

**Avenues and  
Pearson Park  
Conservation Area  
Character  
Appraisals**

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# Character Appraisal 1: The Avenues

## INSERT

Revised and updated Avenues character appraisal forthcoming.

Current adopted character appraisal can be viewed at

[http://www.hullcc.gov.uk/portal/page?\\_pageid=221,130768&\\_dad=portal&\\_schema=PORTAL](http://www.hullcc.gov.uk/portal/page?_pageid=221,130768&_dad=portal&_schema=PORTAL)

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# Character Appraisal 2: Pearson Park





Funded by the Community Initiative Fund, Hull City Council (Wyke Area Committee).

Hull City Council is grateful to Paul Dodsworth and Sally Walker of The Avenues and Pearson Park Residents' Association for their contribution in the production of this Character Appraisal.

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Front cover image:

**Figure 1 Pearson Ave entrance viewing north**  
**Figure 2 Pearson Ave entrance viewing south**

Inside front cover images:

**Figure 3 Grove Street entrance**  
**Figure 4 Park Road entrance**  
**Figure 5 The Parade entrance**

Inside back cover images:

**Figure 6 West Lodge entrance**  
**Figure 7 South of Children's Play Area entrance**  
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**Figure 9 Central Area – West**  
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# 1 What Is A Conservation Area Character Appraisal?

## 1.1 Definition

- 1.1.1 A character appraisal defines and analyses the special qualities and the architectural and historic interest which warranted the conservation area designation. The former *Planning Policy Guidance (PPG) 15* stated that "the more clearly the special architectural or historic interest that justifies designation is defined and recorded; the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area". Character appraisals should therefore provide a framework against which development proposals can be assessed for their appropriateness in the historic environment.

## 1.2 Format and Duration

- 1.2.1 Character appraisals vary in format and detail. A variety of examples were used to assist in making fundamental decisions. The intention, albeit detailed, is for this character appraisal to be accessible to many people – not just professionals with expertise in this field. Many different sources have supported the creation of this document. Where possible, references are given.
- 1.2.2 This appraisal was written over the course of two years between September 2012 and 2014. Most of the photographs are from Spring 2013 and enable more visibility than when the trees are in full leaf.

## 1.3 Thanks

- 1.3.1 Gratitude is extended to the Wyke Area Committee for a grant from the Community Initiatives Fund.



Figure 11 Pearson Park Gate pillar detail

# 2 Introduction

## 2.1 Special Interest in Pearson Park Conservation Area

- 2.1.1 Pearson Park is a Victorian urban park close to the centre of Kingston upon Hull and is part of the Avenues and Pearson Park Conservation Area designated in 1974. It is unique in the city as a park with a high quality of architectural design. The villas and park were designed to complement each other: the villas to provide an elegant backdrop to the park, and the park to offer open green views for the villas. The ‘villa residences’ on the circumference road, or carriage drive, have a wealth of architectural detail; and were created with individual characters and identities which many still retain, fully or in part, today. The park with its tree-lined paths, stands of trees and encirclement of villas is a delight for park residents and users throughout the seasons.
- 2.1.2 The park and its architectural details that tie us to the past are continually under threat. This is the same with all properties – it takes time and money to maintain a structure, and a level of consideration to care for it in a way that is respectful of its original specifications and quality. The majority of properties are occupied and maintained but with corners cut and ‘easier’ options used when renewing or repairing. There are several properties in a very poor state, being boarded up or in a state of limbo; and some occupied properties which need maintenance and repair. A handful of residences are cared for with the utmost regard for detail.
- 2.1.3 The park was the first public park or ‘People’s Park’ to be opened in Kingston upon Hull. It is listed in the *Historic England Register of Parks and Gardens of Special Historic Interest*. Development of the park occurred when a local businessman donated the land in 1860 for the benefit of the working classes’ ‘health and recreation’. It is still used in this manner today – a popular destination for local residents and those living elsewhere in the city.
- 2.1.4 Included in the Pearson Park Conservation Area are half of Pearson Avenue and half of Grove Street, including West View. These are attended to within Section 7.5. Although suffering from neglect and poor maintenance, these properties provide an important link to locally well-regarded buildings such as Beverley Road Swimming Baths and Stepney Primary School.



**Figure 12** Cupola through autumnal trees (copyright Hull City Council)

## 2.2 Planning Policy Context

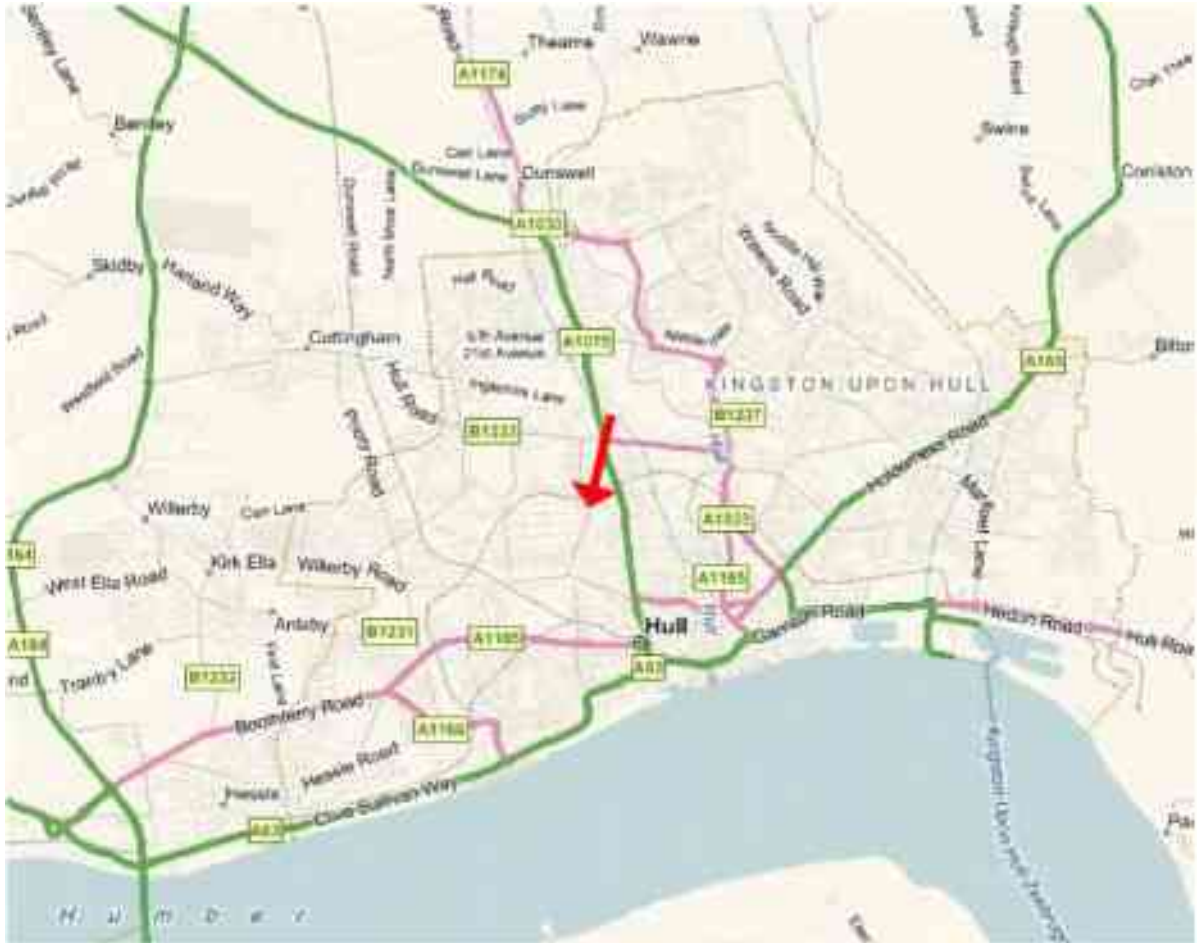
- 2.2.1 Whilst listing procedures (Grade I, Grade II, etc) focus on the protection of individual buildings, the designation of Conservation Areas is the principal means available to local authorities to recognise areas of special architectural or historic interest. The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to determine which parts of their area are 'areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance', and to designate them as Conservation Areas. The Act also states that the local planning authority should, from time to time, formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 2.2.2 Historic England has also provided guidance on the effective management of Conservation Areas which was published in March 2011 entitled: *Understanding Place: Conservation Area Designation, Appraisal and Management*. This suggests that local authorities should prepare both Character Appraisals and Management Plans for their Conservation Areas, principally to inform the local community what is important about the area in which they live or work, and also to provide guidance to the local authority when applications for change are considered.
- 2.2.3 Designation as a conservation area has a number of implications. Most importantly, the Local Authority is required to give "special" attention to preserving or enhancing the conservation area when exercising its planning functions. Because of the special nature of Conservation Areas, there are tighter planning controls and obligations in respect of demolition work; new development; trees; alterations, additions and extensions; and advertisements and signs (please see Conservation Area Management Plan for further details)

## 2.3 Article 4 Directions

- 2.3.1 Householders can normally make minor alterations to their houses without requiring planning permission. This is called permitted development. However in some areas, such as the Avenues & Pearson Park conservation area, Hull City Council has removed some of these rights by making Article 4 Directions (please see Conservation Area Management Plan).
- 2.3.2 Article 4 Directions are subject to change from time to time. Therefore, to check the most up-to-date situation and current list of Article 4 Directions in force, visit the Hull City Council website or contact Planning Services for further information.

# 3 Location and Setting

## 3.1 Location and Population



**Figure 13** Location of Pearson Park within the city of Kingston upon Hull

- 3.1.1 Pearson Park, Beverley Road, Kingston upon Hull, East Yorkshire, HU5 2TG. The park is located about 1 mile (1.5km) north-west of the city centre. It is in an area of low-lying land and was affected, as were The Avenues, during the floods of 2007.
- 3.1.2 The perimeter of the park is mainly residential Victorian mansions, often converted to flats and Houses In Multiple Occupancy (HIMO). The surrounding area is densely populated housing with a few commercial properties, a school and a public house.
- 3.1.3 The park is well connected by road and local bus routes (Beverley Road and Princes Avenue). Nearby 'pocket parks' include Middleton Street, Peel Street / Leonard Street and Waterloo Street playground, Thoresby Street playground and Sculcoates basketball courts.
- 3.1.4 The population of Pearson Park is just under 600. The park is located within the Avenue ward.





**Figure 14 London of Pearson Park (detail from 1854 map)**



**Figure 15 Current plan of the Pearson Park area of the Conservation Area**

## 3.2 Landscape Setting and Boundaries

3.2.1 The plan of the park is an approximate rectangle with trapezium characteristics. The site is roughly level with individual, or groups of fine trees, forming the boundary of the open grassed area in the northern and central sections. A small, irregular-shaped lake is in the south-west corner. The ironwork bridge crossing the narrow section was removed after 1945 and the continuous footpath around the lake was created (English Heritage, 2001). Victorian mansions, several of which are listed buildings, enclose the park.

3.2.2 There are three entrances for vehicles and pedestrians (*in italics*), one of which is a designated cycle track (*ct*), and five just for pedestrians, totalling seven entrances in all:

*Pearson Avenue*

Grove Street alley

*Park Road*

The Parade alley

West Lodge and Wildlife Garden

South of the Children's Play Area

*North of the Children's Play Area (ct)*

3.2.3 Three of these entrances lead from Princes Avenue. One is a well-used, but unofficial, cycle path travelling from the north-west corner diagonally south-east across the park, meeting the Park Road entrance and carriage drive along the south side. This diagonal path is not part of the original path layout, of which part remains. This route is used by cyclists travelling between The Avenues and north-west areas of the city, and the city centre. In the south it joins to the transformed Stepney railway line, which is an official cycle route. The other two pedestrian entrances are located on the south side of the children's play area and in between 'The Parade' row of modern houses along the south perimeter.

3.2.4 On the western side of this road the park has an earth bank next to Princes Avenue (formerly 'Princess' Avenue). Original cast-iron railings survive from West Lodge to the electricity substation to the north of the Children's Play Area. The cupola from Hull's old town hall is situated on this earth bank, with an assortment of tall shrubs and trees to the south of it. On the other side of this road is the 230-acre estate developed by entrepreneur David Garbutt, known as 'The Avenues'. This was opened in 1875.

3.2.5 Surrounding the park is a broad carriage drive that, on the west side, separates the cafe area and serpentine lake from the banked woodland area and cupola, adjacent to Princes Avenue. Opposite the cafe and next to the banked area is the children's playground, created in 1950. Bow-top railings surround the playground. The play equipment is relatively modern, having been replaced in 1990, and again more recently, although there is a rock pile with passages through it, which has been there for over 50 years. The original children's play area replaces the site of tennis courts. James Craig Niven (see 4.1.4) intended that this area of the park should be reserved for games activities, and a bowling alley and gym stood in the south-west corner of the park where the wildlife garden is today.

3.2.6 Whereas the north side of the park is grass and trees, the south perimeter contains formal flowerbeds, surrounded by iron railings, an arboretum and a conservatory. The latter was built in the late 19<sup>th</sup> century and rebuilt in 1930. It now houses an aquarium and reptile house, its aviary was recently removed. The bandstand, built in 1908, that once stood near to the east of the lake was removed after 1945 and is now a paved garden (Landscape Design Associates, 2000). This is surrounded by bow-top fencing with a beech hedge.

3.2.7 The formal garden, to the east of the conservatory on the south side of the park, has specimen hollies, ornamental trees, and flower beds in the space formerly occupied by the bandstand. Near to the conservatory and the rose garden is an ornamental drinking fountain (no longer in use) presented by Mr Atkinson. A rockery once surrounded the fountain, acquired from the former Zoological Gardens. Stone paving has replaced this.

- 3.2.8 The serpentine lake, once with a bridge, has fountains (late 20<sup>th</sup> century) installed within it. A brick building, housing a cafe and public toilets, is to the north of the lake, occupying the site of an aviary (1885) removed after the Second World War. A shelter adjacent to the aviary was also removed at the same time. In the gravel area between the lake, cafe and rose garden stands the ironstone memorial to Zachariah Pearson. The rose garden has benches against its perimeter fence, facing towards the lake.
- 3.2.9 To the east the boundary is unfenced. The main entrance to the park is from this side, starting from Beverley Road, along Pearson Avenue and through a cast-iron entrance arch. This view is of the mature trees and grassed area with the Bowling Green and modern pavilion to the left in the south-east corner. The bowling green was moved to its current position in 1914. The iron bow-top fence enclosing the green was erected in 1935 when all the mid-19<sup>th</sup>-century wrought-iron fences were removed. The pavilion was built in 1956 and replaces an earlier one on the same site.
- 3.2.10 Located in the northerly, central grassed area, the statue of Prince Albert (1868), designed by Thomas Earle, is in its original position. Other features, such as the fountain, rustic shelter and putting green (Fig. 20, OS map 1928) are no longer present. Earle's earlier statue of Queen Victoria (1860) was placed in 1863, at the sculptor's request, where it is located today: to the east of the lake. This required modification of the original path layout.

‘The roughly circular flower bed on the eastern boundary of the park was intended as the site for Queen Victoria's statue which, with the entrance gates themselves, would have created a grand entrance space. The statue was never erected here but was placed in its present position in the south-west section of the park. The circle of gravel and the flagpole, which occupied this space in 1910, have been removed and the area is now planted with rose beds. Beyond this planting bed the central path follows closely the plan of the mid-19<sup>th</sup>-century design.’ (English Heritage)



## 3.3 Topography and Geology

3.3.1 The park is thought to be constructed on boulder clay. (Parks and Gardens UK)

3.3.2 Part of the history of the park are the stones and rocks, although these are not related to the land within the park. According to Issue 5 of the 'Humberside Geologist', Pearson Park 'offers the best permanent public display of local geological material in the area' (Horne). The plaque to Pearson, between the central path and the serpentine lake, is mounted on a rough block of oolitic ironstone, or Cleveland ironstone – the gift of Bolckow Vaughan & Co. in 1897 (Ketchell). At over four metres tall, this stone contains fossilized insects and wood. It is thought to descend from the Scunthorpe area and be from the Jurassic period.

3.3.3 The lake is edged with five categories of rocks (known as 'The Ruins'), which, like the fountains and the rockery, were removed from the Zoological Gardens between 1840 and 1863(Ketchell):

Coarse grained sandstone known as 'Millstone Grit' and finer grained sandstone, probably 'Deltaic' from the Scarborough area

Dark basaltic rock (origin unknown)

Well rounded boulders (possibly red sandstone and conglomerates), suggested in 1937 by Thomas Sheppard, Curator of Hull Museums (Horne), to be brought back from the North Sea by fishing trawlers as an unwanted catch

Recycled building stone: brick was the most common building material in Hull and so stone from demolished buildings was swiftly reclaimed and appropriated

It is believed other rocks that surround the lake date from 1867 and were donated by local ships' captains, having been dragged up in trawler nets



**Figure 16** Satellite Plan of Pearson Park

© 2013 Google, Digital Globe, GeoEye, Getmapping plc, Infoterra&Bluesky, The GeoInformation Group



# 4 Historic Development

## 4.1 The Origins and the Development of Pearson Park

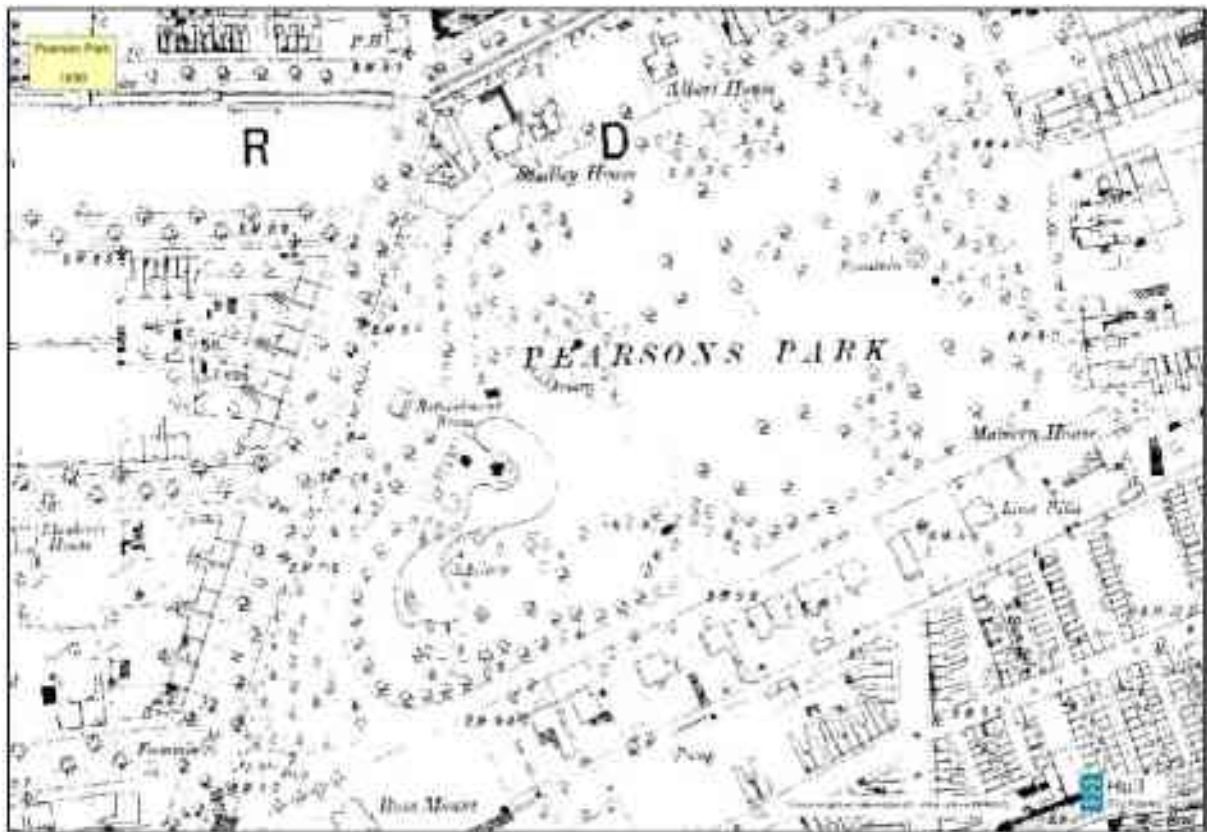
4.1.1 The area was salt marsh until drained in the late 13<sup>th</sup> century it was then incorporated into the parish of Cottingham. The area remained agricultural until the expansion of the city reached it in the 19<sup>th</sup> century.



**Figure 17** 1854 Ordnance Survey map (6 inches to 1 mile)

4.1.2 Pearson Park was Hull's first public park. In 1854, a map shows the 27-acre (11 hectare) site as fields. Until Victorian times the park was essentially agricultural land. It was set between the areas of Newland (GB Historical GIS / University of Portsmouth) and Sculcoates.

4.1.3 The eastern side of the park is bounded by Beverley Road. The northern side of the park is bounded by the, now culverted, Cottingham Drain and Queens Road, which was also the boundary between Sculcoates and Cottingham. The western side of the park is bounded by the present Princes Avenue - originally the 'Princess Bank' or 'Victoria Bank', later 'Newland Tofts Lane', later 'Princess Avenue' - and drains, again the boundary between Sculcoates and Cottingham. The southern side of the park is bounded by the alignment of Mucky Peg Lane or Park Lane, an ancient route leading from the open fields in Cottingham parish, west of the present alignment of Princes Avenue, across Beverley Road at Stepney into Stepney Lane and down towards the 'Bull Fields' and the River Hull. Adapted from Ketchell (1995).



**Figure 18** 1890 map

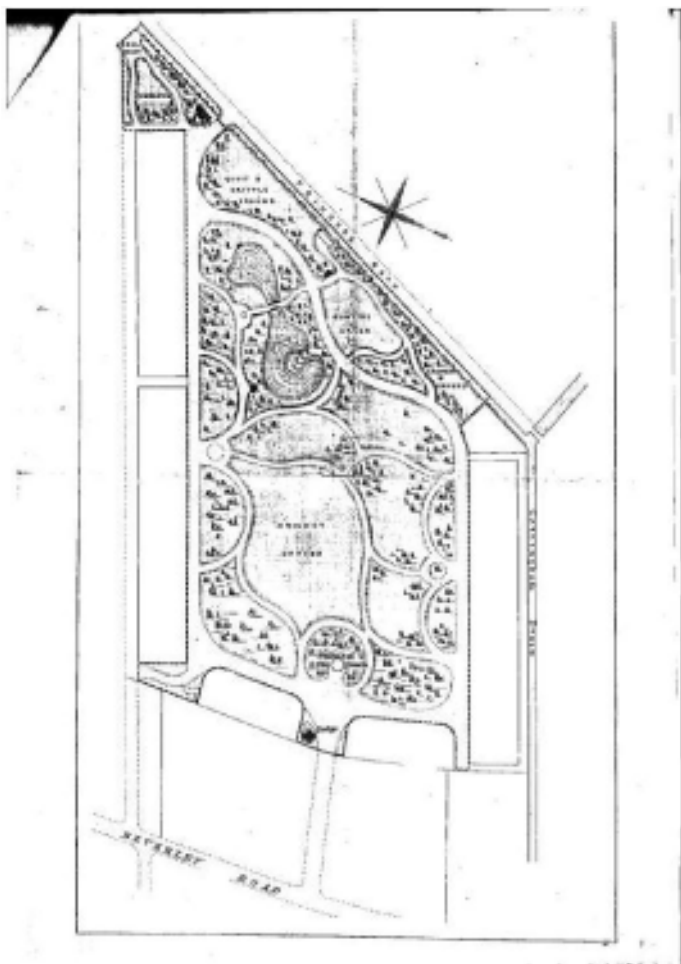
- 4.1.4 The land was given to the Corporation by Zachariah Charles Pearson (1821-91)<sup>1</sup>, Mayor of Hull, in 1860. The park was designed by James Craig Niven (1828-81), Curator of Hull's Botanic Gardens, and was opened to the public within a year of the land being given. The total cost of developing the park was £11,859 8s 11d, of which £7502 was raised by a mortgage on the rates, the rest by public subscription (Parks and Gardens UK). The structure of the park, as Niven designed it, remains intact today. Some alterations have been made to the path system.
- 4.1.5 Pearson retained approximately 12 acres (5 hectares) of land surrounding the park for building villa residences. The plots were laid out around the edge and were roughly 1x 2.5 chains (21 x 50m) which is a quarter of an acre. The first auction of building plots around the perimeter of the park was in 1863 when all of the current plots were listed. Documentation found for another sale twenty years later shows eight plots described as 'Valuable Building Land'.
- 4.1.6 An essential element of the design was a broad carriage drive running around the park, which linked the park with the surrounding plots for housing development. This remains today. Another intention was that the private gardens be developed simultaneously with the park and that each garden be provided with two horse chestnut trees (Landscape Design Associates). This did not happen. Instead, Zachariah Pearson was declared bankrupt in 1862 and the park was developed in fits and starts. A mixture of architectural styles ensued.

<sup>1</sup> Zachariah Pearson, a 'Nonconformist' ship owner (Neave, D. (2010). *Pevsner Architectural Guides: Hull*. (London: Yale University Press), was financially ruined by a business choice that turned sour. He bought, on credit, a large fleet of ships and attempted to run arms through the Federal blockade during the American Civil War (1861-65) in support of the Confederate States of America. The venture failed and all his vessels were captured. Financially ruined, Pearson resigned half way through his second term as mayor and spent the last 29 years of his life in obscurity, living in a terraced house in a quiet corner of the park that bore his name.

4.1.7 Originally, trees and shrubs were planted alongside the construction of a small serpentine lake. A rockery and a fountain from the Hull Zoological Gardens, which were closing, were moved to the park in 1862. Between 1863 and 1900, statues of Queen Victoria and Prince Albert, arbours, pavilions (approx. 1881), and two aviaries were added to the park. The Victorian-style conservatory was added later. The main changes to the park have occurred in the post-war period when park features such as the bandstand, bridge over the lake, aviary and shelters, and shrubbery planting were removed. The lake and conservatory remain.

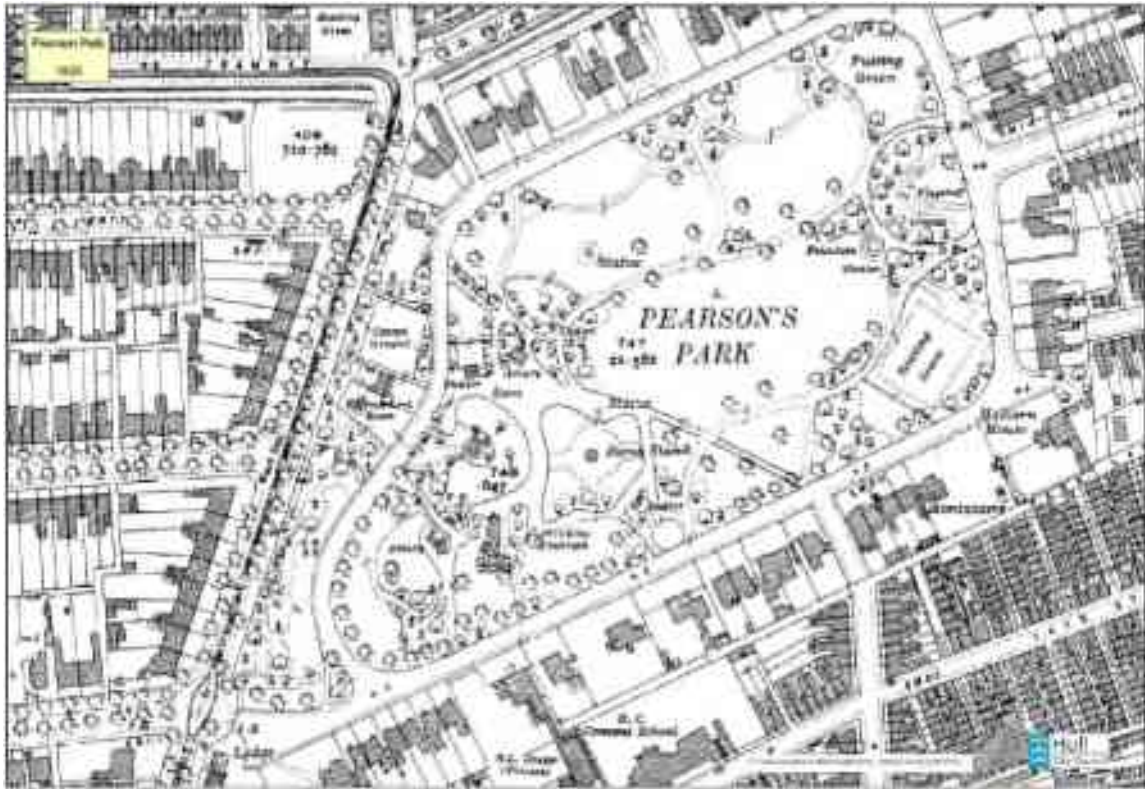
‘The statue of Prince Albert (1868), designed by Thomas Earle, occupies its original position but there is no evidence of the fountain, rustic shelter, or putting green (OS 1928), which were once in this part of the park. The statue of Queen Victoria (1860), also by Earle, was placed in its present position to the east of the lake in 1863 at the sculptor's request, and required a modification to the original path layout.’ (English Heritage)

4.1.8 By 1910 most of the villa plots had been developed, four of which are now Grade II listed buildings:  
Studley House 1867 (No.43)  
Albert House 1862 (No.50)  
Avon Lodge 1862 (No.54)  
East Lodge 1870 (No.1)



**Figure 19** Original design of layout





**Figure 20** 1928 Ordnance Survey map

4.1.9 Serpentine paths, dating from the mid-19<sup>th</sup> century, were destroyed when Nissen huts (a prefabricated steel structure, made from a half-cylindrical skin of corrugated steel) and air-raid shelters were erected in the park during the Second World War. These flowing paths were not reinstated when the structures were removed in 1954. An additional path, running straight from east to west, is more recent and was created for the increased pedestrian and cycle traffic to and from the city centre and the housing estates to the north and east of the park (English Heritage).



**Figure 21** 2010 Ordnance Survey map

# **5 General Character and Appearance of the Pearson Park Conservation Area**

## **5.1 General Description**

- 5.1.1 The dominant form of architecture is detached or semi-detached ‘villa residences’ from the late Victorian era. There are other styles due to empty plots being built on in the 1950s, such as ‘Henson Villas’, in the south-east corner, where plots 10 to 14 would have been. In the same corner was Rank’s windmill – the site of which could still be seen in 1995. A bowling green is located over the road in the central park area – this is still in use today.
- 5.1.2 Within the last 15 years, several properties have had renovation sympathetic to their original build. The council has generally maintained the park’s character - it has not been radically altered by over-development in terms of its use as a park or for its surrounding belt of villas.

## **5.2 Layout and the Effect of Historical Development on Plan Form**

- 5.2.1 The park has a mixture of private dwellings, flats, HIMOs (House In Multiple Occupation), council housing and residential homes for the elderly. Most of the buildings were erected around the time of the park being created and are, therefore, of the intended ‘villa-style residence’ style. In 2013, villas owned and used by the council were sold to private developers and are being turned into flats or HIMOs.
- 5.2.2 The composition of open parkland and selection of fine trees complement the late Victorian houses laid out in detached and semi-detached form. Although the construction of villas was piecemeal and they were not all ready at the same time, they were mainly built during the same era which has resulted in a unified feeling. This is through consideration for what had already been erected and a similar appreciation of design and use of quality materials. Occasionally, there is a break from this pattern and these properties, with a few exceptions, do not capture the essence of the style of the period.
- 5.2.3 The park is well used by people from a variety of cultural and ethnic origins. Hull City Council have installed sensors in other parks to record how many people visit, but due to the number of entrances this has not happened with Pearson Park. Visitor numbers are difficult to estimate.



## 5.3 Former and Prevailing Activities and Uses

5.3.1 In 1863, a modest yet authoritative leaflet, entitled ‘Bye-laws for the Management, Preservation and Care of the Grounds Comprised in and Forming Pearson’s Park’, was printed. The rules were strict:

- The Park shall be open throughout the year from 6 a.m. until one hour after sunset; the closing of the Park ‘will be indicated by the ringing of a bell, and all persons are required to leave the Park immediately’
- ‘No Game or Sport of any kind whatsoever, shall be played in the Park which shall interfere with the general use thereof by the public’
- Children under seven years of age need a nurse or attendant to enter the Park
- Musical instruments are not to be played, nor games, nor preaching or public speaking or singing unless prior permission given by the Park Committee of the Local Health Board – ‘but no such leave would be available on a Sunday’

5.3.2 The list continues: including the sale and consumption of ‘all Intoxicating Liquors’, ‘Gambling, Indecent Language, Stone Throwing’ or other ‘disorderly conduct’ including beating carpets, treading on flower beds, and no person ‘shall cut, injure, destroy or damage any of the buildings, walks, trees, shrubs, plants, flowers, turf, seats, fences, gates, notice boards, fountains, statues, rockery, water-mill, lamp-irons, ornaments’. Firing guns, urinating in the lake or poaching the fish were also strictly forbidden. The Park Keeper, Gardeners and other servants of the Local Board of Health had strict instructions to take anyone found guilty of the aforementioned disorderly conduct into custody. (Vane, 1863) The Trustees of Pearson Park can still enforce these rules today and in some cases still do. The Trustees are responsible only for the parkland and not the properties.

5.3.3 The original uses of the park are assumed from the different facilities provided: bowling, ball alley, gymnasium and tennis courts. It is unknown how accessible these different games would have been to those with a modest income, although possible to imagine the park has always been used for purposes similar to today: promenading, strolling, meeting friends, social and health-benefitting activities.



**Figure 22** Serpentine Lake looking towards south-west corner

- 5.3.4 Today, the park is used extensively and the range of activities is varied and mostly low-cost: walking, cycling, running, dog-walking, playing ‘informal’ football or bowls, wildlife-related pursuits, wet and dry equipment in the children’s play area, picnics, outdoor gym equipment. Community groups work to improve the park and help to retain its original character. The Friends of Pearson Park liaise with the Council and the Trustees of Pearson Park to preserve and enhance it. The Friends produce a quarterly newsletter and organise different events, such as night walks and Eco Days. In October 2012, the Friends listed the following as ‘things the park needs’ (in order of priority): repair of verges; road safety by playground; benches; repair to drinking fountain; wildflower area; youth shelter; more biodiversity; bat and owl boxes; repair to duck house; meeting point/help sign; fish in pond; Jubilee tree; bridge over pond; bandstand. The Trust have also identified priorities within a Heritage Lottery Fund (HLF) bid. In 2015 a HLF ‘Parks for People’ stage 1 pass was secured along with development funding for a stage 2 submission. The stage 2 bid will be submitted for evaluation by February 2016 and an announcement regarding its outcome is expected from the Heritage Lottery Fund by late summer 2016.
- 5.3.5 The [Yorkshire Wildlife Trust](#), based in the former Gymnasium and Ball Alley, lease the land from Hull City Council. Local residents originally turned the area that had been used as the Council depot for the park into a wildlife garden. The area is currently home to rare insects (‘Corizushyoscyami’ and ‘Rhopalussubrufus’), more common birds (Waxwing, Woodpecker, Tawny Owl, Song Thrush, Wren, Dunnock), and an interesting collection of bats, newts, frogs, dragonflies, foxes, common shrews, hedgehogs, and wood mice. On the Hull Biodiversity Action Plan (BAP) list are unusual flora such as Common Blue, Brimstone, Alder Buckthorn and Birds Foot Trefoil. The YWT try to encourage native species of plants where possible.
- 5.3.6 With the Trust’s approval, several ‘mini-meadows’ have been created through the Friends of Pearson Park working with Hull Friends of the Earth and the Yorkshire Wildlife Trust.

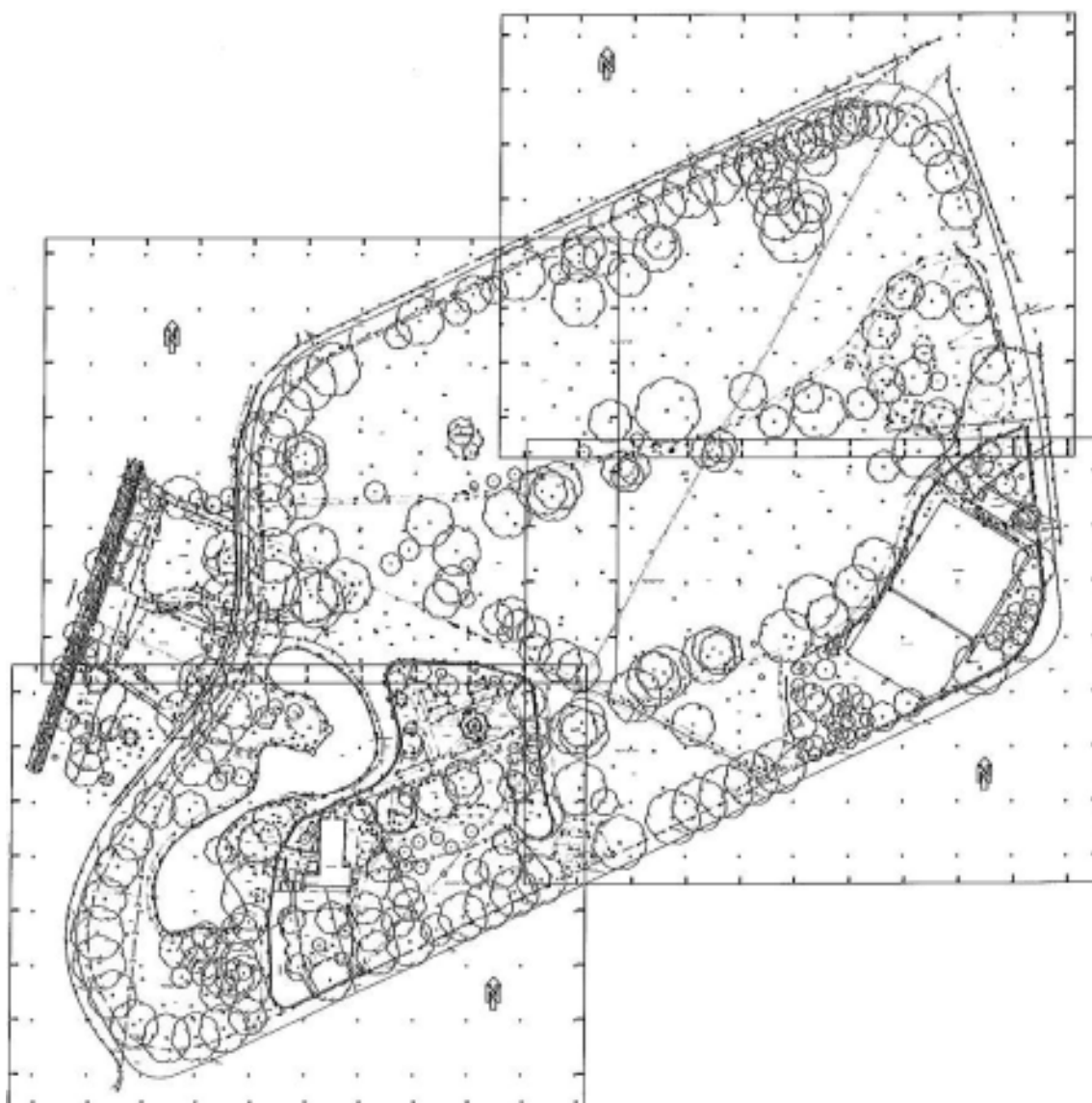
## 5.4 Open Spaces, Trees and Landscape

5.4.1 A bow-topped fence covered by a Beech hedge surrounds the formal garden near the Serpentine Lake. In the south-east corner, past The Victorian Conservatory and beyond the lake, the ground is landscaped with mature trees providing shelter. The other area of undulation in the park is underneath the cupola and along the fence that abuts Princes Avenue.

5.4.2 Many of the trees in the park date from when the park was created. The trees considered to be the most important are the ones around the inner edge of the circular carriage road and the other groups of mature trees set within the parkland and located near to the network of footpaths through the park.

5.4.3 Trees along the central path include evergreen Oak *Quercus x hispanica* 'Luconbeana' and *Quercus x hispanica* 'Ambrozyana'. There are also Silver Birches planted to commemorate National Tree Week in 1977. The area to the north of the central east/west path is predominantly open with trees planted individually or in groups. In 2010 the Trustees of Pearson Park and descendants of Zachariah Pearson planted a 'Wellingtonia gigantea' (*Sequoiadendron giganteum*) to commemorate the 150<sup>th</sup> anniversary of the park's opening. This was planted to replace the one that Zachariah planted in 1860, and which died soon afterwards. Another feature is the stunning and very mature Fig tree in the park.

5.4.4 Below is a map of the park's trees which is thought to be approximate.



**Figure 23** Plan of approximate tree location



- 5.4.5 Hull City Council manages the park trees and planting through the Urban Forestry Department. There is no current formal tree management plan. Their guiding principle is to maintain, and enhance where possible, the existing unique historical character of the site so that it can be enjoyed in the future. The Pearson Park Trustees have the ultimate responsibility for the park: the Council act on their behalf and act as advisors to them. The Council also work with the Friends of Pearson Park and recently have worked closely with them on tree-related projects. The first of these was the Wet Woodland Area, which has been established near the south-western edge of the lake. Over the past few years, twenty-four trees in species groups were planted at various locations around the park. The council have also planted a number of new trees which are replacements for trees that have died because of disease or storm damage. Trees are inspected informally on a regular basis and management works such as pruning are carried out as appropriate.
- 5.4.6 The Council, for a Heritage Lottery Fund bid, wrote a brief landscape appraisal in 2001. This stresses the attractive nature of the park with its expansive areas of open grassland fringed by mature trees that contribute, undisputedly, to the character. It has potential to be a detailed strategic plan for formal tree management.
- 5.4.7 Trees not covered by a Tree Preservation Order (TPO) are still afforded special protection in a Conservation Area. It is an offence to cut down, lop, uproot or wilfully destroy any tree in a Conservation Area without first giving 6 weeks notice of intent in writing to the Development Control Section of Hull City Council. The City Council will then consider the nature of the works, the health and age of the tree, and the contribution the tree makes to the character of the Conservation Area before either granting consent for the works or imposing a TPO on it. Certain works to trees are, however, exempt from the need for consent. These include:
- Work to dead, dying or dangerous trees (but notice is still required first)
  - Work done by, or for, certain statutory undertakers
  - Work authorised by planning permission
  - Pruning fruit trees in accordance with good horticultural practice
  - Work to small trees with a trunk diameter less than 7.5cm/3" (circumference 24cm/9.5") when measured 1.5m above ground level

## 5.5 Public Realm Audit: Statues and Memorials; Signs and Street Furniture; Kerbs, Pavements and Verges; Paths; Entrances

### 5.5.1 Statues and Memorials

5.5.1.1 The basis for the location of statues and memorials is unclear. This is perhaps due to the changing of paths and other features (fences, planting) without a vision for the whole.

5.5.1.2 Statue of Queen Victoria (created by Thomas Earle, 1863): located next to the beech hedge that retains the formal garden. This commemorates Queen Victoria's visit to Hull in 1854. Paid for by Zachariah Pearson and W.H Moss, mayor, it is listed Grade II. It is said that Queen Victoria sat for modelling, in clay, for Mr Earle's statue. Prince Albert had a hand in the workmanship and the Queen expressed great delight at the likeness (ECH 28.11.1861). There was also, at one time, a statue of 'Ceres' the work of F.R. Grasby – a young and promising carver. (Ketchell)

5.5.1.3 The statue of Prince Albert was designed by Thomas Earle in 1868 and is listed Grade II. This retains its original position.



Figure 24 Queen Victoria statue



**Figure 25 Prince Albert statue**

5.5.1.4 The cast-iron canopied drinking fountain is from 1864. It is Grade II listed. It is no longer used as a drinking fountain, but the Friends of Pearson Park are looking to restore it to working order in the future.



**Figure 26 Cast-iron drinking fountain painted white in 2007 – detail (copyright Hull City Council)**



**Figure 27 Cast-iron drinking fountain**

5.5.1.5 The cupola standing on the bank on the west side, next to the children’s play area, was placed here in 1912 after being rescued from Hull’s demolished town hall on Alfred Gelder Street. It was designed by Cuthbert Brodrick (1822-1905), the architect of Leeds Town Hall (1858).



**Figure 28 Cupola**

5.5.1.6 The Zachariah Pearson memorial is located on the eastern side of the cafe and lake, facing the same direction. It consists of a marble relief mounted on ironstone and is listed Grade II.

#### 5.5.2 Signs and Street Furniture

5.5.2.1 There are many signs advising about the children's play area, cyclists, litter, dog fouling and anti-vandalism paint. Signage needs to be considered as a design element in order for it to work harmoniously within the parkland setting and not become over dominant.

5.5.2.2 Outdoor gym equipment and basketball practice court (an 'Adizone') were installed next to the toilet and cafe block a few years ago.

5.5.2.3 Benches are placed near to the lake area and are useable but, like the gate and fencing surrounding the formal garden, are in need of maintenance. Other benches are located near paths in the central park area and are well-used.

5.5.2.4 The missing perimeter railings on the west side, adjacent to Princes Avenue, were replaced in June 2013 with vertical bar railings with ornate heads.

5.5.2.5 Streetlights are located around the park's paths and pavements, mainly a couple of designs from the early and late 20<sup>th</sup> century. There are two CCTV cameras at the east side of park.





**Figure 29 Outdoor am and basketball practice area near toilet and cafe block**



**Figure 30 New railings showing Princes Avenue boundary**

### 5.5.3 Kerbs, Pavements, Verges and Front Gardens

- 5.5.3.1 The central park area can be entered from almost any point along the encircling carriage drive. There are no kerbstones between the road and the grass for the majority of the route. Cars park on this road but many of the properties have drives and off-road parking, causing loss of boundary treatments and of front garden planting. Pavements are at the boundary of each property and encircle the carriage drive. Vehicles being parked without consideration have caused damage to grass verges of the central area, leaving ruts up to ten inches deep.
- 5.5.3.2 The loss of original boundary treatments and the replacement of front garden vegetation with hard surfacing for multi-vehicle parking has had a detrimental impact on the integral visual relationship which flows between the Park and its back-drop of grand houses and villas. Continued creation of front garden parking will adversely affect the character and appearance of the Park.

### 5.5.4 Paths

- 5.5.4.1 The paths which cross the park have been changed since the park originally opened. Walkways used to sweep and curve around the features and were for promenading rather than the current paths which are straighter and encourage the park to be a thoroughfare. It is unknown when these 'desire paths' were created.



**Figure 31 Bench and path view in direction of Pearson Park gateway**





**Figure 32** Curved path leading past bowling green towards Park Road entrance

#### 5.5.5 Entrances

5.5.5.1 The seven entrances provide clear viewing points of the park and any development in the central area within the carriage drive would severely impact on the original intentions of the park.



**Figure 33** View of west entrance

## 5.6 Strengths, Weaknesses, Opportunities & Threats (SWOT) Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>■ Historic character of Victorian villa residences</li> <li>■ Original features inc. gates and statues</li> <li>■ Green space and mature trees</li> <li>■ Original layout of plots and building lines</li> <li>■ Popularity of the park for recreational activities</li> <li>■ Active members of the community</li> </ul>	<ul style="list-style-type: none"> <li>■ Poor maintenance of individual buildings</li> <li>■ Poor maintenance of streetscape including street furniture and surfaces; and the visual clutter of wheelie bins</li> <li>■ Existing materials that are unsympathetic to original designs</li> <li>■ Satellite dishes on front elevations</li> <li>■ Removal of front boundary treatments to accommodate vehicular parking</li> <li>■ Lack of clearly demarcated cycle route and secure cycle storage to encourage alternative to vehicle use and ownership</li> <li>■ Volume of on-street parking and grass verge parking – these emphasise the necessity of supporting the sustainable design agenda (transportation, buildings and a holistic approach) through community participation</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>■ Sympathetic replacement or reinstatement of traditional architectural details or boundary treatments</li> <li>■ Continued maintenance of traditional materials and features</li> <li>■ More members of the community to join in with preservation and social activities</li> <li>■ Reinstatement of original features such as paths</li> <li>■ Create clear markings for the well-used cycle routes</li> <li>■ Preservation of Pearson Avenue and Grove Street as links to the historic Beverley Road</li> </ul>	<ul style="list-style-type: none"> <li>■ Re-development of properties unsympathetic to original designs</li> <li>■ Continued deterioration and eventual loss of architectural details and street surfaces</li> <li>■ Lack of awareness of importance of historic details</li> <li>■ Over-occupancy of HIMO's leading to front garden parking and loss of green boundary treatments</li> <li>■ Increase in any anti-social behaviour, e.g. drunkenness, drug use / activity that would deter the public from visiting the park</li> </ul>

**Figure 34 Table showing SWOT analysis**



# 6 Buildings

## 6.1 Introduction

- 6.1.1 Types of properties are mainly Victorian detached, semi-detached and terraced houses, with a few modern purpose-built flats and town-houses. The original residential nature of the park remains today. However, this has changed from single family occupancy to shared occupancy, with houses converted into flats, bedsits and Houses in Multiple Occupation (HIMO). The former is now in the minority. Several properties owned by the Council were used by Council departments (such as Social Services). In the last couple of years these have been sold after remaining empty for at least one year.
- 6.1.2 A mixture of styles and inspirations are visible in the park: Victorian Gothic, Italianate, Arts & Crafts, Edwardian Arts & Crafts. Gardens are generally equal to the floor space of the property or larger and make a significant contribution to the park through the flora, wildlife and space given to the buildings.
- 6.1.3 Materials include:
- Smooth buff brick in either white, cream or grey
  - Red brick
  - Slate
  - Rosemary tiles
  - Clay tiles on tile-hung walls and ridge tiles
  - Timber window frames and bays, doors, door surrounds and porches, barge-boards, guttering, gutter blocks, roof finials
  - Cast-iron hoppers, down pipes and columns
- 6.1.4 On newer properties PVCu double-glazing (doors and windows), red clay roof tiles, concrete roof tiles and PVCu guttering are used.
- 6.1.5 The bulk and dominance of the park and trees tie together different architectural styles that may not normally live harmoniously together. The boundary treatment is generally soft, comprising hedges with the occasional wall or railing. Villas tend to have the same massing; some are symmetrical semi-detached units that maintain similar rhythm and form. The regular width of the plots generally formalises the spacing which is 'interrupted by plots 46/47 and 51' (Hull City Council, 2010).

## 6.2 Listed Buildings

6.2.1 There are ten Grade II listed buildings within the park. The following table is derived from the English Heritage website:

Listed Buildings / Structures	Listing	Exact Address	Built	Grade
<a href="#">Gateway to Pearson Park</a>	Listing	Gateway to Pearson Park, Pearson Avenue created by Young & Pool	1863	II
<a href="#">Avon Lodge</a>	Listing	54, Pearson Park		II
<a href="#">Drinking Fountain 330 Metres South West of Entrance</a>	Listing	Casti-iron drinking Fountain 330 metres south-west of entrance, Pearson Park	1864	II
<a href="#">Albert House</a>	Listing	50, Pearson Park	1860s	II
<a href="#">Cupola from Old Town Hall on West Side of Park</a>	Listing	Cupola from Old Town Hall on west side of Park, Pearson Park	1862-66 (erected here in 1912)	II
<a href="#">Pearson Memorial Approximately 250 Metres West of Eastern Avenue</a>	Listing	Pearson Memorial approximately 250 metres west of eastern carriageway, Pearson Park featuring a marble relief carving created by William Day Keyworth Junior	1897	II
<a href="#">Studley House</a>	Listing	Studley House, 43, Pearson Park	1860s	II
<a href="#">Statue of Prince Albert 250 Metres West of Entrance</a>	Listing	Statue of Prince Albert 250 metres west of entrance, Pearson Park	1868	II
<a href="#">Statue of Queen Victoria 280 Metres West of Entrance</a>	Listing	Statue of Queen Victoria 280 metres west of entrance, Pearson Park	1861	II
<a href="#">East Lodge</a>	Listing	East Lodge, 1, Pearson Park	1860-1	II
<a href="#">Pearson Park</a>	Park and Garden	Sculcoates		II

**Figure 35 Listed buildings and structures: English Heritage table of Listed Buildings in Pearson Park**

**NB On the 12th July 2017, the Secretary of State for Culture, Media and Sport added No. 32 Pearson Park to the List of Buildings of Special Architectural or Historic Interest. The building is also now listed at Grade II.**



**Figure 36 Pearson Park gate detail**

## **6.3 Local Heritage List**

6.3.1 As described by English Heritage, ‘Local lists can be used to identify significant local heritage assets to support the development of Local Plans. Encouraging the use of local lists will strengthen the role of local heritage assets as a material consideration in the planning process.’ (English Heritage, 2013)

6.3.2 Hull City Council has drawn up a Local List of buildings recognised as being of local importance, either for architectural, historic or townscape interest. They are often buildings holding key positions in the streetscape, or of good architectural quality, but not necessarily included in the Statutory List of Buildings. The following six buildings are on the Local List:

- Nos. 44-45
- Nos. 2-3
- Nos. 21-22

## **6.4 Park Buildings**

6.4.1 Bowling Pavilion: modest post-war single-storey structure of neutral townscape value.



**Figure 37** Bowling Pavilion view from north



**Figure 38** Bowling Pavilion view from west

6.4.2 Victorian Conservatory: the ‘Victorian Conservatory’ is not Victorian in date, only in style. No elements of the original Victorian Conservatory survive. The current building dates from 1930 and was constructed by W Richardson & Company of Darlington. HCC Parks and Burial Committee minutes indicate that the original building was in a dilapidated condition due to rotten wood, and the replacement 1930 building was referred to as a ‘new building’ and had a footprint 9 foot wider than its predecessor . Unfortunately the sign on the front (‘The Victorian Conservatory’) somewhat detracts from the building itself. However, this is a well-used attraction and a magnet for many people including families.



**Figure 39** Victorian Conservatory



**Figure 40** Victorian Conservatory and Lake





**Figure 41** View of The Victorian Conservatory in context

- 6.4.3 Cafe and Toilets: Providing much-utilised amenities, this building is purely functional and has little relationship to the rest of the park.



**Figure 42** View of cafe from Serpentine Lake

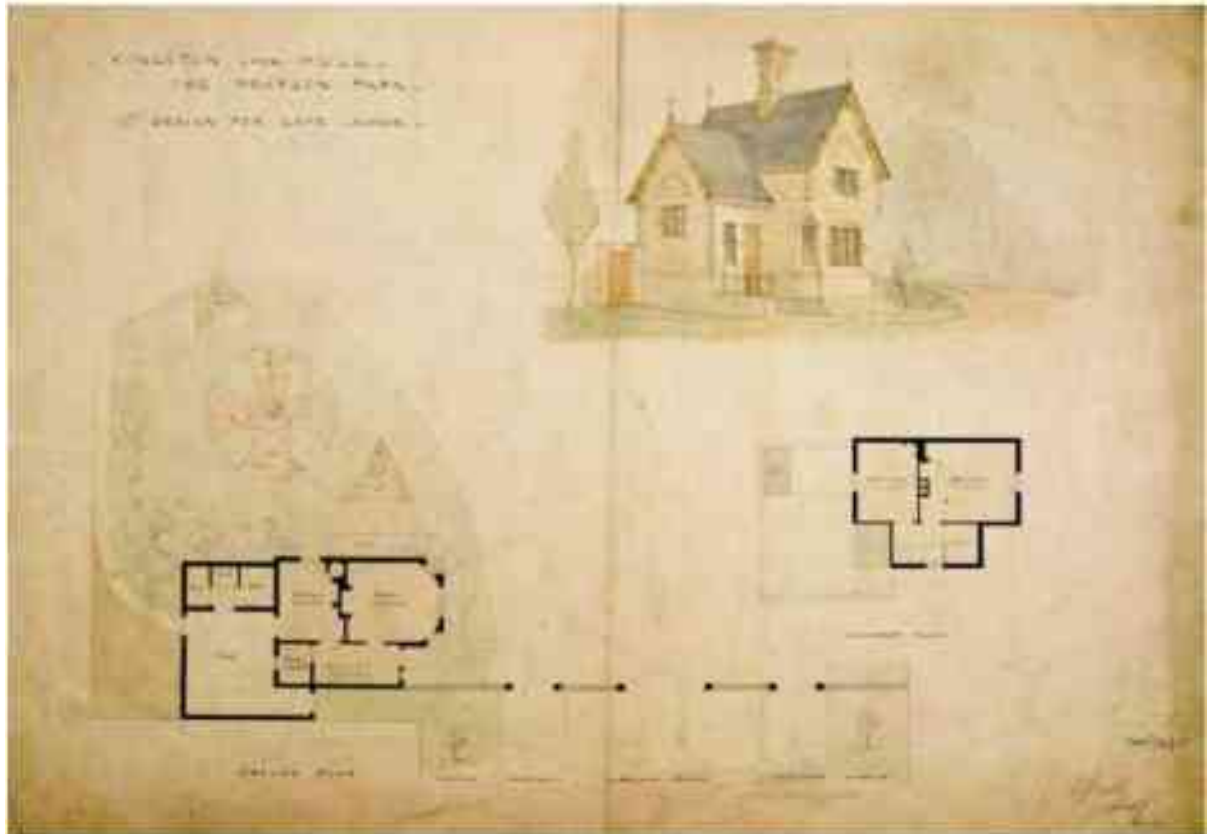
# 7 Geographical Areas: Character, Individual Properties & Architectural Detail

## 7.1 Area 1: Pearson Avenue Entrance to Park Road (Nos. 1 to 18)



Figure 43 Map of Area 1: Pearson Avenue Entrance to Park Road (Nos. 1 to 18)

- 7.1.1 The majority of properties in this area are mid to late Victorian, and of similar size. The exceptions are the 1970s flats on the east side, and the 1950s council housing in the south-east corner. Whereas the 1970s flats attempt to fit with the Victorian style and scale, the maisonette flats, Henson Villas, are set at a diagonal to the surrounding buildings and do not attempt to mimic. The space they fill was previously the site of a crater caused by a WWII bomb.
- 7.1.2 Made from either yellow or red brick with occasional variances for patterned brickwork, all the Victorian properties retain their slate roofs, an important feature that helps to unify the area. These properties face west and, as such, benefit from the view of the main park, grassed area, trees and bowling pavilion. Other important perspectives include the view from Beverley Road of the cast-iron gates, the view of these gates from the park, and the view of the green vista from Pearson Avenue, complemented by the modest landscaping of the East Lodge.
- 7.1.3 Negative features include the lack of consideration given to the south-east corner boundary and grassed area; the state of repair of two or three properties and of the landmark ornamental gates; the wheelie bins that congregate on pavements; and the edges of the central grassed area that are worn or churned up by vehicles.
- 7.1.4 No. 1 or East Lodge



**Figure 44** Design for No. 1 or *East Gate Lodge*

- 7.1.4.1 Designed by R. G. Smith, the lodge was finished in 1862 (Gibson) and is a Grade Two Listed Building. It exists today in a very sad state. Set within a long garden on the southern corner of Pearson Avenue and Pearson Park, the property is empty. Steps have been taken to secure the property from intruders and the weather. A design for this gate lodge, although not identical, bears similarities and gives an impression of what it would have looked like when new.
- 7.1.4.2 The ornate ridge tiles are mostly damaged or missing and the state of the windows cannot be seen due to the anti-vandalism screens. However, the decorative barge-boards are still in place, as is the patterned slate roof and contrasting black brick quoins. The lodge is Victorian Gothic, as the top window suggests, with patterned brickwork creating the high arch, and a ground floor bay window in stone. The garden is important to this house and, if restored, the house would be a fitting balance to the open corner. Entering the park through the gates, this openness is a gentle introduction, enabling an appreciation of the size of the park and scale of the trees.



**Figure 45** No.1 front angle





**Figure46 No. 1 including garden**

**7.1.5 Nos. 2 & 3 or Leicester Cottage**



**Figure 47 Nos. 2 & 3, or *Leicester Cottage*, front view**

7.1.5.1 Pre-1890, the villa has been restored in recent years, and is on the Local Heritage List. The placing of the telephone box is unfortunate as it blocks the view of the property. The ironwork decoration above the bay windows is of particular note, as are the intricate window surrounds. The ridge tiles and carved barge-board are interesting features.

7.1.5.2 The choice of double-glazing has tried to be in keeping with the style; unfortunately it does look out of place. Six satellite dishes are placed on the front elevation, in contravention of national guidelines for conservation areas, and break up the symmetrical form of the houses, as does the dormer window to the rear. The reinstatement of a boundary hedge at the front, as originally intended for the properties, could help to unify the property and provide a place to put the wheelie bins.

7.1.6 No. 4



**Figure 48** No. 4 front

- 7.1.6.1 No. 4, Pearson Park, a 1970s block of flats on an infill site, is owned by Sanctuary Housing and provides sheltered accommodation for the elderly.
- 7.1.6.2 The three-storey building, made up of three tenements comprising nine flats, is of brown brick with darker brown brick plinths in line with the front of each storey. The largest tenement is the furthest back and features a corridor connecting two differently-sized gabled tenements which project forward to make an asymmetrical front elevation. The smaller tenement on the left has the more pleasing character, being narrow with a steeply pitched gable and having a full-height bay central to its facade. The larger tenement on the right is asymmetrical and its character is utilitarian. The gable is broader with a full-height bay positioned to one side of its centre. On the opposing side of this gable a window on each storey complements each window in the bay.
- 7.1.6.3 An attempt has been made to capture the essence of the villa form in its scale and massing and its references to gables. Nonetheless, it lacks character and fails to integrate successfully within the park, as the pitched roofs are covered with modern concrete tiles which lack the aesthetic value of their traditional counterparts; the fascia and barge-boards are narrow and lack moulding detail; the window casements are of modern proportions and styling; and the colour of the brick, although muted, is not in keeping with the traditional palette of colours. The building does not succeed as a pastiche, but neither does it succeed as a modern housing block as it does not have its own integrity or style.

7.1.7 No. 5 does not exist as a property or as an address. The plot was not used and exists as a garden for No. 4. According to maps from 1890 to 1945, the plot for No. 4 was once used as the garden for No. 3.

7.1.8 Nos. 6 and 7



**Figure 49** Nos. 6 & 7 front

7.1.8.1 These houses are in semi-detached form and have been significantly altered in the last ten years. No.7 was rebuilt in 2000 following fire damage. The symmetry and sense of proportion that once existed between the two villas is evident only from a distance, with few features retaining the original specifications. No. 6 retains two sets of bay windows on both ground and first floor, whereas those on the first floor of No. 7 were not reinstated. The original sliding sashes have been replaced with top-hinged windows in UPVC. The replacement second floor windows increase the loss of visual unity. The brickwork of the arched doorways and ornate stonework are vital to the integrity of this pair of houses.

7.1.9 The passage through to Grove Street was closed due to unsociable activities but has been re-opened through a Rights of Way application.



**Figure 50** No. 7 & Grove St alley



7.1.10 No. 8



**Figure 51 No. 8 front**



**Figure 52 No. 8 front door**



7.1.10.1 Although obscured by foliage and a high fence, neither traditional nor in unity with neighbouring property boundaries, No. 8 still offers some of its original grandeur. The canopied, ornately pillared entrance, original front doors, capped columns on all of the double bays, dentil moulding above the lower bays, decorative fascia and gutter blocks, slated conical roofs above the bays and original chimney pots are worthy features, adding considerable value to the over-all appearance.

7.1.10.2 However, the original front elevation has been spoilt by three of the front facing bay windows having UPVC replacements installed, with hinged storm-proof openings, which detract from the remaining timber casement windows of a differing design. The addition of a plank-faced dormer window does not bring any harmony to the building, disrupting the roofline.

7.1.11 No. 9



**Figure 53** No. 9 front

7.1.11.1 Perhaps because of the open space to the right of it, this semi-detached house retains a sense

of splendour despite significant loss of character due to many changes to the original design.

7.1.11.2 The timber window frames and casement windows on the tall bays have been removed and replaced with UPVC frames and top-hinged windows. Some attempt has been made to replicate the mullion dividers, topped with original ornate capitals - matching the sister house at No. 8 - but the dividers are now plastic instead of timber.

7.1.11.3 The missing conical roofs from top of the bay windows create disharmony with its sister house. The additional window at ground level in the side elevation and the cementing over of an original arched attic window are unwelcome changes.

7.1.11.4 The Velux and dormer windows, together with the unattractively modernised window above the front door and replacement PVC gutters (instead of traditional substantial timber ones) are not in character. However, the ornate capitals atop the door columns, chimney pots (shared with No. 8), carved timber fascia boards with large gutter blocks, and original doors can be appreciated due to the open frontage, which could be improved by the planting of a low hedge.

7.1.12 An open grassed space stands in this corner of the park. A 'no ball games' sign and bollards preventing vehicular access to the grass do not provide a satisfying way of unifying the Victorian architecture with the 1950s council flats. It is unclear what the area is for, other than an exercise in maintaining a grassed area.



**Figure 54** No. 9 side wall and start of Henson Villas

### 7.1.13 Henson Villas



**Figure 55** *Henson Villas front*

7.1.13.1 The red-brick villas sit between Numbers 9 and 18 Pearson Park, originally occupied by Lime Villa at the west side and Malvern House on the east side taking up 4 of the original Pearson Park villa plots. It seems from the Hull bomb map that Malvern Villa and the Park Lane area was severely damaged by bombs in May 1941 necessitating demolition and clearance. Henson Villas was built in 1950 on the plots as part of the areas regeneration and are typical of their time. A much worn foundation stone can still be seen on the middle block. They currently offer a secure environment of 24 flats for single women and men, but were originally built for just single women. The Villas are built diagonally across the original plots in three blocks and have a low 2 storey profile set in open lawns with some trees around the periphery. They do adhere to the building line as the northwest corner of each block lies on it, but the diagonal alignment deflects the viewer off line. Wheelie bins are stored on the street, contributing to visual clutter. Each flat has its own outdoor porch or balcony surrounded by white metal railings with white support pole. The double-glazed windows are mostly similar to the originals, maintaining the rectangular, unimposing symmetry.

7.1.13.2 The view of the 6ft steel fence and housing beyond the park does not add value to this corner; and an attractive planting scheme could draw the eye away from this, whilst not causing an obstruction for the residents of the aforementioned housing. The low wooden fence, separating the spacious grassed area surrounding the properties from the broad carriageway, befits the properties and does not hem them in, but allows their view of the park to be uninterrupted and vice versa. The Bowling Pavilion nearby, of a similar era and material construction, helps to tie the villas in with the main park.

Figure 56 Henson Villas slide





7.1.14 Nos. 15 and 16



**Figure 57** Nos. 15 & 16 angle

7.1.14.1 These are semi-detached houses, possibly late Edwardian. No. 15 is partially obscured by a tree in front of the doorway. This residence has retained the black and white paintwork on the mock-timbered gable, but other timber windows are in need of attention. The projecting porches of both houses have been enclosed in glazed timber frames. They each retain the pebbledash facade to the proud frontage, original windows, tall chimneys and boundary treatment in the form of low stone kerb and hedging. Previously, iron railings would have risen from the stone edging.



**Figure 58** Nos. 15 & 16 front



7.1.15 Nos. 17 & 18 or *Kingston Villa*



**Figure 59**      **Nos. 17 & 18**

**or *Kingston Villa* front**

- 7.1.15.1 This property was built around 1870. Previously owned by Hull City Council and used as a residential care home, it was recently sold to a private investor. This property is of significant importance as it occupies a corner position and retains many of its historical features, including the sash windows. The well-detailed and substantial external timberwork of the boxed, corniced guttering, modillion type supports and fascias is carried on through to the rake of the gable ends, providing a classical aspect to the building.
- 7.1.15.2 The Fleur de Lys crested ridge tiles are almost complete and, along with the slate tiles and chimney pots, create an imposing roof. The Villa is constructed in smooth buff-cream brick, has two front doors, which are impressive with a double porch. Unfortunately, a replacement door on the left-hand side and cumbersome modern appendages to provide ease of access spoil the grand entrance through addressing solely practical concerns. The boundary hedge has been given a topiarian treatment. Although a plainer hedge may display the architectural style of the building to greater advantage, it is good to see a boundary treatment, close to the original style, continuing from Nos. 15 and 16. Round the side - on Park Road - grand, arched windows lighting a stairwell, together with a Gothic-style window in the eaves, create a composition similar to the front of a house. This carefully ordered design is disturbed by a plethora of wires, cameras and extractor fan outlets, as is also the case with the front of the house.



7.1.15.3 A planning application to install vehicular access across the pavement, remove the front boundary treatment and create front garden parking was refused by the Council in April 2014.



**Figure 60 No. 17 view from corner**

## 7.2 Area 2: Park Road Entrance to Princes Avenue and Wildlife Garden (Nos. 19 to 38)



**Figure 61** Map of Area 2: Park Road Entrance to Princes Avenue and Wildlife Garden (Nos. 19 to 38)

- 7.2.1 The West Entrance Lodge was originally a single storey building built in 1860-1 by R.G. Smith. It was reconstructed in the 1890s by Smith & Brodrick. A typical feature of this firm are the tile-hung gables which are also featured on F.S. Brodrick's own house.
- 7.2.2 The Yorkshire Wildlife Trust's (YWT) wildlife garden was originally the 'Gymnasium' and 'Ball Alley' when the park first opened, and later became Hull City Council's Parks Department yard with office. The building still stands and operates as the YWT's Hull base.



7.2.3 No. 19 Police Station or *Keysell Villa* (1861-2 by William Reeves)



**Figure 62** Police Station or *Keysell Villa* – diagonal

7.2.3.1 The ornately carved timber porch of the Police Station stands next to a small extension of the same building. With a slate roof and bricks in similar colour, this recent addition is not too conspicuous. Centre columns on the windows still remain, as do the barge-boards, finials and chimney pots. The fascia boards look too plain for this building and ridge tiles would not look out of place, although there are none to be seen. A modern access ramp to the porch is largely concealed behind a hedge.



**Figure 63** Police Station – side entrance detail



7.2.4 Nos. 20 & 20a or *Daulton House*



**Figure 64 No. 20 & 20a or Mosque and *Daulton House***

7.2.4.1 Daulton House, built in 1862-3, was designed by William Reeves as a large, two-storey house with impressive three-storey tower displaying a shallow, hipped roof with overhanging eaves. It has since been split into two properties.



**Figure 65 No. 20 Mosque**

7.2.4.2 The most obvious and interesting features are the Ionic doorcase with balcony above; and the simple, elegant windows with Georgian-inspired arches. One window to the first floor has a mullion with a detailed capital. The original door space has been in-filled with a UPVC replacement of inappropriate dimensions, losing the balance and solidity of the original design. The large, ground floor bay window and adjacent rectangular window, with splendid frieze detailing above, have also been replaced with timber frames in an untraditional layout that is not sympathetic to the overall design. Plastic drainpipes and signs, similar to the Police Station's next door, detract from the building's unified atmosphere. The frontage has a black and gold 6ft high steel fence, 'Sheffield' style bicycle stands, and bricks in a herringbone pattern are laid where the front garden would once have been. Number 20 has been a mosque since 1990 and in Spring 2011 Hull City Council approved planning permission for an extension to this building.



**Figure 66 No. 20a Daulton House**

- 7.2.4.3 The 20a part of Daulton House now appears almost as if it were a detached house due to its individual appearance reminiscent of a tall Chinese pagoda. The stone window surrounds on the upper floors and the guttering have been painted a deep turquoise which gives a distinctive note to the building.
- 7.2.4.4 The entrance is on the side, so the front shows the three levels with a symmetry broken only by the original sign showing the name of the house, in a delicious typeface from the period. Unlike 20, 20a retains a timber bay window on the ground floor. Both buildings retain their original sash windows on the upper floors, keeping a sense of unity. The front garden has a wooden picket fence surrounding it, with a variety of shrubs within, and a driveway to the side.

#### 7.2.5 Nos. 21 and 22 or *Linden Villas*



**Figure 67** Nos. 21 & 22

- 7.2.5.1 Built in 1870 and designed by R.G. Smith, these villas are locally listed. In the garden of No. 21 Pearson Park stands a tall *Araucaria araucana* (Monkey Puzzle tree). This obscures the view of the dwelling from the front and so photographs from either side have been included. These villas have a superb symmetry, with unusual features, making a positive contribution to the park. The central section is akin to Daulton House, with similar windows on the first and second floors. The rectangular windows have an additional feature: brickwork arches, with herringbone infill, providing a focal point in what would otherwise be too large a gap between the first and second floor windows.



**Figure 68** No. 21

- 7.2.5.2 It is clear, from observing the front door signs, that No. 21 has been split into at least three flats (Nos. 21, 21a and 21b). The front door is an interesting piece (possibly 1930s) but not in keeping with the whole design. This would have once been a window, with the original entrances to the side and back. First and second floor sash windows are still in place on the central part of the three-story building. The decorative corner columns and stonework at ground level should not be overlooked, being vital to the design and magnified on the first floor corners of the protruding two-storey high 'wings' of these villas. These are treated as columns with Corinthian capitals near to the roof.





**Figure 69** Nos. 21 & 22 street view

- 7.2.5.3 The ground floor bay window on No. 21 appears intact, with intricate wrought iron balustrades providing a mock balcony. This ironwork is also in place on No. 22, but unfortunately all the ground-floor windows on the front of this property were boarded up at the time of writing.
- 7.2.5.4 Privet hedges are along the front boundaries of both properties with No. 21 displaying a finial-topped steel fence, and No. 22 bow-topped steel railings. Driveways are next to each property. With a front doorway having been created on No. 21, cumbersome railings with steps have also been added, detracting from the simple grandeur that once prevailed. A support, sitting between the two properties, braces the front wall with the ground, bringing into question the stability of the structure. Dignified chimneys rise from either side of the building, completing the composition.



7.2.6 Nos. 23 to 28 or *The Parade*



**Figure 70** Nos. 23 to 28 *The Parade* street view

7.2.6.1 This space would have originally been plot Nos. 23 to 28. This area of land used to be a convent. The land now contains three-storey town-houses, twenty in all. These are numbered in the opposite direction to the rest of the houses in the park. Built in the 1970s, they are behind trees and shrubbery, helping them blend into the parkscape. So as not to create a wall-like appearance, they are differing distances away from the kerb, in a staggered arrangement. The dimensions and composition of these town-houses, with projecting first floor living room windows, have been built to capitalise on the land available. Unlike Henson Villas, these properties do not have space to sit comfortably, disregarding the character of the park. A pathway leads between Nos. 9 and 10 through to Park Grove.



**Figure 71** Nos. 23 to 28 view of *The Parade* alley



**Figure 72** Nos. 23 to 28 *The Parade* single dwelling

7.2.7 Nos. 29 and 30 or *Lake View Manor*



**Figure 73** Nos. 29 & 30 or *Lake View Manor*

7.2.7.1 Formerly known as *Saxby House*, this property was built in 1891. The two-into-one property is currently a residential home. ‘The original brick has been painted over but the porch and terracotta relief and owl medallions survive’ (Ketchell). Windows have been replaced with UPVC substitutes but the roof remains slate with decorative barge-boards and finials mainly still intact. The door internal front door of No. 29 is an inappropriate modern replacement. The plethora of wires, guttering and tall metal chimneys interrupt the composition and detract from the original workmanship. The front garden is now deteriorating tarmac.



**Figure 74** No. 29 doorway

7.2.8 Nos. 31 and 32



Figure 75 Nos. 31 & 32



Figure 76 No. 31 angle

- 7.2.8.1 Built in 1892-3, these villas now have large hedges between the garden and pavement. No. 32 has the original iron gate with emblem still in place. Both houses have an Arts and Crafts feel, with mock-timbered gables encompassing Venetian windows, and benefit from their ridge tiles being intact. The roof finial on No. 32 is in splendid condition whereas it is missing from the adjacent property. There are Rosemary tiles on both, with those on number 32 having recently been replaced. Balance is provided by both properties retaining their symmetrical arrangement of chimneys, complete with corbelling. The porches, with semi-circular arch with keystone, are continued vertically to the first floor, topped with Oriental-style over-hanging eaves. The first floor projection has windows on all three sides, the front showing the craftsmanship of the period with carved timber accentuating the lines of the structure.
- 7.2.8.2 Philip Larkin wrote ‘High Windows’ during his eighteen years of living at No. 32 and there is a plaque there to commemorate this.
- 7.2.8.3 On the 12<sup>th</sup> July 2017, the Secretary of State for Culture, Media and Sport added No. 32 Pearson Park to the List of Buildings of Special Architectural or Historic Interest. The building is now listed at Grade II.



## 7.2.9 No. 33 and 34



**Figure 77** Nos. 33 & 34

- 7.2.9.1 In Victorian Gothic style and emphasised by the tall windows, these semi-detached villas have fine examples of Early English arches on the ground floor rectangular bay windows with Perpendicular-arched side windows. These are topped with the original ornate iron balcony railings. No. 33 has some of the original tiling above the right-hand window of the pair. The porches are made from brick with pitched slate roofs. No. 33 has an open porch with Perpendicular arch and finial. Side windows on both porches provide for maximum light. On No. 34 the porch has been in-filled with a storm door. The porch has an arched lintel, which is a later addition. The timber frames of the windows on both houses are matching, although it is unlikely these are the original windows. As with Kingston Villa (Nos. 17 and 18), but of smaller proportions, the well-detailed timberwork of the modillion type gutter blocks and fascias is carried on through to the rake of the gable ends. This is a particularly fine functional design detail. However, the modillion-style gutter blocks have not been replicated when replacing those at No. 34.



Figure 79 No. 34



Figure 78 No. 33



7.2.10 No. 35 or *Rosemount*



**Figure 80** No. 35 or *Rosemount* front

7.2.10.1 Made from smooth buff-grey brick with a slate roof and timber windows. The projecting left-hand side of the building is a strong semi-hexagonal design with simple three-pane sash windows to the first floor. The ground floor windows are particularly noteworthy: they have kept their unusual frames with carved mullions and curved corners. The hexagonal design is repeated on the corner facing the entrance to the house, with the downstairs bay emphasising this with sprocketed eaves and slate tiling. In creating an extension, protruding from the bay and reaching to the front door, care has been taken to recreate the hexagonal shape but the result disrupts the form of the original design and appears confusing.



**Figure 81** No. 35 side



7.2.10.2 Velux windows punctuating the slate roof, blocked-up windows, appendages to the front door for accessibility, the modern extension to the rear – but visible from the entrance - and the car park which replaces the original landscaping all detract from the original character. Worthy of note are the timber fascias with dentil detailing in places, the window frames, original chimneys with dentilated brickwork and traditional-style downpipes.

#### 7.2.11 The Wildlife Garden



**Figure 82** Wildlife Garden entrance



**Figure 83** Wildlife Garden view of West Lodge

7.2.12 Comprised of a modest brick building - acting as the office for the Yorkshire Wildlife Trust – and recycling bins, beehives, weather station (Hull CC) and land devoted to an array of flora and fauna species, including a herb garden for public use. The boundary of the park includes the electricity substation, which can be viewed from Princes Avenue.

### 7.2.13 No. 38 or West Entrance Lodge



**Figure 84 West Lodge and garden**



**e 85 38 West Entrance Lodge**

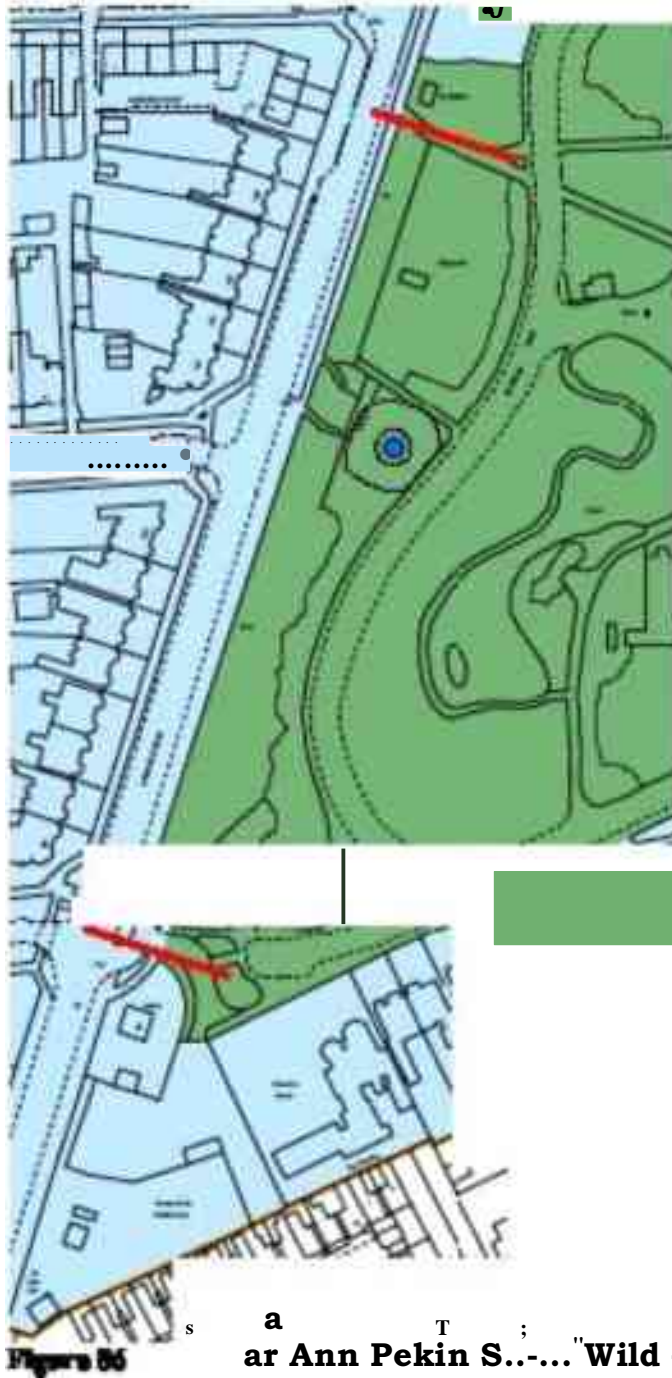
**Figur**

7.2.13.1 The lodge is complete with stately chimney, ornate ridge tiles, roof finials, jettied gable in Elizabethan-inspired timbering with ornately carved supports to the east and tile-hung gable wall to the north. The fascia boards are timber and the exposed rafters under the eaves are an unusual feature. String courses of contrasting brick encircle the dwelling. UPVC glazing has replaced original timber frames and there is a blocked-up window to the east. An extractor fan or flue on the east wall is disruptive to the overall design. Unfortunately, the clock on the jettied gable appears to be damaged. The garden is surrounded by a metre-high bow-topped fence.





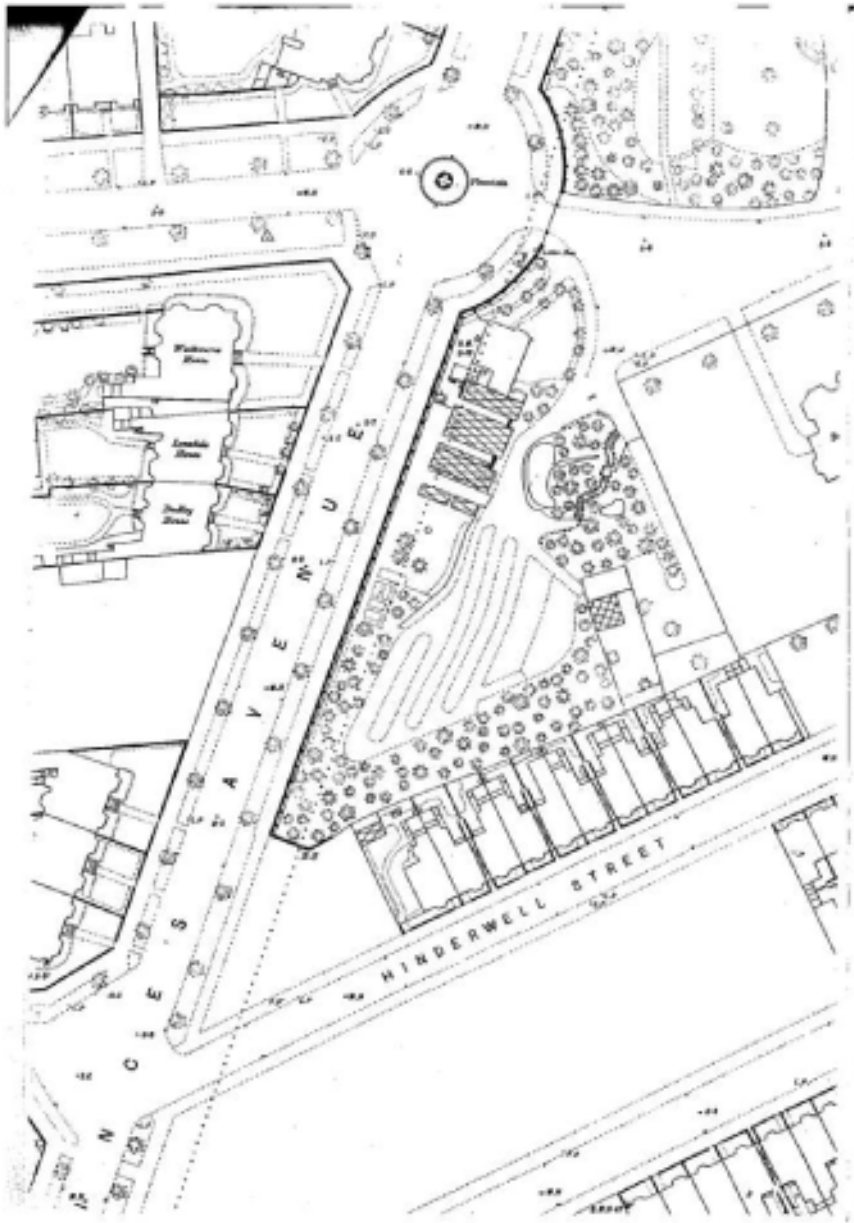
### 7.3 Area 3: Princes Avenue West Lodge Entrance to Children's Play Area



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**Figure 87** A map of the West Lodge entrance showing the original fountain

- 7.3.1 This part of Princes Avenue which forms the western boundary of the park has a bulbous shape, due to a fountain that used to connect The Avenues residential development to the park.
- 7.3.2 There are only two buildings in this area: the attendants' office in the children's play area and the electricity sub-station to the north of this space. Further descriptions of the central grassed area are in Sections 3 to 6.
- 7.3.3 At the beginning of this area are bow-topped railings which cordon off the grass bank that abuts Princes Avenue. The entrance from Princes Avenue begins as a semi-circular turning area where the road would have once circumnavigated the fountain (see Fig. 88). This entrance also leads to the Wildlife Garden. Vehicles are unable to access the park here as bollards and planting stretch across the wide former highway. A brick wall provides a backdrop to two green benches to the left of the entrance.
- 7.3.4 A tall fence has recently (Summer 2013) been installed along the perimeter of the park adjoining Princes Avenue.
- 7.3.5 The West Lodge entrance gives a view of the southern carriage road. A wildlife area with trees and an information board is located on the inside of this corner. An earth path curves from the road, between this space and the Victorian Conservatory, over the gentle hillock to the lake.



**Figure 88** South-west corner view inwards



**Figure 89** View from south-west corner of cupola and cafe

7.3.6 The planting on the west perimeter is dense. The planting offers interest but does not afford an opportunity to view the vistas from the park and into the park.





**Figure 90** View of planting on west perimeter through to Princes Avenue



**Figure 91** View of south-west corner from west perimeter road

7.3.7 The cupola, once atop Hull's old Town Hall (now demolished), stands on a mound near the lake.





**Figure 92** Cupola (prior to removal of bow-top fencing in 2013)

- 7.3.8 The Children's Play Area is well used and located on the west side of the carriage road, opposite the lake and cafe. Verge protection has been laid in places to prevent vehicles encroaching on the grassed area. Large boulders have been installed on top of the plastic matting as further prevention against vehicular damage to the grass. Hindered by the matting and tree cover, grass growth is sparse, giving a tired appearance to the verge.



**Figure 93** Children's Play Area

7.3.9 The trees enhance of this area and provide vertical relief from a large amount of street furniture.

7.3.10 A cycle path running diagonally across the park connects here to the northern end of Princes Avenue.



**Figure 94** West perimeter road showing cafe and cycle path



## 7.4 Area 4: Princes Avenue North-West Entrance to Pearson Avenue and Gates (Nos. 40 to 74)



**Figure 95 Map of Area 4: Princes Avenue North-West Entrance to Pearson Avenue and Gates (Nos. 40 to 74)**

- 7.4.1 Attention to detail by those responsible for caring for the houses will ensure the longevity of the designs and enjoyment for future generations, as described here in 2010 in a document produced by Hull City Council: 'Gault brick and slate roofs predominate along the north section... (and if) Gault brick is to be referenced then care needs taking (when) choosing the brick as recent examples in the city use a yellow brick which is too brash - it needs to be a shade of grey' (p8, Draft Development Brief for 46-47 and 51, Pearson Park Hull CC). October 2010
- 7.4.2 Many of the properties have features that are worthy of retention, knowledge and care.
- 7.4.3 An electricity substation, set back from the park, is located on the northern side of the cycle and footpath to the north of the children's play area. In front is landscaping of trees and grass, with an unofficial path, known as a 'desire line', cutting across from where the cycle and footpath meet Princes Avenue to the back of No. 40 Pearson Park.



**Figure 96** Nos. 40, 41 & 42

7.4.4.1 Arts and Crafts inspired (circa 1920) and tucked away behind a bank of rhododendrons. The roof is double-gabled on the south face. The north end is hipped with the main gable to the west, facing Princes Avenue. It is the only villa that has gables not facing the carriageway. The unusual roofline leads the eye to the next house rather than emphasising the separation. Tall chimneys rise from the hipped end and the roof is covered with traditional Rosemary tiles above exposed rafters. UPVC windows have replaced the originals but the guttering looks traditional and in-keeping with the style. The brickwork is exposed two ft above the ground as a feature, above which is painted pebbledash. The garden is separated from the pavement by bow-topped railings.



**Figure 97** No. 40



#### 7.4.5 Nos. 41 & 42



**Figure 98** No. 41 angle

- 7.4.5.1 The villas at Nos. 41 & 42 are semi-detached and constructed in buff-grey brick. Each have their own characteristics: No. 41 has a square tower with turret and, as a result, extends further to the side than No. 42. Harmony is obtained through the placement and repetition of the window style. They both have double-height bays. On the ground floor the bay windows have semi-circular arches. On the second floor, the arches are segmented. These two types of arches are repeated on other apertures throughout. Tall sash windows are in the middle of the design on the ground and first floors, with small arched dormer windows above each. No. 41 retains the original semi-circular arched window in the gable end, but No. 42 has an over-sized rectangular modern replacement destroying the symmetry of the upper floor.

7.4.5.2 Satellite dishes on both properties are visual clutter, as is the faux-lead diamond-patterned glazing on all No. 41's bay windows and all four of the central sash windows. Unity is lost by the use of concrete tiles on the roof of No. 42. The dormer window on the side of No. 42 is an unattractive addition to the roofline. Wheelie bins litter the pavement and former grand entrance to No. 42.



**Figure 99** Nos. 41 & 42

#### 7.4.6 No. 43 or *Studley House*

7.4.6.1 A Grade II Listed Building constructed in 1867 using buff-grey brick. The door surround is incredibly detailed, typical of the best decorative timberwork that flourished in Hull during the Victorian era: ‘...some areas like Hull excelled in exuberantly designed woodwork’(Rock). Its decorative corbels, Roman Composite capitals atop the columns and elaborate frieze fronting the porch make an imposing entrance.



**Figure 100 No. 43 or *Studley House* front**



**figure IUI No. 43 front door**

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mc\*



**Figure 102 No. 43 ground floor window**



- 7.4.6.2 The mullions of the ground floor bay windows are embellished with intricately carved leaf designs coming from the mouths of lions. The pattern of the door frieze is replicated in the frieze work above the windows.
- 7.4.6.3 The substantial boxed guttering and ornate modillion-style gutter blocks continue around the side of the house, creating a dramatic shadow line. The fascia board is particularly fine with unusual rope and etched detailing.
- 7.4.6.4 The positioning and dimensions of the dormer windows between the corbelled dogtooth chimneys gives balance to the roof. The fine carvings above these windows, like the stonework above the first floor windows, add interest and provide unity with the overall design.



**Figure 103 No. 43 top windows**

- 7.4.6.5 Sadly there are features in a state of neglect: deteriorating stonework above both bay windows, and large portions of the gutter at the front are missing or decaying which, if not rectified, will cause substantial damage to the fabric of the building.
- 7.4.6.6 However, the sash windows look to be intact and the front path remains as flagstones, probably from when it was built, giving the dwelling a sense of place within its surroundings. The PVC downpipe and satellite dish to the left of the house are unattractive. Several bins are kept on the pavement: a disadvantage of houses in multiple occupation is the number of bins required for each flat.





**Figure 104 No. 43 angle**

#### 7.4.7 Nos. 44 & 45



**Figure 105 Nos. 44 & 45**

- 7.4.7.1 This pair is circa 1890 and listed locally. Like many of the villas in the park, they are three-storey and semi-detached. The ground floor bay windows are topped with scroll-like motifs, whereas the bay windows to the first floor have dentilated patterning and pillar-style mullions with ornate capitals. Brickwork to the corners of each dwelling has a chequered effect, complete with Corinthian style stonework at the top to connect the gables to the storeys below, adding visual strength to whole composition.

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**Figure 107 Na 45 fruit**





**Figure 108 No. 45 side**

- 7.4.7.2 The door casing is original, as are sash windows on each front-facing window. The windows in the attic are both later additions: one is a dormer window and the other a Velux. Neither offers anything other than to disturb the lines of the symmetry and style.
- 7.4.7.3 Stone Fleur-de-Lys finials above each third floor gable window are an attractive feature as are the raked cornices of both gables. The corbelling and dogtooth detailing on the chimney of No. 44 are intact but have been removed from that of No. 45. Both villas have modest hedges that allow good views of the properties and suit the original intentions of the designers of the park.



**Figure 109 No. 45 detail**



#### 7.4.8 Plots 46 & 47

- 7.4.8.1 Plots 46 & 47 were part car park, part lawn for No. 48 when it was used by the Social Services Department. In 2013, this plot was sold separately from No. 48 and no longer belongs to it.

#### 7.4.9 Plot 51

- 7.4.9.1 Plot 51 is an extended garden for No. 50 but in 2013 it was sold separately from No. 50 and no longer belongs to it. The historic plot map shows the original plots. Next, the 1890 Ordnance Survey (1/500) map shows Plot 51 clearly combined as an extended garden for No. 50 whereas Albert House and plots 44-48 have not yet been developed.

- 7.4.9.2 By 1928 there is a rectangular shape on Plots 44 & 45 indicating what appears to be tennis courts, which seem to associate with No. 48 as the boundary disappears. The 1910 map shows Plots 44 & 45 have been developed but with no indication of 46 & 47 being associated with adjacent plots.

- 7.4.9.3 In October 2010 a draft development brief was written for these two pieces of land (Hull City Council), from which the following extract is derived:

‘The building detail varies and distinguishes the buildings from each other while retaining a harmony within tolerances with the exception of the aforementioned No. 59. These tolerances can be defined and form the basis for design guidance as follows:

- a) Design: building line – this is a fundamental element, any building as infill or redevelopment in Pearson Park must strictly adhere to the building line. Both sites have mature trees whose canopies cross the building line and any development is likely to result in their loss. Although Planning Permission overrides a tree preservation order any approval for these sites will be conditioned so that a contract for the development must be let before the trees can be removed.
- b) Scale: a building of three modern storeys seems to work, one floor of additional roof accommodation is acceptable as a precedent from the park villas.
- c) Ground Floor Ceiling Heights: these need to be higher to reference traditional proportions and allow for higher ground floors (600mm) through flood risk requirements.
- d) Eaves Heights: there is a tolerance as the eaves heights in the traditional villas vary but the lowest (No. 54 = 8.14m (26.75feet)) and highest (Nos. 52 & 53 = 9.14m (30 feet)) should not be exceeded.
- e) Massing: this has been created by the scale and the plot widths which were originally quite uniform. However, plots 46, 47 & 51 have been encroached upon to facilitate rear access to Nos. 48, 50 & 52. It is uncertain whether the original plot width is attainable. From adjacent precedents a building the same width of No. 50 (11m) would fit on plots 46 & 47. Plot 51 could take a building about 13m wide roughly the same as Nos. 52 & 53.
- f) Roof form: in such an important context as Pearson Park it is important to achieve harmony and the roof form can have an important role in achieving this.
- g) Detailed window proportions, bays and gables help reinforce the synergy of spacing, rhythms, verticality and animation.
- h) Ornamentation: this is characteristic of the traditional villas and should be allowed to distinguish them.
- i) Symmetry: this is a predominant characteristic of the traditional villas and a valid cue that can be taken to retain the harmony.
- j) Materials: gault brick and slate roofs predominate along the north section of Pearson Park (ten plots), some red brick (two plots) If gault brick is to be referenced then care needs taking when choosing the brick as recent examples in the city use a yellow brick which is too brash, it needs to be a shade of grey.
- k) Permeable paving and parking areas are required to minimise run off. Although there is some evidence of gravel in adjacent plots this is not compatible with wheelchair use, and so cohesive, unyielding surfaces are required.
- l) Boundary Treatment: the hedge on the boundary of plots 46 & 47 is well established, maintained and in character so should be retained.

- m) The boundary to plot 51 is incongruous modern railings which do not really relate to the context or harmonise with a new building - so appropriate treatment that relates to a new building (see No. 4) or the characteristic hedges should replace them.
- n) Boundary Treatments: The hedge on the boundary of plots 46 & 47 is well established, maintained and in character so should be retained.

No. 59 and No. 69: The two plots are strongly embedded in the current contextual built form and park setting that have been derived from the original vision. The quality of any proposed development will need to be exemplar if it is to be considered appropriate as there are examples of uncharacteristic development such as No. 59, Pearson Park and No. 69, Pearson Park where there is some acknowledgement of materials but in terms of scale, styling and form they are incongruous and do not successfully integrate.'

#### 7.4.10 Nos. 48 & 49



**Figure 110 Nos. 48 & 49 front**

7.4.10.1                      Constructed in red brick and date from 1890 to 1910. Their names are *Westwood* and *Beechwood* respectively. No. 48, or *Westwood*, used to belong to Hull City Council and has recently been sold. They are semi-detached and have a solid form with a clear sense of symmetry. On the first floor, the timber-framed sash windows with segmented arches are set in pairs, providing regularity. The only discrepancy is the lowering of one pair's sills (at No. 48). Their matching first floor balconies in semi-hexagonal form offer strength in the continuity of two horizontal brick lines, stretching the length of the front face.



**Figure 111 No. 48 or *Westwood* side**



**Figure 112 No. 48 or *Westwood* front**



7.4.10.2 *Beechwood*, like its adjoining neighbour, has many original features, such as slate roof, clay ridge tiles and finials, corbelled chimneys and Venetian style dormer window. Unfortunately, this has lost its original central glazing, losing harmony with its partner. This semi-detached pair are the only houses in the park to have a deep concave plaster-type fascia with timber architrave beneath and dentilated timber moulding above, on which the guttering sits.



**Figure 113 No. 49 or *Beechwood* front**

7.4.10.3 The state of repair of this dwelling was cause for concern: timber window frames were clearly rotting. However, the beautifully ornate timber porch to the side was still intact. Update: *Beechwood* has recently been sold and is undergoing refurbishment and conversion to flats.



**Figure 114 No. 49 angle with replacement double-glazed timber sash windows**



#### 7.4.11 No. 50 or *Albert House*



**Figure 115 No. 50 or *Albert House* front angle**

7.4.11.1 A Grade II Listed detached villa built in buff-grey brick in 1862, the size and form is similar

to Studley House (No. 43). The building has slate roofing, comprised of two parallel hipped roofs, joined at the front by a perpendicular 'bridging' pitched roof. This is recessed from the front of the hip and parallel with the carriageway. Beneath this is a central rectangular window in the recessed part of the front facade. There are two replica windows either side on the prominent two-storey sections. The windows are traditional sash construction and have carved, painted timber surrounds with stone lintels and sills.

7.4.11.2 The boxed guttering and modillion-style gutter blocks appear to be in a good state of repair and add visual weight to the design. Ground to roof corner detailing on the plane beneath the hipped roofs emphasises the solidity of the design. The pattern of five rows, recessed single row, then five rows again give a column-like appearance suggestive of alternating rustication usually found on grand buildings from the early 19<sup>th</sup> century. This stonework is more often known as Queen Anne style.

7.4.11.3 On the ground floor, two large bay windows are similar in dimension to the front door surround. The mullions of the downstairs bay have intricately carved scroll and leaf corbelling, supporting horizontal projections at the corners of the bay. This gives an angularity which is echoed in the front porch and the gutter profile.

7.4.11.4 The grand porch has timber panelling on the columns and within the recess to complement the fine carving of the Composite capitals and central carved portrait. Glazing is on both sides.

7.4.11.5 A privet hedge is all that remains of the original front garden. Concrete slabs provide an ugly

solution to accessibility, as does the ramp that encases the frontage. An enclosed fire escape and black steel railings to the east side detract from the harmony of the site with the grassed plot and mature horse chestnut tree next door. A recent planning application designates the fire escape and ramp to be removed.

7.4.11.6 On the west side of *Albert House*, a single chimney breaks the symmetry: it is unclear if there would have been two originally.





**Figure 116 No. 50 first floor window and roof**



**Figure 117 No. 50 front doorway**



**Figure 118 Nos. 52 (*Fernlea*) & 53**

- 7.4.12.1 This pair of symmetrical semi-detached houses is in red-brick with Mock-Tudor gable ends above two-storey bay windows that begin at ground level. The roof is slate with some of the original features - iron ridge detailing and finials - still intact. The gables have flowers and scroll reliefs in white with fish-scale type red tiles contrasting with the black timber. Scalloped edging on the lead beneath the gables, reminiscent of the fish-scale tiling above, is an unusual feature. The white relief is echoed in the oak leaf pattern above the first floor bay windows and the magpie colour scheme is repeated in the design above the dormer windows, between the ground and first floor bay windows, and door surrounds.
- 7.4.12.2 The chimneys have corbelled detailing and retain their tall chimney pots. The dormer window on No. 53 has been altered so it has a transom opening. The square window on the main gable has also been replaced for one that has a transom opening, whereas the first floor rectangular window above the front door has been replaced with a single pane beneath the six-panel top piece. Unfortunately on No. 52, one of these six panels has been removed for an extractor fan. These glazed panels, also known as lights, are repeated in the bay windows and above the doors. The replacement windows interrupt the verticality of the original design.
- 7.4.12.3 On the black and white linear door surrounds sits a glass cover, creating a porch at the front doors. Callers at the houses are separated by a glass panel. The porches, as are the windows, are timber-framed. At either side of the adjoining houses is a triangular bay window that rises two-storeys high, matching the front bays.
- 7.4.12.4 The only separation these two houses bear is the landscaping to the front gardens. No. 52 has a vehicle entrance at the left side of the property, as does No. 53 which also has a path leading directly from the pavement straight to the front door. Edging stone marks the boundary of the properties with privet and beech hedges at No. 52 & 53 respectively.







Figure 119 No. 52 or *Fernlea* front



Figure 120 No. 53 front

#### 7.4.13 No. 54 or *Avon Lodge*



**Figure 121 No. 54 or *Avon Lodge* front**

- 7.4.13.1 Built in 1862, this detached villa is Grade II Listed and constructed from buff-grey brick with slate 'L' shaped roof, also known as a 'hip and valley' design. The villa extends to the west side towards the rear. The gable end is the most prominent part of the building and displays well-detailed timberwork of modillion-style gutter blocks and fascias. This feature is continued horizontally, and in part, on the gable, emphasising triangularity.
- 7.4.13.2 The Norman-style arch, of the same type seen on *Daulton House* (Area 2), is used on its own above the front door and in a pair above the ground floor curved-glass bay window on the prominent gable end. This focal point appears to have the original interior shutters. Externally, detailed carved scrolls are highlighted by the simplicity of the mullions and deep head. Segmented arches are located on the first floor and on the west protrusion.
- 7.4.13.3 The most striking feature is the Regency-inspired balcony: 'fine ironwork... made as delicate as gossamer, roofed in curving metal like a Chinese pagoda' (Observer's Book of Architecture, 1954). Large rectangular windows are located underneath the pagoda area which itself has a concrete base with decorative pillars and miniature fence. This ironwork is painted white, as are the decorative plaster surrounds on every window.



Figure 122 No. 54 verauda

74.13.4 A /trivia hodgc bordcm tit front of tho groperty and a drivoway to tbc cwt sidc mats an original-looking prago in buff-grcyb rick with slaw roof.



#### 7.4.14 No. 55 or Welwick House



**Figure 123 No. 55 or Welwick House**

7.4.14.1            Possibly named after a village of the same name in the local South Holderness district, towards the east coast, *Welwick House* is a three-storey symmetrical detached villa. Two large bay windows, with restrained but elegant carving, stand either side of the grand, shallow-stepped front entrance. Recent restoration leaves the brickwork appearing sandstone in colour. To the first floor three equally-spaced rectangular windows have carved stone surrounds with unusual curved top corners, a central top motif and embellishments on the bottom corners. The curved shaping at the top is replicated in the timber sashes.



**Figure 124 No. 55 detail**

7.4.14.2 Unlike several other properties in the park, the fascia above the corbelled string course with

rope design has been replaced in modern materials. This detracts significantly from the original concept. Queen Anne style stonework on the corners of the villa is carefully proportioned to complement the whole design and works with the gutter blocks in unifying the composition. The replacement barge-boards on the three dormers are over-dominant.

7.4.14.3 The two well-positioned chimneys have, unusually, carved stone corbelling rather than brick.

The porch has panelled columns with decorative corbels and rope detailing. A central rose motif is repeated several times on the bay windows. Traditional sash glazing appears throughout, apart from the three small dormer windows where UPVC has replaced original timber, albeit sympathetically.

7.4.14.4 The front garden has been replaced by tarmac for vehicular parking. A wall with large steel gates joins the property to the park. This appears to be a later addition.

#### 7.4.15 No. 56 or *Pearson Park House*

7.4.15.1 This takes many characteristics from the Italian Villa style: low-pitched roof; wide, overhanging eaves supported on ornamental brackets; windows with semi-circular heads. This three-storey detached house in buff-grey brick with slate roof has an array of differing heights and sections, complete with semi-circular and segmented arched windows. Above a two-storey semi-hexagonal bay window sits an arched rectangular window.



**Figure 125 No. 56 or *Pearson Park House* front angle**



**Figure 126 No. 56 front angle detail**

- 7.4.15.2 The overhanging eave on this gable end is a striking feature with its rich timber corbelling and stone beading which is continued across the front elevation. The grey PVC guttering and fascia board on the recessed frontage are unwelcome modern appendages, as are the white replacement UPVC first-storey bay windows which jar with the rest of the colour scheme.
- 7.4.15.3 To the right of this protruding frontage is a three-storey rectangular section that hosts a rectangular window, flush to the roof, on the second floor; an Italianate triptych of semicircular windows on the first floor; and a triptych of segmented arched windows on the ground level. This section is finished with a shallow-hipped roof.





Figure 127 No. 56 front detail



Figure 128 Side of No. 56 through trees



7.4.15.4 To the left of the ground-floor bay window is an out-of-character, flat-roofed extension. Above this is an unpainted stone window surround where a window once was, now replaced by bricks. The alteration and extension do not look new and similar bricks have been used to minimise disturbance.

7.4.15.5 To the back of the property, a new-build annexe-type dwelling is visible and is not an attractive addition to Pearson Park House. Satellite dishes, aerials and wires clutter the front of the property. Next to the front lawn, poorly maintained iron railings about the pavement and evergreen foliage does much to provide privacy, blocking the view of the villa. Throughout, ornate stonework painted white accentuates arches and surrounds windows to provide reference points.

#### 7.4.16 Nos. 57 & 58



**Figure 129 Nos. 57 & 58 front**

7.4.16.1 The steeply pitched slate roofs, strong vertical lines of the windows and highly ornate barge-boards are characteristic of the Gothic Revival style. The barge-boards are finely crafted and, although in need of repair, balance with the visually heavy stone window surrounds. There are two types: flush with the brickwork, with straight and castellated edging; and relief which provides depth through catching the light and casting shadow. The front face is comprised of two gable ends, separated by a recessed wall meeting the hipped roof which bridges the gables. On this bridge sits a smaller gable tiled in slate, with barge-board. This window is comprised of two vertical glazed panels with stone mullion; and semi-hexagonal arches are atop both glazed verticals. In the triangular space between the window and roof is a stone shield, integral to the brickwork. Underneath this sits a larger window with three vertical sections with similar stone mullions. Each vertical has curved top corners pointing inwards that then reach up again before an abrupt horizontal top. The stonework has decorative motifs above the two centre mullions.



**Figure 130 Nos. 57 & 58 inc. side**

7.4.16.2 On the right of the property, there is a two-storey semi hexagonal bay window which is part of the gable end. On the gable end to the left of the property is a ground floor bay window with a window directly above, with no brickwork between them. This has two vertical sections with Gothic-style pointed tops at a shallower pitch than the gable ends.

7.4.16.3 Two tall chimneys provide unity to the design and emphasise the vertical strength. The proximity of the ground floor windows to the earth gives the villa a solidity and comfortable atmosphere. Both gable ends have a small, narrow, rectangular, one-pane window reminiscent of those in medieval castles. They are surrounded with castellated-edged stone, flush with the brick. Only the left-hand gable end retains its finial.



**Figure 131 No. 57 front detail**

7.4.16.4 The east side of the property has three gable ends and the west side hosts two. These faces are very important to the overall design and the aerial view shows the complexity of the roof arrangement. The design concept, to include eight gables on three faces, is worthy of note.

7.4.16.5 These semi-detached villas do not have front doors and further interesting features can be seen at each side. A thick, robust privet hedge surrounds the perimeter of the front garden which acts as an earth driveway.

#### 7.4.17 No 59 – Block of flats



**Figure 132** No. 59 - 70s flats - front

7.4.17.1 With a slightly lower roofline than the neighbouring properties, this 1970s purpose-built block of flats sits on the land allocated to No. 59. Efforts have been made to enable this building to fit in: the use of buff-cream brick and slate roof tiles pays respect to many of the other villas. Postmodern architecture can be extremely attractive with simplicity of line and use of materials. Unfortunately, this asymmetrical design has a feeling of being stunted and lacks the carefully planned visual balance necessary for it to meet the high standards of the surrounding villas. The large square windows and four vertical brick upright walls on the third floor are ‘statement’ features but detract from attempts to be congruous with the surrounding villas.







**Figure 133** View of Nos. 59, 58, 97 & 56

**7.4.18** Nos. 60 & 61 or *Woodville*



**Figure 134** Nos. 60 & 61 angle



**Figure 135 Nos. 60 & 61 closer**

- 7.4.18.1 A large weeping willow tree and thick privet hedge in the garden of No. 60 obscure the view, but provide interest, to the first of this buff-grey brick symmetrical pair of properties with slate roof. No. 61 has a tall, black wrought iron fence to the front, separating from the pavement an area for car parking in front of the house.
- 7.4.18.2 The properties have box-like appearance because of the rectangular two-storey bay windows, beginning at ground-level, and the brick porches with scalloped pediment, replicated at the top of the bay windows. This detailing helps to breakdown the linearity of the design and add interest, as do the Queen Anne style semi-circular arches above the front doors and first floor windows, located directly above the front doors. Each house has a rectangular dormer window, with pediment, on the third floor, located above the front door and arched window. Next to this, to the centre of the properties, are gable ends with parapet and pediment as features of each. In each gable sits a horizontal rectangular window.
- 7.4.18.3 The two rectangular windows on the ground floor in each house are original timber sash. This window arrangement continues on the first floor in No. 60, whereas in No. 61 the two individual windows have been replaced by one horizontal rectangular timber window in the bay. This confuses the design as the strong vertical line that carries the gaze up the building is disrupted and the harmony ceases. To restore the unity of the two buildings would require the reinstalling of the brick mullion as well as sash windows. The gable end window on the third floor has also been changed for a one-third opener, but this is not as jarring as the window below.



**Figure 136 No. 60 angle**

7.4.18.4 On the corner above the front door the name plaque of No. 61 reads 'Woodville'. The plaque on No. 60 is virtually illegible ('Ryo...') as the stone has weathered severely. This could be due to pointing using incorrect materials which can accelerate damage to stonework. The stonework on No. 61 is painted cream and is well-maintained, although this is not necessarily how it would have looked originally. As the lintels and sills next door are unpainted, it is likely the original materials were celebrated and left exposed.

7.4.18.5 A very large fire escape on the side of No. 61 is clearly visible from the front and possibly provides access to flats but currently resembles New York tenements, uncharacteristic of Pearson Park. While necessary for safety in Houses of Multiple Occupation, fire escapes are unsightly additions to houses of this era.





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**Figure 138 No. 61 with Umfoot**

**7.4.19 Nos. 62—65**



**Figure 139 Nos. 62 to 65 angle**

7.4.19.1 Four terraced houses in three-storey formation are located down a tenfoot in the north-east corner, hidden from the main park and carriageway. They retain much of their original character through two-storey bay windows; decorative timberwork on gable ends above these bays; very tall, integral front entrance porches with decorative stonework above these and the first floor rectangular windows; rectangular windows in the gable end with bevelled top corners, and grand chimneys.



**Figure 140 Nos. 62 & 63 front**

7.4.19.2 Each has lost its original slate roof and had a Velux-style window implanted in its roof, located roughly above the front entrance. Nos. 62 to 64 also have a replacement finish to their bay window roofs: felt and bitumen, rather than lead which is seen on No. 65 and is likely to be the original material used. No. 64 & 65 have finials atop their gable: both appear to be replacing the originals.



**Figure 141 Nos. 62 & 63 front doors**





**Figure 142 No. 62 gable detail**



**Figure 143 No. 63 gable detail**



**Figure 144 Nos. 64 & 65 front**

- 7.4.20.1 This end terrace appears to be the only one of the properties which has not been split into flats. This is surmised by the number of wheelie bins outside the other houses. Unfortunately, No. 65 has replacement PVC guttering and although the other properties may well have the same material, this white PVC is demonstrative and a significant compromise of the design. Likewise, the addition of an exterior front door complicates the entrance and ignores the previous design. The property retains the only timber sash windows in the terrace: the rest are UPVC replacements whose varying styles disrupt the harmony of the front elevations of this row. No. 64 (no. 2 Elm Villas) was the house that Zachariah Pearson, donor of the park, lived in for the last 27 years of his life. He lived there with his wife and family till he died in 1891.





**Figure 145 No. 64 gable detail**



**Figure 146 No. 65 gable detail**



**Figure 147 Nos. 64 & 65 front doors**

7.4.20.2            The enclosed area in which the terrace is located has several mature trees which help to connect this part to the rest of the park. Unfortunately, there is also a significant amount of waste and litter deposited which detracts from the enjoyment of the space. No. 65 is the only property that has an enclosed front garden through use of black iron railings topped with finial detailing.



**Figure 148 View of Nos. 62 & 63 in context**

7.4.21 Pearson Park Care Home (No. 1 Eldon Grove)



**Figure 149 Pearson Park Care Home**

7.4.21.1 Although this property is not part of the conservation area, it is included due to the visibility of it from the park.

7.4.21.2 There are six large, rectangular, traditional sash windows spread evenly in rows of three across this gable wall. These windows, and the three rectangular windows in a similar style on the adjoining extension to the left, are worth maintaining. A brick driveway has been created leading from the park, although it is likely the remaining boundary stones once continued, leaving a side garden with foot access to the park.





7.4.22 No. 66 or *Vicarage*



**Figure 150 No. 66 side angle**



**Figure 151 No. 66 front angle**

7.4.22.1 Built in the early 20<sup>th</sup> century, this red-brick, two-storey detached house is Edwardian in style

and shows some Arts & Crafts influence with the top half rendered and painted white. Other suggestions of this are the leaded windows and circular windows on either side of the house at ground floor level: useful for a peripheral view. There is no front door, only a side entrance. The house is square in shape with pavilion roof in Rosemary tiles. A ground floor brick extension is located to the rear: it is unclear if this is original.

7.4.22.2 Two timber bay windows on the west-facing front are each composed of five vertical windows with a leaded, stained-glass design in the top third of the design. Traditional-looking downpipes and hoppers painted white are unobtrusive and fitting with the white timberwork. Two tall chimneys rise to the south of the property and a shorter chimney is on the north side.

7.4.22.3 Five differently-sized rectangular windows provide functionality rather than aesthetic appeal

towards the rear of the property, on the north side visible to the road.



**Figure 152 No. 66 side**

7.4.23 The Vicarage and No. 69 sit on the plots where, originally, it was planned for No. 67 & 68 to stand. The villas would have been of a more modest size than the surrounding properties.





**Figure 153 No. 69 front wide view**

7.4.24.1 An asymmetrical detached house in a late 1960s / early 1970s style. To the front of the property is space for car parking and a three foot high brick wall with ‘Festival of Britain’ style concrete square inserts and topped with small iron railings.

7.4.24.2 The ground floor is mainly glass and the first floor has two large windows with a door and plain wall between. The first floor is a catslide<sup>2</sup> gable end that meets the first floor wall on the left and stretches down to the ground floor on the right.

7.4.24.3 The style of the house is compromised by the brown-framed glazing on the ground floor, the timberwork on the first floor painted white; and blue, textured, transparent glass behind white railings for the balcony, also on the first floor. Keeping these elements monotone would help to harmonise a design which has ill-considered composition and is not exemplar of the period. The finishes and materials used also contribute to this conclusion.

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<sup>2</sup> Catslide: pitched roof which continues in the same plane on one side beyond the main eaves of the roof



#### 7.4.25 Nos. 70 to 72 or The Pearson Park Hotel



**Figure 154 Nos. 70 to 72**

7.4.25.1 These were originally two villas and have been joined with a functional three-tier corridor. The hotel has had a chequered history in the last ten years and ceased trading again at the end of last year. A planning application was passed in February 2014 for it to become a House In Multiple Occupation.

7.4.25.2 Architecturally, the part that would have been No. 70 has been altered significantly. It is a composite of planes and pitches. On the third floor, the front has two gable ends of differing sizes, located side-by-side with the one on the right slightly smaller than the left. Both have red fish-scale tiles with cream render below and non-matching, horizontal, rectangular windows within the triangular tiled area. The left gable is protruding from the facade and the red tiles continue on the second floor to the left-hand side.



**Figure 155 Nos. 70 to 72 join detail**

- 7.4.25.3      Features worth noting are the two tall corbelled chimneys; the ornate ridge tiles to the right-hand side of the roof and smaller gable with terracotta finial; Queen Anne style semi-cylindrical window with rectangular side panels and decorative angel support underneath on the larger gable; timber-framed sash windows; on the first floor to the left projects a small two-pane window in triangular prism form; red Rosemary roof tiles; dentilated brickwork at the top of the second storey. There is very little of architectural significance on the ground floor as previous renovation has attacked the unity and separated the ground and first floor with a broad band of plywood painted brown, acting as a sign board.



**Figure 156 No. 72 front**

- 7.4.25.4 No. 72 has a rendered veneer and still retains the look of a three-storey villa with two-storey bay windows intact. These have ornate corbels which are replicated on the grand front porch, hosting columns with Corinthian capitals. The mullions of the timber bay windows have similar decorative capitals, with detailed curved corners at the tops of the timber-framed sash windows. The front door has the original timber door with panels. Above this is a semicircular arched sash window similar to the adjoining No. 74. The dormer window above is out of line with the rest of the composition. In the gable end, above the bay windows, is a semicircular arched window with stucco detailing over the arch. The replacement window frame is not original in its design.

7.4.26 Nos. 74 ('Westbourne Villa') & 73



**Figure 157 Nos. 72 & 74 front**

- 7.4.26.1 No. 74 adjoins No. 72 and is semi-detached: they still make a fine pair of matching villas through the many features on No. 72 being present on No. 74. Round the side, at the rear of the property are two doors. The first is the front door to No. 73. The second is another entrance to No. 74. Above this is a gable end, similar to the front of No. 74. A large rectangular window is above the entrance to No. 73 which has a patio-type door.





**Figure 158 Nos. 72 & 74 arched window detail**

7.4.26.2 No. 74 is very similar to No. 72 with matching gutter blocks, front porch and window frames. Significant differences are that the buff-grey brick construction is still visible; the house name sign remains on the corner as does a tall, corbelled chimney; the sash windows have the same curved top corners but have, unlike next door, six panes of glass with three muntins instead of the more common four panes and two muntins. The first-floor bay is the same, but the arched windows above the bay and front door have a traditional Victorian four-pane design.

7.4.26.3 The gable on No. 73 creates a hip and valley roof with No. 74. Next to the gable of No. 73 appears a hipped end with a tall chimney either side. This arrangement, as with the windows below, is unusual. Changes have been made to the original design of No. 74: the altered brickwork and lack of stone lintel suggests the removal of a bay window on the ground floor. Queen Anne style stucco is on all the arched and curved-corner rectangular windows apart from the inappropriately modern ground floor horizontal rectangular window and doorway of No. 74. Poorly maintained modern brick walls and steps denote the separate doorways. Both properties are hidden from view by trees and shrubbery.



**Figure 159 Nos. 73 & 74 roof detail**



**Figure 160 Nos. 73 & 74 side angle**



## 7.5 Area 5: Pearson Avenue (Nos. 9 to 21) and Grove Street (inc. West View)



**Figure 161 Map of Area 5: Pearson Avenue (Nos. 9 to 21) and Grove Street (inc. West View)**

- 7.5.1 The conservation area extends along half the length of Pearson Avenue, so does not incorporate the Dorchester Hotel with fine turret. The north side of Grove Street is covered, but not the south side.
- 7.5.2 The description of this area is reliant on covering the south side of Pearson Avenue first, followed by the north side, to compare neighbouring properties. This is the logical approach although the numbering may suggest otherwise.





**Figure 162 Pearson Avenue view of gate**



**Figure 163 Pearson Park gates with statues (Victorian era) - view through to park**

7.5.3 Pearson Avenue - South Side: these properties have their design roots in the Gothic era, with angular gables and accentuated verticals.

7.5.4 No. 9

7.5.4.1 A modern, purpose-built block of six flats, owned by Sanctuary Housing. It has been designed to fit in with the existing terrace to the right, mirroring the height and mass with a similar gable atop a projected third of the front. Unlike the neighbouring properties, this has three storeys of rectangular windows, rather than the two-storey bay window and roof with front-facing gable window. The brick is also different: mid-brown and dark brown rusticated rather than smooth cream or grey buff brick, with non-matching replacement brick below the top floor projected window, but effort has been made to tile the roof in slate. The front of the property has a lawn with railings atop low brick wall. In keeping with the building, this serves a purely functional purpose.



**Figure 164 No. 9 Pearson Avenue**

7.5.5 Nos. 11 to 15

7.5.5.1 Three adjoining two-storey properties with ground and first floor bay windows below gables encompassing rectangular windows with bevelled top corners. All three bays retain the traditional roofing material of lead, and finials remain on all three gables. The diamond-shaped relief on the timber fascia boards is repeated on the front doors, except in the case of No. 11 which has lost part of its fascia board and original front door.



**Figure 165 Nos. 11 to 15 Pearson Ave**

7.5.5.2 Nos. 13 and 15 have retained their high-arched front entrances with decorative stonework, emphasising the strength of the steeply pitched gable. It is very unfortunate that No. 11 has had this entrance completely altered through the fitting of a rectangular door flush with the external brickwork, thus removing the porch. The stone arch has been removed and the area infilled with brick. This has sabotaged the design and only careful reinstatement of crafted exact matches could repair the damage. The stone ledge of the replacement UPVC window above has also been removed.



**Figure 166 No. 11 Pearson Ave angle**

7.5.5.3 Like Nos. 13 and 15, No. 11 retains the decorative stonework above both bay windows and the rectangular window above the front door; red brick rectangular decoration between the bay windows; timber sash windows in the bays and third floor gable window; modillion-style gutter blocks atop the bays and horizontal roofline; decorative lace-style barge-board on the gable-end and chimneys with original pots and corbelling. Unfortunately, the rectangular window frame above the front door at No. 11 is a modern replacement and set too far forward in the reveal.





Figure 167 No. 13 Pearson Ave low angle



Figure 168 Nos. 13 15 Pearson Ave front doors

- 7.5.5.4 Nos. 11 and 15 have blue-painted stonework with contrasting window frames in white, whereas No. 13 is cream in colour with green frames. No. 13 retains the original front door whereas the barge-board has been replaced with a less impressive, plain timber counterpart.
- 7.5.5.5 Nos. 13 and 15 have front gardens enclosed by privet hedges set behind stone railing plinths, whereas No. 11 is left bare.



**Figure 169 Nos. 11 to 21 Pearson Ave**

### 7.5.6 Nos. 17 to 21 or *Harrow Terrace*



**Figure 170** View of Nos. 17 to 21 Pearson Ave or *Harrow Terrace* from No. 20

- 7.5.6.1 Nos. 17 to 21 are imposing three-storey town-houses constructed using buff-grey brick and slate roof tiles, with grand entrance porches on the first floor reached by a flight of, at least, eleven steps. No. 17 has a set of fourteen steel steps that replace the stone ones as seen on Nos. 19 and 20. The stone steps look as though the concrete side walls have been added at a later date as the steps protrude through the walls but without intention. The stonework, at waist-height, either side of the entrances is indicative of another fixture.
- 7.5.6.2 This terrace adjoining Nos. 11 to 15 is suffering significantly with subsidence. The weight of the chimneys appears to be where the buildings are under pressure and it is remarkable that they have changed shape so much without severe repairs being needed on the facade. The doorways resemble certain medieval buildings with their distorted appearance.
- 7.5.6.3 Fortunately, each property still retains timber-framed sash windows and three-storey bay windows which begin below street level. Integral to the properties are the entrance porches which project slightly with gable-style roof atop a semi-circular arch with decorative key stone. Above each entrance is a rectangular window and decorative stone lintel on the third storey, next to the bay window. Twin rectangular windows with bevelled top corners are above the bay windows in the gable-ends. Nos. 19 and 21 have had very small horizontal rectangular windows inserted above these. The provision of additional light would seem to be minimal in comparison to the time, cost and disturbance to the design. Unusual small dormer windows sit above the entrances: possibly later additions due to their off-centred placing, although this could be subsidence-related. Despite the foundation-related issues, the roofline has a straight appearance and hosts a series of four stately chimneys. The best example is the chimney above the entrance to No. 19 whose tall pots remain intact and are fitting to the grand design.



**Figure 171 No. 21 Pearson Ave detail**

7.5.6.4 An obvious problem at the front of these properties is the disposal of waste. The street is spoilt considerably by waste bins that clutter the pavement and this is exacerbated by waste spilling out on to the street, despite attempts to keep the piles of debris tidy.



**Figure 172 Nos. 19 & 21 Pearson Ave wheelie bins**



### 7.5.7 Pearson Avenue - North Side



**Figure 173 Nos. 10 to 14 Pearson Ave**

### 7.5.8 Nos. 10 to 18 or Dorchester Terrace

- 7.5.8.1 This side of the street is more Italianate in style and is a set of five terraced houses with one house, No. 20, that is detached in appearance. Each property is comprised of buff-grey brick with an imposing timber front entrance porch. Originally, slate tiles would have been the roofing material and the boxed guttering with decorative corbels is an important feature.
- 7.5.8.2 Unusually, the base of the ground floor bays are faced with stone, patterned with recessed oblongs and diamonds. The bays stretch to the same height as the porch and are the width of the triptych of the semi-circular arched windows above. The timber frames have carefully designed, arched panels in the top third. Similarly to Albert House (No. 50 Pearson Park), with the exception of No. 14, the timber mullions of the bays have a variety of intricately carved scroll, leaf, flower and grape corbelling, supporting horizontal projections at the corners of the bay. This gives an angularity which is echoed in the front porch and the guttering.
- 7.5.8.3 The trio of windows on the first floors have ornate Corinthian capitals atop the mullions. The semi-circular windows above and the segmented arched windows above the front entrances will also have originally had timber-framed sash windows. Each of the windows has similar ornate capitals and keystone. A carved detail depicting a human head is at the top of each gable, below the finial. Some of the stonework above the segmented arches is in need of repair as it has cracked and is displaced.
- 7.5.8.4 A string of square red bricks runs along the division of ground and first floors, echoed in thinner lines on the first and second floors, chimneys and in the patterning of the corners.

7.5.9 No. 10

7.5.9.1 The stonework is painted white with capitals a light green colour. The front porch and door appear intact but with a steel grill over the door glazing. The front steps and stonework below the bay window have been preserved well. A modern wall surrounds the front paved area which is not in keeping with the period or traditional materials. A dormer window above the entrance is unappealing and ill-fitting to the Victorian style and quality. The original sign for the terrace name is situated towards the right on the first floor and is worthy, like all the original features highlighted, of preservation.



**Figure 174 No. 10 Pearson Ave gable end**



**Figure 175 No.10 Pearson Ave front door**



**Figure 176 No.10 Pearson Ave bay window**



7.5.10 No. 12

- 7.5.10.1 Stonework remains unpainted as it would have originally been finished. The bay window and porch remain intact with decorative detail, although the timber structure surrounding the door does appear distorted and suffering from subsidence. Other aspects of the house appear in good shape: the only exceptions are the stonework of the capital to the right of the triptych window and the missing finial atop the gable. None of the houses retains this delicate feature. Commendably, the cast-iron hopper is intact and the top part of the downpipe is still cast-iron.



**Figure 177 No. 12 Pearson Ave low angle**



7.5.11 No. 14



**Figure 178 No. 14 Pearson Ave front**

- 7.5.11.1 The key features that remain in place on this property are the bay window with projections; intricate stonework surrounding the first and second floor windows; timber guttering with decorative corbels; fine chimney with original pots; patterned brickwork and gable with carved head. A privet hedge borders the front concreted garden. Regrettably, the front porch has been removed and the wall has been infilled with concrete; the original front door has broken glass; the decorative corbels on the bay have been removed; the frames on the bay have been replaced; one of the capitals on the triptych is in need of restoration; waste pipes and a flue have been added above and next to the front door, and a small vertical rectangular window has been inserted in the narrow space between the front door and the bay. The building is on the way to becoming stripped of its original aesthetic sense.

#### 7.5.12 No. 16

7.5.12.1 The appearance of the brick on this property is different to its neighbours. Closer inspection of the brick and mortar indicates it may have been treated in order to remove a build up of dirt. This procedure must be carried out with extreme care as damage can be caused by taking the face off the bricks, and using incorrect mortar can lead to further deterioration. For more information, see the practical guidance booklet on renovation: *The Avenues Conservation Area*.

7.5.12.2 The property has retained its intricate stonework, sash windows and decorative corbels. Although the front garden has been paved and lacks inspiration, thought has been given to the replacement railings which are sympathetic to the era, being black and topped with Fleur-De-Lys detailing, sitting above a standard brick wall. The front porch has been retained although the stone plinth for the columns has been replaced with brick.

#### 7.5.13 No. 18



**Figure 179 Nos. 18 to 14 Pearson Ave**

7.5.13.1 The end terrace property appears to be in very good condition with all original features intact apart from the front porch, the removal of which disrupts the continuity of the terrace. The installation of a CCTV camera adds to the visual detriment. Wheelie bins clutter the path.



**Figure 180 No. 18 Pearson Ave gable**



**Figure 181 No. 18 Pearson Ave first floor**





**Figure 182 No. 20 Pearson Ave front**



• ~~Figure 183~~ **Figure 183 No. 20 Pearson Ave front door**



7.5.14.1 The Gate House is in the midst of being renovated. This was once part of the Pearson Park Hotel but, prior to that, was a completely detached villa with steps leading up to a grand entrance. The slate roof adorned by two finials has been retained. Brick steps replace traditional stone steps but the cast-iron columns and dramatic porch remain. Corbelling appears on the porch, bay window, and underneath the gutters. The corbels along the gutter line add horizontal weight to the composition, and unification is created by considered repetition of the detail. The chimney hosts dogtooth brickwork that also emphasises light and shade. The semi-circular arch above the front door, complete with hand-painted gold name sign, is repeated in the single window above, twin windows above the bay, single window on the third storey in the gable end and small dormer window above the entrance. Stone embellishments emphasise these shapes. Original timber-frame sash windows appear to be in place throughout. Segmented arches are used on the bay window with Composite capitals on the mullions and leaf design in the centre of the arches. Timber casement windows with top panel appear to be original in this bay. Queen Anne style alternating rustication is seen on each of the edges of this front wall.



**Figure 184 No. 20 Pearson Ave column detail**



**Figure 185 No. 20 Pearson Ave timber carving detail**



**Figure 186 No. 20 Pearson Ave Gate House sign**



**Figure 187 No. 20 Pearson Ave detail**



Figure 188 No. 20 Pearson Ave connecting corridor



Figure 189 Nos. 20 to 14 Pearson Ave



**Figure 190 Pearson Avenue view of gateway from inside park**



**Figure 191 Pearson Avenue view of gateway with gates from inside park—Victorian era**



### 7.5.15 Grove Street



**Figure 192 View of Grove Street alley**

7.5.15.1 Between Nos. 7 and 8 Pearson Park is an alley that leads to Grove Street. Only the properties on the north side of Grove Street are part of the conservation area. The street leads directly to a busy main road with a view of Stepney Primary School and Beverley Road Swimming Baths.



**Figure 193 View of Grove Street**



**Figure 194** View of Grove Street conservation area



**Figure 195** View of Stepney Primary and Bev Rd swimming lbatlis

7.5.16 Nos. 2 & 4 or *Granville House*



Figure 196 Nos. 2 & 4 or

Grove Street

7.5.16.1 No. 2 is the end terrace nearest Beverley Road and furthest from the park. Each pair is created to be symmetrical with admirable two-storey bays either side of the front doors and central semi-circular arched windows above this, between the first floor bays. Semi-circular arches are also above the front doors and side passage doors. Decorative stonework with carved keystones are above each arch apart from the side passages. These are lower in height and the sunrise design, made from cast-iron, is a visually strong embellishment. The dwellings are constructed from buff-grey brick and the roof would have originally been slate but is now concrete tiles. Importantly, boxed guttering with corbels remains in place.

7.5.16.2 Nos. 2 & 4 have UPVC replacement glazing and front doors. In the central arched window, splinters of wood from a modern sign have been left. Below this is the hand-written house name sign.



**Figure 197 Nos. 4 & 6, Grove Street, passage detail**



**Figure 198 View of Grove St houses**



## 7.5.17 Nos. 6 & 8

7.5.17.1 These differ from Nos. 2 and 4 as the horizontal timberwork at the top of the bays is painted white rather than the usual black. The rest of the timber-framed sash windows are white: this plays an important role visually, with symmetry being an important part of the design. The satellite dishes on either side of the bays interrupt the concordance, as does the additional glazing at the entrance to No. 6. These properties have porches that are integral to the building and this installation of frame and glazing flush with the exterior wall creates aesthetic imbalance. The roofline of the terrace is imbalanced by a mixture of dormer and Velux-style windows and the loss of the tall chimney pots, at the end of the terrace at No. 2.



**Figure 199 Nos. 6 & 8, Grove Street, front**



**Figure 200 Nos. 6 & 8, Grove Street, front doors**

**7.5.18 Nos. 10, 12 and 14**



**Figure 201 View of Nos. 14 to 2, Grove Street with West View**

- 7.5.18.1 Constructed in red brick with smooth cream buff brick facade, these three terraced houses would also have been slate-roofed but now have concrete tiles. Each has a semi-circular brick arch above the front door with stone detail denoting where the arch ends and vertical brickwork begins. The bay window on the ground floor and two rectangular windows to the first floor are set apart so as to balance the composition: the lines of the front door are extended to the window above. To the left, the slightly larger of the two first floor windows complements the bay below.
- 7.5.18.2 All three houses have had their windows replaced: Nos. 10 and 14 in UPVC and No. 12 with timber. They all retain their bays, but the size and shape of the windows on the first floor of No. 12 have been completely changed, with large infilled areas of two or three different kinds of brick to compensate for the loss of the original windows. With the installation of a much smaller window above the front door and a horizontal rectangular window above the bay window, the form of the design has been grossly ignored. Scarce attempt has been made to arrange the windows in relation to other glazing within the context of this dwelling or those adjoining. The modest segmented brick arches painted cream, once standing proudly above the rectangular windows, now float pointlessly in a sea of brick.
- 7.5.18.3 Part of the interest in a design such as these are the changes in light and shade, where a brick box is given character by the small, seemingly insignificant, details that are considered carefully in the beginning. An obvious way UPVC detracts from this is by decreasing the depth of the window sill and brick surround: shadows are not cast with the same dramatic effect.
- 7.5.18.4 The modest chimneys of red brick with yellow brick patterning are traditional features and, like the timber guttering, are worthy of retention. Satellite dishes on Nos. 10 and 12 interfere with the aesthetic vision of the houses, as do the burglar alarm boxes on each property. A dormer window sits atop No. 10, whilst Nos. 12 and 14 have Velux-style fixtures (see Nos. 6 & 8).

## 7.5.19 West View (Nos. 1 to 6)

- 7.5.19.1 This is a terrace of six houses in a cul-de-sac that is reached via a snicket from Grove Street. The sign, minus the 'W' is located on the corner of No. 14, but the houses are not easily seen. A tall fence next to No. 14 blocks the view of this area and the snicket is unkempt with little direct sunlight reaching the path, leaving a light layer of green vegetation. Wheelie bins are balanced precariously and there is not room for two people to pass comfortably.



**Figure 202 West View snicket**



**Figure 203 West View angle**



7.5.19.2 The houses are compact but still with details that are worthy of conservation. Red brick in construction, the only property to retain a slate roof is No. 5. No. 6 appears to be in need of repair on the top end corner. No. 1 is the house nearest to Grove Street. The red-painted front elevation at No. 1 does not contribute to the unity of the terrace.



**Figure 204 West View Nos. 4 to 1**

7.5.19.3 Each property has a ground floor bay window and single rectangular window above. All the houses appear to have replacement windows: mainly UPVC. The doorways are recessed to form an integral porch underneath an equilateral pointed arch created from brick. These are retained on most, with the exception of No. 5, which has been covered with a 1960s style wooden porch with rippled-effect glazing adjoining the bay window.



**Figure 205 West View Nos. 8 to 6**

7.5.19.4 Commonly found, but nonetheless significant, carving is on the stone lintel above each single

window. The fascia board and guttering is directly above, unfortunately overlapping this feature in each case. Nos. 3, 5 and 6 all appear to have gutter blocks as they would have originally been fitted, whereas Nos. 2 and 4 have had blocks removed: the gaps are noticeable. No. 1 has a PVC barge-board which drowns the crafted stone lintel even more. Satellite dishes on Nos. 1 and 4 contribute to further visual disturbance that begins with the telephone wires sent from the pole in Grove Street.

7.5.19.5 The front gardens are a mixture of concrete and exuberant planting, with the surrounds varying from breeze blocks to timber fences. The view from this terrace is the back of the row of garages and the backs of Pearson Park villas.



**Figure 206 View of Grove Street from West View**

#### 7.5.20 Commercial Garage and Car Park



**Figure 207 Commercial Garage front, Grove Street**



7.5.20.1 This detached commercial premises sits between the alley connecting Grove Street with Pearson Park and the snicket to West View. To the left and behind the premises is a car park with garages stretching in a north-south direction, parallel with West View.



**Figure 208 Car park and garages, Grove Street**



**Figure 209 View of West View**

# 8 Glossary

Word or Term	Description (relating to use within this document)
Arts & Crafts	late 19 <sup>th</sup> century movement advocating traditional building crafts and local materials
barge-board	ornamental timber edge to pitched roof usually at gable ends
boundary stone	stone marking the edge of a specified area
boundary treatment	the material or plant that has been used at the edge of a piece of land
buff brick	often used with cream, grey or white, this describes a tonal quality
capitals	separate block or thickening at the top of a column or pilaster, used to spread the load of a beam, or as decoration
castellated	describing a pattern, component etc. with a series of indents or rectilinear undulations, as with battlements
corbels	bracket projecting from the face of a building surface to provide support for an overhanging object or member
dentil	ornamental motif consisting of a series of square plates in relief
dogtooth brickwork	decorative brickwork in which a course or courses of bricks are laid diagonally so as to expose a horizontal sawtooth edge in a wall surface
eaves	the junction of the roof and wall of a building
edging stone	see 'boundary stone'
elevation	the face of a building
fascia boards	in roof construction, a horizontal board attached vertically to the ends of joists or rafters at eaves level
finials	florid Gothic decoration for the top of a gable, spire or pinnacle
Fleur-de-Lys	decorative detail in the form of a stylised lily
gable	the triangular upper portion of wall at the end of a double pitched roof
gault	hard textured smooth faced brick, colours vary from creamy white to yellow
Gothic	pointed style of mediaeval architecture, revived in the 19 <sup>th</sup> century
gutter block	often made from timber, a device or framework for supporting or fixing a gutter in place
hip and valley roof	pitched roof constructed with both hips and valleys, as with an L-shaped building
hipped roof	pitched roof with slopes on all four sides which meet at the corners to form hips; it may or may not have a ridge
hopper	the container at the top of a downpipe that collects the water from one or more guttering pipes
Italianate	referring to any architecture or ornamentation which adopts the styling and motifs of the Italian Renaissance
jetted gable	projection of a timber-framed upper storey
keystone	central stone of an arch
lintel	horizontal stone or timber spanning an opening
modillion	in classical architecture, one of a series of small ornate corbelled brackets which support a cornice of the Corinthian or Composite order
mullion	a vertical divide, separating windows
muntin	vertical glazing bar, separating panes of glass
pavilion roof	a hipped roof with a square or polygonal plan, composed of a number of triangular roof planes
PVC	polyvinyl chloride; a synthetic thermoplastic material made by polymerising vinyl chloride; properties depend on the added plasticiser
quoins	corner stone of a building
rake	slope of anything such as the top of a triangular pediment or pitched roof



raked cornice	cornice on the inclined tops of a triangular pediment
reveal	side surface of a wall opening into which a window or door fits
Rosemary	brand name of a red clay roof tile; this is of a particular size and colour and the traditional tile of The Avenues and Pearson Park
sash window	window with an openable sash or sashes which slide vertically in a frame
sill	cill; the lowest horizontal member in a door, window or other vertical framework
snicket	a narrow passage between house; an alleyway
sprocketed eaves	in timber roof construction, eaves which have a smaller fall than the common rafters
string course	horizontal band of masonry across the face of a building, to throw off rainwater and as decoration
tenfoot	the pedestrian and vehicle access between or behind neighbouring land or properties; so-called as the width is ten feet; local to Hull
transom	horizontal bar of timber or stone across a window or the top of a door
UPVC	unplasticised polyvinyl chloride, a rigid, chemically resistant form of PVC used for pipework, window frames, and other structures
Venetian window	window in three sections, the middle one of which is arched

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# 10 Contacts and Links

Organisation	Website
Yorkshire Wildlife Trust	<a href="http://www.ywt.org.uk/discover-learn/pearson-park-wildlife-garden-hull">http://www.ywt.org.uk/discover-learn/pearson-park-wildlife-garden-hull</a>
Hull Daily Mail (150 <sup>th</sup> anniversary article)	<a href="http://www.thisishullandeastriding.co.uk/Zachariah-Pearson-s-descendants-world-celebrate-park-s-150-years/story-11973479-detail/story.html">http://www.thisishullandeastriding.co.uk/Zachariah-Pearson-s-descendants-world-celebrate-park-s-150-years/story-11973479-detail/story.html</a>
Historic England Register of Parks and Gardens of Special Historic Interest	<a href="http://www.parksandgardens.org/places-and-people/site/2580/description">http://www.parksandgardens.org/places-and-people/site/2580/description</a>
Society for the Protection of Ancient Buildings (SPAB)	<a href="https://www.spab.org.uk/">https://www.spab.org.uk/</a>
The Victorian Society	<a href="http://www.victoriansociety.org.uk/publications/hull/">http://www.victoriansociety.org.uk/publications/hull/</a>
The Avenues and Pearson Park Resident's Association	<a href="http://www.avenuesonline.org.uk/wp/">http://www.avenuesonline.org.uk/wp/</a> <a href="https://www.facebook.com/avenueshull">https://www.facebook.com/avenueshull</a>
Hull City Council Planning Department	<a href="http://www.hullcc.gov.uk/planning">http://www.hullcc.gov.uk/planning</a>
Hull City Council Strategic Flood-risk Assessment	<a href="http://www.hullcc.gov.uk/portal/page?_pageid=221,578325&amp;_dad=portal&amp;_schema=PORTAL">http://www.hullcc.gov.uk/portal/page?_pageid=221,578325&amp;_dad=portal&amp;_schema=PORTAL</a>
The Friends of Pearson Park	<a href="http://www.friendsofpearsonpark.co.uk/">http://www.friendsofpearsonpark.co.uk/</a>
Larkin Trail	<a href="http://www.thelarkintrail.co.uk/">http://www.thelarkintrail.co.uk/</a>
Hull Civic Society	<a href="http://www.hullcivicsociety.org">http://www.hullcivicsociety.org</a>

*Adopted by Cabinet, 25th January, 2016 (Minute No.80) and agreed that the City Planning Manager be authorised to make any future minor amendments to the Avenues & Pearson Park Conservation Area Character Appraisal in relation to any relevant planning related changes resulting from demolition, new build and general development of note etc.*

*Factual amendments made on 25.04.2016 and 14.07.2017.*







# AVENUES & PEARSON PARK CONSERVATION AREA MANAGEMENT PLAN

In line with advice contained in the Historic England Guidance Note '*Understanding Place: Conservation Area Designation, Appraisal and Management*' this management plan sets out the way in which the Avenues & Pearson Park Conservation Area will be managed. The Management Plan brings together local and national policies, guidance and strategies which are designed to protect, sustain, enhance and better reveal the significance of the Avenues & Pearson Park Conservation Area. In addition to the above, Hull City Council will exercise its general duties under Section 66 and Section 72 of the *Planning (Listed Buildings & Conservation Areas) Act 1990*:

*S66 General duty as respects listed buildings in exercise of planning functions.*

*(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

*S72 General duty as respects conservation areas in exercise of planning functions.*

*(1) In the exercise, with respect to any buildings or other land in a conservation area, ...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

The components of the management plan include:

1. Planning Restrictions & Policies
2. Planning Guidance
3. Enhancement Schemes
4. Highway (Streetscene) Management
5. Tree Management
6. Park Management (General)
7. Enforcement Strategy

## **1. Planning Restrictions & Policies**

Because of the special nature of Conservation Areas, there are tighter planning controls and obligations in respect of demolition work; new development; trees; alterations, additions and extensions; and advertisements and signs.

### **Demolition Work**

In general, the demolition of unlisted buildings and walls within a Conservation Area requires Planning Permission (Listed Buildings require Listed Building Consent). The main exceptions to this requirement are:

- the partial demolition of an unlisted building;
- small unlisted buildings of less than 115 cubic metres/4061 cubic feet content or any part of such a building, other than a pre-1925 tombstone/monument/memorial to a deceased person;
- unlisted walls, fences and railings less than 1m/3'3" high where next to a public open space or highway (including a footpath or bridleway) or less than 2m/6'6" high elsewhere; and
- unlisted agricultural or forestry buildings erected since 1914.

### **New Development**

The designation of an area as a Conservation Area does not mean that new development may not take place within it. New development should, however, aim to preserve and enhance the character of a Conservation Area by sympathetic conversion and adaptation of existing buildings and by good design of new buildings.

### **Trees**

Trees not covered by a Tree Preservation Order (TPO) are still afforded special protection in a Conservation Area. It is an offence to cut down, lop, uproot or wilfully destroy any tree in a Conservation Area without first giving 6 weeks' notice of intent in writing to the Development Management Section of Hull City Council. The City Council will then consider the nature of the works, the health and age of the tree, and the contribution the tree makes to the character of the Conservation Area before either granting consent for the works or imposing a TPO on it. Certain works to trees are, however, exempt from the need for consent. These include:

- work to dead, dying or dangerous trees (but notice is still required first);
- work done by, or for, certain statutory undertakers;
- pruning fruit trees in accordance with good horticultural practice;

- work authorised by planning permission; and
- work to small trees with a trunk diameter less than 7.5cm/3" (circumference 24cm/9.5") when measured 1.5m/4'11" above ground level.

### **Alterations, Additions & Extensions (unlisted houses)**

Where a house is occupied by one household (ie it is not shared by more than six people or split into flats) it is possible to make some alterations, additions and extensions without planning permission, subject to limitations (please see <http://www.planningportal.gov.uk/permission/house>). In addition to normal householder planning requirements, the following will always require Planning Permission in Conservation Areas:

- the cladding of any part of the exterior of a house;
- side extensions;
- rear extensions of more than 1 storey;
- the enlargement of a house consisting of an addition or alteration to its roof, eg dormers;
- buildings, enclosures, containers and pools at the side of a house;
- chimneys, flues or soil and vent pipes installed on the principal elevation or a side elevation where they front a highway;
- satellite dishes installed on a chimney, wall or roof slope which faces onto, and is visible from, a highway; or on a building which exceeds 15m in height (please see <http://www.hullcc.gov.uk/portal/page?pageid=221,130768&dad=portal&schema=PORTAL>).

### **Alterations, Additions & Extensions (unlisted buildings eg flats/houses split into flats, shops and business premises)**

The following operations or uses of land shall not be taken for the purposes of the below Act to involve development of the land – (a) the carrying out for the maintenance, improvement or other alteration of any building of works which – (i) affect only the interior of the building, or (ii) do not materially affect the external appearance of the building..." (*The Town & Country Planning Act 1990, Part III s.55(2)*).

If any proposed works materially affect the external appearance of the building, and they are not classed as permitted development (please see <http://www.planningportal.gov.uk/permission/responsibilities/planningpermission/permitted>), then planning permission may be required. Such works may include



replacing roofing materials with another material, and replacing doors, windows and shop fronts with ones of a different style, design and material.

### **Alterations, Additions & Extensions (statutory listed buildings)**

Subject to the following provisions of the below Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised (ie they have Listed Building Consent).

It is a criminal offence to carry out any work which affects the special character of a Listed Building without Listed Building Consent. Owners carrying out unauthorised works could face a heavy fine or even imprisonment. Owners may also be required to reinstate the building to its former state. In managing the Avenues & Pearson Park conservation area, the City Council will pursue prosecutions for unauthorised works to listed buildings, if it is considered to be in the public interest to do so (*The Planning (Listed Buildings & Conservation Areas) Act 1990 - AUTHORISATION OF WORKS AFFECTING LISTED BUILDINGS - Control of works in respect of listed buildings - Restriction on works affecting listed buildings L7.01 7*).

### **Advertisements & Signs**

In Conservation Areas, in addition to normal advertisement requirements (please see [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/326679.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/326679.pdf)) all illuminated advertisements (except for those indicating medical supplies or services) require consent.

### **Historic Parks & Gardens**

Pearson Park has dual designation, ie it is both a conservation area and a registered park (although the boundaries differ for each). Historic Parks & Gardens are sites that are placed on the national 'Register of Parks & Gardens of Special Historic Interest in England'. The Register, compiled and maintained by Historic England, was established in order to identify and increase awareness of the existence of such sites, and to encourage their protection and conservation.

All Parks & Gardens on the Register are classified in grades to show their relative importance. Grade I sites are of exceptional historic interest, grade II\* of great historic interest, and grade II of special historic interest. The grading of sites is independent of the grading of any listed building(s) which falls within them.

Pearson Park (along with East Park) was added to the Register in 2001 and classified as a grade II site. Copies of the entry details for both parks can be seen at the Wilson Centre, Alfred Gelder Street, or online at

<http://www.hullcc.gov.uk/portal/page?pageid=221,131045&dad=portal&schema=PORTAL>

Although the Register in itself entails no additional statutory controls, the historic interest of a park or garden is established as a material planning consideration. The Register provides the key means by which sites of special historic interest can be

identified. It draws attention to the fact that the sites included should receive special consideration if changes or proposals for development are being considered.

To ensure that local planning authorities have the appropriate professional advice when considering such applications, Hull City Council is required to consult the Garden History Society on all applications affecting the City's two Registered sites.

### **National Planning Policies**

In managing the Avenues & Pearson Park Conservation Area, the Government's '*National Planning Policy Framework*' (NPPF) will be applied, particularly the policies on 'Requiring Good design', 'Conserving and enhancing the natural environment' and 'Conserving and enhancing the historic environment'.

At the heart of the National Planning Policy Framework is also a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. Keeping heritage assets in use is one of the most sustainable forms of development as it avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. In managing the Avenues & Pearson Park Conservation Area, there will be a presumption in favour of sustainable development.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### **Local Planning Policies**

In managing the Avenues & Pearson Park Conservation Area, the '*Hull Local Plan (CityPlan)*' will be applied, particularly the policies relating to the 'Built environment' and 'Natural environment'.

<http://www.hullcc.gov.uk/portal/page?pageid=221,98083&dad=portal&schema=PORTAL>

### **Article 4 Directions**

In managing the Avenues & Pearson Park Conservation Area, the City Council will monitor the impact of permitted development rights (work which does not normally require planning permission) on the character and appearance of the conservation area. Where there is firm evidence to suggest that permitted development is damaging the character or appearance of the Conservation Area or is likely to take place, and the Council will consider through authenticity surveys and public consultation if certain permitted development rights should be withdrawn in the public interest and brought within full planning control through the use of Article 4 Directions.

Works currently controlled by Article 4 Directions include:

- ξ The formation, laying out and construction of a means of access to the highway which is not a trunk road or a classified road (Avenues only: land shown edged in black on the schedule map (available to see online at [www.hullcc.gov.uk](http://www.hullcc.gov.uk) or at Kingston House, Bond Street, Hull));

- The enlargement, improvement or other alteration of a dwellinghouse by the removal or alteration of any window, or any bay, in an elevation facing a highway;
- The installation, alteration or replacement of a chimney on a dwellinghouse;
- The installation, alteration or replacement of solar PV or solar thermal equipment on (a) a dwellinghouse roofslope facing a highway; or (b) a roofslope facing a highway on a building situated within the curtilage of a dwellinghouse;
- An alteration to the roof of a dwellinghouse consisting of a change in the type of roofing material;
- The erection or construction of a porch outside any external door of a dwellinghouse in an elevation facing a highway;
- The enlargement, improvement or other alteration of a projecting porch and/or the enclosing of a recessed porch of a dwellinghouse in an elevation facing a highway;
- The enlargement, improvement or other alteration to (including the installation or replacement of) a bargeboard of a dwellinghouse in an elevation facing a highway;
- The enlargement, improvement or other alteration to (including the installation or replacement of) a front door of a dwellinghouse in an elevation facing a highway;
- The enlargement, improvement or other alteration to (including the installation or replacement of) eaves gutters, gutter blocks or brackets and fascia boards of a dwellinghouse in an elevation facing a highway; and
- Development consisting of a change of use of a building to a house in multiple occupation (HIMO) from a use as a dwellinghouse.
- Development consisting of the provision within the curtilage of a dwellinghouse of a hard surface within a front garden adjoining a tenfoot access and to all properties with an existing vehicular crossover to the public highway within the Avenues part of the Avenues and Pearson Park conservation area.

Applications for work controlled by an Article 4 Direction are free of charge. Consent is not required for 'like for like' repairs or 'like for like' replacement which does not materially affect the external appearance of the building.

In relation to PVCu replacement windows, in managing the Avenues & Pearson Park Conservation Area, the following planning policy will be applied:

- Listed Buildings - Listed Building Consent for PVCu replacement windows will not normally be recommended for approval.

- Conservation Areas - In Conservation Areas, PVCu replacement windows on the front of unlisted buildings will be recommended for approval only where they match the original windows very closely.

In relation to chimneys, alteration includes the removal of a stack or a chimney pot.

## 2. Planning Guidance

In managing the Avenues & Pearson Park Conservation Area, relevant *Hull Supplementary Planning Guidance* will be adhered to:

- *Development briefs (SPG Note 1)*
- *Providing and designing Urban Greenspace and play areas in new housing areas (SPG Note 2)*
- *Trees & development (SPG Note 3)*
- *Housing design (SPG Note 4)*
- *Designing a house extension (SPG Note 5)*
- *Designing landscape ( SPG Note 6)*
- *Designing employment development (SPG Note 7)*
- *Designing access to a building or its surroundings (SPG Note 8)*
- *Designing a shop front (SPG Note 9)*
- *Designing for crime prevention (SPG Note 10)*
- *Designing for satellite dishes (SPG Note 11)*
- *Public Art (SPG Note 12)*
- *Archaeology (SPG Note 13)*
- *Designing advertisements or signs (SPG Note 14)*
- *Designing a footpath or cycle track in a housing area (SPG Note 15)*
- *Designing a car park (SPG Note 16)*
- *Converting a house (SPG Note 17)*
- *Food and drink (SPG Note 18)*
- *Private hire booking offices (SPG Note 19)*



- *Pre-school child care (SPG Note 20)*
- *Amusement centres and arcades (SPG Note 21)*
- *Hotels (SPG Note 22)*
- *Designing cycle parking facilities (SPG Note 23)*
- *Nature conservation and development (SPG Note 24)*
- *Designing for noise generating development (SPG Note 25)*
- *Designing for energy efficiency (SPG Note 26)*
- *Telecommunications (SPG Note 28)*
- *Waste recycling (SPG Note 29)*
- *Hull Biodiversity Action Plan (BAP)*

The content of each SPG Note can be found online at <http://www.hullcc.gov.uk/portal/page?pageid=221,98301&dad=portal&schema=PORTAL>

The content of the Hull BAP can be found online at <http://www.hullcc.gov.uk/portal/page?pageid=221,52703&dad=portal&schema=PORTAL>

## **Building for Life 12**

In managing the Avenues & Pearson Park Conservation Area, the City Council will support '*Building for life 12*' (Sept 2012), the industry standard, endorsed by Government, for well-designed neighbourhoods, which recommends assessing the potential of any older buildings or structures for conversion, because retained buildings can become instant focal points within a development.

## **The Avenues Conservation Area – Practical guidance for residents on renovation, planning and design**

In managing the Avenues & Pearson Park Conservation Area, attention is drawn to the Avenues 2007 '*Design Guide*', produced by the Avenues & Pearson Park Residents' Association (APPRA) in association with Hull City Council. The '*Design Guide*', supported and part funded by the Wyke Area Committee, serves to:

- Celebrate the unique architectural character of The Avenues Conservation Area;
- Provide practical suggestions on house maintenance and renovation: in particular to draw attention to the range of building materials and traditional construction detailing that relate to the character of the area; and

- Raise awareness of conservation and the obligations of living in a conservation area.

### **3. Enhancement Schemes**

In order to enhance the appearance of the Avenues & Pearson Park Conservation Area, the City Council will endeavour to:

- prepare special development briefs for sites identified as detracting from the character or appearance of the area;
- ensure that new buildings harmonize with or complement their neighbours in scale, style and use of materials;
- make environmental improvements, for example by retaining, reusing or reinstating historic paving materials, sympathetic landscaping and planting;
- integrating road signs and markings as far as possible with the character of the street;
- controlling the position and design of advertisements and shop signs;
- ensuring that traffic safety and control measures harmonise with the landscape;
- use its general planning powers to serve a Section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area;
- monitor vacant and unoccupied listed buildings for neglect and deterioration;
- take appropriate action to secure urgent works to arrest the deterioration of a vacant and unoccupied listed building by serving an Urgent Works Notice on the owner (and on the owners of unlisted buildings with the approval of the Secretary of State);
- take appropriate action to secure the preservation of a vacant and unoccupied listed building by serving a Repairs Notice on the owner (and, if after two months from service of such a Notice (if not withdrawn by the City Council) the Council may ask the Secretary of State to authorise the Council to acquire compulsorily the building and any land comprising or contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the building or its amenities, or for affording access to it, or for its proper control or management;
- actively pursue the planting of new highway trees along The Avenues; and
- pursue relevant national grant schemes as resources permit eg 'Parks for People'.

## 4. Highway (Streetscene) Management

Highway (Streetscene) Management in the Conservation Area, is undertaken by the City Council, its partners and contractors. The primary duties and responsibilities to maintain the highway and transport network are set out in the Highways Act, Road Traffic Regulation Acts, The Traffic Management Act, and in national Codes of Practice. The City Council uses a structured asset management approach to inform, manage, maintain, improve or replace its highways and transport facilities in compliance with the legal and regulatory requirements, including roads, paths, cycle routes, parking facilities, street lighting, street furniture, trees, and maps. Long term plans and programmes are set out in the City Plan and the Local Transport Plan as modified by specific operational and delivery plans, performance and spending reviews, and annual business plans.

Princes Avenue is inspected for defects on a monthly basis. Other roads within the Conservation Area are inspected for defects on an annual basis and this will continue into the future. The type of material used for repairs is dependent on the location, type, size and scale of the defects found. This could range from patching to reconstruction, upgrading or replacement with the worst considered first in a material that is long-lasting and that can be easily replaced since it is not always financially viable to use traditional materials. Consideration should be given to undertaking repairs to a higher standard.

Works to the Avenues fountains (located on the public highway), are limited to essential repairs only. Any other work required, such as painting for example, is organised on an ad hoc basis if funding is available.

In managing the street scene within the Avenues & Pearson Park Conservation Area, the City Council will endeavour to:

- Give priority to the preservation and enhancement of buildings, views, verges and trees;
- Encourage the Area Committee, Highway Authority, utility companies and their contractors to repair and maintain roads and paths to a standard appropriate for their location and historic significance by imposing higher standards of repair in accordance with legislation and regulations;
- Remove 'Redifussion' control boxes and any other redundant equipment;
- Provide street lighting that delivers and maintains a safe highway network for all to use, reducing accidents and the fear of crime through polices that are efficient, innovative and protect the environment. The City Council replaces lamp columns on a 20 year cycle and is establishing a programme to install white light emitting lanterns across the city. Subject to technical approval, non-standard highway fittings may be used, such as decorative or heritage style lanterns and /or columns. However, there should be consistency along a single road;

- Consider banning verge parking;
- Retain on-street parking provision and review restrictions in The Avenues, including the replacement of double yellow lines in narrower and paler versions; and
- Clear litter.

## **Parking**

The City Council along with the Police enforces parking regulations to encourage correct, sensible and safe parking. Penalty charge notices, or parking tickets, are issued by civil enforcement officers when a motorist has ignored parking restrictions or parked inappropriately.

## **5. Tree Management**

### **Avenues**

The management of trees on the highway in the Avenues and Pearson Park Conservation Area is the direct responsibility of the City Council as the Local Highway Authority. The majority of the highway trees are located on grass verges alongside the footpaths and carriageways. The primary duties and responsibilities of the Highway Authority to maintain the street tree population are set out in the Highways Act 1980 and in 'Well-maintained Highways: Code of Practice for Highway Maintenance Management' published by the Roads Liaison Group 2005.

Currently there are approximately 800 highway trees on the verges of the main four avenues and the two cross streets. As regards the age class distribution in the area sixty five per cent of the tree population are either semi-mature or fully mature. Thirty five per cent of the trees are young newly established trees. This represents a reasonably well balanced urban tree population.

In The Avenues a considerable number of highway trees are located in reasonably close proximity to private property. In order to manage the situation effectively and minimise the potential liability of claims for alleged property damage the City Council has an established proactive policy for dealing with the issue. In 1998 the City Council approved its Tree Risk Management Policy for Highway Trees and all tree maintenance operations are carried out in accordance with the policy. In conjunction with this policy the council also has a Pre-Action Protocol which appraises property owners and the public of the information needed for any potential claim to be considered.



The trees in The Avenues are maintained on a regular basis in order to allow the free passage of traffic on the highway and pedestrians using the footpaths. The majority of the trees on the highway are recorded on a computer based tree inventory. Regular tree inspections are undertaken to assess and record tree condition, schedule tree work requirements and respond to enquiries from local residents. Routine maintenance pruning programmes are planned and implemented at regular intervals. All other works are carried out as and when necessary. Felling of highway trees is carried out on a strictly selective basis where there is considered to be sufficient justification. Where trees are felled replacement planting is always carried out to ensure continuity of tree cover in the area. Replanting is done at the most suitable nearby location.

In addition to the replacement planting opportunities to enhance the highway tree population by strategic planting work on other sites are investigated. With all the planting work which is undertaken increasing the diversity of tree species in the city has become an important consideration. Consequently in recent years a varied range of tree types have been established on the highway verges throughout the area.

## **Pearson Park**

The guiding principle used by the City Council through its partnership with the Pearson Park Trust in the management of the trees in the park is to maintain and enhance the existing unique historical character of the park. A landscape appraisal produced some years ago stressed the attractive nature of the park with its expansive areas of open grassland fringed by mature trees. The tree and landscape maintenance work done by the City Council is geared towards ensuring this character is maintained for the future.

Most of the large mature trees which currently populate the park are part of the original plantings and therefore date from when the park opened in the early 1860s. Perhaps the most important trees in the park are the large mature Horse Chestnuts which line the inner edge of the main carriage road around the park. There are also a range of other stands or groups of significant mature trees inside the roadside trees or strategically located near to the network of footpaths through the park. As well as the Horse Chestnuts a number of other tree species are represented in Pearson Park. The tree types present include Common Lime, Small leaved Lime, Lucombe Oak, Fulham Oak, Sycamore, Beech, Silver Lime, Norway Maple, Hybrid Black Poplar, Common Oak and Ash including Weeping Ash.

The trees are inspected on a regular basis to assess their condition. This involves two routine visual inspections taking place each year. One is done in the winter when the trees are without leaves and one in the summer when the trees are in full leaf. More detailed inspections are carried out if any problems are identified. The retention

of them in healthy condition is a major element in the long term tree management programme for Pearson Park. In recent years a number of new Horse Chestnut trees have been planted along the edge of the road to fill gaps in the tree line which had developed over time. The roadside row of trees will continue to be managed in this way and incrementally new trees will be planted as and when necessary to replace any trees which are lost. When new Horse Chestnut trees are planted along the roadside large sized, semi-mature trees are used so that the gap in the tree line is restored as soon as possible.

As described above the trees in Pearson Park are inspected regularly. However, management works are not required as often when compared with trees on the highway. Regular pruning to clear branches over footpaths and roads is not as critical and the character of the park is enhanced by maintaining the tree canopies at a lower level. The large mature Horse Chestnuts along the roadside are pruned when it is judged necessary to maintain public safety but because of their size and stature this is not required frequently. In general terms the management of the trees in Pearson Park has public safety as its primary objective. The trees are maintained to ensure their long term safe retention for the various environmental, wildlife and landscape benefits they provide for the community who live in the surrounding area and those visiting the park.

## **6. Park Management (General)**

The Wyke Area Committee is the appointed Board of Trustees for the park. The Trustees work in partnership with the Friends of Pearson Park which is an active group in proposing and progressing projects for the Park.

Operationally, the site is managed on a day-to-day basis by the Council's Streetscene Services with a Park Ranger, Gardener and Aviary Ranger allocated to the site.

## **7. Enforcement Strategy**

### **Planning**

Effective enforcement is essential to ensure that inappropriate development does not detract from the character and appearance of the Avenues & Pearson Park Conservation Area.

Breaches of planning regulation are dealt with by Planning Enforcement Officers from Hull City Council. .

All matters are investigated in accordance with the Planning Enforcement Customer Contract (available to view on the Council's web site (please see link below) or in hard copy from Hull City Council Planning Development Management section) which sets out the manner and timescales in which issues will be investigated.

<http://www.hullcc.gov.uk/portal/page?pageid=221,107227&dad=portal&schema=PORTAL>

In addition to enforcement notices which can be used to tackle inappropriate unauthorised development and works to Listed Buildings, there are a number of other actions available which can be used to tackle identified eyesore sites. These include discontinuance notices which the council as planning authority may serve in order to remove an advertisement that is injuring the amenity of the area or is a danger to the public. Section 215 (s215) of the *Town and Country Planning Act 1990* also provides a Local Planning Authority with the power, in certain circumstances, to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. LPAs also have powers under s219 to undertake the clean-up works themselves and to recover the costs from the landowner.

In managing the Avenues & Pearson Park Conservation Area, the City Council will use the above powers where it is in the public interest to do so, and the reporting of breaches in planning regulation by members of the public (with supporting evidence) is encouraged and welcomed by the Council.

*Adopted by Cabinet, 25th January, 2016 (Minute No.80) and agreed that the City Planning Manager be authorised to make any future amendments to the Avenues & Pearson Park Conservation Area Management Plan in relation to any relevant changes in policy, legislation and guidance.*