

## Newland Avenue School – **DRAFT** Development Brief

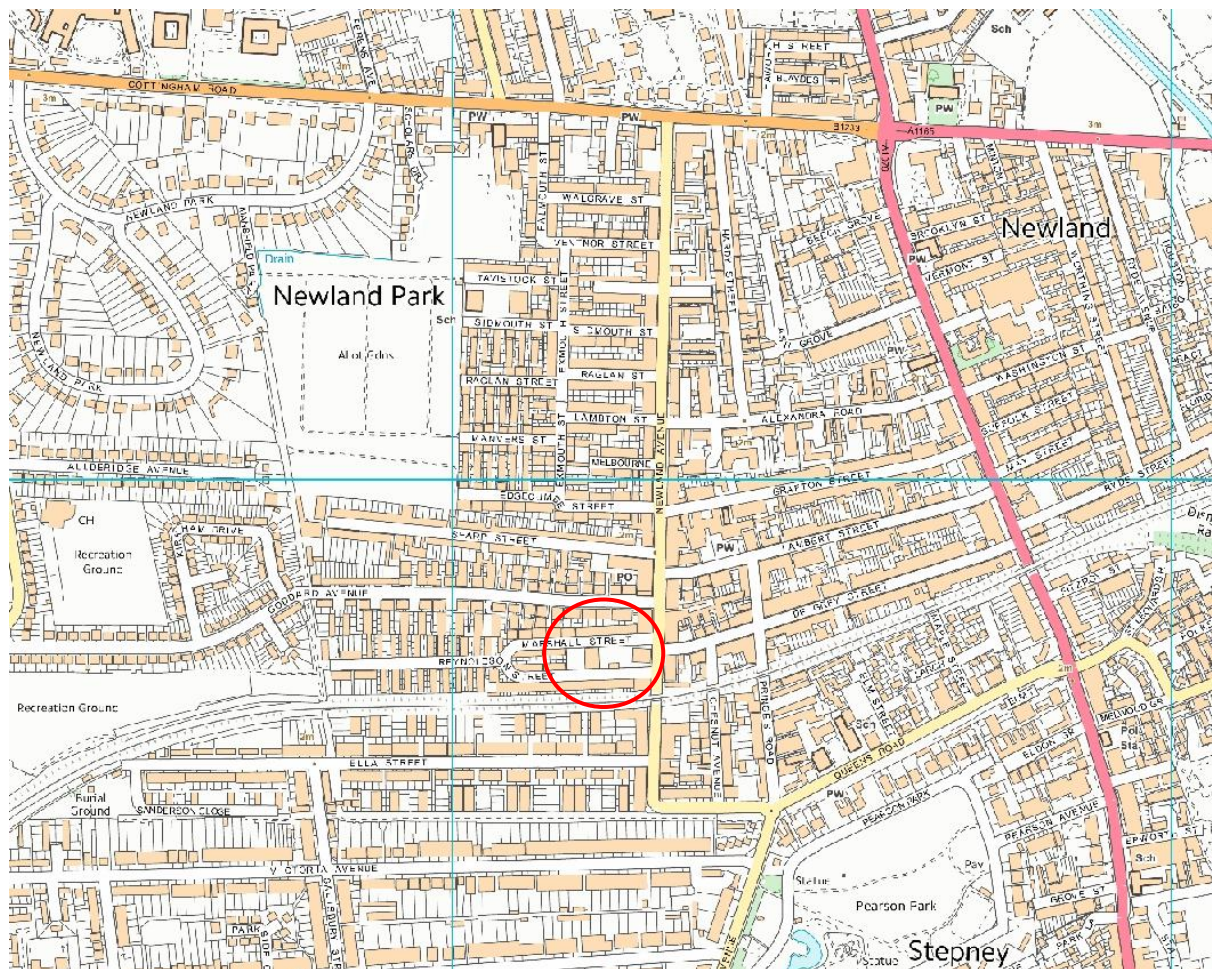
Hull City Council Economic Development and Regeneration Dept.

Development Delivery Section

GC May 2014

Newland Avenue School closed in 2006, but is still in use by the community in part for the Newland Youth Centre and Hull City Council Wyke Area Team it is located at the south end of Newland Avenue approximately 2.2km (1.4miles) from the city centre and close to the University.

### Location plan



### Planning policy

#### The Hull Local Plan 2000

The **Citywide Proposals Map** – shows Newland Avenue as a ‘Large Local Centre’ and the adjacent area as ‘predominantly housing and ancillary uses’, the site is also loosely within the setting of the Ella Street Conservation Area.

#### Shopping Policy – Large Local Centre -S1, S2, S9, S10

#### Housing policy H1, H2, H12, H14

**BE21** 'Development in the vicinity of a Conservation area affecting its setting.....'

Also **Local Plan policy BE1**-General design principles, **Local Plan policy BE2** – designing for energy efficiency.

## National Planning Policy Framework 2012

### 12. Conserving the Historic environment

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets Conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of The heritage asset or development within its setting. As heritage assets are Irreplaceable, any harm or loss should require **clear and convincing justification**.

### 8. Promoting healthy communities

70.' to deliver social recreational and cultural facilities and services, the community needs, planning policies and decisions should:

Guard against the unnecessary loss of community facilities and services, particularly where this would reduce the communities ability to meet its day to day needs;'

### 7. Requiring good design

61. Although visual appearance and the architecture of individual buildings are Very important factors, securing high quality and inclusive design goes Beyond aesthetic considerations. Therefore, planning policies and decisions Should address the connections between people and places and the Integration of new development into the natural, built and historic Environment.

## Site Analysis



The site area is 0.4ha



The current site vehicular access is off Reynoldson Street;

**Land use** – the site has a variety of potential uses- if the buildings remain, which is the preferred option they have the scope to accommodate a variety of uses including office, commercial, leisure, community, education and residential or any combination of them. There is a very strong community association with this site with the high regard for the buildings and their positive contribution to the area in terms of landmark historic architectural references.

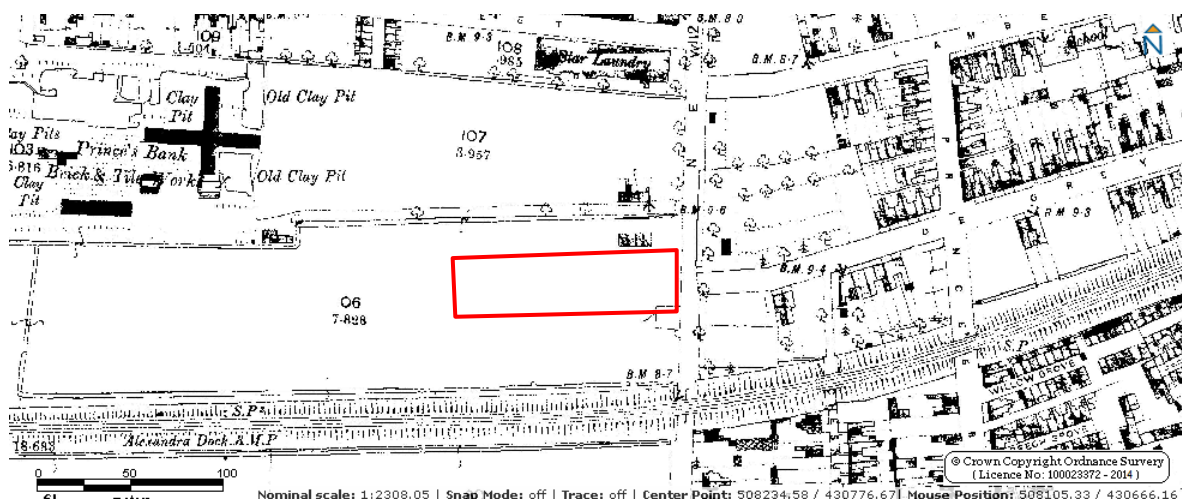
Clearance – the recognition of the quality of the buildings in the local listing and the strong community affection and associations for this community asset reflected in Philip Heselton's book 'Newland Avenue School 1896 – 2006', make a strong case for retaining this versatile complex. The buildings have been maintained, they may be out of date in terms of fitments and energy efficiency but the buildings and grounds have a great deal of potential to convert and be reused in a variety of sustainable and viable ways. They have the potential to create limited additional new accommodation. So as a designated heritage asset in accordance with the National Planning Policy Framework retention of these buildings will be sought. *'As heritage assets are Irreplaceable, any harm or loss should require clear and convincing Justification.'* NPPF para12. *Conserving the Historic Environment.*

New build -It is recognised that as a cleared site there is the potential for a large footprint unit for the local centre but there are serious implications for residential amenity. The necessity and impact of car parking would be an issue and an acceptable servicing arrangement would be required.

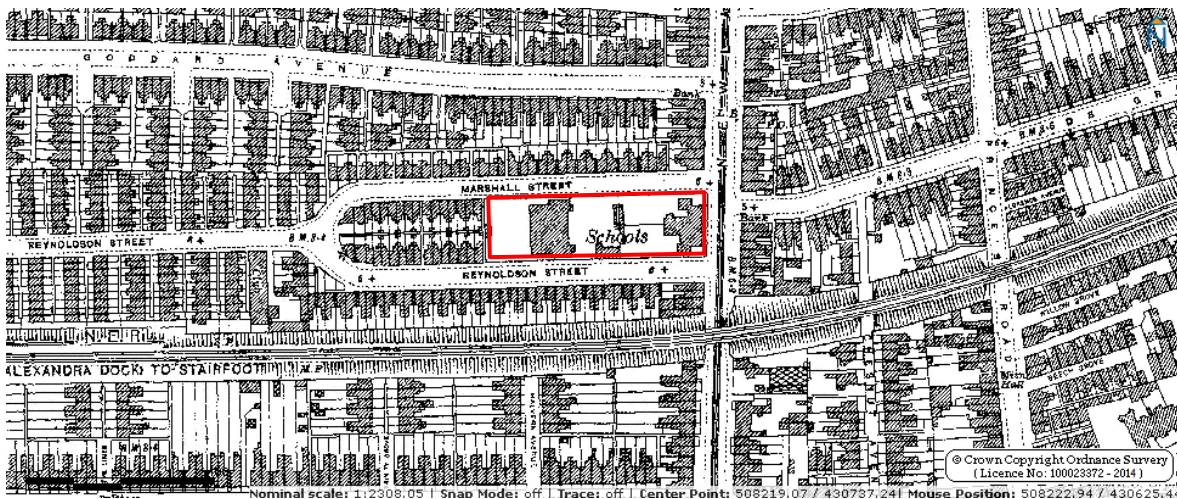
The terraces at the west end could extend to the school as the ground floor is 'blind', however the 'Astro turf' all weather pitch is a scarce and important community asset associated with the Youth Club which currently uses it several times a week – promoting healthy communities. The east yard has some scope for garaging with flats over. A high standard of design in any proposed new buildings would be rigorously sought.

## History

The Newland Avenue area was largely rural reclaimed from the River Hull marshes in the 12<sup>th</sup> century and was still rural in the mid 19<sup>th</sup> century but by the 1890's development was encroaching into the area, housing and a temporary brick works sourcing the clay to the west of Newland Avenue.



Ordnance Survey 1890, showing the encroaching development and brick works.



*Ordnance Survey 1928, showing the area fully developed for housing*

After the Hull and Barnsley railway was completed in 1885 serving the eastern docks the residual land was available for development. The Hull School board, who took responsibility for the area off the Cottingham School board in 1883 when the boundaries changed, allocated a school to the area of expanding population to relieve the overcrowded Lambert Street School.

Reynoldson and Marshall Streets had been laid out and a site between them adjacent to Newland Avenue was purchased off the developers and Newland School was built in 1896. The first building was the block with accommodation for 451 pupils facing Newland Avenue with stair wells and a hall to the rear. It was two storeys to maximise the return from the high land values. It was designed by John Bilson of Botterill and Bilson Architects in a plain Queen Anne style and is the most complete and least altered of the surviving unlisted board schools. Unusual features of interest include an external stone for sharpening slate pencils and internally a flexible system of classroom dividers. In 1900 a senior school was opened at the west end of the site in much the same style but larger with accommodation for 640 pupils; it has a distinctive surviving cupola. A small cookery kitchen building was built on the south side between the two blocks facing onto Reynoldson Street. Trees were planted in the 1990's and some areas of the east yard were landscaped. A modern office/reception and disabled access were added to the rear of the front block as a millennium project and commemorative railings were designed by the children. The school remained largely unaltered until it closed in July 2006 but remains in good condition.

Newland continues as a highly popular residential area strongly associated with the university. Newland Avenue is a distinctive and vibrant Local Centre serving the community with a strong representation of local businesses.





Ella Street Conservation Area



Locally listed building



Newland Avenue (large) Local Centre boundary



2012 Ordnance Survey This shows the current footprint on site.

**Existing buildings** – These are in good condition and have the scope to be converted for alternative use e.g. residential/commercial. Externally there are several entrance doors and two staircases to each of the main buildings. Internally there are movable partition walls between some of the former classrooms designed [from the outset] for flexibility to create different sized spaces. The first floor classrooms have suspended ceilings which, if removed, would create the potential for additional floorspace. These features together create the potential for easily subdividing the buildings into different uses, giving some of the users their own separate entrances. Former Cookery building now has a small kitchenette and was last used as a community meeting room and playgroup.

**Grounds/landscape** – The west yard is an all weather surface which is used by the Newland Youth Club and is a community asset. Vehicular access could be provided off Reynoldson Street or Marshall Street. The east yard is currently used for parking accessed off Reynoldson Street and is part landscaped the trees planted 24 years ago seem to be well established and are a potential asset. The garden was designed

by the children with help from teachers and parents and includes a performance space with bark surface. [Some of the timber structures are now in need of repair]. There is also an enclosed play space with a soft surface at the rear of the front building with access to the former reception classroom. [This could make a good nursery/playgroup/crèche facility]. The grounds are quite extensive and offer the opportunity for more development increased parking or more landscaping.

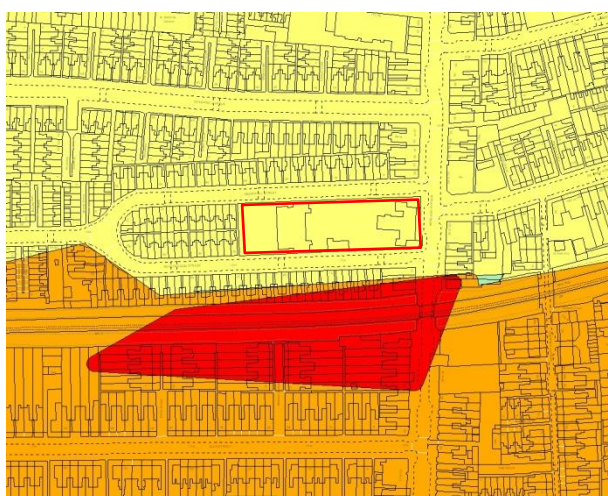
**Boundaries** –The site is surrounded by the original traditional high school yard walls which are well detailed with panels, stone coping and distinctive gates and pillars. These should definitely remain in whole or part if the buildings remain as they are intrinsic to the historic school and have a high secure by design value.


**Scale** – The scale of the surrounding built form tends to be predominantly 2 Victorian storeys. The School buildings are high (65ft) (19.8m) and have a strong landmark role in the area. The height of some of the interiors could possibly accommodate mezzanine floors increasing the capacity of the buildings. The 65 ft height of the existing buildings give them their prominence and importance in the townscape; this would be expected to be retained. Development within the site retaining the existing buildings would need to be subservient and allow the existing buildings their own integrity.

**Massing** – is entirely dictated by the existing buildings and defines the contrast with the contextual norm of 2 storey terraces.

**Materials** –red brick, slate and ashlar banding and wall coping are characteristic in the buildings and boundary treatment.

**Parking/access** –access currently off Reynoldson Street with the potential for an access of Marshall Street. Parking could be in an open court or there might be scope for garaging with flats above inside the boundary wall facing sections of Marshall Street and Reynoldson Street.



**Flood Risk –**  
Flood Zone 3a)i   
Standing Advice – floor levels 300mm,  
Additional 300mm Flood Proofing,  
Place of safety at 5m AOD

## **Design Approach**

**Design Principles** - the dominant principles relevant to this site are:

1. Retain, refurbish and reuse the locally listed school buildings in a viable way;
2. Retain as much of the boundary wall and gateposts as possible;
3. Sustain the viability of the Local Centre;
4. Protect the unique character of Newland Avenue through good design;
5. Be sensitive to community associations ;
6. Protect residential amenity;
7. Prevent Surface water runoff;
8. For residential use apply Building for Life 12, maximise the attainment of green scores, limit amber scores and avoid red;
9. Embody Secure by Design in the development.
10. Lifetime Homes –existing lower floor levels and access ramps can facilitate Lifetime Homes standards ;

**Access** –300mm floor levels in new build will require appropriate 6m ramps.

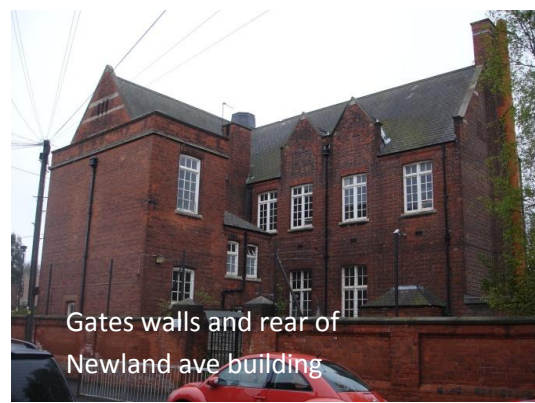
**Building Line** The surrounding school yard wall/railings define the building line on Reynoldson Street and Marshall Street. The school building defines the building line on Newland Avenue. (See Amenity Distances)

**Architectural structure** – The existing School buildings make a strong statement on Newland Avenue as well as from further away such as a terminal vista down De Grey Street from Beverley Road. The cupola adds a skyline reference.

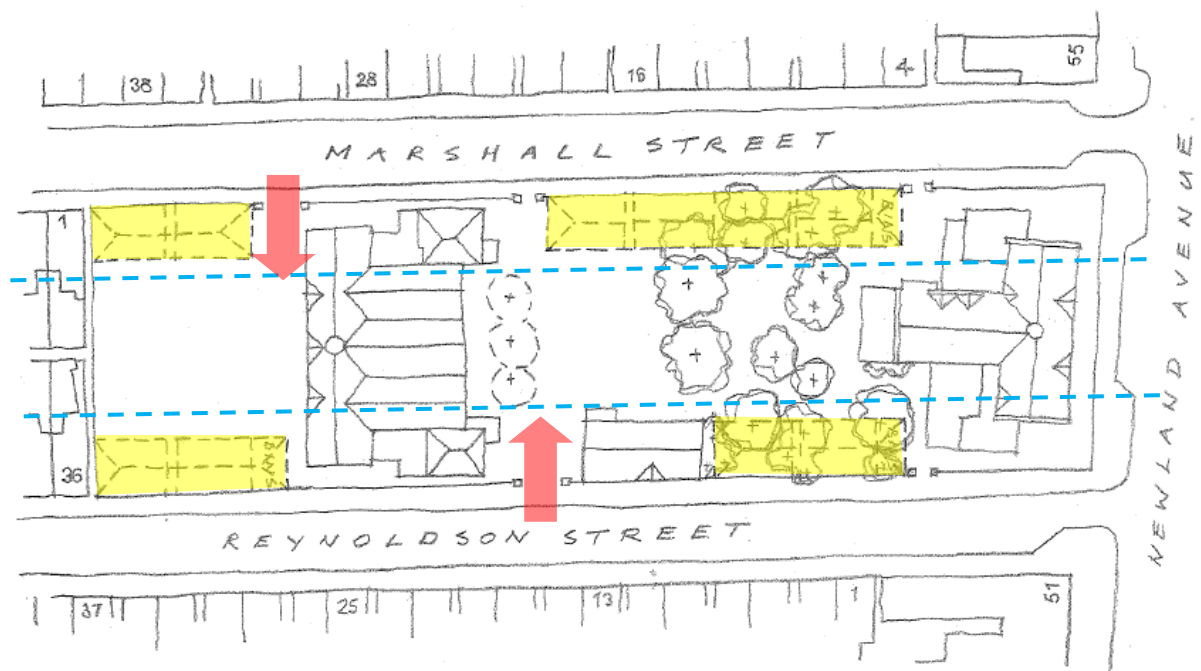
**Amenity Distances** the back to back and front to front distance should not be less than 21m. This is problematic as this reaches far into the site (approx. 9m) from the Reynoldson Street and Marshall Street frontages. However there is scope to have inward looking single aspect buildings from the Reynoldson Street and Marshall Street frontages. This points toward Flats over Garages as an option which could have a low profile and allow the school wall to help screen them.



**Detail and styling** – these are defined by the existing buildings and boundary treatment.







21m Amenity distance - - - - -

possible single aspect structure

Vehicular access



Indicative layout showing existing buildings and landscape with the buildings retained and some limited development according to the value put on the landscape and community facilities which have potential for a revenue base. The IT infrastructure could be enhanced to support business use creating another income stream and asset to community enterprise.

Conversion to residential would require greater investment.