

## **THE RACECOURSE AND TERRY'S FACTORY CONSERVATION AREA CHARACTER APPRAISAL: CONSULTATION DRAFT**

### **Summary**

1. This report asks that a draft consultation character appraisal for the Racecourse and Terry's Factory Conservation Area be approved for consultation. This document is contained within Annex C.

### **Background**

2. A development brief for the Terry's Factory site was approved for use as non-statutory supplementary planning guidance by Planning Committee on 27 June 2006. Section 3.19 of the Brief specifies that a number of studies should be compiled to aid the master-planning of the site. One of these required documents is a full conservation area character appraisal, produced in line with English Heritage Guidance (Guidance on Conservation Area Appraisals, English Heritage 2006).
3. The Terry's Factory site partly lies within the Racecourse and Terry's Factory Conservation Area. This conservation area was designated in 1975 in recognition of two important landmark sites to the south of the city. The boundary is closely wrapped around the more historic built sections of each site but not the surrounding landscape, such as the racetrack. A map of the conservation area is contained within Annex A.
4. A conservation area appraisal describes in detail, the special architectural and historic character of a conservation area. By doing so it explains why an area is worthy of designation and provides clear information on which to formulate and decide development proposals. Such a document is advocated in PPG15 Planning and the Historic Environment 1995, Section 4.4:

'The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis of local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of .... an area.'

5. Best Value Performance Indicator BVPI 219b measures the percentage of conservation areas in the local authority area with an up-to-date character appraisal. There are 34 conservation areas within the District, with only one approved appraisal, the Castle Piccadilly Conservation Area Appraisal (Approved by Planning Committee on 23 March 2006). The 2006/2007 target is for two character appraisals to be produced and approved.
6. The appraisal has been funded by the developers of the former Terry's site, GHT Developments LLP and produced by Woodhall Planning & Conservation of Leeds. The format and content of the draft consultation document (Annex C) has been approved by Council officers in the Design, Conservation & Sustainable Section. If approved the appraisal will become an official Council Document.
7. The appraisal discusses the whole conservation area, not just the part affected by the redevelopment of the former Terry's factory site. Its main points are:
  - The buildings of the Racecourse and former Terry's factory site are major landmarks within the south side of the city. Both sites have strong historical relevance to the city and its residents, as well as national and international significance.
  - The open landscape setting of the area, formed by the Knavesmire and Nun Ings is of great importance in forming character.
  - Some buildings, such as the Factory Clock tower or the larger grandstands dominate the skyline of this part of the city.
  - The conservation area can be divided into three sub character areas; the Racecourse, the former Terry's factory site and Park Pavilion Field (See Annex A). The first two areas contain a significant number of listed buildings but also more recent development, the character of which is mixed. The factory site is architecturally cohesive whilst the racecourse comprises a greater variety of styles and designs, albeit unified by a common purpose.
  - The character of the racecourse changes markedly according to whether there is a race meet or not.
8. A list of proposed consultees can be found in Annex B. Except for ward members, ward committees and heritage or planning interest groups, summary leaflets only will be sent. Copies of these leaflets will be handed out at the Planning Committee meeting. 2300 households in South Bank will receive the leaflets and comments invited on the contents of the leaflet with a further invitation to view and comment upon the whole document. Electronic as well as paper responses will be accepted. In addition to the Council's website hard copies of the appraisal will be deposited in local libraries, council offices and community or church centres (subject to agreement). A press release will be made.

9. It is envisaged that many people, especially in South Bank, will have personal memories of working at the Terry's factory. In order to recognise this important social element to the site's history, it is hoped that information drawn from the Terry's archive and a recent project by York Oral History Society on working at the factory can be included within the appraisal as an appendix. To achieve this Officers will liaise, during the consultation period, with the York Castle Museum and the York Oral History Society.
10. If Members approve the recommendation of the report, consultation will start on the 7 August 2006 and end on 8 September 2006. This long time period takes into account the summer holiday season. A revised appraisal will then be presented to Planning Committee on 26 October 2006.

## **Consultation**

11. No one has been consulted on this report or document. Rather, this report seeks approval for a consultation process.

## **Options**

12. Option 1

Approve the Racecourse and Terry's Factory Conservation Area Character Appraisal (Consultation Draft), as proposed in this report, for use as a consultation document.

### Option 2

Approve the Racecourse and Terry's Factory Conservation Area Character Appraisal (Consultation Draft), but with modifications to its content.

### Option 3

Do not approve the Racecourse and Terry's Factory Conservation Area Character Appraisal (Consultation Draft) and halt its production altogether.

## **Analysis**

13. Option 1

It is felt that the document contained with Annex C is a thorough analysis of the character of the Conservation Area, in line with current guidance from English Heritage. As a consultation document it is clearly written and capable of amendments where required. The final adoption of this document will help the formulation and determination of development proposals within the conservation area and especially the Terry's Factory site. The document will help the Council meet the yearly target set by BVPI 219b (See paragraph 5 above).

## Option 2

As for option 1 analysis with the caveat that significant delays in the re-drafting of the document may compromise the projected consultation timetable. This in turn may compromise the Council's and others ability to consider the redevelopment of the former Terry's factory site.

## Option 3

Not approving the document will be contrary to Section 3.19 of the Terry's Factory Site Planning Brief (Approved by Planning Committee on 27 June 2006. It would compromise the ability of the Council and others to fully consider the redevelopment of the Terry's factory site and development in other parts of the conservation area and its surroundings. Considering current internal resources, it is unlikely that the target set by BVPI 129b will be achieved this year.

## **Corporate Priorities**

14. The Racecourse and Terry's Factory Conservation Area Character Appraisal will help improve the actual and perceived condition and appearance of the City, by providing a more informed base for decision making. With particular regard to the redevelopment of the Terry's site, the document will contribute to the growth of Science City York.

## **Implications**

### 15. **Financial**

Production of consultation documents and delivery costs will be met by existing budgets.

### 16. **Human Resources (HR)**

No implications

### 17. **Equalities**

Different formats of the consultation leaflet and appraisal will be made available on request.

### 18. **Legal**

No implications

### 19. **Crime and Disorder**

No implications

### 20. **Information Technology (IT)**

No implications

21. **Property**

No implications

**Risk Management**

22. There are no known risks.

**Recommendations**

23. Members are asked to approve the Racecourse and Terry's Factory Conservation Area Character Appraisal (Consultation Draft), as proposed in Annex C of this report, for use as a consultation document.

Reasons:

- The document is a thorough analysis of the character of the Conservation Area, in line with current guidance from English Heritage. As a consultation document it is clearly written and capable of amendments where required.
- The final adoption of this document will help the formulation and determination of development proposals within the conservation area and especially the Terry's Factory site.
- The document will help the Council meet the yearly targets set by BVPI 219b (See paragraph 5 above).

**Contact Details**

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**Report Approved**  **Date** 13-07-06

*Chief Officer's name*  
*Title*

**Report Approved**  **Date**

**Specialist Implications Officer(s)**

**Wards Affected:** Micklegate, Bishopthorpe, Dringhouses and Woodthorpe

**All**

**For further information please contact the author of the report**

## **Background Papers:**

Terry's Factory Site Development Brief, City of York Council  
Guidance on Conservation Area Appraisals, English Heritage 2006  
PPG15 1995 Planning and the Historic Environment

## **Annexes**

Annex A: Map of The Racecourse and Terry's Factory Conservation Area

Annex B: List of proposed consultees

Annex C: The Racecourse and Terry's Factory Conservation Area Conservation Area Appraisal Character Appraisal, Consultation Draft

## **NOTE:**

Annex C to this report has colour maps, photos and plans. Colour copies of this are available as follows:

- Online at [www.york.gov.uk](http://www.york.gov.uk) (see meetings).
- For inspection upon request at the Guildhall, St Helen's Square, York, YO1 9QN. Please ask for Rowan Hindley.
- A copy is available in the Members Library for Members.

Colour copies will be available at the meeting.