



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, AUTUMN 2015

The most urgent current topic locally concerns Westbourne House, formerly Haughton House. There is a separate factual report, so I am now writing about the development of the project and its effect on the community.

Danny Allman, the manager, contacted us in the summer, but could not make our July meeting; consequently, when the House opened, we were uninformed and unprepared for the type of incidents alarming Avenues residents. There had been a planning application, confined to the physical changes to the building; in retrospect, it seems incurious of us not to have wondered what these changes presaged (they may, or may not,

constitute a 'change-of-use;' the legal and planning position was fully investigated by Humbercare and it seems that the previous occupants should have applied for a change-of-use – but that the present use does not amount to a change). Our failure to ask questions was a gift to Humbercare and our local Councillors who had decided not to inform or consult ahead of the opening, in order to limit the reaction and go through 'the pain' once only.

This, to us, seems thoroughly misconceived; at best it infantilises the public ('Don't tell them what'll upset them'), but at worst, it is a betrayal of the trust we have in our representatives, that they will inform and consult. Adults, in an adult culture, do not hide necessary information on the grounds that the community won't like it; nor do adults abuse their position and retain such information to protect themselves from the possible flak of disclosure.

It is also a misguided approach, in that the outcome is the opposite of the intention: the public reaction is maximised by the initial disinclination to inform or consult. People who distrust politicians, who believe in establishment conspiracy, are vindicated; people who would accept the presence among us of the less fortunate, and the institutions caring for them, are alienated, because kept in ignorance. The Avenues and Pearson Park have been tolerant, and I would say, generous, towards the various hostels and half-way houses that have come and gone here over the years; but that tolerance has been tried this summer. One public meeting, open, informed and well-run, would have engaged and mollified residents.

As it is, Westbourne House opened to an unprepared community; incidents, adverse reactions, by 'phone and Facebook, proliferated; unrelated incidents were

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Be part of our 14th Advent Calendar

Every year for the past 13 years, 24 Avenues households have created an Advent Window to form a living Calendar. Each household picks a date, then creates a festive picture (incorporating the date), and illuminates it brightly in a front window, starting from the date chosen until at least Christmas Day. Lots of people like to illuminate their windows to Twelfth Night and beyond!

To join in this year: phone Lesley on 342516 or email: longworth@lathkill.karoo.co.uk, or book online at our Facebook page, or at: www.avenuesonline.org.uk



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, log in to Facebook and search for "APPRA" then Like our page



Scan the QR code to reach APPRA's website. See the Advent Windows, our craftsmen list and other resources
www.avenuesonline.org.uk

probably ascribed to the House residents. The APPRA Committee was criticised both for supporting the development and for opposing it, though as I have explained, we were in a position to do neither.

Now, what we are hoping for is that staff will learn to help their clients while minimising their impact on the neighbourhood; the Committee, after our meeting with staff, accept that that is their aim, but that they are not fully aware of 'what goes on.'

Finally, briefly: we have opposed, like many other institutions and individuals, the application to demolish what is left

(enough to conserve and build on, surely) the primitive Methodist Connexion Chapel in Lambert Street; we have donated £4,000 of our historic funds to the Victoria Avenue Fountain; we have responded to the draft Avenues and Pearson Park Management Plan. In that context, we are opposed to the delegation of future Conservation Area Character Appraisals and Management Plans to the Planning Committee; we think the Area committees should be part of the decision-making process, since they have an obvious interest in, and knowledge of, their local areas.

Chrys Bavey has brought such expertise and artistry to the production of the APPRA newsletter and we thank her for her excellent work; we hope that there will be someone interested in taking her place. And we always hope for new (and younger) interested residents on the Committee: it's such a boost to our meetings to welcome a new face and voice (as we have recently) and gives me hope for succession planning.

Stephanie Wilson MBE
Chair

Report on Westbourne House, formerly Haughton House: FACTS

A 25-bed Centre of Assessment, plus a 28-bed 'dedicated on-site move-on' facility has been opened in this refurbished building, run by Humbercare Ltd under contract to Hull City Council. It provides outreach and support for the homeless and rough sleepers. There are no violent or sexual offenders among the clients.

It is fully staffed, day and night; there are around 12 members of staff on duty during the day, and 2 to 3 at night.

Avenues residents who need to contact staff should ring:

Westbourne House(01482) 497575 or 497576
 Danny Allman.....(01482) 497573 or 07736 293016
 Emma Wagner(01482) 497574 or 07793 241219

Staff intend to set up a Community Liaison Group and are organizing two Open Days (**Friday, 2nd October from 2:00 pm - 4:30 pm and Saturday, 10th October from 2:00 pm to 4:30 pm**) Volunteers to help with eg reading groups would be welcome.

Hull's historic gateway secures major lottery funding

Hull City Council is delighted to announce that it has been successful in its bid to secure Heritage Lottery Fund investment for a new Townscape Heritage Scheme for Beverley Road.

Beverley Road, which has been a Conservation Area since 1992, is on the national 'At Risk' register, because of the poor condition of a number of properties. After submitting a bid to Heritage Lottery Fund (HLF) earlier this year, the council has been awarded a grant of almost £1.6 million for a major regeneration grants scheme for the south end of Beverley Road. This grant is in addition to £511k from the council and £500k from the private sector.

The scheme will cover the stretch of Beverley Road between Freetown Way and Queens Road and will offer grants to property owners for urgent conservation repairs, including historic shop front restorations. The scheme will only cover properties that front onto Beverley Road itself.

The scheme will also fund a series of boundary and public realm improvement works, as well as working with local schools and contractors to deliver heritage training and engagement opportunities.

Consultation with local residents as part of the bid's development illustrated they were positive about the scheme's proposals, with many highlighting that the number of derelict and empty

properties (including shops) and poorly maintained historic buildings in the area has increased in recent years; along with other issues including graffiti, litter and antisocial behaviour.

The funding from HLF will allow the council to work with local people to address these issues, and support property owners to fund and carry out urgent repairs to their properties in a way that enhances the heritage of the area.

The scheme aims to work with the owners of key buildings in the Conservation Area, including Stepney Station, Hull's last urban station house building. This beautiful, but little known, Victorian station was designed by architect William Botterill and was opened in 1852-3. It is Grade 2 listed and is currently owned by the Hull Anatolian Society, who have already carried out a large amount of work to save the building and to convert it into a community centre.

Councillor Martin Mancey, Portfolio Holder for the Beverley Road Town Heritage Initiative, said:

"This scheme will have a huge positive impact on the Beverley Road area and deliver much-needed investment and heritage-led regeneration for one of the city's most important historic gateways. Beverley Road has been a major route into the city from at least the 14th century, and is still a key gateway for visitors and residents alike. This major public

investment from the HLF will allow the council to support the regeneration of this important historic area and to deliver lasting improvements for the benefit of local people."

Fiona Spiers, Head of HLF Yorkshire and the Humber, said:

"Thanks to money raised by National Lottery players we're delighted to support this project which help secure a bright future for historic Beverley Road. This investment is more than bricks and mortar. It is designed to encourage the community to work together and to generate pride in the area. It will also provide some excellent opportunities for local people and the economy."

The scheme will begin later this year and will continue until 2020. The team behind the scheme will also work with City of Culture Company around 2017, to support local people to explore and celebrate the culture and unique history of Beverley Road.

This project is part of Hull's 10-year City Plan that aims to make Hull a world-class visitor destination, improving key routes into the city.

Tegwen Roberts

Townscape Heritage Project Officer

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Residents help to make Open Gardens a great success

Open Gardens took place on 5 & 12 of July this year with 50 gardens in the Avenues, Ella Street and Pearson Park open over the two Sundays.

The weather was once again in our favour despite a rather unexpected 10 minute heavy downpour on the first Sunday.

A total of £10,188.47p was raised and we have recently made a donation of £9,500 to Dove House Hospice. This year we asked all of the organisations involved in the event to let us know how much money was raised for their own charities. Mires Beck Nursery sold £1,580 worth of plants; International House took £587.40p in refreshments and Yorkshire Wildlife Trust took £12 at the wildlife garden. This reflects the wider financial impact the event has for these organisations. As a thankyou gesture Mires Beck is donating £50 in plants for use in public areas around the Avenues.

We would like to thank everyone who opened their garden, visited the gardens and/or helped in any way to make the event a success. More and more residents are now getting involved in a range of ways to help with cake baking and distribution, social media/marketing and in supporting us to contact and liaise with openers. This is a tremendous help to us and places the event even more strongly within the heart of the community.

This year we liaised with Hull in Paint to invite artists to work within the Avenues area during the two Sundays. This was a success with 10-15 artists participating and a strong possibility that this relationship will develop further next year.

The video made last year about Avenues Open Gardens was used by Dove House to promote our event. They provided a link on their website. If you haven't seen the video yet you can view it at: <https://vimeo.com/102853109>

We are very pleased to say that this year there was a substantial number of new openers and returning openers

which gave the event a boost. Please get in touch with us if you are interested in opening next year and we don't already have your details. You don't need a show garden and it's more fun than you think! It may be hard work getting your garden ready but after the event is over you can sit back and enjoy your garden yourself!

If you don't want to open your garden you can help by: distributing posters, baking cakes, or helping serve refreshments on the day. We are also looking for someone who can work with us

to create a website. Let us know if you would like to help in any way.

We look forward to seeing you at Open Gardens next year – 3 & 10 July 2016. This will be 40 years since the event began in 1976. Quite an achievement! Long may it continue.

Sarah, Elly, Robbie & Ken

Email: avenuesopengardens@gmail.com

Tel: 472089 (Sarah & Robbie) Tel: 346225 (Ken & Elly)



Sarah and Ken hand cheque to Dan (on left) at Dove House

Fountain Group: raising funds for Victoria Avenue fountain

Larkin's 40-52 NEWLAND AVENUE, HULL

MEAL and QUIZ @ £15

Wed 30th Sept

Meal - from 6pm : Quiz - 7.30pm

Let's repeat our Quiz success

Even before the first Victoria Fountain quiz had finished, people were asking, 'When is the next one to be?' The winning formula of a meal at Larkin's combined with a fun quiz is to run again on **Wednesday 30th September** at Larkin's—the popular venue on Newland Avenue.

For the cost of £15 you can enjoy a 2-course meal, which includes a choice of dishes, and take part in the light-hearted quiz. You can come as a team of up to 5, or join one when you arrive. Larkin's well-stocked bar will also be open throughout the evening. In addition, a tombola is planned to add to the fun.

Great progress this year

The sum raised towards the restoration of the Victoria Fountain has shown a magnificent increase this year. Thanks to an anonymous donation of £5,000, combined with a successful garage sale

which yielded £700, the grand total now stands at **£26,500**, which is a good step towards the ultimate goal of £85,000. With Hull's city of Culture Year: 2017, on the horizon, it is hoped that a new fountain can be installed as a lasting legacy to Hull's year in the sun.

We have public backing

To measure public opinion on reinstating a fountain, a survey was carried out among houses in Victoria Avenue and parts of Salisbury Street and Ella Street in June this year. Almost half of the households responded, of which an overwhelming majority: 98.8%, were in favour of a fountain, most favouring a carved marble one in the style of the original. It is clear that the project has enormous support in the Avenues.

Ella Suto
Victoria Fountain group

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

- 1 windows;
- 2 front doors;
- 3 roofs—both for roofing materials and for installation of solar panels (for solar panels, see *Footnote 2*);
- 4 chimneys, **including stacks and pots**;
- 5 eaves gutters, gutter blocks/brackets, fascia boards and bargeboards;

- 6 porches (both alteration and construction require planning permission);
- 7 verges: construction of a vehicular driveway across requires planning permission (see *Footnote 3*);
- 8 front gardens: (houses next to a tenfoot or with an existing driveway require planning permission for the installation of hard standing in front gardens for vehicle parking, see *Footnote 4*);

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.

Footnote 4: This Article 4 Direction is new and came into force in June 2015.

AVENUES & PEARSON PARK CONSERVATION AREA Draft Conservation Area Character Appraisal (Pearson Park) & Draft Conservation Area Management Plan (Avenues & Pearson Park)

Hull City Council is seeking views and comments on the above two draft documents **between 24 August and 21 September 2015**.

An up-to-date appraisal and management plan are urgently required as part of the stage 2 Heritage Lottery Fund (HLF) 'Parks for People' bid in relation to Pearson Park.

The current Avenues character appraisal (adopted in 1998) did not specifically include Pearson Park. Instead, for a description of the Park, a reference was given to the entry in the National Parks & Gardens Register. A revised and updated character appraisal for The Avenues is forthcoming, but because of the HLF timescales and lengthy adoption process for appraisals and management

plans, it has become necessary to progress the two appraisals separately.

The Draft Conservation Area Character Appraisal for Pearson Park can be viewed on line at <http://hullcc-consult.limehouse.co.uk/portal>

I look forward to receiving your views and comments.

Philip Hampel

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WANTED NEWSLETTER DESIGNER FOR APPRA NEWS

To design/produce our newsletters starting in 2016 (3 issues a year: in April, September and November).

APPRAnews represents the views of the committee of APPRA, so you will liaise with the Chair, Stephanie Wilson, and with Sally Walker, for newsletter content.

The responsibility for printing and distribution of the printed copies is also undertaken by the present producer but this aspect may be re-negotiated.

If you enjoy using text and image software and would like to bring your own design ideas to our newsletter, ring Stephanie on 493037 or email chair@avenuesonline.org.uk for more information 

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