

Design, Access and Heritage Statement

in Support of a Planning Application for Alterations and Listed Building Consent

52-53 Whitefriargate & 15 Parliament St Hull

3 August 2021

Project ref 0211

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Introduction and Context

The property 52, 53 Whitefriargate and 15 Parliament St stands on the corner of Whitefriargate and Parliament St, Hull. The whole property was purchased by Shires Estates Investments early 2021. The Building is Grade 2 Listed but was in poor condition at the time of purchase, particularly at first and second floor levels where damage to structure and to interior finishes has been caused by long term rainwater penetration. The owners engaged Wren Architecture & Design to carry out an initial appraisal of the condition of the property to identify necessary urgent repairs and to develop proposals for the long term repair and renovation of the property in accordance with Hull City Council policy for the regeneration of the Whitefriargate Conservation Area. Temporary repairs have been carried out to the roofing to prevent further damage and to allow the structure to dry out. The stair landing at second floor of 15 Parliament St has been temporarily propped as there are concerns about the structural integrity following prolonged water damage

The two shop units at Ground Floor are actively occupied. The first floor above no 52 Whitefriargate forms part of the lease but is not actively used to support the retail below. No 53 Whitefriargate and 15 Parliament St form a single lease including the first floor and second floor above. The upper levels are partly utilised for storage and staff welfare but are largely unused.

No. 52 Whitefriargate was leased to Cooplands Bakery in the recent past and the tenant has invested in the interior fit out and new shop front.

No. 53 Whitefriargate was leased to the tenant L & M, following a period of vacancy, prior to purchase by Shires. The tenant has invested in new shopfit internally and has painted the fascia and put up new signage

If this application is granted and an application for funding from Historic England is successful from Shires Estates Investments will proceed immediately with the building works having identified suitable contractors to tender for the works.

Planning History

A Planning Application for Listed Building Consent for a new shop at No 53 Whitefriargate was granted 6 May 2017. Our understanding is that this was implemented soon thereafter.

Planning Applications for a new shopfront and signage for no 52 were granted 22/2/01, 22/02/02 and 15/10/04

There is no other relevant Planning history

Heritage

The building is in the Whitefriargate Conservation Area and is Grade 2 Listed - the following is the full text extract from the Historic England website:

Formerly known as: Hull Subscription Library PARLIAMENT STREET. Includes: Nos.52 AND 53 WHITEFRIARGATE. Houses, now shops and stores. Late C18, refronted c1845. 2 bays to left reduced in height late C20. Stucco with hipped and gabled roofs. The left gable is clad with corrugated asbestos. First floor sill band inscribed "Parliament Street" in raised lettering. 2 bays to right have rusticated plinth and moulded dentillated cornice. 2 storeys and 3 storeys plus basement; 7-window range arranged 2/3/2. Slightly projecting central bay has 3 plain sashes with eared and shouldered architraves and alternating triangular and segmental pediments. On either side, 2 similar windows without pediments, those to left set in a recess defined by pilaster strips. Above, to right, two 9-pane sashes with moulded architraves and corbelled sills. Below, to right, 2 round-headed plain sashes, the left one with eared and shouldered architrave, the right one with moulded head and keystone. To right again, stucco doorcase with square Corinthian columns and entablature with pediment. Fielded 6-panel door and overlight. To left, return of late C20 shop front with continuous glazing and fascia. Left return, to Whitefriargate, has 3 recessed panels defined by pilaster strips, each with 3 single-pane windows. Below, 2 late C20 shop fronts with fascias, the right one returned along Parliament Street.

The building was originally three storeys with a pediment on to Parliament St



Picture of corner of Whitefriargate and Parliament St from 1941 (Historic England's 'England's Places', card reference no 2293_078, two 1941 photographs by Summerson (copyright N.B.R.))



Drawing of frontage from a student measured drawing 1963 (author - Michael Hildyard)

There are reports of a fire at some point in the 1960's. It was at this time that the front part of the second floor above nos 52 and 53 WFG was removed and replaced with a flat roof. The vertical concrete piers at first floor would appear to date from this intervention, most likely to reinforce the façade



Picture taken in 2019 showing previous tenant in no 53

Condition (refer also to separate document '20210312 Outline Schedule of Condition' for a more comprehensive summary)

Internally the ground floor plan of no 53 has been altered at some point in the 1950's-1960's to extend the ground floor level to the rear/side of no 15 Parliament St, removing the staircase leading to the first floor and the raised ground floor typical of the former houses on Parliament St, infilling the cellar (there is a cellar access door on Parliament St but this is block off). The stair case has been replaced by a functional steel stair behind the façade of no 15 and 5 no. windows (W1-W5) at ground floor have been blocked off to the interior. All the original features at ground floor have been removed

At upper level there are many original features that have survived the effects of the fire, the alterations effected by the retail uses of the unit in the 20th century and the general neglect the property has suffered. The large room at first floor on the corner has retained the molded plasterwork although there is significant water damage from the roof leaks. The stair from first to second floor appears to be original but again has suffered damage from the roof leak.

Sash windows to the frontage on to WFG appear to have been replaced prior to 1963 with single pane windows. Windows on to Parliament St have suffered from a lack of regular maintenance but many can be salvaged and overhauled. W17 and W25 are false windows, blocked with perpendicular structural walls. To the rear of no 15 Parliament St windows are generally in worse condition.

It is the owners intention to preserve and repair as many of the key features that help define the building at first and second floor

Design

Shopfronts

The most significant alteration to the appearance of the building proposed in this application is the new shopfront to no 52 WFG and the return frontage on to Parliament St. The existing aluminium glazed shopfronts are to be replaced with a glazed wooden shopfronts. The design of these shopfronts follows the guidance as set down in the current *'SPD16 Whitefriargate Shop Front Design Guide'* published by Hull City Council



Existing Shop frontage to no 52 WFG

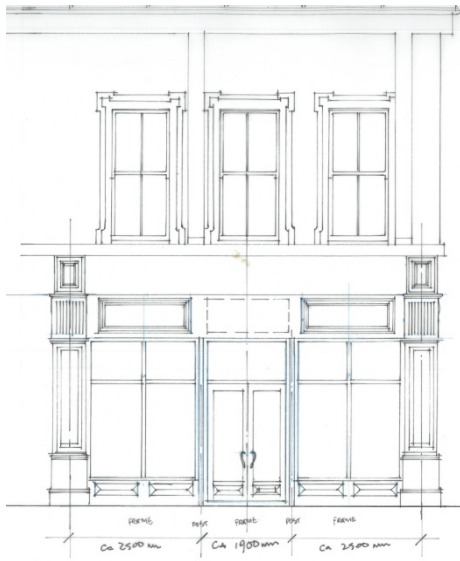


Extract from *'SPD16 Whitefriargate Shop Front Design Guide'* in reference to nos 52 and 53 WFG (note there is no proposal to create an additional floor as illustrated in the Design Guide)

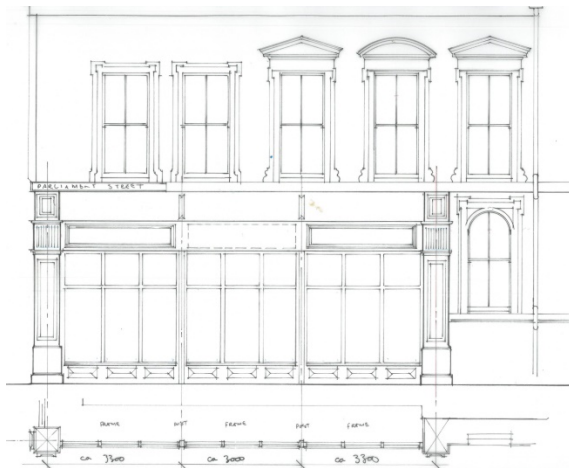
Extracts from the Application drawings for the new shopfronts follow:



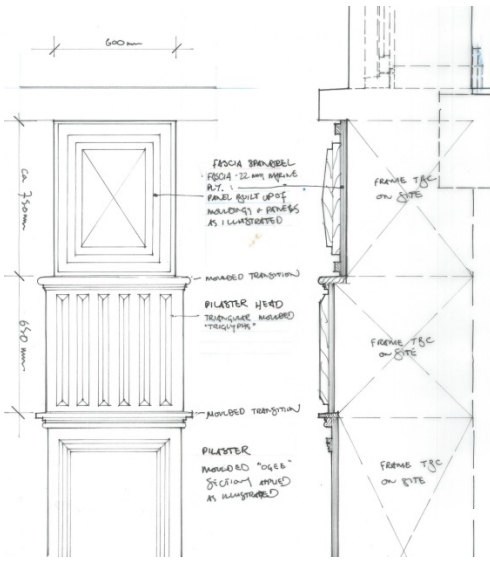
Proposed alterations to the frontage on to Whitefriargate



Proposed new shopfront for 53 WFG



Proposed new shopfront for return frontage on Parliament St



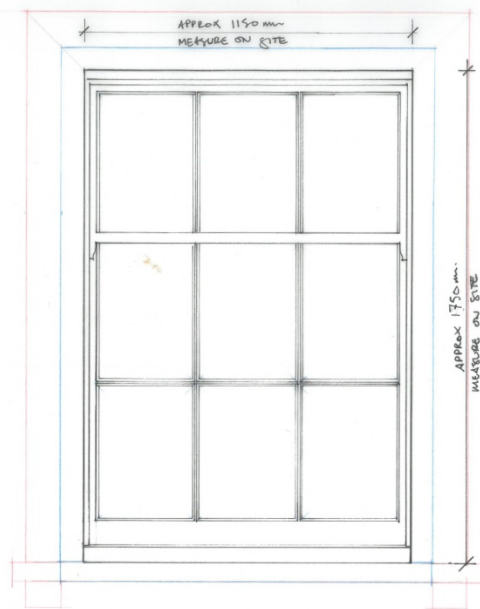
Proposed detailing to Pilasters

Windows

In general the existing windows are to be overhauled and rehung. Some of the 9 pane windows at second floor have deteriorated to a state where overhauling is unlikely to be viable and it is proposed to replace these with matching windows. W35 to the existing WC 2.05 will be replaced with a new sash window to match, the cill to be lowered accordingly

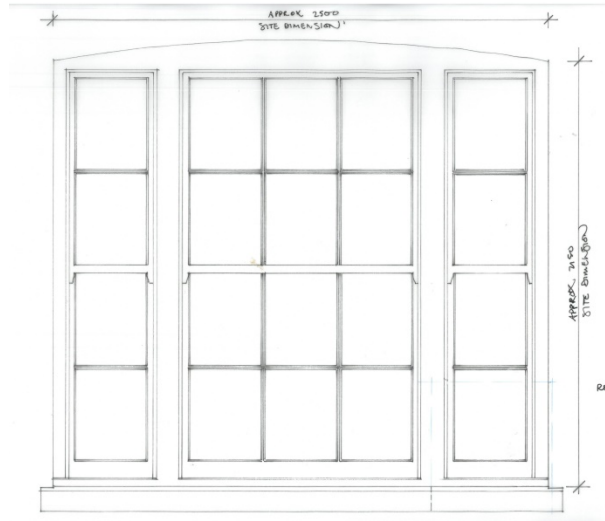


Existing W26 to be replaced



Proposed replacement hardwood windows W25, 26, 30-32 and 35

W34/35 to the rear is to be replaced with a new window to match the original 3 part window with single bay fixed sashes to either side of a 12 pane opening sash. This involves lowering the sill of the existing W35 to its original height



Proposed replacement hardwood window W33-34

In addition the six windows ref W6-W11 at first floor to Whitefriargate are to be replaced with 4 pane sash windows to match those at first floor on Parliament St. Moulded stucco surrounds matching those on windows W12 and 13 on Parliament St will also be reinstated. Where projecting concrete pillars clash with the width of the proposed surrounds at W8 and W11, the surrounds will be cut to give way to the pillars which project approx 125mm (see elevation on page 6)



Proposed replacement hardwood windows and surrounds W6-W11

Internal

Internally, plasterwork in room 1.03 is to be reinstated to match existing



Two existing WC's at second floor level (2.05 and 2.06) are to be removed to allow for the repair to roof structure, ceilings, wall plaster floors following years of water damage. The landing to the staircase at second floor will be reconstructed with the retention of the existing balustrade. Where the balustrade has been covered, this covering will be removed as will the screen separating the stair from the landing 2.07.



Stair and Landing over



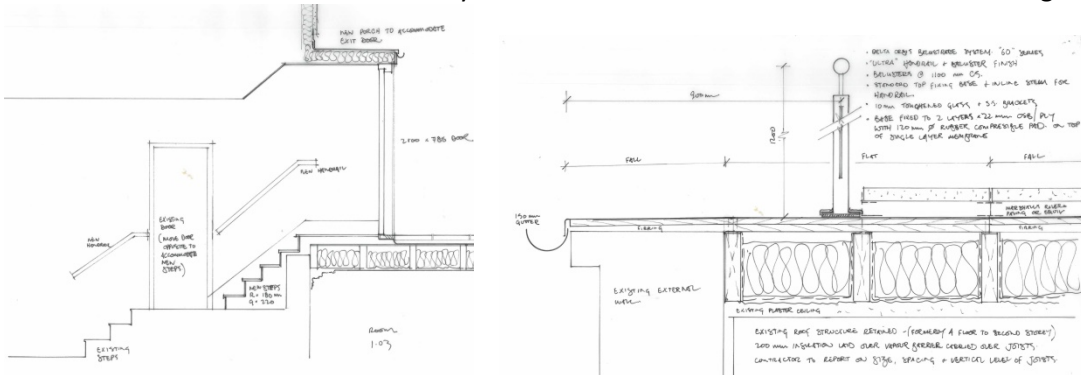
WCs in room 2.05 and 2.06 to be removed.

Flat Roof – access

The covering to the flat roof is to be replaced and access and safety improved, both for maintenance and potential future use as a roof terrace to support food and beverage uses at ground and first floor. This application does not propose any Change of Use.

There is no guarding or ‘mansafe’ provision on the roof at this stage although air conditioning condensers are located there. It is proposed therefore to make provision for the installation of a proprietary glazed balustrade set back from the façade that will serve as guarding for both maintenance access and future use as roof terrace.

To do so the access hatch to the roof is to be enlarged to accommodate a full height door and a short flight of stairs installed. The gable wall to no 15 on to the roof (a result of the 1960’s alterations) is clad in profiled metal. This will be removed, the door opening enlarged and the wall re-clad with an insulated render system with finish and colour to match the existing.



Proposed new access to the roof and guarding to the edge

External Facades

The existing stucco facades to the front are to be repaired, existing cracks raked out and filled to match. There is provision for the replacement of lintols at second floor, W26-29, should it become apparent when repairing the windows that the cracks above are evidence of broken elements.

The external façade is currently painted off white. As part of the renovation and as a signal of the revitalisation of the building made possible by implementation of the works, if approved, it is proposed to paint the façade pale green with white stucco window surround, pediments and cills. The building will appear changed, refreshed, distinctive whilst respecting the traditional context of the conservation area

The colours proposed are RAL 6021 and RAL 9010 respectively



An example of a building painted in the similar colours and manner .

In conclusion, design proposals are focussed on renovation and replacement of features to make a more consistent and sympathetic contribution to the environment of the Conservation area, preserving and restoring elements wherever possible and making a quiet statement about renewal and investment in a valuable but neglected asset

Access

The new shop front requires the installation of a sloping floor to enter to shop to suit the new door position.

Access to the upper levels is currently only possible by staircase. As there is no proposal for a Change of Use, there is no proposals to alter this situation other than maintenance access to the roof

Supporting Documents:

- Ref drawings as listed on Drawing Schedule attached
- 20210312 Outline Schedule of Condition
- 20210728 Schedule of Repairs and Replacements rev D