

ANNEX C Schedule of Responses to Terry's CACA Consultation (07/08/06 - 22/09/06)

Residents Responses			
No.	Q1 - qualities not mentioned?	Q2 - boundary correct?	Officer response
1	I cannot think of any other 'qualities' beyond those listed.	I think the current boundary is correct always assuming no one intends to build outside of the areas previously used by Terry's - not a wise idea considering that Nun Ings is very much a flood plane!	
2	We have the dubious pleasure of looking at Terry's factory from our bedroom window, and are stunned that this eyesore should be under consideration for preservation. The buildings were built for a specific industrial use which no longer is viable, and now vast sums of money will be poured into keeping these ugly buildings on York's skyline. Why cannot common sense prevail and the building be knocked down along with the poor quality buildings which were allowed by your department to be built around it. This would also rid us of a multitude of aerials, cooling units, chimneys etc which were also allowed to be installed on the roof. This would then offer a multiple of options to be considered for developing this area without having to content with retention of the ugly building shell.		Disagree : The factory complex is a landmark on the southern side of the city, which has architectural merit and considerable importance to the social history of the City.
3		No - area of new factory should be included - in case of redevelopment to protect environment of older factory buildings.	This area has no buildings of architectural or historic character. Development in this area will have to consider the setting of the listed buildings and conservation area.
4	The racecourse trackside area is a valuable public resource, and should be kept open.	Correct at the moment, but circumstances could change.	
5	The Knavesmire, especially trees and path along Tadcaster Road and the Tyburn area are beautiful - a change from residential and major road.	I think that the whole of Knavesmire and Tyburn should be included in order to safeguard it. PS. I hope the site retains industrial use and not more	An area of open natural character, which conservation area status will do little to protect. The area is already protected by being washed over by
6	The building style of Terry's is very sympathetic to nearby housing, so there's a harmonious feel across quite a wide area. Redevelopment should respect this quality.	Yes on balance, although could be a case for extending it to housing on the other side of Campleshon Road (see Q1).	The quality of housing here is mixed and is not of sufficient architectural or historic interest to warrant designation.
7	No other qualities beyond those listed.	Yes, correct.	
8		The open ground opposite Nun Ings should be protected.	An area of open natural character, which conservation area status will do little to protect. The area is already protected by being washed over by
9	The clock, please keep this landmark.	Yes.	
10		It should be extended to cover the new buildings on the Terry site, and the car park opposite the main building (or is this Green Belt?). This would give greater protection to the Main sites of the old Terry factory and the Racecourse.	Development in both areas already have to consider the setting of the conservation area and the listed buildings contained within it. Nun Ings is protected by Green Belt.

11	Just its importance for local wildlife. It's a quiet, natural space and we really don't want to lose that.	Should you not include Terry's car park and Nun Ings? Nun Ings especially is a large green field important for its open space. <i>Can we remove railings and brick walls and erect a simple fence?</i>	See Previous response. <i>Q Suggestion - no response required.</i>
12	The wildlife in the garden area - home to a variety of birds, including two types of owls, heard in the evening. I would like this area to be preserved, maintained and protected. <i>Has a study of the wildlife been carried out?</i> I have also seen hedgehogs from		Conservation areas such as contained within the report, do not specifically protect wildlife and their habitats. <i>Q LN replied 220806 see file EC247b.</i>
13	I have seen the CACA summary leaflet and have no response to make at this time, but please keep me informed of the progress of this development proposal.		
14	1. One should bear in mind the variations of levels within the site as well as without. 2. The value of the Conservation Area is of doubtful benefit to the western edge of the site. It could be a deterrent to more attractive and beneficial ideas west of the racetrack. If Walter Brierley were here I'm sure he would agree. 3. <i>Can we conserve the original roofscape and tidy up the antennae which are not all slim, some being quite thick?</i> Thanks for giving me the opportunity to comment.		Conservation area status does not prevent all future development, there are areas capable of enhancement in most conservation areas including the Racecourse and Terry's Factory Area. <i>Q Suggestion - no response required.</i>
15	Responding to the 'Character Appraisal' leaflet, we both welcome the constructive approach being adopted by the Council. To answer the questions in the document: we have nothing to add at this stage and believe the Conservation Area boundary is correct as it is. We would like to be kept informed by email or post as plans develop.		
16	The racecourse as part of the Knavesmire forms one of York's essential Green Lungs, needed because of dense housing in many areas and traffic pollution. Also part of the attractive approach to the city from the south.	Don't know - <i>isn't this the responsibility of York City Council ?</i>	<i>Q Statement - no response required.</i>
17	No.	Yes.	
18	Thank you for your questionnaire. Open grass/wooded areas with public access to local people - hope these won't be compromised with development work and once the new site is complete.	Boundaries fine - no need to change.	
19	This is a good comprehensive appraisal of the area - I anticipate a good outcome from redevelopment.	Correct boundary.	
20	The skyline with Terry's clock tower is a critical part of the site and vital in creating an identity to the South Bank area. This must be kept -with the clock working!	I hope that the allotment land will be retained as allotments as part of the overall development.	The appraisal does not discuss specific proposals for development.
21	Solidity and strength of the clock tower, need to keep this silhouette uncluttered for the future. New replacement young trees.	I would like to see the Ings included, as it is part of the setting, particularly when on foot, from the South.	The setting of the factory from Nun Ings is mentioned within the appraisal. The area is already covered by Green Belt and conservation area status will have little or no practical benefit.
22		<i>What is going to happen to the car park area on Bishopthorpe Road?</i>	<i>Q KA replied 19'08'06 see file EC247b.</i>
23	No comment.	No comment.	Just added to 'keep informed' list.

24		It should include the car park, which has a long frontage to the river.	The car park does not have sufficient character to warrant designation.
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25	These areas are also very important as locations for cycling and dog walking/leisure walking. Any change in use should consider these users and protect these privileges.	It should be ensured that Terry's car park and surrounding field and Bustardthorpe field are included in the Conservation Area or Green Belt as this is not clear from the definition.	The car park does not have sufficient character to warrant designation. Nun Ings is already protected through Green Belt designation.
26		No. The area in the NE corner and the car park opposite the main entrance should be included. I believe it is essential to the character of the surrounding area that the tree belt around the NE corner of the site is retained and that redevelopment of the ex. factory is sympathetic to the scale and character of the listed buildings - likewise the car park area across the road. Q3. Kept Informed - Have tried this already with no success - I would like to be involved BEFORE decisions are made.	Neither the car park or the NE corner has sufficient quality to warrant designation. The trees mentioned are now covered by a tree preservation order.
27		I am happy with the boundary providing it isn't just a name with no teeth to stop unsuitable development and the felling of trees which are an important aspect of the site.	
28	(Full letter on file EC247b) Terry's - The interior of the main office block has beautiful mouldings (egg & dart?). I should hate to think that these would go.		
	a) The garden was lovely, I spent many enjoyable lunchtimes there, I hope it wont be built on. Residents of flats or hotel guests could benefit form this.		
	b) The 'new office block' as we called it, built around 1970, was an eyesore from the start and didn't blend in with the factory and existing office buildings. I would not be sorry to see this go, nor the Chocolate Liquor Plant (not to be confused with the Liquor store), this is situated near the old office block en-route to the warehouse, facing Bishopthorpe Road.		
	c) Both of the bridges are ugly, however the one between both office blocks afforded us a stunning view of the Minster. Why the one from the factory was ever built, I don't know as it was built after 1997 when many of us were already redundant. As I have mentioned, the mouldings in the General Office (main office block) are lovely, I would hope these will remain a feature. The lighting was never particularly good with the high ceiling and looking out onto four corridors was dreary, especially on dark days, so some improvement in		
	d) The walk-in safe adjoining the General Office, situated behind a panelled oak door, could prove useful to a hotel. In later years doors were put into the back wall and made into a stationery store come computer/VDU graveyard!		
	e) I really could see this office block being turned into an exclusive hotel &/or health & fitness club. The foyer (reception area) is beautiful with marbled floor tiles, oak panelling, wide sweeping staircase and glass doomed roof. It would be exquisite.		Out of the scope of the appraisal.
	f) I would like to see the factory put to good, industrial use, providing jobs for York people, so badly needed. Now that British Sugar's demise is on the horizon and prospects for Nestle workers going the same way as Terry's, it would give hope to some of York's people.		Out of the scope of the appraisal.

	g) Whatever the future of Terry's becomes, one of my concerns would be the amount of traffic generated onto Bishopthorpe Road (Campleshon Road), which I personally use 3 days a week. If it is NO MORE than Terry's then I think that would be acceptable, however if it were MORE then it could be a problem.		Out of the scope of the appraisal.
	h) I notice that the Green Party want 'affordable housing' amongst other things on this site. I have no problems with their other suggestions (workshops, swimming pool etc) but sometimes affordable housing can look very shabby very quickly. I'm not entirely certain if they mean new build or conversion of existing buildings, if they mean new build, I worry about how it may look in a decade or so.		Out of the scope of the appraisal.
	i) Finally, would this site be suitable for the new police headquarters? It must be a similar distance from York to where they are currently situated at Fulford. It's close to the A64 & not far from the city centre.		Out of the scope of the appraisal.
29	The various well cared for grassed areas, flower beds and trees in the racecourse area are valuable attractive features.	The Victorian terraces on Albermarle road and Knavesmire Crescent, facing the Knavesmire, form an attractive approach to the Conservation Area and are beginning to be spoilt by 'modernisation'. Should these be given a conservation status before it is too	Good early 20th century housing typical of this part of the city. Different in character to the conservation area and not of sufficient quality to warrant designation.
30	No.	Yes.	
31	No	I think the present boundary is incorrect. I think it should be extended to include the area at the northeast of the site (the junction of Bishopthorpe Road and Campleshon Road) to help conserve the settings of the old factory and the race course.	This area has no buildings of architectural or historic character. Development in this area will have to consider the setting of the listed buildings and conservation area.
32	No - basically the summary covers main points.	Yes.	
33	It's a good summary.	It seems correct to us.	
34	Not that I am aware of.	Present boundary is correct.	
35	I hope that the comment that the appearance of the factory site is determined by the original buildings will be given full weight at the planning approval stage. If the proposed new buildings are of a similar or greater height (measured to the highest point of the roofs), or are located too close to the original buildings, they will block views of those buildings which give the site its character. Being able to stand close to the bases of the original buildings and looking up at them would not convey their grandeur and would be no substitute for the views we currently enjoy. The existing later buildings are either low level or sited on lower ground and so do not interfere with views of the original buildings which are best appreciated from (a reasonable) distance.		
36	No - I cannot thank of any!	Yes - I believe this to be correct.	
37	Not that I am aware of.	Yes.	
38	Appraisal seems fine. But please protect the view's to Terry's listed buildings - from Campleshon Road over Pavilion Field and Main Office / entrance from Bishopthorpe Road, i.e. no building construction to front of same.	Suggestion. Conservation Area boundary to include Nun Ings to Manor House Farm & Bustadthorpe Area to Law College Boundary (Including Allotments).	Very different in character and already protected through Green Belt designation.

Consultee Responses

1	<p><i>Yorkshire Tourist Board</i>: supports the principles of the Conservation Area Character Appraisal. The only main area we would take issue at this point is that Pedestrian Bridge across Racecourse Road provides a positive contribution as its low height restricts sight lines and movement. Plus its use is mainly redundant. Also, with the North Light Shed and Modern Elements being negative/neutral you may wish to consider taking this area out of the Conservation Area.</p>	<p>The North-light shed and modern elements mentioned are too physically close to the listed factory buildings to warrant removal from the conservation area. I would partially agree with the comment on the bridge across Racecourse Road, in that it obstructs views and movement. It remains an small example of the 1920's additions to the Racecourse and as such has some historic interest: Suggest that the text is amended accordingly.</p>
2	<p><i>CPRE</i>: The document gives a well presented historical record if this important location in the City of York. The location and its conservation setting are well defined and set out well the conservation framework within which future development of the former Terry's site may follow. We have to comments to make. Firstly, the present long range views of the area from the south must not be invaded by the upper parts of a multi-storey development on the site. The second comment relates to the existing car park. It would appear that the car park, located between Bishopthorpe Road and the River Ouse, is vulnerable to flooding. Given the history of flooding in York, including the Knavesmire in 2000, and climate change, it would be prudent to utilise any suitable material from the Terry's development to enhance and reinforce the surrounding embankments.</p>	<p>Views are fully considered within the appraisal.</p>
3	<p><i>Dringhouses Local History Group</i>: We find the information to be detailed and very well presented. We can offer two additional pieces of information. Concerning paragraph 5.03, we suggest you look at Samuel Parsons map of the Manor of Dringhouses 1624/29, which is in the Central Reference Library, York. This highly accurate map shows the field boundaries of the area extending across to the Ouse and also shows that the "Knares Myre" was common to Dringhouses, Middlethorpe and parts of York. Regarding paragraph 5.07: the Brierley Archive at the Borthwick Institute contains many drawings by Brierley for ancillary buildings and structures dated between 1908 and 1928 at York Racecourse. We hope these comments are of</p>	<p>References to be added to chapter 5, Historic development</p>
4	<p><i>English Heritage</i>: Although the document does not fully follow the recently published guidance by English Heritage for the preparation of appraisals, it does pick up most of the suggested framework we have set out and as such we welcome the document. The two distinctive characters of the area do make this a more complex conservation area to assess. Given the ongoing work to redevelop the Terry's site however, we do suggest that there should be a clear summary of the issues facing this part of the conservation area.</p>	<p>A summary of issues is not normally included within the standard English Heritage model for a conservation area appraisal. Rather, such a list is normally placed in a planning brief or conservation area management plan.</p>
5	<p><i>Conservation Area Advisory Panel 010806 Minute</i>: The panel were generally very encouraged by this document. The following points were made; Para 2.10 insert 'no' before 'changes'; Para 6.05 states that the area is 'relatively quiet..... With only occasional uses' and that is not the opinion of the panel. The point was also made that views from within the listed building looking out are as important as the views from the outside across the site.</p>	<p>2.10 was changed prior to consultation. 6.05 Compared to many areas of the city, the Knavesmire and Factory are currently quiet areas, outside of race days or other large events held at the race-course or Knavesmire. No change to the text.</p>