

Mr P Willows
Planning Inspector

Dear Mr. Willows

The need to widen Castle Street as part of the A63 upgrade has presented the city with two choices:

- to lose the Grade II-listed Earl de Grey pub completely through demolition (a plan that would have brought strenuous opposition from many of Hull's citizens, including Hull Civic Society);
- to dismantle the Earl de Grey carefully, brick-by-brick and with its outstanding tiled façade carefully retained, and rebuilt a few metres further away from the edge of the road.

From the point of view of retaining the fabric of the Earl de Grey, the second course of action was preferable, but, facing onto the busiest and most polluted trunk road in Hull, the chances of it regaining its old use or gaining a new use would be negligible and the rebuilding exercise would be in vain, with the likelihood of standing empty and ultimate dereliction.

However, an application by the owners of Princes Quay shopping centre to the Hull City Council Planning Department, validated on 1st April 2019 and approved on 5th June 2019, proposed a much better solution to this problem by rebuilding the Earl de Grey still only a few metres from Castle Street, but on a different axis facing onto Waterhouse Lane, next to Castle Buildings, which is also Grade II listed and is to remain in situ. The proposed new location for the Earl de Grey between Castle Buildings and a new hotel for which planning permission was also sought, would make all the difference to its viability and usability as a working pub, bar or restaurant in association with the hotel and in close proximity to the Bonus Arena entertainment venue. This is major factor which would improve the Earl de Grey's viability, compared with an isolated site facing onto Castle Street.

Hull Civic Society strongly supported the scheme, as we believe that rebuilding on Waterhouse Lane would not only secure the future of the Earl de Grey, but would also make much better use of the same resources that would be required to dismantle and rebuild the Earl de Grey a few metres further from the road but still facing onto Castle Street.

We would add that, for the rebuilding to be successful in terms of safeguarding the features for which the Earl de Grey is listed, it is essential to prepare the new foundations on Waterhouse Lane before any dismantling work begins, so that the building can be rebuilt as soon as possible.

Conclusion

We believe that dismantling and rebuilding the Grade II-listed Earl de Grey pub on a site a few metres back from its present location but still facing onto Castle Street, as proposed by the Highways Agency, would condemn the building to remaining isolated and vacant, without the prospect of a viable new use.

We believe that the only way to ensure a productive future for the Earl de Grey would be to implement scheme approved by Hull City Council's Planning Committee on 5th June 2019. This would involve dismantling the Earl de Grey carefully, with special expert care being taken to safeguard the tiling, and rebuilding it on a foundation that has been prepared in advance on a new alignment facing Waterhouse Lane, between Castle buildings and the proposed new hotel and close to the Bonus Arena. In the interests of good conservation and best use of public funds, the DCO boundary line should be amended to include the very small amount of extra land required for the scheme approved by Hull City Council to be implemented.

Yours sincerely,

John Scotney,
Chairman,
Hull Civic Society

The relevant documents, drawings and comments for the approved scheme may be found under the following references on the Hull City Council's online Planning Applications website.

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

Photographs, artist's impression and site plans of the properties in question



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



Fig 2 (left) Earl de Grey, Castle Street 1971 (white building with green faience ground floor façade), with Castle Buildings at the far end of the street.
Fig. 3 (right) Castle Street Buildings in 1971 – corner of Waterhouse Lane and Castle Street, seen from Myton Place. (both photos: J D Scotney)

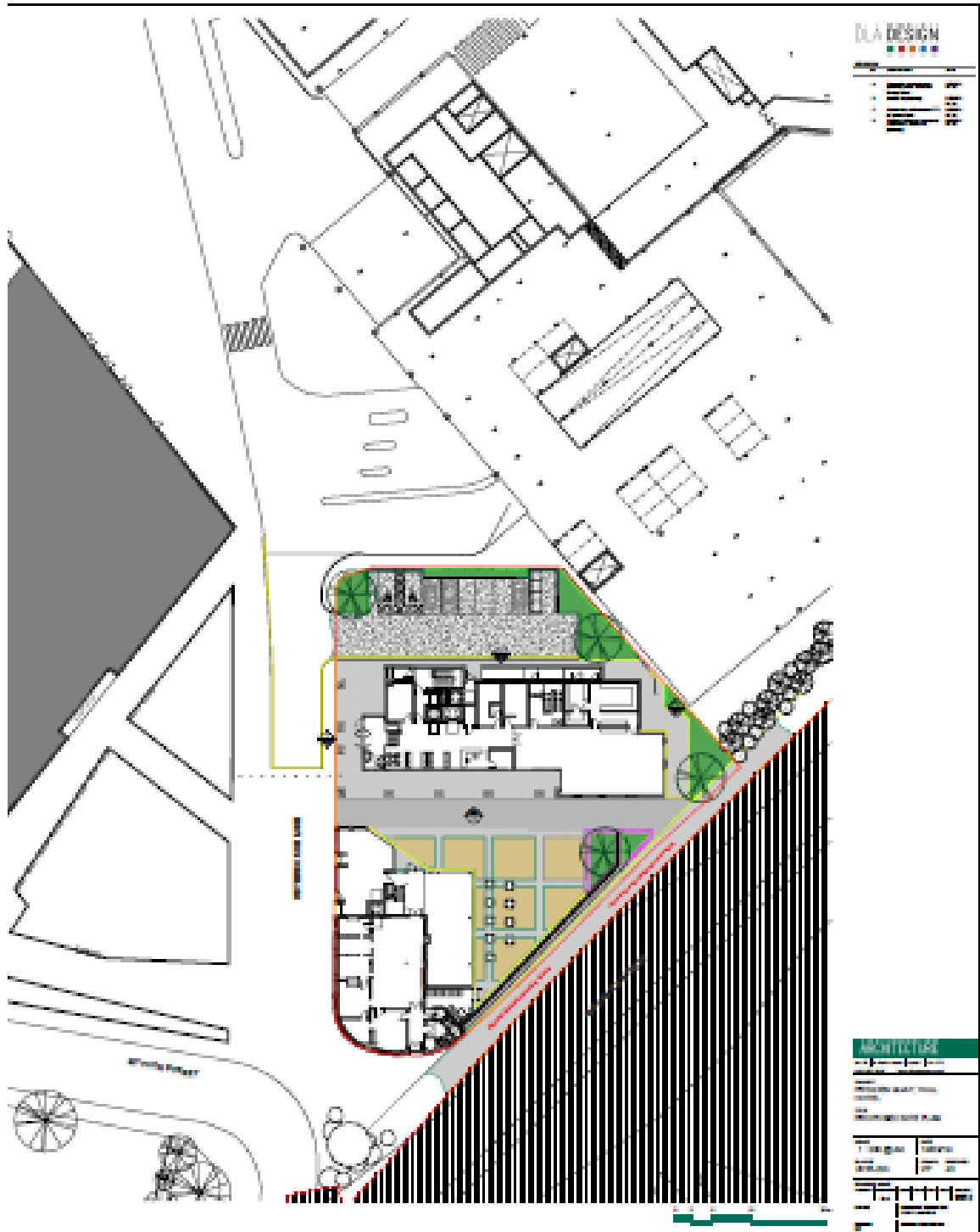


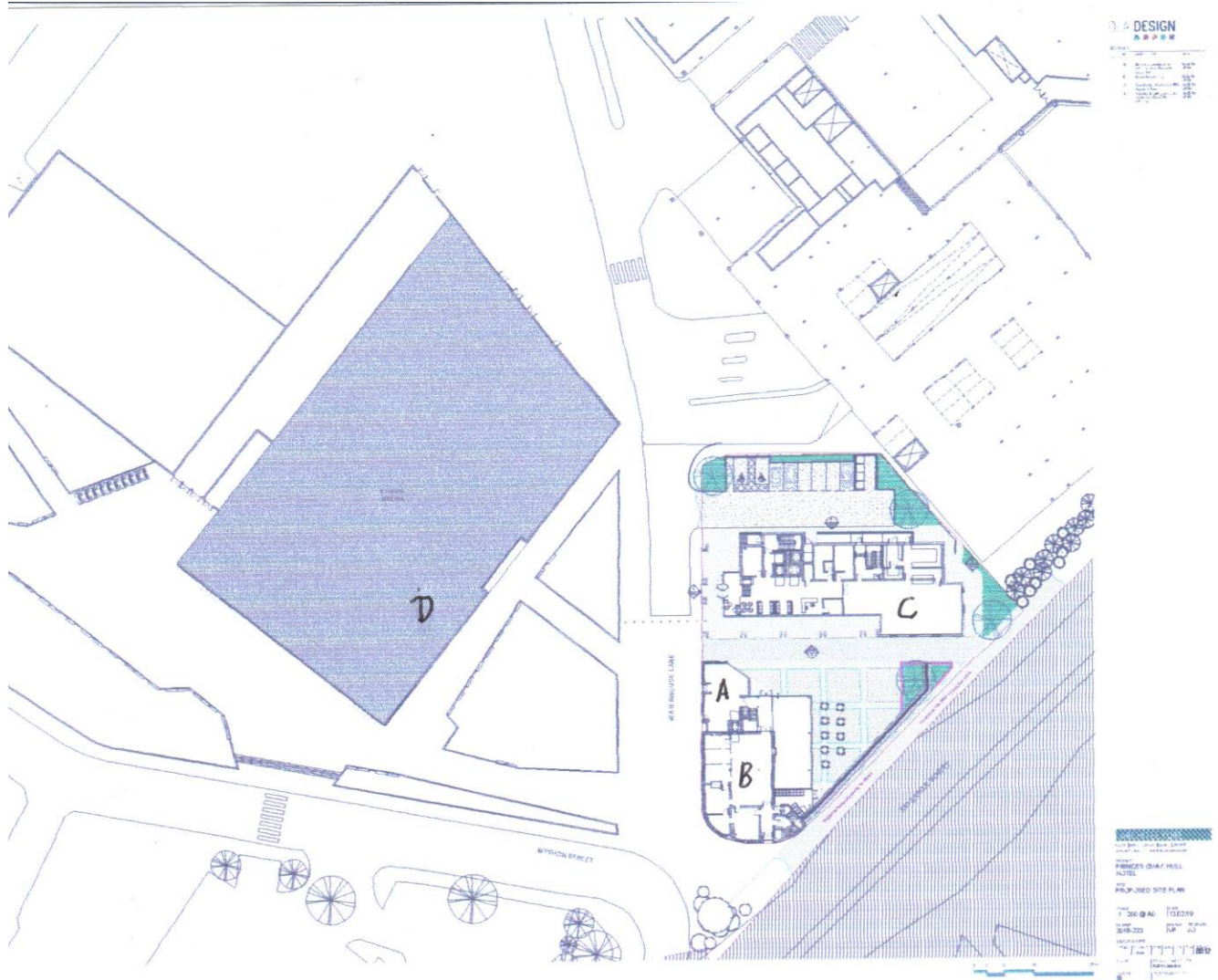
Fig 4 (Above): Earl de Grey – tiled façade believed to be by Burmantofts of Leeds. (by kind permission of Hull Daily Mail)

Fig 5 (below left): Earl de Grey, detail 2011. (J D Scotney),

Fig 6 (below right): Earl de Grey, current location 2011. (J D Scotney),







- A Earl de Grey (proposed new site)
- B Castle Buildings
- C Proposed new hotel
- D Bonus Arena

