



# APPR A NEWS

APPR A exists to help retain the unique character of the Avenues and Pearson Park conservation area and to support the neighbourhood's strong community spirit

## Chair's report Autumn 2011

**Can it be co-incidence that brought in three contentious planning applications as we all dispersed for the summer? August and December: good months for burying controversial plans, to adapt that infamous email.**

The **first**, to build an extra 'mews' dwelling in the land behind 3-5 Salisbury Street, was not unexpected after last year's application to remove many of the trees on the property; presumably, the initial ideas had to be modified, as permission was not granted to fell various unusual (walnut, for example) trees in the 'woodland' area at the far end of the garden. Consequently, the proposed 'L' shaped building was rather too near the parent dwelling and to the adjacent outbuildings at No1. Any new development behind these houses is, of course, against all our guidelines; it is 'infill', the sort of 'backland development' which is unacceptable to us in anywhere in the Conservation Area, but especially around our listed Gilbert Scott houses which need their surrounding space to make their architectural impact. The fact that the new building would be too close to the original house made a useful extra and different argument from our habitual and deeply-felt rhetoric in

defence of this vital complex at the heart of our heritage.

**Secondly**, there was an application for 54 Pearson Park, which has been in single family use until very recently. It is such a pretty, graceful house, an Italianate villa with an elegant columned verandah which has always been a notable presence in the Park: and deserves not to be tortured into a complex of seven flats. We noted with appreciation the intention 'to undertake a sensitive conversion of the present house retaining all the most important features externally and internally,' but argued that seven were far too many: that the essential features of the original house could be respected, and even preserved, by reducing the number of flats proposed to two on the ground and first floors, making five in all (there is a wing to one side which converts easily into a separate unit). Each flat would thereby have its undivided share of beautiful old rooms, which would enhance its appeal and therefore, arguably, its rental value. Finally, we were opposed to the raising of the roof to almost twice its current height (in order to create extra accommodation on the second floor); this would constitute a heavy mass, in place of the present light effect.

The **third** application was different in that it didn't affect a listed building, but repetitive in that it's the third attempt to build on this plot, behind Victoria Avenue and Regina Crescent. Two more houses, facing the two newly there, would complete the change of St Ninian's Walk from an

urban, but green, pathway to an almost street. The local residents are opposed to this (again) infill, backland development, on the legitimate grounds of their 'neighbourhood amenity.' There are at the moment derelict garages on the site, which don't interfere with the neighbours' view, but don't enhance it either; what would be the ideal use for the land? Answers welcome (not that it's in our gift... but we always have the power of suggestion).

There are no decisions to report on any of these applications at the time of writing.

(Incidentally, and at the risk of trespassing into politics, I am not clear how the '**Localism**' Bill would work for us. Greater openness and transparency would naturally be welcome, as well as increased consultation; but I am wary of the implications for conservation if 'communities will not need to go through the normal planning application process.')

**O**ne interesting matter of taste and the prevailing style has arisen in response to a recent application; are balconies out of place in the Avenues? There is strong feeling among

committee members that balconies—overlooking back gardens—are not consistent with our Victorian terraced design, which combines proximity with privacy. Balconies invade that privacy—and we have opposed them in the past, with varying success. There is a trend towards the—pointless?—'Juliet' balcony; what do you think about them?

**A**n unprecedented question about the preservation of a disputed hedge erupted during the summer; we were not able to be very helpful in practical terms, despite our sympathy. Should hedges be protected in the way that trees are? They are certainly a decorative, green and varied boundary statement—I treasure the surprise of a German friend as we passed a holly hedge; it wouldn't be allowed in Germany, apparently... too prickly a presence on the pavement. Since an

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## Increase in flats and bedsits brings loss of family homes

Due to a change in planning regulations last October, dwelling houses can now be changed to houses in multi-occupation (HMOs) without the need for planning permission. To put it another way, **the change from dwelling house to HMO is permitted development as of last October.**

Local councils have the right to implement a special Article 4 Direction which withdraws the permitted development right, thus restoring the need for planning consent; and thereby enabling the council to control the growth of HMOs.

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# 2 Our best year yet!



Even with two weekends of great weather, we didn't dare to hope that this year's Open Gardens could be as successful as last year's—but it was! A massive thank you to all who came along and supported the event and to all the Open Gardeners, Richmond Street allotment holders, all who helped by baking cakes, selling programmes, making music, offering crafts, and generally pitching in. This year there were around 2,400 people visiting the 56 open gardens, making our Open Gardens event one of the biggest in the UK.

We are really pleased to be able to donate **£11,000** to charity this year with an additional £2,295 raised for charity by Mires Beck Nursery, International House and Dove House Lottery. Here is the breakdown of charities donated to:

Dove House Hospice .....	£5,500
Victoria Avenue Fountain Fund .....	£550
St John Ambulance .....	£500
Disasters Emergency Committee (DEC) Horn of Africa Appeal .....	£500
Multiple Sclerosis Society.....	£500
Parkinson's UK.....	£500
Amnesty International .....	£400
Bumblebee Conservation Trust.....	£400
Oxfam .....	£300
Cat Protection League .....	£300
Yorkshire Wildlife Trust.....	£300
HERIB, Hull and East Riding Institute for the Blind .....	£300
Macmillan Nurses .....	£300
Sengwar Aid, Kenya .....	£300
Teenage Cancer Trust Unit, Castle Hill.....	£300
Odyssey Therapy Centre, Barton on Humber .....	£50

Half of monies donated go to Dove House Hospice, as is the norm—the rest go to charities suggested by Open Gardeners/ members of the community. Also, after requests from local residents and approval from APPRA, the Victoria Avenue Fountain Fund will be receiving 5% of donations from Open Gardens towards the replacement of the fountain that was once at the crossroads of Victoria Avenue and Salisbury Street.

**We would like to respectfully remind residents that trading on the grass verges is not allowed at Open Gardens as we are bound by health and safety and public liability legislation.** If you would like to sell items for Open Gardens please open your garden or find an existing open garden that you could use. The issue of trading on the grass verges has risen before and would ask that the above request be respected as it causes additional problems and takes up precious time on the day.

Again, thank you for continuing to support the event, and big thanks to all the Open Gardeners for opening up their gardens. The replies of appreciation received from the charities we've supported in the past show how much of a difference the money donated by Open Gardens makes to them. If you would like to open your garden next year, bake a cake or be involved at all we would love to hear from you.

The dates for next year are Sunday 1st and 8th July.

## Happy Gardening!

Pippa King, 230 Marlborough Avenue 492230  
Christine Colquhoun, 73 Park Avenue 446125  
Geoff and Sue Baker, 152 Marlborough Avenue 493194  
Email: [opengardens@avenuesonline.org.uk](mailto:opengardens@avenuesonline.org.uk)  
Facebook: Avenues Open Gardens

Chair's report: continued from page 1

Old garden wall in Park Avenue was—wrongly in our view—replaced by a wooden fence, I have appreciated garden walls, and seen them as an irreplaceable feature from (in this context) a richer past. Hedges make pleasanter perimeters than fences; should we begin to consider their standing in the Conservation Area?

Which brings me, briefly, to the Article 4 Directions. It's been an education in differing attitudes and behaviour—to all residents, I would imagine, not just to us on the committee. We have dealt with hostility (understandable, and not unbearable), misinterpretation to the point of actual misinformation (harder, as that seemed perverse, not to say wrong) and—support! which was all the more gratifying in the atmosphere of criticism. Again, there is no decision to report yet.

Although collecting your subscriptions is not a job we look forward to (and we are grateful to Sally Walker for

making sure we do it), it is always a pleasure to meet you on your doorsteps, and vital to our function as your representatives to hear what you want to say, especially in years when the AGM has been poorly attended—which was not the case this year, evidently a bit of dissension makes for a good meeting... We are very grateful for the cordial reception and to residents who thoughtfully drop in their subscriptions after our call.

Remember that we welcome all residents at our monthly meetings; and that we are always pleased to recruit new committee members. If you have any interest, do come and join us; we meet once a month, on different days of the week, in different houses, but always at 7:30 pm for about two hours, depending on the business and the conversation.

Stephanie Wilson

## Join our 10<sup>th</sup> APPRA Advent Calendar!

We need **24** households to create an Advent Window each. You choose your starting date, from 1 December to 24 December. Create a festive picture, incorporating the date, to be illuminated brightly in one of your front windows. Illuminate the window from your starting date until at least Christmas Day. *Many opt to illuminate their windows to Twelfth Night and beyond!* To volunteer, just complete the form below and send it to Lesley!

### Advent Calendar 2011 - Application form

**Closing date: 4 November 2011**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: \_\_\_\_\_

Email: \_\_\_\_\_

Preferred date 1: \_\_\_\_\_

Preferred date 2: \_\_\_\_\_

To: Lesley Longworth, 57 Westbourne Avenue  
Tel 342516 Email: [longworth@lathkill.karoo.co.uk](mailto:longworth@lathkill.karoo.co.uk)  
or apply online at: [www.avenuesonline.org.uk](http://www.avenuesonline.org.uk)

# Bollards will protect verges

Residents have, over the years, expressed concern to APPRA about damage to the highway verges, particularly at a number of entrances to tenfoots, where drivers were regularly cutting the corner of the entrances and had caused deep ruts in the verge. A new survey of these locations was carried out in April 2010 and a list of problem locations produced. APPRA and the council had first surveyed in 2006, and the problems have remained the same and in the same locations.

After discussions with the Council, a schedule of sites and potential work to remedy the situation was drawn up, as just filling in the ruts would not have provided a long-term solution to the problem. Two solutions were possible: widening the entrance/altering the kerb line; or placing bollards close to the existing kerb line to deter over-running of the verge. Widening was not favoured as a general solution, as it would be expensive and could lead to a loss

of existing stone kerbs, channels or setts. Bollards provide a deterrent to over-running the verge and reduce the amount of damage.

The exception is the entrance on Salisbury Street of the tenfoot running between Park and Victoria Avenues, and this has been widened on one side by using matching setts. Where the amount of damage was limited, no works were specified to avoid an over-proliferation of bollards. Private drive accesses were not included.

The works have been paid for by an APPRA bid to the Community Initiative Budget through the Wyke Area Office. The bid was made and the money secured in 2006.

The works were completed in early July this year. Some additional work to infill and re-seed the grass verges around the bollards should take place later in the year.

Many thanks are due to City Council staff in Highways, our local councillors, and, in particular, Jacqui Buckley at the Wyke Area office for their help with this project. ■

## PLANNING MATTERS

**The Planning Department has asked APPRA to pass this message on:**

Give them a ring on 612345 if you are thinking of altering or replacing your windows. They are very happy to help and advise you with your proposals. It is best to do this before you commission the work.

**Why is this helpful?** Discussion will help you get the plans for windows right and will save you time and money later on.

### Planning permission is required for windows and crossovers

In the Avenues and Pearson Park Conservation Area **specific planning permission (under Article 4 Directions of 1995)** is required for:

- ◆ the construction of a *driveway* across a pavement or verge;
  - ◆ the removal or alteration of a *window or bay* facing the highway.
- This applies equally to an already altered or replacement window as it does to an original one.

**There is no fee for an application resulting from an Article 4 Direction.**

Detailed information is available from the Council in leaflet and other forms; and on the website: [www.hullcc.gov.uk/planning](http://www.hullcc.gov.uk/planning)

More detailed guidance on planning controls can be found in the Avenues Conservation Area booklet.

## Design Guide

We are changing the way **new owners receive their free copy** of this pictorial booklet, which celebrates the varied architecture of The Avenues and contains practical advice on repair and renovation; and information on planning regulations and whom to contact at the Council.

It will be delivered to each new house-owner soon after their arrival.

You can buy copies for friends, at £5 each, from Stephanie Wilson, Panache on Chanterlands Avenue and Clements News on Princes Avenue.

## Advent Calendar Workshop

If you'd like to create a window but aren't sure what's involved, would you be interested in a workshop where previous Advent Window participants show you how they did it, and you get the chance to try out your own ideas? We are sounding out demand, so if you're interested, please email Lesley (*details page 2*)

## Breathe deeply now!

**Many thanks to all those responsible dog owners who clear up after their pets,** making the pavements so much more pleasant for the rest of us. Please continue—your efforts are appreciated!

A recent study\* by Colerado University, sampling air in cities, found that bacteria came from soil, leaves and dog faeces: the highest proportion being from dog faeces (10,000 bacteria in every cubic metre of air sampled).

They say this level of concentration is not likely to cause disease but I would much rather breathe less of it than more!

Maybe we should ask the council to do a survey of the Avenues' air quality?

Alan Worsley

\* Reported in New Scientist, 12 August 2011

HMOs threat: continued from page 1

Unfortunately a 12-month notification period is required and in that period developers and landlords can establish HMOs at will.

Hull City Council have recently issued notice to have an Article 4 Direction to control HMOs in the area around the University.

APPRA is very concerned by the new regulations; many other councils have stated notice of Article 4 Directions (eg Leeds, Sheffield, Newcastle); and Manchester were really quick off the mark by giving their notice in October 2010, as soon as the regulations changed. Thus they will be able to control development from this October onwards.

In the seventies there was considerable anxiety among Avenues residents about the number of properties

converting to multi-occupation and this was one of the spurs to seeking and achieving conservation status for The Avenues. Since then the situation has steadied and even perhaps reversed, with some divided larger houses returning to single family use.

APPRA are worried that the new regulations could create a renewed interest in Avenues houses as investments rather than domiciles. Because of the density of HMOs an upstairs room which would normally be occupied only at night, can be occupied all day; and this can have a particularly negative impact as so much of our property is terraced.

If you are concerned about the possible increase in HMOs without any control over them being able to be exercised by the council's planning department, **please let your views be known to Stephanie Wilson** (contact details on back page). ■



# Domestic help: Avenues servants 1881

The fourth in a series of articles by Avenues resident, Chris Coulson, about Avenues houses and history

From its inception The Avenues (originally Westbourne Estate) has been an area to which many aspired to live. Overseas visitors caught up in the censuses testify to the cosmopolitan nature of the area, a facet of Avenues life still recognizable today.



Photo of Princes Avenue church, fountain, and nursemaid: courtesy of Chris Coulson

Large houses usually employed more than one 'Servant', but as smaller houses were built the space for 'live-in' staff was reduced and this, probably coupled with cultural changes and reduced household incomes, led to only one or perhaps no servant being employed. Besides the need for them servants seem to reflect the income or status (real or imagined) of their employers.

Many of the staff were local though more specialized employees

tended to originate from further afield. Perhaps some employers moved to Hull and brought staff with them, perhaps the staff were known to them through other people elsewhere or perhaps no one local could fill the role.

Staff were generally female, 18-25 years old and most were cooks and housemaids though quite a number were nurses. However, a dress-maker, a couple of pages and a groom were employed. Perhaps female employees hoped to marry, and presumably met their boy friends during time off work. Old photos of Princes Avenue and Pearson Park indicate that these were places where 'promenading' and likely encounters took place.

The censuses raise numerous questions—who were the employers, what were the backgrounds of servants and what became of them? Is it possible that some lie among the trees in the old General Cemetery on Spring Bank West?

Here's the briefest list-like look at some Avenues households in 1881.

## Marlborough Avenue

At 1 Marlborough William Newton (Ships' Chandler) employed a *girl*, 17, and notably an 18 yr old *groom* while next door (number 3, St Augustine's School) the Rev Joseph Whitely had an 18 yr old *servant* (born in Canada) for a household of 7 and visitors. Interestingly William Wade at No. 5 (b Cumberland, Lace Works Manager) had 2 female servants who included

a 69 yr old *housekeeper* (b Hull). John Tinegate (b Hull) at number 9, as a Bank Cashier could apparently only afford one 18 yr old *domestic* for a family of 5. At number 11, Henry Toogood (Timber Merchant b Hull) with a family of 9 employed a *governess* 23 (b Hull), *nurse* (15 b Sutton) and a *domestic* (15 b Hull). Thomas Potter (number 13, family of 6) being a Master Mariner, might explain why one of his 3 *servants*, a 23 yr old *nurse*, was born in Russia. Where Major Farquharson (Royal Marines from Hampshire) of number 15 was stationed is not reported but he had 6 children all born in Hampshire and a *nurse* 28, *cook* 26 and *housemaid* 20. Allan Salmon (Solicitor b Hull) at number 19 with a family of 8 plus a visitor from Scotland, had 1 *servant* aged 19 (b Hull), 1 *servant* aged 16 (b River Ouse—this probably means on a barge) and a *companion* (24 b Hull).

## Westbourne Avenue

In Westbourne Edward Dixon (b Leamington) of number 2 with a family of 2 had a *parlourmaid* (35 b Cambridge) and a *cook* (25 b Lincs), while Capt Hume at number 4 (b Aberdeenshire. Family of 5) had a *cook* (23 b Lincs) and *maid* (26 b Lincs). At 42 (?) Charles Wake (Solicitor b Hull), with a family of 2, employed 3 *women* aged 23, (b Welton), 21, (b Giggleswick) and a *charlady* of 60 (b Howden) who had a 10 yr old daughter (b Bridlington) living with her—a charity case? Herbert Broderick (Architect of Clareville, 5 Westbourne, family of 5) even had a *dress-maker* (35, b Berkshire) along with a *cook* (23, Lincs), *nurse* (28 b Lincs) and *housemaid* (20 b Lincs). Henry Mason (35, Tea Merchant, number 3) employed a *governess* (26 b Middlesex), *nurse* (28, b Lincs), *cook* (21, b Lincs) and a 15 yr old *nurse* (b York). A rather young Arthur Pearson (23,

Wine Merchant) of number 97 had 3 *servants* for a family of 10: a *housekeeper* (52 b Bristol), *cook* (26 b Lincs) and *nurse* (23 b Hull). The imposing Barcombe House, (the current NHS Centre) had just 2 *servants*, both from Lincs, for only 2 people.

## Salisbury Street

In 1881 some of the Gilbert Scott houses in Salisbury Street were 'unoccupied' though John Cooper (Solicitor b Hull with a family of 7) employed a *governess* (20 b Surrey), *cook* (28 b York), *housemaid* (23 b Lincs) and a *nurse* (21 b Thorne), while Richard Furley (b Nottingham. Russian Merchant) and family of 6 had 2 *servants* from Lincs. Henry Cockerline, with his 4 daughters, of Newland Tofts Farm (Salisbury Street) had no servants!

## Park Avenue

Park Avenue was largely undeveloped in 1881 though notably Elizabeth Newton (b Cottingham) besides having 2 *servants* from Foxholes and Hull had a visitor from Bologne and one from Herefordshire. Reginald Corrie (b Flintshire) had 2 *servants*; 3 sons born in Ferriby, 3 daughters (2 born in Edinburgh and 1 in Fife) and Mr Corrie was only 29! Field Taylor (*Impecunious* Clerk) had 3 sons and a 15 year old *housekeeper* who turns out to be his daughter! Henry Maddison, a Scripture Reader (b Lincs) had 5 children, the eldest born in Auckland New Zealand. He employed a *nurse* (37 b Lincs) and *servant* (21 b Lincs).

And so it goes...

Chris Coulson

96 Marlborough Avenue

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