Purpose of the Conservation Area

Conservation Areas were introduced under the Civic Amenities Act 1967 and provide a means of designating areas of special architectural and historic interest. The designation of a Conservation Area does not intend to prevent development, but instead to 'preserve or enhance' the character and appearance and manage their development.

Hessle Road Conservation Area was designated in 1994, owing to the area's architectural importance as a mix of residential and commercial areas, formed by an array of late-Victorian, and Edwardian architecture. A survey undertaken between May and June 2024 revealed the current condition of the character area and helped identify the key elements that contribute towards the character of the area.

Mix of housing and retail along Hessle Road

Key features of the conservation area	
Setting	• Linear building line • Tree-lined footpaths on north edge.
Plot boundaries	• Shops curtilages used as additional display areas.
Design Elements	• Primarily red/ gault brick façade. • Use of dormers and bay windows add to the design aesthetic • Use of wood and stone such as granite in stall-risers. • Corner buildings featuring advertisement panels.

History and Development

- The subsequent development of Hessle Road was closely linked with the growth and expansion of the fishing industry, beginning with the opening of Albert Dock in 1869. Hessle road developed rapidly in the mid to late 19th century Simultaneously, dense housing developed in the street and courts on either side to create homes for workers of the fishing industry, thus making Hessle Road a popular working-class centre.
- Hessle Road reached its peak as an important retail centre in the 1920s and 1930s.
- From 1950s onwards, the housing clearance programme resulted in the demolition of much of the fishing port workers housing Development of Clive Sullivan Way and Brighton Street link-road in the 1980s has allowed traffic diversion, reducing vehicular congestion in Hessle Road.

Good quality historic materials and detailing

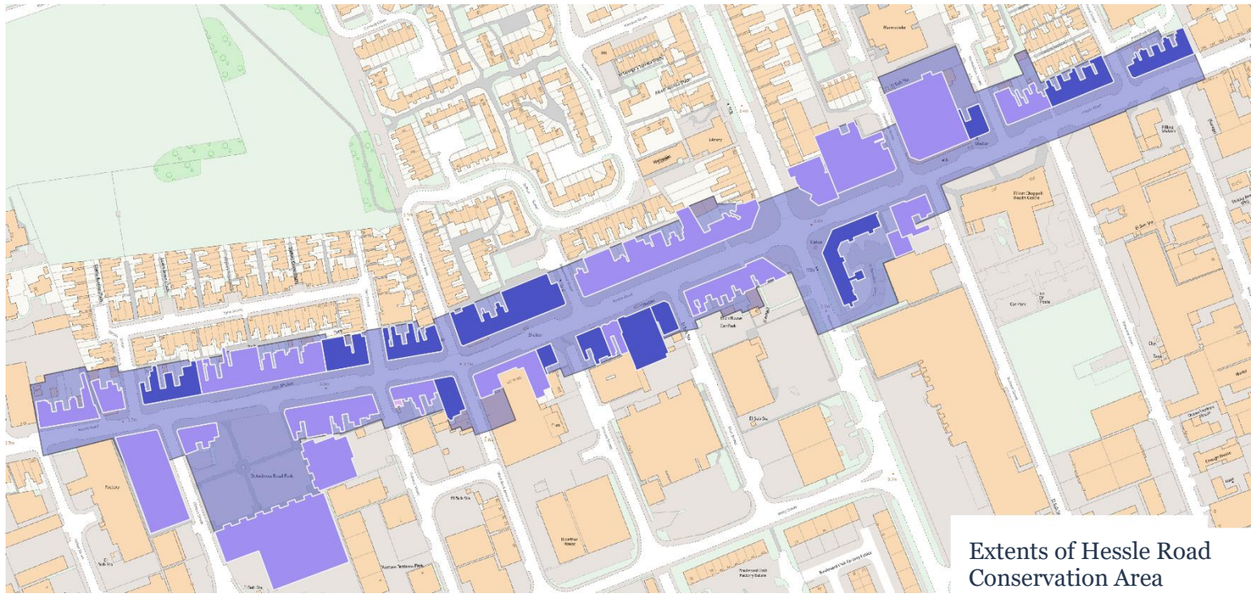
Maintained building heights and building line, door and window proportions.

Good quality shopfronts with entrance lobbies and advertisements.

Coherence of architecture to host building and surroundings.

Key characteristics of the street

Hessle Road, as a primary street of Hull was designed to provide necessary services to the surrounding areas. The street, populated by shopfronts, presently has a small proportion of the original shopfront details, and a few shops that have attempted to reinstate the original details. The widened footpaths post the improvement works to Hessle Road between 1950-80 are used as display areas by a few shops, further adding to the 'marketplace' character of the Conservation Area retains a small number of positive quality shopfronts which should be used as an example for re-introduction of historic shopfronts in the area. The positive shopfronts retain much of the historic character of shopfronts such as:



Extents of Hessle Road Conservation Area

Layout and Setting

The extent of the road within the conservation area is dissected by the Boulevard, which forms a critical part of the character of the area, adding to the importance of the street as the road widens towards the large circus at the Boulevard Junction, forming the focal point of Hessle Road. The position of Fisherman's memorial in the junction lends prominence to the display of the area's rich history and distinct identity, maximizing its impact in advertising Hessle Road as a primary street of the city. The character of the intersection also stems from its circular shape, the massing and detailing of buildings, and the wide pedestrian areas which it encloses and its shady tree-lining.

The entire street section includes the central Hessle Road, with on-street lay-by parking areas and pedestrian paths on either side. The footpath on the northern edge is wider than on the south, thus creating display areas for shops on the northern side.

The conservation area is adjacent to two other conservation areas, namely Coltman Street on the north-eastern edge, and Boulevard Conservation Area, edging Hessle Road towards the center of the CA boundary The Boulevard features rows of similar looking houses on either side of the tree-lined street, whereas Coltman Street has a mixture of different architectural features lined throughout.

On the western edge of Hessle Road Conservation Area, Gillett Street marks the end of the character area, the buildings featuring extravagant architectural features such as decorative bargeboards and a positive attempt to maintain original-looking shopfronts. On the eastern edge, the buildings forming the corner of Wellsted Street have deteriorating original features on the upper floors, but form an important part of the character area, due to the uniformity in architectural features.

The Lord Line building, a part of St. Andrew's Dock can be seen through Subway Street, portraying the association of the use of Hessle Road as a market and residential area for the fishing communities mostly employed at the docks.

For more information
https://www.hull.gov.uk/planning-development
Email: dev.control@hullcc.gov.uk
Ph: 01482 300 300

Aims of the Conservation Area

Conservation Areas are currently legislated by the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (1) of the Act advises that every local planning authority shall from time to time determine which parts of their areas are of special architectural and historic interest, the character of which is desirable to preserve or enhance and shall designate those areas as conservation areas.

The special architectural and historical environment preserved throughout Hessle Road justifies its designation as a Conservation Area, and portrays a true reflection of Hull's development through the 18th, 19th and 20th centuries.

Positive trends maintained throughout the street include maintenance of the symmteric building line and the architectural form of buildings. The general setting of all buildings has been preserved, and shop curtilages have been maintained

Alterations to materials and detailing of buildings have been observed which harm the character of the Conservation Area, and thus, the main aim of the designation of the conservation area, creation of the Character appraisal and management plan is to maintain and enhance the historic character of the area.

Strengths:

- The architecture of the street has largely remained the same and shows the evolution of building design within Hull.
- Street widening in the 1950s has further added to the appeal and accessibility of the street.
- Historic pubs, shops and the surrounding residential areas contribute to the special interest of the area.
- A number of listed, local listed, key and focal building contribute positively to the CA.

Weaknesses:

- Alterations to elevations including external rendering and replacement of original detailing.

Opportunities:

- Enhancing the character area by reinstating original features and improving shopfront design.

Development Control

The survey of Hessle Road carried out in 2024 revealed that it is a fairly neutral conservation area with well-maintained architecture, streetscape and other elements that positively contribute to its character, however, alterations or complete removal of original shopfronts and design details and introduction of oversied advertisemnts an droller shutters are an increasing threat.

The high density of Hessle Road presents limited scope for new development, however, demolition and alteration of existing building fabric is possible. These changes can negatively impact the historic, aesthetic and communal value of the Conservation Area.

Alterations have potential to enhance the character of the conservation area through careful consideration of their material usage, design, form and layout of buildings.

Any such new development should should refer to the 'Character Appraisal and Management Plan' as published on the council website.

Planning Application to support enhancement of the Conservation Area
Improving design standards for: • In-fill development • Shop Fronts & Advertisements • Roof Alterations, including Dormers. • Windows
Supporting the use of appropriate materials: • Slate or clay tile roof • Traditional building materials (red/gault brick and stone). • Stone lintels • Timber fascia and paneling on shops. • Timber sash windows and paneled doors.
Discourage: • Disproportionate windows and doors whose design is not sensitive to the character area. • Addition of elements that are historically appropriate but do not match adjacent units such as canopies and awnings. • Addition of roller shutters and oversized or hanging advertisements that clutter the area.
Refusing applications which include and/or promote the negative characteristics of the Conservation Area.

Conditions for refusal
Works to roof and/or façade that would alter the uniform appearance of a terrace or building line.
Proposals that result in the loss of key architectural elements.

General Characteristics

The overall condition of the Hessle Road Conservation Area is classed as being neutral. The conservation area retains its special interest associated with its architectural style, and the introduction of new shopfronts in-line with the character of the area contribute positively to its character. However, significant weaknesses associated with discontinuity of building line in spaces, negative appearance of the building exacerbated by the introduction of shopfront, doors and windows that do not align with the character and material specification of the street, the loss of architectural details and lack of materials.

Some of the above-mentioned issues were inherent at the time of designation of the Conservation Area. However, there has been incremental negative changes to the Conservation Area over the past 20 years.

Negative characteristics
• The volume of negative quality shopfronts and advertisements.
• Addition of external roller shutters.
• Poor quality top floor windows.
• Loss of original materials including roof, façade, doors, and windows.
• Loss of uniformity of fascia and shopfront proportions.
• Lack of maintenance and upkeep.

The street improvements that widened the paving to promote walkability, addition of trees and the use of footpaths as display area to enhance user-engagement has improved the street-scene. There are however, continuing negative trends that impact the special interest of the conservation area.

The character and appearance of the conservation area is formed by the following elements:

- Prominence of the mid-late Victorian terraces
- Appearance of a strong, linear building line
- Prominent architectural details.
- Characteristic shopfronts.

Works of alteration and development which would remove, erode or alter any of these key elements has the potential to introduce individual and collective harm to the special interest of the conservation area.

HESSLE ROAD CONSERVATION AREA

Hull City Council