

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.

The Garden Village was the first conservation area to be adopted by Hull City Council on the 15th October 1970. An amendment was approved to the designated boundary to exclude a small area at Dunscombe Park on the 30th June 1994. A second amendment was approved on the 6th October 1999 to include 117-39 Laburnum Avenue and St. Columba’s Church. A full re-survey of the Conservation Area was undertaken and new Character Appraisal and Management plan was adopted in 2024.

Article 4 Directions - Since the adoption of the Conservation Area Article 4 Directions have been introduced to provide means of preserving and enhancing its character and appearance. This means that planning permission is required for the works

1. Any alteration to the roof of a dwellinghouse.
2. 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.
3. The introduction of a cross over within a public highway.
4. The creation of a hard standing area within a garden area fronting the highway.

Condition – The Garden Village Conservation Area is well-maintained in a **good** condition, with keys elements of its built and natural environment being retained. Negative trends include the loss of its hedge boundaries and the creation of gardens to car parking areas.

Special Interest - The Garden Village is an early 20th 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 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. Key elements include:

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 co mbination 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.



History – Historically the land formed the Jalland Estate and the conservation area retains the remaining gardens and buildings of Holderness House. The new housing estate was founded by the Garden Village Company. Between 1907 and 1914 approximately 600 houses and public buildings were constructed. In 1924 the estate was extended with the addition of 92 houses along James Reckitt Avenues. The estate was associated with the Reckitts family who also funded the constructed of ‘Havens’, which provided accommodation for the elderly.

Layout – The Garden Village estate is laid out in accordance with different standards of town planning and local byelaws:

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).

These contribute towards creating the characteristic of space and open plan feel to the Garden Village Conservation Area.

Gardens - 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.

Private Dwellings - Private dwellings form the predominant built form of the Conservation Area and are one of the key parts of its special interest. In total there are approximately 271 domestic buildings, 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. The houses built between 1907 and 1924 were constructed in the Arts & Crafts Revival Styles by Architect Runton & Barry. Eleven grades of houses were built to accommodate different categories of workers. Key elements include:

- Houses are built to uniform and symmetrical designs.
- Their scale range from one and a half to two stories, with the use of dormers.
- They feature varied forms of pitched and hipped roofs are used.
- External materials are either render or brick, with clay tile roofs.
- Architectural decoration includes the use of dormers, porches and gutters details.
- Chimneys are a prominent feature.

Public & Commercial Buildings – The Garden Village also includes historic shops and social buildings. These buildings introduce different architectural elements into the area, including classical decoration. They provide evidential values in their purpose-built functional forms of architecture, which provided specific social and cultural needs for the residents of the Garden Village. Examples include:

- Garden Village Shop Centre
- Pashby House
- Garden Village Club House

Holderness House – The house and gardens forms their own its own character area as a part of the Conservation Area. The estate pre-dates the development of the Conservation Area and includes a historic tree avenue, along Elm Avenue.

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:

- 1-8 Juliet Reckitt Havens
- 1-12 Frederic Isaac Reckitt Havens emory of his wife Jane – Grade II listed.
- St James Reckitt Village Havens -

The builds were constructed in the Tudor Revival style of architectural, with characteristic use of timber panelling.

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.

Natural Environment - 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 planting form an equal contribution to special interest of the conservation as per its built form. Tree are one of the principal characteristics of the area, and several streets are planted with matching trees to their name.

Open Spaces The character of openness and provision of open space is a key element of the special interest of the Conservation Area. This is achieved by the following elements :

1. Private Gardens
2. Public open spaces
3. Its street layout and housing density

The Oval is the principal public open space within the Conservation Area.

Designated Buildings		
Type	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	a. Frederick Reckitt and Juliet Reckitt Havens.	Grade II
	b. Village Havens and Pashby House	Local Listed
Public & Commercial	a. Former Garden Village Shopping Centre.	Grade II
	b. Former Garden Village Club House	
Domestic Properties that retain their historic features.	No. 52 Laburnum Avenue	Local Listed
	16 Maple Grove	Local Listed
Historic Buildings	Holderness House & Curtilage Buildings, Holderness Road & Laburnum Avenue.	Grade II
Statues	Statue of James Stuart, Holderness Road	Grade II
Street Furniture	K8 Telephone Kiosk, Beech Avenue	Grade II

Garden Village Conservation Area August 2025

