



Hull Waterside & Marina

Welcome

Welcome to this public exhibition showing our emerging plans for the redevelopment of the boat yard at Hull Waterside & Marina. As part of the development design process, we are hosting this event to hear your views about our plans for the future of the marina ahead of a planning application to be submitted to Hull City Council later in the year.

We welcome any comments you have regarding our current proposals. Please take time to read the information presented and give us your feedback. If you have any questions, please ask one of the consultant team, who will be happy to help.

Earlier this year we sent out questionnaires to site neighbours and Aquavista customers asking what you most value about living in the local area and what you would like to see come forward at Hull Marina. Below is some of the feedback received from those exercises:



“I like that there is a real mix of styles between the industrial looking docks mixed with the beauty of the marina and all the boats. The renovation of the Fruit Market has made this the place to be in Hull, which has its own pros and cons. There is a sense of community here.”



“It is a very special place and Murdoch bridge has added even more value, linking the town to the city is fabulous! (but the lights need turning down)”



“As a sailor I simply love everything about being surrounded by boats and water. So to have all of that in my beloved hometown and live on Hull marina, I feel very privileged indeed! I love the location being linked so close to the town centre, train station etc.”



Who is Aquavista?



We are Aquavista. A group of marinas, with a shared purpose - to help you discover and enjoy the best of waterside life.

We are the largest group of inland marinas in the UK with 18 unique and special locations. From pretty little marinas tucked into the English countryside to waterside retreats right in the middle of bustling city life. All safe, secure and serviced, because we want to make life by the water easy for you.

Life doesn't have to be busy. Choose life by the water – you'll find some calm, some different views of nature and good access to the waterways for all your adventures. With our knowledgeable Aquavista crew on hand to make it all happen.

Hull Waterside & Marina is one of our jewels in our crown – a our coastal marina, nestled on the Humber Estuary. It not only boasts a 200-year history, it's one of our largest marinas in a prime location and only a short walk to the centre of Hull.

www.aquavista.com



What are we hoping to achieve at Hull Waterside & Marina?

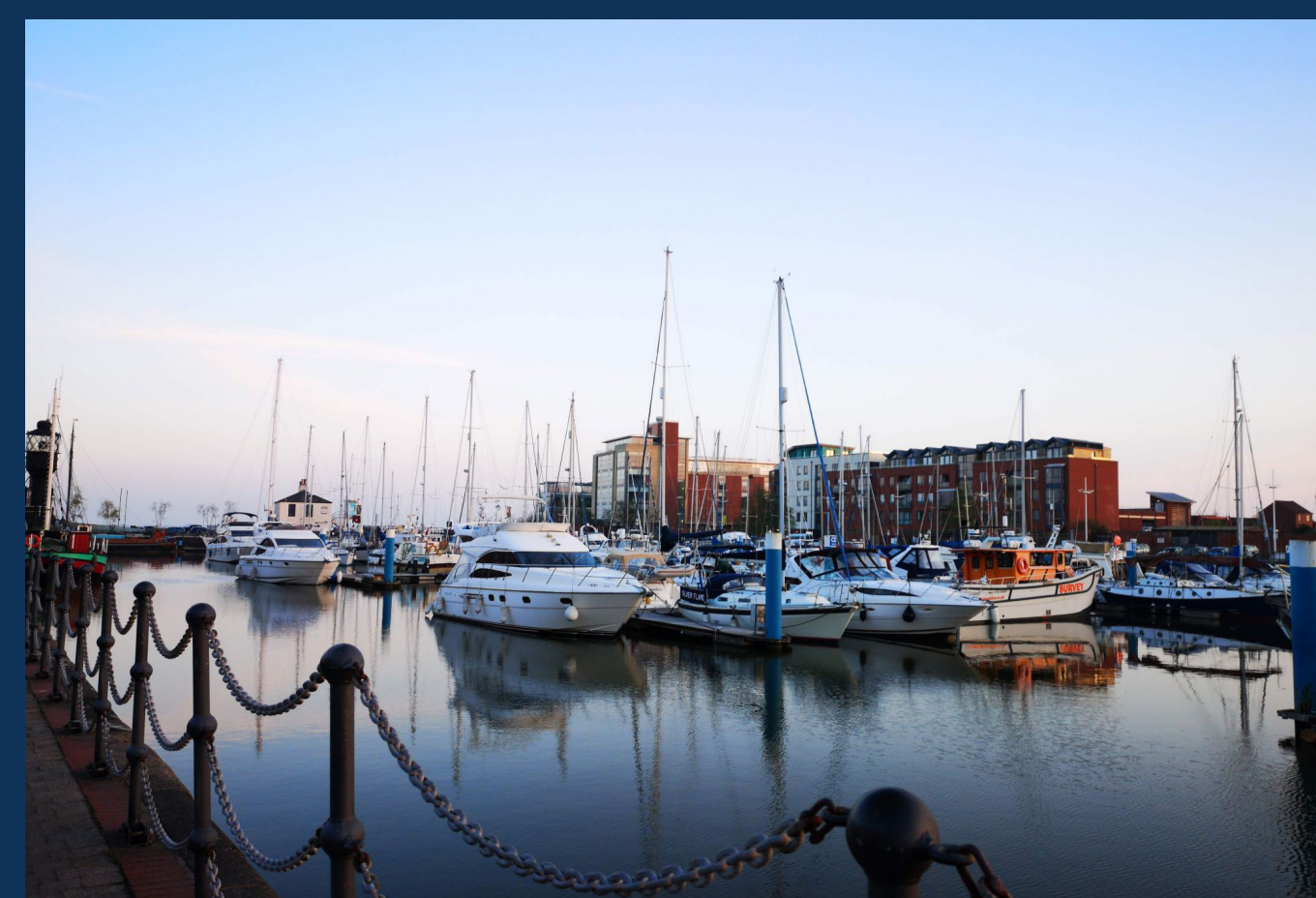
As part of our rebrand to Aquavista we are committed to making improvements across all our marinas. This includes improvements to the facilities serving our customers as well as improving the overall appearance of the sites for the communities in which we operate.

Hull Waterside & Marina already provides our customers with great facilities, but we feel that it could offer so much more.

Our vision for the site is based on a desire to provide world class marina facilities that help to act as the catalyst for the regeneration of the eastern end of Kingston Street at the junction with Railway Street, following improvements in the Old Town Conservation Area to our East.

We believe that the development of this site will not only enrich and enliven the unique waterside street scene, but also act as a quality benchmark for any future developments west of the dock.

The delivery of new homes will not only support the development of the wider marina area but will also contribute to the identified need for housing in Hull, including affordable homes.



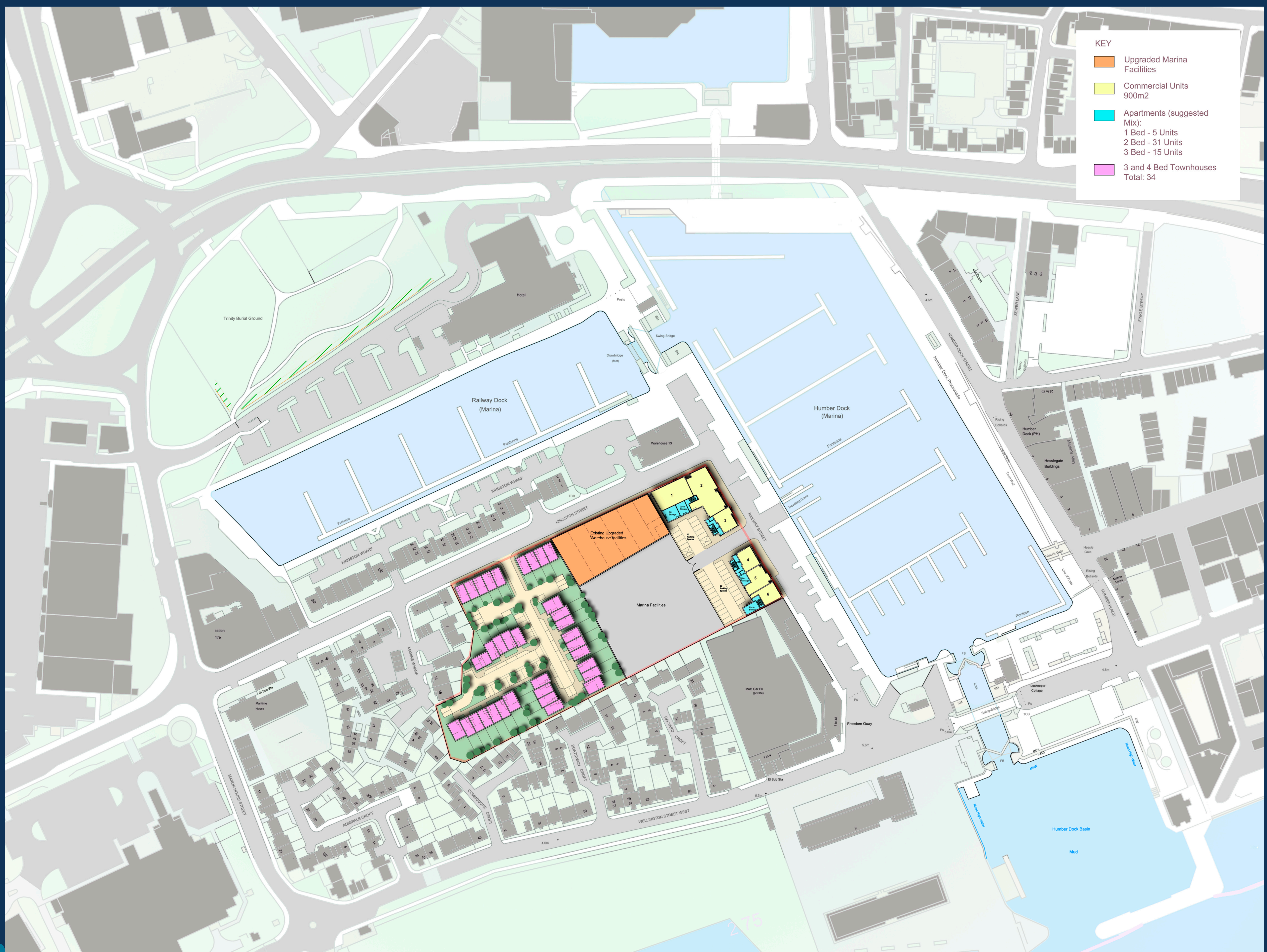


Design Evolution

We have arrived at the proposed layout following extensive site analysis and pre-application discussions with Hull City Council. The mass and scale responds to the current constraints whilst being designed to limit the impact on our site neighbours, and improving the outlook over the boatyard.

What the current plans include:

- Improvements to the boat yard to provide high quality marina facilities.
- 51 new apartments adjacent to Humber Dock Marina.
- New commercial space.
- 34 new high quality townhouses including much needed affordable homes.
- New planting.
- Improvements to the visual appearance of the waterside street scene.





Improvements to the Marina & Boatyard

The development proposes to rationalise and improve the warehouse facility. These works will ensure that this facility is fit for purpose, allowing for a flexible and modern space which will ensure the continued operation of the boat maintenance and repair services at the site. Since taking over Hull Marina we have spent £300,00 making sure the site is fit for the long term.

How the money has been spent:

- £235k on replacement marine infrastructure
- £36k on improvements to the facilities, including the refurbishment of berth holder facilities
- £25k on general boat yard maintenance
- £10k on improved security

Our aspirations for the future:

- Simplifying access to the boatyard via the boatlift
- Creating a truly enclosed workshop area to support delicate boat repair
- Providing improved facilities within the warehouse
- Creation of residential storage area
- A full mast rigging service



The Proposals & Kingston Street

Aquavista has designed the appearance and layout of the proposed townhouses off Kingston Street with a strong consideration towards the visual and physical impact on our site neighbours. The layout of the proposed masterplan has been designed to keep development well away from the boundaries of the existing neighbouring properties, while extensive boundary planting will provide additional screening and privacy.

The proposed new homes will be no greater than 2-3 storeys in height. We are acutely aware of overlooking that's why we have positioned taller houses located towards the centre of the site well away from the boundary.

We are proposing a mix of brick and render for use on the proposed townhouses which will best reflect the existing environment, while providing a more modern approach to enhance the new development.



Heritage – A Heritage Assessment is being undertaken to consider the setting and interaction with a number of nearby Listed Buildings and the Old Town Conservation Area. This includes detailed consideration of the adjacent Humber Dock and Warehouse 13 and the former railway depot.



The Proposals & Railway Street

Our proposals for Railway Street would see the delivery of 51 new apartments, new marine compatible commercial space at ground floor level as well as significant visual improvements to the street scene.

The proposed development would reflect the busy and vibrant nature of the marina environment using a range of different heights, materials and design to respect and enhance the setting of the neighbouring Grade II Listed Warehouse 13.

As part of the development, we are proposing to introduce balconies to the apartment buildings to provide new residents with access to external space and to enhance the views over the marina.

This development will act as an important visual waypoint within the city of Hull, drawing visitors into the marina with a clearly framed arrival point.



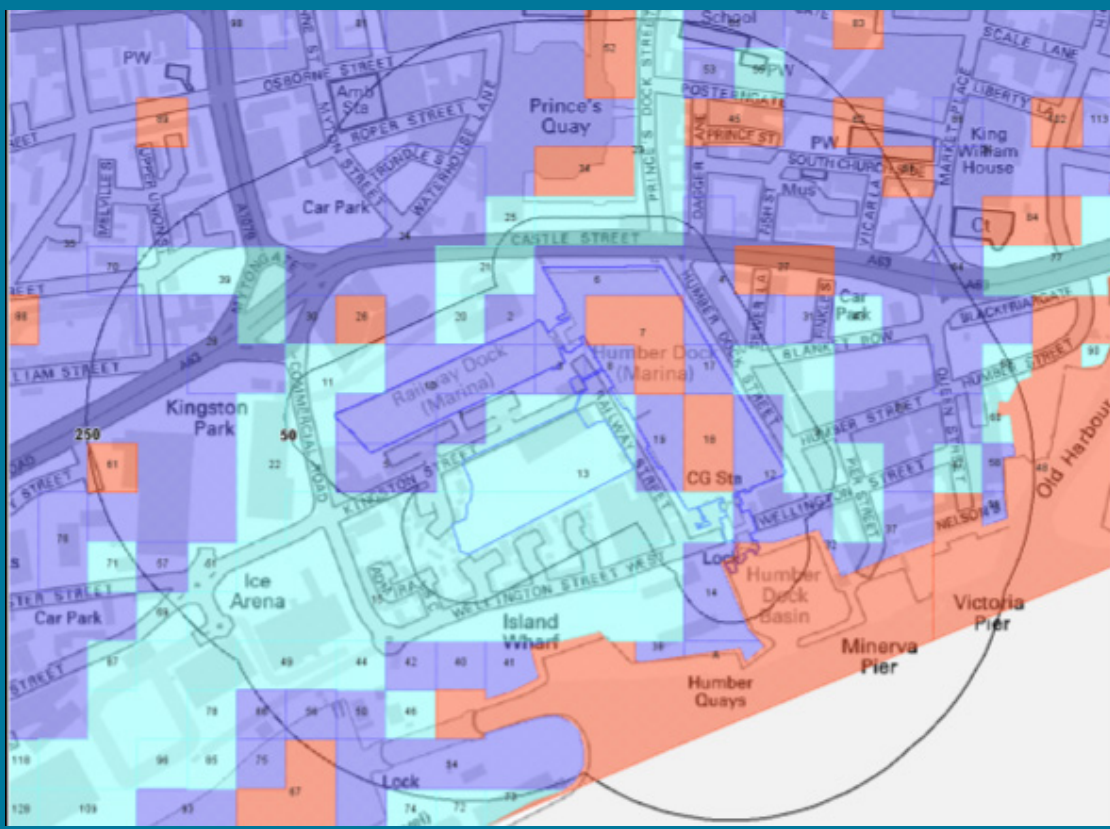


Visual Impact

As long term operators of Hull Waterside & Marina we are very aware of making sure that our proposals do not negatively impact upon our site neighbours. As, such we have taken great care through the design proposal to seek to minimise the impact throughout the development.



Technical Assessment

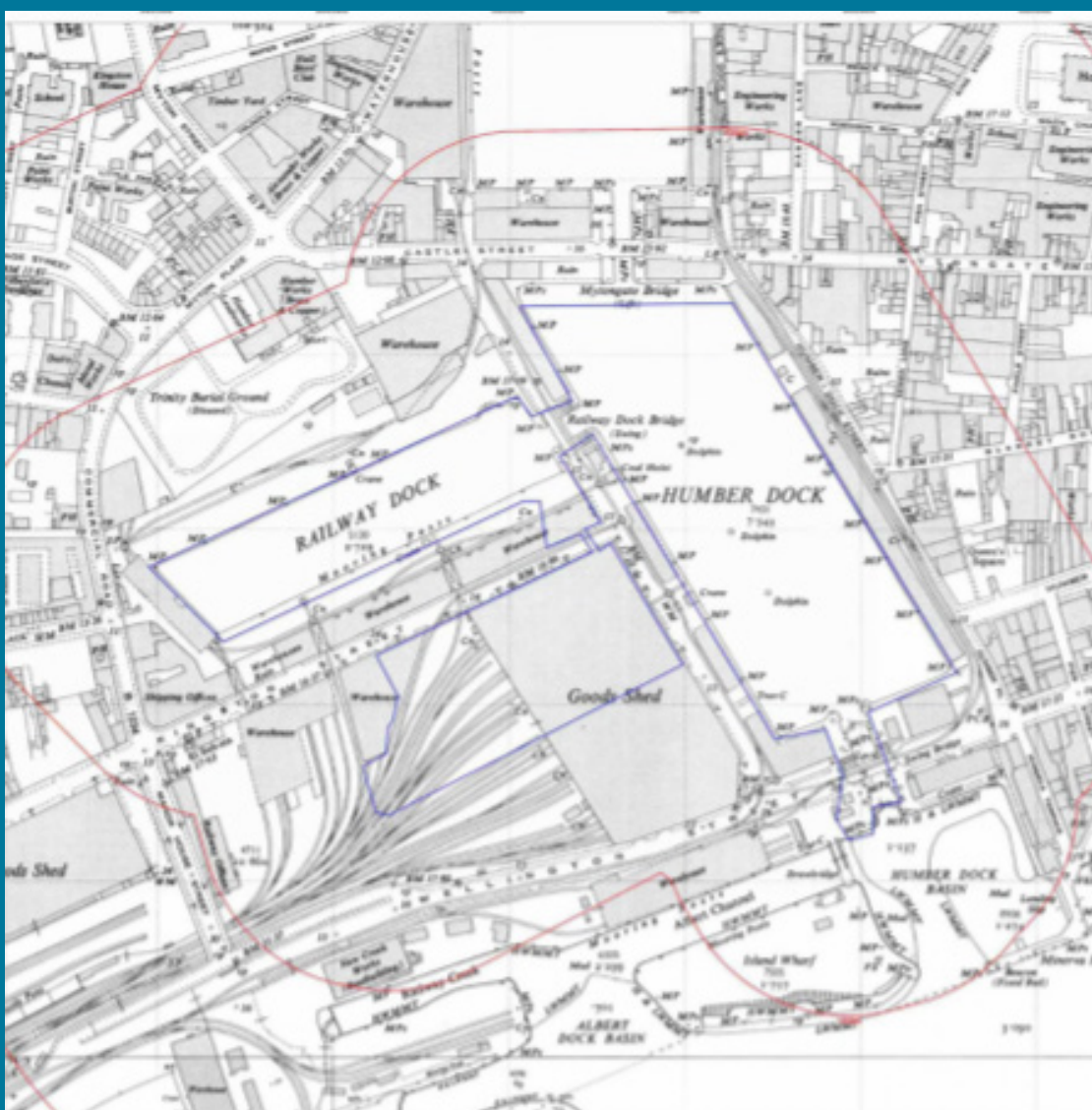


RoFRaS Rating

Very low Low Medium High

Flood Risk and Drainage

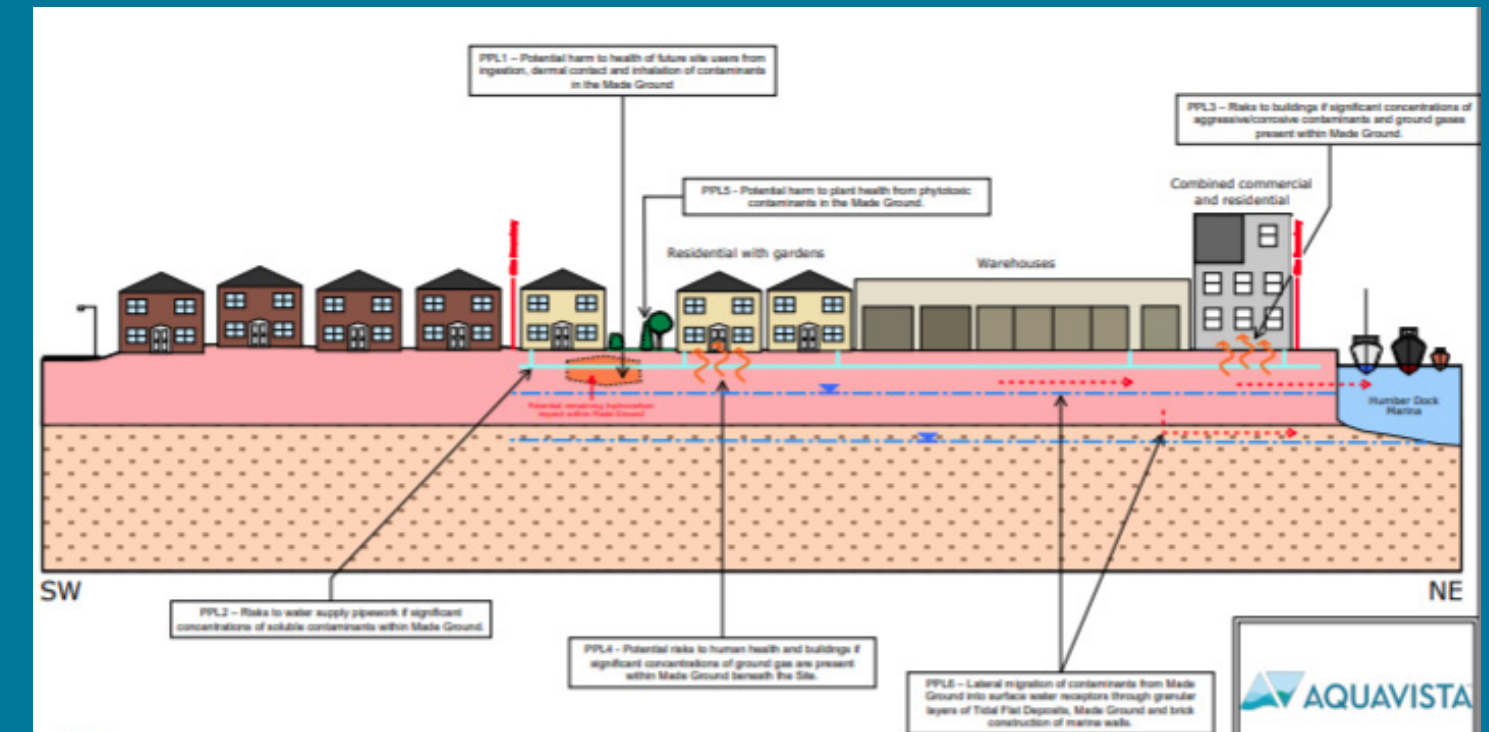
– Given that Hull is predominantly located within an area at risk of flooding, albeit protected by coastal flood defences, a technical assessment of the flood risk and drainage design for the development proposals are ongoing and will inform the design.



Heritage

– A Heritage Assessment is being undertaken to consider the setting and interaction with a number of nearby Listed Buildings and the Old Town Conservation Area. This includes detailed consideration of the adjacent Humber Dock and Warehouse 13 and the former railway depot.

Ecology – A Habitat Survey, Protected Species Surveys and Shadow Habitats Regulations Assessment are being undertaken to assess the potential impacts upon ecology both on the site and in association with the Humber Estuary which is a Special Protection Area, Special Area of Conservation, Site of Special Scientific Interest and Ramsar Site.

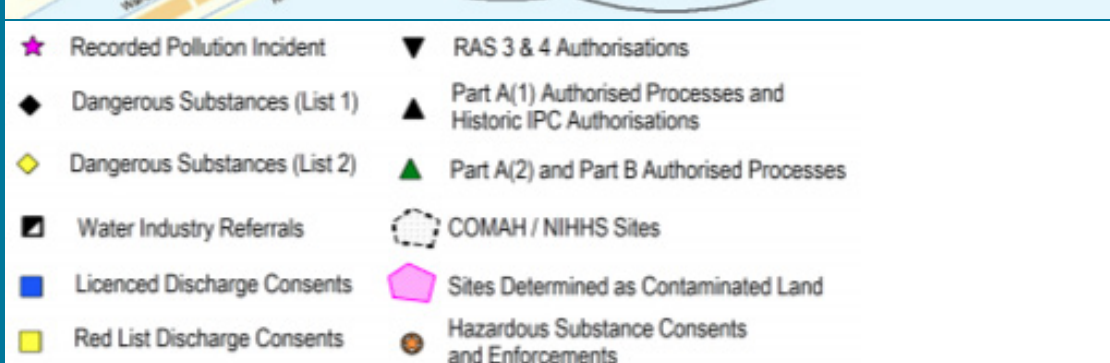


Sustainability – A Sustainable Construction and Energy Assessment are being prepared to inform design and to promote sustainability opportunities as part of the development proposals.



Contamination

– A Preliminary Environmental Assessment has been prepared to understand the theoretical risks of contamination at the site given its industrial past.



Transport and Parking

– A Transport Assessment and Travel Plan are being prepared to analyse the associated highways impact of the proposed development.

Townscape and Visual – An assessment of the townscape setting and potential visual impacts of the development proposals is ongoing and will inform the development design process. This considers viewpoints both in the immediate and wider locality to ensure that the proposals are considered appropriate within the context of the city centre setting.

Socio-Economics

– An assessment is being undertaken to allow an understanding of the social and economic impacts of the development proposals from both a local and city wide perspective.



Next Steps

Following the end of the public consultation process Aquavista will review all comments and work up a final design.

Contact Us:

Via Email: community@aquavista.com

Via Phone: 0800 169 6507

www.aquavista.com/the-future-of-hull

Provide Your Feedback

We would greatly appreciate if you would provide some feedback following your observations. This can be submitted in a variety of ways.

- Complete a feedback form and place it in the feedback box provided.
- Return it to us in a pre-paid envelope available from members of the consultation team.
- Fill in an online feedback form on our website www.aquavista.com/the-future-of-hull

The deadline for submitting feedback is Friday 30th July 2021