

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 to 'preserve and/or enhance' its character and appearance and manage development within it.

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

An on-site re-survey undertaken by Hull City Council in February 2025 revealed the current condition of the Conservation Area and identified key elements that contribute to its special interest.

History and development

- 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.

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, and more than 200 houses which have extensively been converted to HMOs. 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 Hesse Road.

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.

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.

Key architectural elements:

Building layout: 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. Short front gardens, offset about 3m from the front boundary and larger front gardens are typical in the area.

Boundary treatment: The conservation area features good-quality replacement cast-iron railing on brick plinths and separated by piers.

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. Overhanging and decorative eaves are another characteristic roofline feature.

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 using modern materials is a negative trend, as it is not in keeping with the character of the conservation area.

Entrance porch and porticos: Houses typically feature recessed entrance porches, with a few exceptions featuring porticos which are supported roof structures covering only the entrance doors.

Doors: Typically single-leaf, four panelled doors with timber bolection moulding around flat or fielded panels, set within an entrance porch.

Windows: 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 2x2 round-arched sash windows featuring ornate window surrounds which are a key characteristic of the area and Italianate style windows.

Other characteristic elements within the CA: Chimneys, bay windows with varied designs including canted and box bay windows and other external materials including red/gault bricks and plaster with render form important building characteristics.

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 Coltman Street Conservation Area justify its designation as a Conservation Area and portrays examples of 19th century middle-class and lower-middle-class housing.

Strengths:

- 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:

- 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.

Development Control

The survey of Coltman Street Conservation Area in 2025 revealed that it is a 'positive' conservation area, with negative architectural elements and streetscape that contribute to its character. External rendering, addition of modern elements and materials, introduction of rooflights and satellite dishes on the front facades of buildings are an increasing threat that negatively affect the character of the area.

Planning applications to support the enhancement of the Conservation Area

1) Improving design standards for:

- Boundary treatment
- Doors and windows/ bay windows
- Front porches

2) Supporting the use of appropriate materials in:

- Doors
- Windows (including dormers and bay windows)
- Front Gardens and porches
- Roof.

Discourage:

- 1) Disproportionate windows and doors whose design and material is not sensitive to the character of the area.
- 2) External rendering.

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

How does living in a conservation area affect you?

Conservation areas are responsible for preserving England's finest examples of built heritage, and so, living in it means that you get to experience the history of the place every day!

While conservation areas may introduce additional constraints to certain developments, it does not prevent all change, but rather is a means of managing and monitoring changes such that the character of the area is preserved and/ or enhanced.

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:

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

Article 4 Directions

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.

For more information, contact Hull City Council's Planning Department:

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COLTMAN STREET CONSERVATION AREA

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