in no harm to the significance of CB, the setting of the Old Town Conservation Area, or the setting of other designated heritage assets in the vicinity of the Site; and less than substantial harm to EDG.
- 4.2 This relatively modest harm would enable the comprehensive redevelopment of the Site. The public benefits of the development would be wide ranging and substantial. It is therefore concluded that the harm to heritage assets caused by the proposals would be significantly and demonstrably outweighed by the public benefits that would arise.
- 4.3 Having previously demonstrated that the development is appropriate in all other respects, planning permission should be granted without delay.