



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 Spring 2011

To adapt Wordsworth—'Residents can but feel dismay/In such jocund company'—invading dandelions are currently a bright, unwelcome and puzzling presence on our supposedly grass verges. Have they been strengthened by their dose of snow? And what do we do about them now?

We are still awaiting a decision on our proposed Article 4 Directions. The consultation process provoked some worry and hostility, although it was the chance to oppose or influence the proposals. I received possibly the most unpleasant letter I have had as Chair, printed on page 3 anonymously, to spare the writer but so that I can examine the issues which bother us.

First, as I say, the consultation was designed to demonstrate either support for the Directions, or to prove them unacceptable; we had reason to suppose that they were popular, from a previous consultation. We believe that the Directions in place so far are important protective measures, and that those proposed would combine with them to maintain awareness of, and respect for, our architectural heritage in the Avenues.

As to our position as 'an unrepresentative, self-perpetuating clique which has no real mandate to speak for Avenues residents,'

we have made no secret of our sensitivity in this area. But what are we supposed to do? resign en bloc when only thirty residents turn up to vote for us? and no one comes forward to join the Committee? After I wrote in similar vein this time last year, we were cheered by positive responses and thanks for our work while we were collecting subscriptions, which was encouraging. It seems to me that we who care about the verges, the trees, the kerbs, and, yes, timber windows and doors... have no alternative but to carry on, while continuing to ask for new Committee members and to hope for an increased attendance at the AGM. I regularly invite,

APPRA AGM

Wednesday, 11 May 2011 from 7-9 pm in St Cuthbert's Church Hall, Marlborough Avenue

solicit and even coerce residents who show the faintest interest in any Avenues issue to Committee meetings, even to the extent of recently trapping a hapless friend of my youngest daughter into attending...

The most contentious planning application in the New Year was the renewed application for an extension to the mosque at 20 Pearson Park. We objected to it, as we have before, on the grounds that it is an over-development of the site and that the proposed building is an incongruous addition to the Italianate nineteenth century villa. The

application was approved; the Chair of the Planning Committee cited as evidence of the successful marriage of old and new buildings, the elegant links created between the former Humberside University buildings—but their function and effect bear no comparison to the mosque extension, whose materials and design are out-of-keeping with the original house and the Park.

It is not clear to us yet whether the new regulations (or lack of) on houses in multiple occupation have adverse implications for the Avenues; we have asked for advice from the Planning Office.

When we discovered that English Heritage was supporting a network of Heritage Champions across the country, we asked what was happening here and were told that the Planning Committee was intending to take on the rôle as a body. This did not seem to be exactly what was intended; and it is now settled that Councillor Rick Welton is "to act as the elected representative championing the historic environment, working alongside the local conservation staff" — and us.



Sunday 3 July & Sunday 10 July

if you have a particular feature eg water features, chickens, bees, vegetables etc, please let us know. There will be an Avenues Open Gardens newsletter popping through your door with more details of this year's event soon. Find us at www.avenuesopengardens.com and on Facebook at 'Avenues Open Gardens'.

New for 2011 is that we have recently applied to host BBC Radio 4's Gardens' Question Time. We'll let you know how that progresses.

We wish you a productive spring in your garden. **HAPPY GARDENING!**

Pippa King Tel: 492230 Christine Colquhoun Tel: 446125

Local historian Chris Ketchell was remembered at an April Meeting in the Friends'



Photo: Thomas Arnold Ketchell

Chris Ketchell, 1953.

Meeting House; many of his local history students were there expressing their gratitude for his inspiring teaching; everyone talked of his enthusiasm and expertise, and of our debt to his pioneering work in conservation; we shared our regret over his premature and unnecessary loss from the City's knowledge bank.

See you at the AGM!
Stephanie Wilson MBE

Now spring is upon us we are starting to plan Open Gardens 2011. The event last year was hugely successful with over 50 gardens opening, raising over £10,000 for various charities, which breaks all records—thank you for your support!

We are always looking for new gardens to open so please do contact us if you fancy sharing your garden with the public. Gardens are not inspected and there are no specific conditions to opening. But

WHAT'S ON YOUR MIND?

Your column—your say

A personal response to 'Dan', whose anti-conservation flyer was posted throughout The Avenues in January

Before I moved to Hull 35 years ago I was told that I would enjoy living in an area called 'The Avenues', with tree-lined avenues and buildings of character. Within a month I was renting my first flat in Park Avenue and within 10 years I bought a house. 26 years later, I still love the Avenues.

Original features were essential to my first buy: the front door, the bays, the gutters, the slate roof, the fire places, newel posts etc.

Retaining original features
So far I've managed to retain my slate roof by regular maintenance. If I

had to replace it I would reuse the original slates. Concrete tiles are cheaper but they ruin the roofline of a traditional slate terrace big time.

My front gutters have been replaced with tanalised wooden versions, which survived the heavy snows with ease. Hull is littered with broken and deformed extruded plastic gutters, which have buckled in the snows.

My front bay windows have been rescued over the years by the insertion of wood fillets, fiberglass filler, wood hardener, and Sadolin's Superdec silk finish, acrylic breathable paint which remains flexible and does not crack to allow water ingress. It's available in all British standard colours from Humberside Decorative Supplies, Reform Street and over-paints all sound surfaces. It's expensive but lasts years.

Wood windows can be painted any colour and you can change the colour when you feel like it. They weather and you don't get that 'dead' machine finish. They fit into the space they were given, recessed to the right depth. The paint unites the shapes and there aren't any dodgy diagonal lines.

Why I hate UPVC windows and doors

I hate the whiteness and the thickness that most UPVC windows have to swell to, to attain their strength, and the absolutely bland, totally uniform, machined, brushless plastic finish.

I dislike the diagonal joints, the little irritating chevrons, highlighted with the little, and dark, cut edges.

I really dislike the black mastic holding the glass in a black frame.

I dislike the glass, which seems to have moved on from the flat float glass to a bended, curved, pliable black surface. Avenues houses have hard flat glass, with the occasional original rolled 3mm glass with its minute and localised imperfections.

I dislike the way many UPVC windows are mounted forward in the window space.

UPVC doors

UPVC doors have nothing to do with the style of the building. They are usually over-detailed, not fitting, but made to fit by thickening the door frame; and always white with what appears to be a door within a door through which you squeeze your entrance. They often have a small token, coloured glass window which I imagine is some attempted reference to a traditional stained glass insert.

Other doors

I have not seen an acceptable off-the-shelf door that matches the style and elegance of an original period door. Hardwood doors with arched glazed window inserts or aluminium hard frame do not cut the mustard. They demean and financially devalue the buildings they serve and lower the visual tenor. The original doors are fantastic, dripping with Art Nouveau or Arts and Crafts detailing. At this very moment there are joiners recreating Avenues doors to replace those stripped out in the swinging 60s. They can be reproduced and modernised to include a double glazed window unit. They are expensive—my neighbour says about £300 for a front door, (phone Alan of Alwood Joinery, tel 07855 842355)—but they could get cheaper if more people order them.

Finally: of 40 houses on the terrace on which I live there are 5 with UPVC windows and 3 with UPVC doors. The other 35 are a fantastic range of slightly differing buildings. Only one is painted white, but has a coloured door, fascia board and gutters. The colours are so rich, so diverse. Window elements are beautifully proportioned. I moved to the Avenues for the richness of the trees, the people and the buildings.

APPRA was formed in 1971. The Avenues became a Conservation Area in 1974. The area possesses a certain uniqueness that must be protected from the plastic hell of most parts of many towns and cities. Hull needs the Avenues and its diverse appeal. Again, the white plastic door and windows of Willerby Road, James Reckitt Avenue, and other parts of Hull speak for themselves. The Avenues, at the moment, is just about surviving but if non-conservation decisions are passed, it won't and Hull will have lost something that cannot be replaced.

Ed Ulyart

Avenues resident

House fronts spoiled by satellite dishes



We are fortunate to live in one of Hull's premier conservation areas. One of the prices we pay is the limitation on where we can place satellite dishes. This is a national planning policy, not specific to Hull or even just the Avenues. It prevents our attractive

Victorian/Edwardian street scene from being blotched by the pimples of numerous dishes.

Some people see this as a restriction on their liberty. Others see it as a price the individual pays for the benefit of the community as a whole.

Homes in conservation areas that are well cared for command a higher resale price than those in less-fortunate areas. By asking residents not to place satellite dishes on the front of houses the community gains aesthetically and the individual householder financially.

Bob & Rose Sandham

Avenues residents

Looking after our young trees

During a prolonged dry spell in spring and/or early summer, if residents could give the young trees 2–3 buckets of water per week, this would be beneficial to the health of the tree.

We have been advised of this by the head of Urban Forestry, as we have lost young trees over the last few years. So please see if a tree near you needs 'adopting', and liaise with your neighbours so that we do not overdo it.

Tree sub-committee

Letter to Stephanie Wilson, received in January 2011

As a longstanding resident of the Avenues, I wish to record my anger at APPRA'S unwanted instigation of yet more proposed regulation of what people do with their homes. The Avenues are already controlled and protected by Conservation Area status and two other Article 4 directions, one of which is regularly being successfully challenged by homeowners.

If I wanted more red tape and horseshit regulation, I would have bought a listed building. As it is, I would like to be left alone to enjoy my home in peace, without the unwanted attentions of the Avenues Association Gestapo.

Indeed, APPRA is, in my opinion, an unrepresentative, self-perpetuating clique which has no real mandate to speak for the Avenues residents as evidenced, for instance, by the very low turnout at your last AGM. Your idea of building community spirit appears to include making patronising comments on individual repairs and home improvements in your newsletter and encouraging residents to spy on each other for major crimes such as having a satellite dish. I have worked in community development and that's not how it is done, believe me.

You often moan that people don't tell you what they really think. Well, here it is – no – I don't want any more regulation. In future, stick to tree sculpture, advent calendars and the like, please. I have also written to the Council to express my opposition. Feel free to share this letter with anyone you like and, before you ask, no, I don't want to discuss it further.

Name and address withheld by the APPRA Committee

Where heritage is preserved



This wall, at Boots the Chemist on the corner of Westbourne and Chanterlands, was collapsing. It has been rebuilt using quality replica bricks and the original coping stones. It is a fine example of how to preserve the architectural heritage of The Avenues; and particularly pleasing to see as other original walls have been lost, often through neglect by landlords (see page 13 of Avenues Design Guide book).

Zero tolerance for litter!

We love to stroll around our elegant Avenues to admire the architecture and the natural beauty of well-established trees, but too often our gaze rests on discarded sweet wrappers and bits of plastic. **A resident suggests that we could all help to combat** the ever-increasing litter problem—which she suspects may get worse as a result of cutbacks in the council budgets—by keeping the footpaths and roads outside our properties free of litter.

Verges need protection

We have again this year the usual deep winter ruts created by the parking on our soft verges by thoughtless commercial vehicle drivers, many of whom regard the verges as a convenient place to park off road!



What can we do?

Remain vigilant, point out to any that you see that they are committing an offence (under the Kingston upon Hull Act 1984, Section 25).

- ◆ Take a photo of the vehicle to show the registration number and logo with address and, preferably also, one of the damage caused. Email it to me with precise details of date, time and location (which house number it is outside) and I will forward it to Highways Dept. A small number of you already do this routinely and effectively. The more we do it, the more likely we are to be successful in encouraging commercial companies to respect our verges. It also serves to flag up to Highways how entrenched the problem is.
- ◆ It is a parking ticket offence to park on the verge next to a double-yellow line. For repeat offenders who have not been ticketed by a Parking Enforcement Officer we have found the best approach is to phone Central Parking in Nottingham, as these officers are 'uncontactable' locally. The number for Chris Singleton, Regional Commercial Manager is 01908 223500, mobile 07909 894248, email chris.singleton@vincipark.co.uk, www.vincipark.co.uk
- ◆ Tell in advance any builders etc who are coming to your house that they should not park on the verges (including two wheels up which is constantly eroding the edges).



Two projects

- ◆ The kerbs on the stretch of Salisbury Street outside the houses designed by George Gilbert Scott Jr have been raised using our original Yorkstone. The verges will be made good in due course.
- ◆ Works to repair severely eroded verge edges at tenfoot entrances and to help prevent such damage occurring in the future will be carried out in late Spring. The works will consist of either putting in a metal bollard, to match existing metal bollards in The Avenues, or widening the tenfoot entrance. The two different approaches depend on the design and location of the tenfoot: for instance, the bollards will be used where there are original Yorkstone sets. Any turf still bare and needing attention is not likely to be dealt with until the Autumn.

Funding for the above projects was allocated from the Community Initiative Budget of Wyke Area Committee, following bids from APPRA in 2005/6. Thus they have been a long time 'in the pipeline' and we are particularly grateful to Jacqui Buckley of Wyke Team for her help in expediting matters.

Sally Walker

Verges sub-committee

Searching for the houses

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

In the 1881 census there were 59 houses in the Avenues but on the 1889 map there are 116 and none with numbers! This produces real problems in identifying the houses in the census which was illustrated when I was talking to an Avenues' resident about their house and I suddenly realised it was the wrong house!

To identify houses and then associate them with a census (where possible) I make numerous trips to the new Local History Centre and there pore over maps, take measurements, examine microfilms, trade directories and electoral rolls, deduce the route taken by the census recorder and finally 'foot slog', with a pre-measured step, round the Avenues to actually look for the houses.

In 1881 Marlborough had a terrace of ten houses. This is the run of large double breasted red brick houses now numbered 1-19 at the south east end. In 1881 these were all in 'single family use'. Unexpectedly the next houses to appear before 1889 are numbers 16, 18 and 28. Number 16 has been called Moltgreen since at least 1891 and I suspect the wooden name plaque which is still there is of considerable age. Some of the stone decoration of 16 and 18 is the same as 96 (1886)—but that's another story. If you look you can see 16 and 18 are a pair and not joined to their respective partners, numbers 20 and 14. Surprisingly 28 was built as



A Park Avenue house, listed in the 1881 census

a single dwelling before 1889 but has been considerably changed. You can still see the line of the cream coloured facing bricks if you look at the sides of the front elevation. Number 28 is a good example of the terrible vandalism of our heritage.

By 1881 Westbourne had numbers 1-21 (east end south side) but these are not a full terrace as 1 (the 'Grass House', rebuilt 1990s), 3 and 5 (Clareville) are all detached while 7-21 form a terrace. Further down on the south side we had 81, the NHS centre (this is ex-Nuffield, ex- 1930/40s Victoria Nursing Home, ex-Rosslyn (?), ex-Barcombe House, 1879) and next door, 83, Tower House, demolished about 1915 and now a car park. The terrace numbers 85-109 (c1879) are the substantial houses between the tenfoots on the south side. On the north side (east end) we have numbers 2 and 4, the two houses with wooden porches. These are just east of the old Hull Tennis Club, now number 6, once the site of the tennis pavilion.

The following houses could be of mixed ages but prior to 1889. The rather inconspicuous pair (numbers 44 and 46) with the brick arch between, have the houses 42 and 48 tacked on

each side. Number 74 was built as a separate house (see lintels and joint in brickwork) whereas 72 and 70 are actually a pair. However, 70 appears to have been extended forward and upward before 1889 to produce a gable and third story room. This obscures the pairing with number 72. Look for the cut stone door arch at 70.

In the 1881 census the eight Gilbert Scott (The Younger) houses (built 1877-79) were in **Salisbury Street**. Oddly in 1881, 81 Westbourne (Barcombe House) and probably 83 (Tower House) were included in Salisbury Street. Now the Gilbert Scott houses are, from Westbourne to Park, 98 Westbourne (The Hawthornes), 96 Westbourne (now both International House), 1 Salisbury (Kirkstall), 3, 5, 7 (Stretton House), 107 Park (Argyle House) and 109 Park (Casa Carola). Newland Tofts Farm was at the north west corner of Victoria/Salisbury.

In 1881 Park Avenue had six houses and in 1889, twenty seven. I think the six in 1881 were numbers 4, 6, 8, and 78 (Ivy Villa) on the north side and 15 (Aldro' House) and 13 (Llanberis House) on the south. 15 and 13 were a pair, 13 was like 15 is now. Number 15 remains essentially as it was but 13 is architecturally badly mauled. Not actually in the 1881 census but on the 1889 map are 44 (1882), 46 (1886) and 48 (1884).

It's worth walking round to see these houses. If any resident has corrections or specific house building dates I'd be pleased to 'log' them.

Chris Coulson

96 Marlborough Avenue

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.

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.

New to the area?

We have an advice pack which contains a welcome sheet (giving information on which alterations require planning permission), two council guidance sheets on the "dos and don'ts" in conservation areas, and a free 35-page booklet full of photos displaying the varied architectural features of the houses, with advice on renovation.

Please contact Stephanie Wilson (details below) for your pack.

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