

Purpose of the Conservation Area

Conservation Areas were introduced under the Civic Amenities Act 1967 and provide a means of designating areas of special architectural and historic interest. The designation of a Conservation Area does not intend to prevent development, but instead to 'preserve or enhance' the character and appearance and manage their development.

Ella Street Conservation Area was designated in 1994, owing to the area's architectural importance as a primarily residential area, formed by an array of late-Victorian, Edwardian, and inter-war architecture. A survey undertaken on 15th of February 2024 revealed the current condition of the character area and helped identify the key elements that have positive and negative impacts on the character of the area.



Terrace housing along Ella Street.

Key features of the conservation area	
Setting	<ul style="list-style-type: none"> Linear, symmetric roofline Tree-lined road verges
Plot boundaries	<ul style="list-style-type: none"> Maintained plot boundary line. House setting within the plot to create a front yard.
Design Elements	<ul style="list-style-type: none"> Recessed doorways framed by arches to create a front porch. Bay windows. Red brick facades. Chimneys.

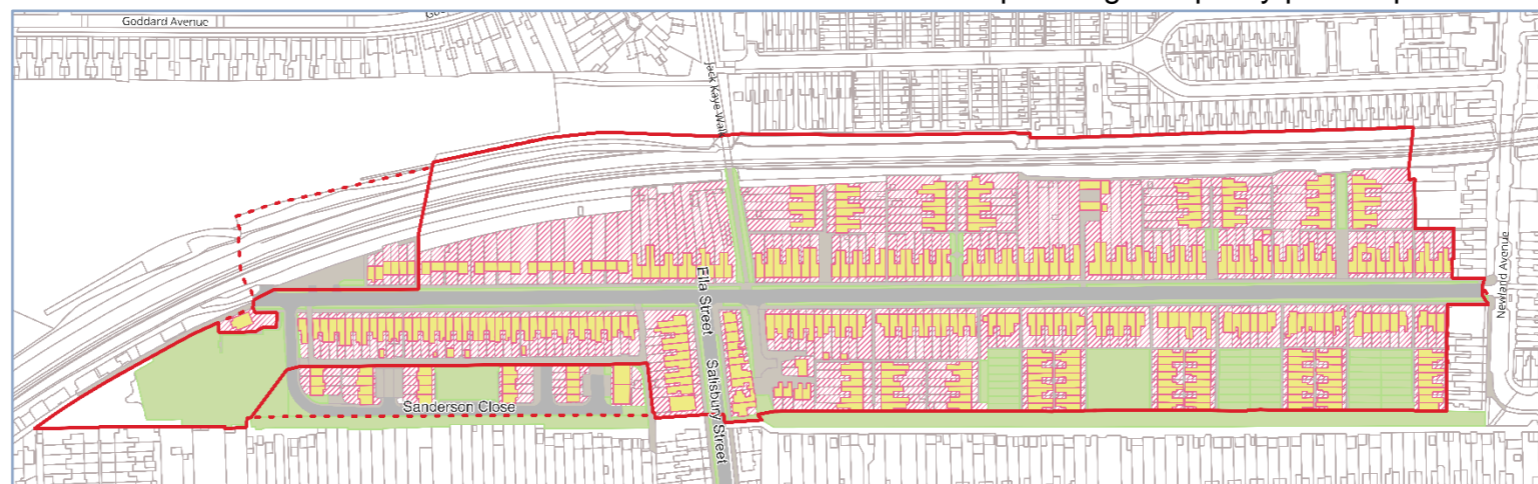
History and Development

Ella Street is roughly 0.7km long bounded by road verges on either side, lined with trees. Linear house boundaries and building line set the symmetry of the conservation area.

The extent of Ella Street is divided into 10 smaller 'blocks' by pathways leading to the courtyard houses. The courtyards break the linear roofline to create publicly accessible areas which are widely used by the local communities for recreation and have distinctive layouts. Before the second world war, these squares were communal spaces maintained by the city council. However, as a response to the 'dig for victory' campaign, the squares were divided to create allotment gardens.

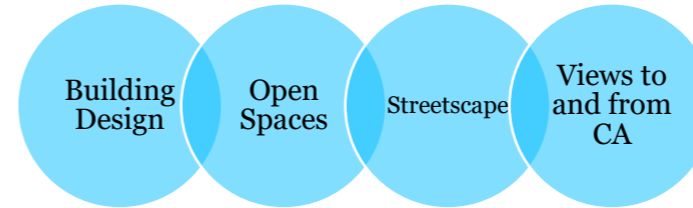
Salisbury Street divides stretch of Ella Street along its southern side, and features house with gault brick façade, dissimilar to the red brick feature of Ella Street.

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.



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Key characteristics of houses



Setting of houses within plot

Houses usually have a front garden and larger backyard. Plots within the courtyards face open green spaces.

Plot boundary

Plot boundaries are characterised by various form of cast-iron fences, pickets, hedges, or masonry walls. Some areas show evidence of original fences which were removed during World War II.

Building façade

Buildings of Ella Street feature red brick facades with stone lintels. The houses have distinctive patterns on the front façade created by using alternate courses of coloured bricks. Houses on Salisbury Street feature gault bricked front facades and other design elements are similar to houses on Ella Street.

Most houses have a front porch created by arched entrances. Bay-windows are a common feature. Top windows have stone lintels. Cornices portray rich design detailing.

Roof

Pitched slate roof and 6/8 flued chimneys are a common feature. Some structures feature elaborate gable designs. Material of roofing includes slate and now has increasing trend of concrete tiles.

Courtyards

Throughout the southern side of Ella Street, the courts have been divided into allotments to serve individual houses. On the northern side, the courts are designed as community spaces and create examples of good quality public spaces.

Open Spaces

Jack Kaye's Walk

Formerly the Cottingham Drain, Jack Kaye's walk has now been regenerated as a public area which connects Ella Street to Goddard Avenue via under the railway bridge. The area comprises of pedestrian and cycle paths.

Jewish Cemetery

The cemetery has seen expansion in its area and is a significant marker of Hull's cultural diversity.

The houses were built between the late 19th and early 20th century, and so, parking requirements were not widely considered, due to which on-street parking is currently prevalent.



Courtyards designed as rich open spaces.

Proposed boundary changes exclude the following properties from the Conservation area:

- 1) Houses within Sanderson Close
- 2) 2, St. Ninian's Walk
- 3) 194-204 Ella Street (Even Numbers Only)

Reasoning for the same is as follows:

- The housing development does 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 do not contribute to the character of the area.

For more information

<https://www.hull.gov.uk/planning-development>

Email: dev.control@hullcc.gov.uk

Ph: 01482 300 300

Aims of the Conservation Area

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 and historic interest, the character of which is desirable to preserve or enhance and shall designate those areas as conservation areas.

The special architectural and historical environment preserved throughout Ella Street justifies its designation as a Conservation Area, and portrays a true reflection of Hull's development through the 18th, 19th and 20th centuries.

Positive trends maintained throughout the street include maintenance of the symmetrical roofline and the architectural form of buildings. The general setting of all buildings has been preserved, and road verges and open spaces have been maintained.

Alterations to materials and design of houses have been observed which may harm the character of the Conservation Area, and thus, the main aim of the designation of the conservation area, creation of the Character appraisal and management plan is to maintain and enhance the historic character of the area.

The designation does not prohibit all forms of development, however, the council encourages new development to show sensitivity to the character of the area.

Strengths:

- The conservation area is well maintained and shows an array of retained original features.
- Pocket gardens enhance community engagement and promote biophilic design.
- The maintenance of trees along road verges contributes significantly to the character of the conservation area.

Weaknesses:

- Alterations to elevations including external rendering and replacement of original detailing.

Opportunities:

- Enhancing the character area by reinstating original features and improving active green spaces such that they are climate change resilient.

Development Control

The survey of Ella Street carried out in 2024 revealed that it is a fairly positive conservation area with unaltered and well-maintained architecture, streetscape and other elements that positively contribute to its character, however, side and rear extensions to existing buildings are an increasing threat.

The high density of Ella Street presents limited scope for new development, however, demolition and alteration of existing building fabric is possible. These changes can negatively impact the historic, aesthetic and communal value of the Conservation Area.

Alterations have potential to enhance the character of the conservation area through careful consideration of their material usage, design, form and layout of buildings.

Any such new development should refer to the 'Character Appraisal and Management Plan' as published on the council website.

Planning Application to support enhancement of the Conservation Area
Improving design standards for: <ul style="list-style-type: none"> • In-fill development • Landscaping of courtyards and allotments. • Boundary treatments. • Maintenance of trees and grass verges
Supporting the use of appropriate materials: <ul style="list-style-type: none"> • Slate roof • Traditional building materials (brick and stone). • Stone lintels • Cast iron boundaries. • Timber sash windows and paneled doors.
Discourage: <ul style="list-style-type: none"> • 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 roof lights 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.

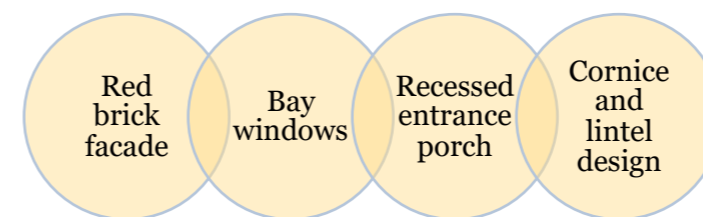
General Characteristics

The street is characterized by two-storey, and a few three-storey Victorian terraces alongside 10 pedestrian squares that open off the street, namely- Victoria square, Farnley Square, Albert Square, Malvern Avenue, Trinity Grove, The Limes, Binfield Square, The Chesnuts, The Poplars, and Haye's Avenue. In general, the elegant skyline of Ella Street is framed by the linear roofline and building lines of terraces, trees and road verges lining the street on either side.

The courtyards create open pockets between the built mass of terraces and are used as community areas.

Majority of the architecture along Ella Street comprises of 2-storeyed, symmetrical terrace housing with facades of red fletton bricks laid in Flemish bond, which was the most decorative and extensively used brick bond in construction of houses.

The decorative features of the terraces are formed by string courses of lighter coloured bricks along the bottom, middle and top of the façade, and bay windows present in most houses with subtle modification in design detail, size, and shape (most houses have canted bay windows of one or two storey height). Doors and porch arches form another important characteristic, which should match adjacent units to maintain street character.



Railway Cottages (north-western edge of CA) have a distinctive inter-war architecture, featuring white pebbledash on façade and arched alley leading to the backyard. Door, window, and roof detailing on these houses are individualistic in the area.

A variety of boundary treatments is evident throughout the whole street, includes cast-iron railings, masonry walls, hedges, and wooden fencing. A negative trend observed in the conservation area is missing plot boundaries that break the uniformity of boundary line of the street, and replacement of boundaries with low-quality materials such as wooden fencing.

ELLA STREET CONSERVATION AREA

