

**Ella Street Conservation Area
Character Appraisal and Management Plan
(Adopted April 2025)**



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Preface

Conservation Areas were introduced under the Civic Amenities Act 1967 and provide 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 are designated key areas of Hull’s cultural and industrial heritage and a wide array of buildings and landscapes of 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 Appraisal Documents & Management Plans plays a key part in defining the special interest, character, and appearance of a conservation area, and should be used to inform the enhancement, preservation, development, and management. In 2023 a survey commenced to adopt and update Character Appraisals and Management Plans for all of Hull’s conservation areas.

Ella Street Conservation Area was designated in 1994 due to its distinctive architectural importance as a primarily residential area, forming a true reflection of late-Victorian, Edwardian, and inter-war era architecture of Hull.

A survey was undertaken on the 15th of February 2024 to scrutinise the current condition of the character area and identify key elements that impact the said character. The report is a reproduction of the insights gained from the survey.

The survey concluded that Ella Street Conservation Area is a ‘positive’ conservation area with a few negative elements contributing to its character. To preserve and enhance the character of the area, the character appraisal and management plan have been adopted in April

2025, and published in October 2025, and will guide the alterations or future development in the area.

Areas including Sanderson Close, 194-202 Ella Street and 2 St. Ninnian’s Walk were removed from the conservation area to comply with Section 16 (paragraph 204) of the NPPF—‘When considering designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural and/or historic interest, and the concept of conservation is not devalued through the designation of areas that lack special interest.’

Key architectural elements that are linked to the historical character of the area were identified, which indicate the age of the buildings and thus are desirable to be preserved. Negative trends that cause deterioration of the appearance of the area including the use of modern materials such as uPVC to replace wooden doors and windows was identified, and remedial measures have been stated in the management plan



1. 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 conservation areas (these documents are commonly named Conservation Area 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.

Section 16 of the National Planning Policy Framework (NPPF) provides national policy on the adoption and management of conservation areas. Paragraph 197 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.

NPPF paragraphs 195-197 suggest that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should consider:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) The wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.
- c) The desirability of new development making a positive contribution to local character and distinctiveness.
- d) Opportunities to draw on the contributions made by the historic environment to the character of the place.



This appraisal 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 National and Local Policies relevant to the designation and management of the Conservation Area are outlined within Appendix 1

Part I - Character Appraisal

1. Statement of Special Interest

Ella Street can be identified as a late 19th century suburb where the architecture was influenced by the historic development and changes to the natural and man-made surroundings. It is a well-maintained example of the late 19th century 'court housing'. The special interest of Ella Street is formed by its architectural distinctiveness and the historic timeline it portrays through the houses ranging from late-Victorian, Edwardian, and inter-war eras, representing influence from Dutch, gothic, and Greek design elements, justifying its designation as a Conservation Area. The Railway cottages at the western end of Ella Street and Jack Kaye's Walk preserve the historic advancements in the area. The Jewish cemetery is a representation of the cultural diversity of houses within the area.

Trees along Ella Street form another important feature of the character area, creating symmetry along the road. Open spaces within courtyards create a sense of openness in the otherwise densely built housing area.

Key features of the conservation area:

- **Setting:** Adjacent to the 'Avenues and Pearson Park' Conservation Area. Northern edge consists of H&BR railway lines, Newland Avenue on the east, open spaces such as St. Ninians's walk, Jewish Cemetery and Jack Kaye's Walk towards the west of the area.
- **Layout:** The houses have a linear symmetric line formed by the boundaries and roofline of the terraces. Houses are set within their rectangular plots such that it creates a small front garden and larger backyards. Courtyards formed between houses are used by communities as open spaces.
- **Architecture and design:** Victorian terraces with pitched roof, Edwardian houses and inter-war cottages line the street with a predominantly red-brick façade and bay-windows. Details such as stone lintel designs and arches have distinctive designs that add to the evidence of historic phasing of the area.

2. General Character, Location and Uses

Ella Street Conservation Area is located on the southern side of Newland Avenue, approximately 2.41km (1.49 miles) north-east from the Hull City Centre. Following the positive responses to the questionnaire provided by the Ella Street Residents' Association in November 1989, Ella Street was designated as a Conservation Area on 3rd March 1994. At first glance, the area houses a variety of residential architectural features along with a few public sites. The narrow tree-lined avenue consists of mostly late-Victorian style (late 1800s) terraces accompanied by a total of ten square courts.

Ella street Conservation area (at present covering 9Ha; previously 11.70 Ha), is situated adjacent to the Avenues and Pearson Park Conservation Area. The topography here is low-lying and flat. Before being built-up into a residential area, the site consisted of low-lying pastoral fields.

Ella Street runs east-west and is lined with trees on either side. On-street parking is prevalent here since the architectural style and layout of plots does not allow endorsement of designated parking areas.

The street architecturally transitions from Victorian villas on the east to Victorian terraces along the street to Edwardian and inter-war architecture towards the western edge.

The predominant character of the conservation area is a mix of residential typology and includes few commercial units along Salisbury Street.

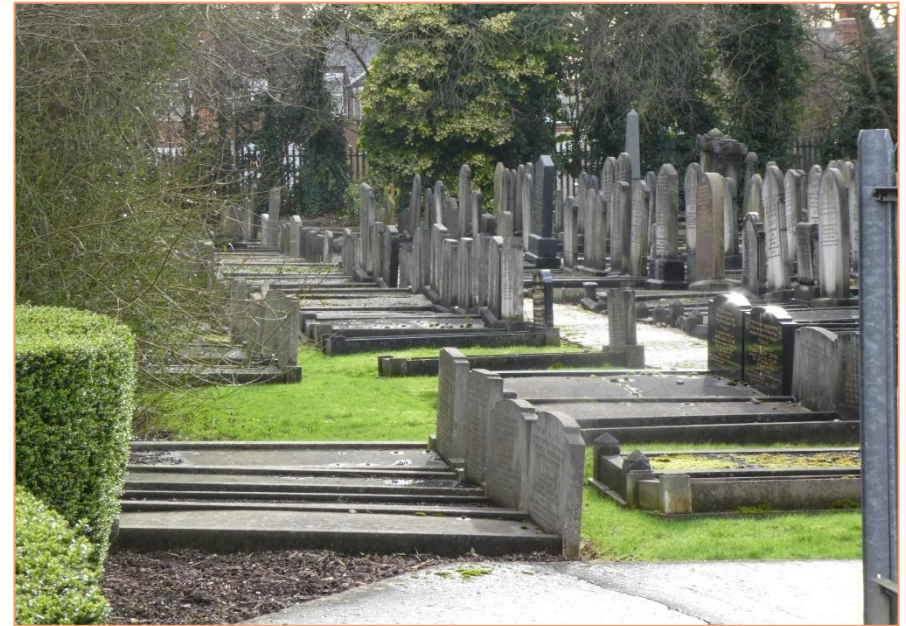


Figure 1. Jewish Cemetery on the western edge of Ella Street.



Figure 2. Jack Kaye's Walk and H&BR tunnel.

3. Extent

Ella Street Conservation Area is a linear street that was drawn and labelled on the Ordnance Survey map by 1880 and covers the entire stretch of Ella Street from the intersection of Newland Avenue and Ella Street up to the start of St. Ninian's walk. The principal streets of the conservation area include Ella Street and a part of Salisbury Street. The stretch of Ella Street is sectioned by narrow pedestrian paths (called ginnel/ snicket/ footpath/ alley) that lead to the various courtyards formed between terraces.

The elegant, narrow tree-lined Ella Street is located with the 'more prosperous' avenues towards its Southern edge linked through Salisbury Street, high railway line (H&BR) to the North, the thriving and diverse shopping street of Newland Avenue to the east and St. Ninian's walk and Jewish Cemetery towards its west.

The part of Salisbury Street within the Conservation Area features a distinctive architectural style that more closely resembles the architecture of the Avenues and Pearson Park Character Area.

Houses on the north-western edge of Ella Street – the Railway Cottages were built in the 1920s and portray individualistic architecture that feature white-pebble dash on their façade and an arched alley leading to the backyard.

2025 changes to Ella Street Conservation Area

Prior to 2025 Ella Street Conservation Area included houses within Sanderson Close (House numbers 1-23 cont.) which were built in 2006, and House Numbers 194-204 on the north-western edge of Ella Street. These houses have been designed with awareness of the historic importance of their surroundings, however, do not match the material and/or design standards required to be determined as a part of the conservation area. Thus, these areas were removed from the Conservation Area:

- 1) Houses within Sanderson Close (Nos. 1-23 continuous)
- 2) 2 St. Ninian's Walk (adjacent to Jewish Cemetery)
- 3) 194-204 Ella Street (even numbers only)

Reasoning for the same is as follows:

- The housing development did not match the character of the conservation area and thus does not contribute to its significance.
- Comparatively modern builds (houses in Sanderson Close were built after 2006).
- The excluded buildings are not obscure but significant visible differences in architectural style, materials used, and construction methods does not contribute to the character of the area.

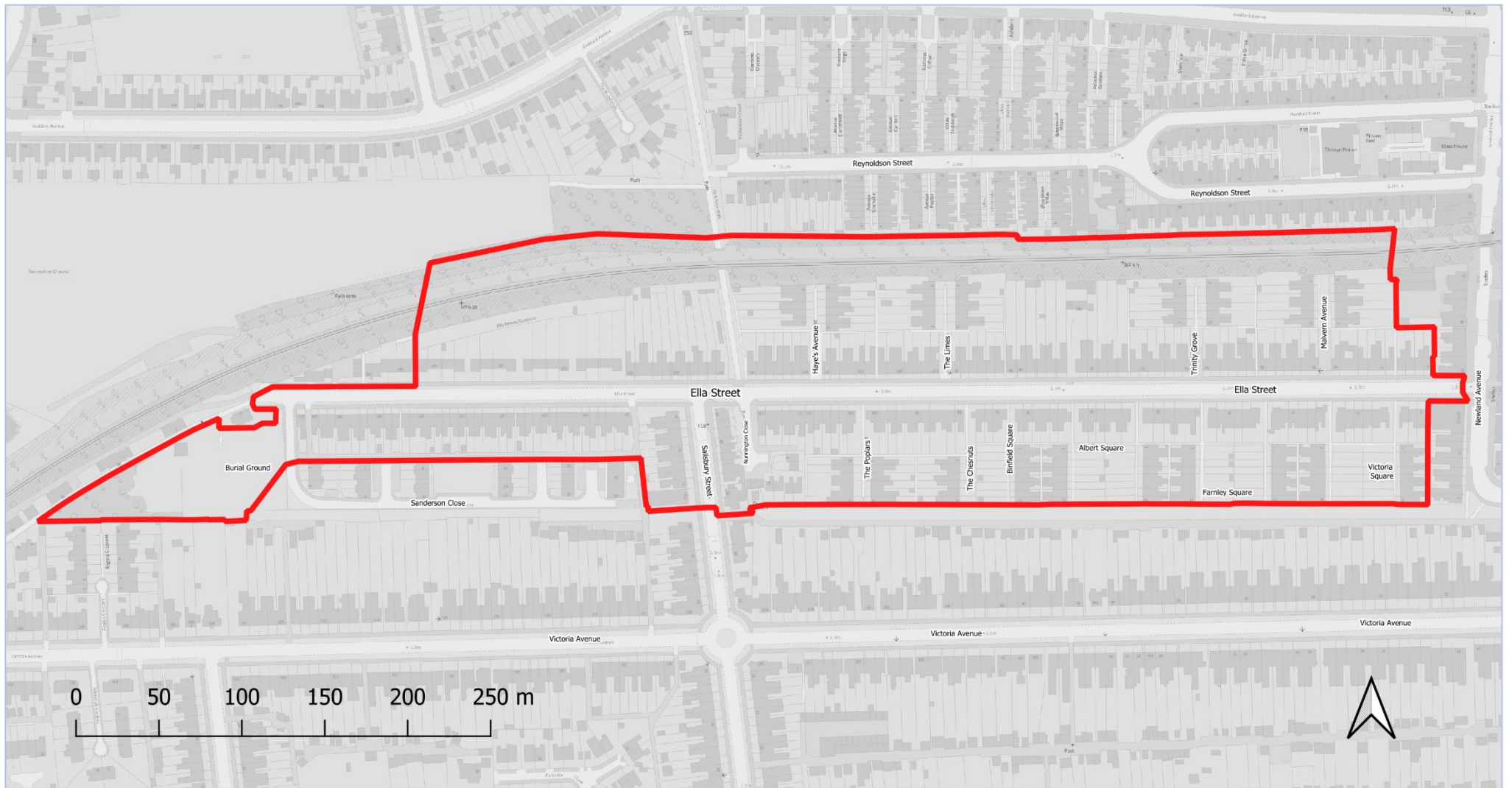


Figure 3. Ella Street Conservation Area Extents

4. History and Development

4.1. Archaeological Background

The site is not recognised as a site of special archaeological interest and there are no listed buildings within the demarcated area.

4.2. Historic Phasing

Pre-1853 - In the 12th century, before Ella Street was constructed, the land was a part of the Cottingham Marshes, and thus, located in Cottingham. An Ordnance Survey map from 1853 shows that the majority of land within the area of Newland was pastoral fields, and so, had no signs of labelled streets, avenues industries or development.

1854-1890 - The Public Health Act of 1875 had a direct influence on the type of housing built. It required local authorities to implement regulations, or 'bylaws,' that each house should be self-contained with its own sanitation and water. By 1880, and influenced by the philanthropic movement, most towns had similar by-laws; a minimum street width of 36 feet (11m), at least 150 square feet (14m²) of 'un-built' space at the rear of each house, a minimum room height of 8 feet (2.4m), a lavatory and drainage, and windows of a certain size in relation to rooms were all required under the Act.²⁶ By the end of the 19th century, the dominant form of housing in the UK became the 'by-law terraced house'. 2.5 million (equivalent to 62,500 a year) were built between 1870 and 1910 (Park, 2017).

By 1880, Ella Street was drawn and labelled on the Ordnance Survey Map but showed no sign of development. However, during this decade, Kingston upon Hull experienced an increase in the trade of timber and coal, which led to an increase in demand for a new railway,

with larger and modern docking facilities. As a result, on 26th August 1880, the Hull, and Barnsley Railway (H&BR) was created to support the demands, costing £60,00,000 (twice as much as predicted) to build and opened for shipping on 16th July 1885, for goods on 20th July 1885, and for passengers on 27th July 1885. H&BR consisted of Beverly Road suburban station, Neptune Street, Cannon Street and Sculcoates goods station and depots, including Alexandra Dock, Ella Street, Burleigh and Dairycoates. The rail-line ran through Ella Street, creating the Alexandra Dock and Ella Street Bridge. Chief locomotive superintendent Matthew Stirling ran the railway line independently for 37 years before it was absorbed into NER on 1st April 1922.

1890-1900 - An Ordnance Survey map published in 1893 (surveyed between 1889-90) indicates the first signs of development along Ella Street, with the development of 'Victoria Villas' along the south-eastern edge of the street. Behind the Victorian villas, back-to-back housing with central courtyards were built and labelled Victoria Square, Farnley Square and Albert Square. (Refer to Appendix 2).

A valuation record from Hull History Centre reveals there to be 81 dwellings by February 1892, of which, 21 are located on the southern side of Ella Street and 48 behind the three existing squares.

KNOW YOUR AREA

Jack Kaye's Walk, formerly the Cottingham drain, was converted to a pedestrian and cycle path that allows access under the railway bridge to connect Ella Street to Goddard Avenue.

1900-1920 - By 1910, housing within the street expanded rapidly to accommodate the population influx in Hull. Along either side of the street, more square courts were developed (The Chesnuts, the Poplars, Haye's Avenue, the Limes, Trinity Grove, and Malvern Avenue). Large open spaces were left on the eastern side of the street. Accompanying the H&BR was the company's coal depot and weighing office situated at the west end of the street by 1907 and their recreation ground constructed by 1916.

At the turn of 20th century, the Jewish population within Hull reached 2000, as the city became the primary port of entry that supported the large influx of Jews in the 1880s. To accommodate the multitude of Jews immigrating to Hull, many Jewish Synagogues and cemeteries were constructed. The Jewish burial ground on Ella Street was consecrated by the Central Hebrew Congregation in May 1889, but was not created until between 1906 to 1910.

1920-Present - After the first World War, there was an addition to the development of Ella Street. Between 1925-27, the Northeastern Railway Cottages were constructed in the memory of railway workers from the Western Docks. These small holdings were also constructed as a part of a scheme to provide for unemployed soldiers. By 1928, extensions to houses located within Malvern Avenue were evident.

Before the Second World War, the courts of Ella Street were communal spaces maintained by the City Council. However, as a response to the 'dig for victory' campaign, the squares were divided up and allotment gardens were constructed. Many streets off Newland Avenue, including Ella Street were bombed and experienced damage to properties. Between 1947-50 small new developments were built

behind the last Victorian terraced house in the Sanderson Fields (now called Sanderson Close) along the western edge of Ella Street.

By 21st century, Ella Street Jewish Cemetery had again expanded in size and there was more development along the narrow avenue. An additional 6 houses were constructed on the site that were originally allotment gardens during the war.

In 2006, a planning application to build 28 new dwellings (20 houses and 8 flats) was permitted, resulting in the creation of Sanderson Close. This area is now excluded from Ella Street Conservation Area since the buildings have a different architectural style and material usage pattern.

5. Layout

The primary street of the conservation area, Ella Street is roughly 0.7km long, bounded by road verges on either side lined with trees. Pedestrian pathways sandwiched between the road verge and house boundaries sets the symmetry of the conservation area.

The extent of Ella Street is divided into smaller 'blocks' by public right of way (ginnels/ lane/ passage/footpath/snicket) leading to the courtyard houses, and Salisbury Street divides stretch of Ella Street along its southern side.

The layout of the Conservation Area is formed by a combination of the following elements:

1. Boundaries formed by historic development such as the Avenues and H&BR lines.
2. Grid pattern formed by the courtyard development of terraces.
3. Expansion of Jewish Cemetery.
4. Intersection of streets, such as the difference in architectural design of houses along Salisbury Street.
5. New development such as houses within Sanderson Close.

The pedestrian courtyards namely Victoria Square, Farnley Square, Albert Square, Malvern Avenue, Trinity Grove, The Limes, Binfield Square, The Chesnuts, The Poplars and Haye's Avenue form the basis of Ella Street's character. The layout of each courtyard is unique due to the number of houses, setting of houses within plots or the allotment of central open spaces. The Conservation Area has vehicular access through Salisbury Street and is lined by grass verges and pedestrian pathways on either side. The character area does not have dedicated parking areas, since during the time of its development, car usage was not prevalent and thus, parking was not considered to be a priority in space allocation.

Of particular interest to the layout of the Conservation Area is the inclusion of 'Courts.' Courts are terraces of houses laid out around a pedestrian footpath or around a central courtyard, and do not have vehicular access. The variety of court types evolved from pre-1854 up until 1914, and their characteristics have been dictated by 'bylaws' which emerged as a response to poor living conditions and health problems. This type of suburban housing attracted criticism in the mid-19th century, however, they made efficient use of land and maximised rent returns.

The by-law housing built between 1854-75 are characterised by:

- Court ways 20ft wide or less
- No rear access
- No tunnel entrance.

Post 1854, courts continued to be the most common form of working-class housing built in Hull. Post 1854, the courts had better standards and therefore have been more likely to be retained. The court housing that has been retained are generally those built following the Byelaws benefitting from shorter court ways, small front gardens, and bay windows. However, they lack adequate parking provision.

Many of the original layouts have been altered, for example the end terraces on the thoroughfare streets have acquired parts of the court as off-street parking space resulting in smaller walkways through to the courts, significantly detracting from their distinctive layout. Re-survey of Ella Street in 2024 revealed that it is a fairly well-maintained example of terraced street with adjoining courts in the city of Hull, with Strathearn Street being the only other example of a 'court' being included within a Conservation Area (Beverley Road). This adds to the significance of Ella Street and evidence it's designation as a Conservation Area.

6. Setting

The conservation area is housed between the Newland Park Conservation Area and the Avenues and Pearson Park Conservation Area, with Newland Avenue along its eastern edge. The location of the Conservation Area adjacent to other character areas helps to identify differences in the historical development of Hull. It is an important area in context of the city as it contributes significantly to the character of the wider cityscape, offering high quality housing within the local area, surrounded by open spaces and retail areas.

There are no listed buildings in the vicinity of the conservation area.

Figure 6. Ella Street context.

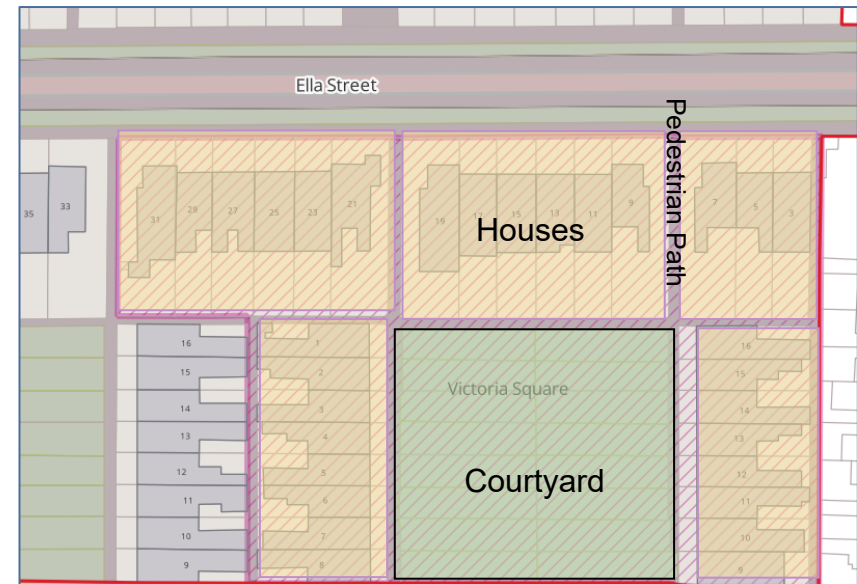
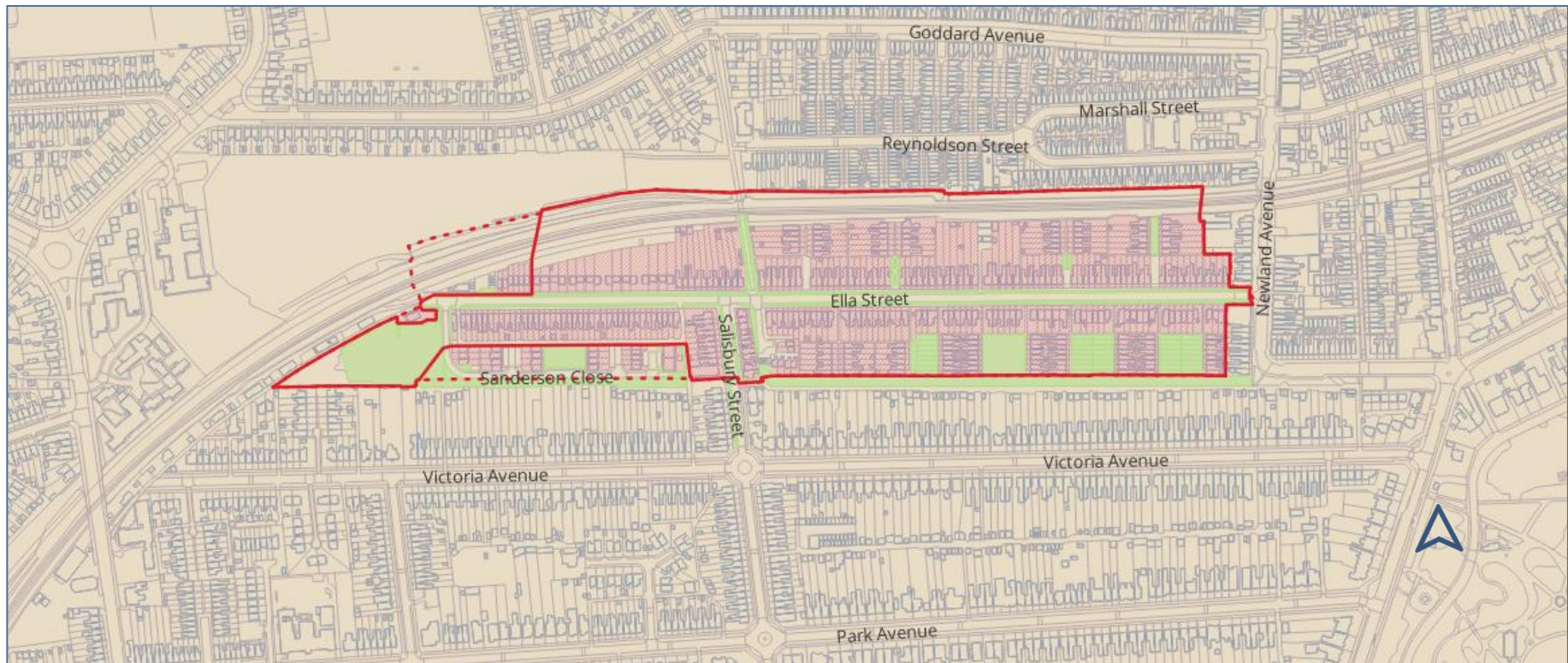


Figure 5. General plot layout.

7. Character Areas

Throughout the stretch of the street, the differences in design sensibility ranging from Victorian, Edwardian, and inter-war eras is evident. A majority of the architecture along Ella Street comprises of 2-storeyed, symmetrical terrace houses with red engineering bricks laid in Flemish bond, which was considered to be the most decorative and extensively used brick bond in construction of houses.

Characteristic features of houses along Ella Street

| Characteristic features | |
|-------------------------|---|
| Plot | <ul style="list-style-type: none"> • Rectangular plots, houses placed to create a smaller front yard and larger backyard. • Fenced boundaries (variety of materials and boundary treatment methods) |
| Facade | <ul style="list-style-type: none"> • Red fletton bricks and decorative features involving coloured bricks. • Rounded or Gothic arches forming the porch. • Bay windows facing Ella Street. • Entryway comprising of checkerboard patterned floor tiles. |
| Design Details | <ul style="list-style-type: none"> • Carved stone lintels • Different coloured bricks used on façade to create patterns. • Porches feature dado tiles with intricate floral patterns. • A variety of cornice and bay window designs. |

The decorative features of the terraces include:

- Red brick facade
- String courses of lighter coloured bricks along the bottom, middle and top of the façade.
- Bay windows present in most houses with subtle modification in design detail, size, and shape.
- Porches with glazed tiling created by decorated arches of different shapes.
- Stone lintels with minute design modifications.

The areas are distinguished by their architectural and other distinctive characters. The classification is as follows:

CZ1: Victoria and Farnley Villas- Show different architectural style as compared to other terraces in the area.

CZ2: Victorian terraces- Classic example of housing built in the late 19th century. The houses have similar physical characteristics, with slight variations as described in the following section.

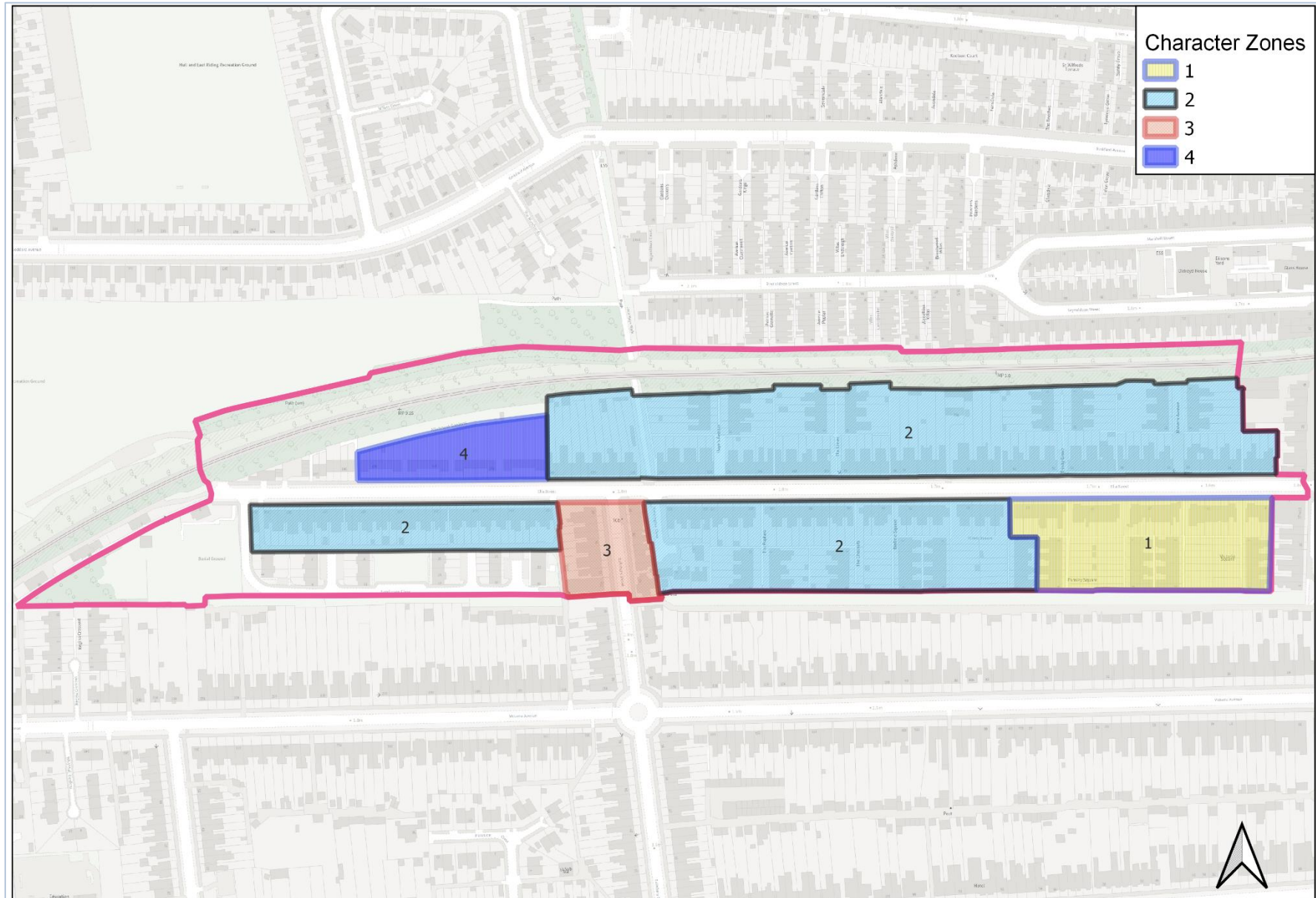
CZ3: Buildings along Salisbury Street- Have similar architecture, but differences in building typology (mixed use) and façade material specifications.

CZ4: Railway Cottages- Built between 1925-27, have a distinctive architectural style, layout, and material usage.

Courtyard houses: The 10 courtyards within Ella Street CA have differences in their layout, form, and number of houses with variations in design detailing such as doors, windows, and lintels.

Character Zones

The Conservation Area is further categorised as per the architectural style and other features that may help differentiate one character area from the other.



Character Zone 1 Victoria and Farnley Villas

| General Character | Positive Elements | Negative Trends |
|--|--|--|
| Victoria Villas: <ul style="list-style-type: none"> • 2-storey Victorian terraces with asymmetric building façade, pitched roof and gable windows. • Two storey bay windows featuring shouldered arches and decorative mullions. • Timber front door feature rectangular leaded glass transom windows. | <ul style="list-style-type: none"> • Positive boundary treatment including masonry and cast-iron fencing. • Retention and maintenance of architectural features such as pediments and bay windows. • Some houses have retained original roof corning. | <ul style="list-style-type: none"> • External rendering. • Addition of roof lights. • Damaged road verge to create parking. Side extensions that impact the character of the area. • Replacement of original doors. • Non-maintenance of window proportions |



Figure 7. a, b Victoria Villas

| General Character | Positive Elements | Negative Trends |
|---|--|--|
| Farnley Villas: <ul style="list-style-type: none"> • Red engineering brick façade, crafted stone lintels. • Horizontal glazed sash windows above doors and on pediments. • Pitched roof with gothic gables. • Single storey bay windows with decorative mullions to look like Corinthian order columns. • Three adjacent windows to form a single window unit on top floor. | <ul style="list-style-type: none"> • Retention of original door and window style, highlighting examples of good replacements. • Original roof corning. | <ul style="list-style-type: none"> • Changes to window material is quite evident. • Proportions of windows have been maintained; however, painted window frames create an illusion of different proportions. |



Figure 8.a,b Farnley Villas

Character Zone 2 Victorian Terraces

| General Character | Positive Elements | Negative Trends |
|---|--|--|
| <p>4-64 (Even numbers)</p> <ul style="list-style-type: none"> • Double storey bay windows. • Gothic arches form the porch entrance. • Cornice design varies slightly from east to west, with intricate designs in supportive brackets and terracotta mouldings. | <ul style="list-style-type: none"> • Most houses have good replacements of original front doors. • Decorative external features are well-maintained. • Boundaries include masonry, cast-iron fences, and hedges. | <ul style="list-style-type: none"> • External rendering to original brick facades. • Wooden windows replaced by disproportionate uPVC windows, at times changing the style of windows altogether. • Addition of solar panels, roof-lights, and satellite dishes/antennas on front facade. |
| <p>6-86</p> <ul style="list-style-type: none"> • Single-storeyed bay-windows with a flat roof. • Timber detailed soffits on bay windows. • Round arched entrance with pronounced keystone. • Plainer facades and originally lacked design detailing in comparison to rest of the street. | <ul style="list-style-type: none"> • Original/ good replacement examples of wall and floor tiles within entrance porch. • A few houses have cast-iron fencing which very closely replicates the original boundaries. • Good replicas of original panelled timber doors. | <ul style="list-style-type: none"> • Lack of boundary treatment in a few houses. • Rendering of brick façade. • Insensitive replacement of bay-windows. • Roof tiles of a few houses do not match adjacent units, which creates a negative visual impact on the roofline. |
| <p>88-112</p> <ul style="list-style-type: none"> • Hipped roof on single-storeyed bay windows. • Coloured bricks laid in stretcher bond to create design elements on façade. Plain cornice design. • Rounded arch porch with Doric order columns • Masonry boundary is prevalent. | <ul style="list-style-type: none"> • Well-maintained bay-window design features. • Few houses feature good replacement of original wooden windows with transoms and original boundary treatment (cast iron with masonry plinths). | <ul style="list-style-type: none"> • Few houses lack windowsills which form a part of the architectural interest of the area. |
| <p>114-124</p> <ul style="list-style-type: none"> • Double storey bay windows • Plain round arched porch. • Panelled door with arched transoms. | <p>Arched entryway is maintained throughout the block.</p> | <ul style="list-style-type: none"> • Window and bay replacements lack the design detailing and proportions. |
| <p>126-138</p> <ul style="list-style-type: none"> • Terracotta cornice with intricate Greek designs. • Single storeyed, square bay windows with hip roof. | <ul style="list-style-type: none"> • Few units have original roof ridge tiles and original Humber-clay roof tiles. • Entrance arches, bay windows and decorative terracotta tiles and boundaries | <ul style="list-style-type: none"> • One of the units has completely removed bay window, completely contrasting the character of the area with the flat façade. |

| | | |
|---|--|--|
| <ul style="list-style-type: none"> • Top window trims look like Doric columns. | <p>have been preserved or replicated to match original.</p> | |
| <p>140-160</p> <ul style="list-style-type: none"> • Two storey bay windows. • Alternating coloured bricks in header bond below cornice, Ogee arched lintel. | <ul style="list-style-type: none"> • Some houses have original slate roofing. • Checkerboard pattern entrance path is maintained. | <ul style="list-style-type: none"> • Removal of double storey bay windows and replacement windows are disproportionate and insensitive to the character of the area. • Addition of rooflights and external rendering. |
| <p>45-53</p> <ul style="list-style-type: none"> • Single storey bay windows. Top sash windows with highlighted lintels featuring rose emblems. • Unlike the north side of Ella Street, these units do not have a front porch and feature front doors with rectangular transoms. | <ul style="list-style-type: none"> • Lintel detailing maintained throughout the block. | <ul style="list-style-type: none"> • Original bay windows have been replaced, leading to the loss of the design detailing. • Front door style and proportion changed in one unit. |
| <p>55-65</p> <ul style="list-style-type: none"> • Overhanging roof on ground floor extending across doors and windows of adjacent units forms the porch. These overhangs form an intermediate roofline. • Bullnose brick strip creates a decorative feature above the intermediate roofline. • Rectangular bay windows. | <ul style="list-style-type: none"> • Overhang roofline, and façade style is maintained throughout the block. | <ul style="list-style-type: none"> • External rendering is a major weakness of the entire block. • Disproportionate windows • Disparate bay window casement and lack of detailing in the replaced windows. |
| <p>67-83</p> <ul style="list-style-type: none"> • Arched entrance to external foyer. Front doors with rectangular transoms. • The frontage of the block comprises of arched entrance to external foyer, single storey bay windows and casement windows on the top floor featuring brick arched lintel which have alternating bands of red and coloured bricks. | <ul style="list-style-type: none"> • Good replacements of original bay windows. • Positive examples of original cast iron boundary treatment replacements. | <ul style="list-style-type: none"> • External rendering and modified bay windows that do not match the character of the block. • Entrance door directly on façade instead of being recessed in two units. • Top windows with different proportions. • Road verge altered to create vehicular access. |
| <p>85-123</p> <ul style="list-style-type: none"> • Single storey bay windows with hipped roof. • Recessed doorway inspired by Greek revival architecture creates an entry foyer. • Top sash windows feature pseudo three- | <ul style="list-style-type: none"> • Most houses have preserved original door and window lintels, cornice details. And external decorative features. • Positive edge treatments. | <ul style="list-style-type: none"> • External rendering and installation of rooflights. |

centred arch lintels.
 • Cornices have stepped chamfered terracotta tiles.

125-215

Cornice design featuring timber brackets.
 Three bands of coloured tiles laid in Flemish bond along the lintel line and two bands of coloured bricks laid in stretcher bond.
 Bay-windows are flat-roofed.

- Some houses have original slate roof tiles and bay windows with original glass panes.
- Positive boundary treatment seen throughout most of the units.

Character Zone 3: Houses along Salisbury Street

| General Character | Positive Elements | Negative Trends |
|--|--|---|
| <ul style="list-style-type: none"> • Gault brick façade, black pantile pitched roof. • Single storey rectangular bay windows and 2-pane sash timber windows featuring carved stone lintels. Recessed porch entry and front gardens are a common feature. | <ul style="list-style-type: none"> • Most units have maintained boundary treatment and porch entrances. | <ul style="list-style-type: none"> • Mismatched window styles and proportions. • Traditional shopfront cluttered with poster advertising. |

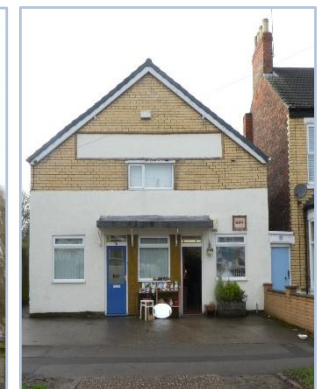


Figure 9. Houses and shopfront along Salisbury Street

Character Zone 4: Railway Cottages

| General Character | Positive Elements | Negative Trends |
|---|---|---|
| <p>Inter-war architecture (built between 1925-27.</p> <ul style="list-style-type: none"> • Blue entrance door, • Round-arched vault forms alley leading to rear of plot. • Timber fenced boundaries. • Grassed frontages. • Asymmetric 3 or 4 panelled windows. • White pebbledash on façade | <ul style="list-style-type: none"> • Distinctive architectural style • Well maintained arched alleyway leading to the rear end of the cottages • Well maintained white pebbledash • Grassed frontages | <ul style="list-style-type: none"> • Original timber windows have been replaced to match original. |

Courtyards

| Victoria Square | |
|--|---|
| Square layout | York Stone and tarmac paved ginnels on either side lead to the central square divided into allotments as a result of 'dig for victory' movement. Houses on either side of the central open space |
| Building features | Red Fletton Brick façade Timber framed slate roof with decorative corning. Bay windows whose roof extends up to the front door to create the entrance porch. |
| Positive features and negative trends | Retention of original four-panelled doors and checkerboard patterned entrance pathway is observed in a few units. Door transoms with original leaded stained glass. York stone ginnel paving. |



Figure 10. Railway Cottages



Figure 11. Victoria Square Layout

| Farnley Square | |
|--|--|
| Square layout | <i>Similar to Victoria Square</i> |
| Building features | <i>Red Fletton Brick façade Timber framed slate roof with decorative corning. Bay windows whose roof extends up to the front door to create the entrance porch.</i> |
| Positive features and negative trends | <i>Retention of original four-panelled doors and checkerboard patterned entrance pathway is observed in a few units. Door transoms with original leaded stained glass. York stone ginnel paving.</i> |

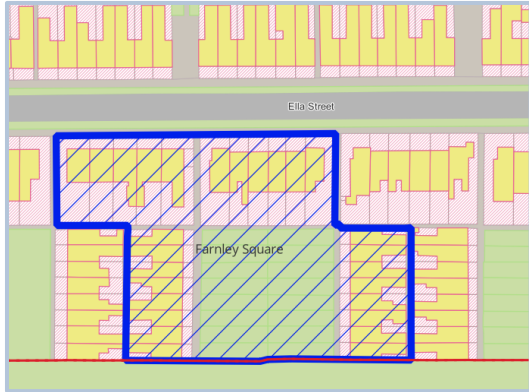


Figure 12. Farnley Square



| Albert Square | |
|--|--|
| Square layout | <ul style="list-style-type: none"> <i>A narrow, York-stone ginnel, edged by red brick boundary walls creates the entrance. Open space divided into allotments.</i> <i>Houses built back-to-back with Farnley square houses.</i> |
| Building features | <i>Porch layout similar to Victoria and Farnley square.</i> |
| Positive features and negative trends | <i>Retention of original brackets of porch roof, York stone paving and stone-capped boundary walls.</i> |

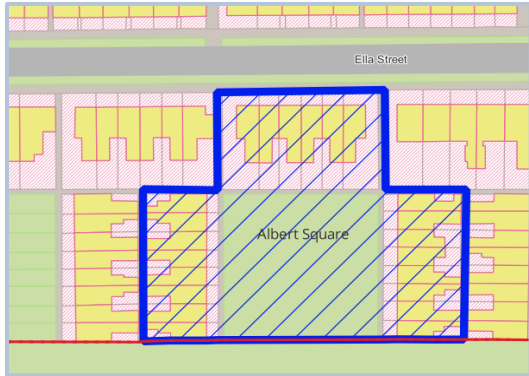


Figure 13. Albert Square



| Binfield Square | |
|-------------------------------------|---|
| Square layout | Single row of houses fronted by allotments |
| Building features | Single storey bay-windows and recessed entrance porch |
| Positive features and trends | Disproportionate windows. |
| The Chesnuts | |
| Square layout | <ul style="list-style-type: none"> Open graded tarmac paved entrance leading to the square, edged by stone capped boundary piers. <p>The square is divided to serve individual houses(allotments).</p> |
| Building features | <ul style="list-style-type: none"> Single storey bay windows and arched porch. |
| Positive features and trends | <ul style="list-style-type: none"> Well maintained cornices. External rendering and change of façade material is a negative trend. Negatively impacted by the elimination of porches, constructing the door directly onto the façade. |
| The Poplars | |
| Square layout | <ul style="list-style-type: none"> Hedged entrance with stone kerbs showing evidence of original cast-iron fencing. Houses have comparatively larger front yards, but no central courtyard. |
| Building features | <ul style="list-style-type: none"> Single storey bay windows and arched porch. |
| Positive features and trends | <ul style="list-style-type: none"> Positive door replacements and retention of dado tiles. Well maintained cornices. Negative trends include the replacement of top windows which do not match the proportions or style of original windows. |

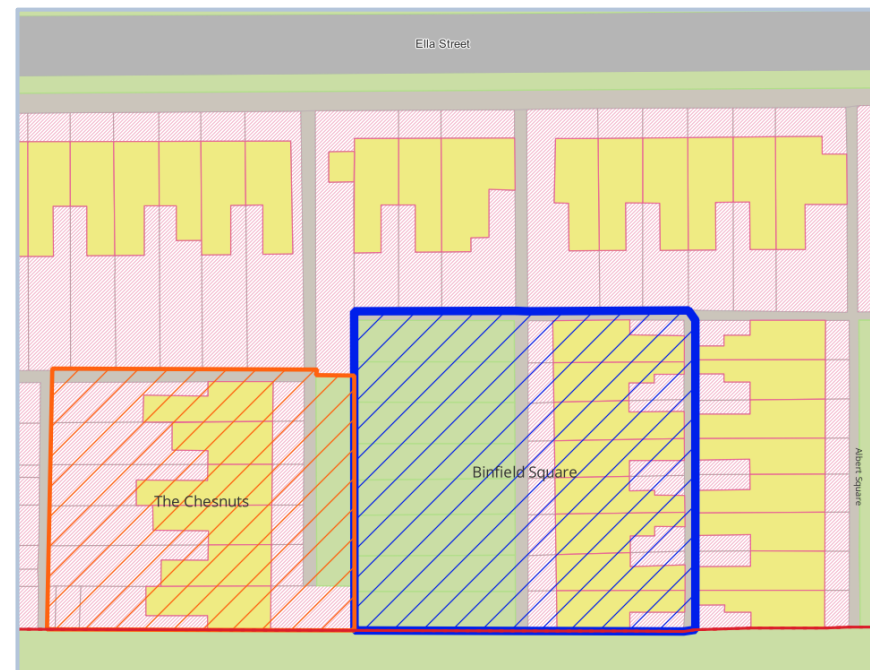


Figure 16. Binfield Square and The Chesnuts

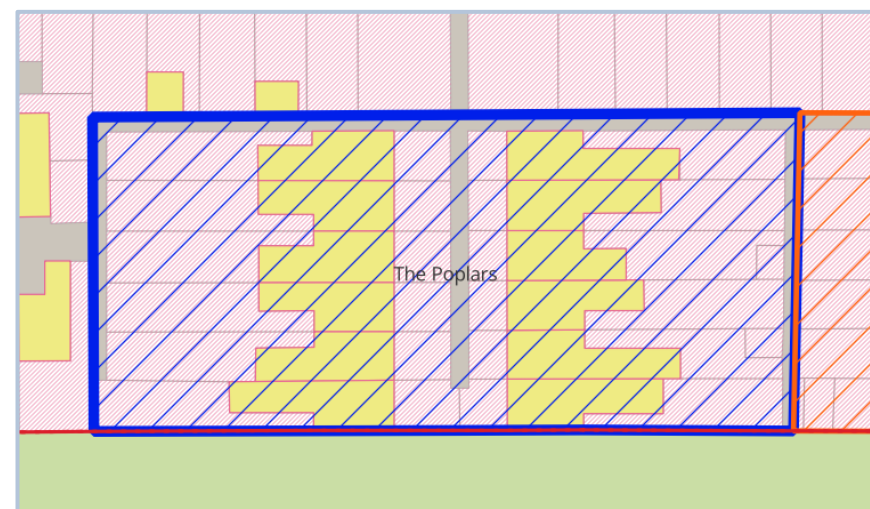


Figure 14. The Poplars

Malvern Avenue

| | |
|--|--|
| Square layout | A wide tarmac pathway with plant boxes creates the entrance. The terraces do not have a front yard, and so, the common greens of the central courtyard act as the biophilic element. |
| Building features | Single storey bay windows and gothic arched porch. Lighter coloured brick bands used as a façade design feature. |
| Positive features and negative trends | Retention of original streetlamp post (lamp has been replaced). Top windows have been replaced, and have different proportions, affecting the uniformity of the area. |

Trinity Grove

| | |
|--|--|
| Square layout | The large space between the two houses 50-52 on either side of the entrance creates a large open area. Hedges make up the entrance of the square, which creates an excellent sense of biophilia. |
| Building features | Typical Victorian terraces with arched porch |
| Positive features and negative trends | The open spaces are a proof of community engagement to maintain open spaces. Well maintained design elements such as bay windows and porch. |

The Limes & Haye's Avenue

| | |
|--|--|
| Square layout | Large front courtyard (beautifully landscaped in the Limes) which leads to a central path that divides the space, lined by wooden-fenced boundaries of terraces. |
| Building features | Typical Victorian terraces with arched porch |
| Positive features and negative trends | The houses have replaced windows with different proportions, not keeping in line with the character of the area. |



Figure 18. Malvern Avenue

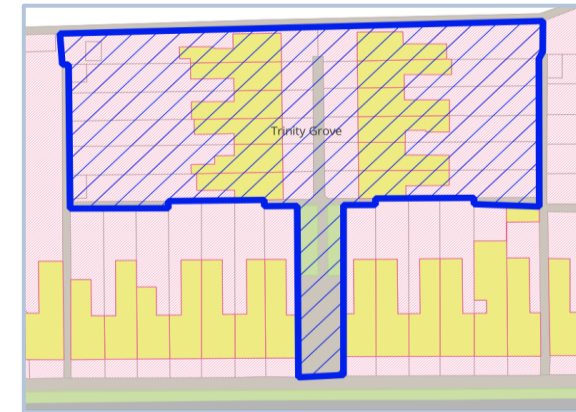


Figure 19. Trinity Grove



Figure 17. Haye's Avenue and The Limes

8. Architectural Features

8.1. Setting within the plot

The plot is offset from the primary street by road verges and pedestrian paths on either side. The linearity of the conservation area is also maintained through the plot boundaries and building lines.

Buildings are set within their respective plots to create a small front garden and a larger backyard that complies with the housing space standards created in 1880.

The maintenance of the following elements preserves the linear nature of the Conservation Area and thus form an important aspect contributing to the character of the area.

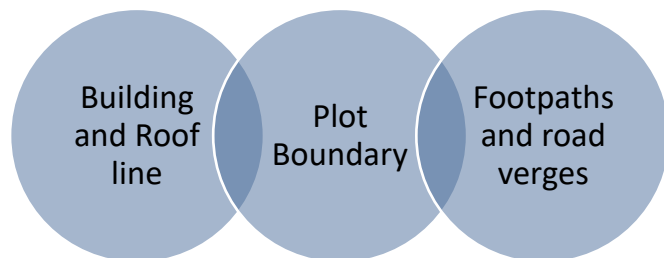


Figure 21. Linear building line along Salisbury Street. Source: Stephen Walker, HCC.

8.2. External Materials

The predominant façade feature includes red engineering brick façade laid in Flemish bond, with bands of alternating-coloured bricks laid in header bond.

The prominent design details of the character area include stone lintels with patterns that slightly vary across each block. Cornice design and arches portray the varied influence including gothic, and Greek designs embedded in Victorian architecture.

Examples of retained design details and positive enhancements can be viewed in Appendix 3.



Figure 20. Brick facade and arch detailing.

8.3. Roof form

The terraced buildings of the street are constructed parallel to the street and all feature pitched roof forms. To the north side of the street the roof forms are unbroken, which with the continuous building line, presents a continuous clean roofscape along the street. This continuous roofscape is only disrupted by the introduction of roof lights, which are not in keeping with the late 19th and early 20th century character of the area. The south side of the street from Nos.47 to the western boundary of the street also presents the same profile.

All houses along Ella Street and Salisbury Street have pitched roof including materials such as Humber clay tiles and slate and have 6 or 8 fluted chimneys.

Houses 3-43 (odd numbers only) along Ella Street have a distinctive roof form, with gables and pediments on road-facing elevation that sit above bay windows and can be thus classified as having 2.5 storeys. Railway Cottages have pitched roof with gabled extensions on either side.

Court roof: The courtyards have linear pitched roof, perpendicular to the roofline along Ella Street. Victoria square, Farnley Square and Albert Square have single storey bay windows with a roof that extends up to the porch and forms an intermediate roofline. Similar characteristic can be seen in 57-65 Ella Street.

Dormers: Are not a characteristic feature of the conservation area, and can be seen in Victoria and Farnley Villas, and thus addition of dormers or gable windows is limited to these units only.

Rooflights: Addition of rooflights on the front façade disrupts the uniformity of roofline and are a negative trend within the CA. Addition of rooflights will not be acceptable on the street fronting elevations.

Materials: Historically, all of the buildings would have featured slate roofs. However, very few houses now feature slate roofs (refer to Appendix 3 for examples). The more common roofing materials of the area is now variations of concrete tiles.



Figure 23. Intermediate roofline formed by porch.



Figure 22. Gable Roof Form

8.4. Doors

A recessed entryway enclosed within arches is a characteristic feature of majority houses within the conservation area. The porch thus formed comprises of checkerboard floor tiles and glazed wall tiles with intricate patterns.

The doors are usually 4-panelled, timber doors with glass panels set within the porch which is elegantly decorated with patterned tiled walls and floor. The assemblage of decorative tiles and glass pane above doors (transom windows) highlights the traditional doorway designed to provide more light due to the reflective surfaces.

The porch in most terraces is enlivened by a semi-circular or gothic arch with a prominent keystone. Majority of the door lintels are stone with distinctive design patterns. Most of the houses have retained original door types or have positive replacements. A negative trend observed includes the elimination of the porch such that the door is fixed onto the façade.



Figure 25. Door on Victoria Square.



Figure 24. Glazed tiles on porch walls and floor.

8.5. Windows and Bays

Historically the typical form of windows of buildings within Ella Street and its adjoining courts would have been timber one or one or two over two sliding sash windows.

Over the last 20-30 years a majority of the windows of the Conservation Area have been changed to uPVC materials. The more positive examples of uPVC windows are where they are designed to replicate the original window design.

Window Forms – A feature of the street is the repetitive form of the position of the ground and first floor windows across a terrace. Most houses in the Conservation Area have bay windows with top sash windows. Positive replacement examples include the ones which retain the type, proportions, and placement of windows along with the decorative stone lintels.

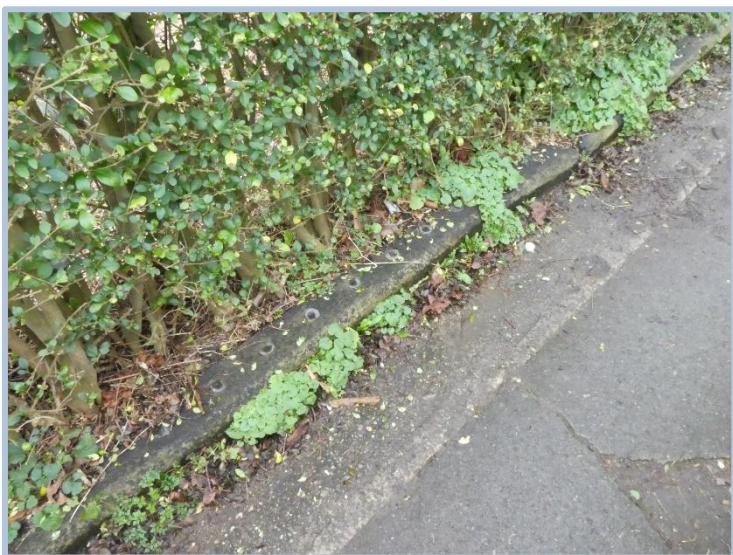
Bay types - Most houses feature canted bay windows which may be single storey with top sash windows or double storeyed bays. There are a few blocks which feature rectangular bay windows. The roof of bay windows may be flat or covered using pitched roofing.

Decorative windows - (transoms above doors) include leaded windows with stained glass to create intricate patterns.

8.6. Boundary Treatments

All plots within the Conservation Area have boundaries. Historically, the materials used include cast-iron railings set within stone or masonry pier, and masonry walls. Many of the boundary walls have been converted to hedges or wooden picket style.

Original iron railings and gates were set in stone capping beams. These were cut down due to a shortage of metals like iron and steel during World War II. Thus, there is evidence of original cast-iron boundaries, but none have been retained. Best examples of replacements include cast-iron boundaries, followed by brick masonry walls and hedges. Negative examples include houses with open boundaries that disturb the linear building line or close timber boarded fences, since they do not match the 19th century character of the area.



8.7. Open Spaces

Open spaces create the distinctive identity of the courtyard houses by visually reducing the density of built form. Open spaces within the Conservation Area include:

Front Gardens and Backyards – Characteristic features of the plot layout of courtyard houses, and thus an integral part of the character of the area. A negative trend observed is the removal of road verges to allow vehicular access into the front gardens to be used as parking.

Courts and Allotments – Created as a part of the local byelaws to create better standards of housing. These courtyards break the built form of houses to create biophilia. In some courtyards, the spaces are divided into allotments to serve individual houses such as in Victoria, Farnley and Albert Square; Some courts have common areas and smaller lanes that lead to individual houses, such as the layout of the Limes and Haye's Avenue.

Jewish Cemetery – At the turn of 20th century, the Jewish population reached two thousand as Hull became the primary port of entry that supported the large influx of Jews in the 1880s. The Jewish Cemetery is representative of the historic development and multi-cultural society of Hull.

Jack Kaye's Walk – The historical building of Jack Kaye's shop located at the junction of Ella Street and beginning of Salisbury Street was demolished in 2005 and later replaced by a large property that reflects the character of Salisbury Street. Opposite this structure is Jack Kaye's Walk which was once known as the Cottingham Drain. The new green space covers the former open drain and connects Ella Street to Goddard Avenue via under Ella Street Bridge (railway bridge). The linear path provides an open space in the midst of the compact, clustered area.

8.8. Views and Vistas

The Conservation Area is of a linear nature and is framed by a continuous line of buildings along its primary street. There are no planned views formed in the area. Inherited views are however made through the plan form of the street layout. The 'designed' views from the street towards the courtyards have deliberately been made such that they create semi-open spaces that ensure privacy of residents as well as provide community spaces. Vistas are created through the access roads to the Courts, which provide glimpsed throughs into the Courts and out onto the principal road.

Houses 144-150 (even numbers only) along Ella Street play a key role in forming the architectural notion of the conservation area since they can be viewed from Salisbury Street.

The principal build form is the built environment. The terraces are constructed with front gardens which contribute towards the plan form and width of the streets.



Figure 27. View from Ella Street towards Salisbury Street.

8.9. Trees

Trees along road verges on primary access routes as well as within the courtyards play an important determinant of the strong character of Ella Street. The street is lined with various tree species, the most prominent species include Sycamore, Rowan, Birch, Common Lime, Persian Ironwood and Norway Maple. Trees, road verges and open spaces form an integral part of the character of the area.

Trees in the area are protected under Tree Preservation Order (TPO). Potential felling or other works on trees protected by TPOs will need to be permitted by the local authority.

- TPO 144 (Trees near Jewish cemetery)
- TPO 266 (Birch Tree, 52 Ella Street)
- TPO 225 (Opposite 213-215 Ella Street)

What is a Tree Preservation Order?

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

An Order prohibits the:

- Cutting down
- Topping
- Lopping
- Uprooting
- Wilful damage
- Wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

8.10. Natural Environment

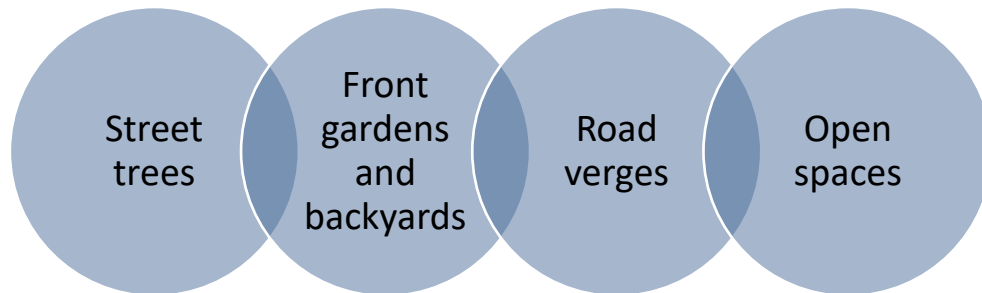
The Conservation Area features a strong natural environment associated with a number of elements including trees, grass verges along main access routes, and other open spaces mentioned in the section above and contribute to the tree-lined 'Victorian Suburb' character of the area.

The natural environment helps to establish the strong sense of place and promote well-being in the neighbourhoods.

The council will not grant permission for the loss of or damage to a tree, group of trees or woodland of significant amenity, biodiversity, or historic value unless there is deemed to be an immediate hazard to public safety.

The views of the Conservation Area are enhanced by the mature trees along Ella Street and can be classified as an indispensable part of the linear character of the area.

Natural environment elements that form the basis of the character of Ella Street include:



These elements contribute to the

- Linearity of the street
- Uniformity of building line
- Views along the street
- Biodiversity of the area.

Ella Street also features a public art project- 'The Street of Birds and Shadows' created by artist Martin Heron in association with local residents. The project is inspired by the diversity of birds nested in the trees of Ella Street. On the bollards on the western side of Ella Street are sculpted birds, an indication of the biodiversity of the area.

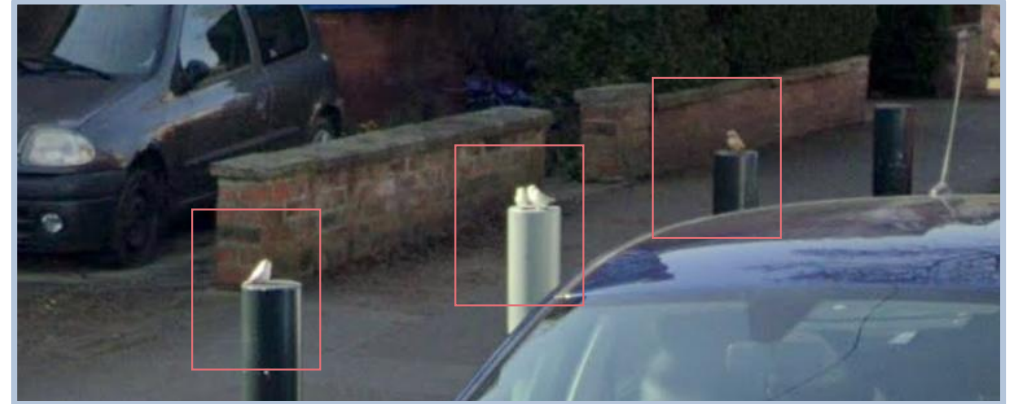


Figure 28. Sculpted birds of Ella Street. Source: Google Maps.

9. Building Categories

9.5. 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 to the special interest of the area or have good architectural value. A positive building may feature negative elements.

All buildings within Ella Street Conservation Area are considered positive unless they fall under the neutral or negative building categories as summarised below. There are no prominent buildings in the conservation area.



Figure 29. Example of a 'positive' building retains original details and is sensitive to the surroundings and adjacent units.

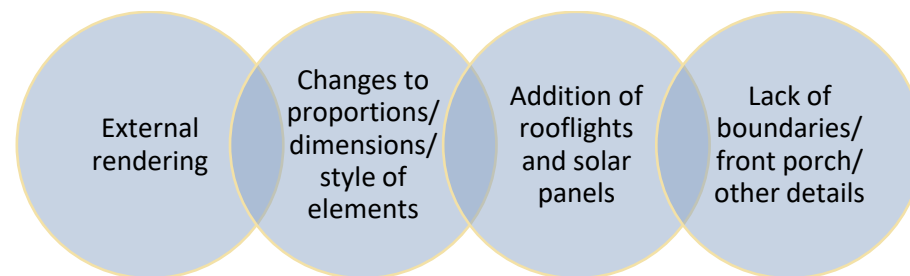
9.6. Neutral Buildings

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 have negative elements or maintenance issues which would otherwise identify them as positive buildings.

The neutral buildings of Ella Street Conservation Area include privately developed buildings which have good design, but alterations made do not match the aesthetic of the original design detailing.

Include Nos. 57, 65, 107, 127, 149, 211 Ella Street

Elements that contribute to the 'neutral' classification of buildings.



- External rendering to buildings including painting and cladding that changes the predominant 'red brick' façade element of the CA.
- Changes to proportions, style or dimensions of bays, top windows, doors and altering the roof heights that do not match adjacent units.
- Addition of rooflights, solar panels or any other element (cladding) that would hamper the linearity and building line of the CA.
- Lack of boundaries and front porch (except building where it is not applicable) affect the proportions of the front gardens, making it look larger than adjacent units, and hindering the uniformity of houses.
- Loss of design details such as lintel, cornice designs etc.

9.7. Negative Buildings

Buildings which do not contribute towards the special interest of the conservation area and are identified as being harmful to its character and appearance. A building may also be identified as negative when its condition is detrimental to the historic amenity of the area.

These buildings do not match the architectural style or quality of design and detailing which is sympathetic to the character of the conservation area.

House Numbers 55, 67, 76, 84, 100, 128, 142 on Ella Street are identified as negative buildings since they do not match the architectural style, proportions, or design detailing of their adjacent units, and negatively impact the character of the area.

Elements that contribute to the negative classification of these units:

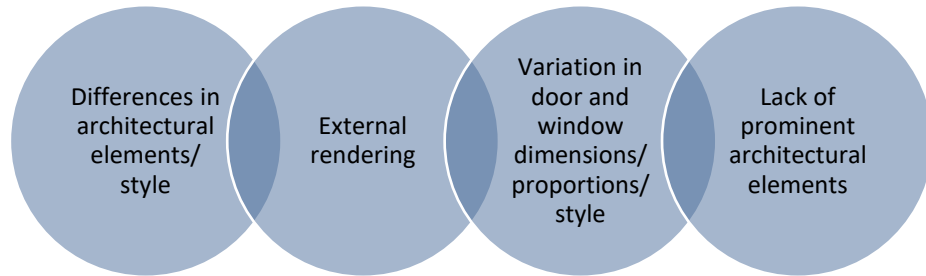


Figure 30. No.76 Ella Street, classified as a 'negative' building since the facade features including doors and windows do not match adjacent units and external rendering that deflect from the uniform character of the area.



Part II - Management Plan

1. Introduction

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

- Prominence of late 19th and early 20th century buildings.
- Courtyards surrounded by housing units.
- Strong, uniform building line
- Architectural elements.
- Natural environment

Works of alteration and development that could harm these key characteristics of the area have the potential to induce individual or collective harm to the special interest of the Conservation Area.

The character areas however have weaknesses resulting from the following elements:

- a) External rendering
- b) Introduction of side extensions
- c) Changes to door and window proportions
- d) Loss of original design detailing
- e) Design elements that do not correspond to adjacent units.
- f) Alteration to boundaries

The approval of further applications which will reinforce these negative elements would further lead to the deterioration of the special interest of the area. The following sections address 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 the preservation and enhancement.

2. Condition

The survey of Ella Street in 2024 revealed that it is a fairly positive conservation area, with relatively unaltered and well-maintained architecture, streetscape and other elements that positively contribute to the character of the area. The front yards are well cared for, and boundaries are largely well kept. Extensions to existing buildings is an increasing threat to the character of the area, but when positioned at the rear end of the plot, and in tandem with the building line and proportions, cause minimal impact on the Conservation Area.

There is a powerful sense of community that enjoys and takes pride in the historical character of the area. The character appraisal has however, identified a number of issues that impact the significance of the conservation area.



Figure 31. The character of the area is largely maintained. Source: Stephen Walker (HCC).

3. SWOT Analysis

| | |
|---------------|--|
| STRENGTHS | <ul style="list-style-type: none"> • The conservation area is well maintained and shows an array of original features that have been retained. Due to the density of the street, scope for new development is limited. Alterations to existing houses have majorly shown sensitivity to their surroundings, thus maintaining the street character. A number of positive buildings have been identified, but there are no ‘focal’ buildings, thus not drawing attention to any particular unit, rather maintaining the uniform nature of terraces. • The conservation area is a display of the culmination of communities, nature and art which has been rightly advertised through the artwork hidden in the nooks within streets, generating intrigue for visitors and residents alike. • Pocket gardens enhance community engagement and trees promote biophilic design an enhance the character of the area. |
| WEAKNESSES | <ul style="list-style-type: none"> • Alterations to front facing elevations, including external rendering and replacement of windows that do not match the existing design and proportions. • Non-maintenance of road verges. • Loss of boundary treatment, which forms an integral part of the general character of the area. • On-street parking is a negative character of the street. |
| OPPORTUNITIES | <ul style="list-style-type: none"> • Improve the quality of public squares and promote community engagement in maintenance of the Conservation Area. • Restoration of original detailing by following good design and material standards as exemplified in appendix 3. • Enforcement of conservation area management standards. |
| THREATS | <ul style="list-style-type: none"> • Alterations to grassed verges for creating parking entrance to houses. • Extensive addition of solar panels and satellite dishes on front façade may clutter the view and affect the character of the area. • Material usage that is not sensitive to the character area may negatively impact the conservation area. • External rendering and changing overall architectural style of individual blocks. |

4. Applications for development

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 introduces a requirement for the Council to give special attention to the desirability of preserving or enhancing the character and appearance of a Conservation Area. Enhancements to the Conservation Area can be achieved through the Planning Application process by the following means:

Planning Application to support Enhancement of the CA

Improving design standards for:

- In-fill development
- Landscaping of courtyards and allotments.
- Boundary treatments.
- Maintenance of trees and grass verges

Supporting the use of appropriate materials:

- Slate roof
- Traditional building materials (brick and stone).
- Stone lintels
- CI boundaries
- Timber sash windows and panelled doors.

Discourage:

- Disproportionate windows and doors whose design is not sensitive to the character area.
- Addition of elements that are historically appropriate but do not match adjacent units.
- Addition of solar panels, satellite dishes and rooflights on street facing facades.

Refusing applications which include and/or promote the negative characteristics of the Conservation Area.

Conditions for refusal

Works to roof and/or façade that would alter the roofline and the building line.

Would introduce side extensions or boundaries that do not match the character of the area

Proposals that result in the loss of key architectural elements.

5. Shopfronts and Advertisements (Salisbury Street)

Proposals that seek to enhance the character of the area by reinstating original shopfronts and advertisements will be encouraged.

In designing new shop fronts the following elements should be considered:

- The design of the shop front should respond to the host building and its upper floors.
- The design of a new shop front should be considered as part of a building as a whole.
- Where being introduced within a building with multiple shop fronts it should replicate historic or existing positive shop fronts or should be designed based upon what was historically installed within the building.
- It should be built using materials which are sympathetic to the age of the building in which it is being installed.



Figure 32. Negative shopfront on Salisbury Street. Source: Stephen Walker, HCC.

6. Applications for development

| Type of development/alteration | Acceptable | Conditions for refusal |
|--------------------------------|--|---|
| Demolition | Demolition of side extensions and obscure boundary treatments will be permitted subject to planning application | Demolition of building along the primary street of the CA which may hamper the continuity of building line and add negative space between terraces. |
| Alteration | Alteration to building façade with consideration for preserving or enhancing the character of the area will be encouraged. | Alteration does not meet design/material/quality standards, or the character of the area will be refused. |

6.1. Cladding and rendering

Brick – The application of a render to a brick building results in the loss of the historic appearance of its brickwork and will result in the covering over of historic features. Permission should be refused for the cladding or rendering of a brick build unless the works can be clearly justified.

Insulation - 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 of a terrace or pair of dwellings. Applications for the cladding or insulation should be considered for refusal unless it can be demonstrated that the works can be achieved without being harmful.

Painting - Whilst Planning Permission is not needed for the painting of unlisted buildings such works should be discouraged. Painting a building can disguise features of architectural interest, requires ongoing maintenance, and introduces different colour finishes into the Conservation Area.

6.2. Windows

Windows are a prominent feature of the Conservation Area but in many buildings have been replaced with uPVC replacements. Where replaced they have often failed to match the historic forms of windows once found in the area and fail to match architectural design or period of the building. Historic windows are retained within several key and positive buildings and can be used as templates for new windows in the area. In considering applications for development within the Conservation Area the following guidance should be considered:

Where historic timber windows are retained, priority should be given to their retention, with great weight given to those in key and positive buildings.

Where the removal of historic windows can be justified:

- Preference should be given to re-instating traditional in design timber windows.
- Where appropriate, consideration can be given to introducing timber double glazing.
- uPVC windows should only be introduced when clear and convincing justification has been provided and,
- Where it can be demonstrated that the replacement window matches the quality of the windows they are replacing.

When installing replacement windows:

- Consideration should be given to re-instating the historic or uniform pattern of windows across a terrace.
- Siting windows within the correct position within the window reveal.
- They should be designed to match the architectural style of the building.
- uPVC windows could be supported where they offer an enhancement, i.e., uPVC casement windows being replaced by traditional in design uPVC sash windows

Planning applications should be refused where:

- They significantly reduce the architectural design associated within the windows they are replacing.
- They reduce the architectural interest of the building.
- They would further reduce the uniform design across a terrace of buildings.

6.3. Doors

Doors are a part of the historic character of buildings within the Conservation Area, but many have been replaced by uPVC or composite replacements and doors of a modern design. Several of the key and positive doors retain good example of timber historic doors, which should be used as examples for replacements and new developments in the area.

In considering applications which remove doors the following guidance should be considered:

- Preference should be given for the retention of historic doors or doors of a good design.
- New doors should be designed to replicate the architecture of the building.
- New should match retained positive examples within a terrace.
Types of positive doors include:
 - Timber 6 or 8 panelled types.
 - Timber with solid and glazed panels

6.4. Roof

6.4.1. Chimneys

Are an important part of the design of buildings of the area. Applications for works of alteration and development which propose their removal should be amended or refused.

6.4.2. Material Considerations

Preference should be given to the retention of historic roof materials (slate) or should match the retained positive examples within the terrace.

6.4.3. Rooflights

- Roof lights are not a typical feature of the architecture of the Conservation Area. Where installed on front elevations they contribute towards breaking up the continuous roof scape and often do not align with architectural features.
- In considering applications for development which include roof lights the following guidance should be considered:
- Preference should be given against installing rooflights within the street facing elevations of the area.
- Where justified as being installed on a front elevation they should:
 - Align with architectural features.
 - Should align across the terrace. Should be small in size and in proportion to the roof scape.
 - Should be of a conservation design – thin metal frame, with central glazing bar, which fits flush to the roofscape.

Roofs lights which are oversize, project prominently on a roofscape or do not align with architectural features should be considered for refusal.

6.4.4. Solar Panels

Solar panels are not in keeping with the 19th and early 20th century character and appearance of the Conservation Area. Where introduced, they break up the pattern of the continuous roofscapes. In considering applications for Solar Panels the following guidance should be considered.

- Where installed onto street facing roof elevations, they will likely harm the character and appearance of the Conservation Area and should be discouraged. Especially where there is cumulative negative impact.
- Support should be given where they are located on a roof elevation or outbuilding not visible from the public realm or within key views.
- Where on a public facing elevation, consideration should be given to alternatives to surface mounted solar panels such as solar tiles.
- Where the installation of solar panels on a street facing roof elevation is justified, they should be of a slim profile, with minimal projection, and a dark in colour finish.

6.5. Open Spaces and Courts

Front garden curtilages, courtyards and allotment gardens are a historic part of the residential developments into Conservation Area during the 19th and early 20th centuries. Some of the defined garden areas have been lost as part of subsequent changes of use or given over to car parking areas. Front gardens, courtyards and allotments contribute highly towards the special interest of the Conservation Area.

In considering applications for development which impact upon these spaces, the following guidance should be considered:

- Opportunities should be taken to enhance the Conservation area by the retention of existing garden curtilages and their re-instatement.
- The conversion of front garden curtilages to hard standing or car parking should be discouraged.
- Where the change of use of a front garden can be justified:
- Options for landscaping should include permeable paving, such as 'Grasscrete' or grass paving grids.
- Include planting schemes.

6.6. Boundaries

- Boundaries are a historic feature of the Conservation Area and help to establish a continuous building line. Where removed, they disrupt the pattern of development within the area. Opportunities should be taken to re-establish the boundary treatments of the area.
- Applications for boundaries should consider:
- Matching the materials of the property, or
- Continuing the material use and design across a terrace, or
- Re-instate lost boundaries based upon historic photos or surviving elements.

Highest preference will be given to **cast-iron railings** that match the character of the area and make use of coping and capping, followed by

- Traditional brick or rendered walls.
- Hedges.
- Picket fences.

The height of boundaries should:

- Continue those of a historic or good design in a terrace of buildings.
- Walls should not exceed approximately 1.2m in height or 1.5 in height for gate columns.

6.7. Electric Vehicle Chargers

In introducing external charging points the following items should be considered:

- Where located in a discrete location and not prominently visible from the public realm they will unlikely harm the character and appearance of the Conservation Area.
- Prominent charging points with visibility from the public realm and which clutter the character of the area should be avoided.

6.8. Satellite Dishes

The Conservation Area is becoming cluttered in places with satellite dishes. Poorly placed satellite dishes and buildings cluttered with satellite dishes should be a target for enforcement action.

- Applications for satellite dishes should be refused where they negatively impact upon key and positive buildings.
- Applications for satellite dishes should be refused where they clutter a building where visible from the public realm.

6.9. Article 4 Directions (TBD)

To prohibit the installation of roof lights to the front elevation of all buildings facing a public highway facing Ella Street and Salisbury Street within the Conservation Area, an Article 4 Direction is proposed to be introduced.

7. Scope for future development

The high density of Ella Street presents limited scope for new development. However, demolition or alteration of existing buildings is possible. External works, new development or redevelopment of existing properties can influence the historical and communal value of the conservation area. These alterations have the potential to enhance the character of the conservation area through careful consideration of material usage, design, form and layout of buildings and its architecture. If not congruent to the existing character, these alterations can significantly harm the amenity of the conservation area. New developments should refer to the character appraisal of the Conservation Area in order to look up relevant 'positive' elements.

Designation of Conservation Areas provides the Council a greater power to control and manage change. It does not intend to prevent new development, but rather channel development in a sustainable manner, encouraging adaptive reuse and use of traditional building materials. Reusing buildings is one of the most effective ways to reduce carbon emissions and construction waste.

The prominent decorative features of doors and windows contribute positively towards the character of the conservation area. Good quality replacements are encouraged by the council in order to maintain the character of the CA.

The condition of existing properties will be expected to be maintained and/or enhanced by introducing appropriate boundary treatments, maintenance of front yards and house squares.

Potential development applications that will be seen as contributing significantly to the character of the conservation area will need to be accompanied by a Heritage Statement identifying how the development will seamlessly merge and enhance the character of the area.

7.1. General principles for development:

1. Proposals to develop or redevelop sites and/or convert buildings to new uses should preserve or enhance the significance of the

area, and contribute positively towards the historical, architectural, and artistic interest of the area.

2. The position, scale, massing and materials of new developments or proposed alterations to existing building should respect the existing character of the area and follow similar design strategies.
3. New developments should be of the highest quality design by carefully considering its impacts on the surrounding buildings. High quality restoration and replication of prevalent architecture and design is highly desirable.
4. Early urban design and conservation considerations of proposals for new developments and alterations to existing structures within and surrounding conservation area is encouraged.
5. Historic views and vistas should be retained, enhanced, and restored where appropriate, including the massing, scale, sciography and landscape features.
6. Advertising and signage proposals require advertisement consent and should respect the character and appearance of the conservation area in terms of setting, size, number, materials, colour, and illumination.
7. Addition of elements that may be historically accurate, but irrelevant to the character of the area are not desirable. Examples include:
 - Arched or raised window surrounds.
 - Gabled dormers
 - Mock timber framing
 - Addition of fanlights that do not match the adjacent units.
8. Proposals for addition of sustainable solutions such as:
 - Rooflights/ light tunnels (reduces energy consumption)
 - RWH techniques
 - Solar Panels

will be encouraged if they satisfy the requirements as mentioned in the above section. Alteration of existing roof-form (of corresponding character areas) will not be supported.

9. Parking

On-street parking is prevalent throughout the conservation area since it was developed in the late-Victorian period when separate provision for vehicular parking was not considered. Few houses facing Ella Street have altered the road verges to create vehicular access paths to their house or have built side extensions for parking provision. Removal of road verges is seen mostly along the southern side of Ella Street. Considering the lack of parking spaces and the need for accessibility, alteration to boundaries and road verges may be subject to planning permission.

8. Management Recommendations

In managing the Conservation Area, the Council should implement the following actions:

- Planning applications should be determined in accordance with above referenced Character Appraisal & Management Plan.
- That the Council should consider refusing planning applications of a poor quality and should instead seek enhancements to the Conservation Area.
- The Conservation Area should be monitored within a four-year period to allow timely review of planning enforcement matters.
- Enforcement action should be undertaken where relevant to rectify breaches of Permitted Developments Rights.

What works will the Council support?

Any works that seek to preserve or enhance the character of the area will be supported. Examples include:

- Preservation of boundaries, door and windows, roof materials or replacement that match the original materials and are in-line with adjacent units.
- Addition of native species of trees along road verges.

What works are prohibited?

Any works that negatively impact or alter the character of the area will be prohibited. Examples include:

- External rendering and painting
- Satellite dishes on front façade of buildings
- Cutting down of trees.

What works are discouraged?

Works that may cause cumulative harm to the character of the conservation area, including:

- Addition of solar panels and rooflights on street-facing facades.
- Using materials that are not characteristic to the area, such as uPVC windows and doors.

For additional information, contact the Council's Planning Department.

Appendix 1- National and Local Policies

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 197

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 through the designation of areas that lack special interest.

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.

Local Policies - Hull City Council Hull Local Plan 2016 to 2032 – Adopted November 2017

Paragraph 208

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 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.

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:
 - a. 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.
 - c. 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 mid-fourteenth to the mid-nineteenth centuries on the east bank of the River Hull.
- i. 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

1. 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. If 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 nineteenth 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.

Reusing old buildings is one of the most effective ways to reduce carbon emissions and eliminate unnecessary waste. By adapting historic buildings appropriately, we can reduce carbon emissions, improve quality of life, and nurture the skills needed for a green economy.

[Our Climate Change Strategy | Historic England](#)

Vision for 2040:

- Historic buildings, places and landscapes will have led the way to our low-carbon future, sustaining new jobs and extending our country's global influence.
- The cherished character and distinctiveness of local places will be protected, continuing to add quality to life and to attract investments and visitors.
- Places will become ever more resilient as people learn to adapt to a changing climate.
- Our obligation to pass on our cultural inheritance to future generations will be respected.

Appendix 2- Historic Maps

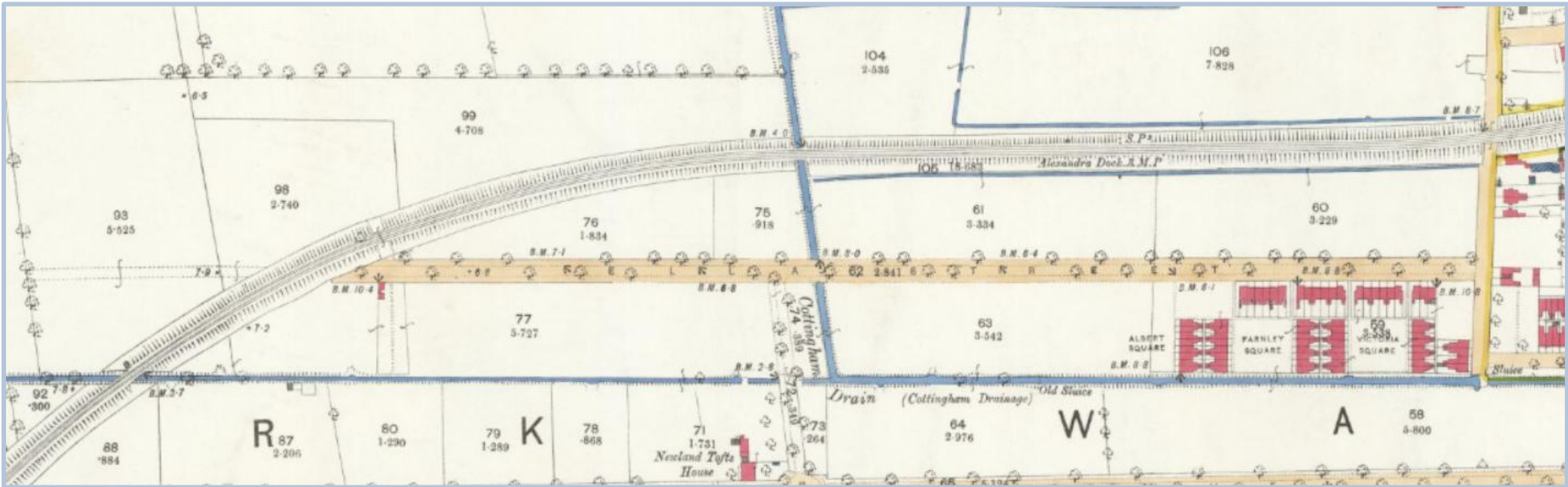


Figure 33. Development of Victoria Square and Farnley Square recorded on OS maps surveyed 1889-90, published in 1893. Source: National Library of Scotland.

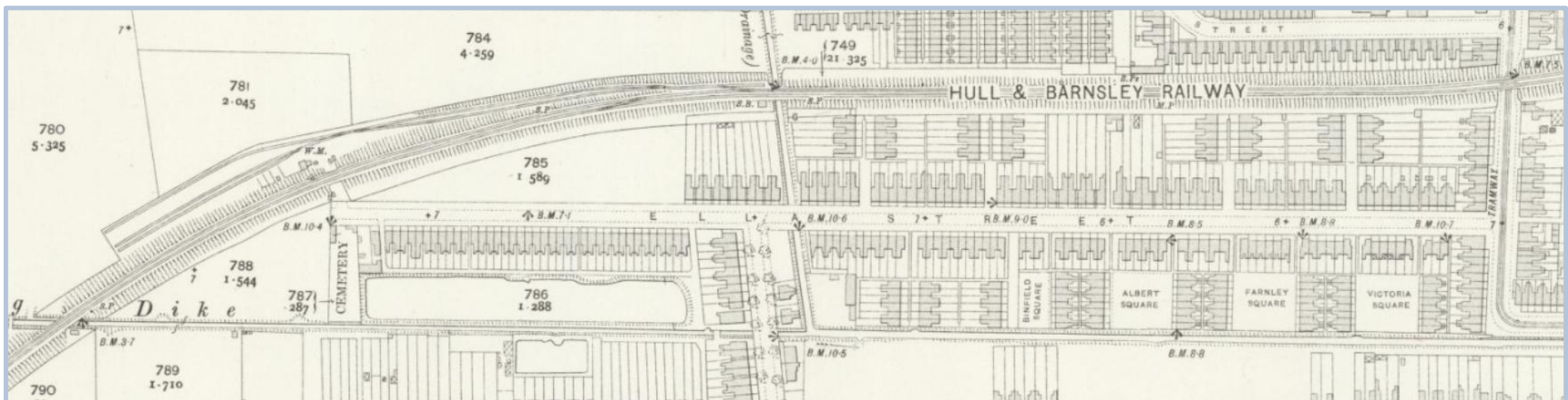


Figure 35. Map showing the development along Ella Street. Published 1908-09. Source: National Library of Scotland.

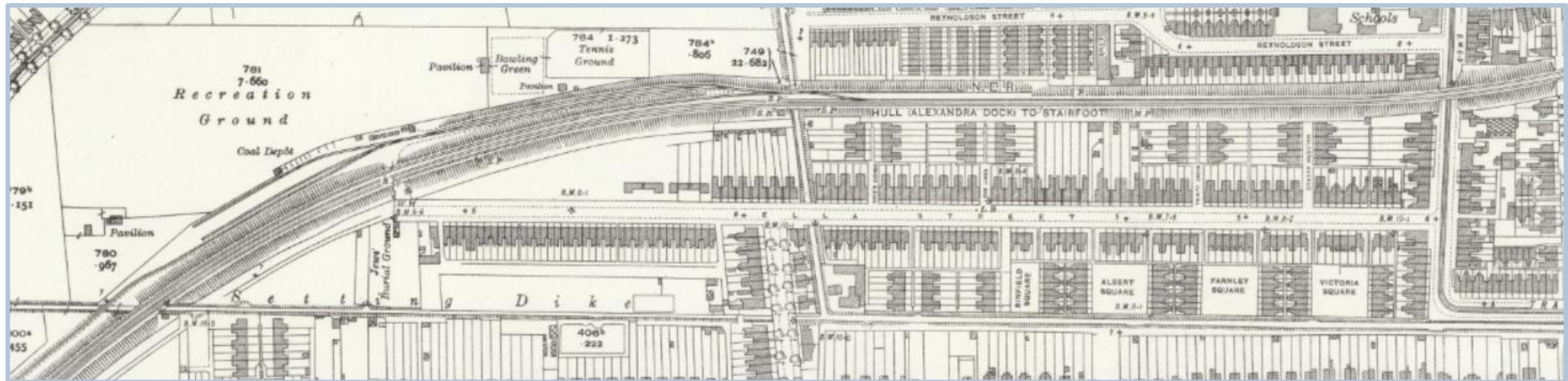


Figure 34. OS map from 1926. Source: National Library of Scotland.

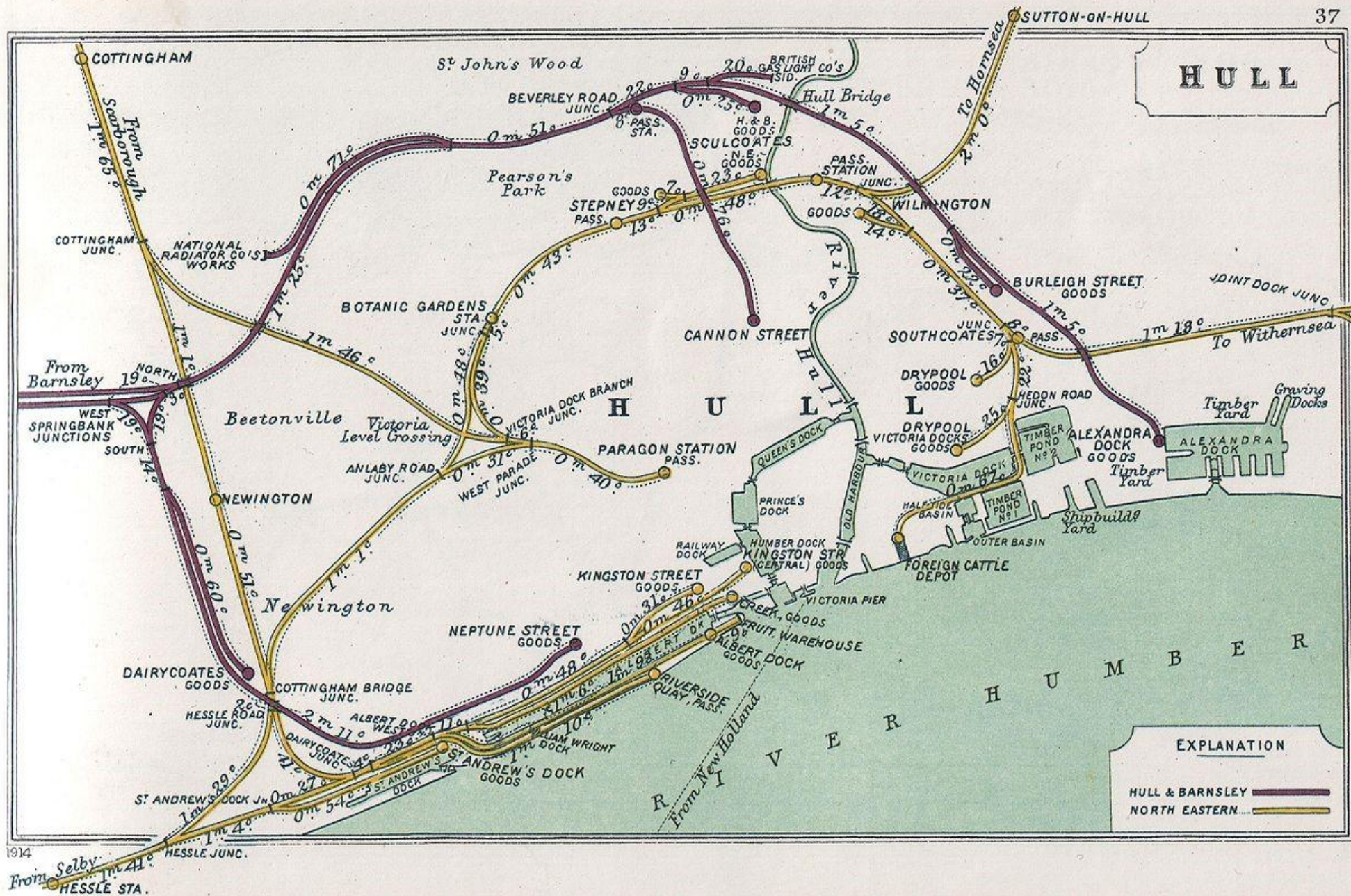


Figure 36. Map showing H&BR lines. Source: (Ansell, 2019)

Appendix 3- Examples of Building Elements

| Description | Reference image (positive enhancements) |
|--|---|
| Original slate roof with corning details |  |
| Red Brick façade with coloured brick bands |  |
| Cast-iron boundary |  |

| | |
|---------------------------------|---|
| Bay Windows |  |
| Traditional entryway |  |
| Dentilated/ Ornamental cornices |  |

Arched Porch entrance
with glazed tiling



Entrance Doors



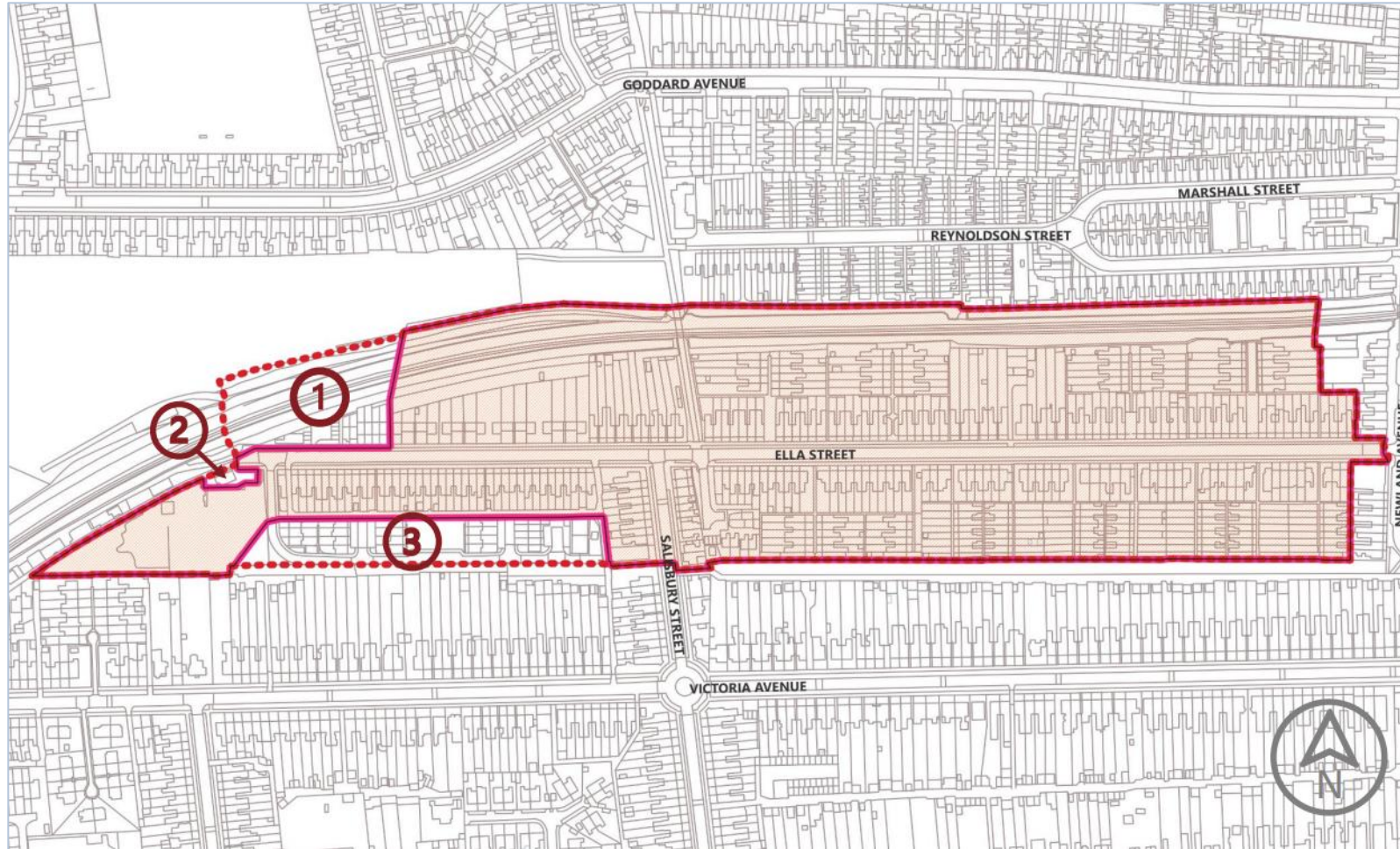
Lintel detailing



Chimneys



Appendix 4- Boundary Amendments



| Sr. No | Property number | Reasoning for removal from Conservation Area Boundary |
|--------|---|---|
| 1 | 194-204 Ella Street (Even Numbers Only) | Post 1980s developments |
| 2 | 2 St. Ninian's Walk | Modern development |
| 3 | Sanderson Close (Nos.1-23 cont.) | Post-2000 developments |

Appendix 5-

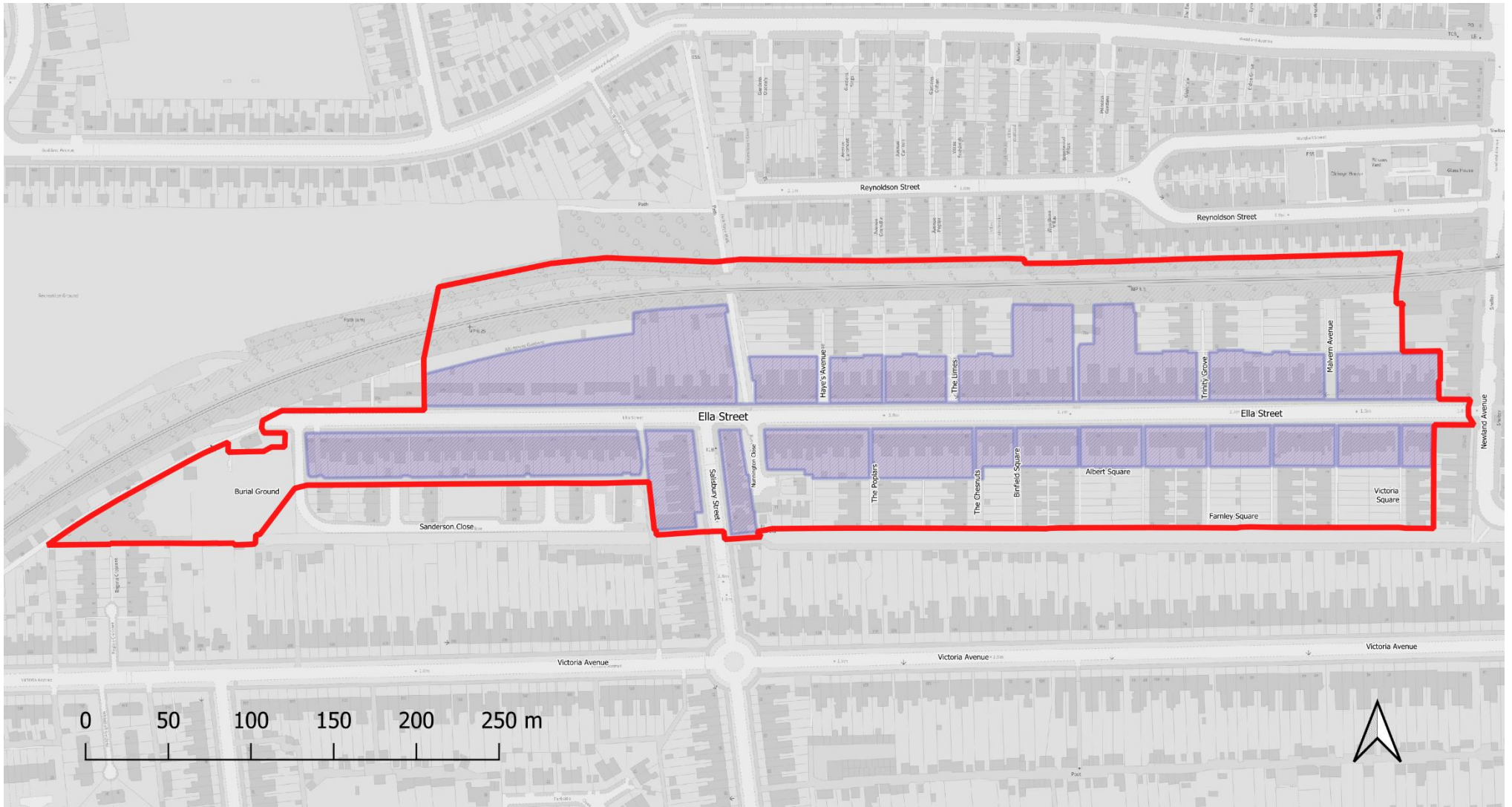


Figure 37. Properties affected by Article 4 directions for Roof Lights, including properties facing Ella Street and Salisbury Street.

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Historic maps (Appendix 2) sourced from:

National Library of Scotland [Map images - National Library of Scotland \(nls.uk\)](#)

Map photographs:

Hull City Council OS Maps [My Hull](#)