

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

### **Summary**

1. This report presents the results of a public consultation exercise for the Racecourse and Terry's Factory Conservation Area Character Appraisal and recommends that, following minor modifications, the document be adopted.

### **Background**

2. A conservation area character 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 a clear basis on which to formulate and evaluate development proposals.
3. The appraisal is one of several required documents specified in the Terry's Factory Planning Brief (section 3.19). A draft appraisal was approved for consultation by Planning Committee, 27<sup>th</sup> July 2006.
4. The consultation exercise ran from the 7<sup>th</sup> August to 22<sup>nd</sup> September 2006, and was facilitated by the Community Planning Team. Local ward councilors and relevant organisations were sent copies of the document, whilst a summary leaflet was delivered to 3784 households near the conservation area. Additionally copies of the document were lodged in the central library, branch libraries, local churches, clubs and public houses. The appraisal was published on the Council's website. The list of consultees is shown in Annex A and a map of the area of public consultation is shown in Annex B. The summary leaflet asked these specific questions:

'In your opinion does the Racecourse or Terry's factory have any other qualities not mentioned in this character appraisal summary?'

'Do you think the present boundary of the conservation area is correct? If not how do you think it should be changed?'

5. A list of responses is contained with Annex C along with officer's specific

comments. Of the organisations consulted five responses were received. The public consultation exercise produced 38 responses a reply rate of just over 1%.

6. All responses, bar one (Annex C, response No.2), were positive about the document or the quality of the conservation area or both. Comments can be divided in to three broad categories: the quality of the area, amendments to the boundary and comments relating to the development of the former Terry's factory.

7. The quality of the area

Fourteen responses mentioned the natural and built qualities of the area: specifically the dominance of the main factory building and clock tower, trees within the area and the open spaces such as the Knavesmire and Nun Ings, which adjoin the area. These views echo the appraisal and it would strengthen the document if a paragraph was included summarising the results.

8. Boundary changes (Annex D)

Fifteen responses suggested one or more changes to the conservation area boundary, apart from one response these were all additions. Ten responses suggested that the boundary was increased to include the area to the east and south of the Terry's factory: Nun Ings, the factory car park, the fields and allotments of Bustardthorpe and Manor Farm. This is to recognise the area's natural qualities, its value as amenity land, its important visual relationship with the Terry's factory and to safeguard it from future development. Four responses suggested that the area of new factory buildings at the junction of Bishopthorpe Road and Campleshon Road be included to better control development in this area of the site, thus better conserving the original Terry's factory buildings. Two responses suggested that houses along Campleshon Road, and the southern sections of Knavesmire Road and Albermarle Road be included due to their close visual relationship with the conservation area and their architectural quality. One response suggested that the Knavesmire is protected for similar reasons to Nun Ings.

9. These changes are largely discussed within Chapter 2 of the appraisal (see Annex F). Extending the boundary to cover Nun Ings is discussed within paragraph 2.07. Whilst recognizing the area's natural and historic qualities it does note that the area is markedly different in character to the conservation area and that through being within the York Green Belt, conservation area designation would have little or no practical benefit to the area. The area of new factory buildings is mentioned in paragraph 2.06 but does not discuss the appropriateness of including the area; rather it discusses the protection of the original boundary wall in this area. To include an area of modern factory buildings, which will shortly be replaced by a more intensive and open form of development will not preserve anything of special historic or architectural interest. The proximity of the area to the conservation area does mean development within it will affect the setting of the conservation area and the listed buildings it contains. The effect on the setting of a conservation area

and listed buildings is a strong material planning consideration. Consequently there is no need to include this area within the conservation area to better protect the whole area. Paragraph 2.05 discusses the area of housing to the north of the conservation area and reaches the conclusion that its character is too different to the conservation area to warrant inclusion. Following the consultation responses the author revisited Campleshon Road, Knavesmire Road and Albermarle Road. A conclusion was reached that whilst these buildings were well-designed examples of housing, predominately dating from the early 20<sup>th</sup> century, they were fairly typical of such properties across the city and lacked the special character that usually warrants conservation area status. The replacement of original details, such as windows and doors, compounded this issue especially along Knavesmire Road. Consequently it is not felt appropriate to extend the conservation area boundary to this area. Extending the conservation area to include the Knavesmire is discussed with paragraphs 2.08 and 2.09 of the appraisal and reaches the same conclusion as for Nun Ings, that the area is different in character, being open rather than built, and that no real practical benefit would arise from designation. **Considering the above it is maintained that the current conservation area boundary is appropriate and does not need to change.**

10. Comments relating to the re-development of the site

Issues relating to the re-development of this site such as affordable housing, flooding and traffic are outside the scope of the appraisal. Rather these matters are discussed in the Former Terry's Factory Development Brief and will be further explored within the formal planning process. A copy of the responses has been passed to officers within the City Development Team.

11. In addition to the above, a reference to the Terry's Oral History Project recently undertaken by The York Oral History Society and funded by York Castle Museum will be included at the end of section 5 Historical Development.

## **Consultation**

12. No further consultation is envisaged, unless boundary changes are made.

## **Options**

### Option 1

13. Approve the Racecourse and Terry's Factory Conservation Area Character Appraisal, for planning purposes, with the changes suggested in Annex E of this report.

### Option 2

14. Approve the Racecourse and Terry's Factory Conservation Area Character Appraisal, for planning purposes, with further or reduced changes to those suggested in Annex E.

### Option 3

15. Do not approve the Racecourse and Terry's Factory Conservation Area Character Appraisal.

## **Analysis**

### Option 1

16. All responses have been considered and some minor changes to the appraisal made. Considering the level of support that arose from the consultation process it is felt that a slightly amended document will produce a sound and robust conservation area appraisal.

### Option 2

17. Minor changes to the document can be quickly and easily made. Boundary changes will involve changes to the text of the document to include the new part of the conservation area. Property owners and other interested parties will have to be consulted and another report made to Planning Committee. Considering that a formal application for the Terry's factory site is pending or current it is suggested that the appraisal could be approved in its current state and amended later; the changes to the boundary effectively becoming a separate exercise.

### Option 3

18. Considering that the document is largely technical in nature and supported by the public it does not seem reasonable to halt its production.

## **Corporate Priorities**

19. 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**

### **Legal**

20. No implications.

### **Financial**

21. Production of the document will be met by existing budgets.

### **Human Resources**

22. No implications.

### **Equalities**

23. Different formats of the finished appraisal will be made available.

### **Crime and Disorder**

24. No implications.

### **Information Technology (IT)**

25. No implications.

### **Property**

26. No implications.

### **Other**

27. No implication.

### **Risk Management**

28. There are no risks associated with this report.

### **Recommendations**

29. Members are asked to approve, for planning purposes, the Racecourse and Terry's Factory Conservation Area Appraisal as proposed in Annex F and amended by Annex E.

Reasons:

- The document is a thorough analysis of the character of the conservation area in line with current guidance from English Heritage. As a document it is clearly written and accessible to a wide range of users.
- The adoption of the document will help the formulation and determination of development proposals within the conservation area and especially the former Terry's factory site.
- The document will help the Council meet the yearly targets set by BVPI 219b (Percentage of conservation areas with an up-to-date character appraisal).

### **Contact Details**

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Report Approved  Date 13/10/06

### Specialist Implications Officer(s)

There are no specialist implications officers.

**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 Planning and the Historic Environment 1995

### Annexes

Annex A: List of consultees  
Annex B: Map showing area of public consultation  
Annex C: Schedule of responses  
Annex D: Map showing boundary changes suggested by consultees  
Annex E: Suggested changes to the appraisal  
Annex F: The Racecourse and Terry's Factory Conservation Area Character Appraisal, Consultation Draft

28 September 2006

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