

A photograph of a large Gothic church with two prominent spires and a large rose window, set against a blue sky with light clouds. The church is the central focus of the image.

Coltman Street Conservation Area

Character Appraisal & Management Plan

Adopted March 2026

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i. Introduction

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 is not intended to prevent development, but to 'preserve or enhance' their character and appearance and manage their development.

Conservation areas give heritage designation to key areas of Hull's cultural and industrial heritage and a wide array of buildings and landscapes of 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 a Conservation Area Character Appraisal and Management Plan plays a key role in defining the special interest, character and appearance of the conservation area and should be used to inform its development, enhancement, preservation and management. In 2023 a survey commenced to adopt and update Character Appraisals and Management Plans (CAMP) for all of Hull's Conservation Areas.

Coltman Street Conservation Area was first designated in 1994, with a character appraisal adopted in 2006 and an Article 4 direction adopted in 2012 to restrict alterations to front porches facing highways.

The Conservation Area was re-surveyed in February 2025 and revealed that the current condition of the conservation area is 'positive'. Public consultation on the 'CAMP' was completed between

the 3 November and 15 December 2025. Following a review of the feedback received the CAMP was adopted by Planning Committee on the 17 March 2026, with the addition of further guidance on the use of uPVC windows as requested by West Central Area Committee.



Figure 1. Undulating roofline of the conservation area.

Contact Details:

If you have any questions of the requirements of living in a Conservation Area and the requirements for Article 4 Directions please make contact with the Council –

- Dev.control@hullcc.gov.uk.
- 01482 612124.
- Contacts – Stephen Walker (Principal Conservation Officer) and Nabhaa Shetty (Planning Officer (Conservation)).

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 have special architectural or historic interest, the character of which is desirable to preserve or enhance and shall designate those areas as Conservation Areas.

Section 69(2) further states that the Local Authority should from time-to-time review conservation areas and determine whether any further parts of their area should be designated as conservation 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 for any parts of the conservation areas (commonly known as 'Conservation Area Character Appraisals and Management Plans'). National Planning Policy Guidelines (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 historical interest, and that the concept of

conservation is not devalued through 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 the development should relate to the surrounding character and scale etc. as well as the local distinctiveness (Policy 15 – Local Distinctiveness), including that the development should not harm the character or appearance of the city centre Conservation Areas, which are characterised by their low-rise nature and not harm the distinctive historic skyline and have an acceptable impact on the views and vistas. Policy 16 (Heritage) outlines the Council's policies for heritage management, including giving priority to areas which contribute to the distinct identity of Hull. Policy 19 gives specific guidance on the protection and design for shopfronts and policy 20 guides on the introduction of advertisements.

This appraisal and management document has been written in accordance with the guidance of Historic England Advice Note 1 (second edition, published February 2019) – Conservation Area Appraisal, Designation and Management, and to reflect the above referenced policies. Further details of policies relevant to the management of the conservation areas are outlined within Appendix

1

Part 1 – Character Appraisal

3.Statement of Special Interest

Coltman Street Conservation Area is a rich example of Victorian middle-class and lower-middle class housing laid out in c.1840, and developed piecemeal over the next 60 years, with a large proportion of surviving original design detailing. The special interest of the street is formed by the variety of architectural design, detailing and material finishes ranging from colonnaded arch windows to neoclassical window designs.

The style and design of houses varies throughout the length of the street but follows a uniform boundary line and building line. The long, linear street has an elbow bend, closing its vista at the northern end and the street is set between two arterial routes leading to the city centre, namely Anlaby Road and Hessle Road.

The architecture reflects the vibrant past of the area, including a mix of Victorian terraces with prominent architectural features and characteristic buildings that add to the aesthetic value of the conservation area. Elements of significance which contribute to the special interest of the area include:

- a) Prominent blocks of terraces of the 19th and 20th century dwellings and a few commercial buildings laid out in a linear pattern.
- b) Uniform building line, set back from a linear plot boundary line.
- c) Retention of prominent design details and features.
- d) Variety of architectural styles.

4. Conservation Area Designation Map



Figure 2 - Conservation Area Boundary Map

5. Extent and character

Designated a conservation area in 1994, the street is named after a member of the wealthy land-owning Coltman family, the reverend Joseph Coltman (1775-1837). The Conservation Area covers about 9.06 hectares (22.40 acres) of land and contains many listed and unlisted buildings of historic townscape value. Coltman Street was laid out in c.1840 and developed piecemeal over the next 60 years. The land has an older pedigree, being former medieval open pastureland.

The residential area of Coltman Street is an example of partially planned development in Hull, since the area gradually developed through the mid-nineteenth and early twentieth centuries. The Conservation Area covers the entirety of Coltman Street, including buildings at the corner of Coltman Street and Anlaby Road (The Eagle Inn) and a small part of Hessle Road.

The conservation area covers more than 200 houses, which have been extensively converted to HMOs and a few shops along Hessle Road.

Key positive features of the conservation area:

- Original design detailing and architectural elements including entrance porches, door and window surrounds, dormers, etc.
- Good quality replacements of boundary treatment.
- Original building layout.

The street has a variety of architectural styles, designs and materials, and has an undulating roofline owing to the difference in building heights throughout the street. The conservation area also features a variety of listed buildings, one locally listed building and historic 'touchstones' in the form of blue plaques.

The high building density of the area presents limited scope for future development, however, there are a few modern infill developments within the conservation area including St. Pancras Close, The Mews, The Gardens and Wesley Court, which were built before designation and do not contribute to the character of the area.

The general character of the area can be defined as an asymmetrical Victorian suburban terrace housing area, that portrays a mix of architectural character and intricate design detailing. The predominant housing type can be defined as two-storeyed, two bay houses, with an undulating pitched roof line. The houses do not feature large front gardens like most other suburban houses built at the time. The area has deteriorated after World War-II and was subjected to council improvement schemes over the years.

The houses are typically exposed red brick or rendered walls with timber framing and stone detailing. A few gault-brick buildings and lime-plastered facades also form significant buildings within the Conservation Area.

6. History and development

Medieval Period: Historically the site of Coltman Street was located in the settlement of Myton and formed an extramural section to the Parish of the Holy Trinity. At the time Myton was a small rural settlement, mainly consisting of an agricultural landscape. In 1440 the precinct of Myton (or Myton Carr) and the borough of Hull became the county of Hull, and in 1552 the Manor of Myton was granted a corporation. During the period Myton was described as a manor, liberty or precinct.¹

18th Century: Jeffrey's Map of 1771³ shows that development had yet to extend westwards out of Hull and the area remained agricultural land. Given the historic use of the area as a rural landscape there is limited archaeological potential within the area. 1771 also saw the enclosure of the area of Myton Carr. The enclosure maps show a possible semi-natural watercourse running south of Anlaby Road (turnpiked in 1745). The field boundaries ran north-south between the latter two features and approximately northwest-southeast, south of the possible watercourse. This alignment of the old field boundaries is reflected in the elbow bend at the northern end of Coltman Street.

Earyl Developments: Bingley & Teesdale's⁴ map of 1828³ shows that by the early 19th century the area remained predominantly a rural landscape. Development had been introduced by the creation of Basil Gardens and construction of Basil House, to the south-west of what became Coltman Street; Basil House was demolished by 1908 to make way for an expansion of Constable Street School.

Throughout much of the early 19th century Hull's population began to grow with wealthy trawler owners and members of the middle class

constructing new village and dwellings in Hull's new suburbs. These new houses were constructed to accommodate both families and servants. It is during this period that the town of Hull began to officially expand to include its spreading population. In 1832 the boundaries of Hull were changed with the formation of a new parliamentary borough. This included the liberty of Myton. In 1837 a further change saw Hull become a municipal borough, including Myton. At this point Myton was subdivided into two wards; North and South Myton.

Many of Hull's new suburbs, such as Coltman Street, were as a result of a speculative housing boom led by individual landowners and small consortiums. The land on which Coltman Street was developed was originally in multiple ownership. By the end of the Georgian era, it all belonged to the Coltman family, the most famous member of whom was Reverend Joseph Coltman (1775-1837). After his death, the property passed on to his brother, Sir Thomas Coltman, a judge. Thomas decided it would be more profitable to turn the fields into streets, as Hull was experiencing population growth at the time. Coltman Street had the finest residences, and Thomas (Rev. Joseph Coltman's son) named it 'in compliment to his father'.

19th Century Developments: By Anderson's 1840 map of Hull the area was still semi-rural, but with the beginning of urban sprawl. In 1841⁵ several houses had been constructed on Colman Street. The 1853 OS map shows that individual plots had been laid out along the full length of Coltman Street. Brasil Gardens had been replaced by the first phases of Coltman Street and surrounding residential areas, with dwellings being introduced to the south-west of Coltman Street, and Hotham Street (which late became Wellsted Street), and several plots had been developed to its north-west and southern ends. Development was low-density and undertaken by individual developers.

The development of Coltman Street was slow, and until the 1860s, many of the plots remained undeveloped. Development however increased and by the 1888 survey many of the vacant plots had been developed. 1872 also saw the opening of the Trinity Wesleyan Chapel, designed by Hull architect William Botterill. following further boundary extensions of Hull in 1882 twelve wards were created, including the individual Coltman Ward. For much of the Victorian period, the Street remained at the interface of the town and countryside. By the end of Edwardian period, the street was fully developed and surrounded by a sea of working-class terraces.

Notes:

1. See <https://www.british-history.ac.uk/vch/yorks/east/vol1/pp1-10> for a history of the borough of Hull.
2. See <https://carnegiehull.org.uk/resources/coltman-street-history/> for a full history of Coltman Street.
3. [https://huddersfield.exposed/wiki/Jefferys%27_Map_of_Yorkshire_\(1771\)_-_sheet_10#customview=-146.40625:21.0625:5](https://huddersfield.exposed/wiki/Jefferys%27_Map_of_Yorkshire_(1771)_-_sheet_10#customview=-146.40625:21.0625:5)
4. <https://maps.nls.uk/view/220113190>
5. For individual building histories defer to <https://carnegiehull.org.uk/resources/coltman-street-history/coltman-street-house-directory/>.



Figure 3. Coltman Street



Figure 4. 100 Coltman Street, photo dated July 1985. Source: HCC Archives.



Map 1. Peck and Son's Map of Hull 1875. Source: Hull History Centre.

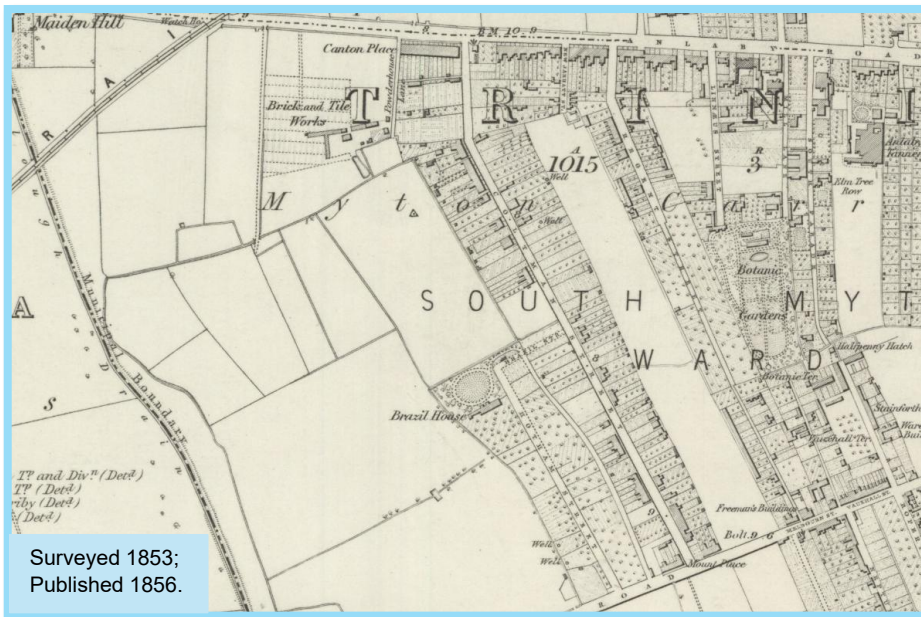


Figure 5 - 1853 Ordnance Survey Map (National Library of Scotland)

Key Development Phases:

- **1840-1853** - Early signs of development are seen on the OS maps of 1853, with terraces and a few backland houses. The street is mostly enclosed pastures.
- **1867-1888:** - By 1880s, the street was densely developed with terraces and very few remaining allotment gardens. The street was well connected with tramlines running along Hesse Road.
- **Early 1900s** - By early 1900s, the allotment gardens were developed with terraces, making the street a densely built area with no open land, except three backland houses which had large front gardens, creating the only green pockets along the street.

Historic Associations: Coltman Street had notable and prosperous residents well into the 20th century. Former residents include marine artist Henry Redmore (1820-87), trawler owner, JP and philanthropist Christopher Pickering (1842-1920) and Alderman John Fountain (1802-87). The street was also home to the gentry and had a ladies' school and a British spy (Max Schultz aka Hilton). The street was also the birthplace of the eminent blind concert organist, pianist and composer Dr Alfred Hollins (1865-1942), The Hull Truck Theatre Company and two post-Second World War British film directors – Ralph Thomas and Gerald Thomas.

Redevelopment of the street:

- During the Second World War, the street suffered bomb damage in the area between 20 and 37 Coltman Street, which was later cleaned and redeveloped in the 1950s (presently St. Pancras Close).
- Post Second World War, the street went into a long decline and by 1960-70s, had a high population influx, with many houses run-down and lacking amenities.
- In the 1970s, an action group was formed by residents to improve the area, and were joined by local councillors, until in June 1983, Coltman Street was declared a Housing Action Area. The project was a success, however, with a downside of houses largely being converted into HMOs.
- In 1998, the Coltman Street neighbourhood watch was set up, after the area saw increased crime leading to its deterioration.
- In the year 2000, Coltman Street Village Project was initiated with an aim to re-establish a sense of pride, community and belonging by creating a dedicated website and hosting an annual street party.



Figure 7. House benefitted from HAA.



Figure 6 - Example of housing improvements.

Housing Action Area

An area is declared to be a Housing Action Area by the Local Authority on the grounds that living conditions in it are unsatisfactory and must be dealt with comprehensively over a five-year period. During this time, the Council has the power to ask all landlords to provide adequate accommodation to ask owner/occupiers to improve their homes, and to allocate grants upto 75% to help with this. Private developers were also encouraged to come to the area to build and refurbish houses and convert older houses to flats.

By July 1987, the £2.8 million project officially opened, with 14 Victorian Houses rebuilt and refurbished as 37 flats and 64 new 2/3-bedroom houses. In the last two years of the project, the council took up environmental works such as repaving, install railings and walls, creating roadside islands to delineate parking bays. The project ended in 1992, with the Council no longer in control of the developments along the street.

Source: (<https://carnegiehull.org.uk/resources/coltman-street-history/>)

7. Layout

Coltman Street is a long, linear residential street with an elbow bend, creating the view of a small group of houses that can be seen from Anlaby Road. This bend aligns with the historic field patterns of the area, and provide evidential values to the street plan of the Conservation Area. The old field boundaries have influenced the layout of the street and can be seen in 85 and 86 Coltman Street which portray the old layout style – back of the plot developments with large front gardens. Four such examples have been lost (80 ½, 81, 82 83 Cotman Street) but three examples have survived since the time of designation – 85, 86, 194 Coltman Street.

The street features a variety of fine quality of early-Victorian middle-class housing and mid-late Victorian middle-class housing – all interspersed with late 20th century infill development. Building heights vary throughout the street, but the building line remain uniform, with houses being set-back roughly 3 metres from their front boundary.

In general, the layout of the street includes Coltman Street edged by footpaths on either side, and smaller planted kerbs. Houses on either side feature small, paved front gardens and the houses are built closely together. A few gap-sites have been infilled with modern development and are not in keeping with the historic architecture of the conservation area but form a part of the character of the area.

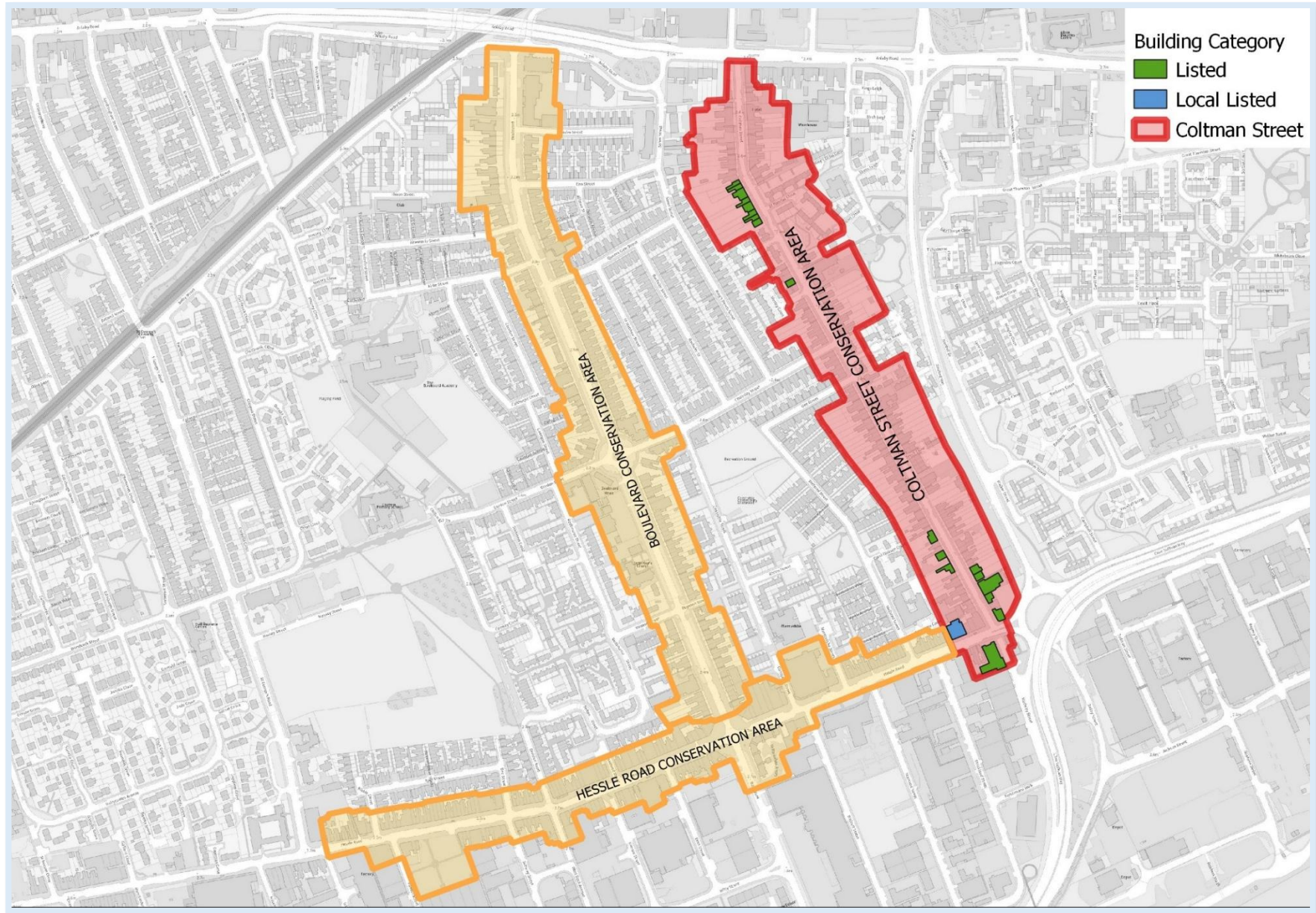
A few trees have been planted along the street by residents to improve the environmental and visual quality of the street, however, there are no prominent street trees.



Figure 8 - View of St Pancras Close.



Figure 9 - Fountain Villas



Map 2. Coltman Street CA Setting map

8. Setting

The conservation area is set between Hessle Road and Anlaby Road, which form two of Hull's classified routes (A1105 and A63 respectively). Coltman Street was initially built as a suburban residential area for the wealthy traders who wanted to move out of the city, which can be attributed to the proximity of the city centre and the docks and fishing villages of Hessle Road. The conservation area can thus be identified as a prime location with good connectivity to the city centre.

Coltman Street conservation area adjoins Hessle Road Conservation area on its south-western edge. The architectural style, material usage and street character of the two conservation areas can be visually distinguished through the type of buildings – Coltman Street being residential and Hessle Road being primarily a retail area.

The northern end of Coltman Street features a strong gateway building on its east side – the former Eagle Public House, which has now been removed from the local heritage list due to its deterioration caused by unsympathetic alterations to the façade or pub frontage. At the junction with Anlaby Road, looking towards the west, the spire of the listed St. Matthew's Church and 252-260 Anlaby Road are visible.

The early-Victorian middle-class housing tends to be at the north and south ends of Coltman Street and is characterised by large villas and simple Classical details. In complete contrast to this, the mid-late Victorian lower-middle class housing has eclectic character, resulting in a cornucopia of styles, details and decoration.

On the south-eastern side of the conservation area is the Grade II listed Premier Store (152-154 Hessle Road), and in complete contrast, a plainer Jacobethanesque building on the south-west side. The towers of the Premier Store, and former City Temple on Hessle Road, along with the 1939 art-deco shopfront create a strong gateway on the southern edge of the Conservation area.



Figure 10. South-western entrance to the Conservation Area.



Figure 11 Northern entrance to the conservation area.

9. Building Character

The area has a densely built environment formed by the closely built terraces on either side of the street, including residential, a few retail and mixed-use units on either end of the street. These areas add elements of commercial architecture to the conservation area. The listed buildings and locally listed buildings form an important aspect of the special interest of the conservation area. (Please see Appendix 3 for more information on listed buildings)

The predominant built character of the conservation area is formed by two-storeyed Victorian residential dwellings. Although the properties are not mainly single occupancy at present, The built environment of the area is formed by terraces featuring similarity in architectural elements including stone lintels, ornate window surrounds and porches. The variation in design can be observed through the contrast of the ornate design detailing found in most terraces and the simple regency architecture of some buildings, both adding to the character of the street.

Another distinctive feature of the conservation area is the undulating roofline formed by the minor differences in building heights, while the scale of buildings largely remains the same— two-storeyed buildings, some featuring dormers.

The conservation area comprises of the entire Coltman Street, which is a residential area, and includes a single ground floor shop unit (148B Coltman Street). Parts of Hessle Road include 159 Hessle Road, former City Temple, 165-169 and 164 Hessle Road. Parts of Anlaby road within the conservation area include the former Eagle Inn.



Figure 12. The Eagle, formerly was a building on the 'Hull Local Heritage List', now has negative shopfronts and advertisements, causing its removal from the list.



Figure 13. Google Street view of the Eagle, 2007.

9.1. 9.1. Residential Buildings

The street features a variety of architectural styles that add to the distinctive character of the street.

Regency style: These buildings have a painted stucco façade and an entrance porch which is framed by two columns. Examples include 179-186 Coltman Street which is a grouping of listed buildings.



Figure 14. Regency architecture within the conservation area.

Greek revival architecture: These houses feature architectural detailing such as the portico at the front and attached Greek order pilasters on the sides. However, the sash windows identify the buildings as 19th century adaptations of the Greek style.

Examples: 100,101 Coltman street.

Victorian architecture: The predominant architectural style of the conservation area and feature red or gault brick facades laid in English or Flemish bonds. The top windows have 2x2 sliding sashes and decorative lintels, the pitched roof feature dentil cornices and decorative eaves. Entrance porches set within open arched entrances and glazed wall and floor tiles are a positive feature. The bay windows with decorative surrounds form another important architectural element of the conservation area.

9.1.1. Building layout - The street is lined with terraced houses, each house within the terrace comprising of two bays and two-storeys with an open gable roof on rectangular plots. Houses usually have short front gardens with houses set roughly three metres from the front boundary, and have longer back gardens, with a few exceptions (Nos. 85 and 86 Coltman street, and other infill developments).

In combination, the continuous building and boundary alignments create a strong linear massing of built environment, and uniformity to the conservation area. Where this building line has been broken, it is identified as a negative impact on the character of the area.

Front gardens which featured York stone paving have increasingly been converted to concrete tiles or tarmac for ease of maintenance, owing to the extensive conversion of houses to HMOs during the Housing Action Area plan period.



Map 3. Coltman Street Building Footprint.

9.1.2. Boundary Treatment

Throughout the street, boundary treatment is a uniform aspect, with good quality replacement cast-iron railings on brick plinths and in a few places, separated by piers. A few houses have retained stone capped brick piers. No original fences have been retained, as these would have been stumped to help towards war efforts.

The consistent boundary line discontinues at the shopfronts, separating public buildings and private residential buildings. Open boundaries or complete loss of boundary treatment is a negative feature of the street, as seen in No. 46 Coltman Street.

Open boundaries, or the complete loss of existing boundaries is a negative feature of the Conservation Area.



Figure 17. Hexagonal stepped pier with ball finial at 121 Coltman Street.



Figure 15. Complete loss of boundary treatment is a negative aspect in the CA.

9.1.3. Roof

The pitch roof and material form an important element of the building character. The roofline in general is parallel to the street, however, a few new builds have perpendicular, projecting roof bays which are a negative feature. Originally, the choice of roof material was Welsh slate, which has now been substituted for concrete roof tiles in several houses.

Key roof elements:

- Roofs are mainly pitched
- Small number of hipped roof examples as can be seen in earlier house examples.
- Overhanging eaves and decorative eaves are another feature that add to the roofline character.



Figure 18. Decorative eave details. Source: Author.

Eave details:

Embellished, dentil eaves are another decorative feature of the roof and bay windows, which enhances the differences in roof heights and uniformity of bay-window eave height.

9.1.4. Dormers

Gable roof dormers with double-leaf side hung or casement windows are a typical feature observed throughout Coltman street. Installation of flat-roof and oversize dormers is a negative trend, as it is not in keeping with the character of the conservation area.

Types of negative dormers include oversized and flat roofed dormers which are built using modern materials such as uPVC.



Figure 19. Negative dormers.

9.1.5. Entrance porch and porticos

Doors are set within an entrance porch formed by the plinth and elaborate aediculae of stone arches and surrounds, glazed tiles inset within the porch. Elaborate variety of arches with decorative keystones are another unique design feature of the street, with a few houses featuring 'coade' headstops.

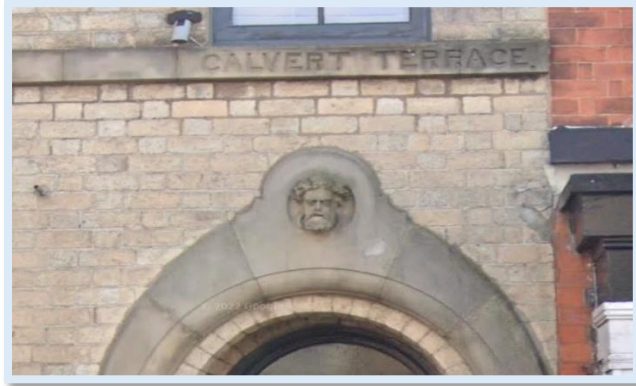


Figure 20. Coade headstop at 141 Coltman Street and engraved house name sign 'Calvert Terrace'.

Glazed tiles and Victorian chequered mosaic floor tiles set within entrance porches are a diminishing feature within the street and must be preserved.

A few houses feature porticos, which are supported roof structures covering only the entrance doors. Examples of doric and ionic columns supporting a flat roof are seen within the CA.



Figure 23. Examples of porticos within the CA.



Figure 21. Glazed wall tiles inset within entrance porch.



Figure 22. Original door with decorative panels and moulding. Porch featuring encaustic floor tiles and Victorian wall tiles. (Source: Author, 2025)

9.1.6. Doors

Typically, the street would feature single-leaf, four panelled doors with timber bolection moulding around flat or fielded panels, set within an entrance porch.

Doors have been extensively replaced with timber composite or uPVC doors, and mostly feature good replacements that maintain the character of the area.

9.1.7. Windows

The conservation area features variations of sash windows, the traditional window styles have been largely preserved in the area. Window surrounds and design detailing form a key aspect of architecture in the conservation area, although no original windowpanes have been observed. Design variations include round-arched sash windows featuring ornate window surrounds which are a key characteristic of the area.

Window types:

- Typically, the building within the conservation area feature 2x2 vertical sliding sash, featuring vertical glazing bars down the centre of each sash.
- Some Italianate style windows are featured in the conservation area which have graceful rounded arch top-lites.



50 Coltman Street – Ornamental baluster atop the bay window, a distinctive positive aspect of the street. (Picture 1- HCC Archives. 1995)

Baluster removed – a negative trend observed – removal of original design detailing. Picture 2 - (Google Streetview, 2022)

Reinstated baluster – the original material is replaced with a thin profile, lightweight baluster – considered a ‘positive enhancement’ to the conservation area character. Picture 3 - (Author, 2025)



Figure 24. Negative window type - not in scale, type and proportion in comparison to other 'positive' windows of the conservation area.

9.1.8. Chimneys

Chimney stacks form a characteristic feature of the roofline. 6-8 flued chimneys are prominent and must be maintained to preserve the roofline character of the conservation area. A few modern developments lack chimneys, forming a neutral aspect of the conservation area.

9.1.9. Bay Windows

Canted bay windows, typical of Victorian terraces are another common feature in the street, with variation in ornamentation and size.

A few examples of box bay windows were a part of the original construction, however, canted bay windows being replaced with box bay windows are a negative trend as observed in 64, 84B, 89 Coltman Street, Wesley Street.

The strong sense of alignment and the uniform position of windows, bays and eaves at the same height and proportion creates a diminishing perspective along the vista.

The typical arrangement of doors and bay windows is two doors (entrance porches) of a terrace coupled together and bay windows on either side (as seen in Figure below).

9.1.10. Rooflights

Are not a prominent feature of the area and are not a typical element of the architectural style. The number of rooflights installed has gradually increased, making it a negative element within the conservation area.



Figure 25. Proliferation of rooflights observed in the area.

9.1.11. External materials

The predominant building material is red or buff bricks. Stone is also used, but generally reserved for large, impressive buildings such as the former City Temple, and the dressings of other buildings. Traditional decorative treatments include stucco, faience, polished stone and ceramic tiles.

Buildings with unsympathetic cladding or painting are a negative feature along the street. Any changes to the external material must consider the predominant colour of the street (red brick) and maintain it.



Figure 26. Negative element - External rendering at 146 Coltman Street.

9.2. 9.2. Non-residential Buildings

The Conservation area includes a few shops at either ends of Coltman Street and a few public buildings including the former City Temple, Hull Memory Clinic, the Ryder Social Club, etc.

The Eagle Inn, formerly a locally listed building has been removed from list owing to the deterioration of the façade caused by the alterations to the shopfront, which have in-turn altered the building's visual proportions.

The Eagle (283-85 Anlaby Road)

Formerly on the Local List, the prominent three-storey corner pub features a splendid golden eagle. Built on the site of an earlier tavern, the pub originally occupied only No. 283.

Extensive alterations to the shopfront and the façade of the building are the reasons for its removal from the Hull Local Heritage List while also within the boundary of the conservation area.



9.2.1. Retail Buildings

While the conservation area mostly includes residential buildings, the retail buildings are mostly along Hessle Road. These buildings are of a positive quality but feature negative shopfront elements such as oversized fascia panels. The retail buildings within the conservation area feature negative shopfront elements such as oversize fascia panels and out-of-scale shopfronts. The conservation area will benefit from a shopfront redesign as specified in the management plan section.

9.3. 9.3. Public Realm

The conservation area does not feature historic street furniture like street lamps, however, a few distinctive features such as relocated paving, and tree/ planter boxes maintained by the residents adds to the special character of the conservation area.

9.3.1. Paved surfaces

Paving is largely modern (replaced during the HAA plan period) and is in good condition. The footpaths are paved with square concrete flags and, vehicle crossovers and roadside parking bays in grey paving blocks and concrete kerbs.

York stone sett crossover at 167 Hessle Road, fronting the carriage is an original feature. Patch of relocated granite stone setts adjacent to the former Eagle Public House adds to the character of the conservation area.

9.3.2. Street Furniture

Includes tree boxes, installed and planted in by the council and residents to enhance the character of the area, to make the area more

friendly. Concrete bollards on the roadside islands, and street lighting in Coltman Street form a part of the public realm, but do not contribute significantly to the character of the conservation area, owing to their modern style and design. The Grade II Listed K6 telephone box at the entrance of the conservation area at the intersection of Hessle Road and Coltman Street is a positive element of public realm architecture remaining within the conservation area.

Grade II Listed Telephone Box, Coltman Street



List entry number: **1197635**

K6 Telephone Kiosk (outside 152-154 Hessle Road) is listed, owing to its classic 1930s design by Sir Giles Gilbert Scott, first produced in 1936 in cast-iron featuring traditional local (cream) livery. The square kiosk with shallow domed roof (soanian arch) and glazed letter panels on each side. Margin light glazing to side panels and doors (source: Historic England).

Key Building Characteristics

Scale and massing:

- Predominantly two storey buildings with variation in floor-to-floor heights.
- Large-scale focal and public buildings.

Materials:

- Red and buff bricks
- Slate and clay roof tiles, excessively replaced by concrete tiles
- A few examples of painted or rendered external walls.

Architectural elements:

- | | |
|--|--|
| <ul style="list-style-type: none">• Windows• Doors• Decorative eaves | <ul style="list-style-type: none">• Front Porch• Dormers• Lintel detailing |
|--|--|

Siting:

- Short front gardens, longer rear gardens.
- Few houses are back of plot developments
- New developments are edge of pavement and different alignment.

Building types:

- Residential terraces and blocks.
- HMOs and apartment buildings.
- Public buildings including healthcare, leisure and worship.
- Shops

Roof types:

- Pitched and hipped
- Use of gables and dormers
- Use of overhanging eaves

Positive elements

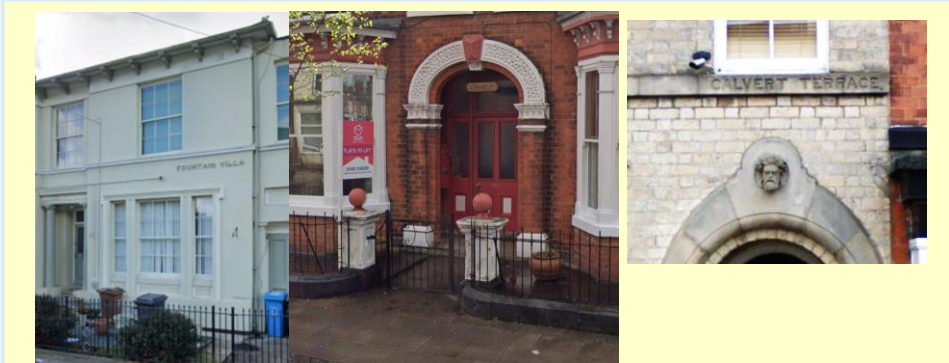
- Strong, linear building line.
- Maintenance of architectural detailing such as retention of front boundaries, window and door surround detailing.
- Maintenance of street character.

Negative elements

- Poor quality conversions to HMOs and alteration.
- Change in window, door and roof materials.
- Excessive on-street parking, which detracts from the building character of the area.
- Front curtilage bin-storage causing fly-tipping.

9.2.3. Street and house name signs

House names were a common feature of the Victorian period, as a status symbol and sources of community pride. Surviving examples of these name signs make a small but valuable contribution to the character of the area. Several signs made of encaustic tiles survive and should be retained wherever possible. New signs must use original designs, materials and lettering.



Examples of house name signs

Encaustic Tiles

Ceramic tiles in which the pattern or letter on the surface is not a product of the glaze, but different colours of clay, imitating the method of stamped and inlaid tiles used during the medieval period.



9.2.4. Blue Plaques

The Blue Plaques awarded by Hull City Council are a distinctive cultural marker which link historically important people to places that stand tall today. The blue plaques identified in Coltman Street:



10. 8. Building Criteria

10.1. 10.1. Key Buildings

Key buildings:

- Contribute highly towards the special interest of the area. They contribute aesthetic or historic values and are the best of their types in the Conservation area.
- A key building may also be a focal point within the Conservation Area and may hold national interest (listed buildings) or high local heritage significance (local listed).
- Features of key buildings:
 - Date between late 1800s and 1900s development of historic significance.
 - Retain historic joinery details, materials, architectural detailing and roofing materials.
 - Display positive quality ground floor frontages
 - Include Listed and Locally Listed Buildings.

Please see appendix 3 for more information on Listed and Locally Listed Buildings.

10.2. 10.2. Focal Buildings

The built environment results in channelled views along the street, especially at the small bend formed at the northern end of Coltman Street. The framed vista created by the uniformity in design of the buildings is further enhanced by the focal buildings located at the entrance to the character area. These buildings include the Eagle, 152-154 Hesse Road, 156-168 Hesse Road.

In recent years, these buildings have been negatively altered including negative shopfronts and advertisements, leading to the loss of key architectural detailing.

164-168 Hesse Road features distinctive Art Deco shopfront with Marmo (white faience) faced façade. Bold pilasters and decorative tympana featuring geometric patterns. Originally built for Burton's in 1939. However, the building now features negative quality shopfronts, creating a negative focal point at the boundary of the conservation area.



Figure 27. Negative shopfronts on focal buildings.



Figure 28. Negative alterations to focal buildings.

10.3. 10.3. Positive Buildings

The strong character of the built environment is formed by the maintenance of architectural features and good replacements that help preserve and/or enhance the character of the area.

All buildings within the conservation area are considered positive unless they feature negative elements. These buildings will have retained original features or good quality replacements.

Positive building criteria:

- Date between c.1840-1900
- Retain key architectural features
- Are maintained in a good condition.
- May have some negative elements such as uPVC windows, but overall are good architectural examples.

Positive Buildings Examples

Address	Description
85,86 Coltman Street	Maintain original back of the plot development, with a large front garden.
196-199 Coltman Street	The uniform appearance of the short terrace is maintained. Features original design detailing such as wooden blind shutter casements, roof corning, timber dormers and Corinthian pilasters on entrance porch. Good quality dormer replacement on nos.198/199.
163 Coltman Street	Doric pilasters on entrance porch, four-panelled door with transoms. Original decorative window surrounds. Painted façade is a characteristic feature.
71,72 Coltman Street	Distinctive, decorated box bay windows. Elaborate entrance porch arches. Top windows feature headstop keystones and triforium arches.

158,159 Street Coltman Stone lintels and terracotta cornice details have been maintained. Rosemary roof tiles. Roman arched entrance porch.



Figure 29. positive building examples

10.4. Neutral Buildings

The Conservation Area features several historic dwelling which have lost their positive characteristics. They still contribute their sense of scale and contribute to the historic building alignment, and have the potential to receive enhancements. Buildings which feature some neutral or negative quality shopfronts but may have good quality replacements or retain some of their original features are classed as neutral. These buildings may be modern built but maintain a few positive or neutral design characteristics of the Conservation Area.

Neutral Buildings	
Address	Description
90 Coltman Street	External render, bay windows with faux leaded glazing on bay window and top windows. Stone lintel removed. Negative quality external rendering.
146 Coltman Street	Late 19 th but external render, unsympathetic window replacements. Satellite dish and antenna on front elevation have removed it positive values.

10.5. 8.5. Negative Buildings

These buildings negatively impact and alter the character of the conservation area as they have no architectural or historic relevance in form, layout and design. These must be considered for improvement or removal from the conservation area.

Negative Buildings	
Address	Description
Beech Close	New development. Does not match building orientation of the CA. Lacks design detailing such as dentil cornices, lintels and decorative window surrounds. Scale of the buildings vary from the adjoining units. 2 storey bay windows. The entrance porch is slightly recessed and features panelled pilasters. Projecting entrance bays on the sides of the building are a negative feature.
66 Coltman Street	Detracts from the general architecture and scale of the area. Rainwater goods in the conservation area must be black in colour. Lacks an entrance porch and general design detailing.
The Mews	The mix of red and gault brick façade is uncharacteristic to the conservation area. Gables facing the street, entrance porch projects forwards f the building line. Design detailing – lacks general detailing such as stone lintels and cornices.
Hull Memory Clinic	Single storey non-residential building does not match the scale of the CA. Roof gable faces the street. The canopy (timber slatted) is not in keeping with the character of the area and projects forward of the general building line.
St Pancras Close	Difference in building scale (3 storeys high), creating a disconnect in the roofline of the street.

	<p>Building setting within the plot- Building entrance via secondary street, uncharacteristic to the conservation area.</p> <p>Design – Buildings lack design detailing such as stone lintels, entrance porches, cornices, etc. Window design and size is not in keeping with the rest of the character area.</p>
The Gardens	<p>Project forward of the building line. Roof gables facing Coltman Street. Projecting gabled entrance porch. Scale and design of windows does not match the street character. Entrance porch does not match the street layout pattern.</p>
Wesley Court	<p>The scale and design of windows do not match the street character. Brick pointing in white highlights the negative façade elements. The side entrance porch does not match the street layout pattern.</p>

- The erection or construction of a porch outside any external door of a dwelling house in an elevation facing a highway.
- The enlargement, improvement or other alteration—
 - Of a projection porch and/or the enclosing of a recessed porch of a dwelling house in an elevation facing a highway;
 - To, including the installation or replacement of, a front door of a dwelling house in an elevation facing a highway.
- The enlargement, improvement or other alteration to, including the installation or replacement of, any window or any projecting bay of a dwelling house in an elevation facing a highway.

Please see management section for more details of article 4 directions.

10.6. 9.6. Article 4 directions

Householders can normally make minor alterations to their houses without requiring planning permission. This is called permitted development. However, in some areas, mainly [conservation areas](#), some of these rights have been removed by introducing Article 4 Directions.

These have been introduced in Coltman Street Conservation Area to control changes that may negatively impact its character. These include requiring planning permission to carry out the following works:

10. SWOT Analysis

STRENGTHS	<ul style="list-style-type: none"> • Original building layout maintained throughout the street with a few exceptions. • Original architectural features and details, or good quality replacements of doors, windows, and boundaries. • The overall architectural style of the area is maintained – formed by long terraces of housing on either side. • Retention of design elements including door and window surrounds, good quality boundary replacement, front porches, etc.
WEAKNESSES	<ul style="list-style-type: none"> • Extensive conversion to HMOs leading to front curtilage bin-storage which detracts from the area’s character. • New developments (built prior to designation) do not comply with original building layout and scale. • Proliferation of insensitive dormers, modern roof, door and window materials. • Few buildings feature external rendering, which covers over the original red-brick façade.
OPPORTUNITIES	<ul style="list-style-type: none"> • Promote community engagement in maintenance of the Conservation Area. • Restoration of original detailing by following good design and material standards for replacement of roof tiles, doors and windows. • Enforcement of conservation area management standards and control the negative trends. • Promoting the area’s historic architectural and historic significance by improving the quality of the public realm, maintaining the ecology of the area, and uniformity in architectural elements. • Integrate modern sustainability practises with heritage considerations to enhance the area’s appeal and ensure long-term viability of historic buildings.
THREATS	<ul style="list-style-type: none"> • External rendering and changing overall architectural style of individual blocks by the addition of modern architectural elements and materials. • Introduction of rooflights and satellite dishes on the front facades of buildings. • Parking and front-curtilage bin storage. • Lack of knowledge of Article 4 directions.



Part 2 – Management Plan

11. Introduction

As described in Part 1- Character appraisal, the character and appearance of the conservation area is formed by the following key elements:

- Prominence of 19th and 20th century buildings.
- Appearance of a strong building line.
- Retention of architectural and design elements that add to the character of the area.

Works of alteration, demolition or development which would alter, remove or erode any of these elements has the potential to introduce individual and collective harm to the special interest of the conservation area.

The conservation area was surveyed in February 2025. The designated area was in a good condition, with key elements of its special interest retained. The designated area and its setting include a small number of buildings with weak architectural characteristics which pre-date the designation of the Conservation Area.

Negative characteristics of the CA:

- Negative changes to the buildings at the entrances to the conservation area, i.e. poor-quality shopfronts installed – the Eagle (283-285 Anlaby road) has lost its status as a building of local heritage value due to the introduction of negative quality shopfront and advertisement.
- Infill developments including St. Pancras Close, Wesley Court, The Gardens and The Mews.

- Loss of original design detailing and architectural elements that otherwise contributed to the character of the conservation area.
- Conversion of houses to Houses in Multiple Occupation (HMOs), causing excessive on-street parking, conversion of front gardens to hardstanding for ease of maintenance and front-curtilage bin-storage causing fly-tipping.

The area also has a small number of negative trends observed since designation:

- Introduction of rooflights and dormers that are not in keeping with the character of the area.
- Proliferation of satellite dishes and tv antennas which are a negative characteristic within the area, exacerbated by the conversion of houses to HMOs.
- Condition of buildings including general maintenance issues such as the former City Temple.

The following sections outline the current condition of the individual elements of the conservation area and provide management policies for development within the conservation area which would allow for its preservation and/or enhancement.

12. Condition

The area is identified as being in a good condition with negative trends, and so, efforts must be made to preserve and/or enhance retained elements of special interest and to reduce the negative trends and threats to it. The significant weaknesses associated with the conservation area including the conversion of houses to HMOs, proliferation of satellite dishes, etc.

Elements contributing towards the condition of the conservation area include:

- General maintenance and condition issues
- Condition of the former City Temple
- Negative alterations to focal buildings (entrance buildings) to the conservation area such as the Eagle (283-85 Anlaby Road), 152-54 Hessle Road, 156 Hessle Road.

Key management requirements:

- Retaining the characteristic features of building design and layout.
- Maintaining the positive contribution made by the good quality architectural elements and material use to the built environment.

Coltman Street Conservation Area Management Plan Key Objectives:

- Manage how alterations and any new development is introduced in the area, including alterations to the architectural elements such as doors/ windows/ lintels/etc.

- Remove threats from the conservation area such as proliferation of satellite dishes, rooflights and dormers which are not in keeping with the characteristic of the conservation area.

Some of these issues were inherent at the time of designation of the CA. However, negative incremental changes have been observed within the conservation area, which must be enforced to avoid further harm or loss of the area's character.



Figure 30. Focal entrance buildings.

13. Enhancements

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 and/or enhancing the character and appearance of a Conservation Area. Enhancements to the conservation area can be achieved within the Planning Application process by the following means:

Enhancements
1) Improving the design standards for – <ul style="list-style-type: none">• Residential conversions and alterations.• Shopfronts and external security measures.• Reinstating architectural details such as windows, dormers, cornices, porches, etc.• Boundaries/ dormers/ rooflights.
2) Supporting the use of appropriate materials: <ul style="list-style-type: none">• Slate roof• Traditional bricks for facades• Timber and traditional joinery details• Timber framed doors and windows• Cast iron railings for front boundaries• Stone lintels, door and window surrounds.
3) Discourage the use of inappropriate forms of: <ul style="list-style-type: none">• Doors and windows• Dormers• Roof-tiles• External cladding
Refuse applications which include and promote the negative characteristics of the Conservation Area.

The Council will remain committed to securing enhancements to the Conservation Area by delivering best practise advice for maintenance works and schemes of development, including through pre-planning process.

Negative characteristics to be refused:

- External rendering/ cladding.
- Unsympathetic rooflights/skylights on front façade
- Changes to door/window/bay window/roof material and design.
- Removal of architectural detailing
- Insensitive boundary material changes or complete removal.
- Removal of chimneys.

14. Preservation

Applications for development within the Conservation Area should also ensure that its character and appearance is preserved. A strong approach to refusing planning applications can achieve means of preserving the Conservation Area, which should also be balanced against delivering sustainable development in the forms of new dwellings.

Considerations for refusal

1. Where the proposals would result in the demolition or significant alteration of a key or positive building.
2. Would result in the loss of original design detailing of an individual house or terraces.
3. Would result in the loss of architectural features from a building, affecting the uniformity of a terrace.

The Council should also secure actions for preserving the character of the Conservation area by the following means:

Achieving Preservation

1. Promoting the Conservation Area Designation
2. Promoting planning permission requirements.
3. Publicising Enforcement Actions.
4. Enforcing Article 4 directions
5. Considering introduction of article 4 directions for rooflights, dormers and satellite dishes if their proliferation continues on the front façade.

15. New Development

Opportunities for new development within the conservation area boundary is limited, owing to the high density of the built environment. New development within the conservation area is thus limited to the redevelopment of buildings identified as being neutral or negative, or where further infill development within existing curtilages can be justified.

Applications for new and ancillary buildings must be refused:

1. Where they would negatively impact upon the historic pattern of development.
2. Where they would not match the predominant type of development and layout pattern.
3. Where they would be prominently visible from the public realm.
4. Would project forwards of the building line along the street.
5. Where they would create negative boundary alterations.

Applications for new and ancillary buildings should only be supported:

1. Where the scale and form of the building represents those of the conservation area.
2. Where they are not a prominent feature of the public realm.
3. Where they are not located within the front garden of the building.
4. Where they are set back behind the building line of the street.
5. Where their design and material use is in keeping with the built character of the conservation area.

16. Demolition

Key and positive buildings – The demolition of any identified key/positive buildings within the Conservation Area will result in the loss of key elements of special interest. The demolition of any of these buildings will likely result in substantial harm to the conservation area, and any application would be considered for refusal, unless adequate justification has been provided.

Neutral Buildings – The demolition of a neutral building may be supported where it can be demonstrated that the replacement of dwelling will preserve and/or enhance the character and appearance of the conservation area.

Negative Buildings – The demolition of a negative building provides the opportunity to remove a feature which harms the character of the conservation area. The principle of demolition should be supported; however, the replacement development should preserve or enhance the character and appearance of the conservation area.

17. Alterations

- Applications which would result in the alteration of a key or positive building such that it no longer warrants this status should be refused, unless in accordance with the national and local policies
- Opportunities to remove negative elements within key, positive and neutral buildings must be sought and supported.

Alterations to existing shopfronts

In considering applications for alterations to existing shopfronts, the following considerations must be made:

- Elements which make a positive contribution must be retained.
- The proportions of shopfronts must be preserved and should respond to the upper floor design of the building.
- Traditional elements such as stallrisers, entrance lobbies and fascia panels must not be removed.
- New features should not be introduced where they cover over features of architectural or historic interest.

Negative Modern Development Trends

- Using materials that are overtly modern
- Introduce modern joinery details
- Do not follow established building line
- Poor massing
- Do not follow the established roofscape
- Feature minimal architectural decoration, contrasting sharply from the historic buildings of the area.

Positive Modern Development Trends

- Blend into the streetscape
- Not overtly prominent
- Sympathetic to the built environment of the area.

- Match the architectural quality and material use of the key and positive buildings of the area.

New development policies:

Applications for new development within the Conservation Area should:

- Achieve a high standard of design either by:
 - a) Replicating the traditional architecture of the area
 - b) Introducing good quality sympathetic modern design
- Follow established building lines and plot widths
- Follow established heights of the buildings
- Follow established eaves and ridge lines
- Follow the pattern of development following street facing entrance porches.
- Replicate the built massing and architecture of the area, such as achieving correct window to wall ratios.
- Using materials that are sympathetic to the special interest of the conservation area such as the use of red/buff bricks for the elevations, stucco rendering (depending on the type of adjacent buildings) and traditional slate for roof.
- Introduce high quality joinery details:
 - a) Traditional in design timber windows, or where justified good quality uPVC windows.
 - b) Traditional in design timber shop fronts.
 - c) Traditional in design doors.
- Entrance porches must be included in new developments to improve streetscene.
- Replicate the architectural quality of the area including eave details, window headers and the use of brick band courses.
- Include high quality boundary treatment.

Applications which do not conform with these principles must be considered for refusal.

18. Windows

The conservation area features variations of sash windows, the traditional window styles have been largely preserved in the area. Design variations include round-arched sash windows featuring ornate window surrounds which are a key characteristic of the area. Negative alterations includes the installation of uPVC windows.

In considering applications for development within the Conservation Area the following guidance should be considered:

1. Where historic timber windows are retained, **priority** should be given to their retention, with **great weight** given to those in key and positive buildings.
2. Where the removal of historic windows can be justified:
 - Preference should be given to re-instating traditional in design timber windows.
 - Preference should be given to re-instating group value across a terrace of buildings.
 - 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:

- Timber is the preferred material within the Georgian and Victorian dwellings of the Conservation Area.
- 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, and where they do not harm the appearance of a terrace of buildings.

Planning applications should be **refused** where windows would:

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

19. Shopfronts

Shops within the conservation area are set within positive quality buildings, but feature negative shopfront elements such as replacement or complete removal of original or positive quality shopfront design detailing including panelling and console brackets, oversized fascia, etc.

The area would benefit from a shopfront improvement scheme, and thus any future applications for the replacement or removal (in part or complete) of a shopfront must consider the following:

- Reinstatement of pilasters, stallrisers and console brackets.
- Canopies where required must not be prominent.
- Roller shutters must be prohibited, and other external security measures must be in-line with conservation area guidelines.
- Advertisements must be individual cut-out letters with soft halo backlighting fixed on the building fascia.
- Box fascia and internally illuminated signage must be prohibited.

- Advertisement clutter including hanging, neon and vinyl signs must be prohibited to maintain the character of the conservation area.

Policy 19 (Hull Local Plan)

1. Shop fronts should be designed with regard to the character of the building on which it is to be sited and the character of the surrounding area. Particular care should be given to the proportions and alignment of the shop front relative to the building, particularly within Conservation Areas.
2. Existing shop fronts which make a particular contribution to the character of the building or surrounding area should be retained and refurbished wherever practicable.
3. Shop fronts should be designed in a way that maximises their accessibility. Applications that fail to do this will be refused. The installation of permanent security features must show why less intrusive security measures would not be appropriate. Security



Figure 31 - . Negative shopfronts on listed and focal buildings.

features must be designed as integral features of the shop front and must be treated in such a way as to provide an active frontage when lowered. Applications for solid, untreated shutters will be refused.

20. Trees

Unlike many Victorian suburbs of the time, Coltman Street does not have grass verges or avenues of trees. Since most of the front gardens are also short and landscaped, greenery along the street is at a premium. Pockets of greenery in many back gardens have been observed, and a few front gardens. The tree plantation by the council and the residents on roadside islands has also introduced small but welcome elements of softscaping.

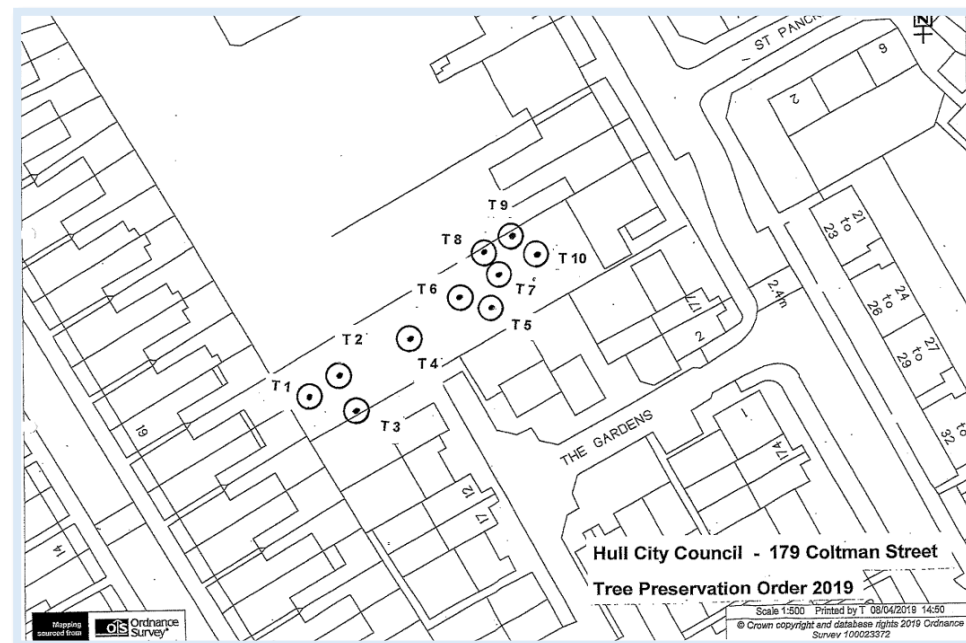
Given the paucity of greenery within the conservation area, the retention, maintenance and plantation of trees, shrubs and grassed areas within the conservation area is highly desirable.

TPOs- Prior approval is required for felling or any other works to trees in a conservation area or trees covered by a Tree Preservation Order (TPO). Please contact the council's planning department for further information.

Figure 32 - Map 4 - TPO 226 at 179 Coltman Street.

21. Energy Efficiency and Climate Change

The council are supportive of the requirements to adopt to climate



change and to make buildings energy efficient. Works should however be undertaken in a way which are sympathetic and preserve the character and appearance of the Conservation Area.

Air Source Heat Pumps:

- Must not be visible from the public realm
- Not impact upon the features of architectural interest.
- In the case of installation on the front of the building, installations must endeavour to install heat pumps to reduce impact on the public realm which may necessitate additional works such as suitable covers and colour to soften the impact.

Cladding and rendering

- The application of insulation to all positive and key buildings to the conservation area or cladding a brick building will likely have a negative impact on the architectural appearance of the dwelling and how it forms a part of the terrace.
- Applications for cladding or insulation should be considered for refusal unless it can be demonstrated that the works can be achieved without being harmful.

Solar panels

- Where installed onto a street facing roof elevation, they will likely harm the character and appearance of conservation area and should be considered for refusal.
- Should be supported where they are located on a roof elevation or outbuilding not visible from the public realm.
- In the case of solar panels being installed on a roof facing the primary street of the conservation area, they must be of a 'conservation type' which is flush with the roof or consider solar tiles.

Windows

- Where it can be demonstrated that an application will not result in the loss of historic fabric and the proposed replacement type of window is of an acceptable design and material, support would be given for the installation of double-glazed windows.
- Where a window cannot be replaced without harming the character of the conservation area, installation of secondary glazing for improved energy efficiency must be considered.

21.1. Electrical Vehicle Chargers

- EV chargers should be sited in a position where they are not a prominent feature from within the public realm and should not be

visible from the front-yard, or street-facing elevations of the building within the conservation area.

- Installation of EV chargers where they are a discrete feature of the area will be supported.

22. Article 4 Directions

Householders can normally make minor alterations to their houses without requiring planning permission, this is called Permitted Development Right (PDR). However, in some areas, mainly conservation areas, some of these rights have been removed by introducing article 4 directions to maintain the character and appearance of the conservation area.

This does not prohibit any action but means that the householder must seek planning permission before carrying out certain works. Consent will not be required for like-for-like repairs or replacements which does not materially affect the external appearance of the building.

Planning permission will be required to carry out the following works:

- 1) The erection or construction of a porch outside any external door of a dwelling house in an elevation facing a highway.
- 2) The enlargement, improvement or other alteration –
 - Of a projection porch and or the enclosing of a recessed porch of a dwelling house in an elevation facing the highway.
 - To, including the installation or replacement of a front door of a dwelling house in an elevation facing a highway.
- 3) The enlargement, improvement or alteration to, including the installation or replacement of, any window or any projecting bay of a dwelling house in an elevation facing a highway.

Guidance notes for article 4 directions:

- 1) New external porches will unlikely be granted planning permission.
- 2) For works of alteration to porches:
Architectural features should be retained such as tiles, and pilasters.
Enclosing open porches will unlikely be supported.
- 3) Recommended refusal of:
 - a) Replacement of timber or other traditional materials with uPVC or any other modern materials.
 - b) Enlargement beyond building line or not following the design of similar adjacent buildings.
- 4) Reinstatement of porches with appropriate design and materials will be supported.

House in Multi Occupation Article 4 Direction:

Coltman Street Conservation Area is also located within the Newington and St Andrew's 'House of Multiple Occupation' Article 4 Direction. The Article 4 Direction introduces a requirement for planning permission to change buildings falling within Class C3 (dwelling houses) to Class C4 (houses in multiple occupation), as defined with the 2015 General Permitted Development Order. Relevant considerations in reviewing applications for HMOS within the conservation area include:

- Potential impact upon the external appearance of a building. For instance, requirements to upgrade windows.
- Requirements for bin storage.
- Requirements to introduce external flues and vents.

Appendix 1 – Planning Policies

National Planning Policy Framework (December 2024)

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 141:

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

Paragraph 210:

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

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

Paragraph 220:

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

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

22.1. 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; and

f. ensuring proposals, including those on allocated sites, accord with any adopted masterplan, development brief or local development order.

22.2. 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. Scheduled Monuments, Registered Parks and Gardens and Conservation Areas are shown on 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 its 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.

- 1. Development and initiatives which preserve and/ 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 etc.

22.3. Policy 19 – Shop Fronts

1. Shop fronts should be designed with regard to the character of the building on which it is to be sited and the character of the surrounding area. Particular care should be given to the

proportions and alignment of the shop front relative to the building, particularly within Conservation Areas.

2. Existing shop fronts which make a particular contribution to the character of the building or surrounding area should be retained and refurbished wherever practicable.

3. Shop fronts should be designed in a way that maximises their accessibility. Applications that fail to do this will be refused.

4. The installation of permanent security features must show why less intrusive security measures would not be appropriate. Security features must be designed as integral features of the shop front and must be treated in such a way as to provide an active frontage when lowered. Applications for solid, untreated shutters will be refused.

22.4. Policy 20 – Advertisements

Advertisements should have an acceptable impact on public safety and amenity. Assessment of impact will have particular regard to:

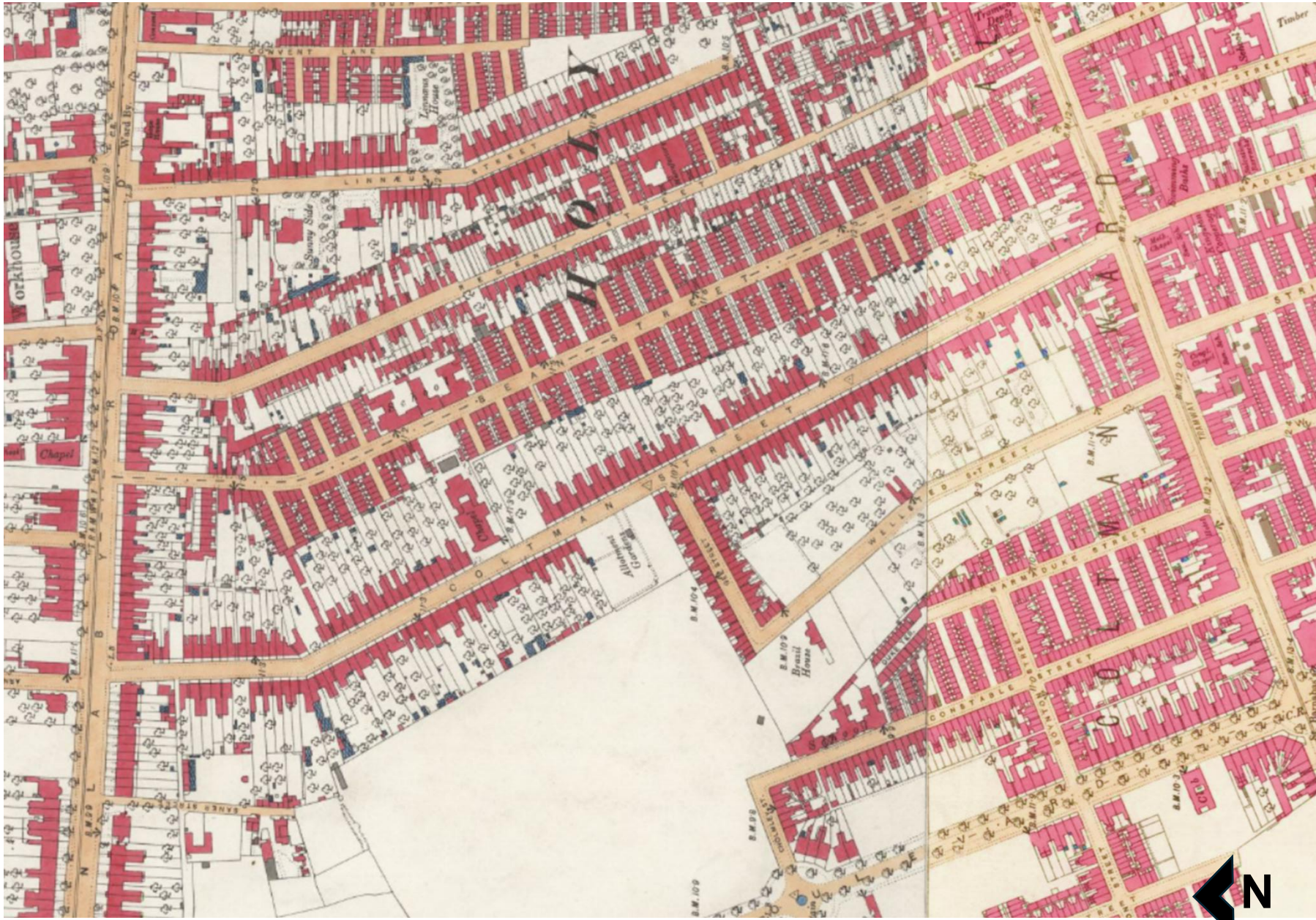
- a. the impact of the advertisement on the safe movement of vehicles and pedestrians;

- b. the impact of the advertisement on CCTV coverage;

- c. the relationship of the advertisement to the features of the building it is placed on;

- d. the character of the surrounding area, particularly in Conservation Areas and in proximity to heritage assets; and

- e. advertisement clutter.



Map 4. Coltman Street OS Map 1888-90 Source: National Library of Scotland.

Appendix 3 – Historic Maps



Map 5. Coltman Street OS Map 1908. Source: National Library of Scotland.



Map 6. Revised 1938, Published 1943. Source: National Library of Scotland.

Appendix 4 – Listed and Local Listed Buildings

Listed Buildings

Source: Historic England (<https://historicengland.org.uk/listing/the-list/map-search/>)

Listing	Listing Description	Current Condition
<p>Grade: II List Entry Number: 1197634 Date first listed: 12-Nov-1973 List Entry Name: 114, COLTMAN STREET Statutory Address: 114, COLTMAN STREET, HULL</p>	<p>This list entry was subject to a Minor Enhancement on 30/03/2017</p> <p>GV II House, designed by Benjamin Musgrave of Hull and built 1853, now flats, with late C20 alterations. Brick with rendered basement and ashlar dressings, with slate roof and two gable stacks. Plinth band and rebated eaves. Two storeys plus basement and attics; three-window range of plain sashes with moulded surrounds. Below, to left, two plain sashes with moulded eared and shouldered surrounds, and to right, steps to a segment-headed recessed porch. Two Doric columns in antis, with frieze and cornice. Half-glazed margin stile door with verlight. Cast-iron balustrade with Gothic tracery. Left return has a renewed round-headed stair window, with a C20 door and steps below. 114 Coltman Street was the home of Christopher Pickering (1842-1920), trawler fleet owner and philanthropist, 1874-1889.</p>	

Grade: II

List Entry Number: **1025257**

Date first listed: **21-Jan-1994**

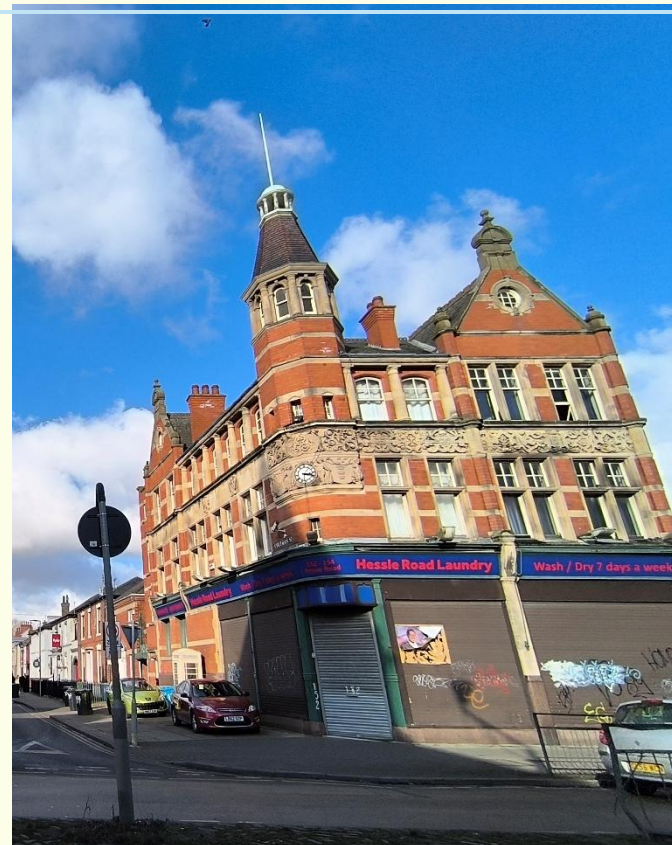
List Entry Name:

**FORMER PUBLIC BENEFIT
SHOE COMPANY SHOP AT
CORNER OF COLTMAN
STREET**

Statutory Address:

**FORMER PUBLIC BENEFIT
SHOE COMPANY SHOP AT
CORNER OF COLTMAN
STREET, 152 AND 154,
HESSLE ROAD**

Shoe warehouse and shop. 1896, by Gelder & Kitchen of Hull for the Public Benefit Shoe Co. Flemish Renaissance Revival style. Brick with ashlar and granite dressings and gabled and hipped slate roofs with single ridge and single side wall stacks. String courses, moulded second floor sill band. 3 storeys plus garrets; 6x9 windows. Windows are mainly sashes with 4-pane upper lights and single pane lower lights. Main front, to Hesse Road, has to right a slightly projecting bay with octagonal buttresses topped with turrets and a shaped coped gable with a segmental pediment and finial. On the first floor, 2 stone mullioned cross casements and above, 2 pairs of mullioned windows. In the gable peak, a round window with wreathed surround. To left, a recessed bay with 2 transomed windows and above, 2 segment-headed windows with Tuscan columns between them. To left again, an octagonal corner tower with a rounded lower stage. At second floor level, 3 small windows. Above, a cupola with round-arched windows and Tuscan columns, topped with an octagonal spire ending in a domed turret with flagstaff. Between the first and second floors, an elaborate strapwork frieze in high relief. Below it, at the left corner, a clock flanked by coats of arms, and a small window. On the ground floor, a shop front, returned along the Coltman Street front, with granite pilasters and plinth. Curved brackets to moulded fascia cornice. Recessed central glazed door with round-headed glazed panel and overlight, flanked by single-pane windows with metal-framed toplights. At the left corner, a recessed double doorway with pilasters and blank overlight. Coltman street front has to left a



projecting gable similar to that of the Hessle road front. On the first floor, 2 transomed windows and above, 2 flat-headed windows. To right, 3 pairs of transomed windows, and above, 6 segment-headed windows with Tuscan columns between them. Between the first and second floors, a frieze with 2 cartouches to the right. On the ground floor, to left, two 3-light windows. To right, 2 blank single pane shop windows with metal-framed toplights. Beyond, to left, a recessed single bay with a single window to the first and second floors and above again, a pair of smaller windows. On the ground floor, a recessed double door.

Grade: **II**
 List Entry Number: **1208369**
 Date first listed: **12-Nov-1973**
 List Entry Name:
168, COLTMAN STREET
 Statutory Address:
168, COLTMAN STREET,
HULL

GV II House, designed by Benjamin Musgrave of Hull and built c1854, now flats. Restored late C20.
 Brick with painted ashlar dressings and artificial slate roof. Renewed brick plinth, wooden gutter and brackets. Two storeys; three-window range of plain sashes with moulded surrounds. Below, to left, two taller plain sashes with eared and shouldered surrounds and dentillated cornices. To right, a segment-headed recess with two Doric columns in antis, with frieze and dentillated cornice. C20 six-panel door with overlight.



Grade: **II**
 List Entry Number: **1297042**
 Date first listed: **12-Nov-1973**
 List Entry Name:

House. c1840, restored late C20. Brick with stucco front and slate roof with single gable stack. Plinth, first-floor sill band, modillion wooden eaves, low coped parapet. 2 storeys

<p>179, COLTMAN STREET Statutory Address: 179, COLTMAN STREET</p>	<p>plus attics; 3-window range of plain sashes. Above again, central box dormer with plain sash. Below, to left, 2 plain sashes with eared surrounds. To right, recessed entrance with 2 Doric columns in antis and C20 panelled door and overlight.</p>	
<p>Grade: II List Entry Number: 1208366 Date first listed: 12-Nov-1973 List Entry Name: 117, COLTMAN STREET Statutory Address: 117, COLTMAN STREET</p>	<p>House. c1840, restored late C20. Painted brick with painted ashlar dressings and hipped and gabled slate roof with single side wall and single ridge stacks. Sill bands, dentilated wooden eaves. 2 storeys; 3-window range of plain sashes with slightly cambered keystone lintels. Below, central wooden Doric portico with entablature, panelled door and overlight. On either side, a plain sash similar to those above. INTERIOR has dogleg stair with landing, spindle balusters and ramped scrolled handrail.</p>	
<p>Grade: II List Entry Number: 1297041 Date first listed: 12-Nov-1973 List Entry Name: 102 AND 103, COLTMAN STREET Statutory Address: 102 AND 103, COLTMAN STREET</p>	<p>II Pair of semi-detached houses, now club and flats, linked by former stable. c1840, remodelled late C20. Brick, the left house and link building painted, with hipped slate and artificial slate roofs and slate mansard roof to link building. Plinth, ground floor sill band, wooden modillion eaves and gutters. 2 storeys; 7-window range. No.102, to left, has 3 top hung casements on sill band. Below, wooden Doric portico with frieze and cornice, and a 4-panel door with overlight. On either side, a top hung casement. Central link has a segment-headed dormer and below, a pair of segment-headed panelled carriage doors. No.103, to right, has a side wall stack. 3 plain sashes, the central one slightly smaller, and below, a central pilastered wooden doorcase with a 4-panel door and overlight. On either side, a plain sash.</p> <p>REASONS FOR DESIGNATION Nos. 102</p>	

and 103 Coltman Street, a pair of semi-detached houses and former stable built c.1840, are designated at Grade II for the following principal reasons:

* Date: As good representative examples in Kingston upon Hull of modest 1840s semi-detached houses linked by a central former stable block * Architectural Interest: Both retain classical proportions and simple classical detailing such as modillion eaves, wooden Doric portico with frieze and cornice to No.102 and pilastered wooden doorcase to No.103.

Grade: **II**
List Entry Number: **1293171**
Date first listed: **12-Nov-1973**
List Entry Name:
180-186, COLTMAN STREET
Statutory Address:
180-186, COLTMAN STREET

7 houses linked by former stables. c1840, restored and with alterations late C20. Brick with stucco fronts. Hipped slate roofs in the centre, gabled and hipped roofs at either end, with 6 side wall, single ridge and single gable stacks. Rendered plinths, moulded first-floor sill band. Wooden modillion and dentillated eaves. 2 storeys; 17-window range. Windows are mostly 12-pane sashes with moulded eared architraves to the ground floor. To left, 2 pairs, each with a recessed centre with 2 windows, and beyond, single windows. Below, a recessed doorway with 3 Doric columns in antis under a cornice. On either side, a single window. Left pair has, to right, an entry doorway with eared architrave and blank overlight. Between the pairs, parapeted former stable with a single window above and a pair of garage doors below. In the centre, a double fronted house with recessed centre, with a single window. On either side, single windows. Recessed central porch with 2 Doric columns in antis, panelled door and overlight. To left, a 12-pane sash. To right, a larger tripartite sash. To right, a pair with plain

	sashes. Recessed centre with 2 windows, flanked by single windows. Below, recessed doorway with 3 Doric columns in antis, and C20 half-glazed doors with overlights. On either side, single windows. To the left of the pair, former stable with a 12-pane sash above. Below, 2 doors with louvred overlights.	
<p>Grade: II List Entry Number: 1208354 Date first listed: 12-Nov-1973 List Entry Name: 113, COLTMAN STREET Statutory Address: 113, COLTMAN STREET</p>	<p>House and adjoining screen wall. c1840, restored and with alterations late C20. Brick with painted ashlar dressings and hipped slate roof with 2 renewed side wall stacks. Modillion wooden eaves and gutters. 2 storeys; 3-window range. Windows have slightly cambered keystone lintels. Three 6-pane sashes and below, renewed central portico with wooden columns and entablature. Door with 2 vertical panels and overlight. On either side, 2 plain sashes. To right, front wall of former stable, forming a screen wall. Rendered plinth, moulded coping. Central elliptical-arched entrance with impostes, flanked by slim pilasters carried above the parapet and capped. On either side, a round-arched doorway.</p>	
<p>Grade: II List Entry Number: 1293193 Date first listed: 12-Nov-1973 List Entry Name: 100 AND 101, COLTMAN STREET Statutory Address 1: 100 AND 101, COLTMAN STREET</p>	<p>Pair of semi-detached houses and adjoining former stable. c1840, restored and with alterations late C20. Painted brick with stucco front and hipped slate roof with single ridge and 2 side wall stacks, one of them rendered and coped. Plinth, moulded first-floor sill band, deep eaves. 2 storeys; 7-window range. Houses have a recessed central bay with 2 plain sashes and below, 2 doorcases with pairs of Doric columns in antis. To left, C19 door with 2 vertical panels; to right, later C19 half-glazed door. Above, each house has plain sashes and below, 2 similar sashes with moulded eared architraves. To left, slightly set back former stable with first-floor sill band and</p>	

	<p>coped parapet. Single plain sash, and below, a pair of late C20 glazed doors.</p>	
<p>Grade: II List Entry Number: 1197635 Date first listed: 21-Jan-1994 List Entry Name: K6 TELEPHONE KIOSK OUTSIDE SHOP ON CORNER OF HESSLE ROAD (SHOP NOT INCLUDED) Statutory Address 1: K6 TELEPHONE KIOSK OUTSIDE SHOP ON CORNER OF HESSLE ROAD (SHOP NOT INCLUDED), COLTMAN STREET</p>	<p>K6 telephone kiosk. c1930. Cast-iron. Designed by Sir Giles Gilbert Scott. Made by various contractors. Square kiosk with shallow domed roof and glazed lettered panels on each side. Margin light glazing to side panels and door.</p>	
<p>Grade: II List Entry Number: 1209017 Date first listed: 21-Jan-1994 List Entry Name: FORMER CITY TEMPLE AT CORNER OF MADELEY STREET Statutory Address 1: FORMER CITY TEMPLE AT CORNER OF MADELEY STREET, HESSLE ROAD</p>	<p>Former nonconformist church and adjoining hall, now disused church and drama studio. 1879. By W Freeman. Yellow brick with ashlar and granite dressings and hipped and gabled slate roofs with single coped gable stack. Romanesque style. Plinth, string courses, single coped gable, moulded dentillated eaves. West end has a recessed central gable flanked by square towers. Central wheel window in enriched round-arched surround with hoodmould and the inscription "City Temple" below the window. Above, a small graduated triple lancet. Below, a pedimented doorway with granite columns and a close boarded door. In the tympanum, 2 small round-headed lights. On either side, a single window with leaded glazing and hoodmould. Flanking towers, 3 stages, have plinths, string course, angle buttresses, corbel tables and cornices. The parapets are in the form of coped gables, and each tower has a set back</p>	

4-sided slated spire. First stage has a pedimented doorway with shafts similar to the central doorway. To north and south, 2 pairs of single windows one above another, with hoodmoulds and impost bands. Second stage on 2 sides a recessed panel with corbelled head, containing a double window with hoodmould. Third stage has on 3 sides a small double window. Left return, 5 bays, has recessed panels separated by full height pilasters. In each bay, 2 windows with hoodmoulds on each floor. Drama studio at east end, 2 storeys, is lower than the body of the church and projects to the left. In the return angle, a C20 door. Left return has 3 pairs of round-arched windows on each floor, with hoodmoulds.

HULL LOCAL HERITAGE LIST

Source: <https://www.hull.gov.uk/downloads/download/131/local-heritage-list>

164-168 Hessle Road

Designated on 11/2007
Distinctive Art Deco shopfront with Marmo (white faience) faced façade. Bold pilasters and decorative tympana featuring geometric patterns. Originally built for Burton's in 1939.



