Coltman Street

Conservation Area Character Appraisal

Hull City Council

Adopted February 2006

Coltman Street

1. Summary

1.1 The purpose of this character appraisal is to define and record what makes Coltman Street an ‘’area of special architectural or historic interest’’. This is important for providing a sound basis, defensible on appeal, for local plan policies and development control decisions, as well as for formulation of proposals for the preservation or appearance of the area. The clear definition of the special interest, and therefore of what it is important to retain, also helps to reduce uncertainty for those considering investment or development in the area.

2. Introduction

2.1 Coltman Street preserves a variety of overlapping references or ‘touchstones’ to previous lives, events and land usage that gives the appraisal area its local distinctiveness and special sense of place. ‘Touchstones’ to the past are therefore an essential ingredient in maintaining the character of the appraisal area and, as a consequence, future development and change within the Coltman Street conservation area should be sympathetic and blend the modern and the historic to create rich and diverse environments in which people prefer to live and work[1].

1. See ‘Regeneration & the Historic Environment’, English Heritage, 2005 & ‘The Heritage Dynamo’, Heritage Link, 2004.

3. Background

3.1 The Coltman Street conservation area includes the whole of Coltman Street and a short section of Hessle Road (*Fig.1*). It is situated within the St Andrews ward between Anlaby Road and Hessle Road. It was designated by Hull City Council as a conservation area in March 1994. The Street is named after a famous member of the wealthy landowning Coltman family, the Reverend Joseph Coltman (1775-1837), clergyman, public benefactor and at 37 stones the heaviest man in England at the time.

Revd. Joseph Coltman

3.2 In area, Coltman Street covers about 9.06 hectares (22.39 acres). It contains 11 Listed Buildings and many unlisted buildings of historic townscape value. The population is in the region of about 650 persons. The Street also has its own dedicated website at www.coltmanstreet.co.uk.

4. Topography

4.1 The Conservation Area occupies a flat low-lying site about 1.6km (1 mile) west of the City centre. The ground on which it sits is former wetland and is on average 2.4m above sea level (Ordnance Datum Newlyn).

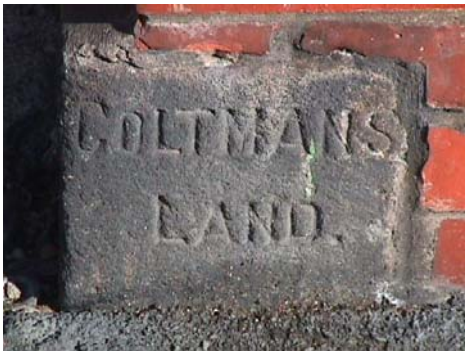
5. Archaeology

5.1 Coltman Street was laid out c.1840 and developed piecemeal over the next 60 or so years. The land it occupies has an older pedigree, however, being former medieval open pastureland, but is not of any known or great archaeological interest.

6. History & Development of Coltman Street

6.1 Coltman Street began life in the 1840s as a select semi-rural area where trawler owners and other well-off members of the middle classes, wanting to quit the cramped, unhealthy centre of Hull, built large villas big enough for their families and servants. The land on which it was developed was enclosed pastureland, called Myton Carr (from Old Norse *kjarr* = marshy land). The enclosure map of 1771 (*Fig.2*) shows a possible semi-natural watercourse running south of Anlaby Road (turnpiked in 1745). The field boundaries run north-south between the latter two features and approximately northwest-southeast south of the possible watercourse. This alignment of old field boundaries is reflected today in the elbow bend at the northern end of Coltman Street (*Fig.3*). The northern end of Coltman Street also follows the line of a short 18th century field lane. This divided land apportioned to Goulton and J. Jarratt in the enclosure award of 1771. At the end of this lane was what appears to be a small building.

6.2 The land on which Coltman Street was developed was originally in multiple ownership. By the end of the Georgian era, however, it all belonged to the Coltman family, the most famous member of whom was Reverend Joseph Coltman (1775-1837). When Joseph died, his property passed to his brother Sir Thomas Coltman, a judge. Thomas decided it would be more profitable to turn fields into streets, as Hull was experiencing a massive increase in population at the time. Coltman Street had the finest residences and Thomas named it 'in compliment to his father'. The family's land ownership is also proclaimed from a stone in neighbouring Kings Bench Street which reads "Coltmans Land".



Ownership stone, Kings Bench Street.

6.3 The development of Coltman Street was slow, however, and by the 1860s many of the plots still remained undeveloped (*Fig.4 & 5*). For much of the Victorian period the Street remained at the interface of town and countryside (*Fig.6*). By the end of the Edwardian period it was a different story; the Street was fully developed and surrounded by a sea of working class terraces.

6.4 Although the style and design of houses varies greatly along Coltman Street, most follow a uniform building line set back about 3m from the pavement. Early on in its development, however, several houses were built set back with long front gardens and short back yards. 4 of these (80½, 81, 82 & 83) have been lost but three survive at 85, 86 and 194 (*Photo 17 & 18*).

6.5 Despite its location, Coltman Street was a 'good address' with notable and prosperous residents well into the 20th century. Former residents include marine artist Henry Redmore (1820-1887), trawler owner, JP & philanthropist Christopher

Pickering (1842-1920) and Alderman John Fountain (1802-1887). It was also home to the gentry, a ladies' school and a British spy (Max Schultz aka Hilton). The Street has considerable links with entertainment too. It was the birthplace of the eminent blind concert organist, pianist and composer Dr Alfred Hollins (1865-1942), The Hull Truck Theatre Company and two post-Second World War British film directors: Ralph Thomas (director of 39 films, including the 'Doctor' series) and Gerald Thomas (director of 47 films, including the 'Carry On' series).

6.6 During the Second World War, Coltman Street suffered relatively little bomb damage from enemy air raids. The main exception was the area between 20 & 37 Coltman Street. This area was later cleared and redeveloped in the 1950s.

6.7 Post-Second World War, the Street went into a long decline and by the 1960s and 70s was known as a 'trouble spot' with a high turnover in population. Many of the houses were also extremely run down and lacking in amenities (*Photo 1 & 2*). In spite of this there were people in the area that cared about the Street, and in the 1970s they formed an action group to see if there was any way that things could be improved. Their local councillors applied considerable pressure, refusing to give up, until in June 1983 Coltman Street was declared a Housing Action Area.

6.8 The Housing Action Area (HAA) was designated for 5 years. During this time the Council had the power to ask all landlords to provide adequate accommodation, to ask owner/occupiers to improve their homes, and to allocate grants up to 75% to help with this. Private developers were also encouraged to come into the Coltman Street area and build new houses and to refurbish and convert some older houses into flats. In the last 2 years of the HAA, the Council also undertook environmental works, such as repaving, renewing railings and walls and creating roadside islands to delineate car parking bays.

6.9 Overall, the HAA was a great success and succeeded in saving Coltman Street through a combination of refurbishment, selective demolition and new build. On the downside, the HAA lead to a large number of houses being turned over to multiple occupancy – leading to a high turnover in population and a loss of sense of pride, community and belonging.

6.10 Another watershed in the misfortunes of the area came in the 1990s. As before, however, there were people in the area that still cared about the Street and in November 1998 a Neighbourhood Watch Group was set up. This was closely followed by the establishment of the Coltman Street 'Village' Project (CSVP) in 2000. Aimed at re-establishing a sense of pride, community and belonging, the CSVP set up a dedicated website for Coltman Street (at www.coltmanstreet.co.uk) and began an annual Street party – all with the aim of making Coltman Street a 'good address' once more.

7. General Character

7.1 Coltman Street is a long linear residential street with a pleasing elbow bend which closes the vista at its northern end (*Photo 3*). It is also a street of surprising variety with many fine examples of early-Victorian middle-class housing and mid-late Victorian lower middle-class housing – all interspersed with odd pockets of late 20th century residential infill.

7.2 The early-Victorian middle-class housing tends to be at the north and south ends of Coltman Street and is characterised by large villas with simple Classical detail (*Photo 4*).

In complete contrast to this, the mid-late Victorian lower middle-class housing is highly eclectic in character – resulting in a cornucopia of styles, detail and decoration (*Photo 5, 6, 7 & 8*).

7.3 The northern end of Coltman Street has a strong gateway building on its east side (The Eagle public house (*Photo 9*), where a magnificent golden eagle stands sentinel (see front cover). The gateway is weakened, however, by the loss of the building (287 Anlaby Road) on the west side (*Photo 10*). Looking south from this point, the view is closed by the elbow bend in the road. At the junction with Anlaby Road, there are good views looking west, with the spire of the listed St. Matthew's church (*Photo 11*) and the fine listed terrace of 252-260 Anlaby Road visible. St. Matthew's church spire is also visible from the tenfoot north of 200 Coltman Street. Looking north there is a distant view along Arnold Street, with the Spring Bank West conservation area visible, and to the east the view is dominated by the tower block of the Hull Royal Infirmary.

7.4 Prominent gateway buildings also dominate the southern end of Coltman Street. On the east side is the grade II listed Premier Store (152-154 Hessle Road (*Photo 14 & 34*)) – described in *The Builder* as "…the most showy piece of shop building in the town". In complete contrast, a plainer 'Jacobethanesque' building stands sentinel on the west side (*Photo 12 & 13*). Looking north from this point, the view is closed by the elbow bend in the road. The eye is drawn, however, to the lofty Poplar tree outside167 Coltman Street (*Photo 32*) – one of only two mature trees along the street (the other being the fine Ash tree in the front garden of 85/86 Coltman street (*Photo 31*)). Beyond the Poplar tree, poking their heads above the roof tops, can also be seen the arched floodlight gantries of the KC Stadium. In the opposite direction, the view south is particularly pleasing, with the towers of the Premier Store and former City Temple on Hessle Road catching the eye (*Photo 15*). The latter two buildings, along with 156 and the good 1939 Art Deco shop front to 164-168 (*Photo 16*), also create a strong gateway into this section of Hessle Road (turnpiked in 1825).

7.5 Gardens, with 3 notable exceptions, tend to be short and hard at the front and long at the back. The 3 exceptions (85, 86 & 194 Coltman Street) provide a welcome change in the street frontage and introduce 2 long and green perpendicular views, of which more used to exist (*Photo 17 & 18*). Gracing the curtilage boundaries of many front gardens are low iron railings (*Photo 20*). The vast majority of these are modern, however, the originals having been compulsorily removed during WWII as part of a national salvage campaign. One notable exception is the early Victorian railings at 114 Coltman Street (*Photo 19*).

7.6 Overall, the street has a relatively quiet air, thanks in part to various road calming measures. Paving along the street is largely modern and roadside islands, many planted with single young trees, delineate car parking bays. Parked cars on the street distract from the character of the area slightly (*Photo 21*), but not as much as unsympathetic house alterations and additions (resulting in the loss of traditional roofing materials, doors and windows (*Photo 22*)), poor maintenance (resulting in the loss of architectural detail and decoration), unsympathetic street lighting and furniture (*Photo 23 & 24*), and a tendency for some owner/occupiers to leave wheelie bins in front gardens.

8. Side Streets

8.1 Although primarily centred on Coltman Street, the conservation area also includes a small section of Hessle Road (known in the late 18th – early 19th century as Patrick's Ground Lane), two entire side streets and the tips of several other streets:

St Pancras Close (east side) – Late 20th century cul-de-sac named after St Pancras Station, London.

Euston Close (east side) – Late 20th century cul-de-sac named after Euston Station, London. Only western tip within conservation area.

The Mews (east side) – Late 20th century cul-de-sac. Only western tip within conservation area.

Beech Close (east side) – Late 20th century cul-de-sac.

Madeley Street (south side) – Victorian street developed by the Reverend John William Daltry of Madeley, Staffordshire. Only northern tip within conservation area.

Gee Street (west side) – Originally Brazil Street (1853 OS), named after Brazil House (*Fig.4*) and the popular Brazil Tea Gardens nearby (where picnic parties used to go in the summer season to eat fruit, especially strawberries, and take tea). Renamed in 1886, probably after Joseph Gee, a former merchant, ship-owner and sheriff (1854) who had died in 1860; the change avoided duplication with another Brazil Street on Holderness Road. Only eastern tip within conservation area. Good view westwards to Boulevard conservation area and the 1904 former Sunday School and Institute of the Boulevard Baptist Church.

Cholmley Street (west side) – Victorian Street named after Sir George Chomley (formerly Strickland), the father of Henry Strickland-Constable - a major street developer on Hessle Road. Only eastern tip within conservation area.

Wesley Court (west side) – Late 20th century cul-de-sac named after Wesley Terrace, a former court off Bean Street that backed onto the rear gardens of 47-50 Coltman Street. In its turn, Wesley Terrace was probably named after the nearby Trinity Wesleyan chapel (formerly on the site of the Coltman Street Day Hospital). The chapel, built of Ancaster stone, was opened in May 1872. It was designed by William Botterill of Hull in the Decorated Gothic style and could seat 1,250 people (*Fig.7 & Photo 25*). Around 1895, a Sunday school, designed by Gelder and Kitchen, was added to the rear of the chapel. The chapel was damaged by enemy action in 1941 and demolished in 1953, save for a small section of boundary wall (*Photo 26*). Only eastern tip within conservation area.

The Gardens (west side) – Late 20th century cul-de-sac. Laid out on the rear gardens of 172-78 Coltman Street. Only eastern tip within conservation area.

9. Paved Surfaces[2]

9.1 Paving within the appraisal area is largely modern and in good condition. Generally, footpaths are paved with square concrete flags, vehicle crossovers are of grey block (brick) paving – as are roadside parking bays and sections of the tarmac carriageway, and kerbs are generally of concrete. Some Kerbs are of granite, however, noticeably along Hessle Road. A few other pockets of traditional paving

materials also survive including a granite sett crossover 'between' 168 & 172 Hessle Road, a York stone sett crossover in front of the carriage arch between 167-169 Hessle Road and a block of relocated granite setts west of The Eagle public house. Several dwelling houses also retain front garden and side entry paths paved with York stone flags (*Photo 27*) and thresholds paved with encaustic tile (*Photo 28*).

9.2 Traditional paving materials add charm, character, variety and richness to the appraisal area and where they survive in good condition they should be retained, maintained and, if damaged, replaced like-for-like.

2. See 'Streets for All – Yorkshire & the Humber', English Heritage, 2005 & 'Improving Design in the High Street', Royal Fine Art Commission, 1997.

10. Street Furniture[2]

10.1 A limited range of modern street furniture exists throughout the appraisal area. Particularly incongruous are the concrete bollards on the roadside islands and the style and design of street lighting along Coltman Street (*Photo 23 & 24*).

10.2 Although quality street furniture can play an important role in placemaking and enriching the appraisal area, it should always take into account the wider townscape context and setting, as well as materials, durability and maintenance, and should be kept to a minimum to reduce clutter.

11. Historic Street & House Name Signs

11.1 Surviving examples of historic street and house name signs make a small but important contribution to the general interest and character of the appraisal area (*Photo 29 & 30*). In particular, several signs made of encaustic tiles survive, i.e. tiles made using a technique that imitates the method of manufacture of stamped and inlaid tiles used during the medieval period. Such signs should be retained wherever possible and new signs should use original designs, materials and lettering.

12. Greenery

12.1 Unlike many other Victorian suburbs, the appraisal area is without roadside grass verges and avenues of trees. Coupled with the fact that most front gardens are also generally short and hard, greenery along the street is at a premium. Pockets of greenery do flourish though, especially in many back gardens, and some front gardens, especially around the St Pancras Close flats. The planting of new trees, particularly on roadside islands, has also introduced a small but welcome element of greenery to the general street scene. Mature trees are also at a premium with only two specimens along Coltman Street (*Photo 31 & 32*), although others can be found in several back gardens. Likewise, grassed areas are few and far between. That to the rear of 103-104 Coltman Street & 152-154 Hessle Road, on the corner of Rawling Way and Hessle Road, is particularly pleasing (*Photo 33*).

12.2 Given the paucity of greenery within the appraisal area, which has an important role in adding movement, colour, contrast and seasonal interest, the retention and maintenance of trees, shrubs and grassed areas within the conservation area is highly desirable, as is the sensitive planting of new trees.

13. Traditional Building & Roofing Materials

13.1 The predominant building material is brick, red and light-buff being the commonest colour used. Stone is also used as a building material but is generally reserved for large impressive buildings, such as the former City Temple, and dressings of lesser buildings (*Photo 34, 35 & 39*). Traditional decorative treatments include stucco, faience, polished stone and ceramic tiles (*Photo 36*).

13.2 The predominant traditional roof covering is Welsh slate. Roofs are an important feature of many buildings and the retention of their original structure, shape, pitch, covering and ornament is important to the character of the area. The proliferation of non-traditional roof coverings, such as concrete tiles, is therefore discouraged.

14. Traditional Windows

14.1 Although the appraisal area still retains a lot of traditional window styles and designs, many have been substituted by unsympathetic replacements (*Photo 37 & 38*). This has affected the current character, appearance and architectural harmony of several terraces and the street as a whole. The conservation of traditional windows and their details is therefore very important and is emphasized by Government guidance[3] and by the City Council's own planning policy on PVCu replacement windows[4].

3. 'PPG15: Planning & the Historic Environment' (Annex C.40-51).
4. See www.hullcc.gov.uk/conservation/traditional_windows.php.

15. Listed Buildings

Grade II

Former City Temple at corner of Madeley Street, Hessle Road – Former Primitive Methodist Chapel with Sunday school to rear (*Photo 39*). Built 1880-1 at a cost of £8,200 – the most costly Primitive chapel in Hull. Designed by William Freeman. White brick with stone dressings. Romanesque style with two substantial buttressed towers with pyramidal roofs and a rose window in between. Chapel closed in 1933 and taken over by the Elim Pentecostal Church in 1934 who renamed it the City Temple. Closed in 1984 when City Temple moved to Prince's Avenue.

Former Public Benefit Shoe Company Shop at corner of Coltman Street, 152 & 154 Hessle Road – 1890 by W. Alfred Gelder. Flemish Renaissance Revival style. Brick with much stonework including mullioned windows and a decorative carved frieze, squat Tuscan colonnade to second floor, octagonal corner turret with cupola and gables with raised segmental pediments. Ornate gabled façade with blank colonnade to the upper storey on west side (*Photo 14 & 34*).

K6 Telephone Kiosk (outside above shop), Coltman Street – 1930s design classic by Sir Giles Gilbert Scott, first produced in 1936, in traditional local (cream) livery (*Photo 14*).

100 & 101 Coltman Street – Stuccoed pair of semi-detached houses with adjoining former stable (*Photo 40*). c.1840 with late 20th century alterations. Recessed entrances with Doric columns *in antis.*

102 (West Hull Liberal Club) & 103 Coltman Street – Remodelled pair of semi-detached houses linked by former stable (*Photo 44*). c.1840. Red brick (102 painted). Pilastered doorcase at 103 and Doric portico with entablature at 102. Coach-house to rear of 102.

113 Coltman Street – House and adjoining screen wall (*Photo 41 & 43*). c.1840 with late 20th century alterations. Red brick with Doric portico with entabature.

114 Coltman Street – House by Benjamin Musgrave (*Photo 19 & 42*). Early-Victorian with late 20th century alterations. Red brick with Doric doorcase recessed in segmental arch.

117 Coltman Street – House. c.1840 (*Photo 45*). Restored and altered late 20th century. Red brick (now painted) with Doric portico with entablature and pediment.

168 Coltman Street – House by Benjamin Musgrave (*Photo 46*). Early-Victorian. Restored and converted into flats late 20th century. Red brick with Doric doorcase recessed in segmental arch.

179 Coltman Street – Stuccoed end of terrace house (*Photo 47*). c.1840. Restored late 20th century. Recessed entrance with 2 Doric columns *in antis.*

180-186 Coltman Street – Stuccoed terrace linked by former stables (*Photo 2, 4, & 48*). c.1840 with late 20th century alterations. Recessed entrances with Doric columns *in antis.*

16. Unlisted Buildings of Historic Townscape Value

16.1 By virtue of their local architectural and/or historic interest, the following unlisted buildings are considered to contribute to the character of the conservation area:

East Side

The Eagle, 283-285 Anlaby Road – Public house (*Photo 1*). Built on site of earlier tavern. The pub originally only occupied No.283. The corner property was previously a grocers shop (Bakers Market), and as late as 1939 it was Welworthy Piston Rings Ltd.

Coach-house to rear of 283-285 Anlaby Road

1-2 Coltman Street – mid-Victorian semi with late-20th century side extension at No.2.

5-20 Coltman Street – piecemeal terrace of 16. No.18 is early-Victorian, No.s 5-17 are mid-Victorian and No.s 19 & 20 are Edwardian.

37-38 Coltman Street – early-Victorian semi.

North boundary wall, piers & railings to former Trinity Wesleyan chapel, 39-43 Coltman Street (*Photo 26*).

44-47 Coltman Street – Edwardian terrace of 4 (*Photo 50*).

48-53 Coltman Street – late-Victorian terrace of 6 (*Photo 5, 6, 7 & 50*).

Coach-house to rear of 48 Coltman Street

63-64 Coltman Street – mid-Victorian semi.

71-78 Coltman Street – piecemeal terrace of 8. No.s 73, 74, 75 & 78 are early-Victorian and No.s 71, 72, 76 & 77 are mid-Victorian.

Holiness Church, Coltman Street - former non-conformist chapel (*Photo 51*). Originally built for the Holiness Church Society in 1916. Taken over by the Church of the Nazarene in 1959. Closed for religious use in 1990s.

84, 84a & 84b Coltman Street – mid-Victorian terrace of 3 (*Photo 22*).

85-86 Coltman Street – 2 adjoined and setback early-Victorian houses (*Photo 17*).

87-93 Coltman Street – piecemeal terrace of 9. No.s 87-92 & No.93 are mid-Victorian and No.s 92a (Kilburn House) & 93a (Beltana House) are late-Victorian.

95-99 Coltman Street – piecemeal terrace of 5. No.s 96 & 99 are early-Victorian and No.s 95, 97 & 98 are mid-Victorian.

West Side

105-107 Coltman Street – mid-Victorian terrace of 3.

108-112 Coltman Street – late-Victorian terrace of 6.

115-116 Coltman Street – early**-**Victorian semi.

118-147a Coltman Street – piecemeal terrace of 31. No.s 118, 123-126 & 129 are early-Victorian and the remainder are mid-late Victorian.

148, 150-154 Coltman Street – piecemeal terrace of 6. No.s 148 & 150 are late-Victorian and No.s 151-154 were built c.1900.

156-165 Coltman Street – piecemeal terrace of 10. No.s 156-159 are Edwardian and No.s 160-165 are mid-Victorian.

169-171 Coltman Street – mid-Victorian terrace of 3.

187-193 Coltman Street – piecemeal terrace of 7 (*Photo 49*). No.s 187 & 188 are early-Victorian and No.s 189-193 are mid-Victorian.

194 Coltman Street – Detached house setback from street (*Photo 18*). Possibly early-Victorian, re-fronted or rebuilt 1920s.

196-200 Coltman Street – mid-late Victorian terrace of 5.

The Old Mission House, 201 Coltman Street – former Victorian boy's school (c.1867-1899), and then Mission Hall. Converted to a dwelling house and considerably extended (*Photo 52*).

North Side

156 Hessle Road – Jacobethanesque building (*Photo 12 & 13*). Late-Victorian or Edwardian.

158-162 Hessle Road – mid-late Victorian terrace of 3 (*Photo 12*).

164-168 Hessle Road – Art Deco building (*Photo 12 & 16*). Originally built for Burton's in 1939.

170 Hessle Road - mid-late Victorian coach-house.

South Side

159 Hessle Road – mid-late Victorian end of terrace.

163-169 Hessle Road – mid-late Victorian terrace of 4 (*Photo 37*).

17. Unlisted Buildings of Positive Modern Townscape Value

17.1 By virtue of their good design and response to context, the following unlisted buildings are considered to contribute to the character of the conservation area:

East Side

1-32 Beech Close *(Photo 53).*

94 Coltman Street *(Photo 54).*

104 Coltman Street

West Side

169 Coltman Street

18. Unlisted Buildings of Negative Modern Townscape Value

18.1 By virtue of their poor design and response to context, the following unlisted buildings are considered to detract from the character of the conservation area:

East Side

1-34 St Pancras Close

21-32 Coltman Street *(Photo 55.)*

Coltman Street Day Hospital, 39-43 Coltman Street *(Photo 56).*

54-56 & 61-62 Coltman Street/1 & 2 The Mews

66 Coltman Street

West Side

Lockups to rear of 108-108a Coltman Street

167 Coltman Street

172-174 & 177-178 Coltman Street/1-2 The Gardens

North Side

Workshop block to rear of 166-168 Hessle Road

19. Future Development

19.1 The appraisal area provides limited scope for future development. Where scope does exist, however, it should act as a stimulus to imaginative high quality design, and seen as an opportunity to enhance and enrich the conservation area.

The design of new buildings, however, intended to stand alongside historic buildings or within historic areas, needs very careful consideration. Normal planning and

design considerations of scale, density, building heights, massing, landscape, layout, rhythm and proportion apply but much more attention is needed to materials, details and relationship to public realm[5]. This does not mean that new buildings have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles and forms of many different periods of construction, but together forming a harmonious group. In general there are a range of approaches to designing buildings for the historic environment[6]:

- Pastiche – an approach that exactly replicates previous built forms and styles using authentic materials and detailing. It requires considerable skill to be successful and is often used on extensions to important buildings eg The old General Post Office, Alfred Gelder Street (Old Town Conservation Area) or to replicate buildings beyond repair eg 109 Park Avenue (Avenues & Pearson Park Conservation Area).

- Traditional – an approach that follows the local vernacular and uses traditional materials, forms, features and detailing eg Priest Gate (Sutton Village Conservation Area).

- Subtle – an approach that uses historic references and traditional materials with a modern twist as in the River Hull frontage to the Streetlife Museum (Old Town Conservation Area).

- Modern – an approach that provides an unambiguous building clearly of its time but draws its inspiration from the past and is respectful of its historic context eg Kingston Court, Kingston Square (Georgian New Town Conservation Area).

19.2 Pastiche is often used in a derogatory manner by architects but examples which are cited are often poorly detailed, out of scale and constructed of inappropriate materials. The Commission for Architecture and the Built Environment (CABE) and English Heritage agree that sensitivity to context and the use of traditional materials are not incompatible with contemporary architecture[7]. In fact all the design

approaches have to be based on an understanding of the character of the area and the appearance of its buildings of quality and distinction.

19.3 The historic environment is capable of accommodating both old and new buildings, and there is room for all of the above approaches to design dependant on the location. Pre-application discussions with planning, conservation and urban design officers is recommended but whatever the approach it is important that new buildings are well designed, use traditional and quality materials and include references (or 'touchstones') to the past[8].

19.4 References to the past are particularly important in maintaining a sense of place, community and belonging. They can be created in a variety of ways, for example, from historic footprints which can provide cues for the layout and design of new developments. Sense of place can also be created or reinforced by using traditional materials and detailing that respond to the local vernacular. Street names, signs, landscaping, on-site interpretation, maintenance of historic boundaries – all of these can be used to keep memories and associations alive, stress the individuality of a development and foster local distinctiveness in challenging, contemporary yet sympathetic ways.

5. 'PPG1: General Policy & Principles' (para.13-20 & Design Annex A), 1997 & 'Hull CityPlan' (policy BE1), 2000.
6. Adapted from 'Design in the Historic Environment', M. Davies in Building Conservation Directory, 2003.
7. See 'Building in Context – New Development in Historic Areas', CABE/English Heritage, 2000.
8. See 'Homes with History', IFA/ English Heritage/Housing Corporation, 2003.

20. Design Statements

20.1 All applications for new development should be accompanied by a design statement that includes an urban design analysis[9] of the site and its immediate environs and information on the history of the site. The statement should clearly express the design principles adopted and illustrate materials in plan and elevation. Photographs may suffice for simple sites but larger, complex, highly visible or particularly sensitive sites will require perspective views in addition (drawn at eye level from publicly accessible viewpoints).

9. See 'By Design', CABE/DETR, 2000.

21. Advertisements & Signs

21.1 As a general rule, advertisements and signs should be kept to a minimum and shiny or reflective materials should not be used. Internally lit fascia boxes and projecting box signs should also be avoided. Traditional painted signs are, however, encouraged.

22. Preservation & Enhancement Schemes

22.1 The City Council will encourage appropriate proposals that will preserve and enhance the special character and appearance of the Coltman Street conservation area. This will include consideration of additional policies and participation in grant aided schemes when available to encourage the preservation of traditional features and materials and to repair and convert vacant buildings which are either listed or of historic townscape value.

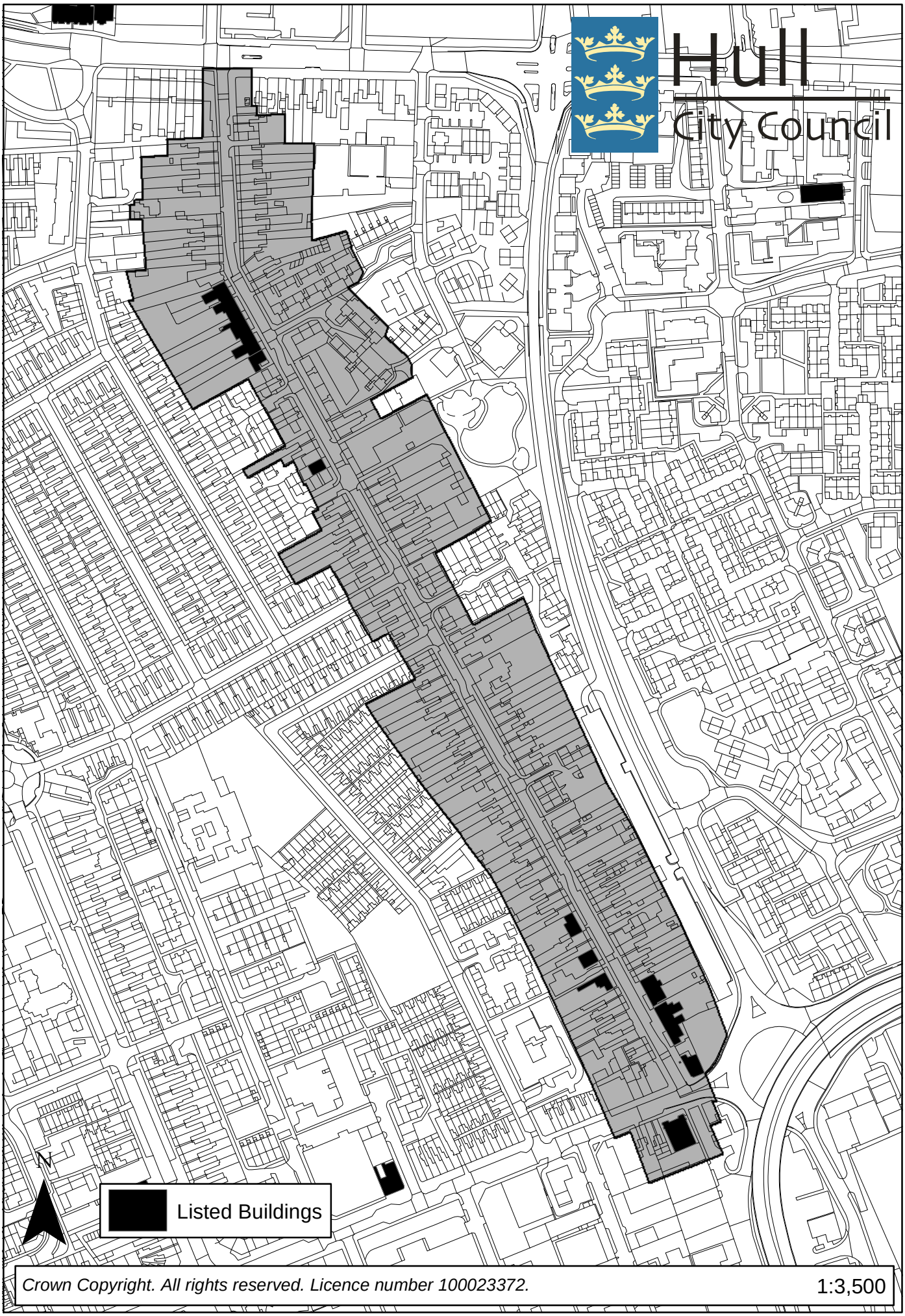


Figure 1: Coltman Street Conservation Area Boundary

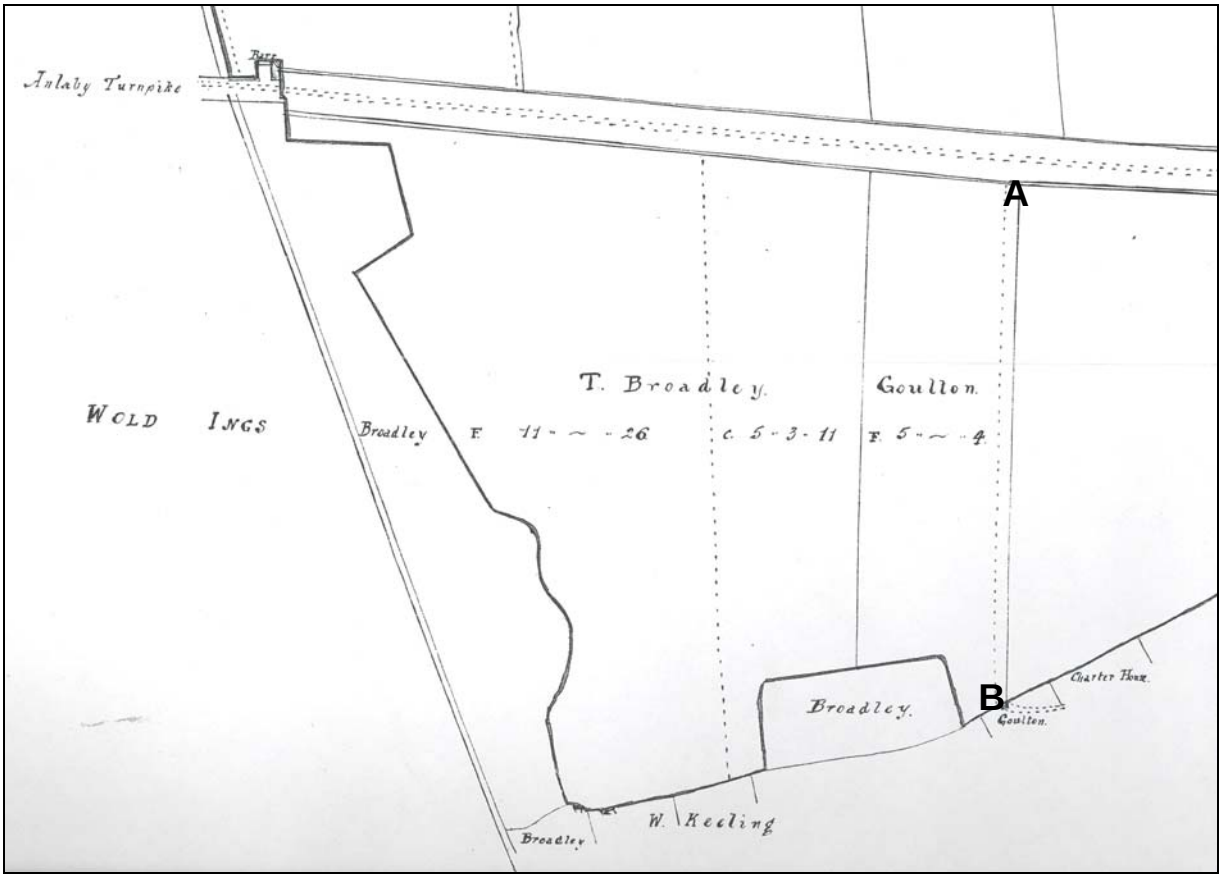


Figure 2: Part of the Myton Carr enclosure map of 1771. The north end of Coltman Street follows the line of the short field lane (A-B).

Figure 3: Drawing of the north end of Coltman Street (1892) by F. S. Smith (1860-1925).

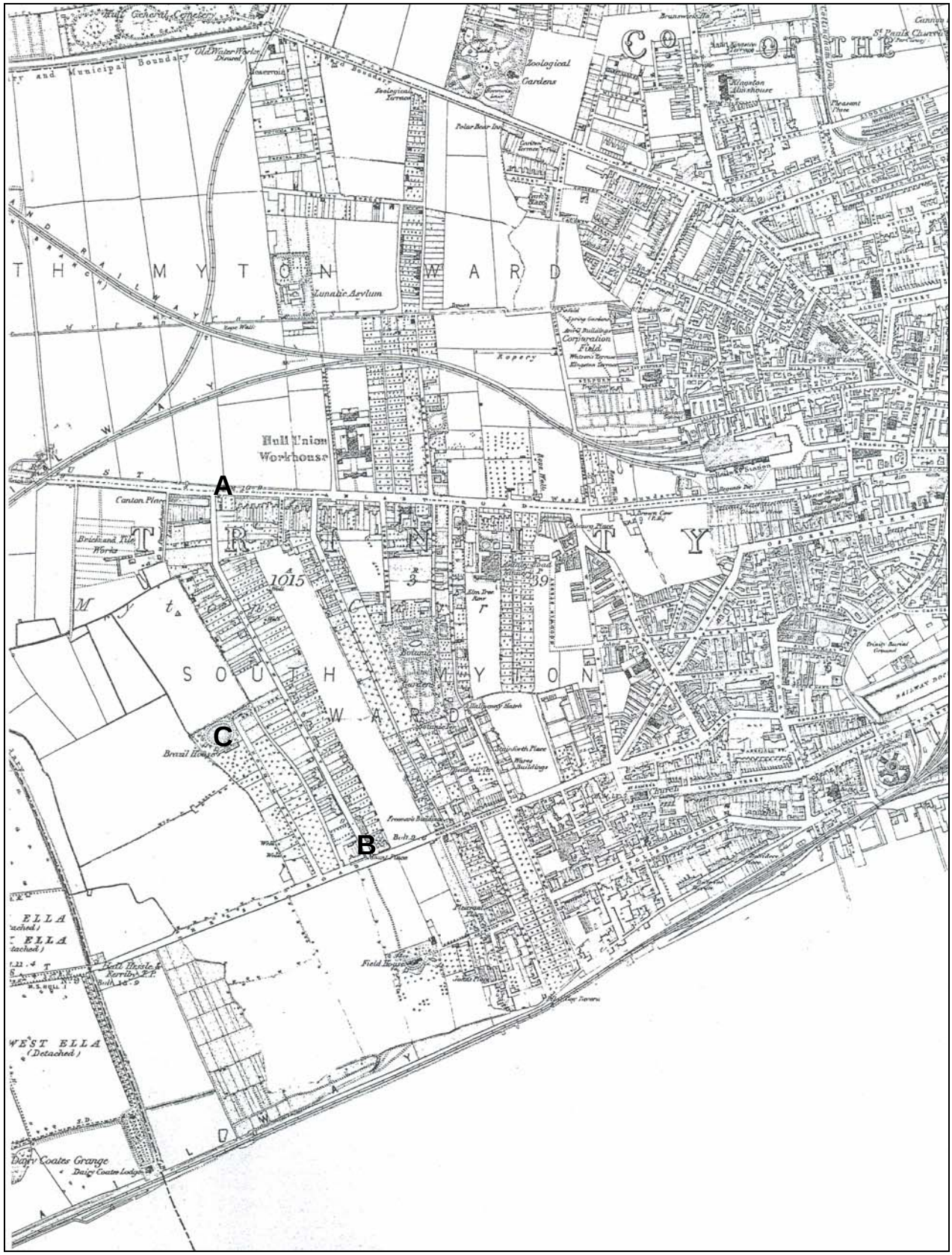


Figure 4: Part of the 1853 OS map of Hull showing Coltman Street (A-B) on the edge of the town and Brazil House (C).

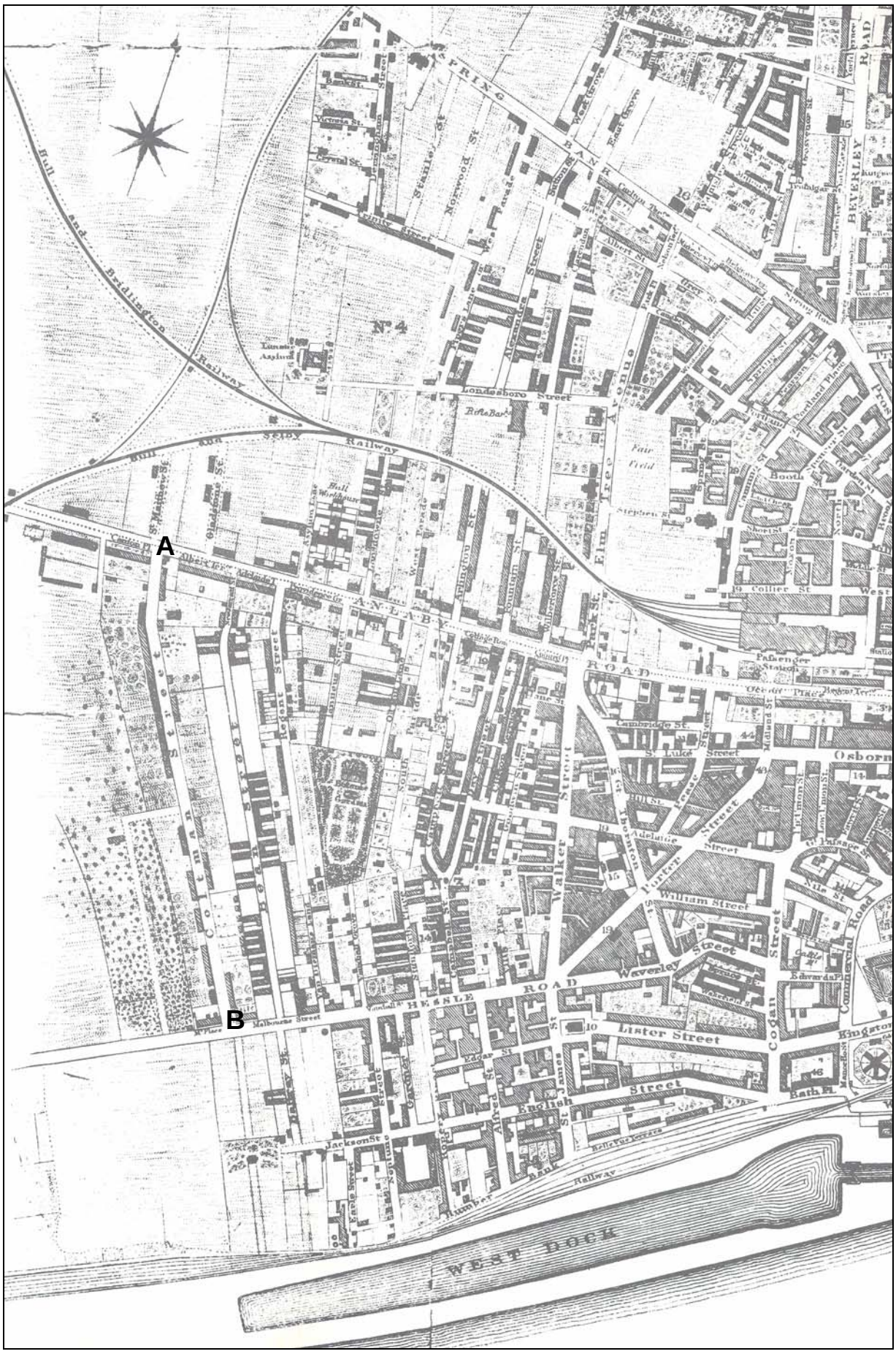


Figure 5: Part of the 1869 Goodwill & Lawson map of Hull showing the extent of development along Coltman Street (A-B) by the end of the 1860s.

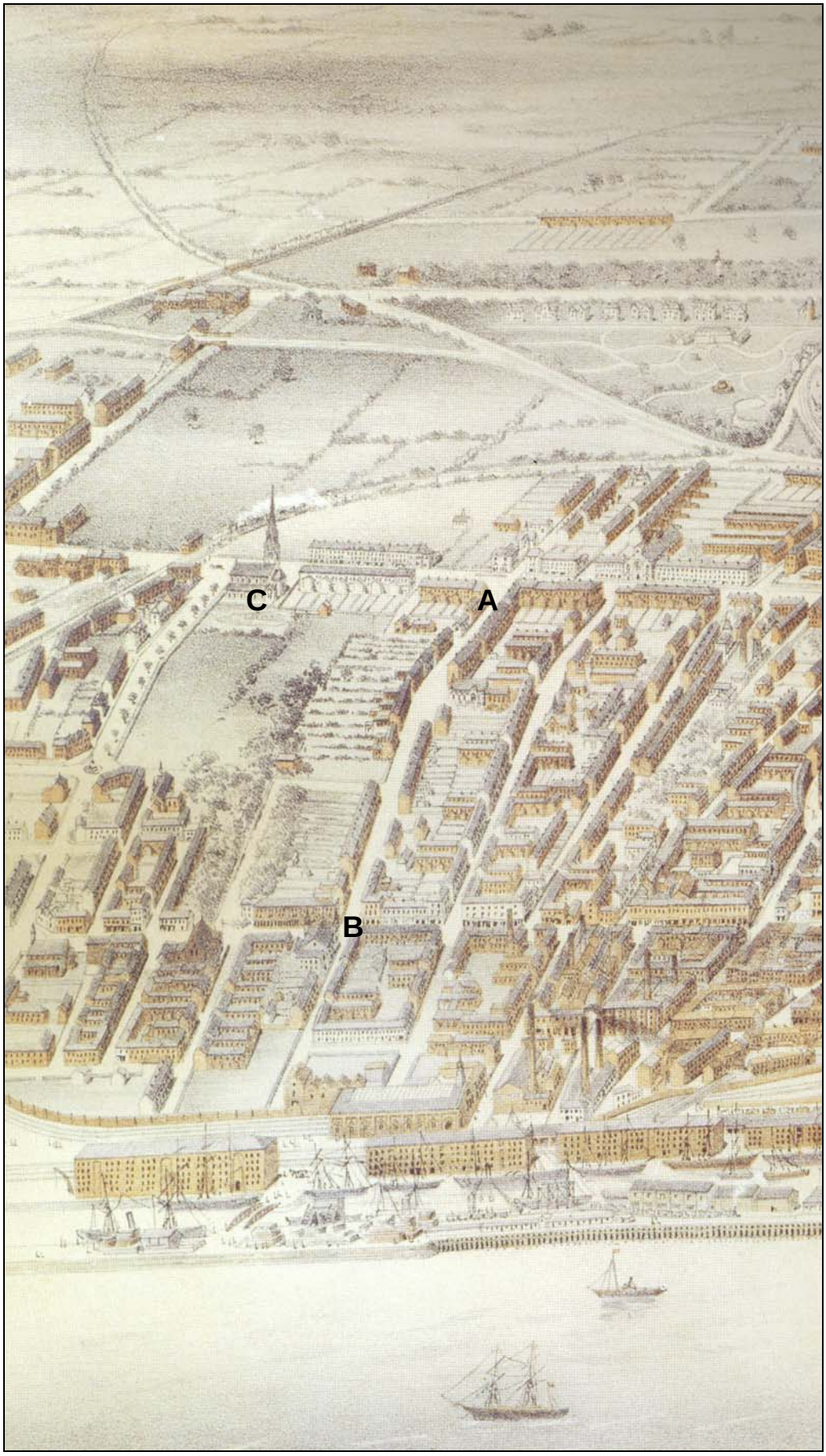


Figure 6: Part of Frank Pettingell's 'Bird's Eye View of the Town of Kingston upon Hull' (c.1880) showing Coltman Street (A-B) and St. Matthew's church (C).

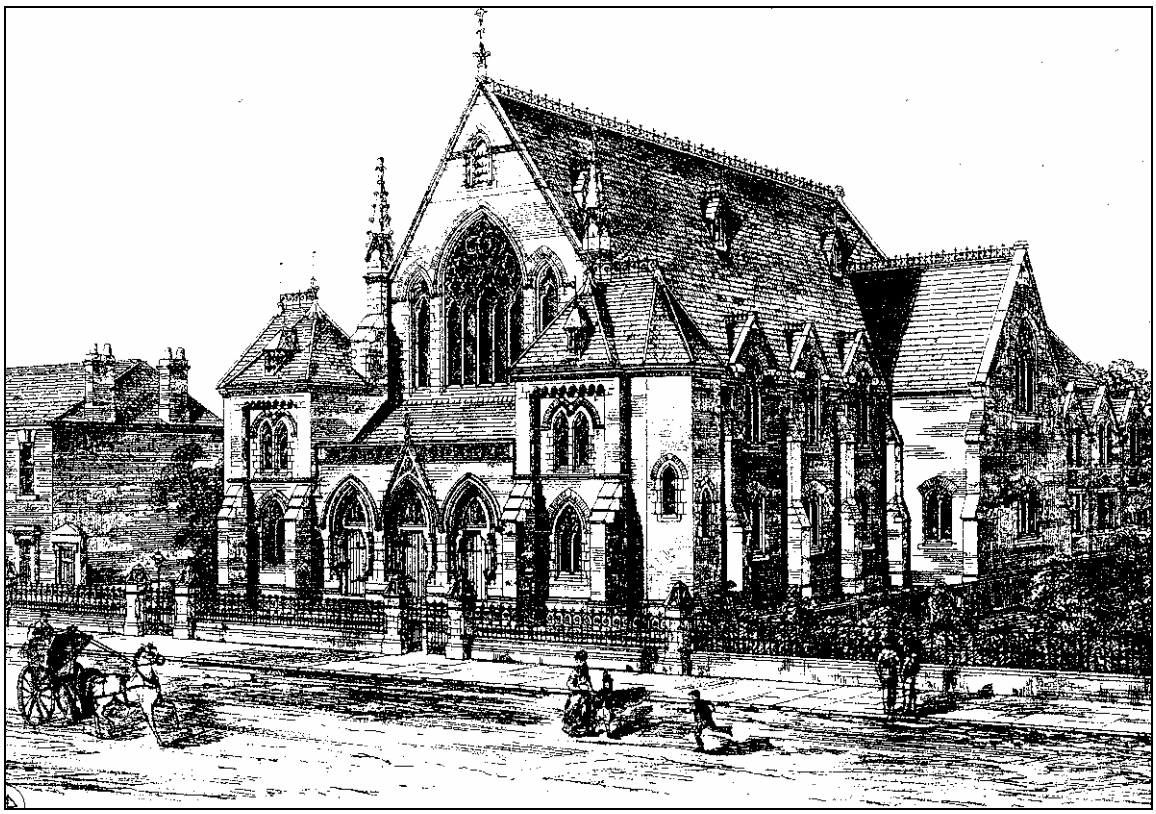


Figure 7: Trinity Wesleyan chapel (demolished 1953).

Photo 1: 166-171 Coltman St., c.1970s.

Photo 2: 183-185 Coltman St., c.1970s.

Photo 3: Coltman Street (elbow bend).

Photo 4: 179-186 Coltman Street.

Photo 5: 50 Coltman Street.

Photo 6: 48 & 49 Coltman Street.

Photo 7: 51 & 52 Coltman Street.

Photo 8: 199 Coltman Street.

Photo 9: The Eagle public house.

Photo 10: Gap site, 287 Anlaby Road.

Photo 11: St. Matthew's church spire.

Photo 12: 156-168 Hessle Road.

Photo 13: 156 Hessle Road.

Photo 14: 152-154 Hessle Road & K6 telephone kiosk.

Photo 15: Coltman St. (southern end).

Photo 16: 164-168 Hessle Road.

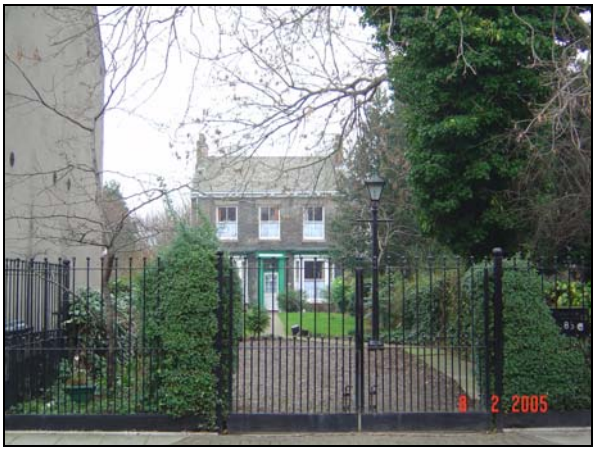


Photo 17: 85 & 86 Coltman Street.

Photo 18: 194 Coltman Street.

Photo 19: Victorian railings.

Photo 20: Modern railings.

Photo 21: On-street parking.

Photo 22: Unsympathetic alterations.

Photo 23: Typical street lighting.

Photo 24: Typical concrete bollard.

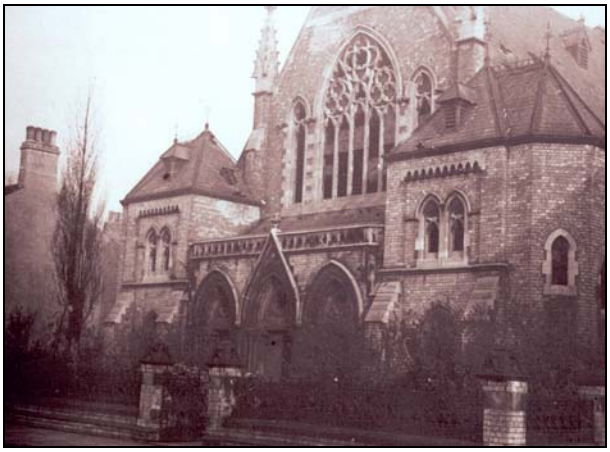


Photo 25: Trinity Wesleyan church.

Photo 26: Old church wall & railings.

Photo 27: York stone garden path.

Photo 28: Encaustic tile threshold.

Photo 29: Encaustic tile street sign.

Photo 30: Encaustic tile house name.

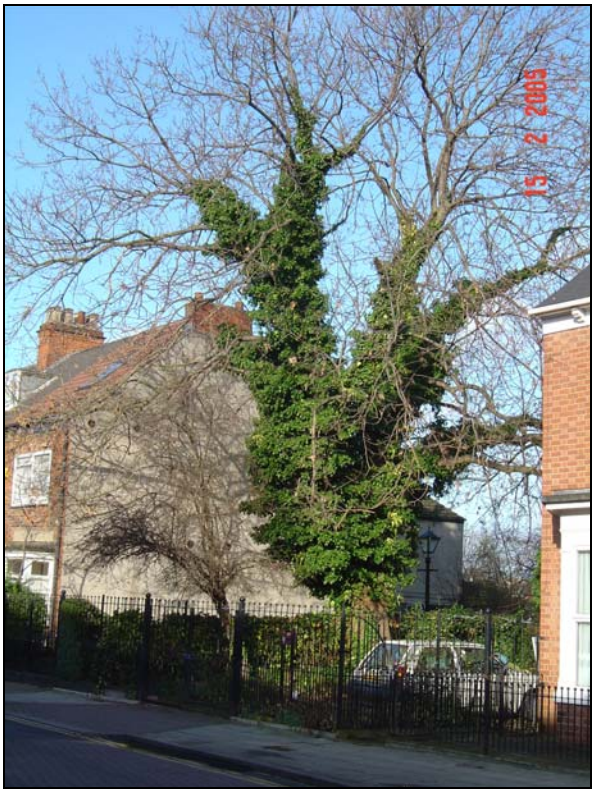


Photo 31: Ash tree at 85-86 Coltman St.

Photo 32: Poplar tree at 167 Coltman St.

Photo 33: Corner of Rawling Way.

Photo 34: 152 & 154 Coltman Street.

Photo 35: 139 & 140 Coltman Street.

Photo 36: Decorative ceramic tiles.

Photo 37: Unsympathetic windows

Photo 38: Unsympathetic alterations.

Photo 39: Former City Temple.

Photo 40: 100 & 101 Coltman Street.

Photo 41: 113 Coltman Street.

Photo 42: 114 Coltman Street.

Photo 43: Screen wall, 113-4 Coltman St.

Photo 44: 102 & 103 Coltman Street.

Photo 45: 117 Coltman Street.

Photo 46: 168 Coltman Street.

Photo 47: 179 Coltman Street.

Photo 48: 180-186 Coltman Street.

Photo 49: 188 & 193 Coltman Street.

Photo 50: 44-51 Coltman Street.

Photo 51: Former Holiness Hall.

Photo 52: The Old Mission House.

Photo 53: Beech Close

Photo 54: 94 Coltman Street.

Photo 55: 21-32 Coltman Street.

Photo 56: Coltman St. Day Hospital.