

THE NESTLE / ROWNTREE FACTORY YORK



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The proposal to create a new Conservation Area in York, centred on one of the oldest sections of the Nestlé / Rowntree factory, has been produced prior to the vacation and release for redevelopment of the southern part of the factory site, which lies roughly 1.5 km north of York city centre between Haxby Road and Wigginton Road. Together with other documents produced by the Council it aims to guide the future use and management of the site, as well as identifying for preservation and enhancement an area of the city which is of considerable social and architectural value.

The document has been prepared by Lindsay Cowle (Conservation Consultant) on behalf of York City Council, drawing on an historic building report for the Nestlé / Rowntree factory prepared by Hall Grey (architects) in 2006. The format and initial content were agreed with the Design, Conservation and Sustainable Development Section of the Council, and the document was approved by City of York Council on 7 2007.

I INTRODUCTION

- I.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to designate as conservation areas “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.
- I.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them for consideration by the general public. Following designation, under Section 72 of the Act the planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- I.3 The Nestlé / Rowntree factory (originally known as the Rowntree and later Rowntree / Mackintosh factory) has been a major source of employment and income for the city for many years, as well as a visual landmark. The factory intends to vacate the southern part of its site, including some of the oldest and most prominent buildings, and the Council has prepared a Development Brief to guide the re-development of the site. English

Heritage has also assessed the buildings for possible ‘listing’. In parallel with this, it is considered that one area centred on Haxby Road, and including buildings in other ownerships, might justify designation as a conservation area.

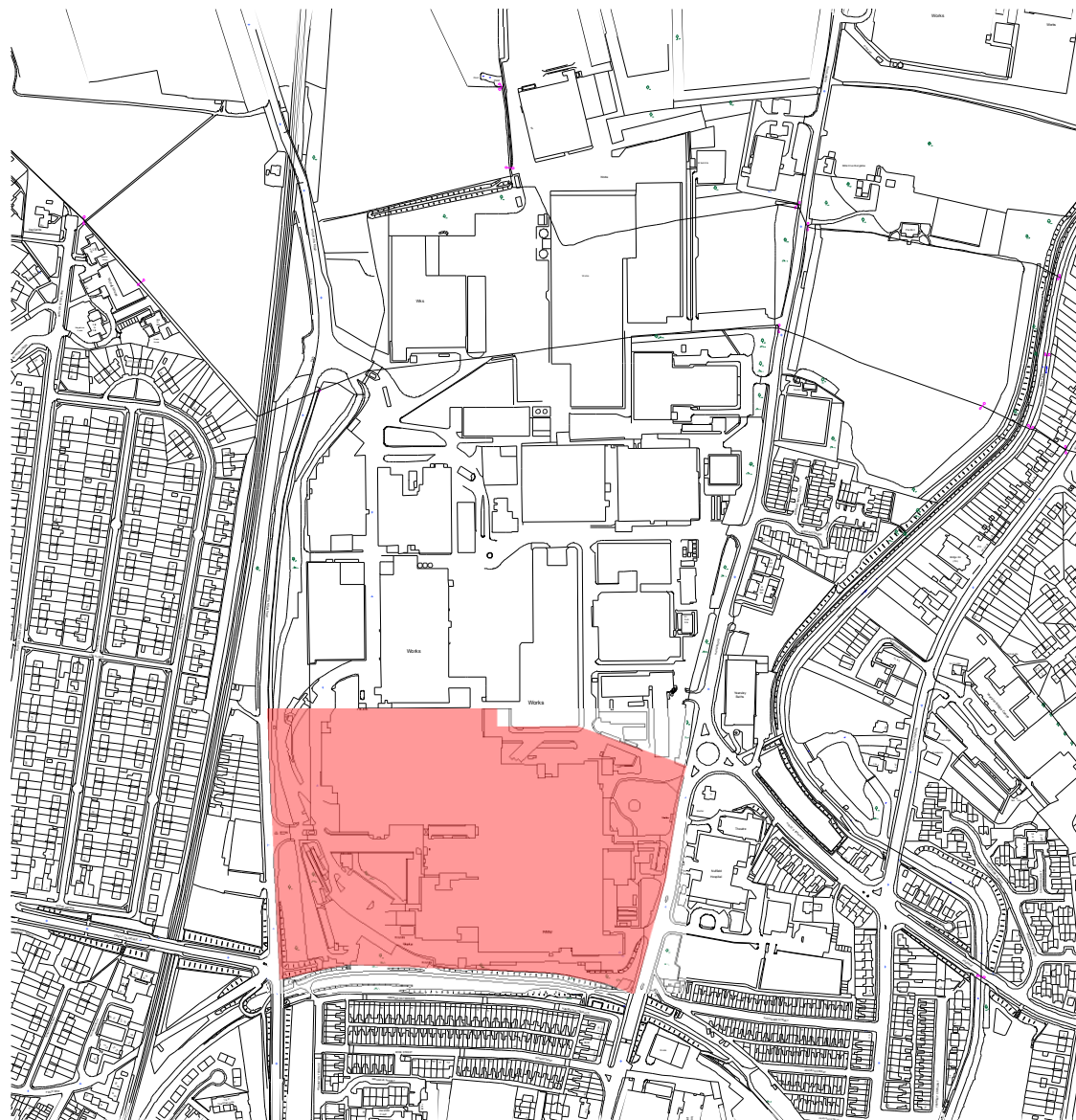
- I.4 This document examines the potential for designating a new conservation area, first considering the history and social value of the area, and then identifying an area suitable for designation (Sections 2-4). Finally, Sections 5-6 provide a character appraisal of the proposed area and identify opportunities for its enhancement.



Haxby Road Factory Clock

2 LOCATION AND CONTEXT

- 2.1 The Nestlé / Rowntree chocolate factory is located roughly 1.5 km north of York city centre between Wigginton Road (to the west) and Haxby road (to the east), which are radial roads leading out of the city. It is bounded to the south by the Sustrans Foss Island cycle route, which is a former branch line of the old North Eastern Railway, beyond which are Victorian terraced houses. To the north of the site the company sports fields and allotment gardens open out into Green Belt countryside.
- 2.2 The site is relatively flat with only a slight fall southwards towards the city centre, but the southern part is elevated above the old railway cutting and the topography has been remodelled to raise the main roads to cross the railway by bridge. There is a mixture of building types on the site, reflecting the long evolution of the factory. They are set in a distinct rectilinear pattern and are generally utilitarian, designed for production purposes. The earliest buildings are to the south of the site and the most recent development to the north, away from the city centre.



Plan of Nestlé Rowntree site with area for redevelopment shown coloured

- 2.3 Mature trees, railings and ornamental planting around the edge of the site form a strong boundary, reducing the impact of the large factory buildings within and giving the impression of a factory within a landscaped setting; however, there is very little landscaping or planting within the complex itself. The site entrances are given a formal setting with ornamental planting, and are marked by a variety of structures such as free-standing clocks and security points.
- 2.4 Outside the factory limits, on the east side of Haxby Road, are a number of significant buildings once owned by or related to the factory but now in different ownership: these are (from south to north) the Nuffield Hospital (originally the factory Dining Block), the Grade II Listed Joseph Rowntree Theatre, and the Yearsley Baths.



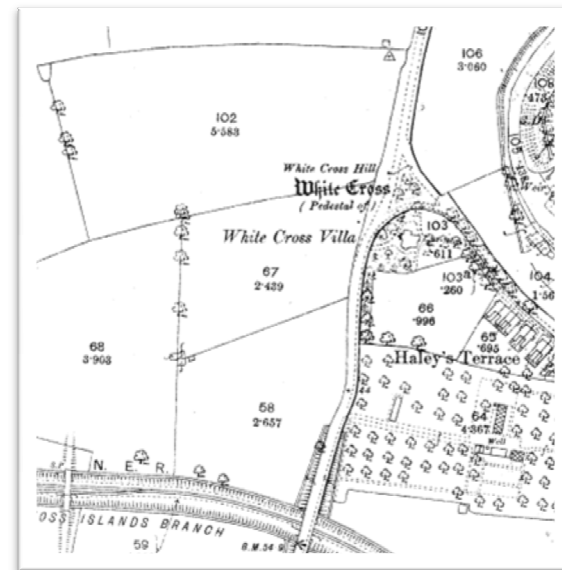
Aerial view of site from the south west

3 HISTORICAL DEVELOPMENT

- 3.1 Throughout the mediaeval period the area seems to have consisted of flat grazing land with few distinguishing features apart from the old 'White Cross' which originally stood on the Haxby Road and is shown on the early Ordnance Survey maps: this large, irregular stone is referred to in documents of 1374 and 1484 but appears to have been neither a cross nor a cross base but a stone block (perhaps incised with a cross) marking the grazing boundaries of the City and St Mary's Abbey. It was located at the junction with another ancient highway (now Haley's Terrace) but was moved to its present position in front of the Yearsley Baths when the road junction was enlarged shortly after the Second World War. In the post-mediaeval period the grazing land was converted to enclosed fields.
- 3.2 In 1879 the Foss Islands Branch of the North Eastern Railway was constructed, passing under Haxby Road and Wigginton Road (which were bridged) to connect the main Malton / Scarborough line to York's power station on Foss Islands Road. This accelerated the spread of the city suburbs along Haxby Road, and at some point in the 1880's Samuel Haley, the

Chief Constable of the city police, built Whitecross Villa facing the White Cross as a prestigious residence in what would have then been an isolated rural location: this distinctive white brick house with its corner turret is notable for its Gothic detailing. By 1890 a terrace of humbler houses had appeared along the south side of Haley's Terrace, presumably built by Samuel Haley as a speculative venture, and other terraces quickly followed.

- 3.3 The open site, bounded by the branch railway to the south and the main radial roads to east and west, offered an excellent opportunity for industrial development. It was bought by the firm H I Rowntree & Co, whose success and growth were outstripping its premises in North Street near the city centre. This Quaker-owned business was founded in the 1860's based on the manufacture of cocoa and chocolate, and boosted in the 1880's by the production of gum-based confectionery (fruit gums and pastilles) which hitherto had been almost exclusively made in France.



Extract from 1890 Ordnance Survey map



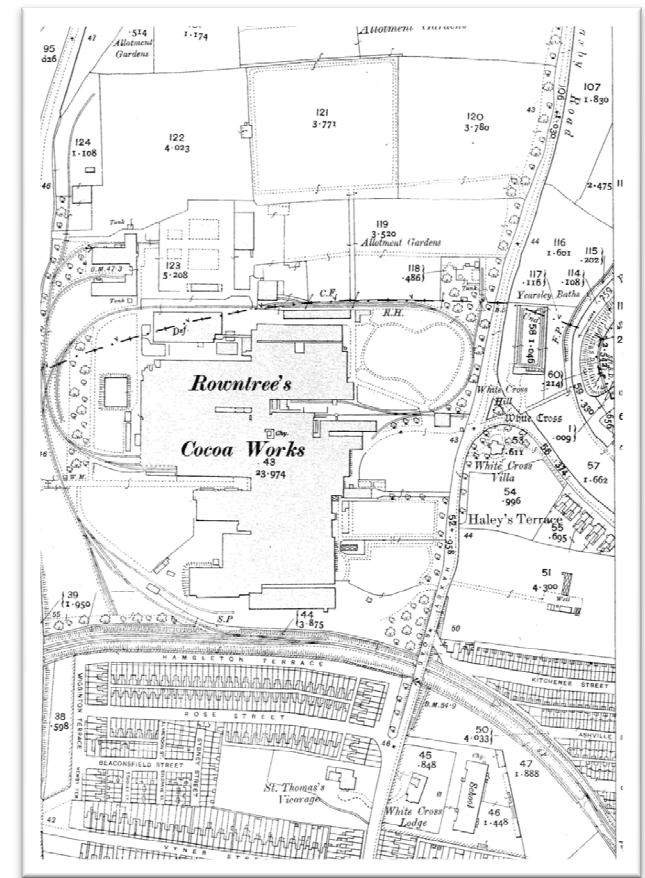
Whitecross Villa

3.4 In 1890 the company bought 29 acres of land on the present site and built new premises for manufacturing its gum products, with its main entrance on Wigginton Road and footpath access off Haxby Road. A further 31 acres were acquired in 1899. Part of the site was used for growing the fruit used for production, and the site was connected to the NER branch line via a private line which moved goods around the site and soon became the main method of importing and exporting.

3.5 In 1907 Rowntree moved all its production to the Haxby Road site and the factory continued to expand northwards, employing a workforce of 4,000 by 1910 and 6,000 by 1920. This period of rapid growth was led by Joseph Rowntree, who had been the head of the company since 1883 and who became Chairman when the company became Rowntree & Co Limited in 1897.



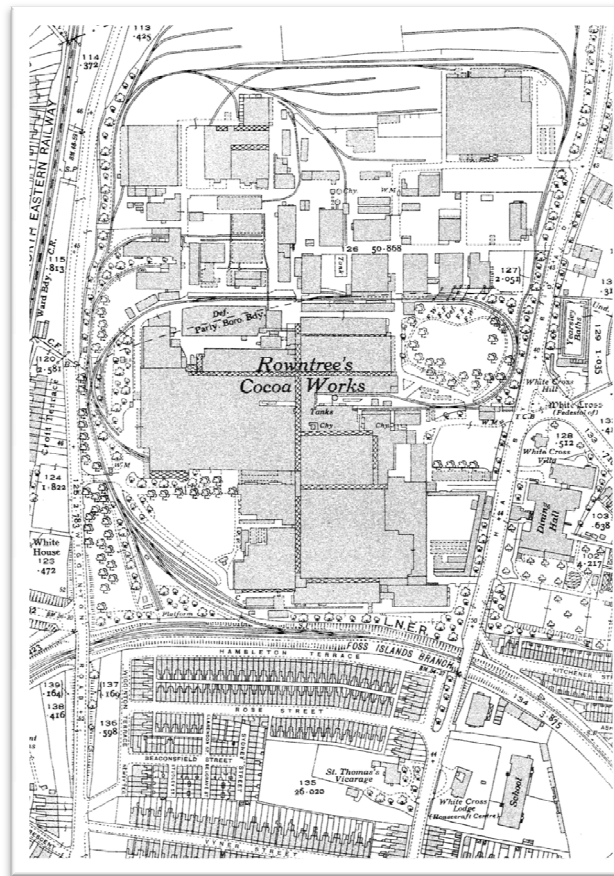
Almond Block Extension 1911



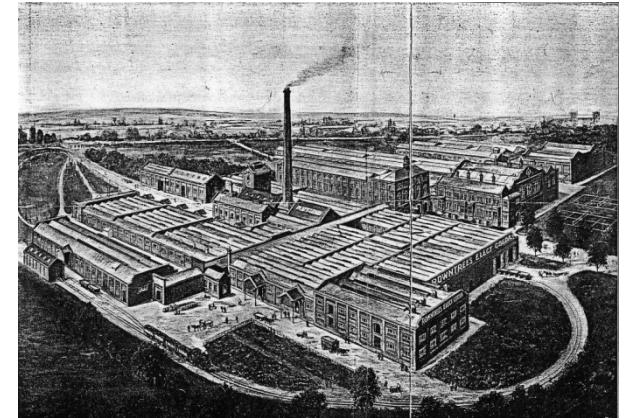
Extract from 1907 Ordnance Survey map

3.6 In the southern part of the site (which is the area of most architectural and historic interest) few of the late Victorian buildings still survive apart from the 2-storey General Office of 1896, but 3 major buildings survive from the period leading up to the First World War. The Melangeur Block (1906), the Almond Block (1907) and the Almond Block Extension (1911) are aligned west–east along the southern boundary of the site and are notable for their size (6 storeys high) and their innovative use of reinforced concrete. They were designed by the company's in-house architects (W H Brown followed by W J Swain) and built by the company's building department.

3.7 A new Dining Block for the factory workers (now the Nuffield Hospital) was built in 1913 on the opposite side of Haxby Road, possibly connected by subways under the highway. This pioneering reinforced concrete building included some of the longest concrete beams in the country, and included a gymnasium and school facilities for the workers.



Extract from 1937 Ordnance Survey map



Bird's eye view 1900 from the northwest



Dining Block 1913 (now Nuffield Hospital)

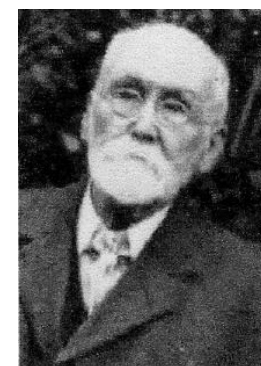
- 3.8 The expansion of the factory continued up until the start of the Second World War, and from this period by far the largest surviving building is the Cream Block (1936) and its northerly extension (1938) running northwards parallel to Haxby Road. This steel-framed building was clad in brick, finished at roof level with a distinctive band of white sculpted render.
- 3.9 As Quakers, the Rowntree family were philanthropic employers who were conscious of the poverty and unsanitary conditions that many of their workers endured at home and who set out to provide good conditions at work. In particular, Joseph Rowntree and his son Seebohm Rowntree were pioneers of social reform and industrial relations. The work of Seebohm Rowntree influenced the government to introduce the Old Age Pensions Act and the National Security Act.
- 3.10 Workers were provided with open, well lit and well ventilated accommodation, the free use of a staff doctor, dentist and optician, and free schooling for workers under 17 years of age. A pension scheme was introduced in 1906, a widows' pension scheme in 1916, and an annual week's holiday with full pay in 1918, and a 44 hour working

week in 1919. A Central Works Council for employees was created in 1919 and an unemployment scheme was introduced in 1921.

- 3.11 The company was also active in improving the amenities of the city in general. In 1909 the Yearsley Baths (originally open-air) were built by the company and presented to the city for public use, and in 1921 Rowntree Park was created and gifted. As a separate venture, Joseph Rowntree founded the garden village at New Earswick in 1901, further along Haxby Road, to provide good housing for any workers on low incomes.



Cream Block 1936



Joseph and Benjamin Seebohm Rowntree

3.12 After the death of Joseph Rowntree the Joseph Rowntree Memorial Library was built in 1927 on Haxby Road opposite the Dining Block, to the design of a distant relative, Frederick Rowntree. In contrast to the modernistic Cream Block behind this is a small but distinctive building, recently Listed as a Building of Special Architectural or Historic Interest (Grade II). The reasons for Listing entry are that 'the library is an intact and unaltered example of an inter-war library: it has strong historical associations with the nationally important figure of Joseph Rowntree: it retains a large number of original fittings and fixtures of high quality: and it is an unaltered example of Arts and Crafts inspired architecture'.

3.13 Attractive gardens were laid out nearby for the workers' enjoyment, with oak lamp posts carved by Robert Thompson ('the Mouse Man') of Kilburn.

3.14 The last building of historic interest from this era is the Joseph Rowntree Theatre, built in 1935 next to the Dining Block as a facility for the factory workers and Listed Grade II. The Listing entry describes it as 'a rare example of

a surviving theatre from the mid-1930's outside London, and an example of the progressive social policies of the Rowntree family towards their workforce'. It is in Arts and Crafts Movement style and the architect was Barry Parker whose practice (Parker and Unwin) was responsible for the garden village at New Earswick and who went on to design Letchworth Garden City and Hampstead Garden Suburb. The theatre is still in active use and managed by a charitable body.

3.15 Following the Second World War little further development took place as the country went through a period of economic recovery, and the company concentrated on developing its markets abroad. In 1969 the company merged with John Macintosh and Sons to become Rowntree Mackintosh Ltd, and development thereafter concentrated on building new and larger single storey production lines and warehouses, often replacing the earlier buildings. By 1979 the Rowntree site had grown to 149 acres, of which 71 acres were occupied by factory buildings and car parks, 55 acres were agricultural land, and 23 acres were sports fields.



Joseph Rowntree Memorial Library 1927



Joseph Rowntree Theatre 1935

- 3.16 By the 1980's the factory had reverted to road transport for its import and export of goods and the Foss Islands Branch Line was closed: it has since been converted to a cycle track as part of the national cycle network. In 2003 the Dining Block was sold to the Nuffield Hospital and is now a private hospital.
- 3.17 In 1988 the company was purchased by the Swiss firm Nestlé but the site has retained its former name as the Rowntree Works. It is currently one of the largest employers in York, with a workforce of around 1,800.
- 3.18 The work of social reform started by the Rowntree family still continues through the Joseph Rowntree Foundation (which addresses housing and poverty in the United Kingdom) and the Joseph Rowntree Charitable Trust (which operates internationally).



Almond Block Extension viewed from the former Foss Islands Branch railway line



Key to Significant Buildings

(reading left to right)

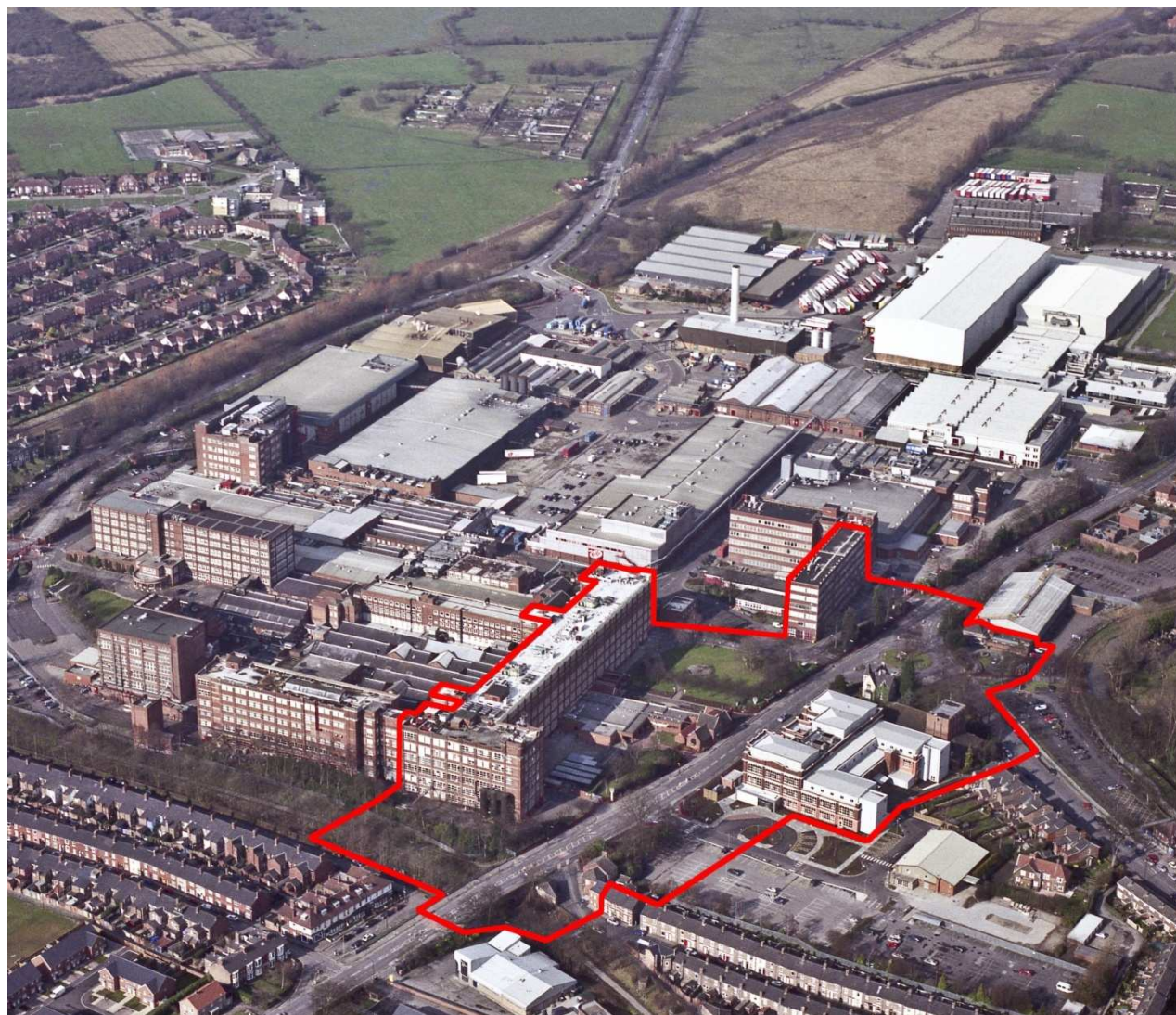
- Melangeur Block 1906
- General Office 1896
- Almond Block 1907
- Almond Block Extension 1911
- Cream Block 1936
- Joseph Rowntree Library 1927
- Dining Block 1913 (Nuffield Hospital)
- Whitecross Villa 1880's
- Joseph Rowntree Theatre 1935
- Yearsley Baths 1909 and White Stone

Aerial view from the south east

4 THE PROPOSED CONSERVATION AREA

- 4.1 Nestlé / Rowntree announced plans in September 2006 to redevelop the site, making a large capital investment in the northern part of the site but vacating the southern part (comprising around 40% of the total area), which contains the older buildings less suited to modern manufacturing or upgrading. The southern part of the site is therefore to be sold for redevelopment.
- 4.2 York City Council has prepared a brief for the redevelopment of the site (the Nestlé South Development Brief May 2007) which as one of its key objectives calls for redevelopment which ‘retains factory buildings of agreed distinction...’ (Objective K01). To this end an initial Historic Buildings Assessment report was prepared by Hall Grey Architects on behalf of Nestlé in August 2006, and English Heritage has carried out a recent evaluation for potential statutory listing of specific buildings, as a result of which the Joseph Rowntree Memorial Library is to be Listed (Grade II).
- 4.3 Another key objective of the brief is for redevelopment which ‘respects the character and fabric of factory buildings fronting Haxby Road, together with the library, theatre and Nuffield Hospital
- and safeguards the wider character of the area and the setting of the historic city’ (Objective K02). The brief considers that these buildings reinforce the positive identity of York and their loss would seriously diminish the sense of place, and states that ‘The Council will be looking to designate the buildings and spaces either side of Haxby Road (between the bridge and the roundabout and extending part way along the former Foss branch line cutting) as a Conservation Area’.
- 4.4 Areas can only be designated as conservation areas when they are of “special interest” in the local context, based on consistent criteria. However, there are no nationally adopted criteria, and the Council is therefore free to define the conservation area as it wishes. Designation means that extra planning controls would apply to assist in the preservation or enhancement of the character and appearance of the area, and the future development of the Nestlé South site would be informed by the Character Appraisal.
- 4.5 The role and extent of the proposed conservation area has been considered in relation to the various other planning
- mechanisms which are available to protect the heritage and other townscape assets of the site, as described below.
- 4.6 Firstly, in respect of the preservation of historic buildings of national importance, the English Heritage evaluation has been completed and, whilst there is no obligation for the area to include them, all the Listed buildings will be included in the proposed conservation area. In addition, the area can be used to protect unlisted buildings of local interest, and other townscape features of value.
- 4.7 Secondly, the Nestlé site is characterised by mature trees and planting along its boundaries which are of townscape, amenity and wildlife value and which may need to be protected. Any trees and planting within the conservation area would become protected, but any trees outside the conservation area could be protected by Tree Preservation Orders.

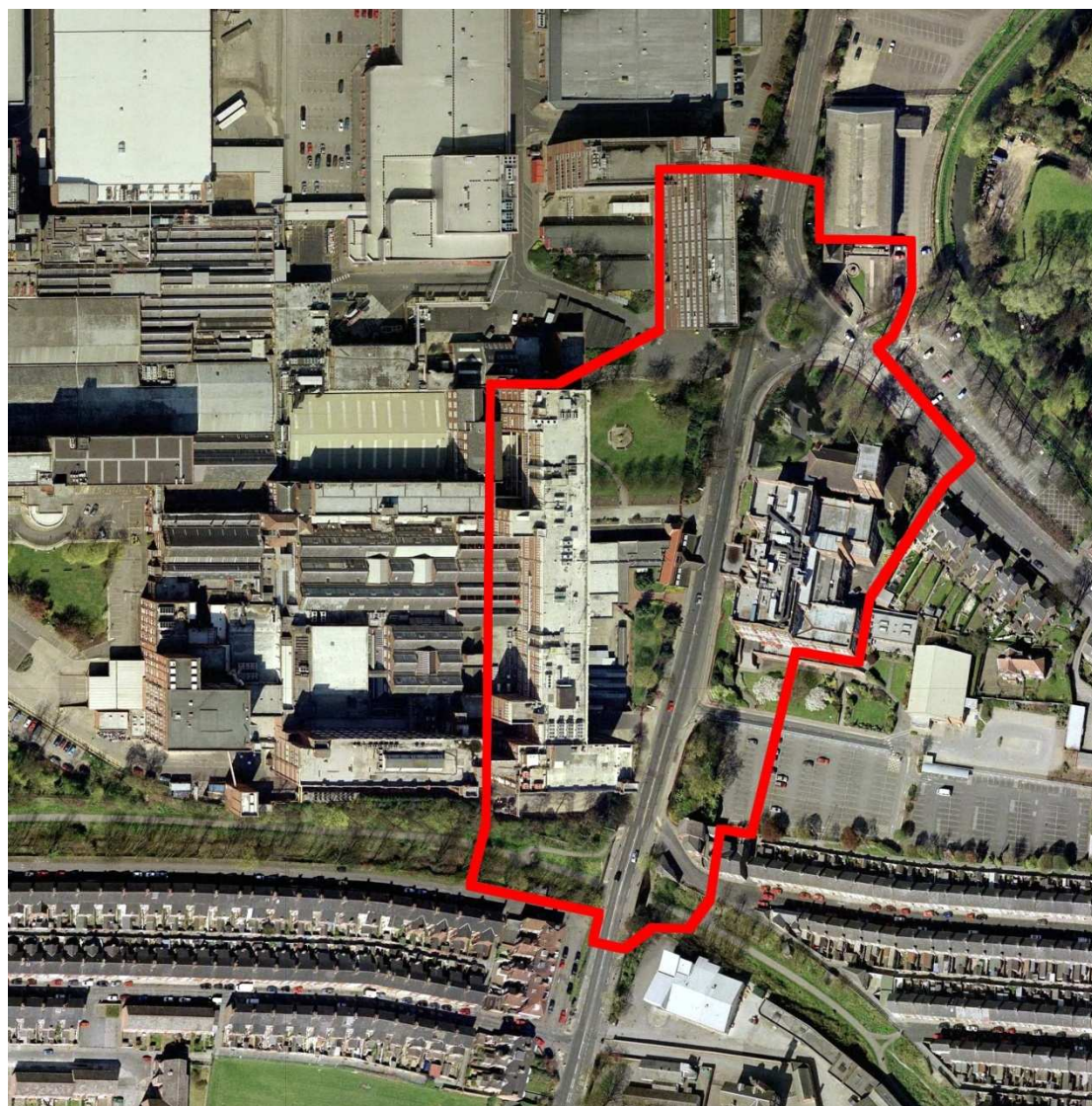
- 4.8 Thirdly, although excluded from the conservation area, any development of adjoining sites which might affect the setting of the conservation area can be subject to more rigorous control through normal planning powers.
- 4.9 Lastly, the Council as Local Planning Authority can protect features within the Nestlé site through the specific development brief for the site and the development control process.
- 4.10 A further consideration, bearing in mind that conservation area designation is aimed at preserving and enhancing the existing, is that too extensive a coverage of the Nestlé site would reduce its redevelopment prospects.
- 4.11 It is therefore considered that the need for a conservation area is limited to a relatively small and tightly defined area focussed on that part of Haxby Road between the disused railway line bridge and the roundabout junction with Haley's Terrace.
- 4.12 The proposed conservation area is illustrated on the plan and aerial photograph attached. The scope of the conservation area has been decided by the following issues:



Aerial view from the south east showing the proposed conservation area

4.13 To the west of Haxby Road the area is mainly bounded by the Cream Block and the Almond Block Extension, which are large, prominent and very distinctive buildings confirming the industrial nature of the area. Of the manufacturing complex they are probably the two buildings which are most familiar to the general public. Between these buildings and Haxby Road the landscaped factory gardens, the clocks and the Joseph Rowntree Library are important features which would all be included in the area.

4.14 The conservation area would stop at the western edges of the Cream Block and Almond Block Extension and would exclude the Almond Block and the Melangeur Block. Whilst these may be of industrial interest they are much less prominent visually, and their inclusion as an offshoot to the conservation area would be an awkward contrivance. Likewise the original Office Block is excluded, since it stands in the centre of the redevelopment site surrounded by buildings of much less interest. If it is felt that these buildings are worthy of preservation a more suitable means of protecting them would be by the constraints of the Planning Brief.



Vertical aerial view showing the proposed conservation area boundary

4.15 At the southern end of Haxby Road the bridge over the former railway line acts as a definite boundary between the factory site and the city suburbs, and the railway itself was a major reason for the factory to be developed here. Although somewhat obscured, the original brick arch bridge survives on the eastern side. The bridge and a short stretch of the former railway line are therefore included.

4.16 The railway line with its margins of mature trees is a major amenity extending in both directions, but it requires to be protected through alternative planning powers rather than through a wider extension of the conservation area.

4.17 To the east of Haxby Road the conservation area would include the three principal buildings (the Dining Block, the Joseph Rowntree Theatre and Whitecross Villa) and their immediate grounds. At the southern end it would ensure a high degree of control over the land attached to the Nuffield Hospital and fronting onto Haxby Road (part of which is planted) in order to ensure compatibility with the rest of the road frontages. At the northern end it would include the

mature trees in the grounds of Whitecross Villa which define the corner with Haley's Terrace and frame the roundabout.

4.18 The northern end of the conservation area is defined by the roundabout junction with Haley's Terrace. To the southeast of the junction the carpark bounding the River Foss is not included as it is not considered to be a critical component of the conservation area, but it will be afforded additional controls as part of the Foss Walkway Project. To the northeast the area would include the original frontage to the Yearsley Baths but not the main building (which is currently being rebuilt), and it would include the White Stone to the front.

4.19 To the northwest of the junction the area would include the large modern office block set back from Haxby Road behind a planted buffer. The purpose would not be to protect this building but to ensure that any redevelopment in the future was well controlled. The existing building is very prominent when approaching the roundabout from Haley's Terrace and from elsewhere, but the boundary treatment is a natural continuation of that to the south.



Yearsley Baths and the White Stone



Modern office block opposite roundabout

5 CONSERVATION AREA APPRAISAL

- 5.1 The conservation area is best described in a south-north direction travelling out of the city centre. Haxby Road forms the axis of the conservation area, whose buildings and other features are mostly clustered around the straight section of road between the former railway bridge (to the south) and the roundabout junction with Haley's Terrace (to the north). It is a relatively compact area, many of whose principal features can be seen from single vantage points along the road.
- 5.2 The conservation area has a very limited number of important townscape views. The view northwards from the bridge travels the full length of the area and, more sinuously, continues past the roundabout and into a tree-lined road of semi-rural appearance. In the reverse direction, views southwards travel the full length until checked by the bridge, but it is an attractive characteristic that York Minster stops the longer view: this provides an important visual and symbolic link between the historic city and the more modern factory.
- 5.3 The former railway bridge at the south end of the area provides a distinct entrance and visual containment

to the area as it rises and falls again over the former railway cutting. The former railway line was fundamental to the choice of location for the factory, and the cutting now provides a leafy footpath and cycleway. Although doubled in width on its west side, and heavily re-modelled, the eastern side of the bridge is still intact and its attractive brick arch remains unspoiled when viewed from that side.

- 5.4 The Almond Block Extension (1911) is a powerful industrial building which dominates the southern part of the area and is visible outside the conservation area, terminating views northwards along Haxby Road. Its skyline and the modelling of its south-east corner turret are distinctive features. Attached to it on the north, the enormously long Cream Block (1936-8) forms much of the western boundary of the area, and its basic industrial design is softened by its moulded and light-painted top render band. These two buildings are probably the best known of the factory buildings, and the most presentable: they span a period of critical growth for the factory, and their different designs complement each other.



View southwards along Haxby Road, Library and Almond Block Extension on right



Almond Block Extension – corner turret

- 5.5 The setting of the Cream Block is enhanced by the ornamental gardens which separate it from Haxby Road, including the flower-bordered pathway running up the main entrance, all of which demonstrate the Rowntree philosophy of creating a humane and attractive environment for their workers. The clocks standing at the factory entrances are eye-catching features, designed with great care.
- 5.6 Several other buildings, on both sides of Haxby Road, testify to the care afforded to their workers by the Rowntree family, and the respect which they earned in return. The Joseph Rowntree Memorial Library has a classically inspired exterior, with a timber framed interior of 'Arts and Crafts' character, and although small by comparison with the factory buildings behind it is set against gardens and other lower buildings which give it stature. It is, however, somewhat marred by a modern poorer quality extension to the rear. The Dining Block opposite is another powerful and very elaborate building, bearing in mind its original function.



Gardens in front of Cream Block



Factory clock on Haxby Road

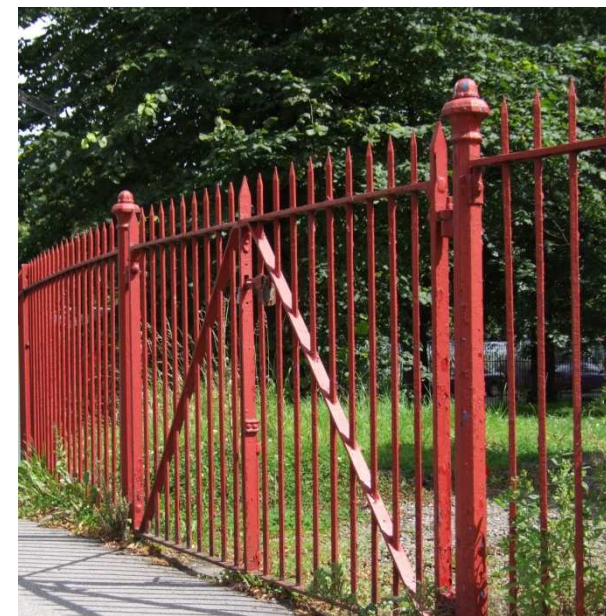
5.7 The Joseph Rowntree Theatre is another amenity of great quality and benevolence. The continued use of the theatre for its original purpose, enlivens the area at night, and accentuates the extraordinary character of the area as one of industry but bounded by social and cultural responsibility.

5.8 Towards the north end of the area Whitecross Villa is unusual in being unrelated to the factory, but is the oldest building in the area and of considerable presence and quality: it is prominent in the streetscape when viewed from the north and its corner turret is a striking feature.

5.9 Various details throughout the area provide a sense of unity and quality. The mature trees and shrub banks lining the Rowntree site frontages are attractive and well-tended, and the original cast iron railings and gates are simple but were given a degree of decoration beyond what was strictly necessary. Whitecross Villa is fortunate to have been bounded by the same railings as the rest of the Rowntree factory. The mature trees within the grounds of Whitecross Villa, and to a lesser extent the Nuffield Hospital, also make a great contribution to the character of the area.



Roof finial to Whitecross Villa



Typical factory railings

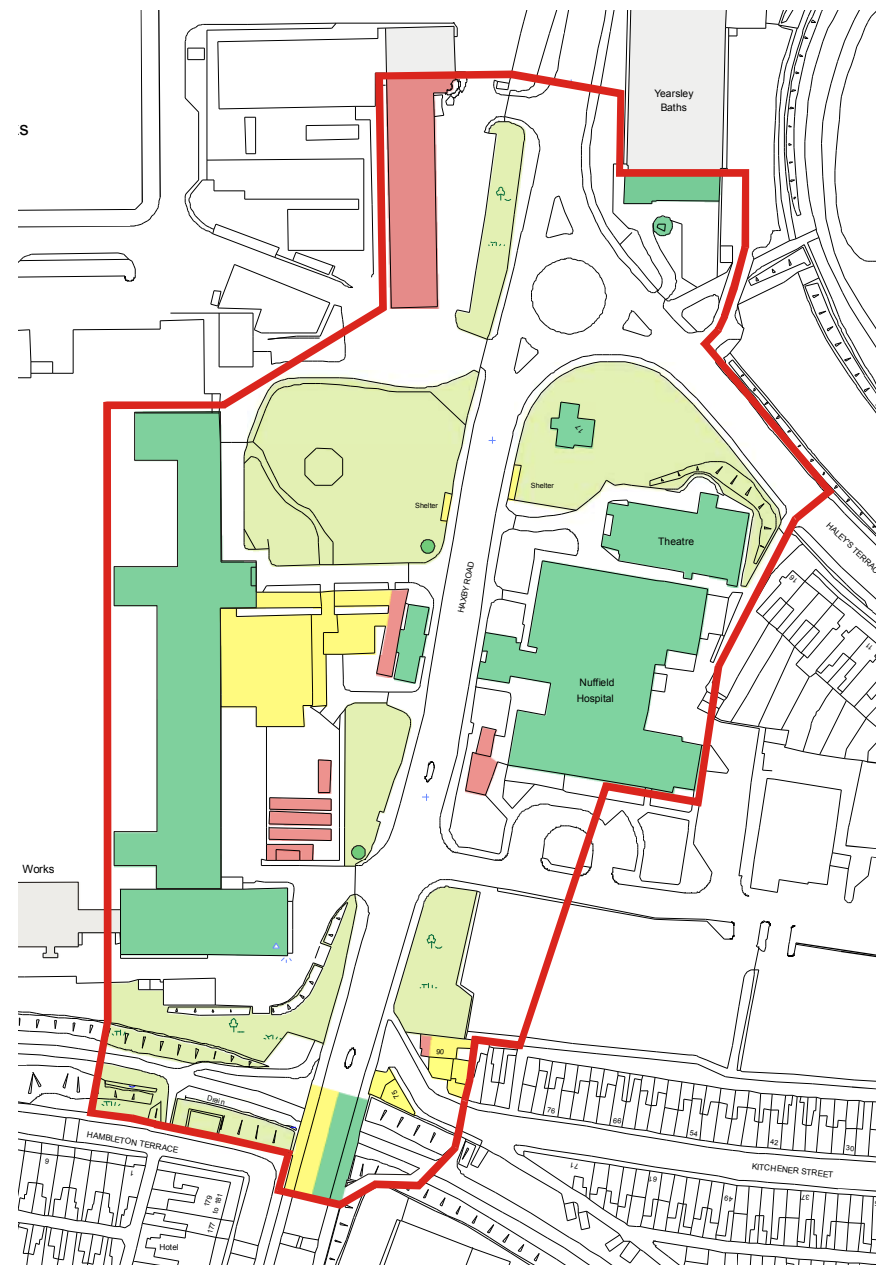


Railings to Joseph Rowntree Library

5.10 Finally, the Yearsley Baths building beyond the roundabout, built as a gift to the city, is another reminder of the benevolence of the Rowntree family and the economic success of their enterprise. The frontage building presents a modest but attractive elevation to Haley's Terrace, but the more elaborate frontage to Haxby Road is now sadly obscured by foliage. The ancient White Stone lies rather incongruously in front of the Baths, in municipal landscaping.

5.11 The conservation area would contain many buildings and features of positive value and relatively few of detriment. An evaluation of the various elements is shown on the attached plan.

- Buildings and features of positive value to the area
- Landscaped / planted areas of positive value to the area
- Buildings and features of neutral value to the area
- Buildings and features detrimental to the area



6 FUTURE MANAGEMENT SUGGESTIONS

- 6.1 If the conservation area were to be accepted its management would be the subject of a detailed Management Plan to be prepared later. This report does not include a draft Management Plan but makes some suggestions for the physical enhancement of the conservation area, as follows:
- 6.2 The landscaping to the front of the Yearsley baths could benefit from being improved, including thinning out the shrubbery etc against Haxby Road to expose the original frontage with its carved stone lettering. The signage on the Baths should also be reduced and improved.
- 6.3 As part of this re-landscaping a plaque should be provided explaining the history of the White Stone Cross, and consideration might be given to reinstating it on its original site on the roundabout.
- 6.4 The telephone wires crossing Haxby Road north of the roundabout are rather obtrusive and would be better routed below ground.
- 6.5 The pavement surfaces on the west side of Haxby Road, north of the Library, have been badly disfigured by services trenches and ad hoc patching and could benefit from resurfacing.
- 6.6 Some of the original steel railings on either side of Haxby Road (particularly facing the Almond Block Extension and enclosing the Nuffield Hospital) have been replaced with modern steel palings. The original fencing gives unity and rationale to the area and if possible the new railings should be replaced with the original (if salvaged) or new to match.
- 6.7 Following on from the above, some railings on Haxby Road have been painted in different colours following separations of ownership: it would enhance the conservation area and add logic if the colours could be unified.
- 6.8 The plant rooms recently added to the roof of the Nuffield Hospital (- the former Dining Block -) are visually obtrusive but have been finished in a light colour: it would be beneficial for them to be given an even lighter finish to reduce their impact further.



Yearsley Baths original entrance detail



The White Stone

- 6.9 The brick plant room and timber screened plant enclosure recently placed to the side of the Hospital and close to Haxby Road are rather obtrusive visually: ideally they should be relocated, but otherwise consideration might be given to screening them with plants and reducing the height of the timber fencing.
- 6.10 Providence House a short distance north east of the bridge (at the end of Kitchener Street) is a modest Victorian house damaged by a modern front extension: improvement to its frontage would benefit the area.
- 6.11 The vegetated margins of the cycle track (- the former railway line -) could benefit from being tidied up either side of the bridge.



Robert Thompson's "signature" – the carved mouse on the garden lampposts

7 SUMMARY

- 7.1 The Nestlé / Rowntree factory has played a major role in the economy and social history of the city since the late 19th century, and has been an outstanding example of enterprise combined with philanthropy, through the philosophies of Joseph and Seebohm Rowntree. The Rowntree family has assumed national importance for their enlightened views on industrial management and the alleviation of poverty, and has bequeathed to the city several buildings of architectural and social value.
- 7.2 It is therefore considered appropriate, at a time when the oldest part of the factory site is redundant and being considered for redevelopment, that the city should seek to conserve some of the most significant and best known buildings and features of the factory site, focussed on Haxby Road, together with other buildings on Haxby Road of historic importance.
- 7.3 The City Council has prepared a development brief for the Nestlé / Rowntree site but considers that the architectural and historic character of

the area is most appropriately preserved through the designation of a new conservation area. This report defines and recommends a proposed conservation area which would preserve the most critical elements, whilst at the same time leaving adequate latitude for the development of the surplus factory land.

- 7.4 This report has been prepared in parallel with another appraisal by English Heritage, to consider whether any specific buildings are eligible for Listing as Buildings of Special Architectural or Historic Interest, as a result of which the Joseph Rowntree Memorial Library has been Listed (Grade II). Both of the two Listed Buildings in the area (- the Library and the Joseph Rowntree Theatre -) are included in the proposed conservation area.
- 7.5 It is therefore recommended that the proposed conservation area is now subject to public consultation, with a view to designation.

York City Council September 2007

