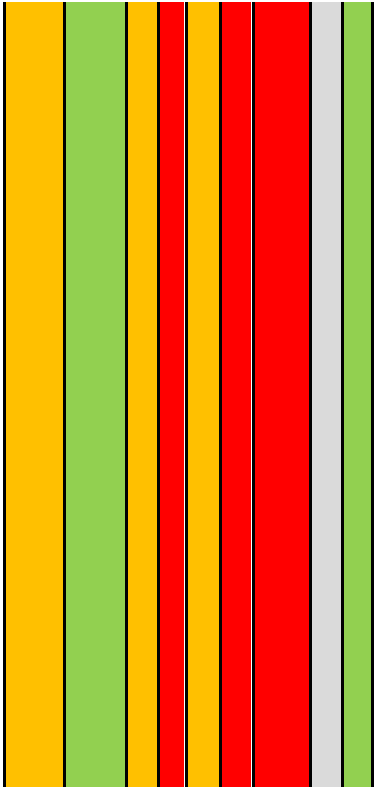


HIA Appendix 8: Mixed use sites Appraisal

All sites are in Allocation Reference Number Order

MU1 York City Centre,
Option 1, Preferred Options boundary, Rapid Appraisal

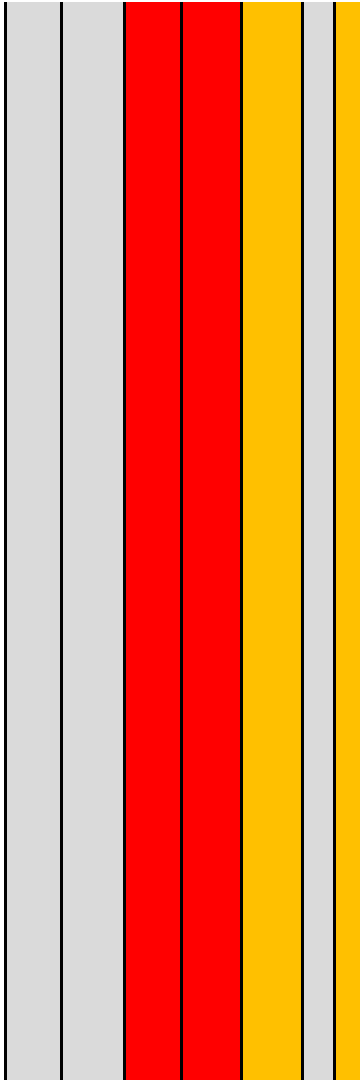
Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
MU1	-	+	-	-	-	0+	<p>Characteristic 1: The site is located on the fringes of the city centre. Medieval (and earlier) street patterns exist in the Aldwark area immediately adjacent to this site.</p> <p>Re-development may not be in-keeping with the historic grain of surrounding areas.</p> <p>Characteristic 2: The site is located just outside the city centre and is bounded by the River Foss. Re-development here would have a positive impact on the compactness of the city.</p> <p>Characteristic 3: Views of the Minster may be possible from the site.</p> <p>Potential opportunity to enhance any views of landmark monuments.</p> <p>The City Walls (SAM) lie close to the site as do many listed buildings. A Grade II* listed building (The Black Swan) is located within the site boundary. Development may have a negative impact on the setting of this building in particular and adjacent listed buildings.</p> <p>Characteristic 4: The site is bounded by the Core Conservation Area. Inappropriate development may impact upon the setting of the core area.</p>	<p>Characteristic 1: Further analysis and mitigation required.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p> <p>Characteristic 4: Further analysis and mitigation required.</p>

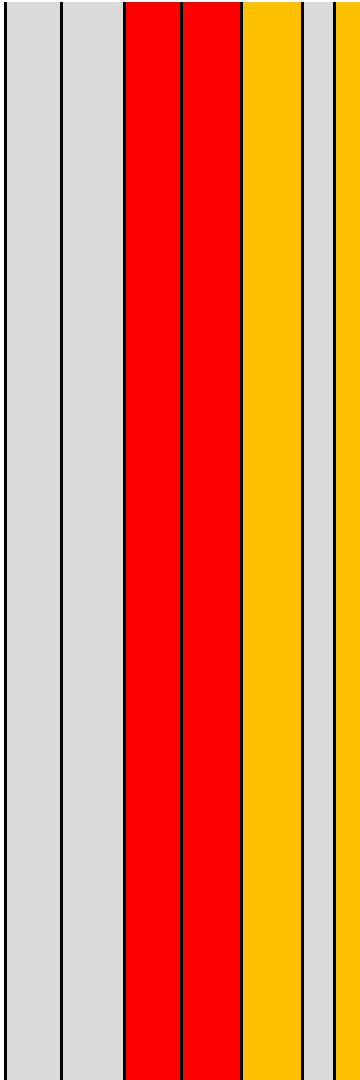
	<p>Inappropriate scale or low quality architecture/craftsmanship will have a detrimental effect on the architectural legacy of York in general.</p> <p>Characteristic 5: The site lies within the main Area of Archaeological Importance. The area is known to contain Roman burials and evidence of industrial activity and Anglo-Scandinavian settlement and industrial activity. The site was settled in the medieval period and also contained a church, cemetery and friary while in the post-medieval period it was generally used for industrial activity.</p> <p>The Ove Arup Development Study suggests that the site may contain high quality, wet and dry deposits to depths of 7m.</p> <p>Re-development of the site would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: The site is located next to the River Foss. Re-development of the site may reveal new views of the river.</p>	<p>Characteristic 5: Further analysis and mitigation required.</p> <p>Characteristic 6: None</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting

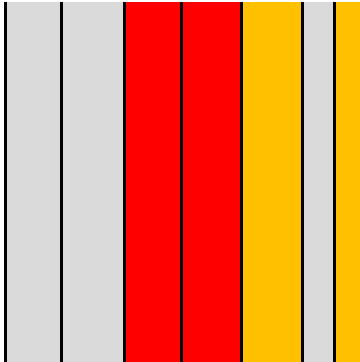
MU2 Terry's,
Option 1, Preferred Options boundary, Rapid Appraisal

Site	Characteristics						Current contribution and likely impacts	Mitigation /further analysis required
	1	2	3	4	5	6		
MU2	0	0	--	--	-	0	<p>Characteristic 1: This site is unlikely to have any impact upon this Principal Characteristic.</p> <p>Characteristic 2: This site is unlikely to have any significant impact upon this Principal Characteristic. All impacts are thought to be negligible.</p> <p>Views towards the historic core are restricted to upper stories of the factory buildings.</p> <p>The proposed development site will contain new builds within current factory area – keeping them separate from the adjacent South Bank residential area. Although given a new use the site will still form its own small sub-area.</p> <p>Characteristic 3: The southern part of this site falls within the Terry's/Racecourse conservation area. There are 5 GII listed buildings on the former factory site and several others in close proximity associated with the racecourse. The mid-late 20th century buildings did not merge sympathetically with the older structures and have already been demolished ahead of redevelopment. The buildings have strong architectural and historical significance and high group value. They are the most complete historic factory structures representing the importance of the confectionary business in York. Development on this site may have a detrimental impact to the attributes that contribute to the significance or the setting of these listed buildings. It</p>	<p>Characteristic 1: None. However, it is important for design to enhance particular elements of the strong urban form characteristic.</p> <p>Characteristic 2: None</p> <p>Characteristic 3: Further analysis and mitigation required.</p>

	<p>may also have a detrimental impact on the character of the conservation area in general.</p> <p>The southern part of the site contains two significant landmark buildings – the factory and the clock tower. The stands of the racecourse are also local landmarks. Inappropriate development may obscure landmarks from view or detract from their dominance in the landscape.</p> <p>Characteristic 4: The extant industrial buildings on site form an important part of York's heritage relating to chocolate production and the Terry's brand. They also have a high architectural significance due to their uniform style and use of material. Inappropriate development surrounding the factory buildings may detract from their architectural significance.</p> <p>The presence of the factory and the racecourse enhances the variety of buildings in this area.</p> <p>Existing buildings are generally five-six storeys in height with flat roofs. Buildings of several stories are permissible on site but inappropriately high buildings may detract from the importance and dominance of the factory buildings.</p> <p>Characteristic 5: The construction of the factory and 19th century gravel extraction will have had a negative effect on any surviving archaeology. However, archaeological evaluation within the boundaries of the site in recent years has revealed evidence for Roman occupation, medieval plough</p>	<p>Characteristic 4: Further information is required on architectural design for this site.</p> <p>Characteristic 5: Further analysis and mitigation required.</p>
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	<p>soil and field ditches in pockets of relatively undisturbed ground.</p> <p>Pockets of archaeology may survive on site. Development would have a destructive impact on any surviving archaeological deposits.</p> <p>Characteristic 6: There are limited views at ground level out from the site but various views of the factory can be gained from the surrounding streets such as Campleshon Road and Bishopthorpe Road. Middle and long views of the factory, particularly the clock tower can be seen from Nun ings, Fulford lngs, the Racecourse, the A64, the Minster and parts of the City Walls. Significant internal views also exist. Development may potentially impact upon views from nearby areas of the factory and racecourse site.</p> <p>The factory is visible from the banks of the River Ouse. Inappropriate development may obscure view or detract from dominance of landmark buildings.</p> <p>This site is adjacent to the racecourse/Knavesmire area. The factory site contains many mature trees and a former employee's garden within the site boundary. An open landscape to the south (adjacent to green wedge area) means that the site has both an urban and rural setting. Inappropriate development may have a slightly detrimental impact on the open nature of the immediate surrounding area.</p> <p>Site does not contribute to the open countryside surrounding York. The site has previously been</p>	<p>Characteristic 6: Further analysis and mitigation required.</p>
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MU2 Terry's,
Option 1, Preferred Options boundary, Rapid Appraisal

	<p>developed and modern housing has extended along on Bishopthorpe Road increasing the urban fringe southwards. Development will not have a significantly detrimental impact on the open country side character element provided the tree setting is retained.</p> <p>Development will slightly reduce the distance between Bishopthorpe and the urban area of York but significant green space still exists between the two.</p>
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Key: Characteristic 1: Strong urban form, 2: Compactness, 3: Landmark monuments, 4: Architectural character, 5: Archaeological complexity and 6: Landscape and setting