Appendix C - Qualitative feedback

Overall, how much do you agree that Wincolmlee should be made a Conservation Area?

Strongly Agree:

- Industrial architecture is always the poor relation but I genuinely feel that Wincomlee has so much of interest and really should be saved.
- This is an historic area of Hull and should be protected.
- I agree with this scheme because I think that in the past the Council has neglected areas in the City which are of historical importance to the city and people of Hull. Its always seemed to be easier to demolish an old building and replace it with another anonymous 'tin shed', when the old building was probably better built in the first instance than its replacement. It would be good to get Chapman Street bridge open again even just for foot, cyclist and motorcycle traffic. Also, in my mind, Scott Street bridge should have been replaced with a similar crossing for pedestrians, cyclists etc as I believe that it would be well used. As far as the St Andrews dock area of the city is concerned that is an absolute disgrace and should have been re-developed years ago rather than left to rot. Re-open St Andrews dock as an extension of the marina? Seems like Grimsby beat us to it again with their forthcoming development of the old dock/kasbah area if my information is correct. With summer hopefully on its way shouldn't the Council also be looking at re-opening the old corporation Pier and perhaps the River Hull walkway which seems to have been closed for ages. Two possible attraction for tourists.
- Our heritage in Hull was massively destroyed during WW2 and in some of the dreadful planning decisions since, and continues today. It’s shown that sympathetic use of existing buildings, such as the Rank Hovis building in Gateshead that could’ve been replicated here. However,sadly, the one in Hull was allowed to be demolished and our heritage damaged as a result. You’ve also allowed the Scott st bridge to be removed which is almost an act of vandalism. This area needs protection but also sympathetic development.
- It's a very scruffy area but with investment it would be spectacular.
- There are many historic buildings alongside the River Hull in the industrial heart of the city, many of which are in very poor condition and seemingly not being used. With the Bankside area being made a Conservation Area, this will hopefully help protect these historic buildings and bring them back into use.
- I strongly believe that historic buildings in the area should be preserved where possible
- Whilst Hull will always be synonymous with fishing (and to some degree whaling) it is actually the industry in Wincolmlee that has shaped the character of Hull. The area is full of fascinating buildings and history (a lot of which is hidden)it at least need protecting as once it is gone it is gone. However, it should also be regenerated to be the beating heart of Hull again
- Wincolmlee is like a time capsule. Wonderful old buildings which are an important part of the history of our city
- There is a need to preserve and enhance historic areas, especially those that aren't 'pretty' in the conventional sense, and via whatever protection means the local authority can use
- Industrial heritage is important to preserve.
- We have already lost structures in this area and any more of it means we will start to lose its history and recognition. It should be protected and enhanced if the conditions for it are correct. The previous Council failed to respect this which is why it has

become neglected. I hope the Liberals have a different attitude towards its heritage and the city's?

- Historic buildings in the area, renovation in the area could help attract new business and encourage wildlife to flourish. The buildings are part of Hull's historic past and should be preserved.
- It is home to so much history for the City, including one of the oldest pubs that should also be protected which is trying to be sold off as flats by the existing owner

Agree:

- Too much of Hull already lost. Make the most of what remains.
- I agree that Wincolmlee is a part of many our lives and therefore holds much history within it. The Bridges alone offer an insight to the area. The pubs and surrounding makeup is interesting and shouldn't be lost, although many pubs have already been lost. I do think however that if there are any updates to Wincolmlee these should be done sympathetically and incorporate "the new into the old", which Im sure could be achieved, making it again a good place to visit
- We don't have enough areas like this in the city and we will end up removing all our heritage/historical sites.
- I think it is important for both cultural and social reasons to try and preserve some areas of either historic and/or architectural interest. I believe where this has happened, including many cities outside of the UK, that the benefits have been clearly shown.
- It is a very important part of Hull's history.
- Will enhance the area and provide something positive for the area.
- Because our history should not be forgotten, it could be very educational.
- It is part of our industrial heritage. When the industry is no more, these buildings are often turned into offices, shops, pubs, and accommodation. The old brick buildings are often structurally sound and very strong.
- The area needs to be modernised for all people, visitors, residents and people who are curious
- Nothing profound but please push this concept forward.
- This area is part of what makes the city what it is. It's clear it is run down in places and uncared for but this has not always been the case, with much past investment being made in core industries that made the city we know today. It would be a real shame if these buildings were lost through demolition or alteration. Additionally, new development and improvement is needed that enhance the character of the area and highlight it's history and role in Hull's development. This is an industrial and commercial area, with many small businesses and the conservation area needs to play into this. Supporting local small businesses and looking to focus investment for the benefit and enhancement of the area as a whole, for example street scene improvements or the control and improvement of unused space which often appears derelict. There should also be more work done to identify more building and sites of interest and significance in the area, including the modern history element - for example the building around the Wincolmlee - Cannon Street Junction, The Old Bull and Bush pub, The Whalebone pub, the New Cumberland pub, The riverside warehouses in Wincolmlee at the junction of Cumberland Street, the riverside warehouses just south of the junction of Wincolmlee and Oxford Street (including the one with the domed roof) and the many sites and locations linked with the railway.

- I think Wincolmlee is an interesting area and agree that it has sufficient buildings and spaces of special interest to be a Conservation Area. It is possible that by attracting some attention to the area that some new businesses or residential development might be attracted.

Disagree:

- It's a high industrial use area, many of the buildings are of defunct industries long gone, repurposed buildings that aren't truly fit for the purpose theykre used. Of course exceptional significant buildings should be preserved, but not at the expense of regeneration and reclamation of land. Look at the old Cocoa Mills building, that was historically and culturally significant, down it came. The Rank Hovis building, still a building site. Why preserve buildings to no effect?
- given the way this and previous council actually manage CAs it makes no sense to make this a new one - it won't matter as all the above 'heritage ' items will be removed or changed by officers scared to say no to applications just like they do in other CAs in the city. waste of time and money to say this is any more 'special' than other CAs ruined history repeats itself in Hull over and over again
- This area is perfect for housing. The city has many empty offices on the marina and the city centre. The city needs housing to be built at a reasonable price to attract young working people, who will spend money within the city centre. You could keep some of the character, but if you put more red tape on the area you will end up with another derelict Lord Line area.
- Don't want to end up with more 'Lord Line' buildings.
- Old buildings need preservation. Stop old buildings being repurposed into other things (eg public houses into flats)

Strong Disagree:

- I really don't think it is much to write home about at all. It's quite an ugly unkempt area. Flatten it all and redevelop it into modern attractive housing, parks etc.
- Way too late will lead to total downfall of area no private investment will take place.
- It is a historical part of Hull with remains of industrial archaeology and heritage that need to be better preserved and recognised in the city.
- It's an industrial area why waste our money again
- Hull needs to move on. The are has no relevance to a prosperous future and should not be forced to be kept. Just look at the Area immediately to the East of North Bridge, what was the benefit to Hull of listing those buildings and stopping some real progress. The place still looks awful, the listed buildings are shocking. We don't need a repeat of this failure. Limits the ability of hull to regenerate
- The area has some nice old buildings, however, a lot are in a very poor condition & it would take an enormous amount of investment to turn them into useable assets (in some cases). This could prevent progress in the area & lead to stagnation. Similarly, it is an industrial and more recently artistic area, turning it into a conservation area wouldn't benefit either the industrial side of things nor the artistic side of things. It's currently got more interest than it has in decades thanks to the artwork & all should be done to continue to celebrate that, while also ensuring local businesses can grow, expand and the area can be improved for the benefit of the economy.

- We have a business on Wincolmlee. The building is in really bad condition and needs rebuilding. The issues with the canal have caused serious damage to the building.
- Older buildings in Wincolmlee have very little architectural interest. Though being used, are totally unfit for there purposes. Some on the river bank are moving and becoming dangerous. This will cause additional expense trying to rectify thee problems. Buildings will become derelict, because it will cost to much to change thing and more red tape, more expense just so you guys can think your doing a job.

Further Comments:

- Make the old bridge point a mini river cruise point for interested people to see Hull from the river
- I strongly agree that features from historic periods should be preserved. But not at the detriment of business infrastructure in the area. Currently the roadways are too narrow. Our building in particular is so badly damaged we have to real option but to rebuild it
- Please please repair Sott St & Chapman street with some urgency. They have been clossed far far too long!
- I'm all for the conservation area. But don't know where investment money is coming from. But Hull is a city whose reputation is rising rapidly.
- Stop living in the past and promote new investments
- My building 260 Wincolmlee although we can scratch a living is total unfit for purpose . The access is by one staircase so everything has to be carried. If I did not use it, it would be unusable to any tread and be pulled down. You are trying to save old buildings that have out lived there usefulness and now it time to replace them with some thing that works for everybody and not a pain to use. Maintenance is also now a problem. I will never pend large amounts of money maintaining it.
- The sprawl of the Bankside 'Gallery' needs to be curtailed. So many beautiful buildings and even cemeteries have been spoiled by the taggers and artists. We've seen the old town used for filming and Wincomlee has areas that could be fantastic on screen.
- I would like to see the Bankside Gallery street art area protected as part of the Conservation Area, this brings artists and visitors to the city and so this should continue. If you look at the area around the old Custard Factory in Digbeth, Birmingham, this is a vibrant area for entertainment and recreation in a former industrial area with historic buildings and lots of street art, it would be wonderful to have something like this in Hull.
- I hope that if it is designated a Conservation Area that all of the disgusting and unsightly grafity is removed. Only a Council like ours could promote the use of grafitti on walls and buildings.
- Think that you need to make it more accessible, restore links to the area such as Scott Street Bridge.
- Map and addresses don't correspond not a very good start!!!!
- What do you intend to do with the area? Commercial, industrial, leisure, housing, mixed use? Who is going to want to build there, work there, or live there. There are no public transport links, the roads are narrow and cramped, Scott Street Bridge is a memory, Chapman Street Bridge limited use, so North Bridge and Clough Road are the only viable useable crossings bookending the project. That is going to further limit access from the East of the city. Access from the West side is limited with weight

restrictions, width restrictions. That again limits access. The river bank has collapsed several times. So building to the edge of the river is a non starter, those wharfs that do exist will need strengthening. I'd deindustrialise where possible, create green spaces, create an ecologically sound sustainable green space.

- Don't do it - a waste of time - look at the other close by CAs and see what it means to be in one - nothing, heritage ruined, unsuitable materials used, ugly buildings and frontages allowed. Don't wreck another area
- There is potential for a really interesting new neighbourhood here; the catalyst will be the redevelopment of the land adjacent to Napoleon's and the retention of every single historic building in the conservation area. This was a heavily bombed part of Hull and new architecture should replicate what was lost. Germany, Hungary and Poland are currently doing this and it can be done in Hull too - we should be doing something completely different instead of copying Manchester and Leeds! The Brunswick Arcade on Beverley Road is proof traditional architecture can be effective in the regeneration of an area. I would go further by designating an enterprise zone whereby new businesses receive some sort of rates relief. I would also allow residential building/conversions on brownfield sites. Whilst the majority of this area is designated as employment land, it would assist with housing shortfalls in the city and could create the potential for an exciting new neighbourhood in a highly sustainable location.
- We need more places like it.
- Make it look modern and fresh, whilst maintaining the historical aspect. Also, replace the Old Scott Street Bridge with a faithful recreation of the original bridge that was removed, and reopen the bridge.
- Having been involved in a similar case in Wolverhampton (Moorfields) it is a hard sell and owners/tenants will inevitably be unconvinced by any conservation arguments or promises of potential future grant funding as they will see only downsides via restrictions. It is essential that the freehold ownership of all buildings and sites is established and all consulted in writing for their views (only by recorded delivery), bearing in mind that few will probably respond and this can be used as an indication of tacit support!
- If you are going to declare conservation area, funds must also be allocated for remedial actions and preservation of assets at risk - Reckitt Colours building is iconic and should be preserved
- It is interesting to note that the listed Scott Street bridge has been removed by the Council. It was both useful and important, but was allowed to decay beyond the point of repair. Why is it still shown on the map?
- Let entrepreneurs develop the area without putting barriers in their way
- Open chapman street bridge as a matter of urgency and replace Scott street bridge (possibly have them both one way, one going one way the other going the other). Without this access from east hull businesses will die and are dieing eg whalebone public house
- Ensure that Bankside Gallery is protected within any plans for the future of the area.
- While I support this proposal the real challenge will be ensuring that it does not stifle development and private sector investment with the net result that the area fills with semi derelict building or empty sites where unprotected buildings and sites have been demolished or cleared but due to the restrictions of the conservation area new development is cost prohibitive.
- However, it is important that it is not regarded as too 'precious'. All cities need areas where scrap metal dealers etc can operate and to some extent this is part of the

character of the area. So I'd recommend looking carefully at which industries you want to encourage to continue and in which parts of the area.

- I believe the council can take an approach to enhancing the area, and protect it at the same time. I agree conservation is a key aspect of this, but should also take the view that enhancements can be introduced to areas without them losing their identity or the memories they hold for the communities who lived and worked there or currently still do.
- Save The Whalebone public house.
- If a building cannot be used a intended and economically by the owner with safety aspect such as fire and access , then it should be altered without all the red tape. and or replaced. The Whalebone pub can be used as intended and yes it should be saved. I think you are creating work and coursing more problems.

Management Plan:

- No Grafiti!
- Alternative use plans. Credible plans that might actually come to fruition, rather than just ending up with demolition sites surrounded by security fences.
- It would be useful to include the potential for buried or intertidal/riverine archaeological remains in the area.
- set hard lines and be brave in the application. experience of other CAs tells me that it will sink to a level when demolition is only option
- Why change something that will only waste money and probably raise the taxes for local businesses so you think people of Hull are stupid?
- As with all the city, HCC should have effective enforcement powers and the ability to deliver instant fines or put legal charges on properties that make unauthorised modifications. At present there is no deterrent.
- How to implement incremental and continual improvements to the area as a place of work, recreational, retail, and living that maintain the historical aspect, but greatly enhance the aesthetics of the are to make it attractive, fresh, modern looking, and most of all safe and inviting to both residents and businesses.
- Particular stress on the fact that conservation area status does not mean set in aspic with no possibility of quality new builds and sensitive adaptations etc.
- Encourage bold new ideas that will serve the community, especially the young: sports facilities - need new ice-rink.
- Information boards can help but are prone to vandalism. For the general public, a better communication is always good and this can be done in various ways. For instance, if this link would not have come to me through the Civic Society then I probably would not be taking part right now.
- A mini model generated on the planned lay out
- Reassure existing businesses [including the noisy or dirty ones] that you are not trying to put obstacles in their way.
- If this document is developed seeking opinion and input from both the general public and business sector, I hope that the timeline for completion, contributions and review are well signalled in a timely fashion. I think this remains a challenge. I find it awkward when folk are ‘woken up’ at the closing stages and no longer have opportunity to comment in a useful manner (either for or against). I think that in general Local Plans are not well known and evident, even for people who are directly impacted by the content. Although I raise this point, I do not have a wonderful

suggestion on how to make sure that happens - maybe more fly posters (passively ‘in your face’, so that it doesn’t expect people to actively seek information.

- I believe the overall plan has to one of excepting change and being an advocate for it. It will however be an overriding document that has set rules and regulations on what can be achieved within the areas of change. conditions and applications for change must be entered into with an open mind, not all change is bad, but the fabric of the area must be retained when changes are approved. We'd love to see the old buildings back to their best and renovation plans must be strict enough to reflect this.