



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

PHOTO: Hilary Byers



Avenues Adult Education Centre

Hilary Byers

We are all familiar with this fine school building in our midst, and many of us will have been to classes here. You might have noticed the letters 'School Board 1888' over the door. I've long been a fan of the schools built by the Kingston Upon Hull School Board between 1871 and 1903, which are among Hull's best Victorian buildings. So when I heard that the Adult Education Centre was to close in July, and it was likely to be sold off, I was keen to find out more about the history of this building.

Industrial School for Girls

The building was designed and built as Park Avenue Industrial School for Girls. But what was an 'Industrial School for Girls'?

Under the Industrial Schools Act of 1866, children under 16 could be 'detained' by magistrates in an industrial school if they were charged with a minor offence, were frequenting the company of thieves or prostitutes, were destitute or 'out of control'. Accommodation, food, clothing and

training were provided within the school premises. Parents, if able, could be required to contribute to the cost.

The role of Industrial Schools was, therefore, a mixture of care, education and punishment. For girls the training was usually sewing and housework skills to equip them for domestic service, though some girls from Hull were sent to work in the mills of the West Riding.

Why did the School Board choose Park Avenue, a site then on the edge of the town, near to an expanding middle class suburb? Was the thinking that there might be placements for the girls as domestic servants in near-by homes? Or was it just that land was readily available, the streets having been laid out by Garbutt in 1875 but houses not yet built west of Richmond Street?

External features

William Botterill (1820-1903) was architect to the Hull School Board and he signed the original plans, although it is likely that this school was designed by his partner John

Bilson. The lowest of 7 tenders was accepted for the building work at a cost of £7,725. It is noticeable that the design incorporates less stonework than other Hull Board schools; what there is, is concentrated around the main entrance. Perhaps there was less money made available for an Industrial School? Nevertheless, there are some attractive details, including the rubbed brick design on the front gables and the brick dentil pattern at the eaves. Characteristic 'Board School' features include cupolas on the roof which conceal an innovative 'passive stack' ventilation system. The high windows flooded the classrooms with light while being too high to distract the children.

There are some features which make this school different from other Hull Board Schools. The emphasis on a central front door reflects the fact that this school was residential and was also single sex. At the back it has a large covered 'playshed' possibly also used for drying laundry.

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To find us on Twitter, search for @APPRAHull

Tweet us to tell us you are an Avenues resident and we will follow you back.



Like APPRA on Facebook
To find us on Facebook, login to Facebook and search for "APPRA", then "like" our page.



Scan the code to reach APPRA's website—see Advent Windows, our craftsmen list and other resources

www.avenuesonline.org.uk

Chair's report: Easter 2015

Stephanie Wilson MBE

As the time for the APPRA AGM approaches, I am filled with my annual anxiety about attendance; it is dispiriting to wait in the hall for people not to come and, eventually, to count the faithful few who may just outnumber the Committee. I try not to see this as a vote of no confidence; we know that we are not universally popular, but we count ourselves as successful in fending off the various threats to the 'unique character' of the Avenues Conservation Area and therefore as defending its continued appeal to residents and its 'strong community spirit'. (I quote from the original vision statement, composed by the founder members in 1971.)

A committee member responded briskly to this AGM lament: 'people don't come to AGMs because they are boring.' Inspired by her aperçu, we have organized a meeting with Martin Green, Chief Executive of Hull City of Culture; we expect to hear about his ideas and work so far and to contribute our own. 2017 is supposed to be a year of events and awareness which emanate from the community and are not imposed from above: this is a chance for us in the Avenues to be involved in that process and I hope to see a room full of residents eager to listen to Mr Green and to give him much to think about.

Please put the date, the venue and the time straight into your diary. We are meeting in the Education Centre for a change to show it off to Mr Green and to demonstrate the importance and varied potential uses of this worryingly endangered building.

There will be paper copies of all the required reports available at the meeting; and we will invite residents with questions/issues to subsequent committee meetings if there is no opportunity for discussion at the AGM.

Perhaps we can start the meeting by looking at the new graffiti on the back wall of 48 Pearson Park – a local and cultural topic. We have

had a complaint that it is out of keeping, but reactions so far from the Committee and residents are admiring. What do you think?

Finally, would a list of 'handymen' (is that sexist? or simply realistic?) be a useful addition to our other lists of conservation craftsmen? I was unable to help a resident who needed a small, but vital, job done; she did not want to ask a favour from handy neighbours, nor pay a big call-out fee for a ten minute task. And if such a list would plug a gap, please send in helpful names.

See you on 14 May in Park Avenue!

Welcome Packs for new residents



THESE ARE DELIVERED TO NEW OWNERS BUT IT IS NOT ALWAYS POSSIBLE TO IDENTIFY NEW ARRIVALS. IF YOU HAVE RECENTLY MOVED INTO THE AREA, BUT HAVE NOT RECEIVED ONE, PLEASE CONTACT SALLY WALKER (DETAILS ON PAGE 4).

The Pack contains a large pictorial colour booklet of The Avenues, celebrating its architecture and special features, along with practical advice on how to carry out repairs to original features. Included also is information on APPRA's work, and advice on how to deal with Japanese Knotweed.

Also included is information from Hull City Council on what it means to live in a Conservation Area, plus information from us on their planning controls, including Article 4 Directions which make planning permission a requirement for alterations to the front elevations of all houses.

We hope you will find it both useful and enjoyable.

Avenues farms — history underfoot

Chris Coulson

In the past I have written in general about how the Avenues came into existence. Generally what was called Cottingham Marsh and which became known as Newland Tofts and eventually part of it—the Avenues—started to be drained in about 1170 (over 800 years ago) by the construction of dykes. Setting Dyke is an example of an early dyke and this ran, until filled in during the 1960s, behind Victoria Avenue and along Queen's Road to

the River Hull. This early drainage was instigated by the Lord of the Manor of Sculcoates and the Lord of Cottingham. Cottingham drain, another drain, went along Jack Kay's walk to Dunswell but joined Setting Dyke at the sub station behind where Jack Kay's shop was. Its track can be traced on Google Earth. Many other drains existed but for fear of causing 'drain fever' I'll not go on about them!

House-building starts

However, drying the land allowed agriculture to develop and the ecclesiastical cash registers started ringing as tithes became liable! All this was sorted eventually by the Archbishop of York in 1262, some 750 years ago! So now we have agriculture, mainly dairy, prominent in 'the Avenues' and several farms existed. Eventually the north walls of Hull were demolished to make way for the Town Dock in 1778, later becoming Queen's Dock (then Queen's Gardens), and residential building land outside the town was sought. Fast forward to 1870s. The streets and avenues had been laid out and the building land rush had started. Not quite as dramatic as that but nevertheless a serious money-making enterprise.

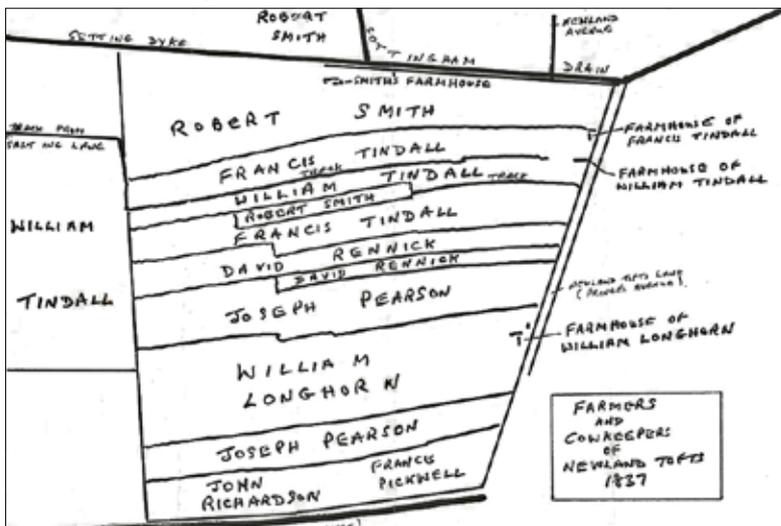
But where were the farms?

It seems that the farms in the Avenues area were tenanted and in 'the Avenues' the farms ran approximately east/west between what is now

Chanterlands Avenue and Prince's Avenue (see map) though land outside this area was farmed. Their orientation was influenced by the drainage ditch direction.

There were four farm houses: Smith's Farmhouse was on the corner of Salisbury and Victoria Avenue. Much of the Longhorn's Farmhouse was where the Methodist Church is on Prince's Avenue. The two Tindall farmhouses were between Park and Victoria. A small (ancient?) bridge which led to Smith's farm across Setting Dyke is now under the garden of 69 Salisbury Street, though it existed as a bridge within living memory. Over the recent past several people have exchanged ideas on Facebook about the history of the Avenues and this long discussion (over 1000 comments) can be referenced via <https://www.facebook.com/groups/oldhull>

One person commented that the 'thread' is now long enough to allow the reading of *War and Peace!* So beware!



The farms in Newland Tofts in 1837. (Map: John Binham Cooper 1996)

It's summer - so welcome to Avenues Open Gardens!

Sarah & Robbie (472089), Ken & Elly (346225)
Avenuesopengardens@gmail.com

We're pleased to confirm that Avenues Open Gardens will take place as usual on the **first two Sundays in July, which this year are the 5th and 12th**. Let's hope the weather is good.

Thanks to everyone who took part last year and made it another successful event: raising £8,000 for Dove House hospice.

Open Gardens totally depends on the continuing support of residents and we're always open to comments and suggestions to improve the event.

We understand that the first Avenues Open Gardens took place in 1976 to raise funds to open a hospice in Hull. Since then Dove House has always received at least 50% of the money raised, with other charities receiving smaller donations.

Last year we gave Dove House all the money we received after costs. We decided to do this because Dove House helped in the organisation of the event and contributed to its success. Specifically, they *publicised* Open Gardens in their newsletters and in their shops; they provided a *free bus* for visitors both Sundays; and they provided *free cakes* from their kitchen for openers to sell.

Two other charities, which have been contributing to Avenues Open Gardens for many years, also benefited through their own fundraising activities. **Mires Beck Nursery** runs a plant stall and International House in Westbourne Avenue provides refreshments, entertainment and toilet facilities for visitors.

In line with our view that charity 'partners' can help to make this an even better community event, **Yorkshire Wildlife Trust** will also be fundraising at the Pearson Park Wildlife Garden this year.

Since we took over as organisers last year, several residents have contacted us about which charities should benefit from Open Gardens. We've carefully considered the comments we've received about last year's arrangements and discussed this with the APPRA committee.

We've decided that this year we will again give all the proceeds from Open Gardens to Dove House because of their contribution. We're talking to them about how they can help us to make the event an even greater success.

Everyone has their preferred charities but Open Gardens is essentially a community event and we hope you'll continue to support it.

If you are interested in opening your garden or you know someone who might be, please contact us. We always need new openers.

We're particularly keen to persuade more openers to provide refreshments.

Please talk to us if you're willing to consider this.

We can supply cakes!



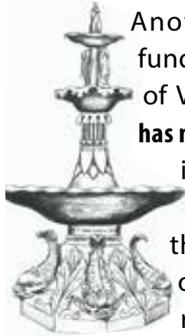
We're also looking for more **cake bakers** and a **Cake Co-ordinator** who is willing to liaise between refreshment providers and bakers to ensure cakes are in the right place at the right time.

As usual we will be ordering posters and leaflets well in advance. **If you have any ideas for places to display these please let us know and we can supply them.**

Looking forward to hearing from you and hoping for your support and participation once again this year.

Victoria Fountain news

Ella Suto



Another milestone has been reached in the fundraising to restore the fountain at the junction of Victoria Avenue and Salisbury Street: **the total has now exceeded £20,000**. There is increased interest in the project round the city. Articles have recently appeared in the Hull Daily Mail and the Advertiser, and there have been interviews on KCFM, and Estuary TV. Enthusiasm for a restored fountain is buzzing round the city.

SPRING EVENTS

Two fundraising events are planned:

▶ **20TH MAY—QUIZ NIGHT** to be held at Larkin's on Newland Avenue. The venue opens at 6.30 pm for a 7.00 pm start. The cost is £1 per person, with a maximum of 5 people per team.

The prize is a £20 Larkin's meal voucher. You do not need to be a brainbox to come along and enjoy the food and atmosphere!

▶ **31ST MAY—GARAGE SALE** to be held on the tenfoot at the back of 92 Victoria Avenue, starting at 12.00 pm. There is access from both Salisbury Street and Victoria Avenue (next to No. 2). Come along on the day to bag an unusual bargain, large or small.

If people have unwanted saleable items, possibly a result of spring-cleaning, these will be gratefully received before the sale.

Please telephone Jacky on 341631.

Must do

Join our campaign for a working fountain on Victoria Avenue.

Visit our website www.victoriafountain.org

Japanese Knotweed - latest

The article in the Hull Daily Mail in the Autumn, headlined "Dreaded Japanese Knotweed invades the Avenues" was an exaggeration.

It is not any more present in The Avenues than anywhere else. It is to be found city and nation wide. The aim of the article in the September issue of APPRA newsletter, the leaflets through your door and the posters on lampposts was to bring it to your attention so that you can deal with it before it becomes a big problem for you. There is no quick solution. If you have it, be prepared for hard work and some expense.

More detailed advice on eradication can be found on the Environment Agency website www.environmentagency.gov.uk, or you can email Martin Fuller (martin.fuller@environment-agency.gov.uk), who has kindly offered to give advice

on your questions. He lives in Hull and works for the Environment Agency. Please be aware that it is not a reportable plant and thus the Agency has no duty to control or eradicate. They can only advise.

You must not put any part of the "raw" plant in any of your bins. You cannot take it off your property without a licence

If you see Japanese Knotweed on public land then report it to the Council on 300300 and ask for Environmental Health. In this way you can help stop its spread in the area and city wide.

Correction to information in the September newsletter

The Council does not make a special collection. To dispose of ashes, put in the black bin or scatter on your garden. Make sure you have fully burned the root or leaves to ash, as the plant can regrow from a tiny piece.

Internal features

Internally, the plan form of the rooms is remarkably little changed today from the original design. What is particularly significant is that it is still possible to 'read' the original hierarchy of the rooms, eg rooms intended for important adults (Matron's Room, Committee Room etc) have plastered walls, cornices, skirtings, fireplaces etc; classrooms have glazed bricks to dado height, now painted over but still decipherable; service rooms such as the washhouse have unplastered walls. In contrast to most schools there are a lot of small rooms, reflecting its domestic character.

Surviving original features include a bell indicator near the front entrance showing 'front door', 'matron's room', 'Infirmary', 'matron's bedroom' and 'Committee Room'. Most of the original fireplaces or surrounds survive including a large one in the former kitchen. Other surviving features include most of the original doors, almost all the original windows including some of the ironmongery and large linen cupboards on the first floor. In one small first floor room there is an unusual hopper arrangement at ceiling height which appears

to have been used to collect rainwater for use in the laundry.

Future plans?

At the time of writing, the Council's policy is to move the remaining Adult Education classes to the Endeavour school building in June and sell the Park Avenue building and site.

A group of local residents has put forward a proposal for consideration by the Council* that the building could become a 'hub' for various uses, including the library from Chanterlands Avenue, Wyke Area offices and some adult education, community uses and self-organising groups. This would enable other Council buildings to be sold and Park Avenue to generate additional income.

What protection does the Avenues Adult Education building have?

The building is not currently on the statutory List of buildings of special architectural or historic interest. Because it is in the Conservation Area, planning permission would be needed to demolish it, but partial demolition or internal alteration is possible without permission. Any new development will be expected to preserve

and enhance the character of the area. It is on the Local List, which means that its local interest will be taken into account in any planning decisions.



I have been looking at whether the building is 'special' enough to merit being statutory Listed. There are already 6 Hull Board schools which are Listed. However Park Avenue school is unique in being the only one designed as a residential school and as such it has some special features, different from other schools, which have survived. It is significant that the design and features of the rooms still recognisably reflect the original uses.

I think that its role as an Industrial School for Girls could be said to 'illustrate important aspects of the nation's social, economic and cultural history', one of the criteria for Listing. Industrial Schools for Girls in other cities seem mainly to have been designed as large houses or as part of the Workhouse; I haven't found one yet which was built in a school style.

Hilary Byers

* details of the proposal can be found at avenuescentre.wordpress.com

PLANNING CONTROLS

Contact the Planning Department

Tel: 612345

Email: dev.control@hullcc.gov.uk

To help maintain our Conservation Area planning permission is required for alterations to or construction of the following, as they are protected features under Article 4 Directions.

For roofs and chimneys the Directions apply to all roof slopes (ie front, back and rear extensions). The Direction on solar panels is slightly different — see *Footnote 2*. For the other features the Directions apply only to the elevation of a house which faces a highway (including the footpaths serving Victoria Gardens, Regina Crescent, Madison Gardens — see *Footnote 1*).

Protected features

- ◆ windows;
- ◆ front doors;
- ◆ roofs—both for roofing materials and for installation of solar panels (for solar panels, see *Footnote 2*);

- ◆ chimneys, including stacks and pots;
- ◆ eaves gutters, gutter blocks/brackets, fascia boards and bargeboards;
- ◆ construction of a porch or alterations to an existing porch;
- ◆ construction of a vehicular driveway across a pavement or verge (see *Footnote 3*)

There is no fee for a planning application arising from an Article 4 Direction.

It's best to enquire of the Planning Department at the time you are thinking of renovating or making alterations, and definitely before the work starts. They give valuable advice on what is acceptable in our conservation area— making the process easier for you.

Also subject to planning permission are the installation of **satellite dishes** visible from the

highway (national guidelines for Conservation Areas) and the **felling/pruning of trees** (where the trunk circumference is more than 24 cm).

Footnote 1: highways do not need to be roads— these footpaths are considered by Planning Dept to be highways.

Footnote 2: the Planning Dept states: "The Article 4 Direction on Solar PV and solar thermal equipment relates to (a) a dwelling house roof slope facing a highway and (b) a roof slope facing a highway on a building situated within the curtilage of a dwelling house."

Footnote 3: all Article 4 Directions apply to all properties in The Avenues and Pearson Park Conservation Area, except for the one on vehicular driveways which does not apply to the properties in Pearson Park.

Answers to the Pearson Park Photo Quiz, in our December 2014 issue

- | | |
|--|--|
| 1 On the east gable of the Park Keeper's House, at the Princes Avenue Pearson Park Entrance. | 9 In the early 1950s Kellogg's Cornflakes ran a competition. The winner(s) could have a "Kellogg's-designed" house built where they liked. |
| 2 Gareth Watkins (1950-2010). In Pearson Park Wildlife Garden. | 10 On top of the outer pedestrian gatepost on the Park gates on Beverley Road. The tops of the inner ones are different. |
| 3 The old Guildhall in Hull. | 11 Zachariah Charles Pearson. |
| 4 'Incline'. | 12 Thomas Earle. Born Hull 1834. |
| 5 £32 | 13 George. |
| 6 Albert Dock. | |
| 7 Pearson Park Wildlife Garden. | |
| 8 The Park bandstand. | |

CRAFTS LIST ONLINE

AvenuesOnline has APPRA's updated list of recommended local firms with the skills and willingness to carry out conservation-minded repairs and renovation

HERITAGE REPAIRS ADVICE

If you wish for advice on repair and renovation using traditional materials and styling, email **Ed Ulyart** and he will help, or find a "man who can". ed@allstar.karoo.co.uk

HELP@HAND

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