



# Post-War Rebuilding of Hull 1945-1970

David Neave

RTPI Yorkshire  
Guildhall, Hull  
13 May 2014

1. City Centre – Shops and Civic Centre
2. Roads
3. Housing
4. Historic Buildings and the Old Town



CITY & COUNTY OF KINGSTON UPON HULL

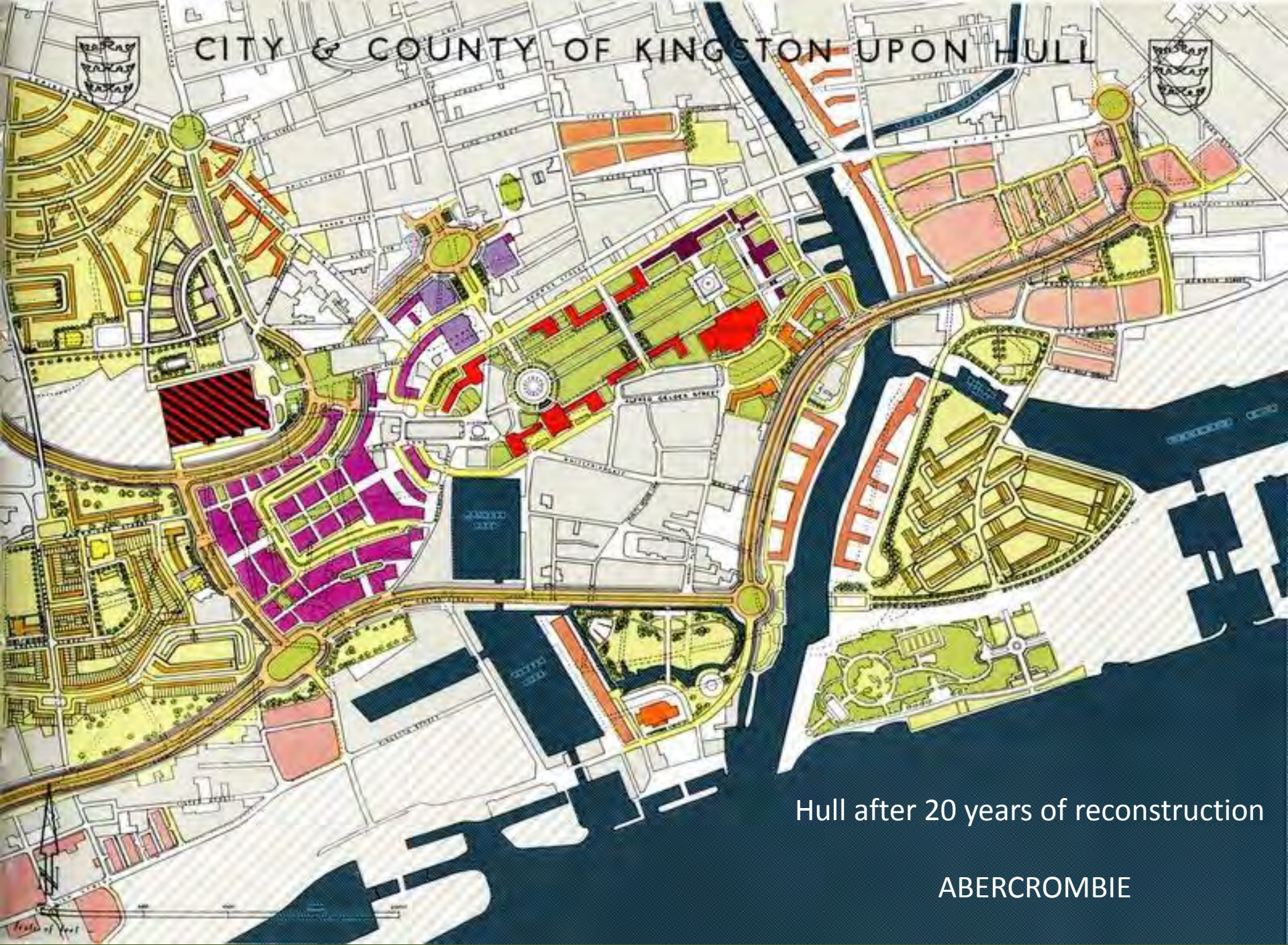


Hull after 25 years of reconstruction

ABERCROMBIE



# CITY & COUNTY OF KINGSTON UPON HULL

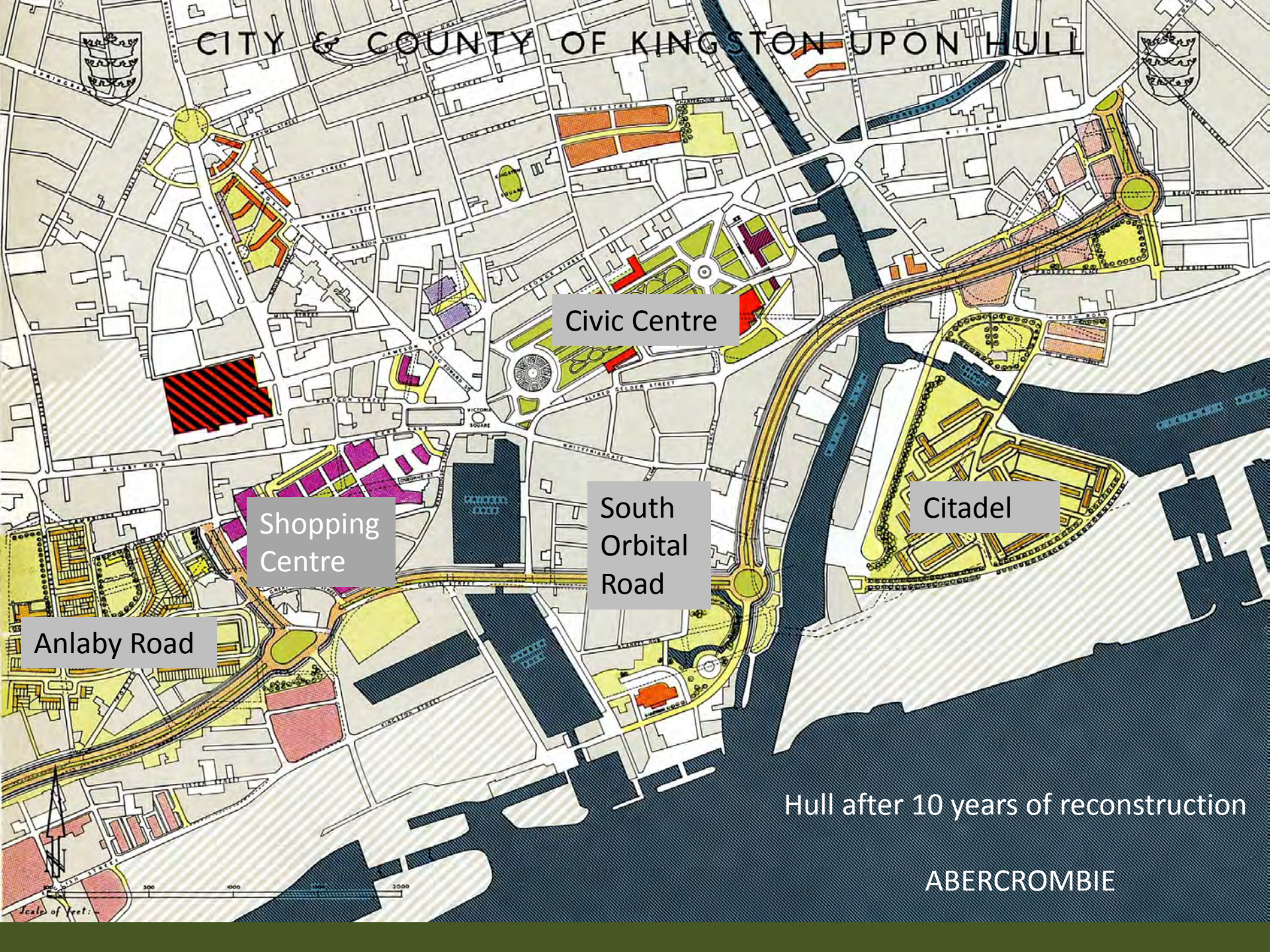


Hull after 20 years of reconstruction

ABERCROMBIE



# CITY & COUNTY OF KINGSTON UPON HULL



Civic Centre

Shopping Centre

Anlaby Road

South Orbital Road

Citadel

Hull after 10 years of reconstruction

ABERCROMBIE

Scale of feet: 0 200 400 600 800 1000 1200 1400 1600 1800 2000



PUBLIC NOTICES

CITY and  
COUNTY of



KINGSTON  
UPON HULL

EXHIBITION  
OF THE  
LUTYENS—ABERCROMBIE  
PLANS

in the

FERENS ART GALLERY, HULL,

FEBRUARY 19th to MARCH 9th

10 a.m. to 6 p.m. daily; 2.30 p.m. to 4.30 p.m. Sundays.

ADMISSION FREE

PUBLIC MEETING in the Reception Room, Guildhall,  
at 7 p.m. on TUESDAY, FEB. 19th, to be addressed by  
Sir Patrick Abercrombie, M.A., F.R.I.B.A. (under the  
auspices of the Citizens' Arts League).

A PLAN FOR THE NEW HULL

New Hull a 'Hopeless Project'

"City Could Not Bear  
Cost and Upheaval"

Homes 'Frittered Away  
in Abercrombie Plans'

30,000 SIGN TO KEEP  
OLD SHOPPING CENTRE

Feb-March 1946



Abercrombie's proposed shopping centre  
in Osborne Street





## HULL SHOPPING SITE TALKS

The long controversy over the future location of Hull's shopping centre will be carried a stage further next week when the subject will be discussed at a conference between Hull Corporation and the Chamber of Trade.

A nominee of the Ministry of Town and Country Planning will preside at the discussions which will open in the Guildhall on Tuesday.

On behalf of the Chamber of Trade, Mr W. R. Davidge, a town planning expert, has prepared an alternative to the Abercrombie plan and a public exhibition will open in the Ferens Art Gallery on Monday.

## OSBORNE-STREET 'FUTILE' AS SHOPPING CENTRE

THE advantages of Prospect-st. over Osborne-st. as a shopping centre were put forward today at Hull's declaratory order inquiry, when a comparison was given by Mr Cecil R. Jones, managing director of Bladons, Ltd. He told the Inspector, Mr E. Fitzgibbon, that recently they had moved various departments from their Osborne-st. premises to the temporary shops on their original site in Prospect-st. Immediately after the removal they showed an increase of 100 per cent. in the number of transactions over the three months, and compared with the same period last year, the various departments so moved had shown more than 50 per cent. increase.

**COUN. A. K. JACOBS**, Independent candidate for Park Ward, held a well-attended meeting at Lambert-st. School last night, where he reviewed the election issues, and expressed vigorous opposition to the removal of the shopping centre to the Osborne-st. area.

In this he was supported by Mr G. Conlon, president of the Merchant Tailors' Association, who described the scheme as that of the "fanatical few."

William Robert Davidge was President of the Royal Town Planning Institute, 1926-7, and was Chairman of the Executive of the Garden Cities and Town Planning Association (later to become the Town and Country Planning Association)



*Hull Daily Mail* 2 February 1950

## ***HULL FIRM TO BUILD £400,000 STORE ON OLD SITE***

Through the personal intervention of the Minister of Town and Country Planning an agreement had been reached between Hull Town Planning Committee and Hammonds Ltd for the rebuilding of their store on its old site in Paragon Square. Negotiations had been carried on for five years. Hull City Council learned this afternoon that the agreement had been reached as the result of talks between the Town Planning Officer, Mr U. A. Coates and Sir Thomas Bennett, architect for Hammonds. *Hull Daily Mail*



# Planning Department Proposed

**A PROPOSAL** to establish a new Town Planning Department is to be considered by Hull City Council at their meeting next Thursday.

Coun. W. E. Body, chairman of the Town Planning Committee, has given notice of a motion proposing that the whole of the administration work of town planning should be carried out by a separate department, under a town planning officer and that an appointment of the officer and also a deputy should be made by the Town Planning Committee.

### THE SALARIES

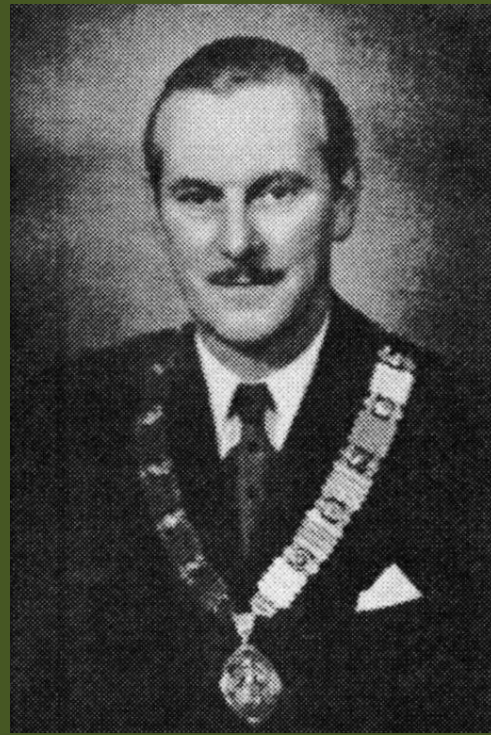
The proposed salaries for the two officers are £1,250, rising by £50 increases to £1,500 for the town planning officer, and for his deputy £750, rising to £900.

Coun. Body's motion includes the reservation in the Guildhall of accommodation for the new department which would be established as soon as a town planning officer was appointed.

At the moment, the City Engineer, Mr William Morris, is in charge of town planning organisation in the city, who, until recently, had the assistance of a deputy town planning officer.

*Hull Daily Mail*  
9 October 1948

There was much opposition to the proposal which eventually got passed by four votes. The Town Planning Department was established on 9 May 1949 and the first Town Planning Officer was Udolphus Aylmer Coates, FRIBA, MRTPI (1908-2000). He had been a student of Sir Patrick Abercrombie at the Department of Civil Design at Liverpool University.



U Aylmer Coates,  
County Planning  
Officer of Lancashire.

PRESIDENT OF THE  
ROYAL TOWN  
PLANNING INSTITUTE  
1958-9



# Hammond's Store Will be 4-Storey Building

DETAIL PLANS for the first stage of the central development area of Hull by Ravenseft Properties, Ltd., have now been approved, and trial bores have been made. A meeting has been arranged for today between the firm's architects, the Town Planning Officer for the Corporation (Mr U. A. Coates) and Mr A. B. Holmes, contractor engaged on the trial bores.

Mr Coates reported to Hull Town Planning Committee that within the next few days Ravenseft Properties, Ltd., hope to be in a position to prepare foundation plans and three weeks later intend to start foundation work. Licence for the work has been applied for.

Mr Coates was presenting the first of a series of monthly progress reports to the committee, in order that they might be aware of the state of work in the city's development plans.

## CONTRACT LET

It was learned, he said, that Hammond's, Ltd., propose to erect a four-storey building which will cover two-thirds of the site to be retained by them. On the Ferensway side of the site it is intended to erect a retaining wall.

Contract for the demolition

## SURPRISE DECISION ON HULL SHOPPING CENTRE

# BLITZED STORES TO EXTEND ON PRESENT SITES?

AN ABANDONMENT of long-term idealistic planning, and a return to the central shopping area for which traders have been pressing for five years, is implied in a surprise decision by Hull Town Planning Committee, which may re-establish the shopping centre on its original heavily-blitzed site.

Yesterday's major decision, a complete reversal of previous decisions, would mean, if ratified:

(1) That Thornton Varley's and Bladon's will be able to develop on extended sites on their old locations, incorporating land adjoining Ferensway.

(2) That the inner orbital road (the Albion-st. line) will be moved northwards to Ferensway Corner.

## EIGHT VOTES TO TWO

This proposal was brought forward by Coun. R. W. Buckle (Soc.), and approved by eight votes to two.

The decision is still subject to the City Council's approval.

A detailed site plan for deve-

they were unable to accommodate in a satisfactory way Thornton-Varley's and Bladon's inside the existing precincts. They could not delay this matter very much longer because they wanted their development plan through.

They wanted Hull to be one of the first in the queue this time. There were advantages to the city in being one of the first authorities in the region to get their development plan put forward.

Coun. B. Lowthrop seconded.

## LOT OF MONEY

Supporting, Coun. H. W. Anderson said Thornton-Varley's and Bladon's had now agreed to



# THE DAILY MAIL

ESTABLISHED 1843; INCORPORATING THE HULL PACKET (178  
and the HULL EVENING NEWS.

HEAD OFFICE: Jameson-street, Hull. (Telephone 15100).  
LONDON: Carmelite House, E.C.4. (Telephone Central 6000).

TUESDAY, DECEMBER 19, 1950

## HOPE FOR HULL?

**T**HE CHANGE OF HEART demonstrated yesterday by Hull Town Planning Committee in the matter of rebuilding the city centre will, if it is endorsed by the City Council, mean the signal for the start of the rehabilitation for which Hull has been waiting so long. It is a victory of commonsense and practical planning over those who have dallied persistently with pretty but impractical theories, and satisfaction at its achievement is marred only by regret that it has been so long in coming.

More than five years have been wasted—five years in which the citizens have been confronted with war scars which clamoured for rapid healing, five years in which visitors have marvelled at what they felt must be the singular apathy of the whole city. It is a thousand pities that Hull ever dabbled with the Abercrombie Plan in the first place, and that, having received it, the City Council did not unanimously recognise it for the grandiose impossibility it undoubtedly was.

It is well that there should be "dreamers of

dreams and seers of visions," but Hull's need since 1945 has been for men of action rather than dreamers, men who would give more consideration to the demands of the present population and less to the picture of ultimate perfection for posterity. That, of course, was the vital weakness of the Abercrombie Plan, and, beautiful though it was, it could not seriously be regarded as anything but a handsome museum piece, having regard to the urgency of the position and the obvious handicaps of postwar circumstances.

One of those handicaps has been the acute shortage of steel, which has been stringently rationed as a consequence. It is, therefore, significant evidence of our dilatoriness that Hull is only now using steel allocated in 1948. Had workmanlike plans been agreed in good time, that steel would now have been part and parcel of substantial buildings and the city could legitimately have clamoured for more and more.

As it is, the mammoth task of restoring Hull to something approaching its former solidity has barely begun. Still, there is comfort in the thought that the light has at last dawned and that there is now a reasonable prospect of something tangible being done. When it starts, the effort should be all the greater and more virile because of the years that have been lost.

19 December 1950



# DEVELOPMENT PLAN

for the

CITY AND COUNTY OF  
KINGSTON UPON HULL



## WRITTEN STATEMENT

FORMING PART OF THE DEVELOPMENT PLAN

GUILDHALL  
KINGSTON upon HULL

U. AYLMER COATES  
B.Arch., F.R.I.B.A., R.T.P.I.  
Town Planning Officer

(2nd July, 1954)

Town and Country Planning Act, 1947.  
Approval of Development Plan.  
County Borough of Kingston upon Hull.  
P.2026.

WHEREAS the Council of the County Borough of Kingston upon Hull in pursuance of Section 5 of the above Act have submitted a development plan to the Minister of Housing and Local Government (hereinafter called "the Minister") for his approval;

AND WHEREAS the Minister has taken into consideration all objections and representations duly made with respect to the development plan and not withdrawn and has caused a local inquiry to be held;

AND WHEREAS the Minister has decided to approve the development plan subject to modifications

NOW THEREFORE the Minister in exercise of the powers conferred on him by the said Section 5 and of all other powers enabling him in that behalf hereby approves the development plan as modified and annexed hereto

Given under the official seal of the Minister of Housing and Local Government this SECOND day of JULY nineteen hundred and fifty-four.

Seal

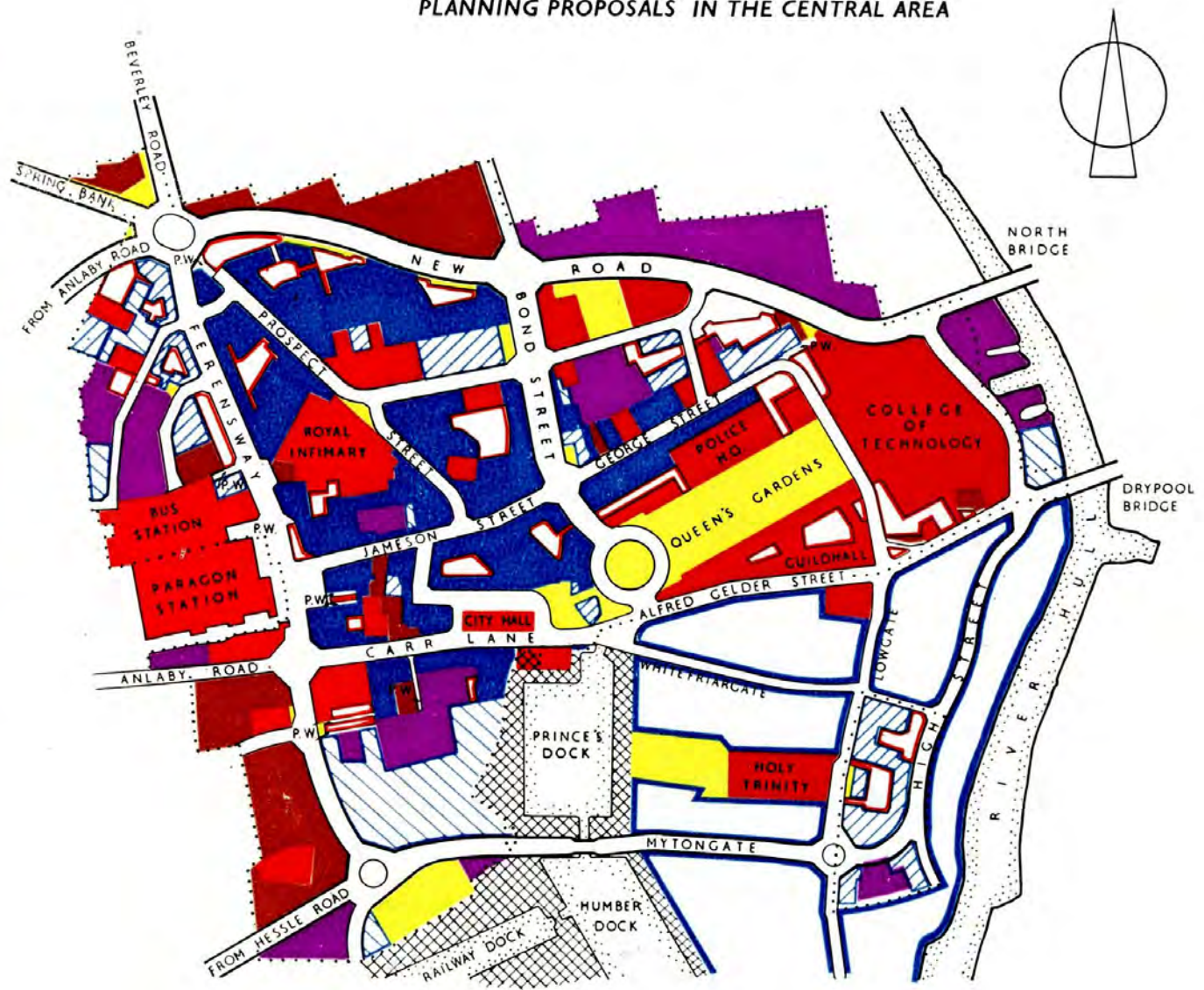
F. G. DOWNING,  
Assistant Secretary  
Ministry of Housing and Local  
Government.

Development Plan  
Submitted 1951. Approved July 1954



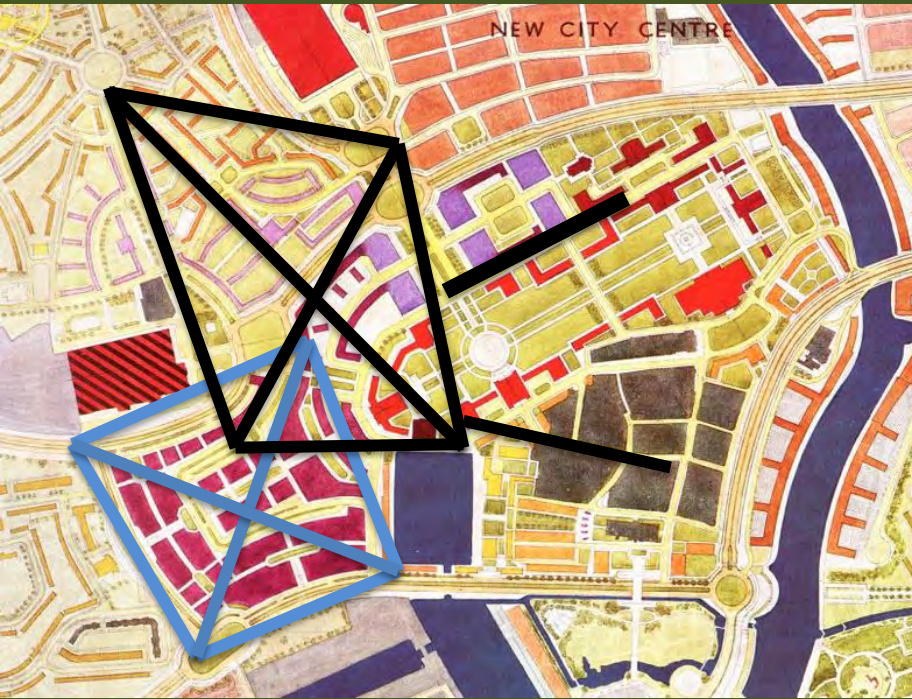
# PLANNING PROPOSALS IN THE CENTRAL AREA

- Shops
- Warehouses
- Offices
- Primarily business use (offices and warehouses) — detailed proposals not yet made
- Public buildings
- Principal car parks
- Public open space
- Industry
- Residential
- Land for railway purposes
- Principal traffic roads
- Boundary of comprehensive development area
- Pedestrian ways  P.W.

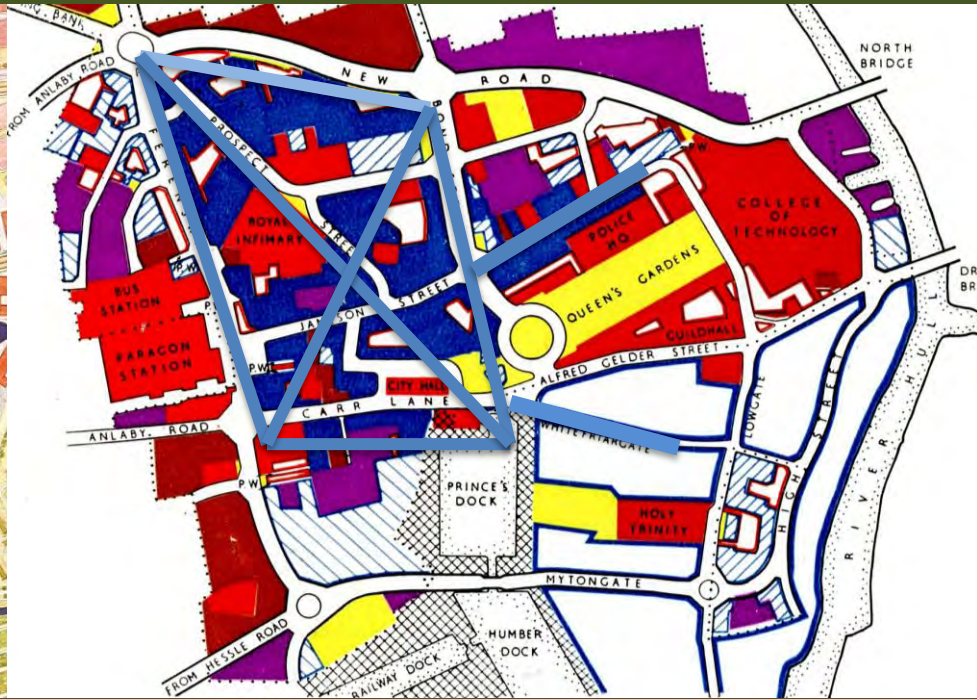


City Centre - Development Plan from *Planning in Action*, Kingston upon Hull City Council, c. 1959.





Abercrombie Plan 1945



Development Plan

CITY CENTRE





Festival House 1950-51  
by C Cowles-Voysey and  
John Brandon Jones



CITY AND COUNTY OF  
KINGSTON UPON HULL

THIS STONE WAS LAID BY THE  
LORD MAYOR OF KINGSTON  
UPON HULL, COUNCILLOR  
HENRY J. BARNEY, J. P., ON 1<sup>ST</sup>  
MAY 1951 TO COMMEMORATE  
THIS THE FIRST PERMANENT  
BUILDING TO ARISE FROM THE  
ASHES OF THE CENTRE OF THE  
CITY AFTER ITS DESTRUCTION  
IN THE SECOND WORLD WAR  
OF 1939-1945



CITY AND COUNTY OF  
KINGSTON UPON HULL

THIS FOUNDATION STONE  
WAS LAID BY ALDERMAN  
WILLIAM E BODY CHAIRMAN  
OF THE TOWN PLANNING  
COMMITTEE OF KINGSTON  
UPON HULL CORPORATION  
ON THE 1<sup>ST</sup> MAY 1951





Hammonds, Ferensway by *T.P. Bennett & Son* 1950-51



### 1939 layout and war damage

War damage   
 Undamaged buildings 

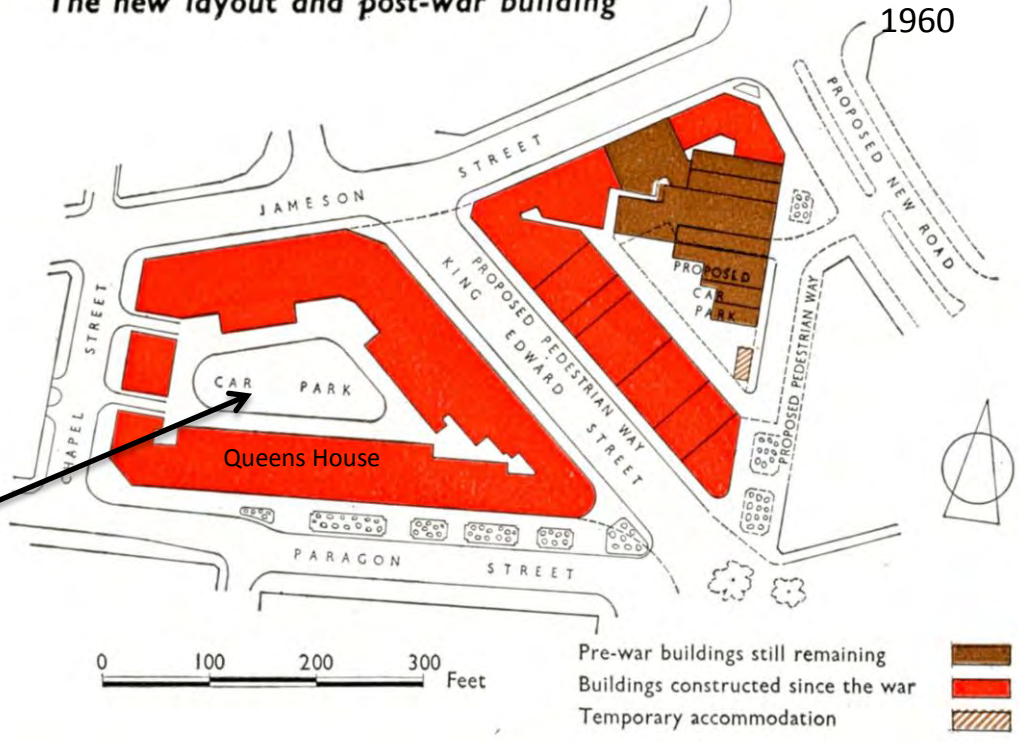





Queens House 1951-2  
 by Kenneth Wakeford



### The new layout and post-war building

1960



Pre-war buildings still remaining   
 Buildings constructed since the war   
 Temporary accommodation 





King Edward Street



Cecil Cinema, Carr Lane by *Gelder & Kitchen*,  
1955



Former Co-operative Department Store.  
Bond St-Jameson St, 1959-61





Glass mural on former  
Co-op by Alan Boyson 1963



Jameson St – Prospect St Corner

1950s-early 60s



Thornton- Varley (now Debenhams) Prospect St



Former Bladon's Store, Prospect St





Hull Royal Infirmary May 1957

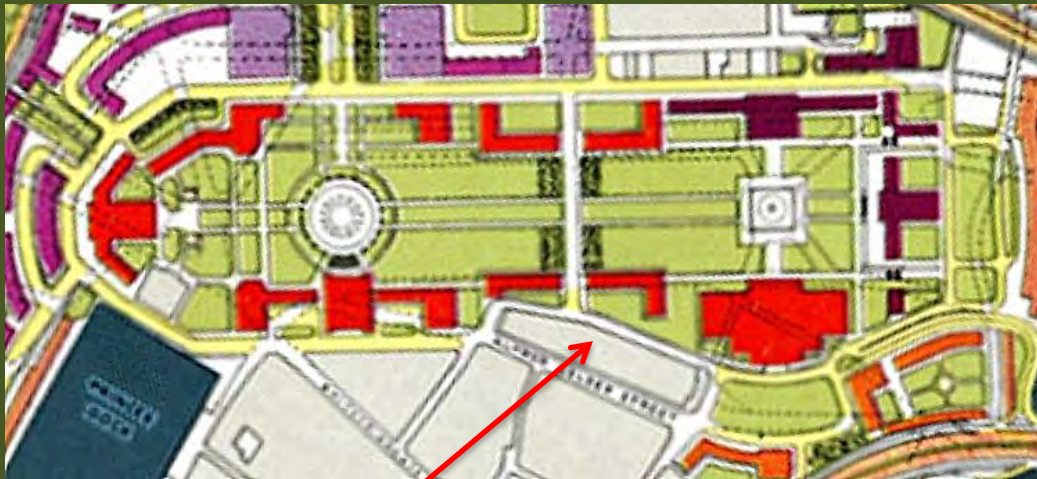


Prospect Shopping Centre 1976  
by *J. Seymour Harris Partnership*



# Abercrombie Plan

## Queen's Gardens – Civic Centre



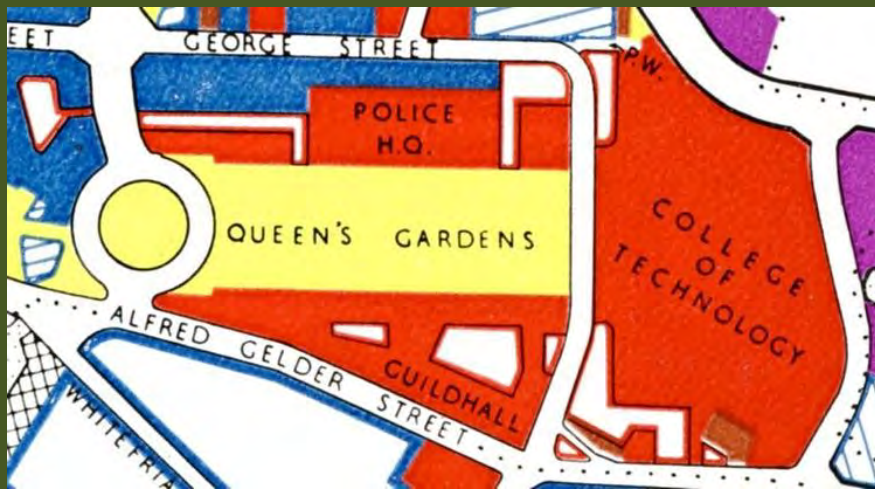
### Assembly Halls and Winter Garden



Guildhall







Development Plan 1954



New Police Station March 1957



Model of Sir Frederick Gibberd's plan for Queen's Gardens



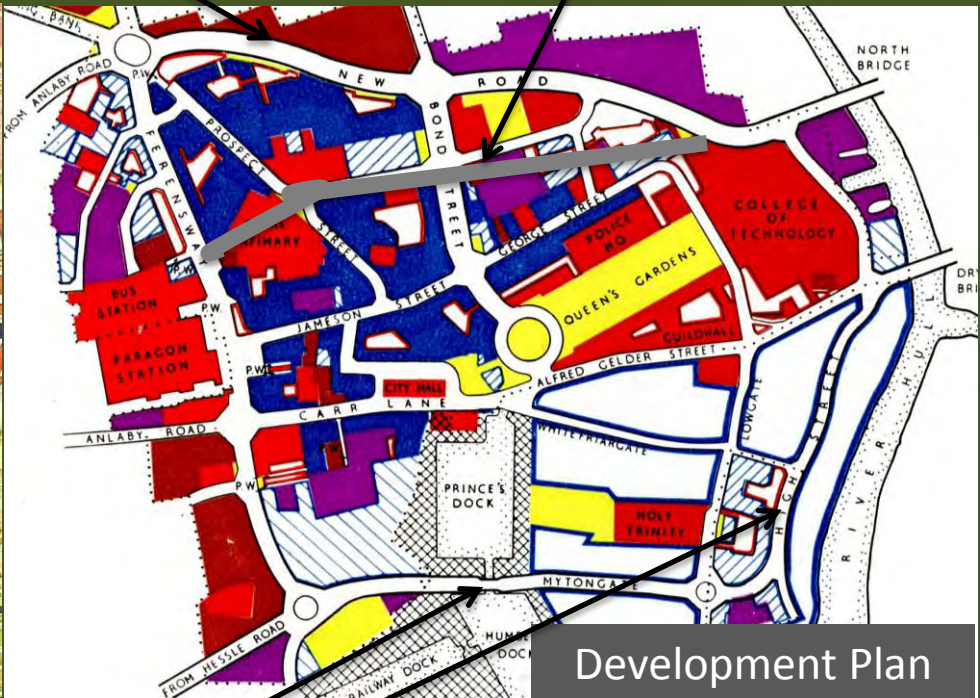


Queen's Gardens and Hull College by Sir Frederick Gibberd 1960-2



North Orbital Road

Line of Abercrombie Road



Abercrombie Plan

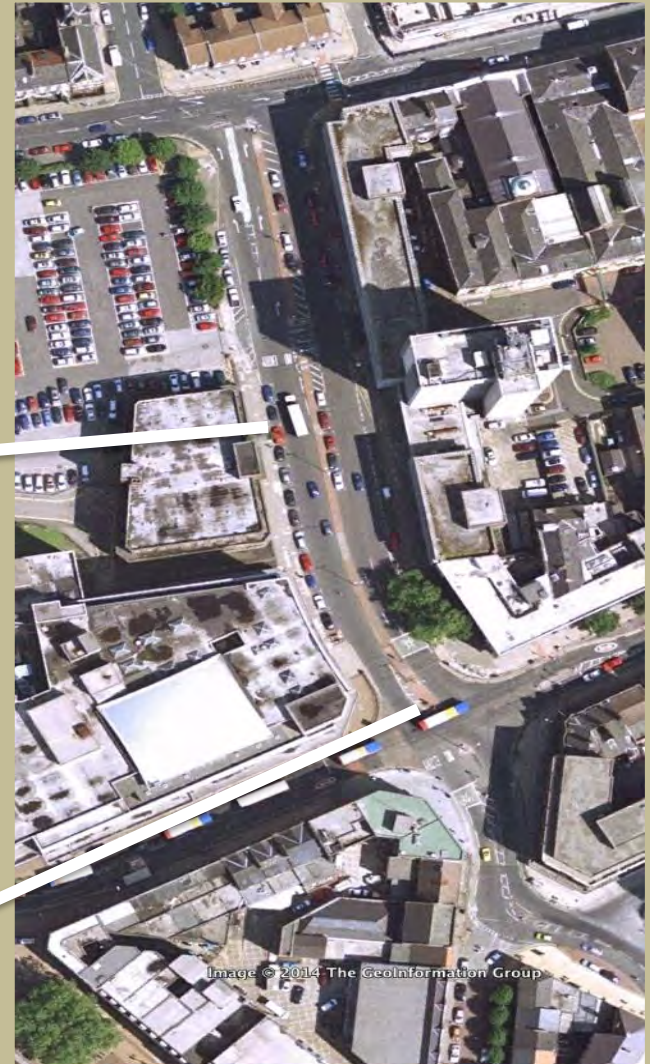
Development Plan

South and East Orbital Road

Inner Relief Road Proposals



Kingston House by Fry, Drew & Partners, 1965-7

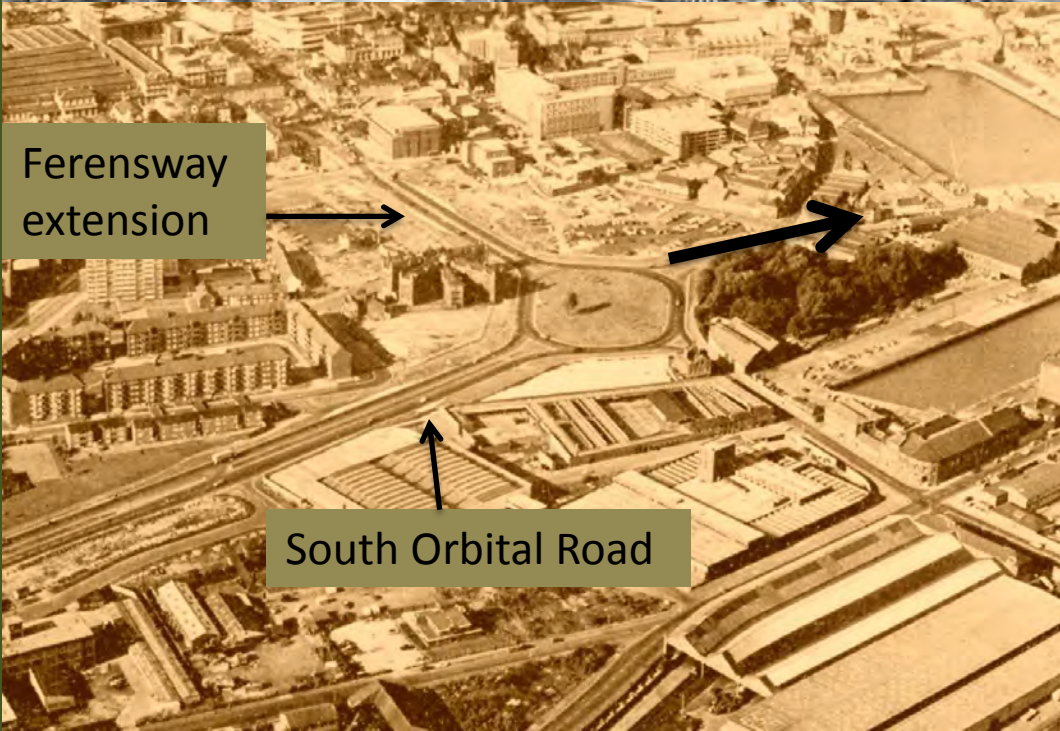
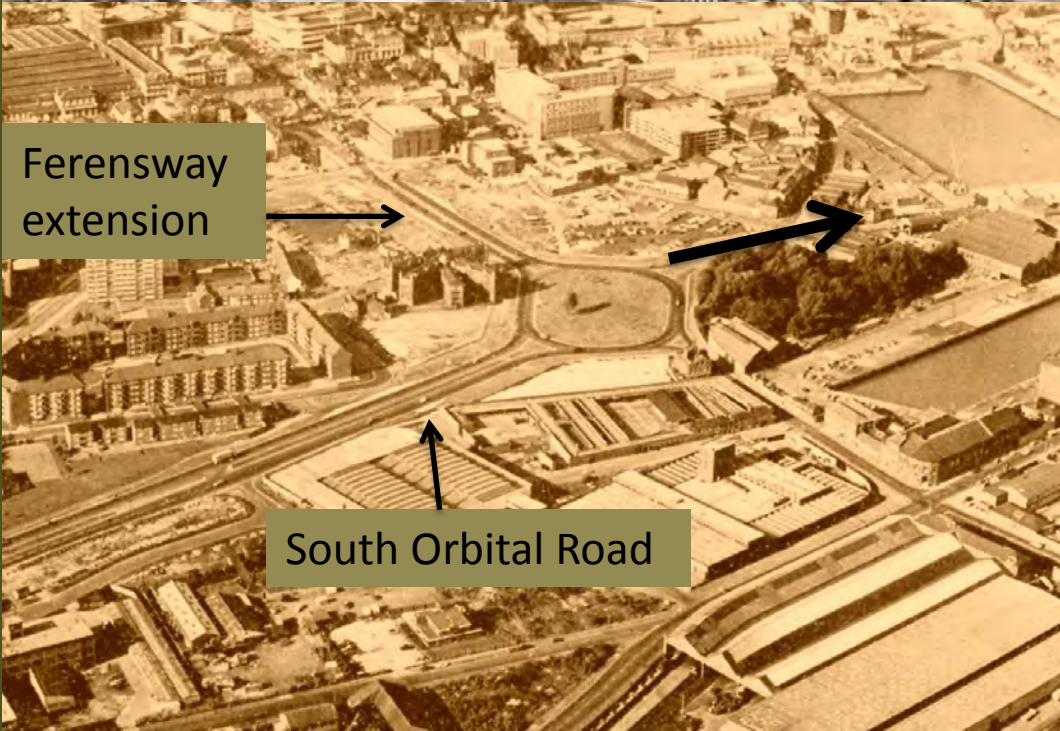


Bond Street

City Centre Road Changes in 1950s



# Inner Ring Road Proposals in Development Plan



Extension of Ferensway and Stage 1 of the South Orbital Road completed 1971-2

Ferensway extension

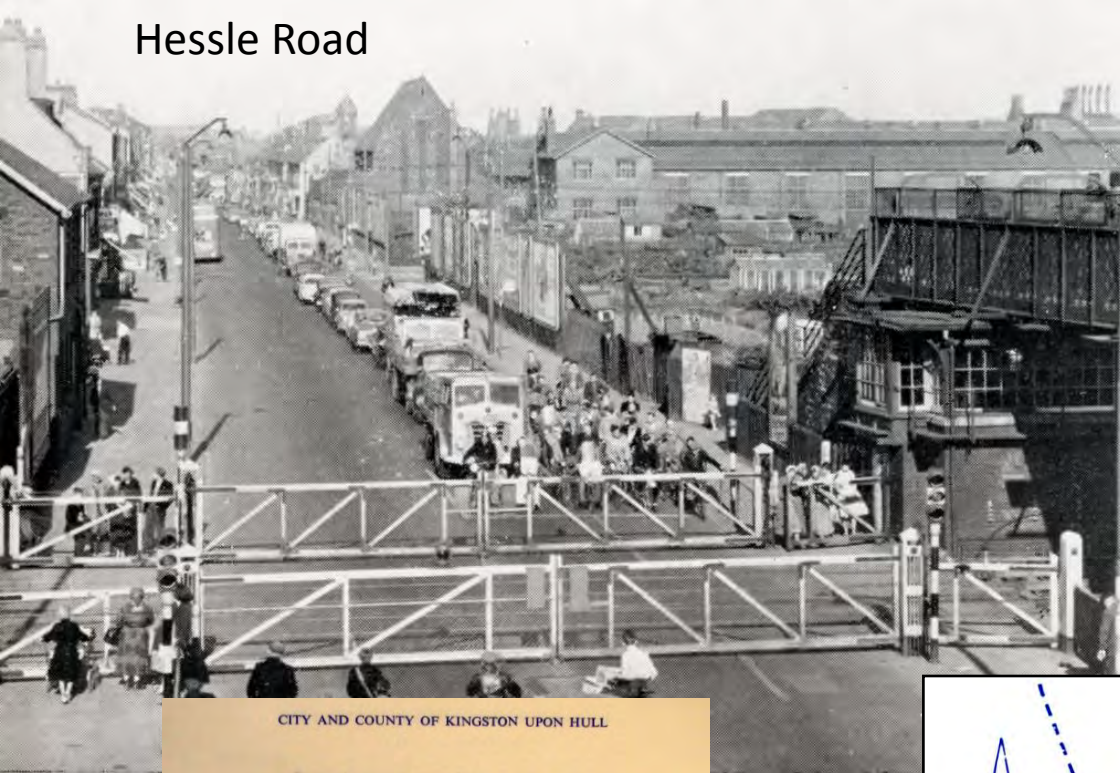


South Orbital Road






# Hessle Road



Anlaby Road Viaduct opened 1965

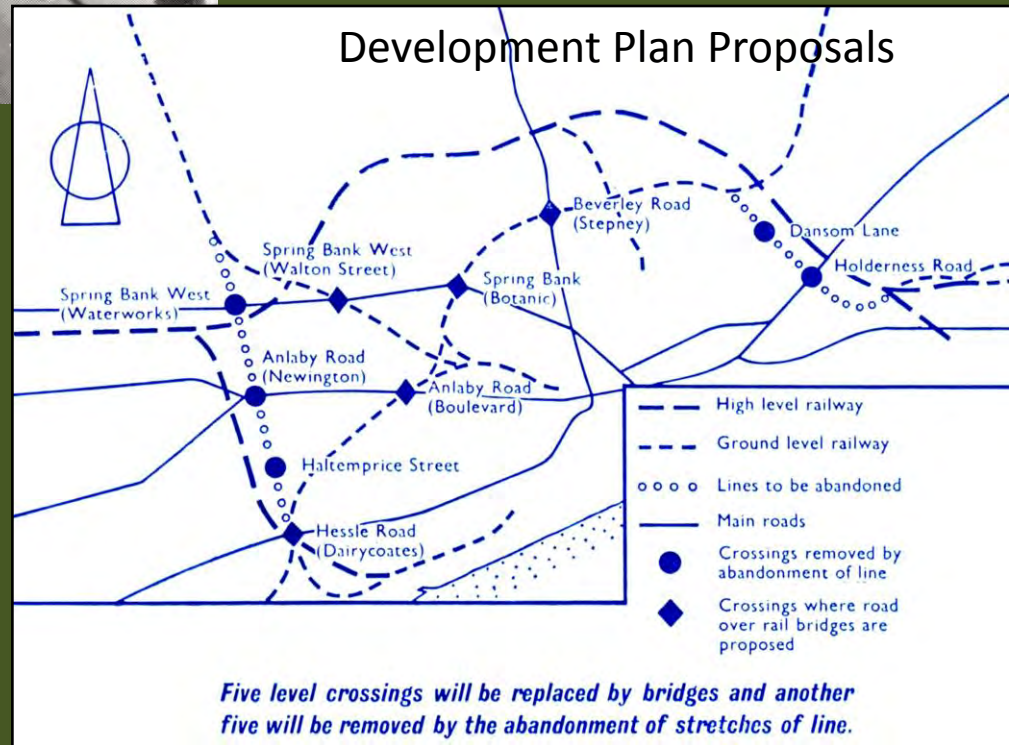
CITY AND COUNTY OF KINGSTON UPON HULL



**ABOLITION OF LEVEL CROSSING  
HESSE ROAD (DAIRYCOATES)**

PROGRAMME

CEREMONY TO COMMEMORATE THE COMMENCEMENT  
OF WORK ON  
THE HESSE ROAD VIADUCT  
on  
MONDAY, 24th APRIL, 1961  
at 2-30 p.m.  
ON THE SITE





# HOUSING



Prefabs on housing site in Hull cleared after bomb damage

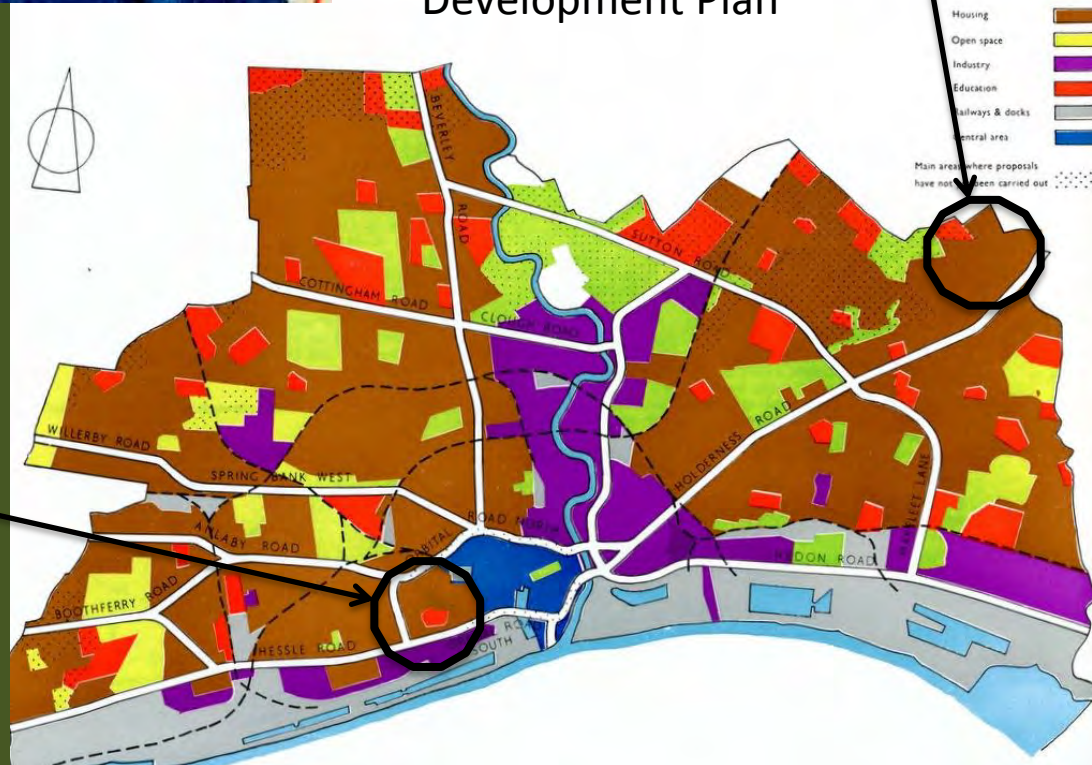


Abercrombie Plan



Longhill Estate

Development Plan



# RESIDENTIAL AREAS

Anlaby Road  
Residential Area 17





# Longhill











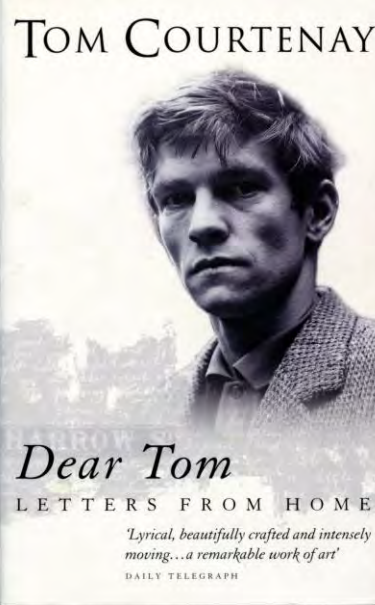
Harrow Street

December 1959

Moving from Harrow Street, Hessle Road to  
Duddon Grove, Longhill Estate



Longhill Estate



Letters from Annie,  
Tom Courtenay's  
mother, 1960

*I was trying to compare Longhill to Hessle Road this morning laid in bed. People in Hessle Road talk all the time about people. Everybody you meet talks about somebody else. I suppose it's because they have nothing else to occupy their minds. In Longhill, although I suppose this talk goes on, people have their gardens to attend to and look at. ... Longhill isn't so alive as Hessle Road. But there's more sunlight and fresh air and gardens.*

*Aunt Joan said she wouldn't like to live up here. I said 'I know what you mean but one doesn't have to have the light on all day and it's cleaner'.*

*Believe it or not our back garden is looking quite neat and tidy. The potatoes are coming up in rows also the onions, cauliflowers and lettuce. Then we have a very small lawn big enough for a bit of sun bathing, also some sweet peas are struggling along one side as well as the brave grass.*



# CITY & COUNTY OF KINGSTON UPON HULL



## • ANLABY ROAD RECONSTRUCTION SCHEME •



Residential Area 17  
in 1966



# HOMES AMONG FIELDS IN HEART OF HULL

## Double-deck estate vision of future

**A REVOLUTIONARY DOUBLE-DECKER ESTATE** still at the drawing-board stage may make it possible for 4,000 people to live among green fields and safe from traffic hazards, yet little more than a stone's throw from Hull city centre.

As reported in later editions of the Hull Daily Mail yesterday, the plan was put to Hull Corporation Housing Committee, who called for more information about the project and its likely cost.

The half-mile-square estate would replace the weeds of crumbling slums bounded by Anlaby-road, Bramble-road, Foster-street and Regent-street, behind the new 15-storey Anlaby-road flats.

A network of pedestrian-only paths would lead to the ground level from a deck linking the 15th-storey flats to the 15th-storey houses on the estate in each street and to shops and schools.

Stairways would be built to the double-decker homes on upper floors above deck level, the others below. The only way into the houses would be through a

Committee meeting before he leaves to take up a £4,000-a-year post as first City Architect of Nottingham.

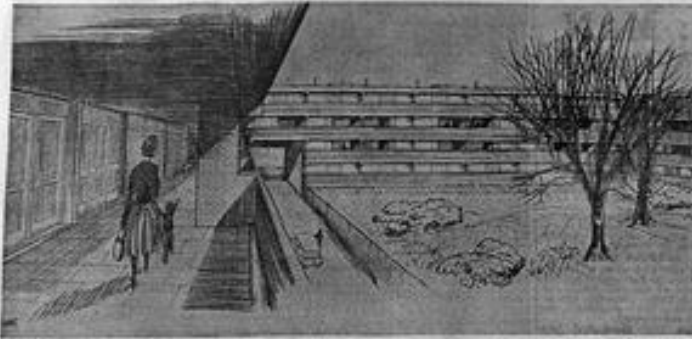
He said it was the first full-scale plan for the redevelopment of a whole area of the city centre and incorporated the best and latest ideas.

### CHIEF AIM

The main aim was to get as many people as possible living close to the city centre.

The estate would link in with the garage and play spaces of the new Anlaby-road flats, and its cars would take people and goods down to ground level.

On the 15th, wide double stairways would be able to give an entry and walk to school and other events without going on



**SAFE FROM TRAFFIC HAZARDS**, mothers and children stroll on the pedestrian deck of the double-decker estate. On the left, front doors of the new-level houses. On the right, one of the open spaces which every home will overlook.



Yorkshire Development Group decked 'dwellings' – 558 completed 1969

## ANLABY ROAD

Three 15-storey tower blocks 1964-5. Two more added 1976-7.





Bridgeman House 22 storeys

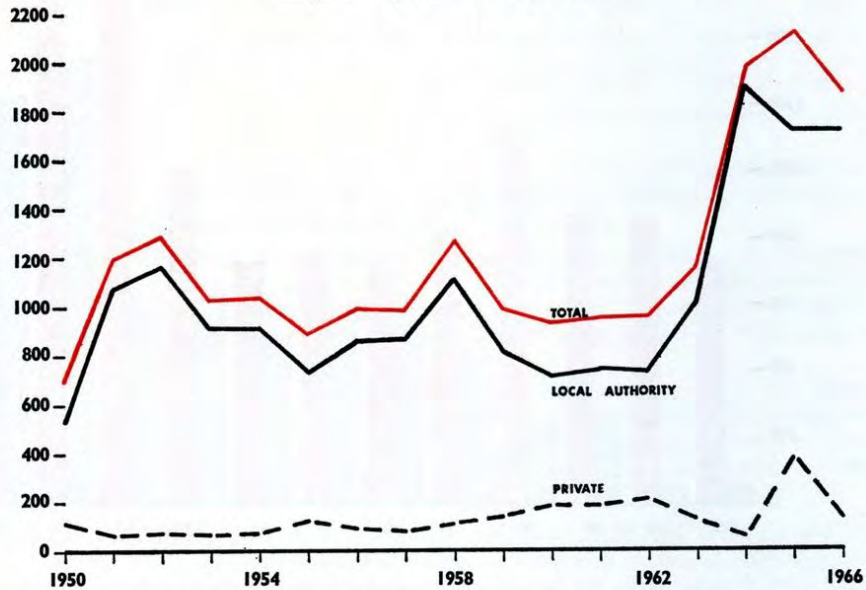
July 2012



Orchard Park Estate 1967



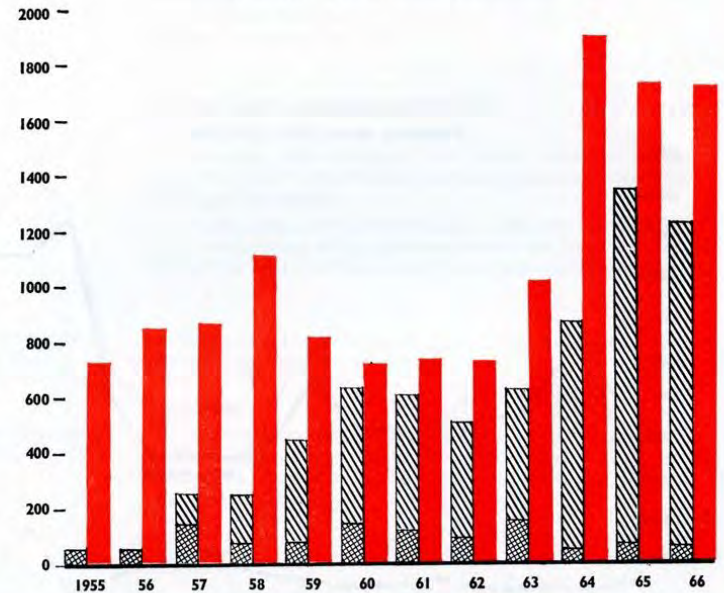
### NEW DWELLINGS COMPLETED Kingston upon Hull 1950-1966






Source: Ministry of Housing & Local Government Quarterly Housing Returns

Fig. 9

### SLUM CLEARANCE AND NEW LOCAL AUTHORITY HOUSING Kingston upon Hull 1955-66



-  Dwellings demolished or closed in clearance areas.
-  Dwellings demolished or closed elsewhere.
-  Dwellings completed by Local Authority.

Source: Ministry of Housing & Local Government Quarterly Housing Returns

Fig. 8

From Town Planning Officers Annual Report 1966-67  
Town planning officer: H.F. Alston



Objective of 1,000 new homes in 1963 achieved: Aim is 1,500 this year

# NEW BOOST IN HULL HOUSING

## Method switches helped the breakthrough

**HULL HIT ITS TARGET OF 1,000 NEW CORPORATION HOUSES** in 1963. And today Ald. C. J. Hurley, chairman of the Corporation's Housing Committee, forecast that this year the number aimed at will be 1,500.

Figures issued today show that during December 142 homes were completed for the Corporation, bringing the 1963 total to 1,006.

In recent years between 700 and 800 new homes have been built annually, and Ald. Hurley gave three reasons for 1963's higher total:

1. Release of labour from other types of work for house construction.
2. Bolstering of the Corporation's own programme with contracts for privately developed houses.
3. The decision taken 12 months ago to embark on a "crash" programme of houses built by the Spooner group.

The 1963 objective was reached in face of unfavourable weather early in the year and again in November, which delayed many contracts. The year marked a turning point in the Corporation's housing programme. The other big areas of development during the year were the new houses built by Geo. Wimpey and Co. who during 1964 are expected to make rapid progress on a contract for 745 houses on Orchard Park Estate, North Hull.



1. Release of labour from other types of work for house construction.

2. Bolstering of the Corporation's own programme with contracts for privately developed houses.

3. The decision taken 12 months ago to embark on a 'crash' programme of houses built by the Spooner group.



Caspon Housing on Ings Road Estate 2008 and 2013



Bransholme  
South 1970

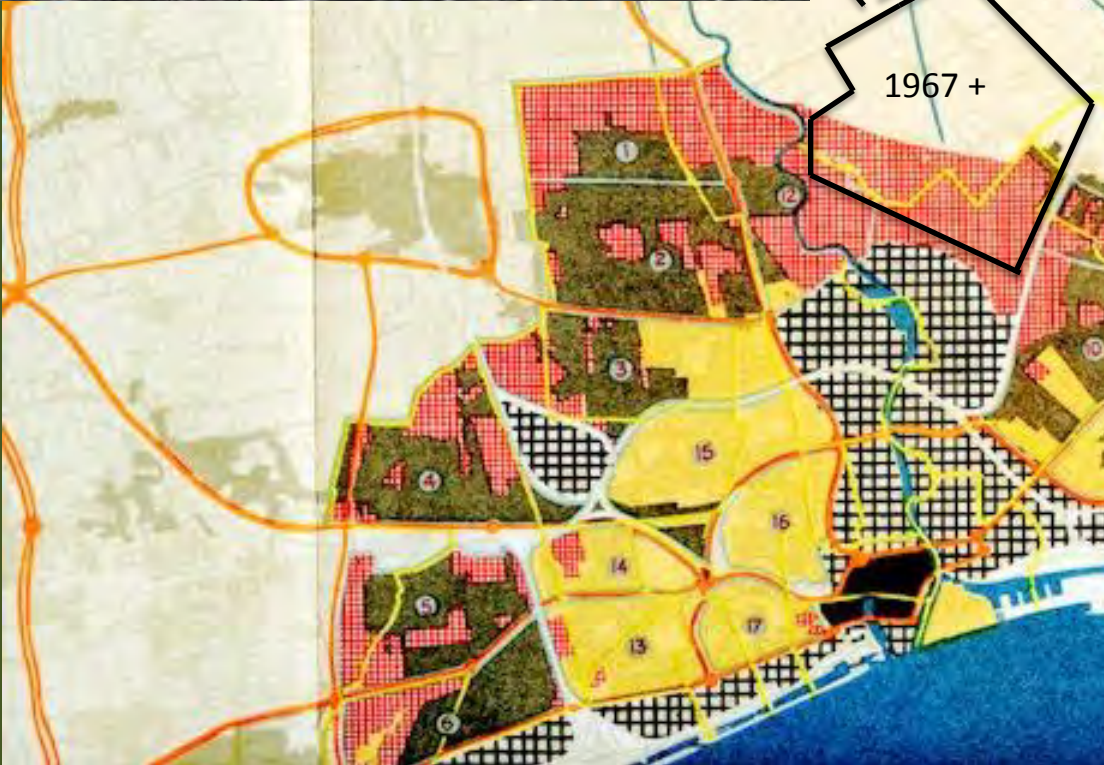


THE DAILY MAIL, TUESDAY, MARCH 23, 1965


March 1965

# GO- AHEAD FOR £17,500,000 WAWNE ESTATE

## Hull satellite town for 28,000 people







Alison Ravetz identified the following reasons for almost certain failure of local authority estates:

1. Flats rather than houses
2. Peripheral rather than central locations
3. Prefabricated rather than traditional construction

Especially when combined with the Radburn system with its 'unfamiliar geometries, unclear distinctions between public and private space, and networks of public footpaths that encroached on privacy'.





# HISTORIC BUILDINGS



City Hall, Queen Victoria Square  
by Joseph Hirst 1903-9

Hull Dock Company Offices (Maritime Museum)  
by C.G. Wray completed 1871



Some of the buildings that would have been demolished under the Abercrombie Plan.



Albion Street

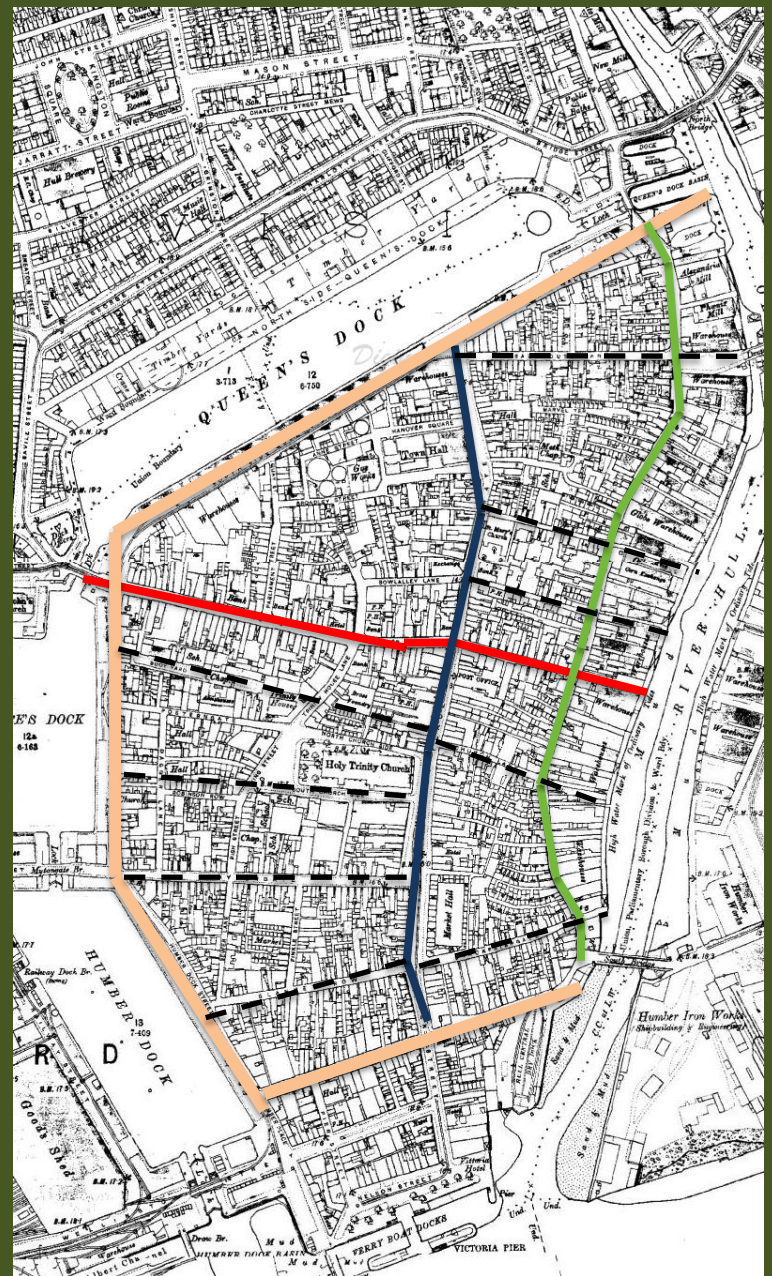








c. 1540

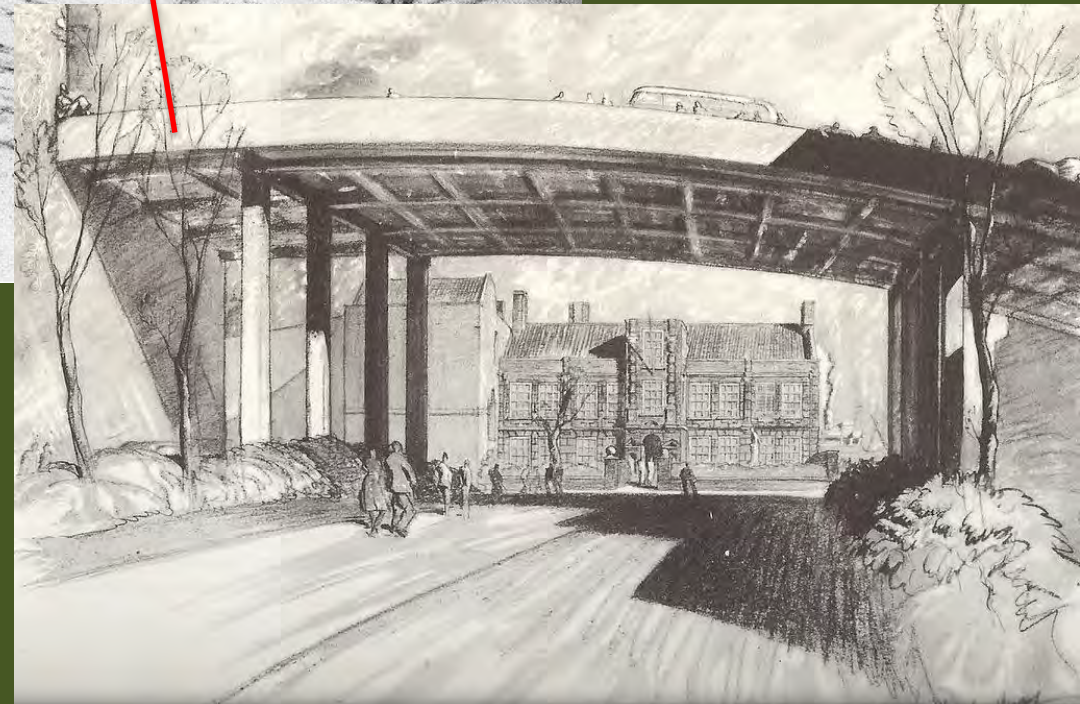
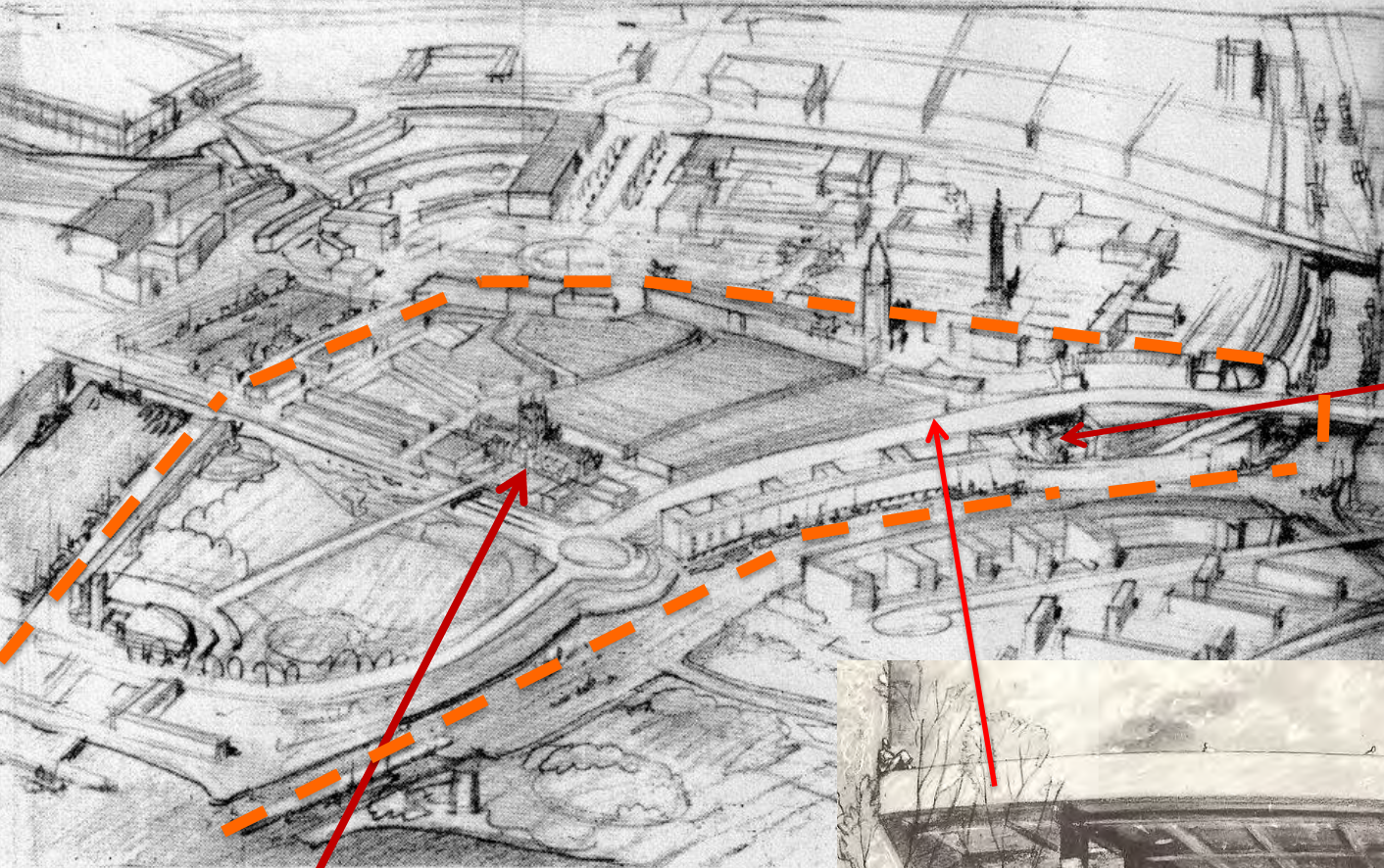


1890



OLD TOWN

Wilberforce House



*View of the City Centre:*

Holy Trinity Church



Abercrombie Plan 1945





Prince Street



King Street





Rupert Alec-Smith by Walter Goodin 1952  
[Cllr 1947, Sheriff 1949-50, Alderman 1968-74,  
Lord Mayor of Hull 1970-1]



Georgian Houses



HIGH  
STREET

Maister  
House



Blaydes House

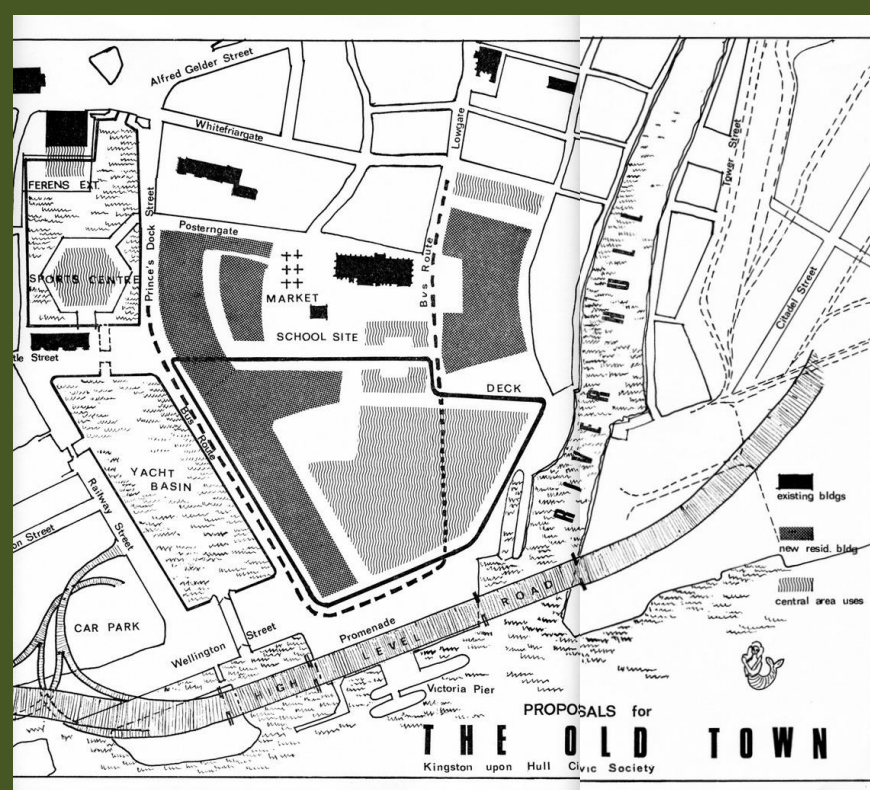




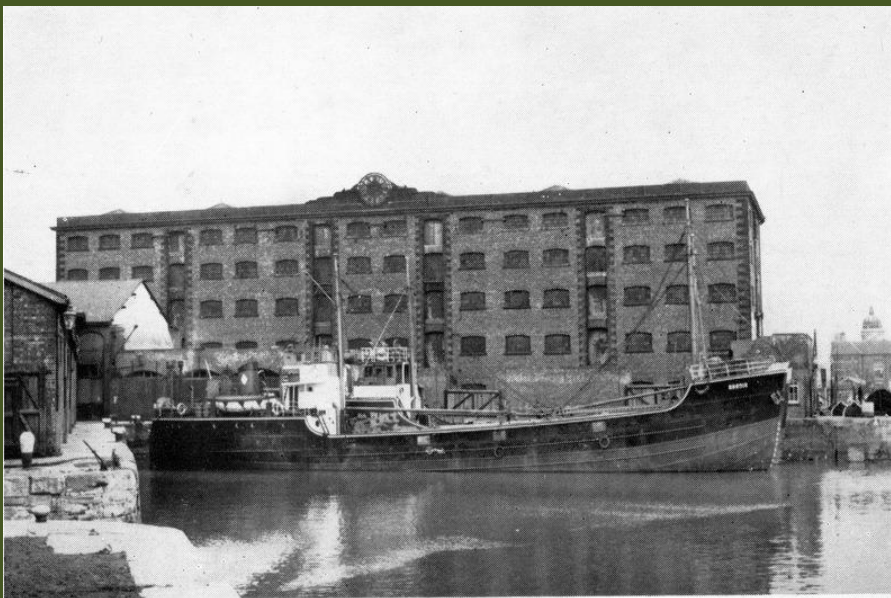


## THE OLD TOWN

KINGSTON UPON HULL CIVIC SOCIETY



mid  
1960s?



An appeal by British Transport Docks Board against refusal of permission to demolish No. 7 Warehouse was held on 27 Oct. 1969. The appeal was won and No. 7 Warehouse was demolished in 1971.

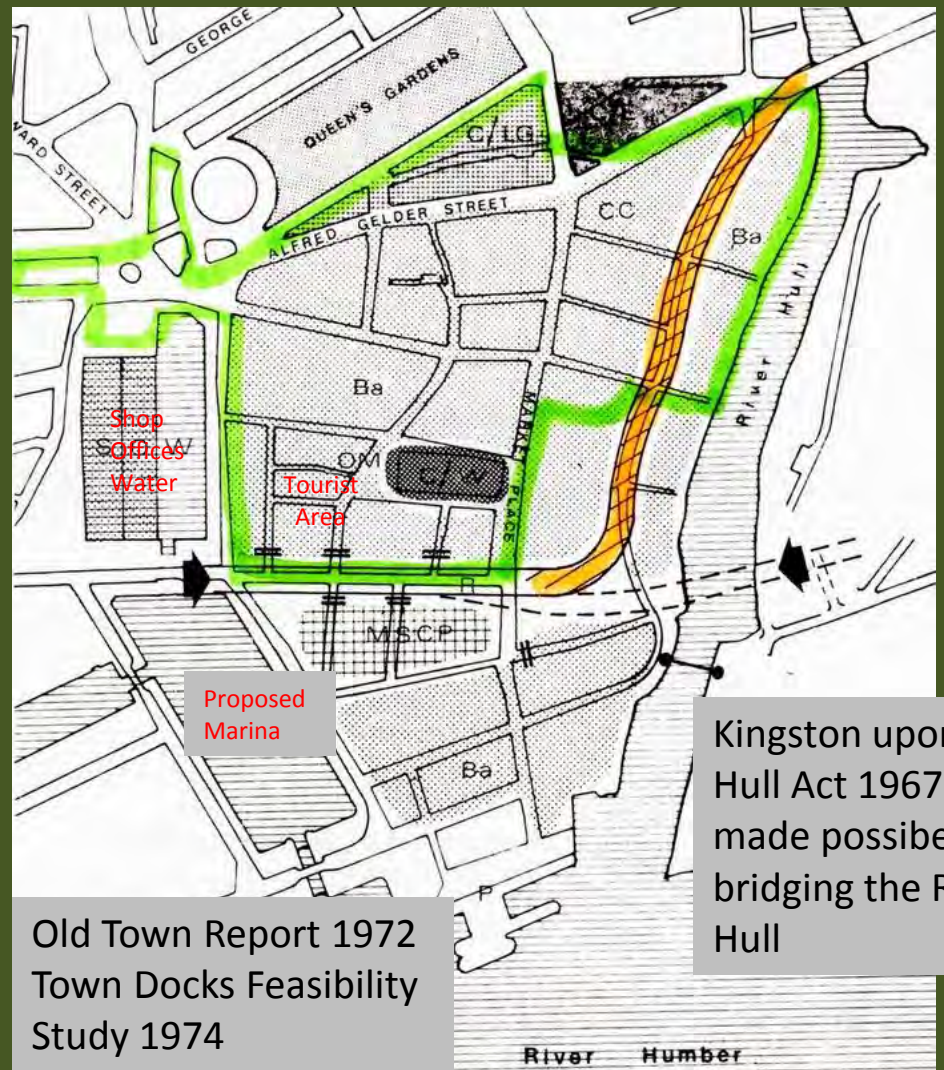


CITY OF KINGSTON UPON HULL

# THE OLD TOWN CONSERVATION AREA

A study of the origins and history of an area of outstanding architectural interest, outlining the present conditions and circumstances and offering suggestions for the preservation and enhancement of the area.

Noel Taylor  
CITY PLANNING OFFICER  
DECEMBER 1975



The central area of the Old Town was designated as a Conservation Area in 1973; recognised as outstanding by the DoE in 1975; and formally extended in 1981, 1986 and 1994 to include the north & south ends of High Street and most of the area between Castle Street and the Humber Estuary.





Rank's Clarence Mills rebuilt 1952 after extensive damage in the war. Demolition pending?



J. Arthur Rank's birthplace  
Holderness Road

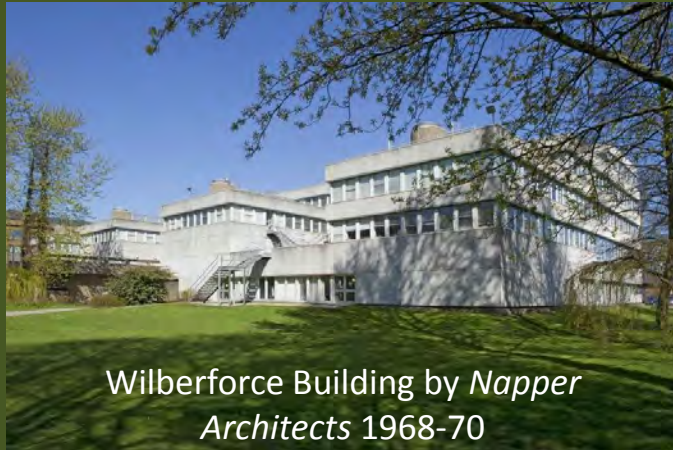




David Lister School by Lyons, Israel & Ellis 1964-6



Hull Royal Infirmary by Yorke, Rosenberg & Mardall  
1962-7



Wilberforce Building by Napper  
Architects 1968-70

HULL UNIVERSITY  
Cottingham Road  
Consultant Architect:  
*Sir Leslie Martin*  
appointed 1958



Brynmor Jones Library by  
*Castle, Park, Dean, Hook* 1966-9



Gulbenkian Centre by *Peter Moro & Partners* 1969-70



# 'No Finality in Town Planning'

—*Coun. Buckle*

**A**SKING that Hull Corporation Town Planning Sub-Committee should reconsider the boundary of the central area, Coun. R. W. Buckle said, at a full meeting of the Town Planning Committee, that he was convinced there would never be finality in planning.

"I am convinced there will never be finality in planning and I am glad of it. Constant re-examination is essential, calling for the flexibility of mind and a progressively wider approach by all concerned. I believe we are emerging from a stage of negative planning, discouraging bad development, to a period of positive planning, encouragement of good development," he said.

*Hull Daily Mail*  
21 November 1950