

# GOOLE CONSERVATION AREA REVIEW

November 2017



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## Introduction

The Goole Conservation Area was designated on 23<sup>rd</sup> November 2011. The year after, it was declared ‘at risk’.

The Conservation Area Appraisal was drawn up by the East Riding of Yorkshire Council, with full support from Goole Town Council and Goole Heritage Group, the latter of which was credited with giving “*considerable assistance with drawing up the proposals*”.

Goole Heritage Group has since developed as an organisation and re-established as Goole Civic Society. The Civic Society was constituted in 2011, just as the Appraisal was in consultation, and is a member of both Yorkshire and Humber Association of Civic Societies (YHACS), and Civic Voice.

Building upon the early work of Goole Heritage Group, the Civic Society takes an active role in looking after the Goole Conservation Area. We comment on planning applications, work with developers for them to understand the town’s heritage and run projects to enhance people’s understanding of our unique company town and its conservation area. An overview of Goole Civic Society’s projects that have enhanced the Conservation Area is included overleaf.

The Conservation Area is now approaching six years old. In that time there have been some very positive steps forward in terms of developing buildings and bringing them into use. Unfortunately, there

have also been a number of poor planning applications and outstanding enforcement actions that have not been resolved, which are to the detriment of the Conservation Area.

Goole Civic Society therefore felt that a review of the Conservation Area would be timely. We understand the pressures for time facing East Riding of Yorkshire Council and, in the spirit of assisting with the original Conservation Area Appraisal, have written this review document.

This review draws together developments to listed buildings, and those buildings that are not listed but were noted as a ‘building of interest’ in the appraisal. It also takes note of outstanding enforcement actions, and details of planning applications and their outcomes, to give an impression of how the Conservation Area is faring.

A walk over survey was carried out on 29<sup>th</sup> October 2017 and included are what the Civic Society considers to be unauthorised developments negatively impacting on the condition of the Conservation Area.

We look forward to working with East Riding of Yorkshire Council, to continue improving and enhancing our conservation area.

**Goole Civic Society  
November 2017**

# Civic Society Conservation Area Projects

## Reuben Chappell Trail



In 2015 the Society launched this trail of 12 reproduction paintings around the town. Reuben Chappell was a well-known ‘Pierhead Painter’ and one of Goole most famous sons. The trail starts at the Lowther Hotel on Aire Street and takes people around the Conservation Area. Funded by ERYC, Business in Goole and a local business, we produced trail booklets and run guided walks.

## Empty Shop Windows Project

At any one time there are a number of empty shops in Goole. Recognising that empty windows were pulling down the look of the town, the Civic Society sought funding from Yorkshire Water to reproduce a number of large-scale photographs of old street scenes to place in properties until they are let.

## Blue Plaques

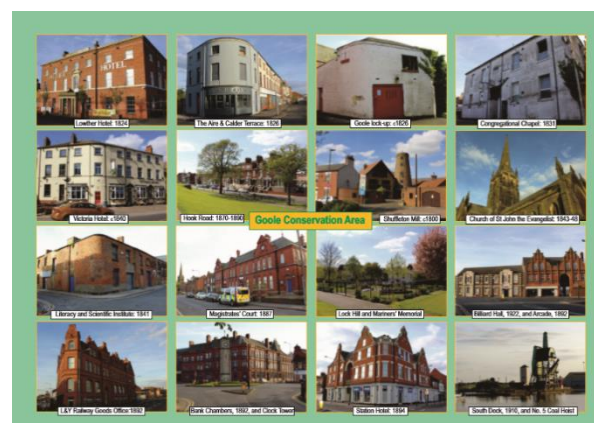
Goole now has its first two Blue Plaques. The first was for Percy Jeeves, just outside the Conservation Area, and the Lowther Hotel in Aire Street has the first in the Conservation Area.

## Conservation Area Guide



In conjunction with East Riding planning department, the Civic Society produced a guide to the Conservation Area, which has been distributed to properties and business owners. The aim of the leaflet is to highlight the positives of having a property in the Conservation Area, and to encourage owners to contribute to enhancing the Conservation Areas.

## ‘Our Cherished Buildings’ leaflet



## The 'Town' Conservation Area *Aire Street Sub-Area*



*“Only a little is left of Goole’s original nucleus. What Zeppelins and the Luftwaffe failed to destroy was often achieved by post-World War II clearances for redevelopment. This was a time when it was felt right to demolish the old and replace with new. The area that is left is nevertheless of high historic interest. It was built mainly by the Aire & Calder Navigation Company in one coherent style and retains its uniform character.”*

(The Aire Street sub-area, Goole Conservation Area Appraisal, 2011)

## 1. The listed buildings of the Aire Street sub-area

### No. 2 Adam Street. Grade II.

The right-hand section of this building shows deterioration since the Conservation Area was designated. Pointing has deteriorated and bricks look loose in places, particularly around the eave line on the corner. Bricks are spawling, possibly owing to previous concrete render and patch repairs to pointing with inappropriate materials. Key stones in the right-hand arch have dropped, causing a stress crack to open up in the bricks below. The Civic Society is very concerned about this building deteriorating further. It was one of the original public buildings in the company town, and the Society sees this building as key in the ongoing regeneration of the area.

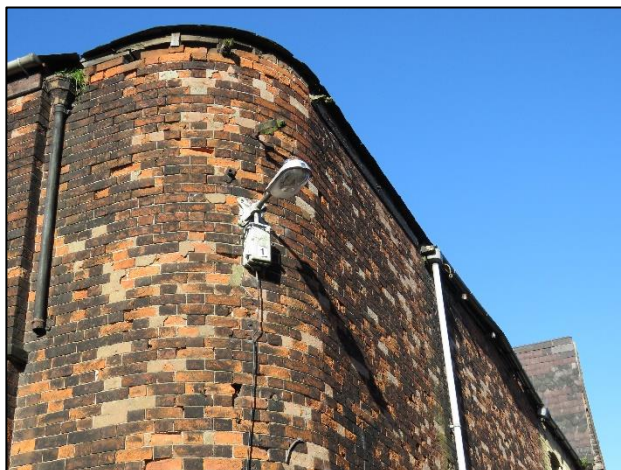
2008



2017



2017



2017



Macintosh Arms and property to left. Grade II.

2008



2017



Apart from exterior re-decoration, there were no noticeable exterior alterations to the Macintosh Arms. The pub was boarded up for a few months while repairs were made to the interior after an electrical fault, however the owners have made good.

No. 11 (Currently Taste of China). Grade II

At the time the Conservation Area was designated this property was the Dinted Docker café. A few years ago it became Taste of China and, as far as the Civic Society is aware, there is no permission for the change in signage type.

2008



2017



No. 3 - 9 (The Royal Hotel). Grade II.

*Above: 2001 (Images of England), below November 2017*



Planning Applications:

Application number	Description	Outcome
15/02686/PAD	Retention of internally illuminated fascia sign	Refused
15/02879/PLB	Retention of internally illuminated fascia sign	Refused

This building is well used and maintained, however a planning application for the retention of an internally illuminated fascia sign was refused and the sign has since been removed. During the walk over survey, it was noticed that no. 9, which was originally part of The Royal public house, has been subdivided and painted to match no. 11. The Society cannot find a record of permission for this change.



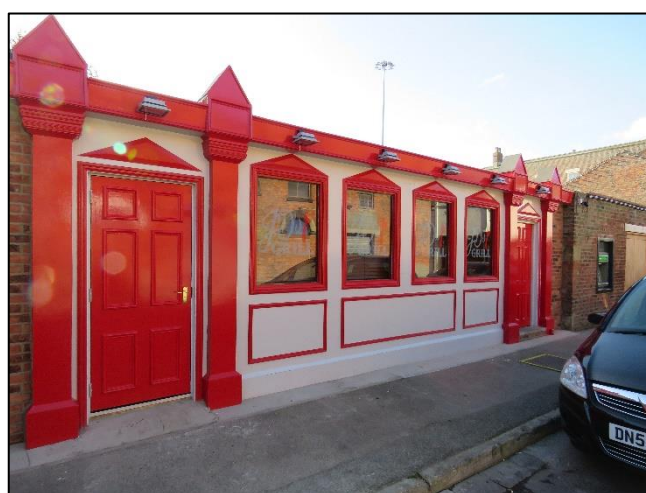
*The Lowther Hotel. Grade II\*.*

The Lowther Hotel has been restoring outbuildings along Adam Street, bringing them into use. The Aire Street sub-area now has The Coach House and a takeaway restaurant – JD’s Grill – see photos below. The owners of the Lowther are keen to improve the Conservation Area and have done works which contribute to the street scene – for example planting trees and painting the concrete dock wall to make this end of Aire Street more inviting. In 2017 The Julie Howard Partnership won a prestigious ‘Heritage Angel’ award for best rescue of a heritage site, for their restoration work on Aire Street.

*The Coach House November 2017*



*JD's Grill November 2017*



Planning Applications:

<b>Application number</b>	<b>Description</b>	<b>Outcome</b>
14/00865/PLF	Erection of single storey extensions to rear to form function suite and associated facilities	Approved
17/00751/PLB	Retention of internally illuminated lettering signage and lighting to front	Approved
17/00731/PLB	Restoration and refurbishment of the old coach house including replacement windows and doors and construction of decking	Approved
17/00752/PAD	Retention of internally illuminated lettering	Approved

*St. John's Parish Church. Grade II.*

Since the conservation area was designated, St. John's Parish Church has been placed on the 'at risk' register, owing to the condition of the stone internally and externally.



*The former lock up, Cross Street. Grade II.*

This building was not specifically mentioned as being in the Aire Street sub-area in the Goole Conservation Area Appraisal. (Photo June 2015).



## 2. Buildings of interest in the Aire Street sub-area

### 21-25 Aire Street

Goole Civic Society welcomes the fact that developers have bought properties on Aire Street and are willing to invest and bring buildings back in to use. However, it must be noted that during the walk over survey work has started on 21-25 without conditions of the planning application being discharged.

*August 2016*



Planning Applications:

Application number	Description	Outcome
16/01237/PLF	Alterations to existing windows and doors and construction of dormer windows to front and rear, internal alterations and change of use of commercial office building to create 8 residential flats	Refused
16/03400/PLF	Alterations to existing windows and doors, installation of roof lights to front and construction of dormer windows to rear, internal alterations and change of use of commercial office building to create 8 residential flats (re-submission of 16/01237/PLF)	Approved (not discharged conditions)

### 37-41 Aire Street

Since the Conservation Area was designated, the ownership of these properties has changed hands. The Civic Society was delighted that the bull-nose building was going to reopen as The Capricorn – a restaurant that was well loved in Goole from the 1970s. Initial plans were scrutinised but now a scheme that will bring the buildings back in to use has been approved. However, the Society believes that work has commenced on the sunken garden wall without conditions being met.

The Civic Society liked the banner signs that were put onto the front of the building – they were in the tradition of having high-level signage and drew the eye down Aire Street. The Society was somewhat confused when a planning application for the banner sign was refused – particularly considering other, more inappropriate, signage has been allowed in the area. The recent application for a change of use from commercial offices to hotel rooms is an encouraging sign that Aire Street is regenerating into a viable venture for developers and business owners.



*Above 2009, below 2017.*



Planning Applications:

Application number	Description	Outcome
16/01872/PLF	Construction of an access ramp and alterations to front, construction of sunken garden to rear and installation of road bollards following demolition of existing car park entrance arch	Approved
16/02729/PAD	Display of 1 internally illuminated fascia sign	Approved
17/02530/PLF	Change of use from commercial offices space to hotel rooms including construction of dormer extension and associated alterations	Pending
17/03285/PLF	Increase in wall height and construction of a flat roof to form covered play area	Pending
17/02115/PAD	Display of 1 non-illuminated 'Banner' above restaurant entrance door	Refused

*58 Aire Street (The Drake)*

2008



2017



Planning Applications:

Application number	Description	Outcome
14/01274/PLF	Change of use from disused offices to a Hotel	Approved
14/30572/CONDET	Submission of details required by Condition 2 (ventilation and extraction) of planning permission 14/01274/PLF	Approved

The development of the Drake Hotel continued the trend of giving old commercial properties another use in the Conservation Area. The Drake is a lively, well used pub that has also increased the number of hotel rooms in Goole. Note the use of high-level banner signs, which have been allowed on The Drake but were refused on The Capricorn.

### North Street Retail Park

The Civic Society were concerned when Lidl moved out of this building that there would be another empty building in the Conservation Area, and planning applications then suggested a loss of retail space in this area. However, another business has moved in and this is now a bustling retail park again. Because this is such a prominent corner, the Civic Society were keen for EYRC to approve appropriate signage, however an internally illuminated sign was erected and as of November 2017 the condition of blanking film on the background lighting has not been discharged.

#### Planning Applications:

<b>Application number</b>	<b>Description</b>	<b>Outcome</b>
14/01810/TCA	Fell two Maple trees (T1 and T2) as they are blocking the sign for the retail park	Approved
14/01827/PLF	Change of use from A1 (shops) to A3 (restaurants and cafes)	Approved (but not used)
15/02422/PLF	Construction of gable wall and alterations to entrance of Unit 2 (Lidl) following demolition of Unit 1, construction of raised flower beds and external landscaping [Revised scheme of 15/01256/PLF]	Approved (but not used)
15/01256/PLF	Erection of external wall to Unit 2 (Lidl) following demolition of unit 1 and external landscaping incorporating nesting wall for endangered native wildlife, wild meadows and planting in raised beds	Withdrawn
16/03491/PAD (Home Bargains)	Display of 2 internally illuminated fascia signs and various internally applied opaque films and etching to shopfront windows	Approved

64-66 Aire Street (Waltham Accountant)

Planning Applications:

Application number	Description	Outcome
17/02905/ORNOT	Change of Use from Office (Class B1) to 11 apartments (Class C3)	Refused
17/00627/ORNOT	Change of Use from Office (Class B1(a)) to Dwelling (Class C3)	Refused

The Civic Society was encouraged that a developer wanted to bring another long-term dis-used building into use by changing its use into residential accommodation. The Society was disappointed that recent applications have been refused. We understand that flood concerns need to be taken seriously in basement accommodation but hope that a solution can be found for the developer to continue.

### 3. Walk over observations in the Aire Street sub-area

- Although most businesses are complying with the rules of Listed Buildings and Conservation Areas, there appear to be some businesses that have made alterations without permission. Examples of these are internally illuminated box signs and sub-division of properties.
- There have been some developments to the rear of properties, for example smoking shelters and satellite dishes.
- The condition of the old Theatre Royal (no. 2 Adam Street) has noticeably deteriorated.
- The street has more buildings in use than when the Conservation Area was designated, and the change of use is trending towards residential and the night time economy.
- There seems to be some inconsistency with signage applications. Some buildings are allowed banners, some are not. Some businesses have been refused permission for internally illuminated signs, some have been allowed them.
- The concrete tower build on the docks in 2017, under Permitted Development, has substantially changed the views from Aire Street.



Left: the Italian restaurant on Aire Street is an example of a thriving business that has made use of an old building. Rather than relying on illuminated signage, they have opted for signage placed in windows. The upper storeys are now popular apartments.

#### **4. Outstanding planning issues in the Aire Street sub-area**

- Developments starting without conditions being discharged
- The Home Bargains sign has still not had its background lighting blanked out

#### **5. Summary – the condition of the Aire Street sub-area**

Goole Civic Society is delighted that developers are investing in the buildings in Aire Street. In 2011 it was noted that the area had not been able to maintain its full potential and that a lack of maintenance had become obvious. Now, there are two more restaurants, a pub and another hotel to complement the Lowther Hotel, with another hotel development under way. The current flats seem to be fully occupied and, if developers can be encouraged to use high quality materials that are in keeping with the traditional architecture, we have every confidence that Aire Street will be well used and brought fully back into use.

The Civic Society has always been concerned that one half of the street is listed and half is not. An application for listing was submitted to Historic England, however it was not successful on the grounds that windows etc had been substantially altered. Aire Street was a part of the original town, planned as a whole, and the Civic Society hopes that the local authority will take this into consideration when assessing future planning applications.

The 2011 Conservation Area Appraisal stated that: *“Alterations to the facades and new shop-fronts of the buildings along Aire Street need to be handled in a careful way to try to reduce the harm that has already been done”*. The Civic Society has made numerous comments on planning applications to ensure this guidance is being carried out. Whilst we want development on Aire Street, the Society is not entirely satisfied that this has been enforced through the planning process.



## The 'Town' Conservation Area

### *Clock Tower Roundabout sub-area*

#### 1. The listed buildings of the Clock Tower Roundabout sub-area

When the Conservation Area was designated, there were no listed buildings in the Clock Tower Roundabout sub-area. However, in 2014 the Police Station and former Goole Magistrates' Court in Estcourt Terrace was given Grade II listed status. The police station is still in use, however the former Magistrates' Court is currently unoccupied.



#### 2. Buildings of interest in the Clock Tower Roundabout sub-area

##### Wetherspoons

This building, the old Midland Bank, continues to be a popular venue. The Civic Society commends Wetherspoons for taking the building on and keeping it well maintained.

Planning Applications:

Application number	Description	Outcome
15/00198/PLF	Change of use of public highway to create external seating area for the City and County Public House	Approved

## Yorkshire Bank

Unfortunately, in 2017, Yorkshire Bank moved out of this building, which it had occupied since 1859. Anecdotally this is because the bank did not want to maintain an old building. This was a disappointing decision, both in terms of losing a long-standing local bank in the town and creating another empty building in the heart of our Conservation Area.

The Society really hopes a buyer and alternative use can be found for this building.



*The Yorkshire Bank for sale – October 2017.*

## The Arcade



2005



2017



The Arcade is the building that the Civic Society gets asked about most often. This iconic Goole thoroughfare was boarded up circa 2005, despite it having open shops, and has not been open since. An application for Listed Status was refused by Historic England and, despite reassurances that the interior had not been altered, the condition of the interior has been a concern.

The property was recently put up for sale and photographs of the interior were put onto eBay. The pictures revealed concerning alterations to the original interior, which were reported to ERYC planning officers.

Goole Civic Society is eager to get this building back open and restored to its former glory. Any buyer who decides to take on this building would surely have the backing of the community, and the Civic Society would like to work with the owners/developers to see this happen.

*The Old Post Office*



The Old Post Office has not had a use for some time, however a 2014 planning application has been resubmitted to change it from being a dance studio into apartments.

Planning Applications:

Application number	Description	Outcome
14/00591/PLF	External alterations to and change of use of building from office/dance studio to 9 apartments	Approved
17/02866/PLF	Change of use from office/dance studio to 9 apartments including external alterations	Pending

### 3. Other planning applications over the previous 5 years

Application number	Description	Outcome
14/01151/PAD (Fat Boys)	Display of an internally illuminated box sign	Refused

#### **4. Walk over observations in the Clock Tower Roundabout sub-area**

This part of the Conservation Area seems to have the most buildings going out of use. The boarding up of the Arcade, along with several empty buildings along Carlisle Street and North Street, is starting to make this sub-area feel neglected.

#### **5. Outstanding planning issues in the Clock Tower Roundabout sub-area**

While the Arcade is not a listed building, there have potentially been works carried out to shopfronts while it was part of the Conservation Area. The Civic Society would appreciate investigation by ERYC, and help for future owners to overcome any hindrance to sympathetic developments.

#### **6. Summary – the condition of the Clock Tower Roundabout sub-area**

This area contains some of the best public architecture in Goole, however many of these buildings are falling out of use. People still feel the loss of the Arcade as a thoroughfare between North Street and Carlisle Street, and it is possible that this is not helping business owners. A solution must be found to get the Arcade back open and for new uses for empty buildings.

## The 'Town' Conservation Area

### *Boothferry Road sub-area*

#### 1. The listed buildings of the Boothferry Road sub-area

There are no listed buildings in the Boothferry Road sub-area.

#### 2. Buildings of interest in the Boothferry Road sub-area

##### The Station

The Station has recently been given a £400,000 grant to create a 'Friends Of' group and to improve facilities and the look of the platforms.

##### The Station Hotel

Since being restored, the shops seem to have been fully occupied and the flats are a popular place to live.

#### 3. Other planning permissions over the previous 5 years

Planning Applications:

Application number	Description	Outcome
12/04652/PAD (Lloyds)	Replacement of 4 existing internally illuminated fascia signs, 2 internally illuminated projecting signs and ATM surround.	Approved
12/02847/PAD (Ramsdens)	Display of 2 no. internally illuminated fascia signs, 1 no. hanging sign and vinyl lettering to glass panels	Approved
12/04545/PAD (Halifax)	Display of 2 no. externally illuminated fascia signs, 2 no. externally illuminated projecting hanging signs, 1 no. marketing window sign, ATM signage and door information signs and window roundels	Approved
13/04034/PLF (Belgravia Resource Centre)	Change of use from D1 to offices B1a	Approved
13/00875/PAD (Iceland)	Display replacement fascia sign, projecting sign and rear doors and loading bay signs	Approved
14/01632/PLF (North Eastern)	Conversion of public house to 2 no. A1, A2 and A3 use units and installation of new shop fronts and windows, change of use of first and second floors to 6 no. self-contained flats, erection of extension to second floor to rear and associated internal alterations	Approved

14/02655/PLF (Belgravia Resource Centre)	Conversion of buildings into four residential apartments including first-floor extension to rear	Approved
14/00569/PAD (88-90 Boothferry Road)	Display externally illuminated fascia sign (Retrospective Application)	Approved
14/01009/PLF (Co-op Travel)	Installation of new shop front and internal alterations	Approved
14/02244/PLF (Milners)	Alterations and conversion of first floor from 1 no. self-contained flat into 2 no. self-contained flats, including construction of new dormer window in roof at front following demolition of existing	Approved
14/00991/PAD (Co-op Travel)	Display of 1 internally illuminated fascia sign, 1 internally illuminated projecting sign, 1 non-illuminated window sign and other graphic detailing to front and side windows	Approved
15/01445/PAD (NatWest)	Display of 2 internally illuminated fascia signs, 2 internally illuminated projecting signs and 1 internally illuminated ATM surround	Approved
15/03190/PAD (Costa Coffee)	Display of 3 internally illuminated fascia signs, 1 internally illuminated projecting sign and graphics in window	Approved (with condition)
15/00521/PAD (Thomas the Baker)	Display of one non-illuminated fascia and one non-illuminated hanging sign on front elevation of building	Approved
15/03160/PLF (Damac)	To retain siting of two-storey storage unit with external stairs	Refused
16/02284/PLF (Domino's Pizza)	Change of use from retail unit (Class A1) to hot food takeaway (Class A5), installation of new shop front, extraction/ventilation equipment and door to rear	Approved
16/02766/PAD (Domino's Pizza)	Display of an internally illuminated fascia sign and an externally illuminated projecting sign	Approved
16/01661/VAR (Belgravia Resource Centre)	Variation of Condition 5 (approved plans) of planning reference: 14/02655/PLF - Conversion of buildings into four residential apartments including first-floor extension to rear – amended scheme to remove proposed first-floor extension to rear	Approved

16/01688/PAD (Bonmarche)	Display of 1 internally illuminated and 3 non-illuminated fascia signs to front and 1 internally illuminated fascia sign to rear following removal of existing	Approved
17/00239/PAD (Subway)	Retention of an internally illuminated fascia sign and an internally illuminated hanging sign	Approved
17/02627/PAD (Thomson)	Display of 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 1 window vinyl	Approved
17/00885/OUT (Land To The South East Of 2 Pasture Road)	Outline – Erection of 6 residential units (All Matters Reserved)	Approved

Examples of the signs that have been approved in the conservation area:

*November 2017*



#### 4. Walk over observations in the Boothferry Road sub-area

While it is positive that the majority of shops are let and that national stores want to open up in Goole, this sub-area, particularly the pedestrian precinct, does not have the feel of a Conservation Area. As can be seen above in the number of applications for internally illuminated signage, chain stores and an increasing number of local shops are changing their signage and shopfronts away from what could be considered traditional for the town.



## 5. Outstanding planning issues in the Boothferry Road sub-area

### Customs House

Application number	Description	Outcome
13/01881/PCC	Demolition of existing building and replacement to provide 4 single-bedroom social rented flats, 10 two-bedroom social rented flats and ground-floor offices	Withdrawn (legislation changed)
13/01540/PLF	Erection of building containing 4 single-bedroom flats, 10 two-bedroom flats and ground-floor offices following demolition of existing building	Non-determined

2008



2017



### Damac Car Sales



Application number	Description	Outcome
15/03160/PLF	To retain siting of two-storey storage unit with external stairs	Refused (the containers are still in place as of November 2017.)

## 6. Summary – the condition of the Boothferry Road sub-area

It has been frustrating that there have been so many planning applications for internally illuminated signage/new shop fronts approved within this area. Although many of the shops already had such signs when the Conservation Area was designated, if new applications had been encouraged to replace with non-illuminated signs this area would have been much improved in six years (**approximately one third of the precinct**). As it stands, the Civic Society is unsure why this area is not subject to the same standards as other parts of the Conservation Area.

The outstanding planning issues for the Customs House have created an unsightly building site in the Conservation Area. While this is the only such plot in the Conservation Area, other ‘holes’ are appearing elsewhere in Goole and the Society wants to see ERYC working to resolve this issue.

The Goole Conservation Area Appraisal states:

*“The Boothferry Road part of the Conservation Area terminates at the entrance to the Tesco Store. There are however a number of significant buildings further west, (mainly dating from the late 19th and early 20th centuries) which also merit additional protection. However, as with Hook Road, (see below,) it has been decided that at the present time, attention is concentrated on the 19th century elements, and that a more comprehensive assessment is held over until the next time the Area is reviewed, which should be in 2015.”*

Considering that most of the pedestrian precinct does not seem to fit into an overall strategy of enhancement for Conservation Areas, and that there are more historically and architecturally interesting buildings further west, the Civic Society would welcome a review of this area that looks at re-establishing the boundary of the Conservation Area.

## Hook Road Conservation Area

### 1. The listed buildings of the Hook Road conservation area

#### Shuffleton Mill

There have been no noticeable alterations to this listed building.

### 2. Buildings of interest in the Hook Road Conservation Area

There are a number of buildings of interest mentioned in the Conservation Area Appraisal. These include the Peacock, Stone House, Belle Vue House, and Prospect Terrace Archway. There have been no significant developments of these buildings and all seem to be in use and being well maintained.

### 3. Other planning permissions over the previous 5 years

Application number	Description	Outcome
15/03768/PLF (51 Hook Road, Chesham House)	Alterations to property to retain dormer roof (AMENDED DESCRIPTION)	Refused
16/03005/PLF (17 Hook Road)	Erection of single storey extension to rear to create additional storage space following removal of archive room	Approved
16/01868/PLF (33 Hook Road)	Conversion and alterations to existing dwelling to form 4 flats	Refused
17/01916/PLF (51 Hook Road, Chesham House)	Retention of property as House of Multiple Occupancy and alterations to front roof slope including changes to the existing dormer and intersection of the twin gables and re-aligned dormer (Revised scheme of 15/03768/PLF) (AMENDED DESCRIPTION)	Pending

#### 4. Outstanding planning issues in the Hook Road conservation area

##### Chesham House – 15/01097/UNWORK

*Above: 2008, below: 2017*



#### 5. Summary – the condition of the Hook Road Conservation Area

With the exception of Chesham House, the Hook Road Conservation Area has not substantially altered since 2011. The Civic Society hopes that enforcement action against the dormer roofs is followed through to deter developers from negatively impacting the Conservation Area.

# South Dock Conservation Area

## 1. The listed buildings of the South Dock Conservation Area

*Boat Hoist, South Dock (grade II\*) & Hydraulic Accumulator Tower (grade II)*



*Photo taken 2015 from South Dock.*

## 2. Walk over observations in the South Dock Conservation Area

Full access to the hydraulic lift site was not possible on the day of the walk over, as it is gated with a number code lock. The site appears to be well maintained by Goole Model Boat Club, however the interpretation signs have seen better days – it would probably be better to remove them until they can be re-done.

## 3. Summary – the condition of the South Dock Conservation Area

In 2016 there was a £200,000 programme of refurbishment on the compartment boat hoist, funded by Associated British Ports and Historic England. ABP gave a presentation to Goole Civic Society, detailing the works carried out. Although the compartment boat hoist is no longer a working structure, the Civic Society thanks ABP for contributing to the long-term future of this iconic structure. The compartment boat hoist is currently on the ‘at risk’ register, and it would be hoped that all the repair works will allow it to be removed.

## Summary

Having carried out a walk over survey and compiling a summary of planning applications in the sub-areas, there are some common themes apparent throughout the Conservation Area, which are summarised below:

- There has been positive development within the Conservation Area. Under the current economic climate, it is very encouraging that developers are willing to take on older, unused buildings and make them into viable businesses.
- At the same time, other buildings are going out of use. This is particularly true of the large public buildings of the Clock Tower Roundabout sub-area.
- There is inconsistency over the rules for signage in the Conservation Area. Goole Civic Society has raised this issue with ERYC, in a letter written in March 2017, but has not received a response. The Civic Society would welcome guidance on signage in Conservation Areas.
- There are issues around the types of materials being used for development (particularly window frames) and developers not discharging planning conditions before commencing works. The argument for replacing with PVC windows etc. seems to be that they existed before the Conservation Area was designated. However, in order to improve and enhance the Conservation Area, the Civic Society would like to see owners encouraged to restore back to original schemes, using traditional materials.
- There have been a significant number of applications for change of use, particularly from commercial to residential. If this is the way forward for bringing buildings back into use, the Civic Society encourages sympathetic alterations.
- There are a number of enforcement actions that need seeing through. Without ERYC using their powers and following through enforcement action, everyone's hands are tied.
- The nature of Goole's architecture being over two or three storeys means that upper stories are not always maintained. On the walk over survey we saw a lot of blocked gutters, broken upper-storey windows and vegetation growing on window ledges. Goole Civic Society would be interested in ideas for helping small businesses to maintain their buildings. The possibility of a crowd-funded maintenance day to hire a cherry picker and operative has been mooted.
- There have been several applications for dormers in roofs to create accommodation space. They have always been refused – the roof lines of Goole's buildings form a big part of the character of the Conservation Area.

- Although Goole Civic Society does not own any of the properties in the Conservation Area, it feels that the public engagement work it has done has improved the area, and would welcome more suggestions for how to take this forward.
- The approved planning applications in the Boothferry Road precinct seem contrary to it being in a Conservation Area. Chain stores have been allowed to put up internally illuminated signage while independent shops have been made to take them down. Presently, the Civic Society does not see the value of this section of Boothferry Road being in the Conservation Area if EYRC is not going to enhance it. Therefore consideration should be given to reviewing the boundary of the Conservation Area to include more intact areas to the west of Boothferry Road.

To conclude, if Goole Conservation Area is ever to make it off the ‘at risk’ register, Goole Civic Society feels that a management plan is essential. There needs to be consistency across all the sub-areas and enforcement action needs to be followed up and completed.

Taking this review as a whole shows that small changes can add up to negative impacts within a relatively short period of time – approximately one-third of the Boothferry Road precinct could have been enhanced within six years. A reluctance to intervene with The Arcade developments has resulted in the loss of original shop fronts. Not pursuing the demolition of the Customs House has left a large hole in the middle of the Conservation Area.

However, not all the changes in the Conservation Area have been negative. Goole has seen investment over the last six years. Developers are taking on Goole’s historic buildings and finding new uses for them. Aire Street has transformed and now has viable businesses and popular accommodation. Businesses have won national awards for their efforts and shone a light on our wonderful built heritage.

Goole Civic Society will continue to monitor planning applications in the Conservation Area and work with developers where it can to get the best for Goole. It will continue to do project work to highlight the Conservation Area and promote it as an asset.