

TERRY'S CHOCOLATE WORKS COMMUNITY FORUM NOTES

21st September 2016

St Chad's Church Hall, 16:30-18:30pm

THESE NOTES INTEND TO CAPTURE THE MAIN POINTS MADE AND THE SPIRIT OF THE MEETING RATHER THAN A LITERAL RECORD OF DISCUSSIONS.

Present:

JH Janet Hopton (Independent Chair)
KA Katherine Atkinson, City of York Council, Regeneration
AP Ann Petherick, Scarcroft Hill resident & Guildhall Planning Panel
LH Linda Hall, Albemarle Road Resident Rep
EM Erik Matthews, City of York Council, Development Management
MSI Mike Slater, City of York Council, Assistant Director & Chief Planning Officer
JR Janine Riley, CYC Conservation Architect
Cllr AD Cllr Andy D'Agorne, Fishergate Ward Member
BM Brian Mellors, Bishopthorpe Parish Council
DM David Meek, St Chad's Church
MS Margaret Silcock, SUB for Ann Gray, Dringhouses with Woodthorpe Planning Panel
Cllr SF Cllr Stephen Fenton, Dringhouses & Woodthorpe Ward Member
KB Kate Bailey, PJ Livesey Group
BB Bill Bayliss, PJ Livesey Group
HB Hamer Boot, Henry Boot PLC
SR Scott Royal, Resolve Public Affairs
TF Tina Fowler, Terry Mews
MW Martyn Worden, SUB for Roger Brook, Ashcroft Resident's (Management) Co Ltd

Apologies for absence:

Cllr Galvin, Bishopthorpe Ward Member
Ann Cox, Governor Knavesmire Primary School
Ann Gray, Dringhouses with Woodthorpe Planning Panel
Roger Brook, Ashcroft Resident's (Management) Co Ltd (Ash House, Bishopthorpe Road)
Peter Morris, Development Director, David Wilson Homes
Alison Sinclair, Conservation Area Advisory Panel

Observers:

C Moore, J Geddes, Edward Bacon & John Cossins (York Clock Group), Bridget Barry, Dan Barry, Iris Wells, Dave Merrett, Michael Travis, Ian Tempest

JH welcomed the members of the public to the forum.

Some members had attended a tour of the multi storey factory re-development prior to the forum meeting. Thank you to PJ Livesey team for enabling and Bill Bayliss for hosting the tour which was much appreciated by members.

1. Notes of the last Forum meeting 22/07/15

The notes of the last meeting were accepted as correct.

2. Updates on the site

a) City of York Council (Erik Matthews)

- David Wilson Homes phase one is nearing completion, with phase two due to commence shortly.
- Multi Storey Factory conversion works to apartments are well underway, and occupation has begun with over 50 people already living on site.
- Work on converting the Headquarter building into a care home is well advanced. The internal conversion and fit out are on schedule.

b) David Wilson Homes

Peter Morris had sent a link to new photographs and drone video of the David Wilson Homes part of the site:

<http://www.dwh.co.uk/new-homes/york/H635401-The-Chocolate-Works,York/>

c) Henry Boot PLC (Hamer Boot)

- PJ Livesey are well underway with their conversion of the Multi Storey Factory (MSF), and the apartments are selling well. Actively marketing the commercial unit at the Bishopthorpe Road end of MSF to complement other future commercial uses on site at David Wilson Homes marketing suite and potential space in Liquor Store. The commercial use could be restaurant/ café/ convenience store, or a blend of uses. Will liaise with CYC in due course on the use of the site for the benefit of wider residents.
- Springfield Healthcare have commenced work on their care home at the Headquarter building on Bishopthorpe Road, to provide 80 82 care beds and 6 8 apartments for over 55's. On course for completion April/ May 2017.
- Clock Tower and former boiler house application to be presented today. York Environment Forum meeting held two years ago proposed a number of aspirational and commercial uses. The building has been extensively marketed. A few enquiries came forward, but the only commercially viable proposal came from PJ Livesey. 'The Press' have reported another speculative approach for the clock tower and liquor store, but no supporting information was received to illustrate how that scheme could be delivered to ensure that the buildings are rescued from their derelict state. The delivery of a scheme is paramount, and PJ Livesey have a great track record from MSF building.
- Still looking at options for the Liquor Store.
- The remaining land to the south of the Multi Storey Factory, and across Bishopthorpe Road will provide parking for MSF, 22 parking spaces for the commercial unit, and PJL associated parking, and 22 parking spaces for the Headquarter Building. The remainder of the land form part of the ongoing draft local plan process.

Discussion

- TF: will the exit return to being a footpath? EM: Yes. Traffic order approved a plan requiring the footpath to be reinstated when the scheme is built out.
- TF: Where will people park when there are not sufficient parking spaces on site? HB: CYC parking standards have been exceeded.
- TF: Will there be lights on Camplesdon Road roundabout, or a zebra crossing? EM: No additional lights are planned. There is an additional crossing on Camplesdon Road near the school.
- Cllr AD: Are the 22 care home parking spaces in factory car park? EM: Yes.
- LH: Will the hedge around the south side remain? HB: No detailed plans to date, but will probably keep most/ all to maintain amenity/ landscape. We will work with CYC on necessary protection in due course.
- Cllr AD: Occupiers of the lower floors of MSF will want to know what height was indicated in the outline application for the land to south of MSF? HB: A buffer between MSF and any future development is formed by green space and parking area, then any development will be 3-4 storey's high. JR: Original development brief noted the key view of factory from Bishopthorpe, and limited the height of buildings to south of MSF.

3. Clock Tower & former Boiler House application— Kate Bailey and Bill Bayliss (PJ Livesey)

- A full application has been submitted to City of York Council (ref. 16/01646/FULM and 16/01647/LBC) for conversion of the Clock Tower and former Boiler House to form 22 apartments with associated car parking.
- The surrounding space formed part of previous applications and is therefore already paved and landscaped.
- A restaurant was originally considered on the ground floor, with apartments above, but space is vast and it is not viable to fill all of the space with a restaurant. Residential use is proposed within the clock tower itself and in all of the former boiler house.
- Public access does form part of the proposal. The public will be able to enter a foyer and take a lift to view the rear of clock faces/ mechanism, and access to viewing area at top of tower. The National Trust has expressed an interest in a Goddard's exhibition/ photographic records. No confirmed plan. Given that the remainder of the building will be residential, regular public use may be intrusive to occupiers, and therefore access is likely to be restricted/ by supervised arrangement like a similar PJ Livesey scheme at Paper Mill, Maidstone. The clock will be made to work. The clock was at the base of the tower, with clock face high up tower. The rest of void behind the clock faces is available for photographs or layout space. The tower was originally built to hide a chimney.
- Priority is to restore and repair the buildings, and ensure that the clock tower building remains a major landmark.
- Some windows will require the sill to be dropped on two faces of the tower to provide light. Jams and stonework will be recreated to match existing. The bulk of the building and two of the tower faces (west and north) will use existing windows.
- Boiler house is a cavernous space. 22 apartments would be created by inserting floors to create 4 floors in main boiler house and 5 duplex (2-bed) apartments within clock tower. An additional two storeys behind boiler house, which can only be seen from

west racecourse, and the pod on roof of boiler house will create a penthouse and roof terrace facing west towards racecourse. Apartments are designed to overlook racecourse as much as possible.

- New elements will replicate language and designs of surroundings. Style and materials will follow MSF.

Discussion:

- DM: The clock mechanism was present not so long ago. There was no access to the roof when it was a chocolate factory. View is far superior now compared to when it was an active factory. Development has pulled the buildings back from the brink – very impressed.
- LH: Very impressed by MSF development when approached from Bishopthorpe Road – it felt right.
- AP: Difficult to assess the size/ footprint of the tower. BB: Main tower approximately 8m x 8m, boiler house approximately 20m x 12-15m. Lift and escape staircase have to be inside the tower and will use about 1/3 of floor space. 2 bed apartments will be roughly equivalent to 2 bed MSF apartments in size. 5 duplex apartments within clock tower, plus 17 apartments within adjacent building.
- BB: invited people to look round the MSF show apartments by visiting the sales staff on the ground floor. Cost of MSF apartments is available from sales office.
- LH: Parking down boulevard will be for a relatively small number of people - clock tower residents, commercial space and future liquor store use. HB: Parking for MSF occupants is provided to the south of building.
- MS: disappointed to hear clock tower will become apartments. If you think of York, you think of the Minster, the city walls, Clifford's tower and Terry's clock tower. The tower is very precious in this area and to the whole of York. Apartments will not be affordable, or meet the philanthropic intentions of the Terry family. Sad that developer hasn't come up with an alternative use to residential. Would have liked to see a social area, museum, art gallery, open to all. St Leonard's Place conversion to town houses is a suitable use, but we do not want to see apartments in the clock tower. KB: PJ Livesey has been working with buildings at risk for over 40 years, and recognizes that the people of York value the clock tower as a landmark and the importance of preserving the clock faces and getting the clock working again. The clock tower is a listed building and has high costs associated with it. Any scheme needs to guarantee a long term income and future. Who would look after a museum? The masterplan suggested a commercial use, which was an aspiration, but the owner, developer, council and Heritage England have to be sure that any use will guarantee and secure the long term future of the building. No conservation group has come forward to take the building on. We want to retain part of the building for the people of York to enjoy the views and history. The building was a factory with no public access previously. Resident service charges will pay for the long term conservation and upkeep costs, and ensure that the building is well maintained.
- MS: How have conservation groups been contacted? HB: Two national agents have actively marketed the buildings far and wide, including the press and Rightmove, for

commercial restaurants, gyms and other uses. This was the only scheme received with any detail to support the proposal. The National Trust were contacted, but wanted the building gifting with a legacy.

- MW: Is converting the clock tower to residential the last straw? HB: We have tried other channels unsuccessfully. KB: If planning permission is not given, then works to the clock tower will not take place and it's condition will continue to deteriorate. BB: The condition of the building can be seen in the photographs, every roof lets in water. Enormous floor space, but office users would require more windows. HB: Law firm were in the Headquarter Building but decided it wasn't a practical use of the building and chose to move out. The Time Office building is not fully let. MW: Shame that no commercial interest can be found. HB: Confident that the Liquor Store and ground floor MSF unit will find occupiers, as well as the David Wilson Homes convenience store to deliver 3 mixed uses for the 500-600 dwellings and existing south bank community. MW: Need a community area. HB: have created public access to the previously private site, restored the formal peace garden, created a children's play area and trail, plus there will be access to Springfield facilities in the future.
- DM: A chocolate museum was proposed for the flour mills on Foss Islands but wasn't viable, so I can't see how a smaller area would be viable. The proposed scheme is generally first class.
- CYC officers noted that they were here to listen rather than comment at this stage, so as not to compromise any judgement of the current application. KB: Encouraged attendees to respond to CYC as the consultation period was still open.

Questions from the observers:

- Clock pendulum can easily be restored. HB: Have spoken to Smiths of Derby who thought a modern mechanism would be better. Parts still exist. Happy to arrange a visit and welcome suggestions from York Clock Group.
- Is there parking for each residential unit? BB: Yes, we have provided above the CYC parking standards.
- Reassured that the application is restoring the landmark and creating public access.
- MSF "The Residence" name has no connotation of former use or local connection, it is bland and 'anywhere'. HB: Cannot use the Terry's name. BB: Noted.
- Regarding access to top, clock faces and roof, the parapets are not currently high enough. KB: Goddard's are interested in partnering up to provide supervised/ secure tours.
- Is the glazing changing to meet building regulations? BB: Have designed a thinner profile window, with similar glazing bars, using the same principle as MSF.
- MS: How many people will be able to access the tower at any time? BB: The lift can accommodate 8 people, so perhaps maximum of 16 at anytime, which is similar to most major church towers. It would need staff on each floor. Need to establish an agreement licence – a small charge could cover maintenance and volunteer costs.

JH thanked all attendees for their contributions to the meeting.

4. Any other business

- TF: David Wilson Homes had promised to keep all of the remaining trees, can you reassure that this is still the case? EM: There has been no indication that David Wilson Homes will depart from the agreed landscaping plan. Phase 1 is almost built out, and phase 2 has been agreed.
- TF: David Wilson Homes promised to repair any damage to the verge. Terrys Mews is a quagmire, when will it be repaired, we were told it would be repaired as and when necessary. Campleshon Road is immaculate, but Bishopthorpe Road and Terry's Mews is suffering from heavy use of articulated trucks. EM: Planning permission provides for a dilapidation assessment to be enforced at the end of construction. There may be other provisions within the Highways Act – will follow up with David Wilson Homes and Highways colleagues.
- TF: David Wilson Homes promised to keep the road clean, and have done so.
- Cllr AD: Parking along Bishopthorpe Road doesn't currently have many restrictions. People will not park across the road from the care home and walk over, but will park on the road rather than risk crossing through traffic and lorries. BB: Traffic and footfall is probably at its peak now, with over 100 construction workers on site.

KA 07/10/16