



APPRA NEWS

APPRA 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 April 2010

The recent death of Ian Carmichael meant a rush of vivid memory for me; he came to unveil the Westbourne Avenue plaque to Dorothy L Sayers in the summer of 2006 and, from the moment that he arrived, he transformed the afternoon into an occasion. We had a star in our midst; I felt that that over-used word had real meaning as the party took off with him at its centre. He said then that he was grateful to Dorothy Sayers for writing his best part; his obituaries said that although he always hoped for more serious parts, he was stuck with type-casting. At least Peter Wimsey is serious, and seriously clever, under his Woosterish persona.

The new paving in Westbourne Avenue is to me a source of pure and continuing pleasure, though it seems to have given rise to different feelings in others. To me, it proves that our principles are sound. We are reconciled to our place on the list of Council priorities; but we ask, when work is being done in the Avenues, that it should be of a standard and quality to dignify the Conservation Area. The new pavements are the first major local project, locally financed, since the installation of the street lights some twenty years ago—unexceptional, but very ordinary, especially now we have the Newland Avenue lights with which to compare them. The work is excellent; how satisfying it must be for contractors to create such an elegant urban walkway instead of having to rake a thin coat of slurry over the imperfections of tarmac pavements; and how rewarding for them to think that their creation will survive and contribute to the future, as we all hope to in one way or another.

Apparently, residents need to be assured that the pathways across the verge have not multiplied; they are just more visible, due to the lighter colour of the paving stones—six of which are formed of our own recycled York stone.

More influence than we have has been attributed to us in the decision to restore the paving. Of course, the committee were horrified when the old pavers started to be torn up; but so were significant numbers of formidable residents. The lack of consultation was shocking, and so was the absence of any Conservation Area awareness; there are rules—'like for like,' for example—to which the City should conform, since individuals are expected to. Officers were quick to acknowledge the mistake; there have been numerous site visits, with a representative attendance (residents, our local councillor who is also a nearby resident, Highways—as we still think of them—and the Wyke Area Team) and so the project was transformed, as is that stretch of Westbourne Avenue.

As to the cost—it is surely not exorbitant in the context above. The paving will last, surely, for the next century at least, as solid witness to the principle of 'Best Value.'

We are hoping—inspired by Jane Gardam in the Guardian—to post poems in bus shelters to while away waiting time. In the current context of paying tribute to Larkin, we think 'Trees' is a must, especially (ref. Andrew Motion in a reading at the University introduced by Larkin) as it 'doesn't go over the page...' Have you others you'd like to see displayed? We are rich in local poets, who also live locally; I am hoping they will be happy to suggest poems from their own collections.



Sunday 4 & Sunday 11 July, 1-5

Now spring is upon us we are starting to plan Open Gardens 2010. The event last year was very successful and we were able to distribute over £5,000 to worthy causes and keep enough money back to fund this year's event.

Last year the event was kept simple to ensure Open Gardens ran with a new team. This year we will be returning to a glossy publicity programme, with a more detailed timetable of events and features. **So is there something special about your garden** we can put in the programme? For example: *water features, chickens, bees, vegetables, collection of certain species, composting, recycling, tall trees, sculpture/art, flowers, children-friendly garden* etc? Please let us know. This has been one of the suggestions made to us by visitors so they can plan their route round the Open Gardens.

Tea and cake sales generated a large proportion of the money raised last year and a cake donation scheme by any resident kind enough to volunteer has also been a suggestion to ease the day for those who are catering and showing their garden at the same time.

So we wish you a productive spring in your garden, and welcome any suggestions you may have for this year's programme.

Happy gardening!

Pippa King Tel: 492230 Christine Colquhoun Tel: 446125

Our carol-singing evening raised £197.62 for the NSPCC. The trail of singers with lanterns, torches and songsheets trudging through the snow was a truly seasonal sight, and unexpected, which made it extra magical.

On the subject of money, we are grateful to residents who take the trouble to put their subscriptions through our letterboxes when we have called and found them out. All too soon, you'll be seeing us on your doorstep again. The money we collect pays for our normal costs, like the printing of this newsletter. There is a current suggestion that we start a fund for larger schemes—such as new fountains—which would provide matched funding in bids for public money; the specific suggestion is that some of the Open Gardens money is used to build up capital. This would be a departure from past practice, which assumed that all profits went to charity. We need to know how residents think of this suggestion—especially residents who open their gardens. Please ring, email and come to the AGM for debate.

We have learned recently that the decision of the Planning Inspectorate is not final: that it is possible to resubmit a planning application after an appeal to the Inspectorate has been refused. Now we are trying to establish if there is a juncture at which 'no' means 'no,' as surely there should be. We wrote in March to the Inspectorate to ask

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APPRA AGM

**Wednesday, 12 May
2010 from 7-9 pm in St
Cuthbert's Church Hall,
Marlborough Avenue**



Your column—your say

Double-glazing original timber sliding sash windows

Some existing wooden sash windows can be double glazed but the frames need to be sound. Whether or not you can double glaze them depends on the thickness of the original window frames and the spacing between the glass of the double glazed units (ie 8 mm, 10 mm, 12 mm to 20 mm gap). Add 8 mm to the space for the actual thickness of the unit. The space alters the insulation value and obviously the depth of the recess needed. The windows have to be removed to do this so that the frames can be routed out to the correct recess. All this is very much easier if the window does not need to open in the future.

A problem with 'double glazing' opening sash windows is counter-weighting the extra glass. This actually can be done without increasing the width of the counter weight channels but it may reduce the amount the window can be opened. There are various carpenters who renovate sash windows but many say it is not possible to double

glaze original ones. With certain provisos this is not true.

Secondary glazing (using K glass, either toughened or ordinary) can be DIY, but ingenuity may be necessary. K glass is now mandatory in double glazed windows and from the end of 2010 it must be 'soft K glass'. It's not the glass that's soft but rather the inner surface coating. Secondary glazing is cheaper and maintains the original outer 'wavy' glass.

Using a local glass supplier in Grosvenor Road, I recently secondarily glazed two bay windows (six windows each bay) for under £100 per bay and I think I have overcome most of the problems. For a hundred pounds, versus the thousands of pounds I was quoted, I was prepared to have a go, as even if it didn't work, there would be very little damage to the original frames and so it could be put back to 'as was'!

I also routed out a couple of sash frames as a trial for putting in double glazed units as opposed to secondary glazing them, and I have put double glazed units into non-sash openings. I have had new timber double glazed sash windows made and put into old outer frames as well.

Any Avenues resident is welcome to call me, and come and see the way I did it (tel: 343865).

Chris Coulson

candp@coulson96.karoo.co.uk

Damage by vehicles to grass verges

In December's snowy spell there was a 'perfect' example in Victoria Avenue of how a thoughtless piece of driving can cause considerable damage. The driver of a breakdown truck, having driven one wheel on to the verge, found he was stuck in the soft soil. Try as he might, he could go neither forward nor back. The more he revved his engine the bigger the rut became. Eventually he must have called for assistance and a second truck arrived to tow him free.

The scene was photographed by a resident and a copy sent by APPRA to the council's highways department. That same day, they marked the spot with two traffic cones and have contacted the offending vehicle's company to pay the costs of restoring the verge.

This is an example of how the council works with Avenues residents to protect the vulnerable grass verges, given sufficient information. In recent years warning letters have been sent to offenders (including parking trailers on verges) and this does seem to be effective. We are grateful to residents who have reported to APPRA and we send on the information to the council. We also report damage made by skips and by Utilities so that the council can contact the companies for repair costs.

To be able to take action, the council requires photographic evidence including the registration plate of the vehicle. It requires also details of date, time and location.

Under the Kingston upon Hull Act 1984, Section 25, it is illegal to park on the verges. There is some signage in the Avenues to this effect.

Protecting original roofs

One of the major concerns expressed by residents at the Conservation Event last October was the increasing loss of our original roofs. At the moment they are not protected, as windows are, by an Article 4 Direction. An Article 4 Direction makes planning permission a requirement for an alteration which was previously permitted development—ie it removes permitted development.

Permitted changes to roofs have been removed by an Article 4 Direction in Garden Village Conservation Area.

All about permitted development!

- 1 The basic principle is that a **material change in the appearance** of a building is "development" that requires **planning permission**.
- 2 The material change test applies to **flats and properties in authorised multi-occupation**. Any material change in appearance in such a property potentially requires planning permission. For roofs, the test of material change takes into account the colour, size and shape of the roof tile, as well as the projection beyond the roof plane.
- 3 However, the material change test does not apply to dwellings (definition in point 4) as they are given permitted development under the *Town and Country Planning General Permitted Development Order*. It is these permitted development rights which are removed by an Article 4 Direction.
- 4 A dwelling is defined at the moment as occupied by families, or up to six people living as a household. The threshold will be reduced to three people in April 2010, according to the local government website. The intent is to give new powers to councils to control the spread of high concentrations of shared rented houses.
- 5 The keynote speech at the Avenues Conservation Event (see December newsletter) discusses the background to permitted development, and highlights some of the dangers for conservation areas. English Heritage emphasises the need for councils to control development through Article 4 Directions.

What you as a resident can do

- 1 Anyone who notices a change in the roofing material of a property can ask Hull City Council to investigate whether permission is needed, or whether the works are permitted development. (Reporting concerns to the council about alterations was suggested at feedback at the October conservation event.)
- 2 Enquiries should be made to **Development Control (on 612345) or the Enforcement Manager (on 612332)**.
- 3 It would help if you could say why you feel changes may be 'material' to help determine whether planning permission is required or not.

Why it is important to report as quickly as possible

Where it can be—in flats and properties in multi-occupation—the loss of original roofs needs to be stopped by bringing it to the attention of the council. The English Heritage Survey 2009 (www.english-heritage.org.uk) shows how the piecemeal loss of original features over time is seriously eroding the character of conservation areas.

Over the last few months residents have reported seeing removed slates neatly stacked, rather than thrown in skips, giving rise to the concern that the original slates are being removed to be sold on. While this could be construed as recycling, it is stripping this conservation area of its assets.

A happier note

Since the publication by APPRA of the Avenues Conservation Area booklet in 2007, there have been some heartening examples of houses being re-roofed by re-using the original slates.

There is an updated list of roofers who do such work in the Autumn 2009 newsletter, and it is also available on the APPRA website (see back page for details).

If you need replacement slates or tiles, there is advice in the Avenues Conservation Area booklet (on a separate sheet inside the booklet). Don't forget that regular maintenance, including cleaning gutters (especially timber ones) and pointing ridge tiles helps extend the life of the roof as a whole.

APPRA Design Guide Sub-committee

Why and when their refusal is not final; we are promised a reply by mid-April, from which I infer that we've asked a question worth asking. I will be able to report the answer, I hope, at the AGM.

It is a matter of concern to us that we are not persuading residents that UPVC windows are not appropriate in the Conservation Area, nor are they taking to heart our argument that UPVC will not last as long as timber. We always prefer replacement windows to be in timber, but we are realistic and therefore do engage on the acceptability of some UPVC designs compared with others: we press, for instance, for casements that hinge and open outwards in the way they always did—or for sliding sashes.

Although it pains us to admit it—I hope you admire us for this burst of frankness—we can see that UPVC designs are improving; the sliding sash windows installed in 1 Richmond Street are the best examples of UPVC that we have ever seen. However, we will always insist that original designs in traditional materials are essential in preserving and enhancing the Conservation Area.

Please come to the AGM to discuss these and any other issues of interest to you on Wednesday, 12 May, in St Cuthbert's Church hall from 7 until 9 pm.

Stephanie Wilson MBE
Chair APPRA

Damage by vehicles to grass verges... continued from page 2

It is always worth pointing this out to offenders, as they may be in the area again. APPRA has flyers (approved by the police) which can be placed on offending vehicles. Contact Sally Walker and she will deliver them to you.

Please send photos and details of damage/vehicles on verge to Sally Walker (contact details on page 4).

Design Guide for the Avenues Conservation Area

If you have very recently moved into the area and thus do not have your free copy, please phone Stephanie Wilson, Chair of APPRA on 493037, and she will provide you with one. As well as being a pictorial celebration of the varied architecture in The Avenues, the Guide provides practical advice on repair and renovation; and information on the planning controls for this area, with details of whom to talk to at the City Council.

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

Avenues Tree Planting 2009–10

Marlborough Avenue

o/s no 37 Caucasian Lime
o/s no 42 Norway Maple
o/s St Cuthbert's Church &
opposite no 155 Caucasian Lime
o/s no 183 Small-leaved Lime

Westbourne Avenue

o/s nos 1/3 Silver Lime

Park Avenue

o/s no 107 on roundabout
verge Ermans Birch
opposite no 201 Silver Lime

Victoria Avenue

o/s nos 228/230 Caucasian Lime
o/s no 246 Small-leaved Lime

Richmond Street

side of 143 Westbourne
Avenue Silver Birch

Welcome letter to new residents

A suggestion from the feedback at the Conservation Event of last October was to help new residents be aware of the planning regulations and other matters relating to living in a conservation area. So we are pleased to be able to inform you that last September we started a pilot scheme with one estate agent, with the intention of extending it to others.

On completion, the estate agent gives to the new owner an advice pack, consisting of a welcome letter from APPRA, a Hull City Council guidance sheet on the "dos" and "dont's" within conservation areas, and the APPRA full-colour booklet, commonly known as the Design Guide.

The welcome letter, among other things, summarises the changes to properties for which planning permission is required in The Avenues:

Fountains & new plantings

Wyke Area Team and Cllr Butterworth have responded to residents' concerns (expressed at ward forums, and via Neighbourhood Watches and APPRA) about the traffic hazard of the lack of visibility caused by the over-tall shrubbery in the fountain basins. Pruning was tried but this could not sufficiently reduce the plants which were large species.

Thus the shrubs have been cleared, leaving the beds bare over winter for planting in Spring. The new plants will be species which give lower height. They will be a mixture of hardy evergreen shrubs and perennials (predominantly blue flowered) to give variety. There will be some seasonal planting to give year long visual interest.

Below is a list of the plants to be used, including their height and months of flowering.

Perennials

Species	Height	Description	Flowering
Aconitum carmichaelii 'Arendsii'	60cm	will grow in shade	June-Sept
Ajuga reptans	15cm	will grow in shade	May-June
Aster 'Prof. Anton Kippenberg'	40cm	prefers full sun	Aug-Oct
Artemisia 'Powis Castle'	60cm	full sun, no flowers but very good silvery foliage	year round
Aubrieta 'Cascade Blue'	10cm	spring flowering	April-May
Campanula lactiflora	90cm	semi shade	June-Aug
Geranium 'Johnsons Blue'	40cm	semi shade	May-July
Hosta tardiana 'Halycon'	70cm	blue leaf	July-Aug
Salvia nemorosa	60cm	full sun	June-Aug

Hardy shrubs

Species	Height	Description	Flowering
Ceanothus thyr. Repens			
Juniperus horizontalis 'Blue Chip'	40cm	silver blue	foliage year round
Vinca minor	20cm	pale mauve flowers	May-June
Hebe pinguifolia 'Pagei'	30cm	glaucous blue	foliage year round
Ruta graveolens 'Jackmans Blue'	60cm	blue foliage	yellow flowers in summer
Festuca glauca	15cm	grey/blue flower spikes	year round

- ◆ the removal or alteration of any **window or bay** facing a highway;
- ◆ the construction of a **driveway** across a pavement and/or verge;
- ◆ the enlargement of a house consisting of an **addition or alteration to its roof** eg dormers;
- ◆ **rear extensions**;
- ◆ **satellite dishes** installed on a chimney, wall or roof slope which faces onto, or is visible, from a highway;
- ◆ **lopping branches and felling** where the tree has a trunk circumference of more than 24 cm/9.5 inches.

While it may feel that requirements are a restriction on freedom, they do help retain the value of a property. Independent studies have shown that out-of-character alterations reduce the

value of a property and those of neighbouring properties.

If you are a new owner and do not have yet have this information, please contact Stephanie Wilson (details on back page). If you are an existing owner, page 35 of the Design Guide also contains information on planning controls for The Avenues, and advice on discussing changes with the City Council, giving details of whom to contact.

The welcome letter is available on the APPRA website at www.avenuesonline.org.uk

The Avenues and Pearson Park Conservation Area covers Marlborough, Westbourne, Park and Victoria Avenues, Salisbury and Richmond Streets, Pearson Park and part of Princes Avenue. A map showing boundaries is available from Hull City Council and can also be found on www.hullcc.gov.uk/planning

Replacing windows?

It's best to talk to the planning department before you start

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 for you?

Discussion will help you get the plans for windows right and will save you time and money later on.

It is better to get the information about what is acceptable from the planners than rely on the company or person who will be doing the work: the "leave it to us, we can sort it all out" approach. This approach by some builders and joiners has sometimes created problems for the resident: incorrect plans, where the window did not match the original, have had to be reworked and resubmitted.

On occasions it has meant that planning permission was not actually applied for, with the result that the out-of-character window has had to be removed and done over again.

Planning Enforcement officers visit unauthorised works. (English Heritage stress the need for councils to take rapid enforcement action against unauthorised work to prevent decline in conservation areas.)

Why you need to get planning permission

Under an Article 4 Direction for The Avenues Conservation Area planning permission is a legal requirement when replacing windows or bays facing the highway.

However, you do not have to pay a fee for the planning application, as there is no charge for an application resulting from an Article 4 Direction.

The Article 4 Direction on windows in The Avenues is central

to not losing any more of the original styling and proportions of windows.

English Heritage's 2009 booklet on conservation areas at risk emphasises the importance of Article 4 Directions to control development. By requiring planning permission for the removal of original features, control is exercised to ensure that replacements are in keeping.

English Heritage say that out-of-character replacement windows (and doors) are the biggest threat facing conservation areas.

The booklet is available from English Heritage (email: customers@english-heritage.org.uk). Or visit their website: www.english-heritage.org.uk

Hull City Council's Heritage Guidance leaflet on traditional windows says, "...changing their proportions or details can greatly affect the character, appearance and architectural harmony of a building or street."

More information on how to do it right

- ◆ You can access the Hull City Council web pages for information on window repairs and replacement. Go to www.hullcc.gov.uk and click on Planning, Conservation, Traditional windows. Or you can select the Services A-Z, on the **home page**, and select Windows from there. You will find advice on repair, maintenance and conservation of traditional windows.
- ◆ Two heritage guidance leaflets are available from Hull City Council: one on 'Conservation Areas' and the other on 'Traditional Windows'. They were issued to the whole of The Avenues several years ago and are now being re-delivered to all households. You should have got at least one of them by the time you read this.
- ◆ The Avenues Conservation Area booklet (delivered to your house in 2007)—in

particular, pages 14, 16, 20, 35.

Quick guide on what is required in a replacement window

The useful definition is 'like for like'. This means that, in order to be approved by the Planning Department, the replacement should match as closely as possible the original window in the following ways:

- ◆ size of frame and area of glass;
- ◆ details of moulding and profiling (ie the shaping of the original timber);
- ◆ position—set back 10 cm from the brick face;
- ◆ sliding sashes, not mock sashes;
- ◆ glazing bars to be forward of the surface of the glass;
- ◆ size and visual appearance of the window sill.

Building regulations approval

Building Regulations Approval is required when the whole window frame is being replaced (for more information, see HCC Guidance Leaflet on Traditional Windows). You can check with the Planning Department to see if you will need Building Regulations Approval.

Repair not replace—the green approach

Repairing your original timber window is a far cheaper alternative to replacing it, but this is not pointed out regularly enough by builders, and not mentioned at all by UPVC salesmen.

If you are repairing you do not require planning permission or building regulations approval.

UPVC is environmentally unsound. "Ecologically the use of UPVC... is damaging both in terms of the energy needed for manufacture and the problems

PLANNING MATTERS

Are you altering or replacing your windows?

Are you doing house repairs or improvements?

Always ask before you build or do alterations. Hull City Council will give you advice. Write to:

**Planning Services
Kingston House
Bond Street
Hull HU1 3ER**

with your proposals. They will let you know in writing if you need planning permission or not.

Informal advice can be given by telephone: **612345**.

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

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

associated with its disposal." (from www.helm.org.uk)

A list of local joiners was included with The Avenues Conservation Area booklet. An update was in the September newsletter and is available on the APPRA website.

In summary

- 1 Think about repair before replacement—no planning permission required.
- 2 Ring Planning Department for advice if you are thinking of altering or replacing.
- 3 Apply for planning permission if you are altering or replacing—it is a legal requirement.
- 4 No fee is required—as the planning application is under an Article 4 Direction.

APPRA Committee		Tel	Fax	Email	Post
Chair	Stephanie Wilson	493037		chair@avenuesonline.org.uk	48 Marlborough Avenue HU5 3JS
Secretary	Adrian Crummay	445272	445272	secretary@avenuesonline.org.uk	66 Westbourne Avenue HU5 3HS
Verges	Sally Walker	447558		sallywalker214@googlegmail.com	214 Westbourne Avenue HU5 3JB
Website	www.avenuesonline.org.uk				
Committee Members	Chrys Bavey, Ian Colquhoun, Mal Dawes, Haris Livas-Dawes, Lesley Longworth, Christine Minnikin, John O'Mullane, Kate Stockdale (Treasurer), Stefan Weigert, Alan Worsley				