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#### Introduction

Conservations Areas were introduced under the Civic Amenities Act 1967 and provide a means of designating areas of special architectural and historic interest. The designation of a conservation area is not intended to prevent development but instead to 'preserve or enhance' their character and appearance and manage their development.

Conservation areas give heritage designation to key areas of Hull's cultural and industrial heritage and a wide array of buildings and landscapes of special architectural and historic interest. The first conservation area in Hull was adopted in 1970 and at the time of writing there are 26 designated conservation areas.

The adoption of Conservation Area 'Character Appraisal Documents' & 'Management Plans' play a key part in defining the special interest and character and appearance of a conservation area and should be used to inform their development. enhancement, preservation and management. In 2023 a survey commenced to update and adopt Character Appraisals and Management Plans for all of Hull's conservation areas.

The Garden Village was the first conservation area to be adopted by Hull City Council on the 15<sup>th</sup> October 1970. An amendment was approved to the designated boundary to exclude a small area at Dunscombe Park on the 30<sup>th</sup> June 1994. A second amendment was approved on the 6<sup>th</sup> October 1999 to include 117-39 Laburnum Avenue and St. Columba's Church. A short management guide for the conservation area was adopted in March 1991 and a full Character Appraisal adopted on the 22<sup>nd</sup> January 1997.

Since the adoption of the Conservation Area two Article 4 Directions A4Ds) have been introduced to provide means of preserving and enhancing its character and appearance. The first of these was adopted on the 12<sup>th</sup> December 1996, and extended in November 2001, withdrawing permitted developments for alterations to roofs. The second was adopted on the 19<sup>th</sup> September 2001 and withdrew permitted developments relating to boundary treatments. *N.b. At the time of survey a third A4 D is being considered for the requirement to apply for planning permission for crossovers and hardstanding areas. (to be completed)* 

Between January and August 2023, a re-survey of the Conservation Area and its surrounding areas was undertaken. The 'CAMP' was subsuently approved for adoption by Planning Committee and Cabinet on the 17<sup>th</sup> September 2024 and 23<sup>rd</sup> September 2025, respectively. The 'CAMP' was formerly published on the \_, with inclusion of a third Article 4 Direction.

## **Planning Policy Context**

Conservation Areas are currently legislated by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) of the Act advises that every local planning authority shall from time to time determine which parts of their areas are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas. Section 69(2) further states that the Authority should from time-to-time review conservations areas and determine whether any further parts of their area should be designated as conservations areas, and if so, determine those parts.

Section 71 of the Act requires that an Authority should from time to time formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservations areas (these documents are commonly named Conservation Area 'Character Appraisal Documents' and 'Management Plans'). National Planning Policy Guidance (NPPG) advises that a good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Sectional 16 of the National Planning Policy Framework (NPPF) provides national policy on the adoption and management of conservation areas. Paragraph 204 of the NPPF advises that when considering the designation of conservation areas, local

planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued though the designation of areas that lack special interest.

Section 9 (Design and Heritage) of the Hull Local Plan (adopted November 2017) further outlines policies relating to the development and management of conservation areas. Policy 14 (Design) identifies how development should relate to surrounding character and scale etc. and Policy 15 (Local Distinctiveness) to local distinctiveness, including that development should not harm the character or appearance of the city centre Conservation Areas which are characterised by low their low-rise nature, and not harm the distinctive historic skyline and have an acceptable impact upon views and vistas within the city centre. Policy 16 (Heritage) outlines the City Council's policies for heritage management, including giving priority to areas which contribute to the distinct identify of Hull.

Reference is also made to the legislative and policy requirements for management of trees, including section 15 of the NPPF and Policy 45 (2)(1) of the Hull Local Plan (see Appendix 3).

This appraisal and management document has been written in accordance with the guidance of Historic England Advice Note 1 (Second Edition) (Published Feb 2019) Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 and to reflect the above referenced policies. Full details of Policies relevant to the management of the conservation area are outlined within Appendices 1 and 2.

# Part One - Character Appraisal

# 1. Statement of Special Interest

The Garden Village is an early 20<sup>th</sup> century planned housing estate founded by the philanthropic gesture of Sir James Reckitt, Director of Reckitts & Sons Ltd, to provide a better standard of living for his employees. It is representative of the planned estate villages and towns founded across the County by paternalistic bosses in response to the slum standards of Victorian Housing. The estates were planned upon the principles of the Garden City Movement and provided houses and public buildings designed in the Arts & Crafts and Revivalist architectural styles of the period. The special interest of the Garden Village Conservation Area is formed by the following elements:

- 1. The retention of its historic layout and planned pattern of development.
- 2. The uniform appearance of its built form and its association with the architects Runton & Barry, of Hull.
- 3. The retention of mature hedges as the prominent boundary treatment of the area.
- 4. The prominence of mature trees, which in association with item 3, form a strong natural environment.
- 5. The provision of open spaces and private gardens for all of the dwellings of the estate.
- 6. How the combination of the built form, layout and natural environment of the Garden Village create a sense of a 'rural' settlement.
- 7. The retention of tree planting scheme of the Garden Village and inherited Tree Avenue from the Jalland Estate.
- 8. The historic association of the estate with the Reckitts family and Reckitts & Sons Ltd.
- 9. The provision of almshouses and public buildings, which form key buildings within the Conservation Area.

# 2. Conservation Area Designation Map

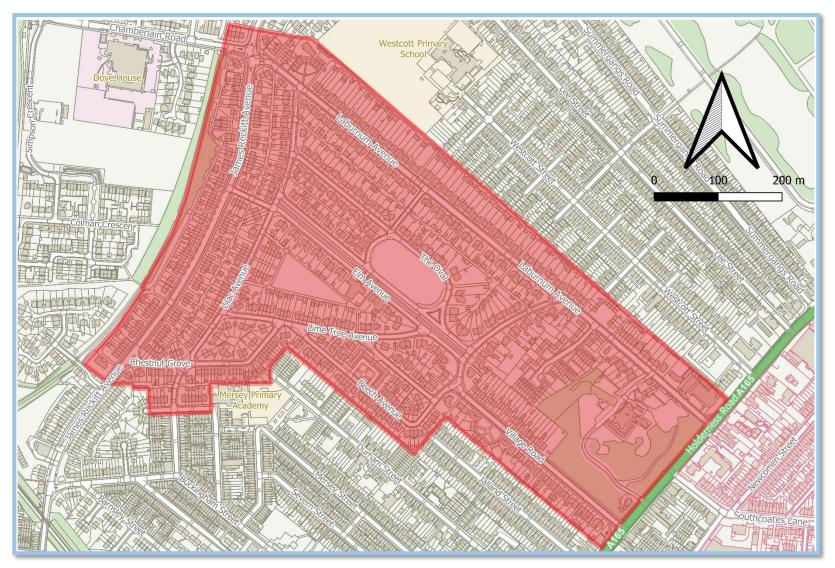


Figure 1 Garden Village Conservation Area Boundary

#### 3. Character & Extent

The Garden Village is a planned housing estate founded by Sir James Reckitt and developed by the company Garden Village Ltd, to the designs of Hull Architects Runton & Barry. The Garden Village is located approximately 2.5 miles to the east of Hull City Centre, to the north-west of Holderness Road. A majority of the Conservation Area is located within the Drypool Ward, with small section located within the Holderness Ward. The extent of the Conservation Area is inclusive of the retained historic landscape pre-dating the Garden Village formed by the Jalland estate, and the full extent of the new housing estate built between 1908 and 1913 and its extension from the 1920s. The Conservation Area is also inclusive of the Church of St Columba.

Within the context of the City of Hull the Garden Village is representative of one of the many housing estates developed across the city during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is however considered of special interest as it was developed in accordance with the Garden City movement. Two such 'Garden Village' estates were formed in Hull during the early 20<sup>th</sup> Century. The biggest of these was Reckitt's Garden Village. The second was constructed by British Oil and Cake Mills Ltd for its employees and is now the Broadway Conservation Area.

The full extent of the designated boundary covers an area of 90.77 acres and is inclusive of the streets Acacia Drive, Beech Avenue, Cherry Tree Avenue, Chestnut Grove, Elm Avenue, Holly Grove, Laburnum Avenue, Lilac Avenue, Lime Tree Avenue, Maple Grove,

May Tree Avenue, The Grove, The Oval and Village Road and sections of Derwent Street, Holderness Road and James Reckitt Avenue. Of significance to the Conservation Area is that the streets are named after trees, which correlates to how they were historically planted; this planting scheme is in part retained (see section 13). Two exemptions to this are James Reckitt Avenue, named in honour of the founder of the Garden Village, and Chestnut Crescent being renamed Village Road in 1910.

The Conservation Area is inclusive of approximately 300 principal buildings, and a large volume of associated ancillary buildings, such as garages. Of these buildings approximately 271 are built as houses, with a small number of flats, providing c.713 dwellings. Of these approximately 606 were constructed as a part of the planned Garden Village, with the remainder being later privately built and council developments. Additional buildings include the 'Havens' (which form three groups of purpose-built Almshouses), a former Club House, a former Hostel, former Shopping Centre (now residential) and St Columba's Church and church Hall. A further 18 flats were introduced with the former Shopping Centre. The Conservation Area is therefore predominantly of a domestic character, with its layout and design influenced by Garden City movement.

At the time of re-survey between May and August 2023 the character of the conservation was identified as being good, with key elements of its building and natural environment retained, but with a weak character trend for the removal of hedge boundaries and conversion of garden areas to hard standing areas.

## 4. History & Development

### 4.1. Pre-Garden Village

**Historic Context** – Until the mid-18<sup>th</sup> Century the town of Hull was largely limited to an area enclosed by its defensive walls. What followed was an expansion of the town with the creation of new docks, development of housing and industrialisation along the banks of the River Hull. During the 19<sup>th</sup> century Hull became one of the Country's largest ports and industrial cities. The town, and later city, of Hull expanded exponentially over the late 19<sup>th</sup> century to house its ever-growing workforce. The conditions of the terraced houses were often poor. A typical house was of a two up and two down arrangements with no fitted bathrooms and outdoor privies. In Hull back-to-back and courtyard terraces were also constructed creating tightly packed streets with no outdoor areas. The combination of poorly built housing, smoke pollution and poverty created slum standards of living.

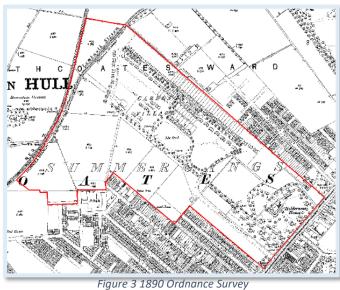
One of the new families who came to the town was the Reckitts. In 1840 Isaac Reckitt purchased a starch factory in the area of Dansom Lane. Starting with only a small number of employees Isaac Reckitt, later joined by his sons, employed 25 people, this then turned into several hundred and by the start of the First World War Reckitts & Sons Co. Ltd. employed thousands of people across the city. From a single factory building they developed a large industrial area along South Dansom Lane and other factories across the city. This rapid expansion typifies the growth of Hull during the 19<sup>th</sup> century. The Reckitts were Quakers and their beliefs led to a paternalistic support for their employees, with the provision of educational and social facilities.

**Garden Village Site** – Holderness Road has its origins in the 12<sup>th</sup> (defer to the Holderness Road East Character Statement for further information). In 1302 a Royal Commission allowed for a highway 40 feet wide, more or less following the line of the modern Holderness Road. The area formed the hinterlands of Hull and was populated by scattered forms, mills and hamlets, such as Southcoates.

In 1748 the open fields along Holderness Road were enclosed and Holderness Road was privatised under the 1745 Turnpikes Act. Following the enclosures, a country residence and estate was laid out on part of the old Summergangs Common. The first House, called Summergangs Hall, was built by 1785, and re-modelled in about 1800. In 1838 the Jalland Family purchased the estate and re-built the Hall, renaming it Holderness House.

In 1837 the parish of Drypool-cum-Southcoates, through which Holderness Road ran, was formally incorporated into the borough of Hull. The 1852-53 Ordnance survey shows the Garden Village estate site still formed by enclosed fields with the only buildings being Holderness House, a collection of buildings around Summergangs Cottage (now the site of St Columba's church) and one cottage and one farm along Summergangs Lane (now Westcott Street). By the time of the 1888 OS survey the East side of Holderness Road had been developed and terraced housing introduced to the north and south of Holderness House. The terraced houses expanded to the city centre and were rapidly built during the 19th and early 20th centuries. By 1907 only limited development had taken place further East along Holderness Road but include the creation of East Park in 1887.

Figure 2 1853 Ordnance Survey



# 4.2 Map Regression

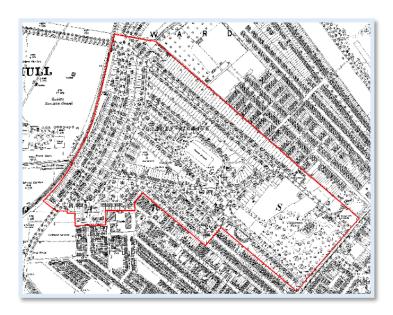


Figure 4 1910 Ordnance Survey

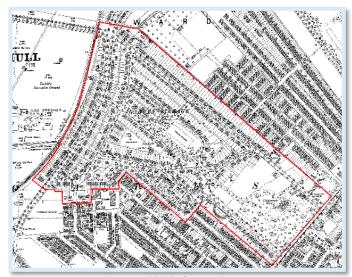


Figure 5 1928 Ordnance Survey

### 4.3. The Garden Village Development

**Establishment -** The mid to late 19<sup>th</sup> century and early 20<sup>th</sup> century saw a movement for planned settlements extolling the latest trends for architecture and town plannings. Often these settlements were founded by paternalistic business owners. In February 1907 Sir James Reckitt decided that he wanted to development a garden village estate to combat the poor living standards of his workers. The development would provide fresh air, clubs and outdoor amusements usually found within rural settings<sup>1</sup>, and houses with a good garden for the same rent as 'inferior' housing<sup>2</sup>. Sir James was to contribute up to £100,000 for the settlement. The company 'Garden Village (Hull) Ltd was formed to supervise the building and management of the estate.

Development - To build the Garden Village 130 acres of the Jalland Estate was purchased. 15 acres were allotted for a recreation ground, some sold to the NER and became allotments, and half given over for the building of the estate<sup>3</sup>. Hull based architects Runton and Barry were appointed to draw up the layout and housing plans for the estate; Runton being a being a founder member of the Garden City and Town Planning Association<sup>4</sup>. Plans were rapidly drawn and planning permissions quickly obtained as Sir James' visions became a reality within months. The estate was built in sections with applications for new houses being submitted for approval to the Corporations' Works Committee on a regular basis. On the 4th November 1907 28 houses were approved and the 20<sup>th</sup> March 1908 19, but on the 21<sup>st</sup> June 1909, permission was refused for six houses and shops. The first completed building was 8 The Oval and a plaque on the buildings commemorates this<sup>5</sup>. The official opening of the 'Garden Village' took place on the 1st July 1908, with about 100 houses having been completed. Between 1907 and 1914 approximately 600 houses were planned and developed along with public buildings, Almhouses and shops funded by the Reckitts family. The development of the Conservation Area was curtailed by the start of the First World War.

**Extension** – In 1924 a further section of land from the Jalland estate was sold to Reckitts and the 'Garden Village Extension' was built with 92 houses constructed along what became James Reckitt Avenue. Originally the estate was gas lit and electricity was introduced into the Garden Village in 1924<sup>6</sup>. 1924 also saw the death of its found Sir James Reckitt. In his honour the Village Havens were constructed. Private developments were also introduced into the Garden Village.

**WW2** – The Garden Village was bombed at least ten times during the War, with a significant impact upon the buildings of the area, including: 1. Village Hall destroyed, 2. Shopping Centre Received a direct hit. 3. Approximately 40 houses were destroyed and many more damaged (see Appendix 4) and 4. St Columba's Church destroyed<sup>7</sup>.

End of the Garden Villages – 1950 saw the end of the Garden Village as a Company estate. After the death of Sir James Reckitt his daughters became controlling stakeholders of the Reckitts, and a decision was made to start the sale of individual properties. The reasons behind this decision include that the rents of the buildings were fixed at their 1914 prices by the Rent Restrictions Act, there were growing maintenance costs and dividends were unlikely to be paid to the Garden Village Company. Whilst arrangements were

being made for the sales the Bradford Property Trust made an offer for the whole of the Garden Village estate (then amounting to 626 houses, flats and shops). The sale was completed on the condition that the houses could still be sold to the tenants.<sup>8</sup> The sale ended the association of the estate with the Reckitt family, but they retained their interests in the Havens.

**Post-War Re-Developments** – As a result of the re-redevelopment of bomb damage and the sale of land from Holderness House the conservation area includes several modern developments. Private developments continued into the 1970s, with the biggest intervention being Acacia Drive. (See section x and Appendix \_ for details of private developments).

Later History – The heritage significance of the estate was recongised when it was designated as the first of the city's conservation areas in 1970s. Local actions groups were established to campaign for the preservation of the buildings of the Garden Village and were successful in saving the Shopping Centre. The first phase of national designation saw the listing of the former Shopping Centre and club house in 1972, with a second phase of listings in 1994. The later history of the area also saw the further disassociation of the Garden Village with the Reckitt Family. In 1991 Village Havens was passed over to Trustees appointed by Railway Housing Associations and in 2000/1 Juliet and Frederic Havens handed over to the Pickering & Ferens Homes. As of January 2002, only eight houses in the Garden Village were occupied by employees of Reckitt Benckiser<sup>9</sup>.

N.b For a full history of the conservation area please refer to the referenced sources.

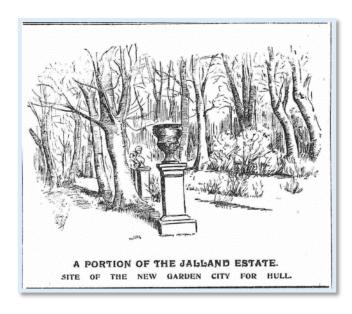


Figure 6 - The Jalland Estate 10.



Figure 7 Early 1930s Aerial View<sup>11</sup>.

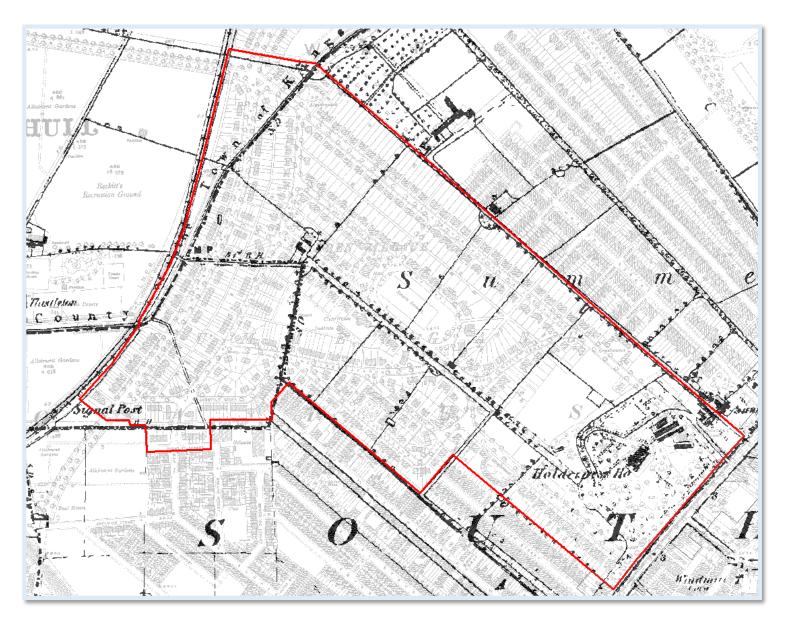


Figure 8 The layout of the Garden Village estate in relation to the Jalland Estate and landmarks – 1928 Ordnance Survey Map overlaying the 1853 Survey.

## 5. Layout

In 1907 and 1908 the development of the Garden Village was subject to planning approval from the Works Committee of the Hull Corporation. At the time the Corporation had standard rules in place for the method of construction that new roads should not be less than 40 feet wide. The Garden Village Co. wanted to construct the estate with narrower roads, for which a new Bye-Law had to be granted. The conditions eventually agreed for this arrangement included:

- 1. Houses were limited to a maximum of 12 per acre.
- 2. The distance between buildings on each side of all roads should be not less than 54 feet.
- 3. The street running north-east of the estate should be 40 feet wide for the whole length from Holderness Road to the north-west end.
- 4. The corporation would not take over the streets built on the cheaper than usual standards.
- 5. That the layout should include a large central public area of open space (this was developed as the Oval).

As a result, the roads of the Conservation Area vary in width and several have grass verges, Village Road has a 25-foot (7.5 metres) carriageway with grass verges and 8 foot (2.5 metres) wide footpaths, whereas Beech Avenue, for example, has a carriageway only 18 feet (5.5 metres) wide, no verges, and footpaths only 4 feet (1.2 metres) wide at their narrowest.

Once these standards were established the planned layout of the estate was also influenced bay:

- 1. The alignment of Holderness Road.
- 2. The alignment of the terraces houses to the north and south of the state.
- 3. The historic field pattern of the Jalland Estate.
- 4. The retention of Holderness House and its garden.
- 5. The retention of the tree avenue of the Jalland Estate.

As a result, the principal street plan of the first phase of development consisted of (see also figure 8 above):

- 1. Village Road Was cut through the Jalland estate connecting Holderness Road to the centre of the estate. It is a straight road laid out on a wide street plan with grass verges.
- 2. Laburnum Avenue Is the longest street of the estate and connects Holderness Road to James Reckitt Avenue. It is laid out on a wide plan. The street follows the alignment of Summergangs Lane.
- 3. Elm Avenue Is the widest street of the estate and laid out with a central tree lined reservation. It follows the alignment of the historic field boundaries and tree avenue laid out to the west of Holderness House.
- 4. Lilac Avenue Formed the original western boundary of the estate. It is laid out on a narrower plan and cuts across the field plan of the estate.

The Garden Village extension saw the development of James Reckitt Avenue. This street was laid out on a wider plan with grass verges and appears to follow the building standards of the period. The road extends along the west boundary of the Garden Village and follows the curved field boundary to the west of the Jalland estate and alignment of the N.E.R. railway Hornsea Branch line. The housing was built to a higher density to the rest of the Garden Village. Acacia Drive was introduced in the 1950s first as pre-fabs and re-developed in its current form in the 1970s.

The secondary streets of the area are laid on a narrower plan and are a mixture of curved connecting street or larger linear street patterns. The street pattern of the estate is further sub-divided and interconnected by lanes or 'tenfoots' which run through the streets and behind the properties and connect to the rear gardens and outbuildings of the dwellings and areas of public open space.

Of significance is that that the road junctions mostly occur at rightangles, with radii of about 20 feet (6 metres), which were greater than the street corners in older developments, which existed in the City at that time. Where the roads meet at other angles these created a large and irregular space, for example at the junction where spacious gardens were created.

The combination of the street layout and provision of front gardens for each of the dwellings combine to form a particular sense of character to the spatial arrangement of the Garden Village estate.



Figure 9 A typical street layout along Lilac Avenue



Figure 10 A typical lane or 'ten foot' between 51-53 Laburnum Avenue.

## 6. Setting

Historically the Garden Village was located on the edge of the city and would have been sighted in a transitional area of open fields and where built development was being introduced from the late 19<sup>th</sup> century. By 1907 the east side of Holderness Road was populated with buildings, a small number of terraces were built to its north and to the south-west Jalland Street is the first of the 19<sup>th</sup> century terraces extending to the north and south of Holderness Road. Further to the north was located East Park, opened in 1887. The pre-industrial field pattern was still however identifiable.

The Garden Village now sits within a built-up urban environment. To its north runs the early 20<sup>th</sup> century terraces and side streets along Westcott Street. When within the conservation area the density and built form of these developments are not identifiable. From the surrounding streets glimpsed views into the conservation area are obtainable. An area of open space is retained to the northern boundary by the playing fields of Westcott Primary School.

The western boundary of the Conservation Area is formed by the former L.N.E.R. Hornsea branch line. The railway track is enclosed by mature trees which forms a green backdrop and sense of rural setting to James Reckitt Avenue. To its north and southern ends James Reckitt Avenue continues with later interwar and post-war housing. The architectural style and layout of these do not replicate the character and appearance of the conservation area. Historically the Jalland estate extended to

include land to the West of the railway. At the time of the development of the Garden Village land from the estate was also purchased for the provision of recreational grounds. Since c.2010 part of the former recreational land has been developed with housing and does not contribute towards the significance of the setting of the Conservation Area.

To the south the setting of the Garden Village is formed by late 19th and early 20th century terraces. The Garden Village developments along the north side of Derwent Street, with their hedge boundaries and front gardens, stand directly opposite the more typical 19th century style of terraced housing of the city. The high density and urban form of the terraces surrounding the Conservation Area demonstrate the contrasting design of the Garden Village estate with its open plan layout and natural environment. An important building within the setting of the conservation area is the Hull Local List entry the Mersey Primary School, located on Derwent Street. The school was built in 1902 in the Neo-Georgian style and has a distinct tall chimney designed to look like a campanile, which is seen in views across the Conservation Area.

To its east the setting of the Garden Village is formed by Holderness Road, which is separately designated as a Conservation Area. The character of Holderness Road is of a linear street which is lined by two storey late 19<sup>th</sup> and early 20<sup>th</sup> century red brick buildings. The urban form juxtaposes with the open and green layout of the conservation area, which is softened by the tree planting located on the south-easter side of Holderness Road.



Figure 11 Holderness Road Looking West, with St Columba's Church in the foreground.



Figure 12 The two sides of Derwent Street.



Figure 13 Entry to the Conservation Area along James Reckitt Avenue from the south).



Figure 14 Holderness Road looking west along the Holderness Road East Conservation Area.

#### 7. Built Environment

In total there are approximately 300 buildings, and several smaller ancillary buildings within the Conservation Area. These form one of the most prominent features of special interest to the conservation area. The built environment can be broken down into three forms — 1. Private Dwellings. 2. Almshouses & Public & Commercial Buildings. Of these private dwellings are the most populous with the conservation area.

**7.1. Private Dwellings** – Private dwellings form the predominant built form of the Conservation Area and one of the key parts of its special interest. In total there are approximately 271 domestic building, which equate to 713 houses and flats. Of these, approximately 606 dwellings were built by the Garden Village Company or Reckitts & Sons Ltd, and positively contribute towards the special interest of the heritage asset.

**Housing Phases & Significance -** The domestic dwellings of the conservation areas were introduced in a number of phases (see Appendix 5 for further details):

 First Phase - These are associated with the architects Runton & Barry and influenced by the Arts & Crafts Revival Styles. There are approximately twelve housing types associated with this phase. All were developed by the Garden Village company. Historic mapping identifies that the first houses were built around The Oval, Elm Avenue, Lilac Avenue, Maple Grove and Chestnut Crescent (Village Road). These properties are of the highest quality with good levels of architectural decoration. Between 1907 and 1908 development is also shown as commencing predominantly along Laburnum Avenue, to the north side of Lilac Avenue, to the north of The Oval and sporadically along May Tree Avenue and Elm Avenue. At the time of the opening of the Garden Village about 100 houses had been built<sup>12</sup>. By 1913 development is completed along Elm Avenue, Maple Grove and May Tree Avenue, and introduced along Lime Tree Avenue and Chestnut Grove. By February 1913 465 houses were occupied and 46 being built and by c. June 1913 490 occupied and 66 being built<sup>13</sup>.

- 2. **Garden Village Extension** In 1924 the Garden Village extension along James Reckitt Avenue introduce with 92 houses. These were privately built by Reckitts and at a higher density. The houses were also designed by Runton & Barry. The Chamberlain houses were built by Horth & Andrew.
- 3. **Private House Developments** During the 1920s private housing developments were introduced along Village Road and Laburnum Avenue (again see Appendix 5). The first St Columba's Church was also constructed.
- 4. **Post-War Re-building** Approximately 50 dwellings were rebuilt to the designs of Messrs. Horth & Andrew<sup>14</sup> to replace the bomb-damaged buildings of the area. These buildings were sympathetic to the original designs of the Garden Village Developments.

 Private developments – During the 1950s and through to the 1970s private developments were introduced along. These include - Acacia Drive (pre-fabs and then permanent development), The Oval (re-development of the Village Hall site), Village Road and Laburnum Avenue.

The phases of development associated with the Garden Village company and Reckitt family are constructed in accordance with the principles of the Garden Village movement. They form a significant volume of properties which are of a collective design and create a uniform appearance to the area. The private post war developments are mixed in their impact upon the special interest of the conservation area, with some providing a negative contribution to the heritage asset and some a neutral impact.

Housing Designs – The original phase of development introduced twelve housing types. As a result of the later phases of development this has expanded to approximately 20 variations of a standard design. One of the key elements of the building environment is the common use of architectural forms, scale, architectural detail and material use for each of its building types. Where architectural embellishments are used these are applied in a set pattern and provided uniformity to each of the building types. As one looks closer to the different building designs are their variations which their appearances, with some having dormers and some not, but the common use of materials, scale and building alignment create a sense of wholeness to the architectural form of the Conservation Area.

Housing Types –The first phase of construction consisted of 12 types of houses and five grades. Several of the early developments, such as around the Oval, were also built to individual designs. Rents ranged from 4s 8d to 7s 9d per week. The different house forms demonstrate the different grades of social class of worker of the period. Practically the variations arose from the number of bedrooms, provisions of a kitchen or bathroom and size of garden etc. (See images 15 and 16). The extension of the Garden Village introduced a different form of house with larger blocks of terraced dwellings and with upstairs bathrooms.

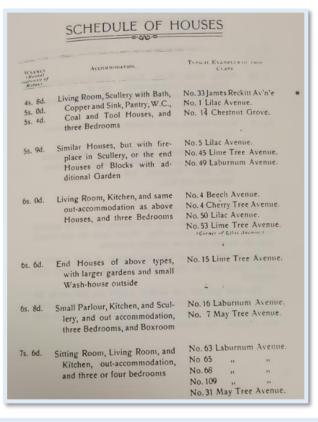
A review of the building types has resulted in four principal types of dwellings associated with the Garden Village and Reckitts developments of the area:

- 1. Detached Manager types.
- 2. Semi-detached These range from a higher status to middling status form of dwelling.
- 3. Terraces Constructed in three to seven bays formed by separate houses and flats, and for the regular working types.
- 4. Flats Constructed over two floors (e.g. (107-121 James Reckitt Avenue, 2-16 Chamberlain Road, and those within the Shopping Centre). Externally these appear like the house forms.
- 5. Private housing of the 1920s were of the semi-detached type, which introduce different forms of housing. Post-war housing is a mixture of single storey bungalows, modern in design semi-detached dwellings and Council design housing.

Housing Forms & Layouts – The most common form of the semidetached and terraces house form have at their core a rectangular plan principal range, which extends from being two to eight bays in width, and two rooms in depth. The height of the buildings varying from being one and a half to two stories in height, with variations in their scale. Upper floor living accommodation is provided by the addition of dormers, cross wings and bays within the one and half storey buildings. The scale of the dwellings vary depending upon their social scale and rent level.

Additional scale is provided by the use outshut extensions, cross wings and bays. The larger of the buildings have projecting cross wings applied to each gable end. The medium types of houses having full height bays projecting from the frontages of the buildings either to the ends of the bays or grouped in pairs to the centre of the building. Where applied to the terraces these are designed in a uniform appearance in single elements or in pairs to the bays ends or centrally. On the one and half storey type dwellings the projecting bays are sometimes set back within the floor plan of the building creating gable ridges and two storey elements. Where outshut extensions are featured they are generally developed with continuous roof forms.

A deviation from the rectangular form is found in one housing type where a pair of semi-detached houses are formed by two adjoining ranges running perpendicular to the street (see 6 shilling types). The detached types are of a large two storey scale constructed on an irregular floor plan, and which are typical of the Edward Arts & Crafts period in their design, including 'Tudor-Bethan' designs., examples of the latter include 71 Village Road & North Lodge.



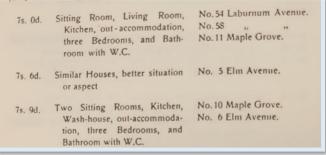


Figure 15 List of Housing Types<sup>15</sup>.



Figure 16 - No. 33 (now 174) James Reckitt Ave. - 4s. 8d. - Terrace of four 1-1/2 Storey Houses.



Figure 17 - 14 Chestnut Grove - Terrace of 8 at 1-1/2 storey - 5s 4d.



Figure 18 - 1 Lilac Avenue (now altered) - Semi-detached at 1-1/2 storey - 5s.



Figure 19 - 5 Lilac Avenue - Semi-detached at a taller 1-1/2 storey - 5s 9d.



Figure 20 - 45 Lime Tree Avenue - Terrace of four at a taller 1-1/2 storey scale - 5s 9d.



Figure 21 - 4 Beech Avenue - 1-1/2 storey 'M' profile type – 6s.



Figure 22 - 49 Laburnum Avenue - Two storey pair - 5s 9d.



Figure 23 - 4 Cherry Tree Avenue - 1-1/2 storey 'M' profile type - 6s.



Figure 24 - 50 Lilac Avenue - 1-1/2 storey pair - 6s.



Figure 25 - 15 Lime Tree Avenue - Two storey 4 dwelling terrace - 6s 6d.



Figure 26 - 53 Lime Tree Avenue – 1-1/2Storey Pair - 6s.



Figure 27 - 16 Laburnum Avenue - Two Storey Pair - 6d 8d.



Figure 28 - 7 May Tree Avenue -Two Storey Pair - 6s 8d.



Figure 29 - 65 Laburnum Avenue - Two Storey Pair - 7s 6d.



Figure 30 - 63 Laburnum Avenue - Two Storey Pair - 7s 6d.



Figure 31 68 Laburnum Avenue - Large in two 1-1/2 storey pair - 7s 6d.



Figure 32 109 Laburnum Avenue - Two Storey Pair - 7s 6d



Figure 33 - 31 May Tree Avenue - Two storey Pair - 7s 6d.



Figure 34 - 54 Laburnum Avenue - Larger scale 1-1/2 storey house - 7s.



Figure 35 - 58 Laburnum Avenue - 1-1/2 scale with pair of two storey bays - 7s.



Figure 36 - 11 Maple Grove - Larger scale 1-1/2 storey dwelling with 2 storey bays - 7s.



Figure 37 - 5 Elm Avenue - Larger scale 1-1/2 storey dwelling with 2 storey bays - 7s 6d.



Figure 38 - 10 Maple Grove - Larger scale 1-1/2 scale dwelling with pair of bays - 7s 9d.



Figure 39 – 6 Elm Avenue - Larger scale 1-1/2 scale dwelling with pair of bays - 7s 9d.



Figure 40 – 48 & 50- Laburnum Avenue - Larger two storey type with balconies.



Figure 41 - 35 & 37 May Tree Avenue - Larger two storey type with balconies.



Figure 42 - 13 & 14 The Oval - Large two storey custom design houses.



Figure 43 - 1 May Tree Avenue - Detached House Type.

Architectural Elements – Decorative elements are applied to all forms of dwellings either with functional additions or aesthetic features. Decorative elements include - 1. Bay windows, 2. Porches, 3. Dormers, 4. Barge Boards, 5. Timber panelling, 6. Use of contrasting materials, 7. Chimneys, 8. Brick decoration, 9. Use of gables, 10. Overhanging roof forms. Etc. The level of architectural detail depends upon their social ranking. The higher status detached and semi-detached proposes features high levels of architectural designs and material finish and include additional design elements such as balconies.

**Scale -** The principal scale of houses in the area is a mixture of two storey or one and a half storey dwellings, with variations in the ridge and eave height for the different building types. The addition of bays and cross wings also give the appearance of two storey dwellings, were added onto the one and a half storey properties. Across the conservation area there is an appearance of common scale of building heights.

**Roof Forms** – There are two principal roof forms within the conservation area depending upon each buildings types: 1. Pitched and 2. Hipped. In the lower status types where, additional extensions are not applied these roof forms are applied in an unbroken form. The one and half storey buildings have steep roof forms, and which are often extended to includes catslide extensions and verandas.

On several types of housing the basic roof form is broken by the application of cross wings and bays, with create irregular roof forms. Where applied the bays typically copy the form of the

principal roof form, which again create a common design approach the houses of the area.

A majority of the building type run parallel to the street, with the exemption of the 'M' shape roof form of the perpendicular range type of house, or where cul-de-sac and court forms of housing are used. Variations in the type of roof form and decoration to the housing designs are also achieved in whether they are fitted as flush to the eaves or in an overhanging form, and within the latter type timber where barge boards being applied.

**Windows** – Historically the style of window installed into the buildings were timber casements, often fitted with leaded-light glass, and in a mixture of single and multiple light forms. These forms of windows are retained within the listed buildings of the area, and in two other private properties – namely 52 Laburnum Avenue & 16 Maple Grove. The window openings range in scale but are generally rectangular in form and with a variation of square and arched headers being used. In several house types of architectural decoration is applied with contrasting brick arches and headers.

Negative Character - In a majority of the private dwellings their historic windows have been removed and replaced with uPVC casement type windows with often do not include leaded lights and are single light openers, and of a mixed design within the same building. The replacement designs are of a mixed design and quality and have removed one of the common elements of design to the conservation area.



Figure 44 Original timber lead light and bay window at 52 Laburnum Avenue.



Figure 45 - An original door and canopy at 23 Lilac Avenue.



Figure 46 - Original timber casement windows at 16 Maple Grove.



Figure 47 - Original Door & Porch at 8 The Oval

Bays & Bays Windows - Architectural embellishment and additional accommodation is achieved by the addition of bays and bay windows. Depending upon the form of the property both ground floor and full height bays are used. Bay windows are also often added onto the side elevation of building provide additional architectural form to building types. The application of the bay windows also introduces a form of scallop profile hipped roof profile. Examples of original bay windows are retained with 52, 54 and 62 Laburnum Avenue.

Bays are usually applied in a perpendicular to the principal range. Where applied to the full height of the building these are finished in a mixture of a hipped or pitched roof forms. Within the latter type gables are often finished with either a pediment or semi-circular shaped form. Where gables are added to the terraced form of building these are applied in in mixed creating architectural decoration. A further type is found on the terraced form of building where bays are extended across the ground floor frontage. dwellings.

A deviation of the use perpendicular ranges is the use of parallel ranges. These are seen in some of the one and a half storey types and are applied in pairs and have the appearance of steeply pitched roofs. As noted above sometimes these are set back into the principal floor plan.

**Doors –** Historically timber doors were installed on the properties. These were of a batten or decorative panel type of Arts & Crafts design, and often included glazed upper lights with coloured glass. These are largely retained within the listed buildings of the area,

and a small number of other examples, including 23 Lilac Avenue. The location of the door within the property varies between each housing type. The common locations are within each end of each bay or in central pairs This arrangement along, with the repeated pattern of window arrangement, give buildings a uniform appearance. In a small number of house types door entrances are located on the side elevation. The door may then be fitted flush to the elevation, often with a canopy, or recessed within an entrance porch or set back behind a veranda. Door opening are a mix of square headed and semi-circular arched types.

Negative Character – A large majority of the private dwellings now feature modern doors in uPVC and composite materials in several mixed designs, which often do not respond to the Arts & Crafts architecture of the area. This removes a further common design element to the buildings of the Conservation Area.

**Roof Materials -** Historically two types of roof material were used – 1. Clay peg tiles or 'Rosemary' tiles and 2. Slates. Of the two material types clay tiles are the most common, creating a further uniform material feature to the area. Half-round ridge tiles were used, and, on a hipped roof, the end ridge tile had a rounded end. A small number of modern properties have concrete roof materials, but these have not impacted upon the character and appearance of the area.

Negative character - The post-1950 buildings typically have concrete roofing materials and introduce pantiles; these materials are not representative of the special interest of the conservation area.



Figure 48 - Gutter Detail 23 Lilac Avenue.



Figure 49 - Bays, Dormers & Decorative Brackets - 1&2 The Oval.



Figure 50 - Timber gutters and original hoppers at 6 The Oval.



Figure 51 - Bay & Roof Tiles - Including VWW2 Victory 'V' see Houlton, J.W.

**Dormers -** Dormers are used on several types of dwelling and in different forms. Typically, they are represented on the 1 and ½ storey dwellings and fit between projecting bays, and also on the end elevations where catslide roof forms extend accommodation. They are not a common feature to the rear elevations of the buildings. Dormers are installed both separately in pairs in a uniform design, or in an extended shared form between two bays of a buildings. Dormer types include flat sled roof and hipped roof types and pitched forms. The pitched forms are often built with gables, with pediment and shaped profiles. They were typically built with timber frames, casement windows and clad in timber or tiles and decorated with barge boards. Several historic forms are retained on the listed buildings of the area and an original dormer is retained on 52 Laburnum Avenue.

**Porches, Verandas & Canopies -** Porches, verandas and canopies are a prominent feature of several types of building form in the area. Types include:

- 1. On the more basic housing type where doors are fitted flush with basic timber, or pre-fabricated concrete, canopies positioned over the front door to provide shelter.
- 2. On middling status houses doors are set back within recessed entrances porches which are typically left open, or porches formed by cut away sections into the floor plan.
- 3. On the higher status houses set back entrance porches are created with decorative architectural elements, such as balustrades and glazed panels.

- 4. A further arrangement is seen typically in the one and half storey buildings where overhanging roofs are used to create verandas.
- 5. On several house types external enclosed porches are added to the front elevation in single forms. The material use and roof form typically copy the host building with a match roofing form and material use (with some exemptions along Village Road)

Depending upon the type of porch or veranda they were installed in pairs or as single elements and provide a further element of symmetrical and uniform design. The porches and verandas are typically built with either timber or brick frames and incorporate decorative elements, such as brick arches, which provide architectural decoration to a building.

Negative feature - In several instances the uniform appearance of a building has been impacted upon by one part of a pair or individual porch on a semi-detached property being enclosed removing the symmetrical and uniform form of the building.

**Gutters and Fall Pipes –** Historically the dwellings were installed with cast iron or timber gutters, and fall pipes, sometimes with ornate hopper-heads. Surviving examples show several of the higher status buildings were installed with gutters fitted on decorative brackets or timber dentils. Surviving examples include 7 May Tree Avenue and 23 Lilac Avenue.



Figure 52 - Original dormer at 52 Laburnum Avenue.



Figure 53 - Veranda at 9 & 11 Lime Tree Avenue.



Figure 54 - Pair of Bay Windows at The Grove.



Figure 55 - Porch & Dormer Window arrangement at 5&6 The Oval.

**Wall Materials –** Within the conservation area there are three principal types of external material finish used on the domestic dwellings – 1. Roughcast Render, 2. Brown or red/brown brick and 3. Close Stud Timber Panelling. Of the three finishes render is the most common external material type of the area, but often a mixture of brick and render is used. Where render is applied in full a brick plinth is introduced in several building types. Brick is also used as a decorative material in window and door headers.

Historic photos and the number of untreated finishes would suggest that that traditional render was left a natural colour. An exemption to this trend may have been the application of white, or off white, colour wash to the higher status and first phase of buildings. A later trend has been to paint buildings shades of white and off whites; these works have often had the effective of impacting upon the uniform appearance of the terraces and semi-detached buildings, where only when bay have been painted or different colours have been used.

Faux panelling is used on several detached buildings (such as North Lodge) in the close stud form and finished in the picture box revivalist black and white finish of the early 20<sup>th</sup> century. In these instances, smooth render is applied to a building. Panelling is commonly used as a decorative element on the semi-detached forms of dwelling and provide a feature element on elements such as the gables of projecting bays. A further type of decoration to the gable ends is the application of clay tile cladding.

Overall, the common use of render provides a light in colour appearance to the built form of the area, and the use of brick, timber and clay materials gives the area a natural appearance.

*Negative character* - The use of grey colour finishes provides a modern colour trend, which is not in keeping with the Arts & Crafts aesthetic of the early 20<sup>th</sup> century.

Negative feature - The dwellings which negatively contribute towards the significance of the conservation area are constructed in light shades of brick and introduce elements such as timber cladding and stone finishes, which are not representative of the special interest of the conservation area.

**Chimneys –** The dwellings of the Garden Village were originally heated and provided with hot water by coal fires. Accordingly, chimneys are a prominent feature of the area. These range in form depending upon the house type, and include central ridge, gable ridge, mid-roof and gable end types. They are typically tall in height which adds to the sense of proportion of each of the building forms. Their forms usually include a simple capping, with several clay chimney pots and finished in the same material as the property.

Negative feature – On a small number of properties chimneys have been removed from buildings. This has reduced their architectural interest and removed elements of their symmetrical form.



Figure 56 - Brick & render, with barge boards & brick decoration at 44-46 Laburnum Avenue.



Figure 57 - Timber Panelling & Barge Boards at 71 Village Road.



Figure 58 - Full render with 'Sunset' decoration at 50 Beech Avenue.



Figure 59 - Render and tile cladding at 3 & 4 The Oval.

**Roof Lights -** To the principal street facing elevations roof lights are not a historic feature of the building designs and are not an architectural feature which is common to the character and appearance of the conservation are. Where installed they can appear incongruous addition and negatively impact upon the unform design of a building.

Negative character – Roofs lights are a more common feature to the rear elevation of the buildings. These have been installed in an irregular pattern and in differing scales. Where the rear elevations are viewed from the 'tenfoots' and in the vistas across the conservation area this has negatively impacted upon the uniform appearance of the area.

**Brick Decoration** – On several building forms Arts and Crafts decoration is used by application of brick decoration. These are used sparingly but help to provide contrast to a brick façade. Examples include stylistic 'sun burst' forms and diamond patterns.

**Barge Boards** - Where features such as gables, dormers and overhanging roof forms are introduced barge boards are used to finish off the feature and provide decoration.

**Extensions** – A number of housing designs historically feature catslide rear extension or small single storey outbuildings, where service rooms, such as kitchens and coal houses, were provided.

They form part of the historic housing design of the area and are a part of the special interest of the conservation area. Later extensions have been introduced into the area and these are successful where they have preserved the historic form of the buildings and are not visible from the public realm.

Negative feature - In a number of instances extensions have been introduced which have removed the historic form of a building, such as its symmetrical form, or where it has extended into the open garden space and removed the standard separation from its adjoining property.

**Garages -** Garages are a later introduction to the conservation area. Where they form secondary and subservient features to the area, they have been integrated into the garden village successfully and maintains it spatial layout and open character. They are often introduced into the rear gardens and accessed from the 'tenfoots'. Many of these garages are of inappropriate design. It is often clear (from their design and materials of construction) that these are additions rather than original features.

Negative feature – Where garages have been introduced into former garden areas or are prominent from the street scene, they are no in keeping with the garden village aesthetic of the area. Negative example includes the in-fill garage to the east of No.3 Lime Tree Avenue and next to 15 Maple Grove.



Figure 60 - Perpendicular arrangement along Lilac Avenue.



Figure 61 - 'Court' arrangement at The Grove.



Figure 62 - Curved arrangement along Chestnut Grove.



Figure 63 - Quad arrangement along James Reckitt Avenue.

Housing Density & Layout - The original form of housing developed within the first phase of the Garden Village was restricted at 12 houses per acre. Houses are built in a small number of detached types and then a mixture of semi-detached and terraces forms, which each separate building being located in a garden and with standard spacing between each other. The results are that the plan form of the housing has a sense of openness across the conservation area. The Garden Village extension along James Reckitt Avenue was developed at a higher density resulting in this have a more urban form.

A large majority of the buildings are built parallel along the main street with the typical arrangement for them to be laid out along a linear or stepped (i.e., one building set forwards and one back) building line, with no building or structure stepping forwards of the furthest building forward projecting block. This provides clean building line and sense of open space along a street.

There are three variations in these linear arrangements is achieved in the following instances:

- Courtyard types arrangements Where two terraces run perpendicular from the main rain and separated by a footpath. Examples being The Grove (which also had an end property) and 25-47 Lilac Street.
- 2. Quad type arrangements Where three blocks of dwellings are arranged around a central pub area of open space. Examples include 189-203 James Reckitt Avenue.

3. Road Junctions - On Street corners and road junctions houses are set an angles to the road. These create focal buildings and large corner plot garden areas.

Types 1 and 2 are still laid out with front and rear gardens and hedge boundaries.

A further a-typical design is the setback curved arrangement formed by detached No.24 and two semi-detached dwelling – 20 to 22 and 26 to 28 - Chestnut Grove.

In all instances houses are set back within their garden plots, with varying depths of gardens depending upon their housing type or the building line of the individual street.

**Garden Curtilages –** All of the dwellings of the Garden Village estate have a private front and back garden, and several of the larger semi-detached and detached buildings have larger garden curtilages around them. Each of the buildings are set back within their gardens. The gardens were areas of private amenity space and where flower beds and vegetable plots could be tended to be the residents of the area. The garden plots also contribute to how the spatial layout of the estate is formed with the separation between the road widths and spacing between the dwellings. For the full significance of gardens to the character of the conservation area please defer to section 15.

Negative trend – There is a trend that gardens are being converted to provide hardstanding areas for car parking. This is removing a part of the natural character of the conservation area and the historic significance of the intention to provide garden spaces for the buildings of the Garden Village.

**Boundaries -** The common form of boundary treatment of the Garden Village is that each dwelling had a hedge boundary and single pedestrian access gate. Over time the hedges have matured to form a prominent form of boundary treatment and a strong sense of natural environment. The hedge boundaries are therefore a key characteristic to the appearance of the conservation area. Historically timber gates were installed within metal pillars into the pedestrian accesses. In several instances the original form of pillars is retained, along with a small example of historic gates.

Vehicular accesses are now also a part of the conservation area. Where they have been installed as a secondary feature and the prominent form of the hedge boundary is retained, they are a successful intervention. Please defer to section 13 for a full statement of significance of the boundaries to the conservation area.

Negative feature— Solid boundaries in the form of brick walls and timber fences have been installed on several domestic properties, which has removed the uniform appearance of the hedge boundaries of the area. Defer to Appendix 9 for a full assessment of the boundary features of the area.



Figure 64 - Hedge boundaries and pedestrian access gates along May tree Avenue.



Figure 65 - Hedge boundaries and front garden curtilage at 1 Lime Tree Avenue & 34 Elm Avenue.

#### 7.2. The Havens

In accordance with the paternalistic founding of the Garden Village Reckitts & Sons were also considerate of their elderly and in need employees and privately founded alms-house accommodation. The 'Havens' (as they were called) were run separately from the Garden Village Company by Trusts and introduce different elements of architectural design into the Conservation Area. As pieces of functional architecture, they each have local or national heritage significance. Three such 'Havens' were founded, and each have historic association with members of the Reckitt Family:

- 1. 1-8 Juliet Reckitt Havens 1910 Founded by Juliet in memory of her father George Reckitt. Grade II listed.
- 2. 1-12 Frederic Isaac Reckitt Havens 1912 Founded by Frederick in memory of his wife Jane Grade II listed.
- 3. St James Reckitt Village Havens Was funded by Sir James Reckitt and controlled by his charity Local Listed

Their contribution to the special interest of the conservation area is made by the following elements:

**Architectural Design** - Juliet and Frederic Havens were design by Runton & Barry, and Village Haven by their successor F. Runton Waller<sup>16</sup>. Each of the Havens are constructed in the Tudor Revival form. They make use of timber framework and in the Village Havens Tudor arches.

**Layout** - Their layout is different to the standard pattern of development of the dwellings of the area: They are typically set back from the building line of the neighbouring dwellings, with the three Havens laid out as:

- a) Frederic Reckitts Havens is laid out in three blocks around an open quad.
- b) Juliet Reckitt Havens is laid out as one block in a crescent shape.
- c) Village Havens is laid out in five blocks in a crescent shape.

**Scale** – The Havens are single storey in scale which is only represented in the public buildings of the conservation area (and buildings which negatively contributes towards its special interest).

**Architectural Features** - Gables and chimneys are prominent elements of their design and are decorative elements.

**Setting** - Each of the Havens are laid out around an area of open space, which takes on the appearance of a garden.

**Materials** - The buildings are roofed in clay peg tiles. Each building makes use of timber panelling and brown brick and introduce stone elements in the design of Village Havens.

**Windows & Doors** – The Havens feature modern timber windows and close batten timber doors (see Appendix 8).

**Boundaries** – Are formed by mature hedges and timber gates.



Figure 66 Hull Daily Mail – Monday 15 July 1912 (THE BRITISH LIBRARY BOARD.)



Figure 67 - Frederic Reckitt Havens, Laburnum Avenue.



Figure 68 Village Havens, Village Road.



Figure 69 - Juliet Reckitt Haves, Laburnum Avenue.

### 7.3. Public & Commercial Buildings

Public and commercial buildings form a further sub-set of buildings with the Garden Village. These provide their own contribution to character and appearance of the area due to their different forms. scale and architectural styles. Those built by the Garden Village company or founded by Reckitt Family were designed by Runton & Barry. Separately developed from the Garden Village Co. was St Columba's Church, which served the pastoral needs of the Garden Village and surrounding residents of Holderness Road. The public and commercial buildings juxtapose with the Arts & Crafts domestic architecture of the area, being constructed in the Georgian classical revivalist architectural styles. By virtue of their 'higher status' form of architecture and larger scale they are prominent buildings within the Conservation Area. The buildings introduce different architectural elements into the area such as smooth rendered finishes, timber sliding sash windows, window headers and classical decoration and feature elements, such a s clock towers. The buildings have evidential values in their purpose-built functional forms of architecture which provided specific social and cultural needs for the residents of the Garden Village.

Garden Village Shopping Centre – The centre was purpose built in 1909 as shops, a library and flats. The Shopping Centre is the largest building of the conservation area and constructed over two stories. It is constructed in render with decorative elements, including quoins, applied in red brick. The plan form is laid out around an open quad, fronting Beech Avenue, which encloses a public open square. The design is reminiscent of a grand

continental piazza with ground floor loggia and prominent clock tower. Additional architectural elements introduced include stone vase balustrades and classical door surrounds. A domestic feel is given with the use of timber sash windows, clay plain tiles and hedge planting to Cherry Tree Avenue. The façade to Cherry Tree Avenue makes it a prominent building and appears like a large County House stable block. The centre was not success as shops and became redundant for this use in the 1970s. A campaign to save the building was successful in the 1970s and led to its successful conversion in full residential use.

Negative feature – A negative aspects of the building is formed by the tiered appearances of the tarmac surfaces arounds the open spaces fronting Beech Avenue.



Figure 70 - Former Shopping Centre, Beech Avenue.

Pashby House — Built in 1913 as accommodation for girls employed by Reckitts & Sons Ltd. The building only served a short period for its original use before being sold before World War Two and used by the Civil Defence as their Headquarters. It was later taken back over by Reckitts and used by the company as offices. The building is the only three storey structure within the conservation Area. The building is designed in the classical style, with brick dressings. Decoration is achieved with contrasting brick string courses and by the application of a 'R&S Ltd' motif to its gable. Originally it was located on the edge of the Garden Village with the 1930s extension making it's a part of the estate.

Negative feature – A negative aspect of the building is the stainless-steel security fencing surrounding its curtilage and the concrete hardstanding within its garden and the installation of uPVC sash windows.



Figure 71 - Pashby House, James Reckitt Avenue.

Former Garden Village Club House –The club house was established in 1909 by Albert Leopold Reckitt in memory of his father George Reckitt<sup>17</sup>. The building is single storey in scale and designed in the classical revival style. The building features Georgian style sliding sash windows (albeit now replaced with uPVC) and introduces stone decorative as a decorative elements, include its use on the entrance portico. The off-white smooth rendered finish of the building makes the building appear grander than neighbouring dwellings and a prominent feature of the streetscene. The building is located within its own garden and features a mature hedge boundary, as per one of the key characteristics of the Conservation Area. Upon exit from the club, one is met with a view across the Oval



Figure 72 - Garden Village Club House, Elm Avenue.

St Columba's Church & Church Hall - A temporary church dedicated to St Columba was introduced in 1914 to the designs of Runton & Barry. This was replaced by a permanent building in 1929 which was destroyed during WW2. The replacement building is of a large scale neo-Romanesque 1950s styles of architecture, constructed in red brick, to the design of architects Milner & Craze. It stands prominently at the junction of Laburnum Avenue and Holderness Road and forms a focal point upon entry to the Conservation Area. In close association with the Church is it Hall, which is the retained 1920s building, which is also of a brick construction, which positively responds to the pre-war style of architecture of the Conservation Area. The associated c.1950s vicarage is of negative interest to the Conservation Area.

Negative feature – The timber picket fence along Laburnum Avenue is not in keeping with the boundary treatments of the area.

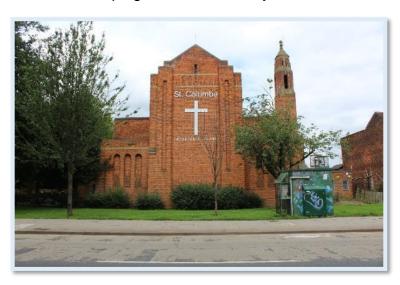


Figure 73 - St Columba's Church, Holderness Road



Figure 74 St Columba's Church Hall, Laburnum Avenue.



Figure 75- The lost Village Hall, The Oval (Reckitt, B.N., 2002, Page 8).

**Village Hall** – A lost building to the conservation area is the Village Hall which was built 1910. It was of a prominent Tudor Revival design and would have been a focal building to the north-west of the Oval. It was bombed during WW2 and the site re-developed by bungalows, which negatively contribute towards the special interest of the conservation area.



Figure 76 - Statue of Alderman James Stuart, Holderness Road

The Statue of Alderman James Stuart – The statue was paid for by Mr Ferens on the land he gave to the town. James Stuart was a prominent business owner and local Liberal Politian of the city. It is a prominent public monument upon entry to the conservation area, but it not associated with its founding.

## 7.4. Other Buildings

Buildings such as the telephone kiosks and letter boxes also contribute towards the character of the historic environment of the area and provide a sense of an early 20<sup>th</sup> century housing estate. Within the Conservation Area there are examples of George V letter boxes (Beech Avenue) and K6 and K8 telephone kiosks.



Figure 77- K6 Telephone Kiosk, Laburnum Avenue

#### 8. Holderness House

Holderness House forms its own character area as a part of the Conservation Area. As noted above the Garden Village was constructed on the Jalland Estate. In 1909 Thomas Ferens purchased the remains of the estate and. Ferens was a manager of Reckitt's & Co. Ltd and associated with the syndicate which established the Garden Village. He was also one of the City's Liberal MPs. Ferens made several philanthropic contributions to the City including bequeathing Holderness House in his will for use as a women's residential care home, which it still is today.

As part of the construction of the Garden Village a section of the Jalland estate was retained, which form the gardens of Holderness House. The gardens provide evidential values of the historic rural landscape located along Holderness Road and form an area of key open space and natural environment upon entry to the conservation area. The mature trees (some of which may predate the Garden Village) contributes towards the rural aesthetic of the Conservation Area and demonstrate the transition from the urban form of Holderness Road to the natural environment of the Garden Village.

In the 1950s the retained historic gardens were curtailed when the Trustees of Holderness House sold land to allow the construction of House along Acacia Drive, Laburnum Avenue and Village Road. This introduced negative building forms into the Garden Village and the development of Acacia Drive disconnected Elm Avenue Walk from the grounds of Holderness House.

Only glimpsed views of Holderness House are obtainable from the public realm of the conservation area, but these demonstrate the pre-Garden Village history of the heritage asset. The gate house on Holderness Road is however a prominent building located within its grounds and visible from the public realm. The building is associated with the Arts & Crafts designs by Runton Barry<sup>18</sup>.

**Negative feature** - Historically the boundary treatment of Holderness House was formed by oak to Holderness Road & pine boards along Village Road and Laburnum Avenue, which contrasts with the hedge boundaries of the area. The replacement iron railings, installed in 2001<sup>19</sup>, respond to the setting of Holderness House but the replacement timber panelling along Laburnum Avenue and Village Road is not in keeping with the character of the Conservation Area.



Figure 78 The Lodge and Grounds of Holderness House, Holderness Road.

#### 9. Natural Environment

**Significance** - The creation of a strong sense of the natural environment area forms one of key characteristics of the planned form of the garden village movement. The collective nature of the high proportion of trees, mature hedges and the natural environment form an equal contribution to special interest of the conservation as per its built form. The maturity of the natural environment has also created an area of strong biodiversity. The natural environment provides a sense of green and rural appearance to the Garden Village which is achieved by the following elements (which are further detailed above and below):

- 1. Hedge Boundary Treatments.
- 2. Tree Planting.
- 3. Private Gardens.
- 4. The open plan layout of its built form
- 5. Public areas of open green space.
- 6. Grass verges & landscapes traffic islands.

The removal of any one of those elements would significantly alter this characteristic of the Conservation Area.

The formation of the natural environment further creates a clear transition between the more urban form of the surrounding terraced housing and built environment of Holderness Road into the Garden Village environment. This is clearly seen in the difference between the types of housing along Derwent Street and the appearances of the tree lines streets Village Road and Laburnum when viewed from Holderness Road.

### 10. Open Space

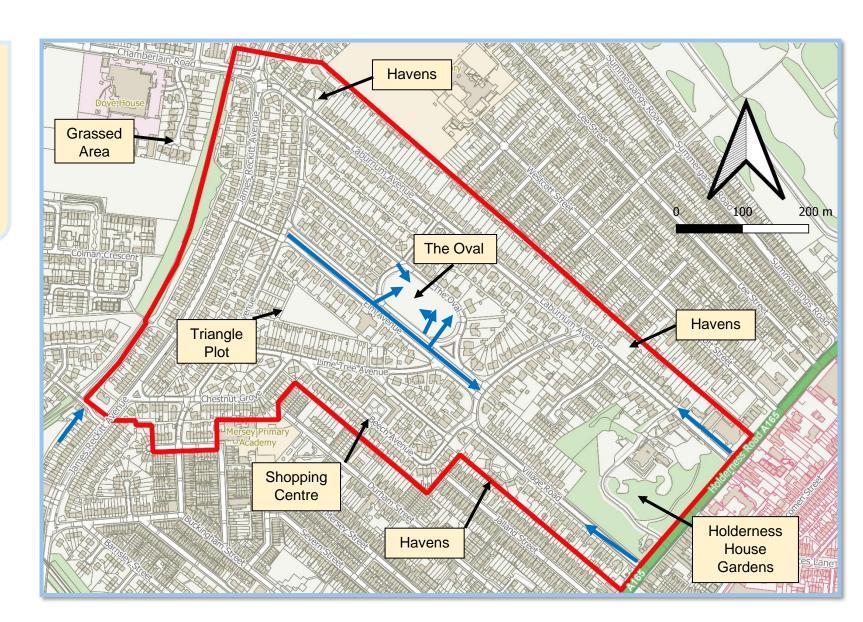
**Significance -** The character of openness and provision of open space is a further key element of the special interest of the Conservation Area. This is achieved by the following elements (also see figure 79):

- 1. Gardens (see below)
- 2. Public open spaces (see below)
- 3. Its street layout and housing density (see above)

The associated significance of the open spaces is found in the following elements:

- In combination with the natural environment these areas of open space create the rural aesthetic to the Garden Village estate.
- 2. They create vistas and views throughout the Conservation Area.
- 3. They help create the low-density scale of development.
- 4. They form part of the historic landscape pre-dating the Conservation Area (i.e., Holderness House)
- 5. They Form part of the planned layout of the conservation area.
- 6. Historically and currently provide public areas for recreation and sporting activities.

The significance elements of the national environment and open spaces contribute together to help create the Garden Village aesthetic of the conservation area.



Key Views

Open Areas

Figure 79 Area of Open Space & Key Views

### 11. Key Views & Vistas

The development of the layout of Garden Village did not plan for any key views or vistas but inherited one vista from the Jalland Estate – 'Elm Avenue Walk'. The central reservation of Elm Avenue incorporated the pre-1850 tree avenue of the gardens of the estate. The tree avenue (known as 'Lover's Walk') creates a sense of historic longevity to the Garden Village and its enclosed form is associated with the 'Romantic' landscape movement. The Avenue is currently populated with several species of Elm. The retention of the tree avenue and as a part of the Garden Village is of high significance. The creation of the grass central reservation also contributes towards the open plan layout of the estate.

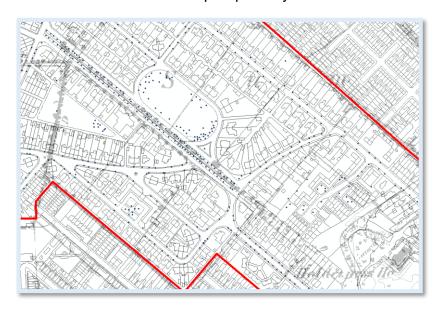


Figure 80 - 1853 Survey and alignment of Elm Avenue Walk, with current map overlay. Before the introduction of Acacia Drive it connected to the grounds of Holderness House.

The open layout and spacing between the dwellings mean that there are sight lines and vistas created through the street of the conservation area and within its ten foots. These attributes provide a character of openness to the Conservation Area and mean that the rear elevations of its buildings are a visible feature the public realm and.

Incidental views and vista of note formed as a result of the layout and maturity of the planting of the conservation area include:

- 1. Along Village Road and Laburnum Avenue the mature tree canopies create channeled vistas along these streets
- 2. Views across the Oval have the sense of a Village Green.
- 3. Views along Cherry Tree Avenue from Lime Tree Avenue show the sense of scale of the Shopping Centre.
- 4. The transition from the urban forms of developed into the treelined streets and natural environment of the conservation area.

Key views are illustrated on figure 48. Throughout all the views and vistas within the conservation area the contribution of trees and hedge borders and the natural environment they create is fundamental to its garden village form. The rural and green views that obtainable across the streets of the conservation area are an important aspect of its character and appearance.



Figure 81 'Lover's Walk', Elm Avenue.



Figure 82 View along Village Road from Holderness Road.



Figure 83 Views Across The Oval



Figure 84 View of the Shopping Centre along Cherry Tree Avenue.

### 12. Street Environment & Furniture

Historically the highways of the Garden Village were laid out in 'tar macadam to eliminate dust rubble'<sup>20</sup> and one of the conditions upon agreeing the road layouts and method of construction was that the roads would not be adopted by the Corporation. Road adoption however subsequently took place in 1923. The current roads are maintained as tarmac and a majority of the highways are also finished in this material. Some stone flags are maintained along Village Road, also with some retention of York stone kerbs. The rural aesthetic of the area is added to by the use of grass verges along James Reckitt Avenue and Village Road, and the natural planting of traffic islands.

A positive character of the conservation area is that street and highways signage and telecommunication equipment is kept to a minimum, with assists in maintaining its rural aesthetic.

Historically the public realm of the conservation area was lit with gas street lamps, which were replaced with electric types in after the second world war. The lamp standards were replaced in the 1990s and are of a modern design, and do not contribute towards the special interest of the conservation area.

The layout of the conservation area has resulted in traffic island and junctions laid out as flower beds and where trees have been planted, which contribute to the natural environment of the area.



Figure 85 - A typical street scene along Beech Avenue – Hedges and street furniture.



Figure 86 - Traffic Island at the junction of Chestnut Grove & James Reckitt Avenue. A good example of the natural environment.

## 13. Hedge Boundaries

**Significance -** Hedge boundaries form the prominent boundary treatment for all types of building within the conservation area, with a noted exemption being for its post-war developments. It was an original requirement of the Garden Village estate that every house should have a privet hedge between 2ft 6ins and 4ft in height. Over the history of the Garden Village the hedge boundaries have matured to become a prominent feature of its street scene. They are a key element of its special interest area for the following reasons:

- 1. They were a planned feature of the layout and development of the Garden Village.
- 2. They contribute towards creating a uniform appearance to the character and appearance of the area.
- 3. They contribute towards natural environment of the area.
- 4. They help create a picturesque appearance to the area.

Whilst many housing estates were designed in the Arts & Crafts style of architecture in the example of the Garden Village the use of hedges as the planned boundary treatment helps to differentiate it from other standard housing estates of the period.

The presence of hedges as a boundary treatment softens the building environment of the streets and combined with the canopies of the street trees, planted gardens and the clay tiled steep-sloping roofs create characteristic and picturesque views across Garden Village. Hedges are therefore a key element of the special interest of the Conservation Area.

Works of alteration and the management of boundaries facing the public realm are managed by an Article 4 direction (see Part 2). Whilst being largely successful several alternative boundaries treatments, such as walls, railings and fences, have been introduced within the conservation area (see Appendix 9). Where introduced these solid forms of boundary treatment appear incongruous as they appear as an alien feature and stand out in contrast with the surrounding hedge boundaries.

The introduction of private and council led development from the 1920s to the 1970s has resulted several weak characters areas of boundary treatments within the conservation area:

- 1. Timber fencing surrounding Holderness House to Holderness Road & Laburnum Avenue.
- 2. A majority of the boundary treatments are modern along Village Road, with the exemption of the section of the road extending from Village Havens to 71 Village Road.
- 3. Laburnum Avenue From junction of Holderness Road to North Lodge and Frederic Reckitt Homes has modern boundaries.
- 4. The Village Hall Re-Development The Bungalows around The Oval and at the junction Elm Avenue and May Tree Avenue have solid boundary treatments.

There are opportunities to enhance the character of the conservation area by introducing hedge boundaries into these areas.



Figure 87 Holly Grove retains its hedge boundaries in full.



Figure 88 - Hedges as the prominent boundary along The Grove.



Figure 89 Hedge Boundaries along The Oval.



Figure 90 Strong character of Hedges along Cherry Tree Avenue.



Figure 91 A positive and negative form of boundary treatment along Laburnum Avenue.



Figure 92 Negative Impact of Open Boundaries along Cherry Tree Avenue.



Figure 93 Negative form of boundary treatment along Lilac Avenue.



Figure 94 Negative form of boundary treatment at junction of Elm Avenue and Village Road.

Pedestrian Access Gates – Originally each of the properties of the conservation area would have been accessed with a single pedestrian gate. The original features of the Gardens Village were that wooden gates and iron posts were used. Several examples of the iron posts are retained throughout the area, along with several traditional in design timber gates. Figure 95 shows the historic form of gate retained at several properties within the Conservation Area. The uniform design of this element has however been lost with a mixture of timber and metal gates been used across the Conservation Area.

**Vehicular Access Arrangements** – When the Conservation Area was first built cars were a limited feature and there were no requirements for vehicular parking. Current requirements have evolved so that a large volume of properties now own a car. This has introduced a negative trend for a demand for vehicular parking. This has resulted in the creation of vehicular access gates and vehicular access openings into the solid hedge boundaries of properties, and in many examples hard standing parking area. In totally approximately 35% (see Part 2 Table 4 and Appendix 9) of all of the domestic properties now have some form of vehicular access into the garden. The worst examples of these are where the whole of a hedge along a property frontage has been removed and features an open boundary treatment and where pairs of gates or open access arrangements have been introduced. The types of gates introduced again are not of a uniform design making their introduction more harmful to the character of the Conservation Area. Part 2 of the document demonstrate how the character of the Conservation Area can be enhanced by taking opportunities to uniform the design of access gates and to manage their introduction.



Figure 95 - The Historic Form of Gate within the Garden Village.



Figure 96 Positive example of a vehicular access gate along Village Road.

# 14. Trees & Flora

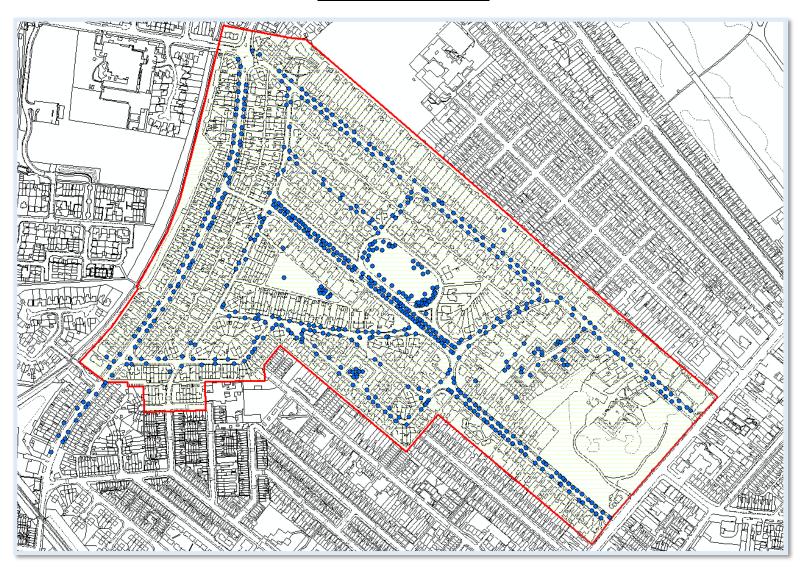


Figure 97 Tree planting (blue dots) within the Garden Village Estate (excluding Holderness House).

**Significance -** Trees are one of the most prominent features of the Conservation Area. In total there are approximately 670 defined street trees within the Garden Village estate. Separately the grounds of Holderness House are also populated with a large volume of mature trees. Alongside its trees there are also a large volume of other mature bushes and shrubs, which form a prominent attribute of the conservation area. Historically trees were planted to the provide shade to the street.

One of the primary impressions of the public realm of the Conservation Area is of trees lining its street. When in season their colourful canopies cover the streets and gardens of the Conservation Area, creating a sense of enclosure. In the more densely planted areas they create a character of a woodland. As such, they provide important aesthetic values to the rural and green character of the planned garden village estate. The different shades of green, use of colour in the canopies of the Copper Beeches and colourful blossoms of the Cherry and Laburnum Trees add to the vibrancy of the natural environment when the trees of the area in bloom.

**Species -** Within the Conservation Area there are twenty-five species of tree represented which are listed in table 1, and in total 58 subspecies, which are listed within Appendix 6 (table of subspecies). By definition of a tree small trunked 'trees' would be classed as shrubs and bushes. As such smaller specimen such as Holly, Laburnum and Lilac are not included within the following data, but examples are of these species are however represented across the conservation area.

Table 1 – Principal Tree Species within Conservation Area (excluding Holderness House).			
Trees	Total	Tree	Total
Alder	14	Maple	123
Apple	2	Mixed	5
Ash	10	Oak	5
Beech	34	Plane	56
Birch	39	Plum	4
Cherry	34	Poplar	5
Chestnut	34	Rowan	9
Cypress	2	Sycamore	11
Elderberry	1	Thorn	5
Elm	83	Tree	5
Hawthorn	1	Whitebeam	5
Hornbeam	34	Willow	2
Laburnum	1	Grand Total 670	
Lime	146		

The most populous trees are Elms, London Planes, Limes and Maple, and of the sub-species the common Lime is the most populous (110), along with London Plane (56), Norway Maple (94) and Sapporo Elms (54).



Figure 98 Elm Tree Walk



Figure 99 Mixture of species on The Oval



Figure 100 - Laburnum along Laburnum Avenue.



Figure 101 - Beech Trees (including Copper) along Beech Avenue.

**Historic Planting -** The historic intention of conservation area was that each street would be planted with native trees representative of their name. There is still relevant in the following streets:

Table 2 – Native Trees by Street			
Tree / Street	Total of Native trees.	Total number of trees.	% of Native Trees
Beech Avenue	29	37	78.4
Cherry Tree Avenue	6	7	85.7
Elm Avenue	78	101	77.2
Lime Tree Avenue	72	74	97.2
Maple Grove	19	20	95
Village Road (Chestnut)	31	67	46.2

See Appendix 7. – for full table of trees by street.

The retention of street native tree species is not relevant in the following streets:

Table 3 – Streets with non-native trees.				
Street	Common Tree (s)	Total of C.T.	Native Tree	Total
Chestnut Grove	Maple	17	1	22
Laburnum	Maple & London Plane	78	(2)	95
May Tree Avenue	Maple	8	0	19

Lilac Avenue and Cherry Tree Avenue are also populated by native shrubs, which are not represented in the Tree data.

James Reckitt Avenue as a 1920s extension to the conservation area is predominantly by Limes Trees (58 out of 98 specimens). The Oval is populated by a mixed variety of trees giving the area an organic appearance and when in bloom a variety of colour.

The retention of historic correlation between the street name of associated tree planting is historic value and contributes to the special interest of the conservation area. There is potential to enhance the significance of the tree planting scheme by repopulating streets with their native tree species.

As noted above the retention of the tree avenue forming the central reservation of Elm Avenue forms a key part of the special interest of the Conservation Area. Its significance is formed by the historic association with the Jalland Estate and the contribution it makes to the national environment of the heritage asset.

Negative Feature – Cherry Tree Avenue has few public realm trees giving the street a more urban form. The retention of a majority of its hedge boundaries assists in creating a natural environment to the street.

Negative Feature – The maturing of the public realm trees has seen then grow to become obstructions within the public highway, and results in a threat for pressures for their removal.



Figure 102 - Cherry Tree Avenue



Figure 103 - Maple Grove.



Figure 104 - Lime Tree Avenue.



Figure 105 - Chestnut Trees in Village Road, as was 'Chestnut Crescent'.

## 15. Public Open Spaces

Public opens spaces are part of the planned layout of the conservation area. As noted above they provide areas of natural environment and contribute towards the low density of development associated with the garden village. They are also areas of public recreation and have significance in the founding movement of the estate by Sir James Reckitt to improve the living conditions of his employees. Public open spaces are found in the following locations:

**The Oval –** As part of the planned layout of the Garden Village it was intended that a public recreation area would be created. The status of the Oval is preserved in the Bye-Laws for the creation of the estate, which states that it should be laid out as a green and kept as such<sup>20</sup>. Historically the Oval was laid out as tennis courts and a nominal charge was charged per house for those who wanted to join<sup>21</sup>. The area is now laid out in the form of a village green, and its natural environment is created by tree planting. The Oval is the most significant public open space within the heritage asset. It provides the key open space to its core and landscaped vistas to the sounding houses.

**Triangle Plot** – A large grassed area of public recreation space was created behind the rear garden plots of Lilac Avenue, Lime Tree Avenue and Elm Avenue. The plot of land is accessed via back lines and provide views across the rear elevations of the surrounding houses. Historically it was formed as a play area.

**Clothes Drying Area –** There is also a small area of land behind the properties fronting onto Lilac Avenue, Lime Tree Avenue and Chestnut Grove, which had access only from the rear gardens of the 16 properties concerned, which was originally a clothes drying area for the residents.

**Shopping Centre Quad –** The public square forms an area of grassed landscape and trees which provide a natural setting to the building and breaks up its massing associated within its large scale.

Holderness Road – The area of public open space at the junction of Village Road and Holderness Road helps define the start of the low-density development associated with the Garden Village and forms the entrance to the conservation area from Holderness Road. There is scope to enhance its appearance from its current hard landscaping to an area of natural planting so that a positive character is formed to the entrance of the conservation area.

James Reckitt Avenue – The open quad surrounding Nos. 189 to 203 forms a grassed area which breaks up the character of the building environment of the higher density of development along the street and contributes towards the sense of the natural environment with its mature hedge boundaries.

**Maple Grove –** The open landscape area of the Nursey Garden of the Garden village was lost with the development of 8a in 1981.



Figure 106 - The Oval



Figure 107 - Triangular Plot.



Figure 108 - Public Open Space along James Reckitt Avenue.



Figure 109 - Public open space to at the Junction of Holderness Road & Village Road.

### 16. Gardens

Domestic Gardens - A founding principle of the Garden Village was that each dwelling should have its own garden space. This was achieved in that all of the dwellings of the conservation area have a front and rear garden area. The gardens provided a private amenity space for each of the dwellings and were often use for vegetable plots. Each of the gardens provide a green and natural environment and contribute to create a rural aesthetic to the area. Some of the larger semi-detached and detached properties have substantial garden curtilage and where located on corner plots spacious front garden are provided, with an example including 1 Cherry Tree Avenue and 6 Lime Tree Avenue.

The domestic gardens of the conservation area are largely well maintained and planted with grass lawns, mature shrubs and plants, which contribute to the natural environment of the conservation area. The boundaries of the gardens were traditionally formed by hedge boundaries, which further adds to the sense of natural environment (see above).

The presence of rear gardens is also a part of the significance of the conservation area. Whilst not prominent when viewed from the street, the presence of rear gardens helps to create the spaciousness which is a vital part of the character of Garden Village, and this sense of open space should be a material consideration when planning new development within the conservation area.

The provisions of the gardens also provide the planned separation between each of the buildings which creates the low-density form of development of the estate and contribute towards the formation of the set road widths of its layout.

Negative Feature – A trend has arisen for the requirement for offroad parking. This is resulting in gardens being converted to hard standing areas, with approximately 20% of dwellings featuring some form of hard standing area for car parking. This is weaking the rural aesthetic appearance of the conservation area.

Public Buildings & Havens - Garden spaces are also associated with the public buildings and Havens located within the conservation area. These are often large areas of grassed open space, with planted borders, enclosed by hedge boundaries. They provide areas of opening setting in which the individual buildings can be appreciated and contribute towards creating the lower density of development associated with the Garden Village.

Holderness House – As noted with section 7 the private gardens of Holderness House provide evidential values of the former County House and field pattern of the area before the development of the Garden Village. The gardens now provide a large area of natural landscape, populated with mature trees, which contrasts with the built environment of the surrounding streets and creates a rural aesthetic to the area. Its large population of mature trees contribute towards the wooded appearance of the area.



Figure 110 - Garden at the Junction of Cherry Tree Avenue and Lime Tree Avenue.



Figure 111 - Garden area of Juliet Reckitt Havens.



Figure 112 - Gardens of Holderness House.



Figure 113 - Natural environment of hedge, garden and trees at junction of Beech Avenue & Lime Tree Avenue

# 17. Focal Buildings

One of the characteristics of the conservation area is that there is a common sense of scale and design across the majority of its domestic buildings. As a result, there is a sense that its domestic architecture has an equal status, and few buildings have prominence. An exemption is found in the development of the larger detached forms, which are sited upon entry points to the Garden Village, and several of the first phase of semi-detached buildings.

Focal points in the conservation area are however created as a result of its road layout where buildings are located at 45 degree angles to the highway and are prominently positioned as one approaches them. Examples of these buildings include:

Again, building which stand at the end of the principal road junctions also stand out as focal points and examples of these include 77-79 Village Road. Buildings upon entry to the conservation area also have prominence and this include 1-3 Village.

Due to their differing scale of develop, material use massing and siting the public buildings and havens all stand out prominently from the surrounding domestic buildings and would each be considered as being a focal building. Examples of this include:

- 1. Pashby House Due to its three-storey scale and architectural design Pashby House is a prominent building upon entry to the conservation area along James Reckitt Avenue.
- 2. Shopping Centre The sense of massing of the façade along Cherry Tree Avenue dominate the street scene and creates a focal point within the conservation area.
- 3. The Havens are laid out in a different form to the surrounding housing. Their use of Tudor Revival Architecture, set back siting and massing make the buildings stand out within the street scene.
- 4. St Columba's Church is prominent due to its scale and is a focal point at the junction of Holderness Road and Laburnum Avenue.

Full details of focal buildings are outlined within Appendix 5.

Negatives Feature – North Lodge historically was constructed as the entrance lodge to the Garden Village along Laburnum Avenue. And historically would have been located with an open setting and a focal building. This status has been lost by the introduction of 1950s developments of 106-114 Laburnum Avenue & and the Acacia Drive development.



Figure 114 - 77 & 79 Village Road at the top of Village Road.



Figure 115 - North Lodge surrounded by later developments.



Figure 116 - Prominent junction plot building - 23 Beech Avenue & 16 Lime Tree Avenue.



Figure 117 - Pashby House.

# 18. Building Categories

Buildings within the conservation can be defined as 'key', 'positive', 'neutral' and 'negative'. This status defines how they contribute towards the defined special interest of the Conservation Area and also reflects on their individual architectural significance and condition. A full schedule of the status of each building is included within Appendix 5 information on the key buildings of the conservation area within Appendix 8.

**18.1 Keys Buildings - Contribute** highly towards the special interest of the conservation area. They contribute aesthetic or historic values and are the best of their types in the conservation area. A key building may also be a focal point within the conservation area. They can also hold national interest (be listed) or be of high local heritage significance (local listed).

The key buildings of the Garden Village Conservation Area can be grouped as:

1. Buildings of **national designation** but not part of the development of the Garden Village:

Building	Designation
Holderness House & Curtilage Buildings, Holderness Road & Laburnum Avenue.	Grade II

2. Buildings of **national designation** which were not part of the development of the Garden Village but positively contribute towards its public realm:

Building	Designation
Statue of James Stuart, Holderness Road	Grade II
K8 Telephone Kiosk, Beech Avenue	Grade II

Buildings of national designation and part of the development of the Garden Village and association Runton & Barry:

Туре	Address	Designation
First phase of houses designed by Runton & Barry	a. The Oval – Nos. 1-2, 3-4, 5-6, 7-8, 9-10, 11-12 and 13-14. b. Elm Avenue – No.44 c. Village Road – Nos. 71, 77-79 and 81.	Grade II
Second phase houses design by Runton & Barry	Village Road – Nos. 1-3 and 67-69.	Grade II
Lodge Buildings	North Lodge, Laburnum Avenue	Grade II
Havens & Hostels founded by the Reckitt Family	<ul><li>a. Frederick Reckitt and Juliet</li><li>Reckitt Havens.</li><li>b. Village Havens and Pashby</li><li>House</li></ul>	Grade II  Local Listed
Public & Commercial	<ul><li>a. Former Garden Village</li><li>Shopping Centre.</li><li>b. Former Garden Village</li><li>Club House</li></ul>	Grade II
Domestic	No. 52 Laburnum Avenue	Local Listed
Properties that retain their historic features.	16 Maple Grove	Local Listed

4. Building of Local Heritage Significance and prominent within the Conservation Area.

Building	Designation
St Columba's Church and Church Hall	Local Listed

These buildings are keys buildings by virtue of:

- 1. They represent the buildings of the highest standard of architectural design.
- 2. They are representative of the first phases of develop of the area.
- 3. They are prominent and focal buildings,
- 4. They retain their historic integrity of design and key architectural features.



Figure 118 - List Buildings along The Oval.



Figure 119 - 52 Laburnum Avenue - Surviving original form.



Figure 120 – 1-3 Village Road.

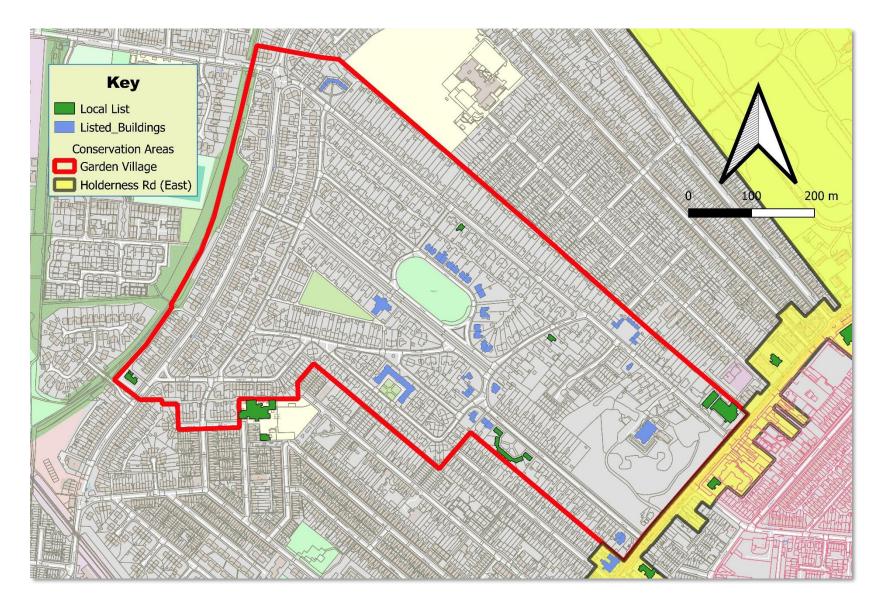


Figure 121 - Key Buildings & Setting Map

**18.2. Positive Buildings -** Contribute highly towards the special interest of the conservation area and add historic and aesthetic values to the local area. They may form a part of a group of buildings or be an individual structure. They can also be modern buildings which contribute towards the special interest of the area or have good architectural value. A positive building may feature negative elements, which would otherwise identify them as key buildings.

The positive buildings of the conservation area are defined by the categories:

- 1. The first phase of buildings developed by the Garden Village Ltd and privately by Reckitts between 1907 and c.1925 and designed by Runton & Barry
- 2. The 1920s Garden Village extension design by Runton & Barry.
- 3. The 1930s building and the post-war bomb-damaged buildings re-builds by Horth & Andrew.

A full list of positive buildings is provided within Appendix 5.



Figure 122 - James Reckitt Avenue.



Figure 123 - Elm Avenue

**18.3. Neutral Buildings** - Are buildings which do not contribute towards the special interest of the conservation area but are not identified as being harmful to its character and appearance. These buildings can be defined as having 'neutral' status for reasons such as they do not have historic value or do not contribute towards the aesthetic values of the area. They may feature negative elements or have condition and maintenance issue, which would otherwise identify them as positive buildings.

The neutral buildings of the Conservation Area were the privately developed buildings introduced during the 1920s and 1930s. They are of a good design but not in keeping with the Arts & Crafts aesthetic of the positive buildings of the Conservation Area. They include solid boundary walls and different materials, such as pantiles. They do however respect the spatial layout of the conservation area so have a neutral contribution to the area. Neutral character developments include:

- 1. 5-41 Village Road
- 2. 119-129 Laburnum Avenue.
- 3. 117-127 Laburnum Avenue.



Figure 124 - Privately developed buildings along Village Road.



Figure 125 - Privately developed 117-127 Laburnum Avenue.

**18.4. Negative Buildings** – Are buildings which do not contribute towards the special interest of the conservation areas and identified as being harmful to its character and appearance. A building may also be identified as being negative where they are such a state of condition whereby, they are detrimental to the historic amenity of the area.

The negative buildings of the conservation are those association with the post-war additions to the conservation. The period saw a shortage of building materials and trend for new designs. As a result, the building is not in keeping with architectural style or of a quality of design which is sympathetic to the character of the conservation areas. They also include solid boundary treatments. These include:

- 1. 106-114 Laburnum Avenue a series of modern bungalows.
- 2. 137 Laburnum Avenue a modern designed dwelling.
- 3. 44-82 Village Road Pairs of semi-detached dwellings of a modern design.
- 4. 8a Maple Grove A modern in-fill bungalow.
- 5. 17-21 The Oval Modern in design bungalows.
- 6. All properties within Acacia Drive.
- 7. The monitoring station within the front curtilage of St Columba's detracts from the setting of the building.
- 8. The brick service buildings located within the curtilage of Holderness House, along Holderness Road, negatively impacts upon the appearance of the open space associated with the building and nearby gate house.



Figure 126 - The Village Hall re-development at The Oval.



Figure 127 - 106-114 Laburnum Avenue.

## 19. Negative Character Areas

The neutral and negative buildings of the Conservation Area combine to create a series of negative character areas within the Conservation Area:

- 1. Acacia Drive & Laburnum Avenue The area is representative of a 1970s Council estate. The introduction of the road curtailed the gardens of Holderness House. The designs of the properties are not in keeping with the character of the Conservation Area. The redeeming features of the estate is its tree planting and use of hedge boundaries to Laburnum Avenue. The negative grouping of buildings extends to include 106-104 Laburnum Avenue, which introduces solid forms of boundary treatment along the road.
- 2. Village Hall Development The re-development of the Village Hall along Elm Avenue, The Oval and May Tree Avenue introduces a series of modern in design bungalows with solid boundary treatments. The buildings negatively contrast with the higher status buildings constructed around the The Oval.
- 3. Village Road A majority of Village Road is populated by privately developed houses which are not in keeping with the Arts & Crafts Aesthetic of the Conservation Area and feature solid boundary treatments. The tree planting of the tree however incorporates it into the special interest of the heritage asset.



Figure 128 1970s housing in Acacia Drive.



Figure 129 Privately developed housing to N-E side of Village Road

20. Garden Village Coneservation Area 'SWOT Analysis'		
Strengths	Weaknesses	
Retention of a high volume of buildings in their historic form.	The introduction of areas of modern housing and buildings which are not in keeping with the Arts & Crafts design of the area.	
The maturity of the tree and hedge planting scheme to create an aesthetic of a strong natural environment.	Areas of solid boundary treatment or where hedge boundaries have been removed and creating open boundaries.	
The Conservation Area is a popular location to live, and a majority of the dwellings are occupied and maintained.	The loss of domestic gardens and creation of hardstanding areas.	
The retention of the planned street plan, tree planting scheme and public open spaces.	The loss of the historic form and material type of window and doors and their replacement with a none uniform and generic designs of uPVC and composite types.	
The layout of the Conservation Area provides a positive height to width ratio of streets form and includes private amenity space.	A small number of extensions and alterations have removed the unform appearance to the designs of the houses of the area.	
	The roadside trees, originally planted adjacent to the kerb edge of the footpaths, having grown in girth to the extent that many are now blocking the footpaths, forcing pedestrians out into the road.	
Threats	Opportunities	
A growing pressure for vehicular provisions within the Conservation Area is leading to pressures for the introduction of more garages and the conversion of gardens into hardstanding areas.	Re-planting the negative boundary areas with hedges would enhance the character and appearance of the Conservation Area.	
Pressures to fell trees due to their impingement upon the public highways and impact on the amenity of the dwellings of the area.	Enhancements can be made to the public realm area and setting of the statue of Sir James Stuart along Holderness Road.	
The requirements to adopt to climate change will introduce pressures for the external alteration of buildings, sustainable energy solutions and the introduction of double glazing	Replacement of buildings of a negative contribution to the conservation area with new development which is sympathetic to the Arts & Craft aesthetic of the Conservation Area would enhance its appearance.	
Pressure for development and extensions to provide larger scale houses.		



#### 1.Introduction

As described within the Part 1 the character and appearance of the conservation area is formed by the following key elements:

- 1. A uniform appearance to its built form.
- 2. An open plan layout.
- 3. Hedges form the prominent boundary treatment.
- 4. Each property has a front and rear garden.
- 5. Trees form a significant part of its natural environment.

Works of alteration and development which would remove or erode any one of these key elements has the potential to introduce individual and collective harm to the special interest of the area. The following section outlines the current condition of the individual elements of the conservation area and provides management policies for development within the conservation area which would allow for its preservation and enhancement.

#### 2. Condition

The overall condition of the Garden Village Conservation Area is considered as been good, with a large proportion of its built environment retaining their special interest and being well maintained. Only a small number of buildings have been negatively altered and features such as satellite dishes. Other elements, such as rooflights which negatively impact upon the architectural form of dwellings are a small feature of elevations facing the public realm. The rear elevations of buildings have been more altered, which some harm to the uniform appearance of the area being made with a variety of designs of roof dormers and roof lights. Details of negative alterations include:

Table 1. Example of Negative Interventions			
Roof Lights (S	treet facing)	Satellite Dishes	
Street	Numbers	Street	Numbers
		Beech Avenue	15 & Shopping Centre
Laburnum Avenue	34	Derwent Street	12, 13, 14, 15, 17
Lilac Avenue	41, 47 & 59	James Reckitt Avenue	73, 77, 169, 173, 175 and 177.
The Oval	9	Lilac Avenue	51, 56, 58, 60, 66, 68, 70, 84
		Lime Tree Avenue	1, 39 & 41
		The Grove	2 & 3

The weak character of the conservation area is formed by the introduction of vehicular access gates and vehicular access openings into the hedge boundaries of the dwellings of the estate, and the associated introduction of hard standing areas for the parking of cars within the front and side gardens. Garages are also a negative historic trend of the area which a large array of different designs, largely being introduced into the rear gardens of the dwelling accessed from the 'ten foots'. A small number of garages have been introduced forwards of the building line into the front gardens of the dwellings, and these are considered as harmful introductions. Examples of negative character garages include - next to No.15 Maple Grove (07/00399/FULL), next to 3 Lime Tree Avenue (02/00194/FULL, 4 Lime Tree Avenue and next to 55 Lilac Avenue



Figure 130 Next to 15 Maple Grove and to the rear of Laburnum Avenue - Poor quality garages.



Figure 131 - Poor quality garage and loss of garden at 55 Lilac Avenue.



Figure 132 Prominent satellite dishes on Lilac Avenue



Figure 133 Prominent roof light on Laburnum Avenue.

#### 3. Article 4 Directions

In recognition of the key characteristics of the conservation area four Article 4 Directions have been introduced to manage the preserve and enhancement of the Conservation Area.

Table 2. Article 4 Direction			
Date	Withdrawn PD	Working needing Planning Permission.	
12.12.1996 & 19.09.2001	Class C of Part 1 of Schedule 2 to the 2015 GDPO.	Any alteration to the roof of a dwellinghouse, being development comprised within Class C of Part 1 of Schedule 2 to the said order, and not being development comprised within any other Class.	
19.09.2001	Class A of Part 2 of Schedule 2 to the 2015 GDPO.	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a highway.	
TBC	Class F of Part 1 of Schedule 2 to the 2015 GDPO.	Development consisting of:- a) The provision within the curtilage at the front or side of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such; or b) the replacement in whole or part of such a surface.	
TBC	Class B of Part 2 of	The formation, laying out and construction of a means of access	

Schedule 2 to the 2015 GDPO.	to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).
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The 'roofs' and 'boundaries' Article 4 Directions are inclusive of the full Conservation Boundary and for 'Cross Over' and 'Hardstandings the following areas are excluded — Acacia Drive (except where the properties face Laburnum Avenue, Nos.117-137 & Nos. 106-114 (even) Laburnum Avenue, Nos. 1-41 (odd) & Nos.44-82 (even) Village Road and Holderness House (Grade II listed).

There is record that a proposal for an Article 4 Direction for the Garden Village for alterations to windows and the buildings of porches would be reviewed in c.1970s. This was not however progressed. Within the conservation area there are less than 15 buildings with original windows and doors, with the remainder features a variety of different designs with the loss of uniform appearance to their contribute to the building environment of the conservation area. At time of writing a consultation is being held on the adoption of a further article 4 for hardstanding areas and cross overs.

Please refer to the following webpage for full details of the Hull City Council Article 4 Directions -

https://www.hull.gov.uk/planning/planning-applications/article-4-directions

## 4. Development

A large volume of the buildings of the Conservation Area are retained in their original form which contributes towards the special interest of the Conservation Area. Negative forms of development and alteration are those:

- 1. Which have removed the uniform and symmetrically form of the buildings.
- 2. Which have developed into the garden space and removed the sense of open space associated with a dwelling.
- 3. Which have removed the sense of separation with its neighbouring building.

Negative examples of development include:

Table 3. Example of Housing Alterations			
Street	No.	Alteration	Planning History
Laburnum Avenue	1	Modern front porch.	None
Laburnum Avenue	25	Lost its canopy over the principal door.	None relevant.
Laburnum Avenue	51	Modern Porch	Approved by 04/01268/FULL at Committee.
Laburnum Avenue	83	Lost its chimney	
Lime Tree Avenue	9	Modern Porch	89/01458/PF? And 03/00551/FULL?

Lime Tree Avenue	20	Addition of extension which removes original form and symmetry of the property.	09/00526/FULL - Approved
Lilac Avenue	2	Extension into garden area result in loss of openness around the building.	
Lilac Avenue	32	Includes a garage extension & a-symmetrical dormer	No recent relevant planning history.
Lilac Avenue	62	Extension into garden area reduces open space between the neighbouring building.	93/01011/PF - Approved
Beech Avenue	20	Existing form has been extended which changes the symmetry of the building and the separation with the neighouring plot.	03/01467/FULL
James Reckitt Avenue	205 & 2011	The extensions appear as an add ons to the dwellings as they do not respond to the uniform design of the terrace	Approved 88/00946/PF & 07/01170/FULL, respectively.



Figure 134 – Modern Porch on 1 Laburnum Avenue



Figure 135 Modern porch and railings on 10 Laburnum Avenue



Figure 136 20 Lime Tree Avenue - June 2008 (Google Images) - 'M Profile'.



Figure 137 20 Lime Tree Avenue it its extended form.



Figure 138 - Loss of open space around the property at 2 Lilac Avenue



Figure 139 Loss of separation with neighbouring building and open space at 62 Laburnum Avenue.



Figure 140 A-symmetrical and out of proportion extension at 32 Laburnum Avenue.



Figure 141 Extension at 20 Beech Avenue, which impacts upon the original design of the building and separation with its neighbouring plot.

**Polices -** In determining applications for development within the conservation the Council should consider:

	Policy 1. New Development
Statement	The Conservation Area was founded upon the Garden City movement and with specific bye-laws. This has created an open plan layout to the conservation area which forms a part of its special interest. It was specifically planned that each dwelling should have a garden and for first phase of development of the conservation area a density of 12 houses per acre.
Guidance:	There are no identified development sites within the Conservation Area. New development within the conservation area is limited to the re-development of building sites identified as having a neutral or negative contribution to the significance of the conservation area, or the introduction of ancillary buildings (include garages).
Applications for	Where they would negatively impact upon the historic pattern of development.
new and	2. Where they would negatively impact upon the sense of open space around a dwelling.
ancillary	3. Where they would significantly remove the garden space associated with a dwelling or building.
buildings (i.e.	4. Where they would be prominently visible from the public realm.
garages) should be <b>refused</b> :	5. Would they would remove the sense of separation between adjoining dwellings.
de reiusea.	6. Where they would project forwards of the building line along a street.
	7. Where access to them would create negative boundary alterations.
Applications for	1. Where they are designed to be an ancillary building (i.e. a garage) to a dwelling.
new and	2. Where they retain the garden space associated with a dwelling.
ancillary	3. Where they are not a prominent feature from within the public realm.
building should	4. Where they retain the separation between buildings.
only be <b>supported</b> :	5. Where they are not located within the front garden of building,
Supported.	6. Where are set back behind the building line of a street.
	7. Where their design and material use is in keeping with the built character of the conservation area.
	8. Where it can be demonstrated that appropriate access arrangements can be introduced.

### **Policy 2. Demolitions**

#### **Guidance:**

**Key & Positive Buildings** - The conservation area is populated by a high volume of buildings associated within its planned development. The demolition of any building associated with the original development of the heritage asset is likely to cause substantial harm to its significance by negatively impacting upon its planned development form and historic character. Applications for demolition of a positive or key building to the conservation area should therefore be **refused** unless exceptional circumstances are provided.

**Neutral Buildings** - Where applications are received for the demolition of a neutral building within the conservation area consideration should be given to **refusing** the application unless it can be demonstrated that there is clear and convincing justification for the application and that the replacement development would **preserve** the special interest of the conservation area.

**Negative Buildings** - Where applications are received for the demolition of a negative building within the conservation area consideration should be given to **supporting** the application, especially where the replacement development enhances the appearance of the conservation area (see below policies for further information). However, where any proposed replacement development would introduce further harm to the character and appearance of the conservation area the application should be considered for **refusal**.

Policy 3. Extensions		
Statement:  The domestic buildings which are key or positively contribute towards the character and of the conservation area were constructed to a series of designs. These are of set layout form. These have historic association and create a uniform appearance to the conservation layout of the conservation area was also planned to a set housing density and had separate each of its buildings. Extending a property has the potential to negatively impact upon the pand uniform appearance of the conservation area.		
Applications for the extension of a property <b>should not:</b>	<ol> <li>Significantly alter the historic form of the building.</li> <li>Introduce a development which is dominant addition to the building.</li> <li>Negatively impact upon key architectural features of a building.</li> <li>Remove the uniform appearance of a uniform or planned design of a terrace or pair of dwellings.</li> </ol>	

	4. Alter the profile of the roofline of an individual building or how its forms a part of a terrace or pair of dwellings.
	5. Impact upon the planned separation between buildings.
	6. Extend outside of the building line along a street.
	7. Impact upon the sense of open space between buildings.
	8. Significantly remove the garden space associated within a dwelling.
	9. (For rear elevation) substantially change the scale of a building where seen from the public realm.
Applications for the extension	Preserve the symmetrical or uniform appearance of a building.
of a property should:	2. Be of a subservient scale to the host dwelling.
	3. Retain the sense of openness and separation between individual buildings.
	4. Feature traditional design elements, such as timber and leaded light windows, and metal rainwater goods.
	5. Be designed to replicate the architectural style and material use of the host building (i.e. flat roof extensions should be avoided)
	6. New design should only be considered appropriate where it can be demonstrated that it would preserve or enhance the character and appearance of the conservation area.

Policy 4. Alterations		
Statement:	The domestic buildings which are key or positively contribute towards the character and appearance of the conservation area were constructed to a series of designs. These include a set layout, scale and form of development. Where applied the use of architectural elements was undertaken in a uniform and symmetrical method. The alteration of a building has the potential to negatively impact upon the character and appearance of a building if poorly executed.	
Chimneys	Are an important part of the design of buildings. Applications for works of alteration and development which propose their removal should be <b>amended</b> or <b>refused</b> .	
Dormers	Applications for the introduction or alteration of dormers should only be <b>supported</b> where:	, , , , , , , , , , , , , , , , , , , ,

		4. Where a rear facing elevation it is not visible from the public realm and meets the above and below design requirements.
	Applications for the introduction or alteration of dormers <b>should</b>	1. They are out of scale with the typical form of dormer of the area or dominate a roof scape.
	<b>not</b> be supported where:	2. They are of a modern or flat roof design.
		3. They negatively impact upon a historic roof form or remove the symmetrical or uniform appearance of a terrace or pair of dwellings.
		4. The rear elevation is visible and the application does not meet the above requirements.
Porches	Applications for the introduction or alteration of porches should	1. Where they are designed to be in keeping with the architectural design of the host building.
	only be <b>supported</b> where:	2. Where they are of an appropriate scale and material finish.
		3. They are designed to represent the type of porch located within the area.
		4. Where they maintain the uniform and/or symmetrical appearance of a terrace or pair of dwellings
	Applications for the introduction or alteration of	1. Where they are of a modern design or introduce modern materials, such as uPVC cladding.
	porches <b>should not</b> be supported where:	2. Where they would remove the uniform appearance of a terrace or pair of dwellings.
		3. Were works would negatively alter the uniform or symmetrical appearance of a terrace or pair of dwellings (i.e. in-filling only one porch in a pair of semi-detached buildings).
Rainwater Goods	Applications for development should:	1. Support the introduction and retention of traditional in design and material type (i.e. cast iron or timber) rainwater goods.
		2. Use traditional design elements such as decorative brackets or timber corbels.
	Applications for development should not:	1. Result in the lost of historic features, such as original rainwater hoppers, or design details should as decorative brackets.
		2. Introduce modern materials, such as plastic gutters and downpipes.
Satellite	Applications for satellite dishes	1. They would be installed in a prominent location on a street facing elevation.
Dishes	should not be supported	2. Where they would negatively impact upon the uniform appearance of a building.
	where:	3. Where they would impact upon features of architectural interest.

Roof Lights	Application for Roof Lights	1. They are installed in a discrete location.	
	<b>should</b> be supported where:	2. They are located so they do not impact upon features of architectural interest.	
		3. They are not visible from the public realm.	
		4. Where they are of a 'Conservation' design, with central glazing bar.	
Windows &	Application for development	Result in the loss of features of historic interest to the conservation area.	
Doors	should not:	2. Should not remove, where retained, the uniform appearance of a building.	
		3. Introduce modern in design uPVC windows & composite	
	Application for development should:	1. Introduce windows and door which are sympathetic in design and material use to the character of the conservation area.	
		2. Retain and re-instate the uniform appearance of a building.	
		Introduce of cameras in prominent and visible locations on buildings.	
Cameras	should not:	2. Introduce 'clutter' of modern fixtures onto an elevation or roof of a building.	





Figure 142 Example of limited controls over dormers to rear elevations along Lilac Avenue

Figure 143 Different positions and types of roof lights to rear of Lilac Avenue.

#### 5. Roofs

Alterations to roofs are within the Conservation Area are restricted by the introduction of an Article 4 direction which covers the whole of Conservation Area. The requirements for the Article 4 direction are detailed in Table 2 (above). In affect this means that planning permission would be required for the following works – 1. Change in roof materials, 2. Installation of Solar Panels, and 3. The installation alteration or replacement of a chimney flue or soil or vent pipe etc. Full enquiries for the impact of the Article 4 direction should be submitted to the Hull City Council Planning Department.

The Article 4 has been successful in its management of the Conservation Area as all of its key and positive buildings are roofed in materials which are in keeping with its special interest. Again, very few buildings have lost their chimneys

**Policies** for the managements of roofs include:

Policy 5. Roof Materials		
Statement	Traditional roof materials have been retained throughout the conservation area given it a uniform appearance.	
Applications for a	1. The replacement material re-instates a	
change in roof	traditional material (i.e. a natural slate or clay	
materials or	peg tile) to the conservation area or individual	
materials for new	building.	

extensions should only be <b>supported</b>	2. The replacement material retains or re- instates a uniform appearance to a building,
where:	3. The proposed roof material is of a traditional type for a new extension or otherwise matches the host building.
Applications for a change in roof materials or new	1. They would introduce 'faux' imitation slates or peg tiles or materials not representative within the conservation area.
materials should be refused where:	2. Which propose the use of concrete or plastic roof materials where materials sympathetic to the special interest of the conservation area are retained.
	3. Which would remove the uniform appearance of a roofscape should be considered for refusal.

Policy 6. Roof Lights			
Statement:	Due to the uniform appearance of the dwellings and their planned architectural design roof lights will potentially negatively impact upon their character appearance.		
Applications for the installation of roof lights should only be <b>supported</b> where:	<ol> <li>They would be located on a secondary elevation.</li> <li>They would not impact upon the uniform appearance of features of architectural interest.</li> <li>On a rear elevation and not visible from the public realm.</li> </ol>		
Applications for the installation of roof lights should be refused where:	<ol> <li>1.Where placed on a prominent street facing elevation.</li> <li>2. Where they would negatively impact upon the uniform appearance or design of the building.</li> </ol>		

## 6. Boundary Treatments & Gardens

Within the Conservation Area the alteration of boundaries are restricted by the introduction of an Article 4 direction. The schedule of the directions requires that planning permission would be required for works affecting boundaries in the following instances - "The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house and fronting a highway."

Elsewhere within the Conservation Area planning permission would be required for works of alteration or the erection of a boundary where it is over 2 metres in height. The definition of a means of enclosure does not however extend to include hedge boundaries and these may be replaced without planning permission, if a replacement boundary is not being introduced. At the time of survey an additional Article 4 Direction is being reviewed to control the removal of hedge boundaries within the Conservation Area.

A negative trend for the conservation area is the introduction of Vehicular Access gates and opening and the creation of hard standing parking areas, along with the introduction of railings instead of hedge boundaries. This is creating elements of harm to the special interest of the Conservation Area. Table 4 identifies the total number of boundaries which include amended boundaries, which include walls, railings or vehicular access arrangements and Appendix 9 provides a full schedule of boundaries which have been altered or replaced in full.

Table Four – Boundaries with Vehicular Access or of none-traditional Design.						
Street	No. of Properties	No. of altered boundaries.	% of non- traditional boundaries.			
Beech Avenue	48 <sup>(a)</sup>	32	66.7			
Beech Avenue Shopping Centre	12	0	0			
Cherry Tree Avenue	13	11	84.6			
Chamberlain Road	8	0	0			
Chestnut Grove	32	9	28.1			
Derwent Street	13	4	30.7			
Elm Avenue	30	26	86.7			
Holly Grove	Rear Gardens	0	0			
James Reckitt Avenue	149	16	10.7			
Laburnum Avenue	150 <sup>(b)</sup>	26	17.3			
Lilac Avenue	78	33	42.3			
Lime Tree Avenue	33	19	57.6			
Maple Grove	29	11	37.9			
May Tree Avenue	32	14	43.8			
The Grove	10	0	0			
The Oval	20	5 <sup>(c)</sup>	25			
Village Road	63 <sup>(e)</sup>	46	73			
Total	720	252	35			

Notes: a) Total excludes properties of 'shops' which do not have boundaries., b) 20 of these properties are Almshouses. Figure does not include St Columba's Church and Holderness House., c) Four of these are modern bungalows on the Oval, and d. 12 of these includes the James Reckitt Almhouses and 20 mid-20th century properties to the north side of Village Road

		Table Five	- Post-2	2008 Boundary Alterations	
Street	Address	Relevant Planning / Enforcement History	Date of Works	Commentary	Planning Permission Needed?
Beech Avenue	9		2012- 2022	Works have taken place to remove pedestrian access gate to create a wider vehicular access opening.	Yes
Beech Avenue	19		2008- 2012	Metal access gates installed.	Yes
Beech Avenue	21		2008- 2012	Existing gates replaced and vehicular access widened.	Yes
Beech Avenue	23		2012- 2022	Existing gates removed and vehicular access widened.	Yes
Beech Avenue	40		2008- 2012	Metal access gates installed.	Yes
Beech Avenue	54	21/00421/BUILD - Closed	2020- 2022	Replacement fence installed.	Yes
Beech Avenue	56		2012- 2022	Pedestrian and vehicular access gates removed to create vehicular opening.	Yes
Beech Avenue	64		2012- 2022	Pedestrian and vehicular access gates changed but are a positive alteration.	Yes
Cherry Tree Avenue	13	08/01060/FULL	2010- 2013	Metal vehicular access gates installed.	Yes
Cherry Tree Avenue	9		2015- 2022	Gates pillar removed to create a wider access opening.	Yes
Cherry Tree Avenue	3		2022- 2023	Existing pedestrian and vehicular access gates & part of hedge removed to create wider access opening.	Yes
Derwent Street	8		2022- 2023	Removal of hedge to create vehicular access.	No
Derwent Street	18		2022- 2023	Removal of hedge to create vehicular access.	No

Derwent Street	13		2017- 2022	Removal of hedge to create vehicular access.	No
Elm Avenue	44		2012- 2022	Existing gate removed and replaced with a wider type.	Yes
Elm Avenue	24		2022- 2023	Pedestrian access gate and hedge removed to create vehicular access opening.	Yes
Elm Avenue	6		2015- 2022	Removal of hedge and creation of vehicular opening.	No
Elm Avenue	4		2022- 2023	Removal of hedge and replacement with vehicular access gate and replacement of existing pedestrian access gate.	Yes
Elm Avenue	1		2012- 2022	Removal of hedge and creation of a vehicular access opening.	No
James Reckitt Avenue	209		2008- 2012	Removal of pedestrian gate and creation of vehicular access opening.	Yes
James Reckitt Avenue	139	11/00358/BUILD - Closed	2008- 2012	Removal of pedestrian gate and creation of vehicular access opening.	Yes
James Reckitt Avenue	77	21/00063/FENCES	2018- 2022	Unauthorized fence removed but hedge not re- instated.	Yes
James Reckitt Avenue	204	20/00340/BUILD & 21/00237/FULL	2022- 2023	Planning permission approved for the installation of railings following removal of hedge.	Yes
James Reckitt Avenue	148	24/00075/BUILD	Post- 08/2023	Removal of section of hedge and creation of	No
James Reckitt Avenue	150	24/00015/BUILD	Post- 08/2023	Removal of section of hedge and creation of	No
James Reckitt Avenue	154	24/00074/BUILD	Post- 08/2023	Removal of section of hedge and creation of	No
Laburnum Avenue	24	10/00444/BUILD - Closed	2008- 2012	Removal of pedestrian access gate and creation of vehicular access opening.	Yes
Lilac Avenue	5		2017- 2021	Installation of timber fence	Yes

Lilac Avenue	7		2015- 2022	Removal of hedge to create vehicular access.	No
Lilac Avenue	13		2015- 2022	Removal of hedge to create vehicular access.	No
Lilac Avenue	30		2017- 2022	Removal of pedestrian access gate and hedge and creation of vehicular access opening.	Yes
Lilac Avenue	62		2012- 2017	Removal of hedge to create vehicular access.	No
Lilac Avenue	68		2012- 2022	Removal of pedestrian access gate and hedge and creation of vehicular access opening.	Yes
Lilac Avenue	10	24/00077/FENCES 24/00286/FULL	Post- 08/2023	Removal of section of hedge and introduction of new pedestrian and vehicular access gate.	Yes
Lime Tree Avenue	47		2012- 2022	Removal of pedestrian access gate and hedge and creation of vehicular access opening, with gates.	Yes
May Tree Avenue	15		2022- 2023	Remove of hedge boundary and creation of vehicular access opening.	No
May Tree Avenue	27		2012- 2022	Removal of pedestrian access gate and hedge and creation of vehicular access opening.	Yes

Between May and August 2023, a survey of the Conservation Area was completed, and comparison made to the last data set of photos available (Google Images) to identify pre and post 2008 boundary changes. These are tracked in the table 5, with accompanying photos within Appendix 10:

- 1. In total 37 boundary changes were evident between 2008 and 2023, with seven changes made between 2022-3.
- In 13instances hedges have been removed in full or part along a property frontage to create a vehicular access opening into a garden area, with three such works taking place between 2022-23. In these examples planning permission was not needed as an existing boundary was not altered.
- 3. In the remaining 25 cases planning permission would have been required for works of alteration to a boundary treatment. This can be broken down as follows:
  - i. 23 out of the 24 cases have not received planning permission.
  - ii. There are six correlating enforcement cases, of which two received planning permission.
  - iii. One positive boundary change was made.
  - iv. Eight pedestrian access gates were removed, along with elements of hedges, to create vehicular access arrangements, and one further pedestrian access gate was removed to create a wider vehicular access arrangement.
  - v. In three instances metal vehicular access gates were installed, with planning permission granted in one instance.

- vi. In three instances existing access gates were removed and replaced with wider types.
- vii. In two instances existing pedestrian and vehicular access gates, with sections of hedges, were removed to create vehicular accesses.
- viii. In one example gate pillars were removed to create a wider access arrangement.
- ix. In one instance a timber fence has been installed and one hedge boundary replaced with railings, with this latter example receiving planning approval.
- x. In a final example a hedge has been removed with vehicular access gates installed, and existing pedestrian access gate replaced.
- 4. The largest number of works affect Beech Avenue, Lilac Avenue and Elm Avenue, but by ratio Derwent Street has had the biggest impact of works.

The common trend is the removal hedges or alteration of existing boundaries to create vehicular access for the parking of cars within gardens. In a majority of instances planning permission has not been sought, or otherwise not needed. These changes provide evidence that there is a need for further Article 4 Directions to control the loss of hedge boundaries, and that positive enforcement action is taken to enforce the current Article 4 direction for the alteration of boundaries.

		Policy 7. Vehicular Access Gates			
Statement:	If support can be given for the introduction of a vehicular access gate, then they should be introduced in a design which is sympathetic to the character of the conservation area. Opportunities should be taken to introduce a uniform design to boundary treatments within the conservation area. Gates should only be introduced where it can be demonstrated that they are a secondary feature and that hedges remain the principal boundary treatment of a property.				
Applications for the introduction		d be constructed in timber or metal. They should be of a slim profile and integrate into the retained Where alternative materials are proposed justification would need to be provided that they fit in with ne area.			
of vehicular access gates	gate should not exceed the	1. Where being installed within a mature hedge boundary the gate should not exceed 1.5 in height.			
should include:	height of the adjoining hedge boundary, or:	2. Where the hedge boundary is less established consideration should however be given to a 1.2m maximum in height gate.			
	The design of	1. Is of a natural material.			
	the gate should				
	respond to the character and	or caree critical a critical or partical in colocate which are traditional to the architecture of the			
	appearance of the conservation area:	4. Consideration could be given to a metal gate if they are designed to be keeping with the Arts & Craft or Revivalist styles of architecture of the area.			
Applications		a hedge from the full width of a boundary.			
for vehicular	2. Brick built or so	olid rendered pillars.			
access		or gate which significantly higher than the adjoining hedge boundary or exceed 1.5m in height.			
openings	4. Prominent and solid forms of gates				
should not include:	5. Where the gate exceeds 1.5m in height.				
iiiciuue.	6. Timber in an untreated finish.				
	7. Modern forms of	of metal or overly decorative gates.			
•	or disabled access anning balance wil	and special requirements for parking can be submitted within relevant planning applications, and an ll be made.			

#### Examples of positive vehicular access gates are as follows:



Figure 144 - Elm Avenue – Appropriate height, gate pillars and design.



Figure 145 - Acceptable form of timber gate along Elm Avenue.



Figure 146 - Appropriate design and arrangement of gates on Beech Avenue.



Figure 147 - Good example of a five-bar gate on Village Road.

	Policy 8. Pedestrian Gates			
Statement:	Pedestrian gates are a feature of the conservation area to provide access into each dwelling. They would historically been of a uniform design with the gates in timber and pillars in metal. Opportunities should be taken to provide a uniform appearance to the designs of the gates in the conservation area.			
Applications for pedestrian	1. Where on the front elevat	ion should not exceed 1.2m in height.		
access gate should include:	2. Gate pillars should be constructed in timber or metal. They should be of a slim profile and integrate into the retained hedge boundary.			
	3. Timber gates should either be stained or painted, and a raw timber finish should be avoided.			
	4. The design of the gate should:	a. Be of a natural material.		
		b. Be of an open batten timber or a three or five bar design or of an		
		early 20th century design (see below examples)		
		c. Consideration could be given to metal gates if they are designed to		
		be keeping with the Arts & Craft or Revivalist styles of architecture of the area.		
Applications for pedestrian	Brick or solid rendered pillars.			
access gate should not	2. Solid and prominent form	s of gates.		
include:	3. Metal gates in a modern of	or of an overly modern design.		
	•	ght where on a front facing elevation. An exemption to this height could re installed on a detached property with a mature hedge, or a secondary ge.		

Positive examples of vehicular access gates are shown on the following page.



Figure 148 – The historic form of wooden gate for the Garden Village - 7 The Oval



Figure 149 - An original pillar and Art-Deco gate at 91 James Reckitt Avenue.



Figure 150 - 8 A typical pedestrian access arrangement along May Tree Avenue.



Figure 151 - Original gate pillar and acceptable examples of metal gates - 40-42 Laburnum Avenue.

	Policy 9 - Garden Conversions		
Statement:	Garden were an original feature of the dwellings of the conservation area. They contribute positively towards the special layout and character of natural environment to the conservation area. Their conversion to hard standings areas is a negative feature to the conservation area.		
Applications impacting upon	They would result in the loss of a front or street facing garden, unless there are exceptional circumstances (for example disability access requirements).		
gardens areas should be refused where:	Where vehicular hard standing areas within front or street facing gardens result in the removal of more than 20% of the garden area.		
Guidance:	<ul> <li>Where applications introduce a potential for harm they can be mitigated by considering:</li> <li>Using permeable landscaping materials, to allow the appearance of a grassed landscape.</li> <li>Including proposals for soft landscaping, such as hedges and shrubs, to maintain the appearance of the natural environment.</li> </ul>		
Exemptions for disabled access and special requirements for parking can be submitted within relevant planning applications, and an appropriate planning balance will be made.			

# 7. Energy Efficiency Works

In considering applications for works relating to energy efficiency and adapting to climate change the Council should consider the following policy:

	Policy 10. Energy Efficiency & Adapting to Climate Change		
Statement	The Council are supportive of the requirements to adopt to climate change and to make buildings energy efficient. Works should however be undertaken in a way which are sympathetic to and preserve the character and appearance of the Conservation Area.		
Air Source Heat Pumps	Applications for Air Source Heat Pumps should:  1. Not be visible from the public realm.		
	Not impact upon features of architectural interest.		
Cladding and Rendering	The Application of insulation to all positive and keys buildings to the Conservation Area or cladding a brick building will likely have a negative impact upon the architectural appearance of an individual dwelling or how it forms part a terrace or pair of dwellings. Applications for the cladding or insulation should be considered for <b>refusal</b> unless it can be demonstrated that the works can be achieved without being harmful.		
Solar Panels	1. Where installed onto a street facing roof elevation, they will likely harm the character and appearance of the conservation area and should be considered for <b>refusal</b> .		
	2. <b>Support</b> should be given where they are located on a roof elevation or outbuilding not visible from the public realm or within key views.		
Windows	Where it can be demonstrated that an application will not result in the loss of historic fabric and the proposed replacement type of window is of an acceptable design and material, <b>support</b> could be given for the installation of double-glazed windows. Where a window cannot be replaced without harming the character of the conservation area, consideration should instead be given for the installation of secondary glazing to improve the energy efficiency of a building.		
Electric Vehicle Chargers	Electrical vehicular chargers should be sited in a position where they are not a prominent feature from within the public realm and should not be a prominent visible feature with the front garden or on street facing elevations of buildings within the conservation area. <b>Support</b> should be given for their installation where they are a discrete feature of the area.		

#### 8. Trees

In considering applications relating to tree the Council should consider the following Policy:

Policy 11. Trees	
Statement	Trees are a key element of the special interest of the conservation area. Presumption should be given for the retention of the mature trees and historic planting scheme of the Conservation Area. Opportunities should also be taken to re-instate the historic tree planting scheme of the area.
In determining planning applications include works to Trees and Tree Preservation Orders the following guidance should be considered:	11
	<ol> <li>Where approval for the loss of a mature trees is granted this should be mitigated by a replacement tree of a matching species or species native to the conservation area, or specific street, to be agreed with the Council.</li> <li>Applications for the pruning and crowning of matures trees should be accompanied by an appropriate arboricultural report.</li> </ol>
New Trees	The introduction of new trees within the conservation area should be influenced by the typology located within the conservation area, as detailed within Part 1.

#### 9. Future Recommendations

A potential threat to the Conservation Area is a risk of private, unlisted, buildings being painted varying colours within permitted development rights. During the 2023-24 survey of the Conservation Area it was not identified that the risk justified introducing a new Article 4 Direction. The Conservation Area should however be monitored and If works of alteration take place by painting buildings in inappropriate colour schemes the following proposal is suggested:

• Consult and adopt an Article 4 Direction to withdraw permitted development rights for the external alteration of a domestic buildings where not painted within a specific colour range. I.e. Buildings can be painted white, off white or cream but planning permission would be required for an alternative colour scheme.

# 10. Management Recommendations:

Management Recommendations:	
In managing	1. Planning applications should be determined in accordance with above references Character Appraisal &
the	Management Plan.
Conservation	2. The Conservation Area should be monitored within a four-year period to allow timely review of planning enforcement
Area, the	matters.
Council should	3. Enforcement action should be undertaken where relevant to rectify breaches of Permitted Developments Rights.
implement the	4. Further Article 4 Directions should be reviewed to require a need for planning permission for the introduction of
following	'crossovers' and front garden hard standing areas, as a means of removing the threat of the removal of hedge
actions.	boundaries.
	5. That the requirements of the existing Article 4 directions are promoted and enforced.

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- 18. Houlton. J.W
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- 20. Reckitt, B.N (2002).
- 21. Garden Village Society
- 22. Houlton, J. W

#### Also:

1. Hull Corporation – Minutes of the Working Committee (located in Hull History Centre).

# **Appendices**

# Appendix 1 – National Planning Policy Framework (December 2023)

**Paragraph 135:** Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity

for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 139: Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

**Paragraph 140:** The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

**Paragraph 203:** In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation:
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

**Paragraph 212:** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 213: Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

### Appendix 2 – Local Policies - Hull Local Plan 2016 to 2032 – Adopted November 2017

#### Policy 14 - Design:

Development should demonstrate how its design supports the delivery of a high-quality environment in Hull, particularly with regard to:

- a. The relationship of the development the surrounding built form of the city in terms of:
  - i. Character
  - ii. Use and surrounding uses
  - iii. Layout and connectivity
  - iv. Setting and relationship to key heritage assets
  - v. Scale
  - vi. Massing
  - vii. Grain and density
  - viii. Architectural structural and enclosure
  - ix. Detailing and materials
- b. Encouraging active and healthy lifestyles;
- c. Providing landscaping which retains natural features where possible;
- d. Providing inclusive access
- e. Opportunities to promote public safety and minimise the risk of crime.
- f. The creation of inclusive public spaces which encourage community interaction thorough:
  - i. Inclusive design
  - ii. Active frontages

- iii. High quality public realm.
- iv. Appropriate soft and hard landscaping
- v. Minimising the potential for anti-social behaviour.
- vi. Providing public art where appropriate.
- g. Ensuring where development is proposed in the city centre, its design and landscaping complements the 2016/7 materials in the public realm. Where possible, this will involve the use of the same palette of materials.

Development which does not meet these criteria will be refused.

#### Policy 15 - Local Distinctiveness

- 1. Development should promote local distinctiveness where appropriate, with particular reference to:
  - Improving access to and making effective use of the Port, the city's waterfront and maritime assets along the River Hull and the Humber Estuary whilst taking account of flood risk;
  - b. Creating a network of landmarks in prominent or gateway locations to develop legible local references that distinguish parts of the city;
  - Encouraging contemporary architecture that respects the city's heritage, creating positive and distinctive contributions to enrich the built fabric;
  - d. The setting, character and appearance of Listed Buildings, Conservation Areas and other heritage assets.
  - e. Waymarking arterial routes;

- f. Ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.
- 2. Development of tall buildings (above 30m in height) in and around the city centre, as shown on the Policies Map, must demonstrate that:
  - a. A would not harm the character and appearance of the city centre Conservation Areas which are characterised by their low-rise nature.
  - b. Would not harm the setting of heritage assets.
  - c. They would not harm the distinctive, historic skyline;
  - d. There would be an acceptable impact on views and vistas across and within the city centre.
  - e. They are providing a positive contribution to the skyline through a high standard of design.
  - f. Locations in the wider city which define the development of Hull such as the historic cores of medieval villages and settlements, such as Sutton and Marfleet, the later nineteenth and early twentieth century suburban developments such as the Avenues/Pearson Park and Anlaby Road and planned garden suburbs at Broadway and Garden Village.
  - g. Local Listed Buildings and sites identified on the local Historic Environment Record.
  - h. Archaeological remains and deposits in the city walls, Beverley Gate, Hull Citadel and nationally

- significant military defences dating from the midfourteenth to the mid-nineteenth centuries on the east bank of the River Hull:
- Archaeological remains and deposits relating to Romano-British riverside settlements lining the banks of the River Hull from Kingswood to Stoneferry; and
- j. The University of Hull Quarter as shown on the Policies Map.

#### Policy 16 – Heritage Considerations

- Development that would cause harm to the significance of a designated heritage asset will only be approved where it has been convincingly demonstrated that the harm cannot be avoided and there would be public benefits sufficient to outweigh the harm or loss caused. Schedule Monuments, Registered Parks and Gardens and Conservation Areas are shown the policies map.
- 2. Development affecting non-designated heritage assets must demonstrate that it has taken account of the particular interest of the asset. Development which would result in harm to or the loss of a non-designated heritage asset must demonstrate that:
  - a. It would not be economically viable for the asset to be retained and that harm could not be avoided: and

- b. The economic or community benefits of the proposed development outweigh the loss.
- 3. Where development is acceptable in principle but would affect an archaeological deposit of less than national importance, the Council will seek to preserve the remains in situ. It this is not achievable, adequate provision for excavation and recording before and during development and publication, curation and dissemination of findings after development, will be required.
- 4. Where evidence supports it, Article 4 directions removing permitted development rights will be introduced to preserve the character of an area.
- 5. Development and initiatives which preserve/or enhance the significance and setting of the city's heritage assets will be supported, especially those elements which contribute to the distinct identity of Hull. In addition to the city's designated heritage assets, important heritage assets include:
  - a. Buildings with heritage value, wet and dry docks, wharves and ancillary structures, features relating to Hull's fishing, maritime and industrial heritage;

- b. The city centre as defined on the Policies Map, with particular reference to the surviving medieval and early post-medieval settlement, the Georgian townscape, and Victorian and Edwardian public buildings, especially within the Old and New Towns, and in the Charterhouse Conservation Area;
- c. Locations in the wider city which define the development of Hull such as the historic cores of medieval village and settlements, such as Sutton and Marfleet, the later nineteen and early twentieth century suburban developments such as the Avenues/ Pearson Park and Anlaby Park, and planned garden suburbs at Broadway and Garden Village;
- d. Locally Listed Buildings and sites identified on the local Historic Environment Record.
- e. Archaeological Remains and deposits including the city walls, Beverley Gate, Hull Citadel, and nationally significant military defences dating from the mid-fourteenth to the mid-nineteenth centuries on the east bank of the river Hull;
- f. Archaeological remains and deposits relating to the Romano-British riverside settlements lining the banks of the river Hull from Kingswood to Stoneferry; and
- g. The University Quarter as shown on the Policies Map.

### **Appendix 3 – Tree Policy – Hull Local Plan**

### Policy 45 - Trees Residential and commercial development and new trees

- 1. Three new trees of native species and local provenance will be required to be planted for each new dwelling (this excludes conversions and changes of use). A presumption that the trees will be planted as part of the development rather than off-site will apply when appropriate. The planting of new trees will be encouraged in new commercial development in appropriate places or within landscaping schemes wherever possible. Tree protection and replacement
- 2. Hull City Council will make Tree Preservation Orders (TPOs) when necessary, in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity and biodiversity.
- 3. The Council will not grant permission for the loss of or damage to a tree, group of trees or areas of woodland of significant amenity, biodiversity or historic value unless there is deemed to be an immediate hazard to public safety.
- 4. Trees protected by Tree Preservation Orders should be retained whenever possible, unless: a. They are dead, dying, diseased, or represent a hazard to public safety; or b. The Council's arboricultural officer deems the felling to be acceptable with regards to the Council's policy on urban forestry and tree management, or c. The benefit of the proposed development outweighs the benefit of their retention.

5. If felling is deemed acceptable by parts (3) or (4), then the planting of two replacement trees in an appropriate location will be required.

### **Appendix 4 - Bomb Damaged Buildings**

WW2 Destroy	ved Building <sup>21</sup>
Street	Address
Beech Avenue	52
Beech Avenue	70
Cherry Tree Avenue	1
Chestnut Grove	2
Derwent Street	8-15
Elm Avenue	18-20
Elm Avenue	22-24
Elm Avenue	17-19
Holderness Road	St Columba's Church
James Reckitt Avenue	139-141
James Reckitt Avenue	83-89
Lilac Avenue	37-47 (cont)
Lilac Avenue	94-96
Lilac Avenue	63
Lime Tree Avenue	6
Lime Tree Avenue	20-22
Lime Tree Avenue	33-39
The Oval	Village Hall

### **Appendix 5 – The Buildings of the Conservation Area**

(GVL = Garden Village Co. Ltd) n.b. The status grading is relevant to the special interest of the Conservation Area.

Otro at / Decilations	Address	No. of	Time	Otativa	Designation	Facel	Data	Deilden
Street / Building	Address	Dwellings	Type	Status	Designation	Focal	Date	Builder
Laburnum Avenue	102			Negative			1970s	Council
Acacia Drive	1-3	3	Dwelling	Negative			1970s	Council
Acacia Drive	5-15	6	Dwelling	Negative			1970s	Council
Acacia Drive	17-29	7	Dwelling	Negative			1970s	Council
Acacia Drive	31-39	5	Dwelling	Negative			1970s	Council
Acacia Drive	28-38	6	Dwelling	Negative			1970s	Council
Acacia Drive	20-26	4	Dwelling	Negative			1970s	Council
Acacia Drive	8-18	6	Dwelling	Negative			1970s	Council
Laburnum Avenue	96						1970s	Council
Acacia Drive	2-6	4	Dwelling	Negative			1970s	Council
Chestnut Grove	2						Post-	
Beech Avenue	70	2	Dwelling	Positive			War	GVL
Beech Avenue	66-68	2	Dwelling	Positive			Pre- 1913 Pre-	GVL
Beech Avenue	58-64	4	Dwelling	Positive			1913	GVL
Beech Avenue	52-56	3	Dwelling	Positive			Pre- 1913	GVL
Beech Avenue	40-50	5	Dwelling	Positive			Pre- 1913	GVL
Beech Avenue	34-38	3	Dwelling	Positive			Pre- 1913	GVL

5	00.00	_	5 111	5 "		Pre-	O\ //
Beech Avenue	22-32	5	Dwelling	Positive		1913	GVL
Beech Avenue	18-20	2	Dwelling	Positive		Pre- 1913	GVL
DCCOII AVCIIGO	10-20		Dweiling	1 OSITIVE		Pre-	OVL
Beech Avenue	10-16	4	Dwelling	Positive		1913	GVL
						Pre-	
Beech Avenue	6-8	2	Dwelling	Positive		1913	GVL
Beech Avenue	2-4	2	Dwelling	Positive		Pre- 1913	GVL
Deech Avenue	2-4	۷	Dweiling	FOSITIVE		Pre-	GVL
Beech Avenue	1					1913	
Cherry Tree						Pre-	
Avenue	10-12	3	Dwelling	Positive	Yes	1913	GVL
Beech Avenue	3-7	3	Dwalling	Positive		Pre- 1913	GVL
Deech Avenue	3-7	3	Dwelling	Positive		Pre-	GVL
Beech Avenue	9-11	2	Dwelling	Positive		1913	GVL
			3			Pre-	
Beech Avenue	13-15	2	Dwelling	Positive		1913	GVL
Danah Assassa	47.40	0	December 1	Daaliika		Pre-	O) //
Beech Avenue Lime Tree	17-19	2	Dwelling	Positive		1913	GVL
Avenue	12-14					Pre-	
Beech Avenue	21	3	Dwelling	Positive		1913	GVL
Chamberlain		Ū	g				J
Road	2-14	4	Maisonette	Positive		1932	GVL
Cherry Tree	0.5	_	<b>5</b>	D '''		Pre-	O) (1
Avenue	3-5	2	Dwelling	Positive		1913	GVL
Cherry Tree Avenue	7-9	2	Dwelling	Positive		Pre- 1913	GVL
Cherry Tree	. 0	_	2 0 19	1 00.010		Pre-	J / L
Avenue	11-13	2	Dwelling	Positive		1913	GVL

Cherry Tree Avenue	2-4	2	Dwelling	Positive		Pre- 1913	GVL
Cherry Tree			J			Pre-	
Avenue	6-8	2	Dwelling	Positive		1913	GVL
Chestnut Grove	62-64	2	Dwelling	Positive		Pre- 1913	GVL
Chestnut Grove	54-60	4	Dwelling	Positive		Pre- 1913	GVL
Chestnut Grove	38-52	8	Dwelling	Positive		Pre- 1913	GVL
			J			Pre-	
Chestnut Grove	30-36	4	Dwelling	Positive		1913	GVL
Chestnut Grove	26-28	2	Dwelling	Positive		Pre- 1913	GVL
Chestnut Grove	20-22	2	Dwelling	Positive		Pre- 1913	GVL
Chestnut Grove	24	1	Dwelling	Positive		Pre- 1913	GVL
Gridding Grove		•	2 Woming	1 COMIVO		Pre-	012
Chestnut Grove	4-18	8	Dwelling	Positive		1913	GVL
Lilac Avenue	61					Pre-	
Chestnut Grove	15	2	Dwelling	Positive	Yes	1913	GVL
Chestnut Grove	11-13	2	Dwelling	Positive		Pre- 1913	GVL
Onestriat Grove	11 10	_	Dwoming	1 OSITIVE		Pre-	OVL
Chestnut Grove	5-7	2	Dwelling	Positive		1913	GVL
Derwent Street	8-14 ©	7	Dwelling	Positive		Pre- 1913	GVL
			_			Post-	
Derwent Street	15-19 ©	5	Dwelling	Positive		War	GVL
Elm Avenue	1-3	2	Dwelling	Positive		Pre- 1913	GVL

Elm Avenue	5-7	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	9-11	2	Dwelling	Positive			Pre- 1913	GVL
	13-15		J				Pre-	
Elm Avenue	13-15	2	Dwelling	Positive			1913 Post-	GVL
Elm Avenue	17-19	2	Dwelling	Positive			War	GVL
Elm Avenue	21	1	Dwelling	Negative			1960	Private
Elm Avenue	44	1	Dwelling	Positive	Grade II		Pre- 1913	GVL
Elm Avenue	40-42	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	36-38	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	30-32	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	26-28	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	Club House		Public Building	Key Building	Grade II	Yes	1909	Reckitts
Elm Avenue	22-24	2	Dwelling	Positive			Post- War	GVL
Flor Assessed	40.00	0	Devallin n	Danitiva			Post-	O) //
Elm Avenue	18-20	2	Dwelling	Positive			War Pre-	GVL
Elm Avenue	14-16	2	Dwelling	Positive			1913	GVL
Elm Avenue	10-12	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	6-8	2	Dwelling	Positive			Pre- 1913	GVL
Elm Avenue	2-4	2	Dwelling	Positive			Pre- 1913	GVL

James Reckitt Road	69 - Pashby House	1	Dwelling	Key Building	Local List	Yes	1913	Reckitts
James Reckitt	oo Tashiy House	1	Dwoming	rtoy Building	Loodi Liot	100	1010	rtoonitio
Road	71-81	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	83-93	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	95-105	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	107-121	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	123-129	4	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	131-137	4	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	139-149	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	151-155	3	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	157-167	6	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	169-175	4	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	177-181	3	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	183-187	3	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	189-191	2	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	193-199	4	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	201-203	3	Dwelling	Positive			1920s	Reckitts
James Reckitt Road	205-209	3	Dwelling	Positive			1920s	Reckitts

James Reckitt							
Road	211-217	4	Dwelling	Positive		1920s	Reckitts
James Reckitt			_				
Road	219-223	3	Dwelling	Positive	Yes	1920s	Reckitts
James Reckitt		_					
Road	64-66	2	Dwelling	Positive		1920s	Reckitts
James Reckitt Road	68-74	4	Dwelling	Positive	Yes	1920s	Reckitts
James Reckitt	00-74	4	Dweiling	Positive	165	19205	Reckills
Road	76-86	6	Dwelling	Positive		1920s	Reckitts
James Reckitt	70 00	J	2 Wolling	1 0011170		10200	rtoortito
Road	88-94	4	Dwelling	Positive		1920s	Reckitts
James Reckitt							
Road	96-102	4	Dwelling	Positive		1920s	Reckitts
James Reckitt							
Road	104-110	4	Dwelling	Positive		1920s	Reckitts
James Reckitt	440,400	0	D Illia a	Desilies		4000-	Da aldua
Road	112-122	6	Dwelling	Positive		1920s	Reckitts
James Reckitt Road	124-130	4	Dwelling	Positive		1920s	Reckitts
James Reckitt	124-130	7	Dwelling	i Ositive		13203	Neckilla
Road	132-142	6	Dwelling	Positive		1920s	Reckitts
James Reckitt		_					
Road	144-150	4	Dwelling	Positive		1920s	Reckitts
James Reckitt							
Road	152-158	4	Dwelling	Positive		1920s	Reckitts
James Reckitt		_					
Road	160-170	6	Dwelling	Positive		1920s	Reckitts
James Reckitt	170 170	4	Dwelling	Dogitiv o		10200	Doolsitto
Road James Reckitt	172-178	4	Dwelling	Positive		1920s	Reckitts
Road	180-190	6	Dwelling	Positive		1920s	Reckitts
James Reckitt	100 100	J	Dwelling	TOSILIVO		10203	rtoonitto
Road	192-194	2	Dwelling	Positive		1920s	Reckitts
			<u> </u>				

James Reckitt								
Road	196-198	2	Dwelling	Positive			1920s	Reckitts
James Reckitt								
Road	200-202	2	Dwelling	Positive		Yes	1920s	Reckitts
James Reckitt								
Road	204-206	2	Dwelling	Positive			1920s	Reckitts
Laburnum	420	4	Dualling	Monotivo			10000	Drivete
Avenue Laburnum	139	1	Dwelling	Negative			1960s	Private
Avenue	137	1	Dwelling	Neutral			1920s	Private
Laburnum	107		Dwelling	Noutrai			13203	Tilvate
Avenue	133-135	2	Dwelling	Neutral			1920s	RBL
Laburnum			J					
Avenue	129-131	2	Dwelling	Neutral			1920s	RBL
Laburnum								
Avenue	127a	1	Dwelling	Negative			1960s	Private
Laburnum	447.407	•	5 III	NI (			4000	D: (
Avenue	117-127	6	Dwelling	Neutral			1920s	Private
Laburnum								
Avenue	1-4 Frederic Reckitt Haven	4						
Laburnum								
Avenue	5-8 Frederic Reckitt Haven	4						
Laburnum								
Avenue	9-12 Frederic Reckitt Haven	4	Almshouse	Key	Grade II	Yes	1912	Reckitts
Laburnum							Pre-	
Avenue	113-115	2	Dwelling	Positive			1913	GVL
Laburnum	100 111		5	D 141			Pre-	O) //
Avenue	109-111	2	Dwelling	Positive			1913	GVL
Laburnum Avenue	105-107	2	Dwelling	Positive			Pre- 1913	GVL
Laburnum	100-107	2	Dwelling	r usilive			Pre-	GVL
Avenue	101-103	2	Dwelling	Positive			1913	GVL
, 31140	101 100		Jiii 19	. 55/1175			1010	

Laburnum	07.00	0	D 111	D '''	Pre-	O) //
Avenue	97-99	2	Dwelling	Positive	1913	GVL
Laburnum					Pre-	<b>.</b>
Avenue	93-97	2	Dwelling	Positive	1913	GVL
Laburnum					Pre-	
Avenue	89-91	2	Dwelling	Positive	1913	GVL
Laburnum					Pre-	
Avenue	85-87	2	Dwelling	Positive	1913	GVL
Laburnum					Pre-	
Avenue	81-83	2	Dwelling	Positive	1913	GVL
Laburnum					Pre-	
Avenue	77-79	2	Dwelling	Positive	1913	GVL
Laburnum			_		Pre-	
Avenue	73-75	2	Dwelling	Positive	1913	GVL
Laburnum			J		Pre-	
Avenue	69-71	2	Dwelling	Positive	1913	GVL
Laburnum			. 3		Pre-	
Avenue	65-67	2	Dwelling	Positive	1913	GVL
Laburnum	33 3.	_	2 cg	. 555	Pre-	J . =
Avenue	61-63	2	Dwelling	Positive	1913	GVL
Laburnum	0.00	_	2		Pre-	0,1
Avenue	57-59	2	Dwelling	Positive	1913	GVL
Laburnum	07 00		Dweiling	1 ositive	Pre-	OVL
Avenue	53-55	2	Dwelling	Positive	1913	GVL
Laburnum	33-33		Dwelling	1 OSHIVE	Pre-	OVL
Avenue	49-51	2	Dwelling	Positive	1913	GVL
Laburnum	49-01	۷	Dweiling	1 Oshive	Pre-	OVL
	45-47	2	Dwelling	Positive	1913	GVL
Avenue	45-47	2	Dweiling	Positive		GVL
Laburnum	44 42	0	Dualling	Docitivo	Pre-	CV/I
Avenue	41-43	2	Dwelling	Positive	1913	GVL
Laburnum	07.00	0	D Illian	Desition	Pre-	0)//
Avenue	37-39	2	Dwelling	Positive	1913	GVL
Laburnum	00.05	•	5	D 10	Pre-	0) //
Avenue	33-35	2	Dwelling	Positive	1913	GVL

Laburnum Avenue	29-31	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum Avenue	25-27	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum			J			Pre-	
Avenue	21-23	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	17-19	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum Avenue	13-15	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum	10 10	_	Dwoming	1 COLLIVO		Pre-	OVE
Avenue	9-11	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	1-7	4	Dwelling	Positive		Pre- 1913	GVL
Laburnum							
Avenue	1-8 Juliet Reckitt Haven	8	Almshouse	Key	Grade II	1910	Reckitts
Laburnum Avenue	2	1	Dwelling	Positive		Pre- 1913	GVL
Laburnum Avenue	4-6	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum	. 0		2 woming	1 0011110		Pre-	OVL
Avenue	8-10	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	12-14	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum	40.40					Pre-	O) #
Avenue	16-18	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	20-22	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum						Pre-	
Avenue	24-26	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	28-30	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum Avenue	32-34	2	Dwelling	Positive		Pre- 1913	GVL

Laburnum						Pre-	
Avenue	36-38	2	Dwelling	Positive		1913	GVL
Laburnum	33 33	_	2			Pre-	0.2
Avenue	40-42	2	Dwelling	Positive		1913	GVL
Laburnum			J			Pre-	
Avenue	44-46	2	Dwelling	Positive		1913	GVL
Laburnum						Pre-	
Avenue	48-50	2	Dwelling	Positive		1913	GVL
					Local		
Laburnum					Heritage	Pre-	
Avenue	52-54	2	Dwelling	Key (52)	List	1913	GVL
Laburnum	32 6 .	_	2	110) (02)	2.01	Pre-	0.2
Avenue	56-58	2	Dwelling	Positive		1913	GVL
Laburnum			J			Pre-	
Avenue	60-62	2	Dwelling	Positive		1913	GVL
Laburnum						Pre-	
Avenue	64-66	2	Dwelling	Positive		1913	GVL
Laburnum						Pre-	
Avenue	68-70	2	Dwelling	Positive		1913	GVL
Laburnum						Pre-	
Avenue	72-74	2	Dwelling	Positive		1913	GVL
Laburnum						Pre-	<b>.</b>
Avenue	76-78	2	Dwelling	Positive		1913	GVL
Laburnum	00.00	0	D 11:	D '''		Pre-	O) //
Avenue	80-82	2	Dwelling	Positive		1913	GVL
Laburnum	04.06	2	Dwelling	Dogitivo		Pre-	CVI
Avenue	84-86	2	Dwelling	Positive		1913	GVL
Laburnum Avenue	88-90	2	Dwelling	Positive		Pre- 1913	GVL
Laburnum	00-30		Dweiling	FOSITIVE		Pre-	GVL
Avenue	92-94	2	Dwelling	Positive		1913	GVL
	02 0 1		Dwoming	1 0011110		1010	OVL
Laburnum	404 (North Lodge)	4	Duralling	l/av	Crada II		
Avenue	104 (North Lodge)	1	Dwelling	Key	Grade II		

Laburnum Avenue	106	1	Dwelling	Negative		1961	Private
Laburnum Avenue	108-110	2	Dwelling	Negative		1961	Private
Laburnum Avenue	112-114	2	Dwelling	Negative		1961	Private
Holderness Road	St Columba's Church		Church	Positive	Yes	1960	Diocese
Laburnum Avenue	Church Hall		Church	Positive	100	1920s	Diocese
Lilac Avenue	94-96	2	Dwelling	Positive		Post- War	GVL
Lilac Avenue	86-92	4	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	82-84	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	32-34	4	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	48-50	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	82-84	4	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	64-72	5	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	52-62	6	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	36-46	6	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	24-30	4	Dwelling	Positive	Yes	Pre- 1913	GVL
Lilac Avenue	21-22	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Avenue	19-20	2	Dwelling	Positive		Pre- 1913	GVL

						-	
Lilac Avenue	17-18	2	Dwelling	Positive		Pre- 1913	GVL
Lilaa Ayyanya	45.40	0	D a Illia a	Danishus		Pre-	O\/I
Lilac Avenue	15-16	2	Dwelling	Positive		1913 Pre-	GVL
Lilac Avenue	13-14	2	Dwelling	Positive		1913	GVL
Lilac Avenue	9-10	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Averiue	9-10	۷	Dweiling	FUSITIVE		Pre-	GVL
Lilac Avenue	5-6	2	Dwelling	Positive		1913	GVL
Lilac Avenue	11-12	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Averiue	11-12	2	Dweiling	FUSITIVE		Pre-	GVL
Lilac Avenue	7-8	2	Dwelling	Positive		1913	GVL
Lila a Assaura	0.4	0	December 1	Design		Pre-	O\/I
Lilac Avenue	2-4	3	Dwelling	Positive		1913 Pre-	GVL
Lilac Avenue	1 & 1a	2	Dwelling	Positive		1913	GVL
						Pre-	
Lilac Avenue	25-35 ©	6	Dwelling	Positive		1913	GVL
Lilac Avenue	37-47 ©	6	Dwelling	Positive		Pre- 1913	GVL
	S S		2 Sg			Pre-	J
Lilac Avenue	49-51	2	Dwelling	Positive		1913	GVL
Lilac Avenue	57-59	2	Dwelling	Positive		Pre- 1913	GVL
Lilac Averiue	31-39	۷	Dweiling	FOSITIVE		Post-	GVL
Lilac Avenue	63	1	Dwelling	Positive		War	GVL
Lilac Avenue	53						
Lime Tree	50	0	D Illin .	Desiden	V	Pre-	O) //
Avenue Lime Tree	53	2	Dwelling	Positive	Yes	1913 Pre-	GVL
Avenue	49-51	2	Dwelling	Positive		1913	GVL

Lime Tree Avenue	41-47	4	Dwelling	Positive		Pre- 1913	GVL
Lime Tree	41-47	4	Dweiling	Positive		Post-	GVL
Avenue	33-39	4	Dwelling	Positive		War	GVL
Lime Tree	30 00	·	2 og	. 55175		Pre-	0.2
Avenue	21-31	6	Dwelling	Positive		1913	GVL
Lime Tree						Pre-	
Avenue	17-19	2	Dwelling	Positive		1913	GVL
Lime Tree						Pre-	
Avenue	9-15	4	Dwelling	Positive		1913	GVL
Lime Tree	F 7	0	Decelling	Danishua		Pre-	O\ //
Avenue	5-7	2	Dwelling	Positive		1913	GVL
Elm Avenue	34					_	
Lime Tree	4	0	Durallina	Danishua	Vaa	Pre-	O\ //
Avenue Lime Tree	1	2	Dwelling	Positive	Yes	1913 Pre-	GVL
Avenue	2-4	2	Dwelling	Positive		1913	GVL
Lime Tree	2-4		Dwelling	1 OSITIVE		1313	OVL
Avenue	6						
Cherry Tree						Post-	
Avenue	1	2	Dwelling	Positive	Yes	War	GVL
Lime Tree						Pre-	
Avenue	8-10	2	Dwelling	Positive		1913	GVL
Lime Tree							
Avenue	16					Pre-	
Beech Avenue	53	2	Dwelling	Positive	Yes	1913	GVL
Lime Tree	40						
Avenue	18					Pre-	
Chestnut Grove	1	2	Dwelling	Positive		1913	GVL
Lime Tree	00.00	0	5 W	D '''		Post-	0)//
Avenue	20-22	2	Dwelling	Positive		War	GVL
Lime Tree Avenue	24	2	Dwelling	Positive	Yes	Pre- 1913	GVL
Avenue	24		Dwelling	FUSITIVE	168	1913	GVL

Lilac Avenue	55						
Maple Grove	13-15	2	Dwelling	Positive		Pre- 1913	GVL
iviapie Grove	13-15	۷	Dweiling	Positive		Pre-	GVL
Maple Grove	9-11	2	Dwelling	Positive		1913	GVL
Manla Orava	F 7	0	December	Doolsing		Pre-	O\/I
Maple Grove	5-7	2	Dwelling	Positive		1913 Pre-	GVL
Maple Grove	1-3	2	Dwelling	Positive		1913	GVL
M 1 0	0.4	0	5 III	<b>D</b> 32		Pre-	O\ /I
Maple Grove	2-4	2	Dwelling	Positive		1913 Pre-	GVL
Maple Grove	6-8	2	Dwelling	Positive		1913	GVL
Maple Grove	8a	1	Dwelling	Negative		1980s	Private
Manla Onesa	40.40	0	December 1	Destition		Pre-	O\/I
Maple Grove	10-12	2	Dwelling	Positive		1913 Pre-	GVL
Maple Grove	14-16	2	Dwelling	Positive		1913	GVL
		_				Pre-	
Maple Grove	18-20	2	Dwelling	Positive		1913 Pre-	GVL
Maple Grove	22	1	Dwelling	Positive		1913	GVL
May Tree						Pre-	
Avenue	1	1	Dwelling	Positive	Yes	1913	GVL
May Tree Avenue	3-5	2	Dwelling	Positive		Pre- 1913	GVL
May Tree			J			Pre-	
Avenue	11-13	2	Dwelling	Positive		1913	GVL
May Tree Avenue	19-21	2	Dwelling	Positive		Pre- 1913	GVL
May Tree		_	2 cg	. 555		Pre-	5.2
Avenue	7-9	2	Dwelling	Positive		1913	GVL

May Tree Avenue	15-17	2	Dwelling	Positive		Pre- 1913	GVL
May Tree	10 17	_	DWoming	1 comve		Pre-	012
Avenue	23-25	2	Dwelling	Positive		1913	GVL
May Tree	07.00	0	Dunallina	Docitivo		Pre-	O\/I
Avenue May Tree	27-29	2	Dwelling	Positive		1913 Pre-	GVL
Avenue	31-33	2	Dwelling	Positive		1913	GVL
May Tree			J			Pre-	
Avenue	35-37	2	Dwelling	Positive	Yes	1913	GVL
Lilac Avenue	23						
May Tree	0	0	Dunallina	Docitivo		Pre-	O\/I
Avenue May Tree	2	2	Dwelling	Positive		1913 Pre-	GVL
Avenue	4-6	2	Dwelling	Positive		1913	GVL
May Tree			- 3			Pre-	
Avenue	12-14	2	Dwelling	Positive		1913	GVL
May Tree	20.22	2	Duralling	Docitivo		Pre-	C) /I
Avenue May Tree	20-22	2	Dwelling	Positive		1913 Pre-	GVL
Avenue	8-10	2	Dwelling	Positive		1913	GVL
May Tree			J			Pre-	
Avenue	16-18	2	Dwelling	Positive		1913	GVL
May Tree Avenue	24	2	Dwelling	Nogotivo		1960	Private
Avenue	24	2	Dweiling	Negative		Pre-	Filvale
The Grove	1-4	4	Dwelling	Positive		1913	GVL
			J			Pre-	
The Grove	5-6	2	Dwelling	Positive		1913	GVL
The Grove	7-10	4	Dwelling	Positive		Pre- 1913	GVL
			_				
The Oval	17	1	Dwelling	Negative		1960	Private
The Oval	18	1	Dwelling	Negative		1960	Private

The Oval	19	1	Dwelling	Negative			1960	Private
The Oval	20	1	Dwelling	Negative			1960	Private
The Oval	1-2	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
The Oval	3-4	2	Dwelling	Positive	Grade II	Yes	Pre- 1913 Pre-	GVL
The Oval	5-6	2	Dwelling	Positive	Grade II	Yes	1913 Pre-	GVL
The Oval	7-8	2	Dwelling	Positive	Grade II	Yes	1913	GVL
The Oval	9-10	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
The Oval	11-12	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
The Oval	13-14	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
The Oval	15-16	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
Village Road	1-3	2	Dwelling	Positive	Grade II	Yes	Pre- 1913	GVL
Village Road	5-11	4	Dwelling	Positive			1920s	Private
Village Road	13-15	2	Dwelling	Neutral			1920s	Private
Village Road	17-19	2	Dwelling	Neutral			1920s	Private
Village Road	21-23	2	Dwelling	Neutral			1920s	Private
Village Road	25-27	2	Dwelling	Neutral			1920s	Private
Village Road	29-31	2	Dwelling	Neutral			1920s	Private
Village Road	33-35	2	Dwelling	Neutral			1920s	Private
Village Road	37-39	2	Dwelling	Neutral			1920s	Private
Village Road	41	2	Dwelling	Neutral			1920s	Private
Village Road	1-2 - James Reckitt Village Havens	2	Almshouses	Key Building	Local Listed	Yes	1924	Reckitts

Village Road	3-4 - James Reckitt Village Havens	2					Reckitts
Village Road	5-8 - James Reckitt Village	۷					Reckills
Village Road	Havens	4					Reckitts
Village Road	9-10 James Reckitt Village Havens 11-12 - James Reckitt Village	2					Reckitts
Village Road	Havens	2					Reckitts
J						Pre-	
Village Road	67-69	2	Dwelling	Key Buildings	Grade II	1913	GVL
Village Road	71	1	Dwelling	Key Buildings	Grade II	Pre- 1913	GVL
J			J	j		Pre-	
Village Road	73-75	2	Dwelling	Positive		1913	GVL
Village Road	77-79	2	Dwelling	Key Buildings	Grade II	Pre- 1913	GVL
Villago Produ	77.10	_	DWoming	rtoy Ballalligo	Orago II	Pre-	0,1
Village Road	81	1	Dwelling	Key Buildings	Grade II	1913	GVL
\ <i>"</i> "	00	,	<b>5</b>	<b>D</b> '''		Pre-	O) //
Village Road	83	1	Dwelling	Positive		1913	GVL
Village Road	44-46	2	Dwelling	Negative		1958	Private
Village Road	48-50	2	Dwelling	Negative		1958	Private
Village Road	52-54	2	Dwelling	Negative		1958	Private
Village Road	56-58	2	Dwelling	Negative		1958	Private
Village Road	60-62	2	Dwelling	Negative		1958	Private
Village Road	64-66	2	Dwelling	Negative		1958	Private
Village Road	68-70	2	Dwelling	Negative		1958	Private
Village Road	72-74	2	Dwelling	Negative		1958	Private
Village Road	76-78	2	Dwelling	Negative		1958	Private
Village Road	80-82	2	Dwelling	Negative		1958	Private
	House		Hostel	Key	Grade II	1838	Private

		Lodge			Positive		1911	
	Holderness							
	House	Service Building			Negative		1970s	
		Outbuildings			Positive		1839	
SI	hopping Centre	1-18	18	Flats	Key Building	Grade II	1909	GVL

	Apper	ndix 6 – Trees by S	Sub-Sp	ecies	
Sub-Species	Total	Sub-Species	Total	Sub-Species	Total
Alder	1	Golden Ash	2	Pillar Apple	1
Broad-leaved Cockspur		Golden Weeping			
Thorn	2	Willow	2	Poplar	2
Caucasian Lime	2	Green Ash	1	Purple Crab Apple	1
Cherry Plum	4	Himalayan Birch	3	Regal Elm	23
Cockspur Thorn	1	Himalayan Cherry	1	Rowan	9
Common Alder	1	Hornbeam	4	Sapporo Elm	53
Common Ash	7	Horse Chestnut	32	Silver Birch	13
Common Beech	10	Hybrid Poplar	3	Silver Maple	3
Common Hawthorn	1	Italian Alder	12	Small-leaved Lime	30
Common Laburnum	1	Kanzan Cherry	2	Spire Cherry	13
Common Lime	110	Large-leaved Lime	4	Swedish Whitebeam	3
Copper Beech	14	Lawson Cypress	2	Sweet Chestnut	2
Dawyck Beech	10	Locust Tree	5	Sycamore	11
Downy Birch	1	London Plane	56	Upright Cherry	9
Elderberry	1	Maple	1	Upright Norway Maple	1
Elm	7	Midland Thorn	2	Whitebeam	2
English Oak	5	Mixed	5	Wild Cherry	8
Erman's Birch	22	Norway Maple	94	Winter-flowering Cherry	1
Fastigiate Hornbeam	30	Norway Maple cv.	1	Grand Total	
Field Maple	21	Paperbark Maple	2	670	

### Appendix 7 – Tree Species by Street

Street	Alder	Apple	Ash	Beech	Birch	Cherry	Chestnut	Cypress	Elderberry	Elm	Hawthorn	Hornbeam	Laburnum	Lime	Maple	Mixed	Oak	Plane	Plum	Poplar	Rowan	Sycamore	Thorn	Tree	Whitebeam	Willow	<b>Grand Total</b>
*	-	Ф		5	<b>5</b>	₹	II.	SS	erry		orn	am	E E	W	Ф	Q		Ф	5	34	5	ore	<b>5</b>	ν,υ	eam	€	otal
Acacia Drive	2				2	1			1				1	3	1	1			4		3	1		5			25
Beech Avenue		1		29	4	1									1								1				37
Cherry Tree																											
Avenue						6									·										1		7
Chestnut Grove							1			1		1		1	1 7							1					22
Elm Avenue	1			1		5				7 8		2		2	1					3	1	3	4				101
Holly				ı		5				0		2			1					3	1	3	4				101
Grove					2										4			2									8
James Reckitt														5													
Avenue	5		3		5	2				1	1	7		5 8	9			1		2	1				1	2	98
Laburnum	•				0					•		0		_	3			4									0.5
Avenue Lilac	6				3					3		3		2	6			2									95
Avenue								1						4	7			5			1						18
Lime Tree Avenue														7 2							2						74

Maple Grove															1 9							1					20
May Tree Avenue		1			3							3			8			3			1						19
Ten Foot between Elm &																											
Lime.					6										9	3									3		21
TI 0 I			_	•	1	_	_								•		_	•				_					<b>5</b> 0
The Oval			7	3	0	5	2					4		4	9	1	5	3				5					58
Village Road				1	4	14	31	1				1 4			2												67
Grand			1		3					8		3		1 4	1 2			5									
Total	14	2	0	34	9	34	34	2	1	3	1	4	1	6	2	5	5	6	4	5	9	11	5	5	5	2	670

### Appendix 8 - Key Buildings

### Holderness House, Holderness Road *No photo.*

### Designation Date of Listing / Amendment

Grade II 12/11/1973 and 21/1994

#### **Listing Description**

House, now old people's home. 1838, converted mid C20, with mid C20 additions. By James Clephan of London. MATERIALS: yellow brick with ashlar dressings and steep pitched slate roofs, some of them with fish scale patterns. EXTERIOR: Two side wall, two ridge and two gable stacks, several with grouped octagonal flues. Elizabethan Revival style. Plinth, sill bands, guoins, string courses, low parapets, coped gables, some of them shaped. Two storeys plus basement and attics; five x five windows. Windows are mainly stone mullioned cross casements. Entrance front has a square tower porch, four stages, with steps flanked by urns leading to an open porch with a round-arched opening on three sides, the front one flanked by paired Doric pilasters. Margin stile fielded six-panel door with moulded surround and cornice. Above, a corniced 12-pane sash on each side, and above again, similar windows with pediments. Fourth stage, above main cornice, has a round window on four sides. Flanking the porch on the first floor, two two-light windows on each side. Above, to right, two through-eaves dormers with two-light mullioned windows. Below, on either side, a small single window, then two two-light windows. Two two-light mullioned windows to right of the porch and to left, a corniced doorway flanked by similar windows. Beyond, to left, a single-storey corridor with a three-light mullioned window and to left again a gabled kitchen range with a similar window and tall side wall stack. Garden front, to right, has projecting wings with shouldered shaped gables. Each has a canted two-storey bay window with parapet and a five-light window on each floor. In each gable, a graduated three-light mullioned window. In the centre, a central two-light window flanked by single lights, the larger ground floor ones with transoms. Above again, three through-eaves dormers with shaped gables and two-light mullioned windows. South-east front has a central projection with shouldered shaped gable containing a graduated three-light window. On the lower floors, a three-light window, that to the ground floor large. On the first floor, on either side, two two-light windows, and above, on either side, two through-eaves dormers with shaped gables and two-light mullioned windows. Below, two taller two-light windows on each side. To right, a two-storey rear wing, three windows, and mid C20 two-storey addition. INTERIOR: has entrance hall with shouldered wall panels, with festoons, and panelled ceiling. To left, a three-bay Tuscan colonnade to the stair well. Cantilever stone stair with landings, with patterned cast-iron balustrade. Stairwell has wall panels and on the first landing a three-bay lonic colonnade. Panelled ceiling with skylight. Ground floor library has moulded cornice and fitted bookcases with glazing bars. Eared and shouldered wooden fireplace with overmantel mirror. Right ground floor room has moulded cornice, frieze with Greek Key and oval panelled ceiling. Mid C19 wooden fireplace with overmantel mirror.

HISTORY: Holderness House was the home of Thomas H. Ferens, managing director of Reckitts and Hull's great benefactor, from 1909 to his death in 1930. The ashes of Ferens and his wife are buried in the grounds of the house. By the terms of Ferens' will the house became a 'rest home for poor gentlewomen in reduced circumstances' endowed with £50,000. It continues as a residential care home for women run by the Holderness House Trust. A Methodist, Ferens served as Liberal MP for East Hull and he spoke in the House of Commons to further the cause of women's rights. He supported women's suffrage at home and repeatedly drew attention to the trafficking of women and girls in the colonies. Ferens provided the

funds to establish the University College, Hull [later University of Hull] as well as the Art Gallery named after him (see National Heritage List for England entry 1218995).

#### North Lodge, 94 Laburnum Avenue (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 12/11/1973 and 21/1994

#### **Listing Description**

Lodge, now a house. c1909. Probably by Runton & Barry for the Garden Village (Hull) Ltd. Brick with sham timber-framing and rendered nogging to the first floor, with plain tile roof and single ridge and side wall stacks. 2 storeys; 3 bays. Cross plan. Windows are mainly wooden framed casements with glazing bars. To left, a jettied double gable with arch braces and, to right, a catslide roof. 2 windows, 3 and 2 lights. Below, two 3-light windows, the left one smaller. To right, a half-glazed door under the catslide roof. Right return gable, to street, has jettied first floor with a 3-light window. Below, a canted wooden bay window with flat roof and 7 lights. Rear elevation has a projecting central gable with a 2-light window on each floor, the lower one smaller. To right, a flat-roofed brick projection with a 2-light window. This building was designed as an entrance lodge to the Garden Village development. It is one of many designed by Runton & Barry to perform a special role.

**Notes** 

#### Frederic Reckitt Havens, 1-12 Laburnum (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Formerly known as: Frederick Reckitt Homes of Rest LABURNUM AVENUE. Old people's homes. Dated 1912. Probably by Runton & Barry. Brick with sham timber-framing and rendered nogging, with plain tile roofs. 8 external gable and 3 ridge brick stacks. Single storey; 8x2 windows. Windows are mainly wooden framed casements with leaded glazing. Main block of 4 houses, flanked by L-plan wings each of 4 houses. Main block has two 4-light windows. On either side, single gables, each with a framed entrance with arched bressumer, covering two 2-light windows and 2 panelled doors. At either end, a link building with a board door. Side wings have a central gable and entrance identical to the main block, facing the centre. On either side, a 4-light window. Returns, fronting the street, have similar central gable and flanking windows. Left building has a bronze plague with date. This building, designed for single residents, is one of a number established by Reckitt family associated with the nearby Garden Village.. the and

Notes

Works approved within applications 99/01119/PF & 99/01118/LA.

#### Juliet Reckitt Havens, 1-12 Laburnum (03.08.2023)



### Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Old people's homes. Built 1911, architects Runton & Barry. Brick with sham timber framing and rendered nogging, with plain tile roof and two external gable and six ridge stacks. Single storey; 4x4 windows. L-plan with angled corner. Windows are 4-light wooden casements with leaded glazing. Doorways have wooden surrounds with cambered bressumers. In the centre, a larger doorway under a framed gable, with two 2-light windows and two doors. On either side, a window, then on either side alternating doors and windows. The smaller doorways have a single 2-light window and door. This building is one of several old people's homes established by the Reckitt family and associated with the nearby Garden Village.

Notes

Works approved within applications 99/01121/PF & 99/01120/LA

#### 1-2, The Oval (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1907-08. Designed by Runton & Barry for the Garden Village (Hull) Ltd. Brick, rendered and colourwashed, with hipped plain tile roofs and 2 side wall, single ridge and single rear wall stacks. Deep eaves with curved metal gutter brackets. 2 storeys; 4-window range. Windows are mainly 2- and 3-light wooden casements with leaded glazing. In the centre, a catslide roof with 2 box dormers with 2-light windows. Below, two 3-light windows. Beyond, single hipped wings with 3-light windows. Below, canted hipped wooden bay windows with 6 lights. Returns have a projecting gabled entrance bay with a 2-light window and below, a half-glazed door with flat wooden hood on shaped brackets. Beside the entrance bay, an external stack framing a single-light window. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

**Notes** 

#### 3-4, The Oval (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1907-08, with mid C20 alterations. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with plain tile roofs and 2 gable and single ridge stacks. 2 storeys; 2-window range. Windows are wooden casements with leaded glazing. In the centre, a pair of projecting gables with tile hung peaks and bargeboards. Each has a canted 4-light wooden oriel window and below, a 3-light window. Beyond, on either side, a catslide roof with a box dormer with a 2-light window. Below, to left, a half-glazed door flanked to left by a small 2-light window. To right, a shallow glazed porch with half-glazed door to left and a 3-light stained-glass window to right. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

Notes

#### 5-6, The Oval (03.08.2023)



# Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. Dated 1907. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with hipped plain tile roofs with 2 side wall and single ridge stacks. 2 storeys; 4-window range. Windows are wooden-framed casements with leaded glazing. In the centre, a catslide roof with 2 four-light box dormers. Below, two 4-light windows flanked by single half-glazed doors. On either side, a projecting hipped wing with a 3-light window and below, a canted hipped wooden bay window with 7 lights. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

Notes

#### 9-10, The Oval (03.08.2023)



# Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1907-08, with late C20 alterations. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with plain tile roofs and 2 gable and single ridge stacks. 2 storeys; 4-window range. Windows are wooden framed casements, originally with leaded glazing. Windows of No.10, to right, reglazed with plain glass. In the centre, a pair of projecting gables each with a 2-storey canted bay window with flat roof. Above, a 5-light window and below, a similar window with transoms. Beyond, on either side, a catslide roof with a large gabled dormer with a 4-light window. Below, a half-glazed door flanked by a shallow square bay window with 5 lights. The left door is covered by a shallow wooden porch with glazed door, side and top lights. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

Notes

Roof life approved within application 01/00140/LA.

#### 11-12, The Oval (03.08.2023)



# Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1907-08. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with plain tile roofs and 2 rear wall and single ridge stacks. 2 storeys; 4 bays. Windows are wooden-framed casements with leaded glazing. In the centre, a pair of projecting gables, each with a canted 2-storey bay window with a 5-light window on each floor. The ground-floor windows ae larger and transomed. Beyond, a round-arched door, that to right late C20, then a small 2-light window. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

#### **Notes**

#### 13-14, The Oval (03.08.2023)



# Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1907-08. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, rendered and colourwashed, with plain tile roofs and 4 external side wall and single ridge stacks. 2 storeys; 4-window range. Windows are wooden framed casements with leaded glazing. In the centre, two 3-light windows on each floor, the lower ones larger and transomed. Beyond, single gabled wings with 2-storey flat-roofed bay windows and catslide roofs to a single-storey porch on the inner side. Bay window has a 5-light window on each floor, the lower one larger and transomed. Porch has a round-arched opening with glazed double door and overlight, and in the return angle, a round-headed window. Returns have a single large cross casement and below, a small lean-to projection with 2 small windows. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

#### 15-16, The Oval (03.08.2023)



# Designation Date of Listing / Amendment

Grade II 21.01.1994

#### **Listing Description**

Pair of houses. 1909. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with plain tile roof and tile hung gables, with 2 rear wall and single ridge stacks. 2 storeys; 4 bays. Windows are mainly wooden framed casements with leaded glazing. In the centre a projecting pair of gables, each with a square wooden 4-light oriel window and below, a canted wooden 7-light bay window with transomed lights. Beyond, in the return angle, a canted flat-roofed porch with dentillated cornice, on 2 wooden Tuscan columns with pedestals. Under the porch a half-glazed door flanked by a single-light window. Above, a similar window. Return gables have a square

wooden 4-light oriel window and below, a larger transomed 4-light window. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

Notes

#### 44 Elm Avenue (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

## **Listing Description**

Pair of houses. 1909. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, pebbledashed, with plain tile roof and tile hung gables, with 2 rear wall and single ridge stacks. 2 storeys; 4 bays. Windows are mainly wooden framed casements with leaded glazing. In the

centre a projecting pair of gables, each with a square wooden 4-light oriel window and below, a canted wooden 7-light bay window with transomed lights. Beyond, in the return angle, a canted flat-roofed porch with dentillated cornice, on 2 wooden Tuscan columns with pedestals. Under the porch a half-glazed door flanked by a single-light window. Above, a similar window. Return gables have a square wooden 4-light oriel window and below, a larger transomed 4-light window. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

Notes

Gate boundary

### 67-69 Village Road (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21,01,1994

### **Listing Description**

Pair of houses. c1909, with late C20 alterations. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, rendered and colourwashed, with brick dressings and hipped plain tile roofs with 4 side wall and single ridge stacks, all rendered. Quoins. 2 storeys plus attics; 8-window range. Windows are wooden framed casements and sashes with glazing bar upper lights. No.67, to left, reglazed with C20 top

hung casements. In the centre, 6 windows, and above, 2 hipped dormers with 2 lights. Below, 4 windows flanked by single doors with brick surrounds and flat hoods. At either end, a canted 2-storey flat-roofed bay window with a 4-light mullioned casement on each floor. Each return has a hipped dormer with 2 lights. This building is part of the second phase of the Garden Village designed by Runton & Barry from 1907.

#### Notes

#### 71 Village Road (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

## **Listing Description**

Former estate office, now a house. 1908, with late C20 alterations. By Runton & Barry for the Garden Village (Hull) Ltd. Brick with sham timber framed first floor with rendered nogging, ashlar dressings and plain tile roofs with 3 coped ridge stacks. 2 storeys; 2-window range. L-plan. Windows are mainly wooden-framed casements with leaded glazing. To right, gabled wing with jettied first floor on brackets and a 4-light window. Below, a canted wooden bay window, 5 lights. To left, a catslide roof to a small porch with late C20 glazed door

and sidelights. To left again, a 2-storey gabled stair turret with a stone mullioned cross casement. To its left, a hipped porch with corner post, round-arched openings and elliptical-arched board door. Left return gable identical to right wing gable. Rear elevation has a slightly projecting gable to left with a 4-light oriel window above and a 3-light stone mullioned window below. To right, a single window and below, farther to right, a 2-light window. This building was the home and office of the estate manager and was one of a number of buildings designed by Runton & Barry for the first phase of the Garden Village development.

#### **Notes**

#### 77-79 Village Road (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

### **Listing Description**

Pair of houses. 1909. By Runton & Barry for the Garden Village (Hull) Ltd. Brick, rendered and colourwashed, with sham timber framing and rendered nogging to the front gables. Plain tile roofs and 2 rear wall and single ridge stacks. 2 storeys; 4-window range. Windows are mainly wood mullioned casements with glazing bars. In the centre, a pair of projecting gables with timber framed first floors, each

with a square oriel window, 3 lights, on shaped brackets. Below, a canted flat-roofed wooden bay window with 3 cross casements. Beyond, on either side, a catslide roof with a box dormer with 3 lights. Below, a corner porch with round-arched brick openings to the front and side, flanked on the inner side by a 2-light window. The left doorway has a late C20 glazed screen. This building is one of a number designed by Runton & Barry for the first phase of the Garden Village development.

#### Notes

#### 81 Village Road (03.08.2023)



Designation
Date of Listing / Amendment

Grade II 21.01.1994 / 07.12.2015

**Listing Description** 

Summary: 81 Village Green, an early-C20 detached house is listed at Grade II for the following principal reasons: \* Historic interest: the house is part of an early Garden Village movement planned estate, built in 1907 to improve the physical, moral, and social wellbeing of the employees of Reckitt and Son \* Architectural interest: a smart early-C20 vernacular style Garden Village detached house; \* Intactness: the principal elevations are unaltered and the interior retains cast-iron fireplaces, the staircase, and six-panel timber doors that all give period character to the house; \* Group value: it benefits from strong group value with other Grade II listed houses within the wider designated Garden Village Development; \* Historic associations; the house has close associations with Sir James Reckitt the Quaker Industrialist and Philanthropist, and it was occupied by William Dent Priestman, inventor of the world's first commercially successful oil engine. (See listing description for full details).

Notes

Boundary Gates have been changed since 2018.

#### Village Havens, Village Road (03.08.2023)



**Designation** 

Grade II

### **Date of Listing / Amendment**

21.01.1994

### **Hull Local Heritage List**

The statue of James Stuart (1836-1922), seed crusher, local Liberal politician and JP, erected in 1924 by his friend Thomas Ferens. The sculptor was William Aumonier. Portland stone. Life-size standing figure in oratorical pose, on a corniced square pedestal with enriched chamfered corners and an inscribed tablet to the front. Square base with cornice and 4 diagonal buttresses topped with volutes.

James Stuart was one of the promoters of the Hull and Barnsley railway, opened in 1885, and a director of British Oil and Cake Mills (BOCM).

**Notes** 

The building now features replacement timber windows.

### 1-3 Village Road (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994 / 07.12.2015

#### **Listing Description**

Pair of houses. c1912, by Runton & Barry for the Garden Village (Hull) Ltd. Brick, roughcast, with plain tile roofs and various prominent stacks. 2 storeys, 4 bays. In the centre, 2 gabled projections, each with a canted 2-storey wooden bay window. Beyond, narrow entrance bays, each with a round-arched door and a window above it. Left return has a similar canted bay window, 2 storeys, flanked irregularly by glazing bar casements. Catslide roof at rear. This building is one of many designed by Runton and Barry for the second phase of the Garden Village. It has a distinctive design to mark the entrance to the development.

**Notes** 

**Boundary Gates** 

## Statue of James Stuart (20 metres south east of Number 1 Village Road) (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 21.01.1994

## **Listing Description**

The statue of James Stuart (1836-1922), seed crusher, local Liberal politician and JP, erected in 1924 by his friend Thomas Ferens. The sculptor was William Aumonier. Portland stone. Life-size standing figure in oratorical pose, on a corniced square pedestal with enriched chamfered corners and an inscribed tablet to the front. Square base with cornice and 4 diagonal buttresses topped with volutes.

James Stuart was one of the promoters of the Hull and Barnsley railway, opened in 1885, and a director of British Oil and Cake Mills (BOCM).

#### **Notes**

#### Garden Village Shopping Centre, Chery Tree Avenue (03.08.2023)



## Designation Date of Listing / Amendment

Grade II 12.11.1973

## **Listing Description**

Shopping centre, comprising shops, library and flats. 1909. By Runton & Barry for the Garden Village (Hull) Ltd. Stucco and brick, with red brick and ashlar dressings and plain tile roofs with 8 corniced ridge stacks. Georgian Classical Revival style. 2 storeys; 19x8 bays. E-plan around central green. Main range has a projecting gabled central gateway topped with a square domed clock tower. 2-storey round arch with brick piers, quoins and spaced voussoirs, and at first floor level, a balustraded walkway. Above the arch, a cartouche with a festoon. On either side, a 2-storey range with a ground level colonnade of Tuscan columns supporting a balustraded walkway. On the first floor, an off-centre round-arched doorway and seven 12-pane sashes. Pilastered ground floor has, to left, a central recess with door and windows, flanked by three 9-pane sashes. To right, a shop front with glazed door flanked by single shop windows. To its right, a small window, then a half-glazed door and three 9-pane sashes, then another small window. Beyond, a large window to the library. Left and right wings also have colonnade and walkway. Each has on the first-floor a round-arched doorway flanked by three 12-pane sashes. Left side has three 9-pane sashes flanked by single half-glazed doors, the left one with sidelights. To left, a blocked window, then a door with sidelight. Right wing has 3 large windows to the library and to their right, a door with sidelight. All the doors

have overlights. Gabled pavilions at the outer ends of the wings have round arches similar to the central gateway, with first floor balustrade to the front and to the outer side arches. Below, 2 Tuscan columns in antis. On the first floor, a pair of 12-pane sashes. Below, a shop window behind the colonnade. Facing gables of the wings have a pair of 12-pane sashes above and a 3-light shop window below, with stone mullions and cornice. Rear elevations and returns have slightly projecting centre and end gables. Regular fenestration with 12-pane sashes and central pedimented doorcases. Gables have two 12-pane sashes on each floor except left rear gable, which has a round-arched recess to the ground floor. This building was one of a number of public buildings erected by the Garden Village (Hull) Ltd. as part of a development designed by Runton & Barry and commissioned by the Reckitt family.

Notes

#### Garden Village Club House, Elm Avenue (03.08.2023)



Designation
Date of Listing / Amendment

Grade II 12.11.1973

### **Listing Description**

Il Club house. 1909, with late C20 alterations. By Runton & Barry for Albert Leopold Reckitt. Stucco with red brick and ashlar dressings and plain tile roof with 2 coped ridge stacks and a central square domed cupola. Georgian Classical Revival style. Painted plinth, deep modillion eaves. Single storey; 11-window range. T-plan. Windows are late C20 plastic double-glazed lights. Projecting central gable has central semi-circular ashlar portico with steps, cornice and 2 Roman Ionic columns, covering a 6-panel double door. Above the door, a memorial tablet to George Reckitt. On either side, a window with moulded surround. Above the portico, a moulded eared panel inscribed "Club House". Each return has a small oval window with 4 keystones. Beyond, on either side, 4 windows with flat arches and keystones. Left gable has a semi-circular bay window, 5 lights, with leaded half-dome. Above it, a cartouche with festoons. Right gable has a

graduated triple window. Rear has a single-storey mid C20 addition. This building was one of a number of public buildings erected by the Garden Village (Hull) Ltd as part of a development designed by Runton & Barry and commissioned by the Reckitt family. Buildings of England: Pevsner N: Yorkshire: York & the East Riding: Harmondsworth: 1972-: 282).

REASONS FOR DESIGNATION The Former Garden Village Club House, built in 1909 by architects Runton and Barry as part of the Hull Garden Village development, is designated at Grade II for the following principal reasons:

\* Architectural Interest: Built in a Georgian Classical Revival style by architects Runton and Barry, it retains good features such as the square domed cupola to the roof and central semi-circular ashlar portico to the entrance with steps, cornice and Roman Ionic columns. \* Historical Association: For its association with the Reckitt family, who were renowned Quaker philanthropists and industrialists. The club house was established by Albert Leopold Reckitt in memory of his father George Reckitt. \* Social Interest: This was one of a number of public buildings erected as part of the Hull Garden Village, an early C20 social housing development, commissioned by Sir James Reckitt for his workforce. \* Group Value: It has group value with the Grade II listed houses which form The Oval and were designed as part of the garden village development.

**Notes** 

The building has replacement windows in uPVC.

#### **Garden Village Shopping Centre, Beech Avenue (10.08.2023)**



Designation
Date of Listing / Amendment

Grade II 27.02.2023

### **Listing Description**

The K8 telephone kiosk on Beech Avenue, Hull, is listed at Grade II for the following principal reasons:

Architectural interest: \* as a nationally rare survival of a once common telephone kiosk, first introduced in 1968; \* Bruce Martin's meticulously simplified and updated iteration of Scott's iconic design for the K2 and K6 kiosks was a worthy winner of the General Post Office's competition for a new kiosk, notable for its modern appearance, easy re-assembly on site and ease of maintenance and repair; \* the kiosk is intact and in good condition, having been maintained in working order.

Historic interest: \* the K8 is the last generation of the "red public telephone box" and as such makes an important contribution to the understanding of the historic development of the telecommunications industry in England before the introduction and subsequent widespread use of mobile phones; \* Hull had the only council-run public telephone network in Britain from the granting of a licence in 1902 until 2007, then continuing to be independently run, its independent status always visually marked by painting the kiosks cream rather than the red used elsewhere.

Group value: \* the K8 kiosk is a highly recognisable marker of C20 social history of the nation which makes a positive contextual contribution to the historic public realm of the early-C20 garden village developed by Sir James Reckitt for his workers, with a strong visual relationship with the Grade II listed shopping centre, a public building erected as part of the development in 1909.

See List Entry for full Description.

Notes

#### Former Garden Village Club (10.08.2023)



## Designation Date of Listing / Amendment

Grade II 12.11.1973 and 03.09.2010

## **Listing Description**

Il Club house. 1909, with late C20 alterations. By Runton & Barry for Albert Leopold Reckitt. Stucco with red brick and ashlar dressings and plain tile roof with 2 coped ridge stacks and a central square domed cupola. Georgian Classical Revival style. Painted plinth, deep modillion eaves. Single storey; 11-window range. T-plan. Windows are late C20 plastic double-glazed lights. Projecting central gable has central semi-circular ashlar portico with steps, cornice and 2 Roman Ionic columns, covering a 6-panel double door. Above the door, a memorial tablet to George Reckitt. On either side, a window with moulded surround. Above the portico, a moulded eared panel inscribed "Club House". Each return has a small oval window with 4 keystones. Beyond, on either side, 4 windows with flat arches and keystones. Left gable has a semi-circular bay window, 5 lights, with leaded half-dome. Above it, a cartouche with festoons. Right gable has a graduated triple window. Rear has a single-storey mid C20 addition. This building was one of a number of public buildings erected by the Garden Village (Hull) Ltd as part of a development designed by Runton & Barry and commissioned by the Reckitt family. Buildings of England: Pevsner N: Yorkshire: York & the East Riding: Harmondsworth: 1972-: 282).

REASONS FOR DESIGNATION The Former Garden Village Club House, built in 1909 by architects Runton and Barry as part of the Hull Garden Village development, is designated at Grade II for the following principal reasons:

\* Architectural Interest: Built in a Georgian Classical Revival style by architects Runton and Barry, it retains good features such as the square domed cupola to the roof and central semi-circular ashlar portico to the entrance with steps, cornice and Roman Ionic columns. \* Historical Association: For its association with the Reckitt family, who were renowned Quaker philanthropists and industrialists. The club house was established by Albert Leopold Reckitt in memory of his father George Reckitt. \* Social Interest: This was one of a number of public buildings erected as part of the Hull Garden Village, an early C20 social housing development, commissioned by Sir James Reckitt for his workforce. \* Group Value: It has group value with the Grade II listed houses which form The Oval and were designed as part of the garden village development.

Notes	The timbers of the building have been replaced with uPVC
	replacements.

#### Pashby House, 69 James Reckitt Avenue (10.08.2023)



## Designation Date of Addition to Local Heritage List

Local List

To be added.

#### **Hull Local Heritage List**

Pashby House is an excellent example of a purpose building Hostel building and is historically associated within Reckitts & Sons Ltd. The building is located in a prominent location upon entry to the Garden Village Conservation. It was designed by Hull architects Runton & Barry in a classical revival style. It is constructed over three stories and rendered in white, giving it a striking appearance. The building was founded by Sir James Reckitt to house the young single women employed by Reckitts & Sons. It is a good example of a hostel type building and piece of classical revival domestic architecture built within the City.

**Notes** 

The timbers of the building have been replaced with uPVC replacements.

### 52 Laburnum Avenue (03.08.2023)



## Designation Date of Addition to Local Heritage List

Local List (addition)

To be added

## **Hull Local Heritage List**

The building dates to first phase of development of the Garden Village constructed between 1908 and 1913. It is one of two example of non-listed domestic property which retains its original features within the Garden Village Conservation Area. The building is in the Arts & Craft Revival style of architecture and is one of the typical housing types designed by Hull based architects Runton & Barry for the Garden Village estate. The building retains its original hedge boundary arrangement and front garden with single pedestrian access gate and its original leaded light timber casement windows. The building also retains its historic gutters and timber corbel brackets. Across the city it is a good example of an Edwardian building which retains its historic form.

### 16 Maple Grove (03.0.2023)



## Designation Date of Addition to Local Heritage List

Local List (addition)

To be added

#### **Hull Local Heritage List**

The building dates to first phase of development of the Garden Village constructed between 1908 and 1913. It is one of two example of a non-listed domestic property which retains its original features within the Garden Village Conservation Area. The building is in the Arts & Craft Revival style of architecture and is one of the typical housing types designed by Hull based architects Runton & Barry for the Garden Village estate. The building retains its original hedge boundary arrangement and front garden with single pedestrian access gate and its original timber casement windows. The building also retains its historic gutters and entrance porch. Across the city it is a good example of an Edwardian building which retains its historic form.

## St Columba's Church & Church Hall (10.08.2023)





## Designation Date of Addition to Local Heritage List

Local List *To be added.* 

#### **Hull Local Heritage List**

A temporary church dedicated to St Columba was introduced to the Garden Village in 1914 to the designs of Runton & Barry. This was replaced by a permanent building in 1929 which was destroyed during WW2. The replacement building is of a large scale neo-Romanesque 1950s styles of architecture, constructed in red brick, to the design of architects Milner & Craze. It stands prominently at the junction of Laburnum Avenue and Holderness Road and forms a focal point upon entry to the conservation area. In close association with the Church is it Hall, which is the retained 1920s building, which is also of a brick construction. The buildings positively respond to the pre-war style of architecture of the conservation area. The buildings are prominent pieces of Church architecture at the junction of Holderness Road & Laburnum Avenue.

**Notes** 

The timbers of the building have been replaced with uPVC replacements.

	Appe	ndix 9 – Survey of Boundary Condi	tion & Changes	3
Street	No.	Works	Date Undertaken	Planning & Enforcement Files
Beech Avenue	1	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	3	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	7	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	9	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Alterations post 2012	Works would have required planning permission.
Beech Avenue	11	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	13	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	15	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	19	VEHICULAR ACCESS GATE + HARD STANDING AREA	Gates installed after 2008.	No permission.
Beech Avenue	21	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008 (but altered post 2012)	
Beech Avenue	23	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Gate removed and opening widened post 2012.	
Beech Avenue	2	Brick Wall	Pre-2008	
Beech Avenue	4	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	10	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	16	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	18	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	20	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	22	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	26	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	28	Railings (and hedge)	Pre-2008	
Beech Avenue	30	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	32	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	

Beech Avenue	34	VEHICULAR ACCESS GATE + + HARD STANDING AREA + Part Railings	Pre-2008	
Beech Avenue	38	Stone wall & VEHICULAR ACCESS GATE		
Beech Avenue	40	VEHICULAR ACCESS GATE + HARD STANDING AREA	Gates installed post- 2008.	
Beech Avenue	50	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Beech Avenue	52	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	54	Fence	Fence in place before 2008 and replaced after 2020.	21/00421/BUILD for installation of new fence.
Beech Avenue	56	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pedestrian and vehicular gate removed after 2012.	
Beech Avenue	58	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	64	VEHICULAR ACCESS GATE + HARD STANDING AREA	Gates changed after 2012.	
Beech Avenue	66	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Beech Avenue	68	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Cherry Tree Avenue	2	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2009	
Cherry Tree Avenue	4	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2009	
Cherry Tree Avenue	6	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2009	
Cherry Tree Avenue	8	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2009	
Cherry Tree Avenue	13	VEHICULAR ACCESS GATE + HARD STANDING AREA	Post-2008 gates installed.	Approved - 08/01060/FULL
Cherry Tree Avenue	11	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Cherry Tree Avenue	9	VEHICULAR ACCESS OPENING + HAS	VEHICULAR ACCESS GATE pre 2008 & Gates removed afternoon 2015.	Gates removed after 2015 & 02/00088/BUILD
Cherry Tree Avenue	7	VEHICULAR ACCESS OPENING + HAS	Pre-2008	
Cherry Tree Avenue	5	VEHICULAR ACCESS GATE + HAS	Pre-2008	
Cherry Tree Avenue	3	VEHICULAR ACCESS GATE + HAS	Pre-2008	

Cherry Tree Avenue	1	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	3	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Alterations post May	
			2022	
Chestnut Grove	5	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	7	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	9	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	11	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	13	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre 2008 and gates installed post 2008	
Chestnut Grove	15	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Chestnut Grove	2	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008 but alterations made post 2012.	
Chestnut Grove	52	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Derwent Street	13	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2017	
Derwent Street	8	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2022	
Derwent Street	18	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2022	23/00196/BUILD
Derwent Street	19	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Elm Avenue	44	VEHICULAR ACCESS GATE +HARD STANDING AREA	Pre-2008 (but gate changed)	Grade II
Elm Avenue	42	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Elm Avenue	40	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	38	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	34	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	32	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	30	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	28	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	24	VEHICULAR ACCESS GATE + HARD STANDING AREA	Post-May 2022	
Elm Avenue	20	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	18	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Elm Avenue	16	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	

Elm Avenue	10	VEHICULAR ACCESS GATE + HAS	Pre-2008			
Elm Avenue	6	VEHICULAR ACCESS OPENING + HARD STANDING AREA	'EHICULAR ACCESS OPENING + HARD STANDING AREA Post-May 2015			
Elm Avenue	4	VEHICULAR ACCESS OPENING + HARD STANDING AREA	VEHICULAR ACCESS OPENING + HARD STANDING AREA Post-May 2022			
Elm Avenue	1	VEHICULAR ACCESS OPENING + HARD STANDING AREA (Large)	Post-2012	21/00480/BUILD		
Elm Avenue	3	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Elm Avenue	5	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Elm Avenue	7	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2012			
Elm Avenue	9	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre- and post-2012	Gate now okay but wider.		
Elm Avenue	11	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Elm Avenue	13	VEHICULAR ACCESS GATE + HARD STANDING AREA + Brick Pillars	Pre-2008	02/01049/FULL		
Elm Avenue	15	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008			
Elm Avenue	17	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Elm Avenue	19	Wall	Pre-2008			
Elm Avenue	21	Wall	Pre-2008	Original feature		
James Reckitt Avenue	209	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2008			
James Reckitt Avenue	167	Loss of hedge	Post 2008			
James Reckitt Avenue	139	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2008	11/00358/BUILD		
James Reckitt Avenue	127	Railings	Pre-2008	06/00685/FULL		
James Reckitt Avenue	87	Brick Wall	Pre-2007			
James Reckitt Avenue	77	Fence	Post-2018	21/00063/FENCES		
James Reckitt Avenue	108	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Wall removed post - 2016.			
James Reckitt Avenue	110	Fence	Pre-2008	06/01088/FULL & 05/00428/BUILD		
James Reckitt Avenue	142	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
James Reckitt Avenue	144	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2012			
James Reckitt Avenue	148	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post August 2023	24/00075/BUILD		
James Reckitt Avenue	150	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post August 2023	24/00015/BUILD		
James Reckitt Avenue	154	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post August 2023	24/00074/BUILD		

James Reckitt Avenue	168	Brick Wall	Pre-2008	
James Reckitt Avenue	178	VEHICULAR ACCESS OPENING + HARD STANDING AREA	HICULAR ACCESS OPENING + HARD STANDING AREA Pre-2008	
James Reckitt Avenue	204	Railings + HARD STANDING AREA	Post May 2022.	20/00340/BUILD & 21/00237/FULL
Laburnum Avenue	47	Brick Wall	Pre-2008	
Laburnum Avenue	51	Railings	Pre-2008	
Laburnum Avenue	53	VEHICULAR ACCESS GATE + HARD STANDING AREA + Part Railings	Pre-2008	06/00157/BUILD
Laburnum Avenue	55	Timber Fence	Pre-2008	07/00252/BUILD
Laburnum Avenue	109	Timber Fence	Pre-2008	
Laburnum Avenue	115	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	02/00280/FULL & 02/00745/FULL & 02/00042/BUILD
Laburnum Avenue	117	Wall + Railings	Original Feature	
Laburnum Avenue	119	Railings	Original Feature	
Laburnum Avenue	121	Railings	Original Feature	
Laburnum Avenue	123	Railings	Original Feature	
Laburnum Avenue	125	Wall + Railings	Original Feature	
Laburnum Avenue	127	Railings	Original Feature	
Laburnum Avenue	127a	Wall	Original Feature	
Laburnum Avenue	129	Wall	Original Feature	16/00426/FULL
Laburnum Avenue	131	Wall	Original Feature	
Laburnum Avenue	133	Wall	Original Feature	
Laburnum Avenue	135	Wall	Original Feature	
Laburnum Avenue	St Columba's Church	Fence	Original Feature	
Laburnum Avenue	24	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post 2008.	10/00444/BUILD
Laburnum Avenue	74	Brick Wall	Pre-2008	97/00676/PF & 96/00212/3 (En)
Laburnum Avenue	92	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	85/00270/PF

Laburnum Avenue	94	11/00904/FU		10/01162/FULL & 11/00904/FULL & 10/00245/BUILD	
Laburnum Avenue	106	Wall	Pre-2008		
Laburnum Avenue	108	Wall	Pre-2008	07/01577/FULL	
Laburnum Avenue	110	Wall	Pre-2008		
Laburnum Avenue	112	Wall	Pre-2008		
Laburnum Avenue	114	Wall	Pre-2008		
Lilac Avenue	63	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008		
Lilac Avenue	2	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	04/01765/FULL & 05/00422/FULL	
Lilac Avenue	4	Fence	Pre-2008		
Lilac Avenue	5	Part timber fence	er fence Pre 2008 & Post-2017 06/0023		
Lilac Avenue	7	VEHICULAR ACCESS GATE + HARD STANDING AREA	Post-2017		
Lilac Avenue	9	VEHICULAR ACCESS GATE + HARD STANDING AREA Pre-2008			
Lilac Avenu0	10	VEHICULAR ACCESS + PEDESTRIAN GATES	Post August 2023	24/00286/FULL & 24/00077/FENCES	
Lilac Avenue	12	VEHICULAR ACCESS GATE + HARD STANDING AREA + Part Railings	Pre-2008		
Lilac Avenue	13	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2021		
Lilac Avenue	14	VEHICULAR ACCESS GATE + HARD STANDING AREA + Part Railings	Pre-2008		
Lilac Avenue	27	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008		
Lilac Avenue	30	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post 2017		
Lilac Avenue	32	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008		
Lilac Avenue	34	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	06/00564/FULL & 06/00001/BUILD	
Lilac Avenue	36	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008		
Lilac Avenue	44	Brick wall and railings.	Pre-2008	03/01081/FULL & 03/00228/BUILD	
Lilac Avenue	48	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008		

Lilac Avenue	50	Brick Wall + VEHICULAR ACCESS OPENING	Pre-2008			
Lilac Avenue	52	VEHICULAR ACCESS GATE + HARD STANDING AREA	EHICULAR ACCESS GATE + HARD STANDING AREA Pre-2008 03/004			
Lilac Avenue	54	Brick Wall	Pre-2008	04/00984/FULL &		
				04/00178/BUILD		
Lilac Avenue	56	Brick Wall	Pre-2008	04/00177/BUILD		
Lilac Avenue	62	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post 2012			
Lilac Avenue	68	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post 2012			
Lilac Avenue	72	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Lilac Avenue	74	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	07/00302/OTHER		
Lilac Avenue	84	VEHICULAR ACCESS GATE + Part Railings.	Pre-2008			
Lilac Avenue	59	Wall	Pre-2008			
Lilac Avenue	55	VEHICULAR ACCESS OPENING + HARD STANDING AREA + Part Railings	Pre-2008			
Lilac Avenue	53	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	06/01135/FULL & 06/01510/FULL		
Lilac Avenue	51	VEHICULAR ACCESS GATE + HAS + Part Railings	Pre-2008			
Lilac Avenue	63					
Lilac Avenue	31	Fence		06/00280/BUILD &		
				06/00342/BUILD		
Lilac Avenue	21	Brick Pillars		93/01492/PF		
Lime Tree Avenue	3	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Lime Tree Avenue	5	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2008	09/00094/FULL		
Lime Tree Avenue	9	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Lime Tree Avenue	17	VEHICULAR ACCESS GATE + HARD STANDING AREA	Post-2008	06/00872/FULL & 06/00197/BUILD & 07/00211/BUILD		
Lime Tree Avenue	31	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	Changed post-2008 & 22/00028/FENCES		
Lime Tree Avenue	33	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008			
Lime Tree Avenue	39	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
Lime Tree Avenue	41	Gate Pillars	Pre-2008			

Lime Tree Avenue	47	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-2012	
Lime Tree Avenue	49	Railings + HARD STANDING AREA	Pre-2008	99/00232/ (En)
Lime Tree Avenue	51	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Lime Tree Avenue	2	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Lime Tree Avenue	4	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Lime Tree Avenue	8	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Lime Tree Avenue	10	Railings	Pre-2008	06/00158/BUILD
Lime Tree Avenue	16	VEHICULAR ACCESS GATE + Railings	Pre-2008	
Lime Tree Avenue	18	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
	20	(and brick wall within boundary)	B 2000	
Lime Tree Avenue	20	VEHICULAR ACCESS OPENING + HARD STANDING AREA + Wall	Pre-2008	
Lime Tree Avenue	24	Railings	Pre-2008	
Maple Grove	2	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	4	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	6	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Maple Grove	8	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	10	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Maple Grove	12	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	14	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	16	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	18	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Maple Grove	20	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
Maple Grove	22	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
May Tree Avenue	7	Railings + Hedge	Pre-2008	
May Tree Avenue	15	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-May 2022	
May Tree Avenue	23	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	
May Tree Avenue	25	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
May Tree Avenue	27	VEHICULAR ACCESS OPENING+ HARD STANDING AREA	Post-August 2012	
May Tree Avenue	24	Wall	Original Feature	
May Tree Avenue	22	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008	

May Tree Avenue	16	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008			
May Tree Avenue	14	VEHICULAR ACCESS OPENING + HAS	VEHICULAR ACCESS OPENING + HAS Post-August 2022			
May Tree Avenue	10	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
May Tree Avenue	8	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008			
May Tree Avenue	6	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008			
May Tree Avenue	4	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Post-Mat 2012			
May Tree Avenue	2	VEHICULAR ACCESS OPENING + HARD STANDING AREA	Pre-2008			
The Oval	17	Wall	Original feature			
The Oval	18	Wall	Original feature			
The Oval	19	Wall	Original feature			
The Oval	20	Wall	Original feature			
The Oval	21	Wall	Original feature			
Village Road	1	Fence	Original feature	Listed 19/00867/FULL		
Village Road	3	Fence	Original feature	Listed 04/01078/LBC & 04/01318/FULL & 04/00179/BUILD		
Village Road	5	Railings	Original feature			
Village Road	7	Fence	Original feature			
Village Road	9	Fence	Original feature			
Village Road	11	Wall + Railings	Original feature	07/00229/BUILD		
Village Road	13	Fence	Original feature			
Village Road	15	Fence	Original feature			
Village Road	17	Wall + Railings	Original feature			
Village Road	19	Wall	Original feature			
Village Road	21	Hedge	Pre-2008	Original feature & 04/00452/BUILD & 18/00049/FENCES		
Village Road	23	Wall	Pre-2008	Original feature (15/01492/FULL)		
Village Road	25	Wall	Pre-2008	Original feature		
Village Road	27	Fence	Pre-2008	Original feature		

Village Road	29	Railings	Pre-2008	05/01482/FULL & 05/00429/BUILD
Village Road	31	Railings	Pre-2008	Original feature
Village Road	33	Fence	Pre-2008	Original feature
Village Road	37	Wall + Railings	Pre-2008	Original feature
Village Road	39	Wall + Railings	Pre-2008	07/00220/FULL &06/00408/BUILD
Village Road	41	Wall	Pre-2008	Original feature
Village Road	73	VEHICULAR ACCESS GATE + HAS (Side)		
Village Road	75	VEHICULAR ACCESS GATE + HAS	Pre-2008	06/01757/FULL & 06/00341/BUILD
Village Road	77	VEHICULAR ACCESS GATE +HARD STANDING AREA	Pre-2008	Gates changes recently without permission.
Village Road	79	VEHICULAR ACCESS GATE + HARD STANDING AREA	Pre-2008	
Village Road	81	VEHICULAR ACCESS GATE + HAS	Pre-2008	09/00115/FULL & 15/00704/FULL & 15/00662/LBC & 15/01396/FULL & 10/00423/BUILD & 14/00442/FENCES
Village Road	83	Railings	Pre-2008	
Village Road	44	Wall	Original feature	
Village Road	46	Wall	Original feature	
Village Road	48	Wall	Original feature	
Village Road	50	Wall	Original feature	
Village Road	52	Wall	Original feature	
Village Road	54	Wall	Original feature	
Village Road	56	Wall	Original feature	
Village Road	58	Wall	Original feature	
Village Road	60	Wall	Original feature	
Village Road	62	Wall	Original feature	

Village Road	64	Wall	Original feature
Village Road	66	Wall	Original feature
Village Road	68	Wall	Original feature
Village Road	70	Wall	Original feature
Village Road	72	Wall	Original feature
Village Road	74	Wall	Original feature
Village Road	76	Wall	Original feature
Village Road	78	Wall	Original feature
Village Road	80	Wall	Original feature
Village Road	82	Wall	Original feature



Appenndix 10 – Boundary Changes



Figure 154 - 19 Beech Avenue - 2008 (Google Images).



Figure 153 - 9 Beech Avenue May 2023. No Planning permission submitted for works.

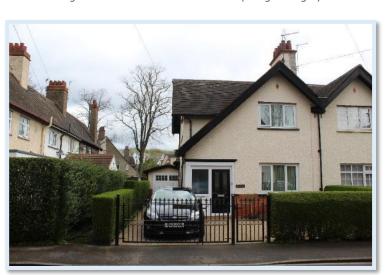


Figure 155 - 19 Beech Avenue - May 2008.



Figure 156 – 21 & 23 Beech Avenue 2012 (Google Images)



Figure 157 - 21 & 23 Beech Avenue May 2023.



Figure 158 - 56 Beech Avenue 2008 (Google Images)



Figure 159 - 56 Beech Avenue - May 2023 - No planning permission for alterations.



Figure 160 - 9 & 11 Cherry Tree Avenue - 2008 (Google Images).



Figure 161 - 9 and 11 Cherry Tree Avenue - May 2023.



Figure 162 - 3 Chestnut Grove - May 2022 (Google Images).



Figure 163 3 Chestnut Grove - May 2023.



Figure 164 - 18 Derwent street - May 2022 (Google Images).



Figure 165 - 18 Derwent Street - August 2023.



Figure 166 - 8 Derwent Street - May 2022 (Google Images).



Figure 167 - 8 Derwent street - May 2023



Figure 168 - 13 Derwent Street - 2017 (Google Images)



Figure 169 - 13 Derwent Street - August 2023.



Figure 170 - 24 Elm Avenue - May 2022 (Google Images).



Figure 171 - 24 Elm Avenue - August 2023. No permission for alterations.



Figure 172 - 6 & 4 Elm Avenue - May 2015 (Google Images).



Figure 173 - 6 & 4 Elm Avenue - August 2023. No planning permission for changes.



Figure 174 - 1 Elm Avenue - 2012 (Google Images)



Figure 175 - 1 Elm Avenue - August 2023.



Figure 176 - 209 James Reckitt Avenue 2008 (Google Images)



Figure 177 - 209 James Reckitt Avenue August 2023.



Figure 178 - 139 James Reckitt Avenue - 2008 (Google Images).



Figure 179 - 139 James Reckitt Avenue - August 2023.



Figure 180 - 77 James Reckitt Avenue - 2018 (Google Images)



Figure 181 - 77 James Reckitt Avenue - August 2023.



Figure 182 - 204 James Reckitt Avenue - August 2023.



Figure 183 - 204 James Reckitt Avenue - May 2022 (Google Images).



Figure 184 - 24 Laburnum Avenue - 2008 (Google Images).



Figure 185 - 24 Laburnum Avenue - August 2023.



Figure 186 - 5 Lilac Avenue - May 2017 (Google Images).



Figure 187 - 5 Lilac Avenue - August 2023.



Figure 188 - 7 Lilac Avenue – 2012 (Google Images)



Figure 189 - 7 Lilac Avenue - May 2022 (Google Images).



Figure 190 - 13 Lilac Avenue - 2021 (Google Images)



Figure 191 - 13 Lilac Avenue - August 2023.



Figure 192 - 30 Lilac Avenue – May 2017 (Google) Images)



Figure 193 - 30 Lilac Avenue - August 2023.



Figure 194 - 62 Lilac Avenue – August 2012 (Google Images)



Figure 195 - 62 Lilac Avenue - August 2023.



Figure 196 - 68 Lilac Avenue - 2012 (Google Images)



Figure 197 - 68 Lilac Avenue - August 2023.



Figure 198 - 47 & 49 Lime Tree Avenue - 2012 (Google Images)



Figure 199 - 47 and 49 Lime Tree Avenue (August 2023)



Figure 200 - 15 May Tree Avenue - May 2022 (Google Image).



Figure 201 - 15 May Tree Avenue - August 2023.



Figure 202 - 27 May Tree Avenue – 2012 (Google Images).



Figure 203 - 27 May Tree Avenue - August 2023.



Figure 204 - 4 May Tree Avenue - May 2022 (Google Images).



Figure 205 - 4 May Tree Avenue - August 2023.



Figure 206 - 14 May Tree Avenue - 2012 (Google Images).



Figure 207 - 14 May Tree Avenue - August 2023.



Figure 208 - 10 Lilac Avenue - August 2023



Figure 209 - 10 Lilac Avenue April 2024



Figure 210 - 148 and 150 James Reckitt Avenue - August 2023



Figure 211 - 148 and 150 James Reckitt Avenue - April 2024.