

COCOA WORKS, HAXBY ROAD, YORK, NORTH YORKSHIRE



Heritage Statement

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Site name Cocoa Works (formerly part of the Nestle Chocolate Factory)

Location: Haxby Road, York, North Yorkshire, HG1 2SR

NGR: **SE 60656 53551**

OSIS No: **thejesso1-269757**

Report outline:

This heritage statement has been prepared as supporting information for the proposed redevelopment of the southeastern area of the former Nestle chocolate factory, Haxby Road, York, North Yorkshire, now known as 'the Cocoa Works' (hereafter the Site), (**Figure 1**). The focus of the report is to assess the heritage significance of the site in relation to the proposed development scheme and to consider the resultant impact upon the immediate setting of the site.

The impacts that are considered in this heritage statement are summarised as follows:

- The impact of the proposed scheme upon the setting of the Nestle/Rowntree Conservation Area and the Grade II Listed Joseph Rowntree Library;
- The impact of the proposed scheme upon any aspects of industrial heritage associated with the former Rowntree chocolate factory, in particular the Almond and Cream Block;
- The impact of the proposed scheme upon the wider setting of the site, in particular York Minster (**Appendix 4.27**).

This statement has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists (2014), Historic England (2006), and planning guidance published by York City Council. The online records of the City of York Historic Environment Record have been consulted, in conjunction with archives held by Nestle.

The Jessop Consultancy wishes to acknowledge the help of Alex Hutchinson, Nestlé Archivist and Bridget Morris of the Rowntree Society. The principal author is Oliver Jessop MClfA, with research being undertaken by Dr Victoria Beauchamp.

Nature of application:

The proposed development intends to adapt the six-storey Almond and Cream blocks of the former Rowntree factory into residential usage as apartments (see **Figure 4**), with the addition of an new storey on the Cream Block and two-storeys on the Almond Block.

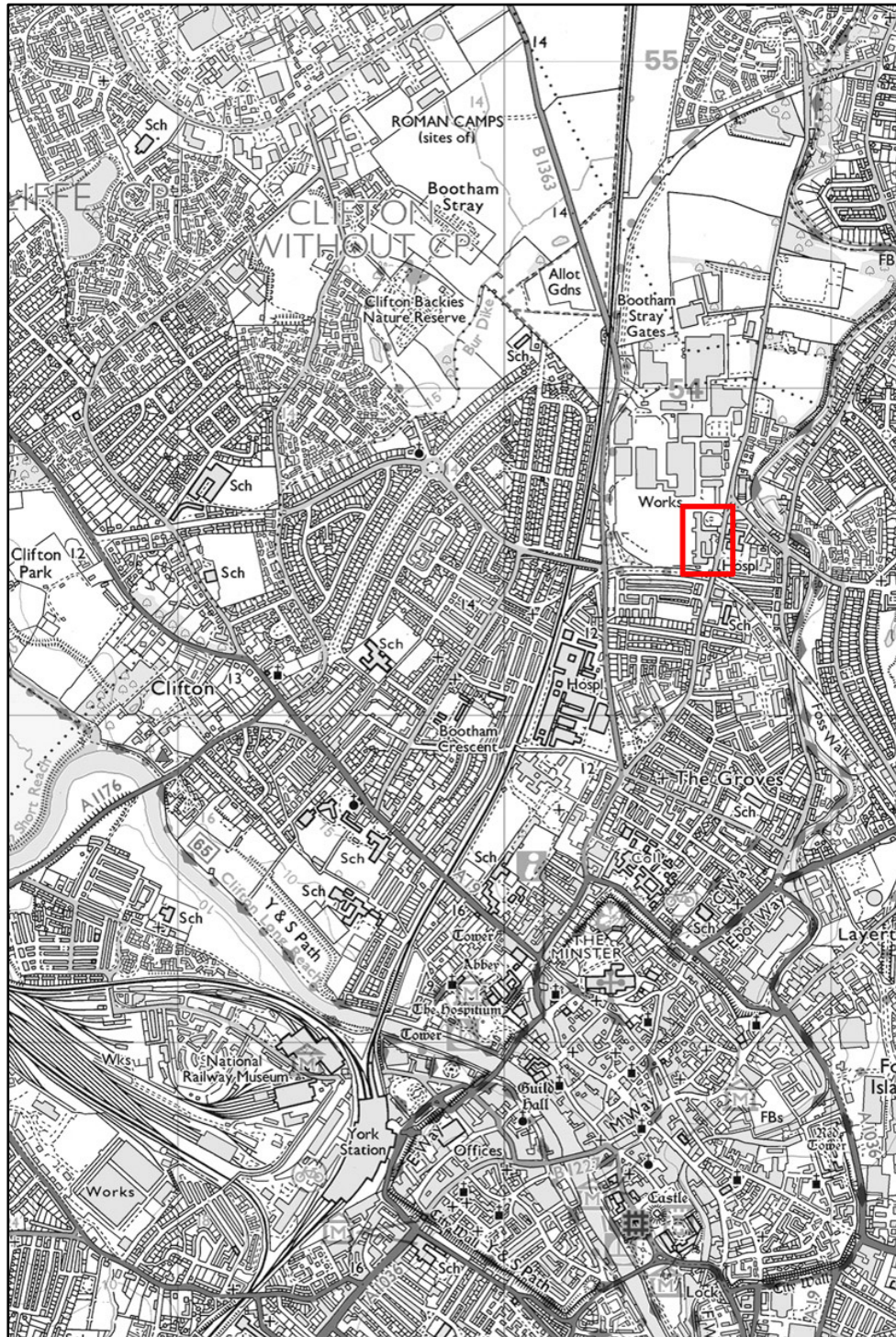


Figure 1: Site Location

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It is proposed to retain the Listed Joseph Rowntree library and adapt it as a public space/concierge building. The Arts & Crafts interior will be retained and the historic fenestration will be restored.

To the rear of the library the covered walkway that once formed part of a larger enclosed courtyard will be partially restored, with removed sections of the walkway reinstated to form an enclosed garden to the rear of the Library to contain bike sheds, a store and social space in the form of a meeting room/cafe.

A new garden setting will be created along Haxby Road with structured planting reflecting motifs associated with Rowntree's and the sweets they manufactured. The garden will restore a former grassed and reflective space in this location at the start of the 20th century prior to the existing bicycle sheds and tarmac being laid out. In addition, the new planting will enhance the principal façade of the building from both street level and when viewed from the new apartments above. This will involve the demolition of Late 20th century single-storey amenity block and bicycle sheds.

New parking spaces will be created along the west (rear) side of the Cream Block, which will ensure that the setting of the Conservation Area will not be impacted upon by parked vehicles. To facilitate access a road will be constructed along the northern edge of the site linked to Haxby Road. At this new road junction it is proposed to build a single-storey convenience store and energy center that will be partially hidden by landscaping.

Location of site and layout:

The development site comprises an area of 2.35ha in the southwest of the former Nestle site fronting onto the west side of Haxby Road, York (**Figure 1**). It is bounded by the Sustrans Foss Island cycle route to the south, an area of cleared wasteland to the west accessed from Wiggington Road (**Appendix 4.28**), and to the north the remaining operational elements of the Nestle chocolate factory (**Appendix 4.30**). The plot is orientated north–south (**Figure 2**), and the fall in ground level is c.10-20m Ordnance datum (OD) across the site. The site is centered on NGR: **SE 60656 53551**.

The site includes the six-storey Almond Block Extension and Cream Block (**Appendix 4.31**) which are set back c.20-65m from the roadway. In the center of the site fronting onto Haxby Road is the brick built Joseph Rowntree Memorial Library (**Appendix 4.7**), behind which is remains of a covered corridor (**Appendix 4.18**) and internal flights of steps that lead down to a former subway beneath Haxby Road (**Appendix 4.20**), and a late 20th-century amenity block (**Appendix 4.24**). Along Haxby Road iron railings, with associated mature shrubberies (**Appendix 4.4**) and trees form a semi-permeable boundary between the former factory buildings and the public roadway.

At the edge of the railings are two free-standing factory clocks (**Appendix 4.3**) and a large brick bus shelter projects into the site boundary to the north (**Appendix 4.25**).

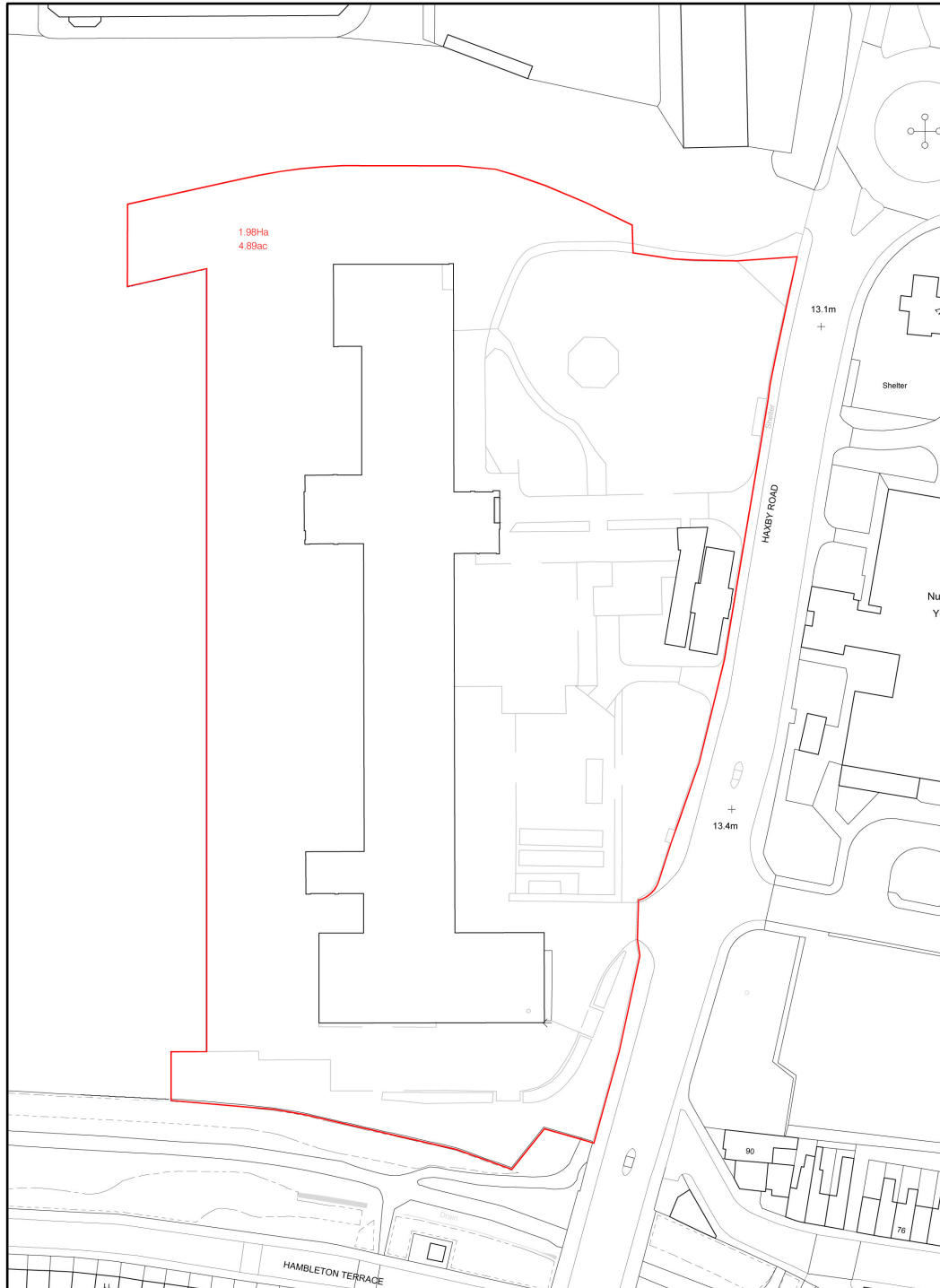


Figure 2: Layout of site

Base survey prepared by AXIS Architecture 2017 ©. OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©.

Heritage designations:

Conservation Area

The site falls within the Nestle/Rowntree Conservation Area (No.35) which was designated in 2007 (**Figure 3**). The Conservation Area spans both sides of Haxby Road and is 4.25ha in size.

The main elements of the character and appearance of the Conservation Area are:

- the self containment of the area, being well defined at the southern end by the railway bridge and at the northern end by the Haleys Terrace roundabout;
- the variety, quality and technical attributes of the various buildings comprising the Conservation Area;
- the high quality and consistency of planting, boundary treatment and other landscape features, which also unifies the area;
- the creation of a working factory within a humane landscaped environment;
- the association of the area with the Rowntree family, as local benefactors and social reformers of national status; and
- the existing role of the area as a valued social and cultural centre in the city.

Listed Buildings

There are three Listed Buildings (designated heritage assets) within immediate proximity of, or within the site boundary (see **Appendix 5**):

- Joseph Rowntree Memorial Library – Grade II (NHLE: 1392224)
- Whitestone Cross – Grade II (NHLE: 1257676)
- Joseph Rowntree Theatre – Grade II (NHLE: 1096161)

Archaeological character areas

The site is **not** within an Area of Archaeological Importance (AAI) as specified by the City of York Council. The site **does** fall within the City of York Historic Character Area 44.

Planning policy framework:

Relevant national planning policy includes:

- The Listed Buildings Act (1990) sets the general duty as regards the exercise of planning functions within a conservation area and the relationship of the site to any listed building: “...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area (section 72)”

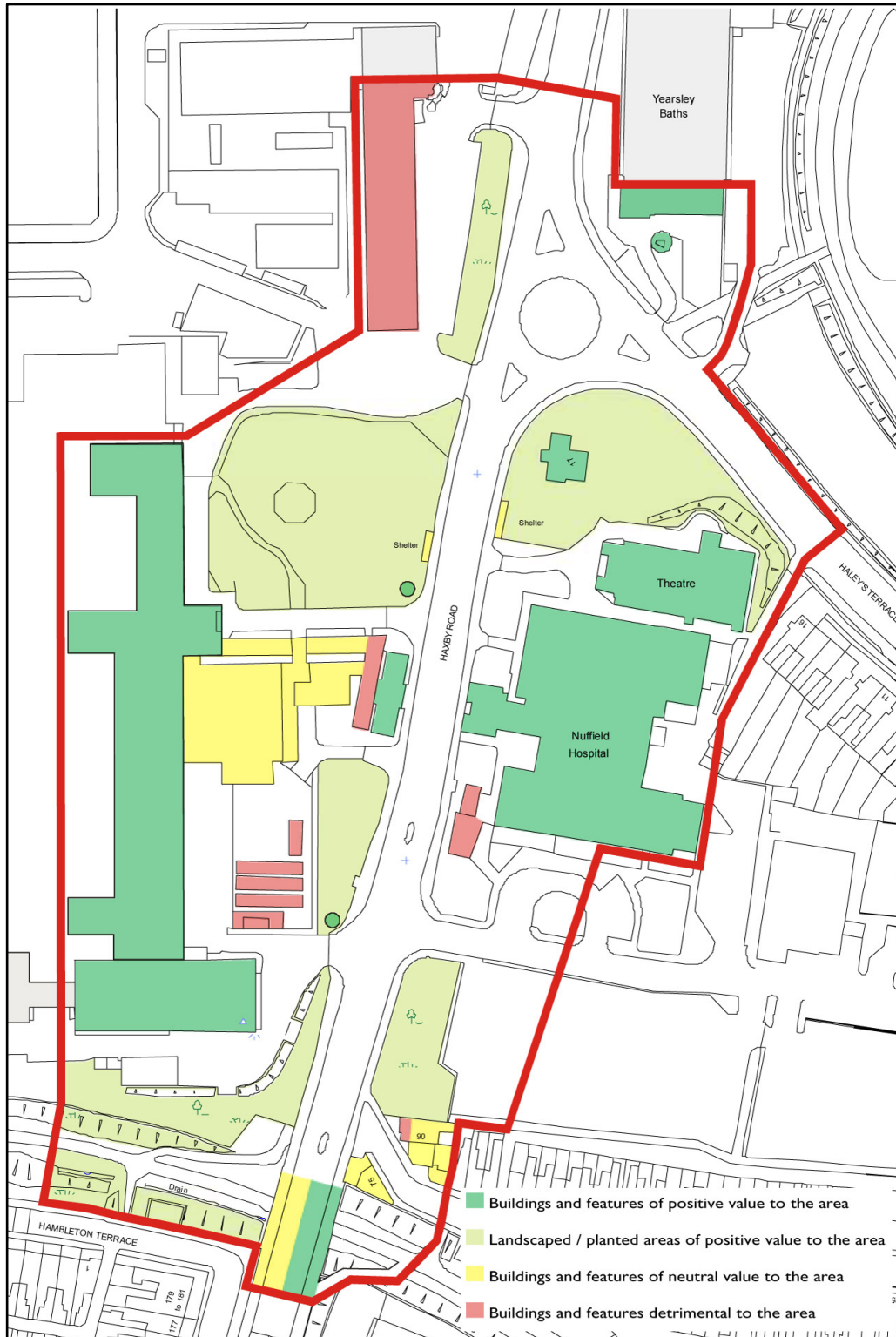


Figure 3: Layout of Conservation Area © York City Council

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“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66).”

- The National Planning Policy Framework (NPPF) published on 27th March 2012, sets out the Government’s planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be relevant, proportionate and necessary to each individual application (Para.1).

The conservation of heritage assets in a manner appropriate to their significance is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17). Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting (Para. 132).

Where development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighted against the public benefits of the proposal (Para.134).

NPPF does, however, encourage planning authorities to look for opportunities for new development within Conservation Areas to enhance, or better reveal their significance. Where this is achieved, the NPPF is clear that such proposals should be treated favourably (Para.137).

Local planning policy includes:

- The York Local Plan is currently in a period of transition. The 2005 Draft Local Plan, which is used by the Council for the purposes of development control, was prepared at a time that the Cocoa Works factory was still in operation. Since its closure, the Council has prepared various drafts of a new Local Plan for the City although none of these have progressed to the Examination stage.

**Historical
Analysis:**

Introduction

This section considers the historical and architectural development of Rowntree as a manufacturer of chocolate and the development of their factory buildings to accommodate the changing needs in production and output.

History of Rowntree

The invention, by Dutchman Van Houten in 1828, of the cocoa press allowed for the extraction of the fat from roasted cocoa beans. The process resulted in a light fluffy powder, soluble in milk and water and improved not only the production of drinking chocolate but also allowed for the first time cocoa butter to be added to products to make chocolate bars.

Leading cocoa producers in Britain were the Quakers. They saw that the drinking of chocolate was an alternative to alcohol and it was soon adopted by the temperance movement. Fry's made their first chocolate bar in 1847. John Cadbury's purchased a Van Houten press directly from the firm in Weesp in 1866 but it was not until 1875 they produced their first Easter egg, launching their first milk chocolate bar in 1897.

When Henry Isaac Rowntree, also a Quaker, established his business in 1862 he took over the cocoa, chocolate and chicory workshops of his former employer the long established Tuke, Waller and Copsie (725), producers of Tea, Coffee and Cocoa located at the back of Castlegate, York.

Henry Isaac Rowntree, the youngest of three sons, was regarded by his family as knowing 'next to nothing about business' (Evans 2014) and therefore not invited to become a partner in the family grocer business. After only two years he moved from the Castlegate workshops to new premises in 1864 having purchased an old iron foundry and several cottages at Tanners Moat. The family's original misgivings may have had some foundation for, on the verge of bankruptcy, his brother Joseph joined the firm becoming H.I. Rowntree and Co in 1869. The firm had less than 30 employees. Joseph took on responsibility for the accounts and Henry for chocolate production.

The firm grew slowly, both brothers cautious of change and relying on the quality of their product to sell itself rather than advertise. The breakthrough for the firm came in 1879 with the invention of Crystallised Gum Pastilles after employing Frenchman Claude Gaget to develop new lines. The number of employees quickly doubled, as did sales, and additional premises were purchased on North Street adjoining Tanners Moat in 1882.

Henry died in 1883 leaving Joseph to manage the firm. Further success was secured after engaging the Dutchman Cornelius Hollander who helped to perfect the Van Houten method of chocolate making in 1887 and leading to the creation of the successful Rowntree Elect Cocoa powder. The firm continued to grow as a result with the number of employees rising from 200 in 1883 to 894 in 1894. Further members of the family were recruited to the firm:

- 1889 John Wilhelm – specialised in cocoa and cake chocolate
- 1891 Theodore Hotham – company secretary
- 1892 Arnold Stephenson – established Gum department in 1892 and from 1897 was in charge of selling and advertising
- 1893 Francis Henry – engineering
- 1897 Benjamin Seebohm Rowntree – Director from 1897 and chairman from 1923

The growing workforce requirements can be seen in advertisements printed in the local press. Many highlight the need for younger boys who would often be taken on as apprentices. These included '15 strong lads of 16-17' for which the firm offered 'liberal' wages (York Herald 12 June 1893; 1), 'respectable lads of 14' (York Herald 09 March 1894) and 'boys aged 14-15' (Yorkshire Evening Press 23 November 1895; 1) required for Rowntree's Haxby Road premises. These boys were also encouraged to take part in outdoor sport during their leisure time and gymnastics during 'the hours of work' (Rowntree Society 3sixty film). Girls also undertook gymnastics and learnt how to cook and sew. In 1895 a position was advertised for a woman to keep order in a room where '150 girls are dining' at the Cocoa Works (York Herald 02 September 1895; 1)

By 1897 the firm had moved business address to a new purpose built premises on Haxby Road, at the same time as becoming a limited company under the directorship of Arnold Stephenson Rowntree. By 1906 the business employed 4000 people, with all manufacture taking place at the new Haxby Road site by 1907 (the extent of factory buildings at this time is evident on the 1909 OS map - see **Appendix I.2**), the workforce increasing again to 6000 by 1920. Joseph Rowntree died in 1925.

The workforce, in line with the philanthropic beliefs and social research conducted by its' Quaker employer were well looked after. In 1901 Seebohm Rowntree published *Poverty: a study of town life* revealing the poor living conditions and poverty of many of the

working classes in York. The Haxby Road premises in contrast were well lit and ventilated. Access was provided free of charge to a doctor and dentist by 1909 and to an optician by 1919. A company magazine CVM (1902) disseminated news and developments directly to employees. Free schooling was given to those under 17 and a firm's pension was introduced in 1906. In 1918 the firm provided one week's paid holiday and, in 1919, introduced the 44 hour working week. A purpose built dining room was constructed in 1913 on the east side of Haxby Road and accessed by a subway with enclosed walkways/corridors. A new garden village 'New Earswick' had been built by 1901, which provided good quality homes for York workers (not just Rowntree employees) on low incomes. In addition the firm gave the City of York Yearsley Baths in 1909 and Rowntree Park in 1921 for public use. A works library was opened in 1927 and theatre in 1935 as memorials to Joseph Rowntree.

Throughout the 20th century the brand became known for Fruit Pastilles (1881), Fruit Gums (1893), Black Magic (1934), Kit Kat (1935), Aero (1935), Dairy Box (1937), Smarties (1938), Polo (1939), and After Eight (1962).

In 1969 the firm merged with John Macintosh and Sons Ltd to become Rowntree Mackintosh Ltd and adding lines such as Rolo, Munchies and Quality Street. The Yorkie and Lion bar were introduced in 1976. In 1988 Nestlé acquired Rowntree Plc, investing in the York site and creating a new polo mint, chocolate making plant, cocoa processing plant and additional Kit Kat plant and an automated plant for Aero production.

The south part of the site closed in 2006 when Nestlé considered the Victorian structures no longer suitable for modern production methods, although the north part of the firm's premises continues in operation.

Early History

Throughout the medieval period the land was largely unenclosed and used for grazing, with evidence for remnants of field systems as ridge and furrow to the north and northwest of the development site (York Historic Characterisation Project, area 44, 2013). The only surviving feature of any antiquity within the immediate proximity of the site is a boundary stone 'the White Cross' which is clearly marked on the OS maps (**Appendices I.1-I.5**). This stone is now located close to the entrance of Yearsley Baths, only 100m to the northeast of the site. Its earliest historical reference was in 1374 and 1484, when it is recorded as a boundary stone marking the grazing boundaries of the City of York and St Mary's Abbey (Cowle 2007, 3.1).

Late 19th century

The first and second editions (**Appendix I.1**) of the OS map depict the land on which the future Rowntree Cocoa Works was built as being enclosed fields. On the opposite (east) side of the Haxby Road a large nursery is marked stretching as far as Huntington Road. One small dwelling is shown to the north of the Nursery.

During the 1880s the Chief Constable of the city police, Samuel Haley, constructed Whitecross Villa with its distinctive gothic detailing (YCP 2013). He may also have instructed the construction of Haley's Terrace. The 1892 OS map (**Appendix I.1**) depicts four terraced houses and three pairs of semi-detached properties. The Nursery, with its green houses and well, belonged at this time to Samuel Hardcastle (Stevens 1885, 594). The site remains illustrated as fields despite evidence that the factory was in fact operational by 1892, suggesting the surveying was somewhat out of date.

Rowntree's Cocoa Works on Haxby Road

In 1890 Rowntree & Co brought 29 acres of land for new purpose built premises that would provide appropriate works for manufacturing confectionary and valuable welfare resources for its employees. The move to Haxby Road was financed by a loan of £10,000 negotiated with William Morrell, of York City and County Bank (Rowntree Society). Land was also set aside for growing fruit used in the production process. The main entrance was on Wigginton Road to the west, with pedestrian access from Haxby Road.

In the 1891 December of the York Gazette it was reported that in relation to Rowntree and Co:

... As compared with last year the firm have had a considerable accession of staff, which now exceeds 600 hands. The rapid increase of business has necessitated further extension of premises. This has been gained by the building of a new factory on the Haxby Road on a piece of land which leaves room for still further enlargement of the building as becomes necessary. The building is erected on the one story principle which seems to have justified itself in the ease and comfort experienced by the workers in their daily routine. The necessity of hoists has also been obviated. The comfort of the employees has been considered in all arrangements in the new building. Dining rooms for about 150 people are provided and open every mealtime...A cricket and football ground is provided for the boys and a separate recreation ground... for the girls.

Further newspaper reports demonstrate that the new works were in full operation by 1892, although unfortunately complaints were being made that it was polluting the river

Foss (Yorkshire Gazette 30 July 1892; 7). As the works lay outside the City Boundary it took over another twelve months to connect the York drainage network and for complaints regarding pollution to cease (York Herald 28 April 1893; 3). The site was finally connected in October 1893, which coincided with a requirement Rowntree's to pay to dredge the River Foss to reduce the pollution that had been caused (York Herald 21 October 1893; 10).

A further 31 acres were acquired in 1899 from Earl de Grey (Hall Grey 2006). The site was then able to be connected by a private railway line to the NER branch network, which was key to importing raw materials and exporting the finished products.

The 1909 OS Map (**Appendix I.2**) illustrates the extent of the factory buildings at this date, and that the internal private railway network was linked to all parts of the site. The Foss Islands Branch of the North Eastern Railway, running to the south of the present site, was constructed in 1879 connecting the main Malton and Scarborough Line with York's Power station on Foss Islands Road. It provided a valuable link for cattle market as well as the growing number of industries (Historic Environment Record MYO3507).

In 1895 Rowntree purchased 1.5 miles of standard gauge track to form an internal railway on the factory site. A second hand locomotive called Marshall had been purchased in 1890, but was replaced by 'Newton' in 1895 and used for shunting coal around the factory. A new engine was added to the fleet in 1909 and a third in 1915, a fourth was bought called 'Swansea' in 1943. All were replaced by a diesel in 1959. Rowntree even had a station built at Hambleton Terrace in 1927 to bring workers from Selby and Doncaster. The halt was closed in 1988 and the tracks removed in 1992.

The first departments were the Fruit Room and Gum Department, built by 1895-9 (Hall Grey 2006; 3.1.14). Later buildings included the 1896-8 Loading Shed and Packing Room, Store Room, Almond Room, Sugar Room, Joiners Shop, Extraction Room, Cool Room, Cream Boiling Room, two box rooms, Clear Gum Room (1897), Office Block (1898-9), Cream Block (1904). The multi-storey 'Elect' Block (1903) and Melangeur Block (1906) and Almond Block (1907) to the south and west of the site had been built (Fitzgerald 1995; 637).

The maps also show the considerable development of terraced housing south of the NER branch line and to the south of the nursery site. The area between Haxby Road and the Almond Block is shown as being laid out like a park with perimeter paths and a trees across the site are shown, some perhaps still for the production of fruit. The trees are

also shown on subsequent maps until the 1960s. Rowntrees employed a number of gardeners to maintain the grounds including, in 1895, a Head Gardener who would managed a team of staff to ensure that all the gardens were well maintained and enhance the setting of the factory buildings. Rowntree may have been trying to copy Cadbury who also advertised their works as being a factory in a garden at Bournville, in 1879.

The 1931 OS map (**Appendix 1.3**) demonstrates that the works had further expanded with the addition of the Dining Hall in 1913 to the east of Haxby Road and further buildings to the north of the site beyond the private railway. Also shown are the extension to the Almond Block, the bonded warehouse and a new gum warehouse, extract warehouse and extensions to the packing, store and Cream departments. In the northeast of the site a new Card Board Box mill has also been built. Connecting the west factory buildings to the dining room on the east side of Haxby Road was achieved via a covered U-shaped walkway/corridor and a subway beneath the road (**Appendix 2.1**).

The Cream Block and extension are shown for the first time on the 1937 OS Map (**Appendix 1.4**) extending northwards from the Almond Block. A number of the smaller structures shown on the 1931 map made way for the multi-story Cream Building, although two additional buildings are shown in the south of the courtyard probably additional bike sheds for a growing number of employees. The Joseph Rowntree Memorial Theatre, constructed in 1935 is also shown north of the dining room on the east side of Haxby Road.

In January 1937, an article in the *Rotarian* described the works thus:

... Driving through the parklike approaches to the cocoa factory, one is immediately impressed by the atmosphere. More like a gentleman's country estate than the grounds of a factory ...with its comfortable benches on which employees may rest on their way to or from work. A climb to the tower of the tallest building gives a view of a veritable sea of factory roofs, beyond which may be seen the company tennis courts, bowling greens, sports fields, rose gardens, and swimming pool. The entire works is surrounded by a living hedge of green trees.'... Along the corridors hang lovely green plants brought from the company.

During the Second World War, the site was reconfigured to help the war effort with much of the Office Block being given over to the Royal Army Pay Corps. The cream department was reconfigured for the production of munitions, Ryvita and dried egg, while the gum department was converted into a secret fuse factory, named County Industries (Rowntree Society.org). The Almond block extension was used by the Ministry of Supply

(Fitzgerald 1995; 674.) and by York firm Cooke, Troughton & Simms for the manufacture of military optical instruments (Chrystal; 2015). A number of air-aid shelters were also built near to the Dining block (YAT report 2001/23)

By the 1950s (**Appendix 2.2**) and 1960s (**Appendix 1.5**) Cream Block and extension are shown as a single structure of the main structure. The courtyard had become full of narrow rectangular buildings with additional bike sheds for the growing number of employees. The courtyard to the bike sheds is shown to have its own entranceway from Haxby Road, and accounts detail that in the Mid 20th-century the company had to find room for 8000 employees bikes (Hutchinson 2013).

The 1983-87 OS map (**Appendix 1.6**) confirms that the railway has been removed from the northwest of the site, and that the Rose Lawn Offices had been constructed. By 1994 (**Appendix 1.7**) the courtyard to the east of the Cream Block is depicted with fewer associated structures and a new shower and changing block had been built between the Cream Block and the library.

The Rowntree Architects

Colin Rowntree

Colin Rowntree was born on 9 August 1891 at 9 Queen Square, Strathbungo, Scotland the son of Fred Rowntree and his wife Mary Anna Gray. He was articled to his father, a distant relative of the York Rowntrees, who had already carried out work at Haxby Road including the design and construction of the Fruit Room and Gum Department (1891), Elect Cocoa Block (1904), Homestead, the Arts and Craft home of Seebom Rowntree, The Yearsley Baths (1909), Central Offices and Rowntree Park Café (1919 -1921).

Colin served as an assistant in the architects practice from 1910-14. In 1919 he became a partner with his father and brother in the firm Fred Rowntree and Sons, Hammersmith. His father died on the 7 January 1927.

Other buildings Colin Rowntree is associated with, are the West China University in Chengtu (1912), Newspaper House, London, and Friends Meeting Houses in Golders Green (1913), Saffron Waldon (1922), Muswell Hill (1926) and Cambridge (1927).

Stanley Scarr

We know very little about Stanley Scarr. He took up position as Head of the building department at Rowntree after W. J. Swain left the company in 1930. He was recorded as a chartered and registered architect for the works in the 1939 Register.

W.H.Brown

Employed by the firm from c1900 (Burg1997; 78) W.H. Brown was the building manager from 1910-1911 when he resigned.

W.J.Swain

W.J. Swain had been appointed as resident architect to the firm in 1908 (Burg 1997; 78). A report on the building of the dining block *Concrete and Constructional Engineering* (Vol. VII 1912; 528) stated he “carries out the whole of designing and calculations himself, the work being done by the firms own workmen”.

In the same journal he outlined improvements to his designs for reinforced floors and beams of concrete that he submitted in 1911. The improved design dispensed with projecting flanges that he had previously suggested, as they did not add strength to the beams and joists. Instead a pair of blocks were supported by planks and a number of props to support the weight until the beam has dried and serrations were formed at the end of the blocks to key the beams to the blocks. The advantage Swain claimed was the costs of the expensive wooden decking and centring required usually in concrete construction were not required using this method (*Concrete and Constructional Engineering* (Vol VII 1912; 763-4) Figure 21).

He also applied for a patent for his lattice reinforced concrete in 1912. The patent (8517 10/4/12) was for: *Reinforced concrete: Lattice reinforcements for concrete structures consist of two or more continuous wires passed alternately over the upper and under the lower bars and rigidly locked thereto by links.*

Having demonstrated the principals of reinforced concrete in the Almond Block Extension Swain subsequently went on to successfully design the New Dining Block (1913), Office block (1914), Packing Room Extension (1915), Engineering Workshops (1921), Bonded Warehouse (1921), Card Box Mill (1921) new Gum Warehouse (1923), Extract warehouse and blocks and supervised the work of the Joseph Rowntree Village Trust. After leaving the York site in 1930 he continued to work for Rowntree as a consulting architect in their London Offices and became both the Architect and Manager of the Rowntree, Proprietary Buildings Ltd.

His name is also associated with five storey building in reinforced concrete at corner of Priestgate and Crown Street, Darlington (1914 & 1915) for the Northern Echo and the Rowntree Park and Café (1921) designed as a memorial to Rowntree workers who fought in the First World War. He died in 1936.

Heritage Assets *Introduction*

Excluding the designation of the Conservation Area which is detailed elsewhere in this report, there are eleven buildings or structures that can be regarded as heritage assets and that deserve consideration when assessing the impact of the proposed development.

- The Almond Extension (1911) designed by company architects W.H. Brown and W.J. Swain;
- The Cream Block and extension were built between 1936 and 1938, also referred to as the Nut Cluster Extension (Hall Grey 2006);
- Subway access corridor 1910s;
- Railings and entrances;
- The Joseph Rowntree Library 1927 – Fred Rowntree & Sons;
- Assortments and Midland Bank built in the late 1980s (Hall Grey 2006);
- Haxby Road Clocks x2;
- Bicycle Sheds;
- Bus shelter;
- Gardens and areas of planting.

The development of each heritage asset is considered in turn in the following sections below, with an assessment of their significance.

The Almond Extension (*undesigned heritage asset*)

A major landmark on the Haxby Road, the decorative brick tower of the Almond Block Extension (**Appendix 4.36**). The building was commenced in 1910 and completed in 1911 (see **Appendix 2.1**). It is six-storeys in height and is the oldest surviving building on the site (**Appendices 4.1, 4.2**).

Designed by company architect W.J. Swain, who had been appointed to the company in 1908, and assisted by the building manager W.H. Brown the structure used Swain's patented lattice truss reinforced concrete frame technique and was built by the company's own building department.

“Since we started doing this class of work with our own staff of York workmen, it has delighted me to see how enthusiastic they are, and how they vie with each other in getting the best results, which can at once be traced when we strike the wood sheeting. Some merriment was caused when we made the official test of the ground floor of the last large block of buildings, known as the Almond Block Extension... There is little doubt that this class of construction will be even more extensively used in the future, as it is the best known fire-resisting construction, and has the advantage over all other building materials, that it increases in strength year by year. W J Swain (Hall Grey 2016).

Externally the building is clad in brick which is arranged in vertical piers and recessed sections of windows, most of which are secondary replacements. Evidence of smaller ‘earlier’ frames survive on the southeast corner of the building (**Appendix 4.35**). Internally the layout essentially comprises of large open floors (**Appendix 4.45**), which have areas of later subdivision (**Appendices 4.48, 4.54**). The concrete frame is expressed internally (**Appendix 4.53**), and has decorative chamfers and corbels (**Appendix 4.46**) that demonstrate the skill of the builders, but also the desire to be creative with the use of concrete. The only other structural elements that are integral to the building are the stairwells (**Appendix 4.50**) and lift shafts, many of which are protected by sliding metal clad doors (**Appendices 4.47, 4.52**). On the upper floor are two sets of timber double swing doors (**Appendix 4.51**) which are indicative of the form of doors that would have once been common throughout the factory.

The loss of internal historic fixtures and fittings is demonstrated by a historic photographs (compare **Appendix 3.12** with **Appendix 4.45**). As much of the early manufacturing processes were very labour intensive, the majority of internal fixtures in the Almond block are lightweight and easily removed (such as benches or racking, etc), or associated with plant and machinery that has been removed for continued use elsewhere, or for scrap.

The only item of note is a timber stepladder for the ‘nut room’ (**Appendix 4.49**). Sections of metal floor plates with doorways, at the edge of the lift openings and forming central walkways (**Appendices 4.55, 4.56**) provide evidence of the former industrial nature of many of the processes that were undertaken.

The Almond block was originally used for making sugared almonds or dragée and almond paste and last used for the production of Aero Bubbles, code name *Microlight* department.

The Cream Block (undesigned heritage asset)

The Cream Block is the largest structure on the site. It is six-storeys in height and orientated north-south (**Appendix 4.31**). It forms an extension to the north wall of the earlier Almond Block and was built in 1936. The original design was not symmetrical being sixteen bays in length with a slightly off-centre raised pediment with a scalloped waving motif running around the top of the building (**Appendix 4.33**) and a flat roof (**Appendix 4.32**).

The roof had a brick parapet and raised access doorway at the top of each stairwell, or lift shaft (**Appendix 4.71**). There was a flag pole set back from the raised pediment (**Appendix 4.70**). Built against the north elevation was a lower three-storey block that extended a further nine bays. The principal façade faced Haxby Road, whilst the west elevation overlooked the exiting factory at that time and the arrangement of the fenestration was adjusted accordingly.

The construction of the Cream Block comprised of the erection of a steel frame (**Appendix 3.7**), into which pre-cast concrete floor slabs were laid (**Appendix 3.6**) and simultaneously the external brick elevations were built up one floor at a time as construction was progressing above (**Appendix 3.5**). The main factory floors were large open plan spaces, interspersed by the columns forming the steel frame (see **Appendices 4.57, 4.58, 4.64, 4.66-69**). Many of the floors comprised of narrow timber boards that were varnished (**Appendices 4.57, 4.64**) and laid directly on the concrete floor slabs.

Access between each of the factory floors was via wide concrete stair-wells (**Appendix 4.62**), which were simply decorated with coloured glazed bricks and had timber hand rails with bronze detailing (**Appendix 4.63**). Internal doors were of a sliding design, often clad with metal sheeting (**Appendix 4.59**), although a single example of a metal folding gate survives at the junction of the Almond and Cream Blocks (**Appendix 4.62**).

The main entrance (**Appendix 4.34, 4.43**) was at the junction of the six and three-storey blocks, being accessed via a formal walk from Haxby Road which was enhanced with beds of carpet bedding and an avenue of trees (**Appendix 3.4**). Within the lower three-storey section of the building, the arrangement of rooms were on either side of a central corridor (**Appendices 4.41, 4.44**), each of which contained a decorative fanlight above the door (**Appendix 4.42**). These offices were used by the factory medical team (nurses, doctors

and dentist), with the wages and payroll offices on the floors above. Access was via enclosed stairwells built within the building (**Appendix 4.39**), the one in the three-storey block had a decorative terrazzo design (**Appendix 4.40**).

Only two years after the Cream Block had been built it was extended. This involved continuing the existing steel frame upwards at the north end of the building to form six-storeys (**Appendix 3.9**) and to add an extra bay at the north end (**Appendix 3.10**). This effectively encased the earlier three-storey building, although the quality of workmanship on the Haxby Road façade makes it difficult to appreciate the change in construction (**Appendix 3.11**).

At the rear of the building, the form of the three-storey phase of construction survives as a recessed section of the building (**Appendix 4.37**), with the 1938 steel frame over-sailing it forming an open light well (**Appendix 4.38**). The original 1936 timber framed fenestration survives within this area.

Subsequent alterations to the interiors have involved the subtle adaptation of the spaces to accommodate advances in factory production. This included the formation of free-standing offices (**Appendix 4.45**), a gym (**Appendix 4.60**) and the insertion of suspended ceilings in the office areas. One feature that was noted on one of the upper floor toilets and rest-rooms in the southwest part of the Cream Block was an inserted metal ceiling, made from thick corrugated steel sheet (**Appendix 4.61**). This may represent strengthening of the building to act as an upper floor air-raid shelter as during an air attack there may not have been enough time to get to basement shelters. Alternatively, it could have acted a shelter for any air-raid wardens stationed on the roof involved with monitoring enemy action directed at York and the railway infrastructure to the south.

The completed extent of the factory is illustrated in an aerial view c.1950 (**Appendix 2.2**), which demonstrates that the Cream Block was the largest single structure on the site and dominated the works. It was within this building that the flavoured centres for the chocolates were created before they were covered in a chocolate and hand piped designs added (Express.co.uk), and latterly for the manufacture of Black Magic, Dairy Milk and After Eight.

In 2006 the building was identified in the Hall Grey report as the Nut Cluster Extension with Aero Bars produced on the 4th and 5th floors, Drifters on the 3rd floor and Assortments on the 2nd floor. The building was last used in 2010.

Subway and Access Corridor (*undesigned heritage asset*)

Connecting the factory buildings to the west of the site and the Dining Block on the east side of Haxby Road (**Appendix 4.29**) a subway was built beneath the road (**Appendix 4.20**). This was reached via a double flight of steps (**Appendix 4.19**) within a large enclosed walkway, or access corridor that formed a continuous link to the factory buildings. Built by the 1920s (see **Appendix 1.3**), there was glazing on one side of the corridor, which formed a large enclosed lawn. During later alterations, most of the corridor was demolished and the ends bricked (see **Appendices 4.15, 4.16**).

The purpose of the corridor was that it would ensure that the workers could safely gain access to the dining room, but also still remain within the confines of the factory. They would be protected from inclement weather and thus be able to maintain a degree of cleanliness, which was of considerable importance in the many areas of the factory where sweets were manufactured.

Only a short section of the corridor remains to the west of the Joseph Rowntree Memorial Library (**Appendix 4.21**). It has a pitched roof open rafter roof (**Appendix 4.17**) and the original glazing survives along the west wall (**Appendix 4.16**). The subway and corridor pre-date the library that fronts onto Haxby Road by 10-15 years, into which secondary access was provided via a narrow landing and single doorway.

Railings and Entrances (*undesigned heritage asset*)

Forming a perimeter boundary along Haxby Road the site is delineated by metal railings, behind which are blocks of mature shrubberies and planting. In the central area on either side of the Joseph Rowntree Memorial Library, sections of the early-mid 20th century railings still remain (**Appendices 4.5, 4.6**). These are noticeably different to the modern security railing at the south edge of the site (**Appendix 4.4**) and offer a much more vernacular and decorative feel along the road frontage. The existing gateways are secured with steel security gates of a standard design (**Appendices 4.4, 4.6**), and which detract from the overall character of the Conservation Area. They are a marked contrast to the original approach to the Cream Block from Haxby Road (see **Appendix 3.4**), where the gates were timber and in-keeping with the railings (**Appendix 3.1**).

Joseph Rowntree Memorial Library (*Grade II Listed – designated heritage asset*)

The building was designed by Colin Rowntree son and part of the firm of Fred Rowntree & Sons in 1927 (Yorkshire Post, May 1928). The Library as the name suggests was to commemorate the life of Joseph Rowntree and to house the company library, previously held within the factory building (**Appendix 3.1**). It was built, like most of the other structures on the site, by the company's own building department. The building, was built in red brick with oak fittings and contained enough shelving for 10,000 volumes (**Appendices 3.2, 3.3**).

The library was opened May 24th 1928 by Mrs Crichton, York Councillor. One room in the library was dedicated to Joseph's memory and contained 3,000 books from his personal library given by his children to the employees of the Cocoa Works. For three nights a week this room was opened for study under the firms education scheme. The room also contained furniture from his study and a portrait. (Yorkshire Post 28 May 1928; Leeds Mercury May 22, 1928; 9).

The building still retained its original Arts & Crafts character (**Appendices 4.7-4.10**), with exposed timber beams (**Appendices 4.11, 4.12**), dark stained wooden panelling (**Appendices 4.13, 4.14**) and integrated shelving. The building has a linear arrangement of three linked rooms on the ground floor and a single room above at first floor (**Appendices 4.7, 4.14**)

The library was listed Grade II in August 2007 and closed on the 17 December of that year. The portrait of Joseph Rowntree was thought to be lost but was recently rediscovered under false plasterboard wall that had been installed to protect it from sunlight (York Press 2013).

Assortments (amenity block) and Midland Bank

The building between the Cream Block and the library was constructed in the late 1980s as changing and shower rooms. It took the form of a single-storey brick extension to the Cream Block ran up to the rear of the library and subway corridor (**Appendix 4.22**), with minimal detailing in the form of recessed panels in the brickwork (**Appendices 4.23, 4.24**).

Rowntree had first set up a savings bank for his employees, one for men and one for

women (Fitzgerald 1995, 220) to encourage saving. Money was compulsory taken from workers wages each week and given back to them so that they could take a summer holiday. The Midland Bank was built behind the library in the 1970s.

Haxby Road Clocks (*undesigned heritage asset*)

There are two factory clocks on the Haxby Road frontage, marking the entrances to the factory (**Appendices 4.3, 4.4**). The clocks were erected c.1912 and used to be synchronised with the time-keeping office in the centre of the factory (Nestle.co.uk). They have been converted to solar power, but were turned off in 2009. In 2012 they were set to five past eight to remind passers by of the chocolate brand and to celebrate the 50th anniversary of After Eight mints.

Bicycle Sheds

There are four metal roofed bicycle sheds set back from the railings along Haxby Road and to the south of the Library (**Appendix 4.26**).

Bus Shelter (*potential undesigned heritage asset*)

Positioned on opposite sides of Haxby Road are two brick built bus shelters, originally intended to accommodate the transport of works to and from the factory. The western shelter (**Appendix 4.25**) is immediately adjacent to the site and is flush with the footpath, being set into the railings and shrubbery. The shelter has a simple U-shaped plan, built with red brick and a slightly angled concrete roof that projects over the pavement.

Gardens and Plantings (*undesigned heritage asset*)

Historically there are four areas along the Haxby Road frontage where the grounds of the factory were laid out as gardens for the workers to relax in and to enhance the setting of the imposing industrial buildings. It should be noted however, that apart from a section of formal beds of carpet bedding along the principal entrance to the north of the Library,

these areas were in essence, open lawn with small shrubberies along the frontage with differing species of trees to introduce height and provide a green canopy.

The earliest layout is illustrated on the 1909 OS map (**Appendix 1.2**) and depicts expanses of lawn along the whole of the Haxby Road frontage. There are two axial walks leading directly to the buildings that were formerly behind the Cream Block, the northern walk later became the principal pedestrian entrance into the factory (**Appendix 3.4**), which was planted with flowers and adorned with oak lamp-posts carved by Robert Thompson ('the Mounse Man') of Kilburn (Conservation Area Appraisal 2008, 9). To the north beyond the site boundary was an even larger circular area of grass defined by curve section of track in internal factory railway. This area contained circular walks and tree planting around the perimeter that would have formed an area of seclusion and privacy with a central open area of grass (**Appendix 1.3**). This area has now been built over (**Appendix 4.30**), but demonstrates that the original design intended to shield the buildings from Haxby Road, whilst providing the amenity of a private park.

Following the construction of the Almond Block extension in 1910, the southern area of lawn and trees was greatly reduced (see **Appendix 2.1.**), which appears to coincide with the construction of a large U-shaped covered walkway - the central section survives as the subway (**Appendix 4.16**). Enclosed by the walkway was a large grass lawn – the site of the bicycle sheds (**Appendix 4.26**). To the north of the principal entrance was a rectangular lawn with trees around the edge and benches. A character that was maintained following the construction of the Cream Block (see **Appendices 3.8, 3.11**), although low planting had been introduced along the east wall of the building.

By the 1960s the former enclosed lawn had been redeveloped as bicycle sheds (**Appendix 1.5**) thus totally removing this amenity space. The only surviving areas of green space were along the principal entrance and the tree lined lawn to the north (**Appendix 3.11**).

Significance: *Introduction*

The following section of the appraisal will evaluate the built elements within the development boundary against Historic England criteria outlined in 'Conservation Principles Policies and Guidance 3' and that encompass the following values:

- **Evidential Value:** relating to the potential of a place to yield primary evidence about past human activity;
- **Historical Value:** relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value:** relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value:** relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

Evidential value

The standing buildings that exist on the site and the associated spaces that separate them, combine together to demonstrate the gradual expansion and growth of the Nestle/Rowntree factory from 1910 to 2010 when manufacturing operations ceased in this area. Internally, however the amount of historical fixtures and fittings and associated plant for the manufacture of confectionary has been removed. It is concluded that whilst the external appearance of the buildings has evidential value in being able to determine the evolution of the site, the loss of internal features results in the overall evidential value being considered as **low**.

In contrast to this is the Joseph Rowntree Memorial Library, where the interior is relatively unchanged since 1928 when it opened and its evidential value is **high**, and which is acknowledged by its designation as a Grade II Listed building.

Historical value

The site can be regarded as having **high** historical value in regards to its association with Rowntree, who were pioneers in the development of confectionary manufacture within Great Britain, but also in the desire to create a working environment for their staff which was respectful to their needs, and promoted an utopian vision inspired by their religious outlook.

The buildings have historical value individually as having fulfilled separate roles within the manufacturing and operation of the factory, but also as part of the Nestle/Rowntree Conservation Area. The purpose built library is of considerable importance, but the adjacent covered walkway also represents

the degree of consideration given by Rowntree's to create a working environment that was 'above and beyond' the requirements of contemporary factory owners elsewhere.

The Almond and Cream Blocks can be considered as having illustrative value in that they now represent one of the largest, unaltered factory buildings associated with the confectionary industry dating to between the first half 20th century. The total loss of the factory buildings immediately to the west over the last five years and which were never documented with a comprehensive archaeological record, now has raised the overall value of the Cream and Almond block as examples of factory architecture, which incorporated innovative techniques of construction.

Aesthetic value

The aesthetic value of the site is largely derived from the gradual evolution of the buildings that form the site, the majority of which predate the 1940s. The external symmetry of the Haxby Road façade of the Almond and Cream Blocks is dramatic, and whilst is relatively under-developed in terms of Art Deco architecture, does still convey a grand vision and confidence in its execution. The building therefore is considered to have a **medium** aesthetic value.

The Joseph Rowntree memorial Library, is an excellent example of a small 'institutional' library and the quality of the internal fixtures and fittings, that includes integral umbrella stands by the entrance lobby is considered to have a **high** aesthetic value.

Communal value

This principally is determined by the contribution that the Haxby Road elevations of the buildings and detailing of features such as the railings and clocks make to the character and appearance of the Conservation Area. This is aspect of the site that is on constant public view and its value can be appreciated by all passing along the street, although the unkempt nature of the planting behind the railings and late 20th century amenity block does detract from the overall setting of the library. At present this aspect of the site is considered to have **medium** communal value, whilst the other elevations of the site have **low**, or **negligible** value.

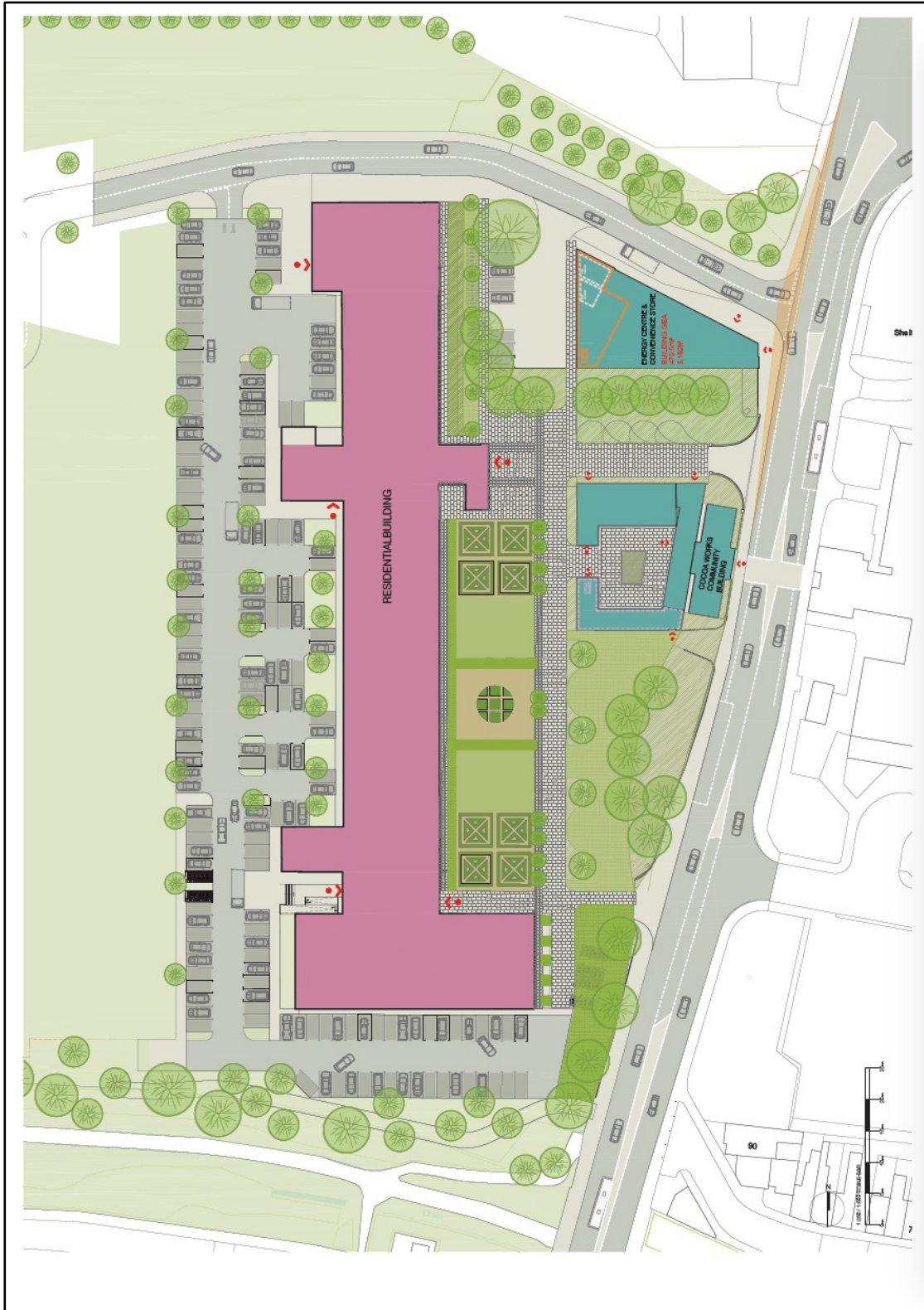


Figure 4: layout of proposed development and immediate setting
Drawing prepared by AXIS Architecture 2017 ©

Impact of previous activity:

The impact of previous activity on the site is associated with the construction of footings for the walls and built structures that comprised the former (demolished) sections of the chocolate factory complex and those associated with the extant structures, which will have disturbed any subsurface features or deposits that pre-date the late 19th century.

The nature of any sub-surface archaeological remains is not considered at length within this document (see Bonner 2016). However, the excavation of basement, foundations and subsequent remediation works along the western side of the development plot (proposed for car-parking) will have been substantial, ultimately resulting in a strip of land that is archaeologically sterile.

Impact of proposed application:

Impact assessment of proposals on significance

For the purposes of assessing the likely impact to result from the proposed development of the site and its subsequent impact on heritage assets, established criteria have been employed (see Historic England criteria outlined in ‘Conservation Principles Policies and Guidance 3’).

If the proposed changes will enhance heritage values or the ability to appreciate them, then the impact on heritage significance will be deemed positive; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed negative. If the proposals preserve the heritage values then the impact will be deemed neutral.

There are four different levels that can be given to identify the intensity of impact:

- **Negligible** – impacts considered to cause no material change.
- **Minimal** – impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **Moderate** – impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **Substantial** – impacts considered to cause a fundamental change in the appreciation of the resource.

Joseph Rowntree Memorial Library

The proposed alterations to the setting of the library will entail repairs and reinstatement of elements of the railings and gates along the Haxby Road frontage and the enhancement of the existing planting scheme using soft and hard landscaping. These alterations will ultimately enhance the setting of the Listed building and are considered to have a **minimal** impact.

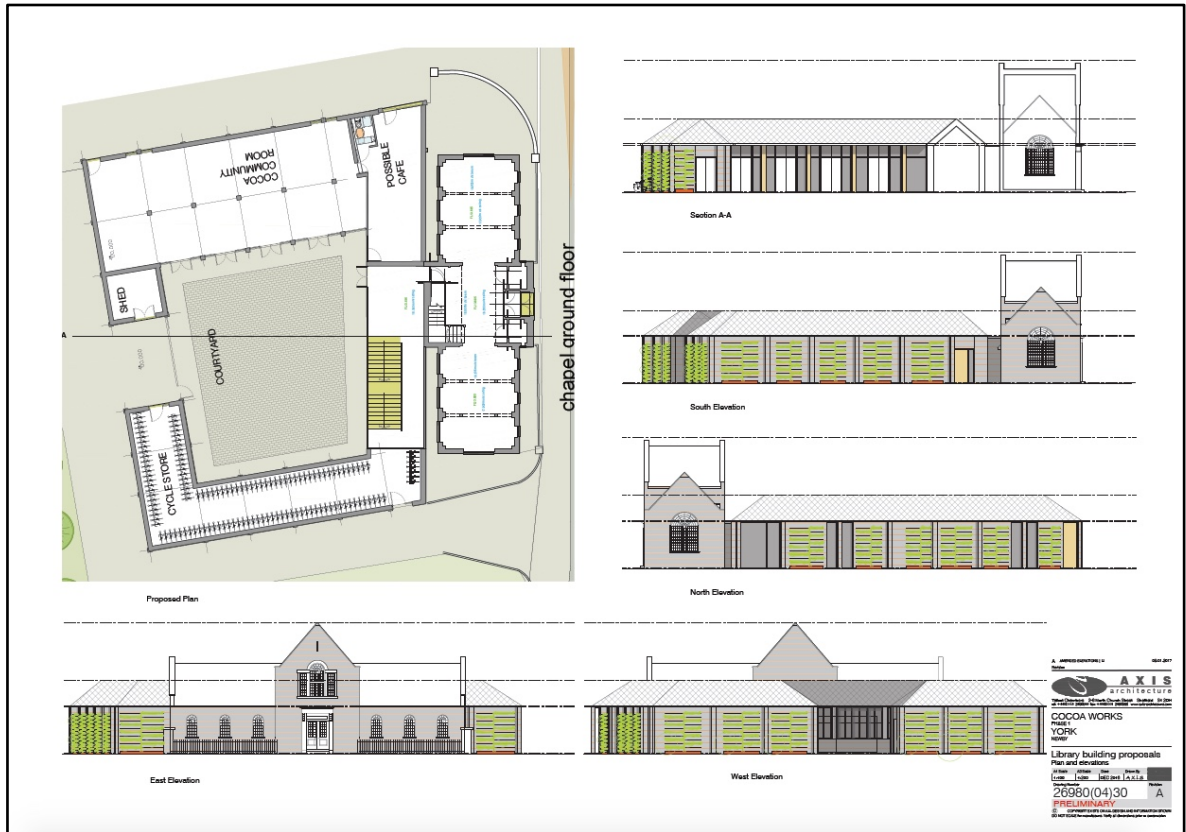


Figure 5: Plan and elevations of proposed courtyard to the rear of the Library
 Drawing prepared by AXIS Architecture 2017

Subway Corridor

The proposal to extend the shortened subway corridor and to form a new enclosed area of green space to reflect the former enclosed lawn in this location is considered to be beneficial to the overall setting of the Listed building. It will provide the opportunity for a new space that will incorporate enclosed areas for community use, and also storage for bikes. The existing single-storey amenity block will be demolished, which is a building that currently detracts from the Conservation Area and its removal is regarded as a positive step. The impact of the alterations to the subway corridor are considered to have a **minimal to moderate** impact.

Almond and Cream Block

The exterior appearance of the Almond and Cream Blocks will be altered by the replacement of the fenestration and the raising of the roof level. The wholesale replacement of the existing fenestration on all of the elevations will have a notable impact to the existing external appearance. The new fenestration will however be of a consistent design that respects the historical appearance of the factory, and thus will have less of an impact than the existing timber and UPVC fenestration. The overall effect of replacing the fenestration is considered to be a **minimal to moderate** impact.

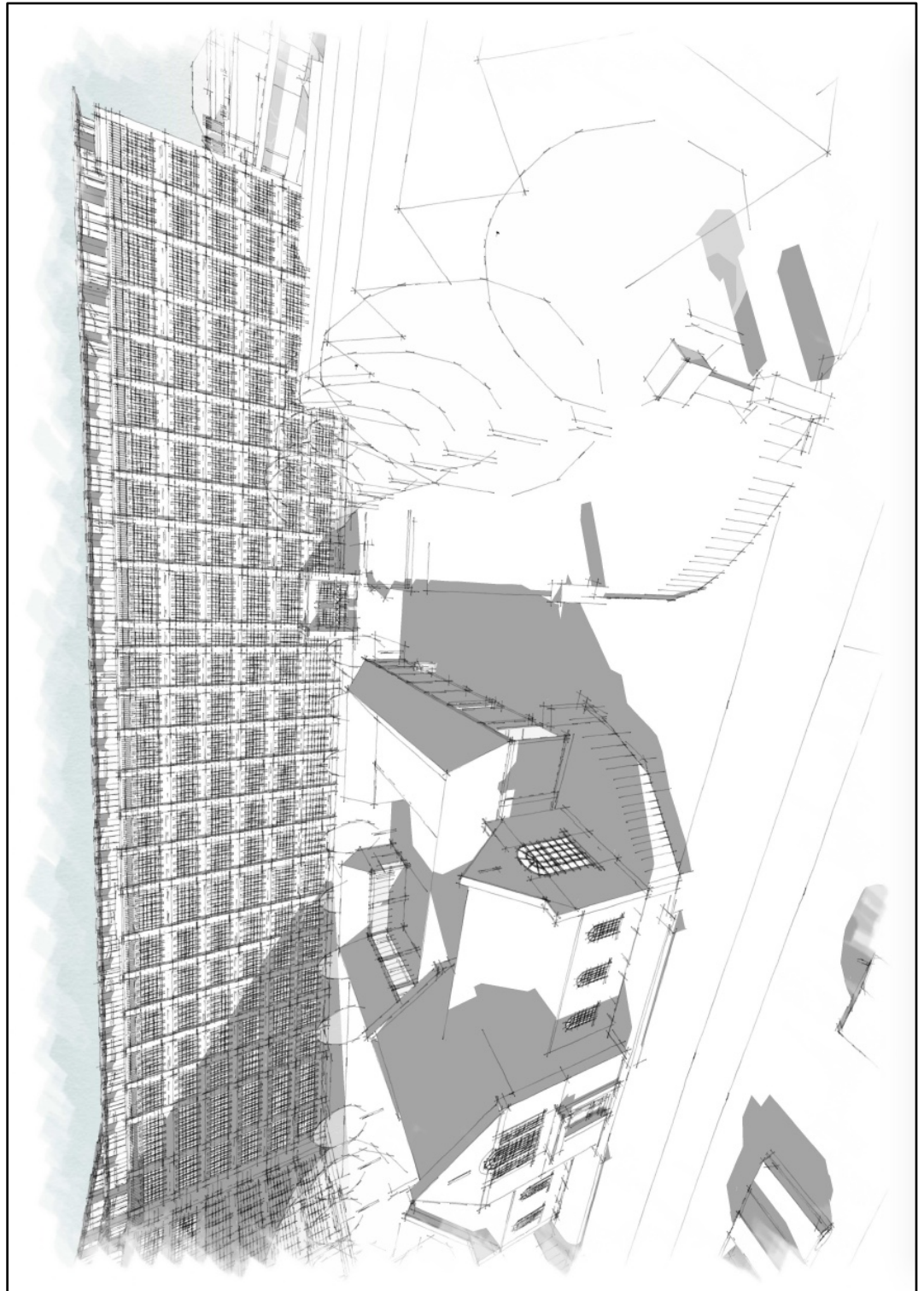


Figure 6: Illustrative view of proposed courtyard to rear of library

Drawing prepared by AXIS Architecture 2017



Figure 7: Illustrative view of additional upper floors of the Almond and Cream Blocks

Drawing prepared by AXIS Architecture 2017

The proposal to raise the height of the building by a single-storey above the Cream Block and two-storeys above the Almond Block will alter the existing appearance of the building (**Figure 7**), although this will not be as noticeable when viewed from street level, when compared to view from afar.

It is suggested that the set back design will enable any additions to blend into the skyline, with the most noticeable change occurring at night depending how the new floors are illuminated. The overall effect of adding additional floors is therefore considered to have a **moderate** impact.

Impact on Nestle/Rowntree Conservation Area

The proposed changes to the setting of the Almond and Cream Blocks and Grade II Listed Joseph Rowntree Memorial Library will have a beneficial impact upon the existing appearance of the Conservation Area. The existing landmark structures will be retained, with only limited alteration being made to their external appearance, essentially associated with the fenestration and the addition of extra storeys on the Almond and Cream Blocks. The impact therefore should be considered as acceptable when viewed from along Haxby Road. The overall appearance of the mass and scale of the Almond and Cream Blocks will be maintained and the street frontage will be enhanced by new planting and careful alterations to the existing gate and railings, some of which are modern and out of character with the setting of the buildings.



Figure 8: Illustrative view of proposed convenience store

Drawing prepared by AXIS Architecture 2017

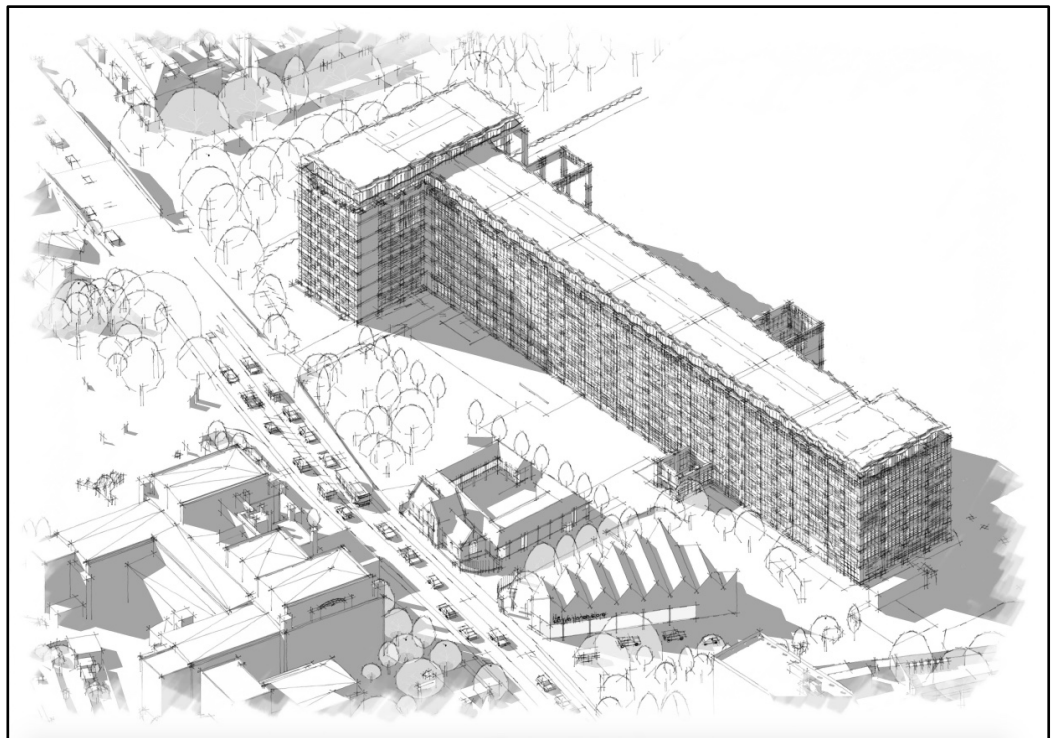


Figure 9: Illustrative view of Haxby Road proposals viewed from above

Drawing prepared by AXIS Architecture 2017

The construction of a new access road and to the northeast of the Almond and Cream Blocks will introduce new elements into the Conservation Area, which will not have heritage value and could be regarded as having a high impact.

When viewed from above (**Figure 9**) the scale and mass of the proposed convenience store on the corner of Haxby Road is dwarfed by the Cream block above. The new building (**Figure 8**) has a triangular form, which is set parallel to the new access road around the north of the site. The building has a pitched roof that respects the design of the gables on the Joseph Rowntree Library, which is then repeated forming a zig-zag profiles roof line. This proposed architectural scheme is modern, yet maintains a degree of simplicity and respect for its setting. There is still open ground on all sides and it does not restrict views of the Cream Block, or Listed Library when viewed from street level, nor when viewed from the new apartments above.

The loss of the existing lawn, (modern) bandstand and shrubbery along Haxby Road can be considered as a negative aspect of the scheme with a degree of harm to the Listed Library and the Conservation Area, but this is balanced by the removal of the unsightly bicycle sheds and amenity blocks in the centre of the site to allow for the re-introduction of a courtyard garden and green space in the southeastern area of the frontage.

The wider visual impact of the proposed scheme upon setting of the Conservation Area will be low, especially when viewed from the surrounding streets. The density of housing and natural topography of the surrounds area rapidly limits views of the Almond and Cream Blocks. In terms of the impact of the setting upon the wider area, in particular York Minster and the centre of York, the impact will vary. The height and scale of the existing building does result in it being a prominent feature when viewed from the upper levels of York Minster, although not by the majority of the public realm within the centre of York.

The principal impact of the development upon the upper levels of York Minster will be at night when the additional storeys, or apartment windows of the south façade are illuminated. Assuming that careful consideration is given to the amount of light that will be emitted from windows along this façade of the building then the overall impact should be considered as being **moderate**.

Conclusion: This Heritage Statement has established that the Haxby Road frontage is the principle heritage feature of the Site and acts as a landmark building within the Nestle/Rowntree Conservation Area. This incorporates not only the six-storey Almond and Cream Block, but the Joseph Rowntree Memorial Library, the railings, clocks and planting which together define views along Haxby Road and across the Conservation Area.

Apart from within the library, there are very few internal features of historical value that survive, but it is recommended that where possible these should be retained, reused, or carefully considered to inspire new elements of the refurbishment that is being proposed.

The demolition of the single-storey amenity block is considered to be acceptable as it will enhance the setting of the Grade II Listed library, and it will enable the previously demolished connecting walkway to be partially recreated, thus reinstating lost historic aspects of the site and enhancing the Conservation Area. The new courtyard that is proposed will echo the form and character of the former enclosed amenity garden, although on a reduced scale, and provide new bicycle storage and a public meeting space.

The external appearance of the Almond and Cream Blocks will be significantly improved by the replacement of modern fenestration with a scheme that respects the historic character of the building and is considered to be acceptable. The addition of a new storeys above the existing flat roof, will be undertaken to respect the changing height of the existing parapet, with a single-storey above the Cream Block and with two-storeys above the Almond Block overlooking the City of York to the south. Whilst the addition of extra height will alter the existing appearance of the building, the new apartments will be set back from the edge of the façade and also materials will be used that do not detract from the historic character of the building, which is largely industrial in its nature.

It should be noted that on the opposite side of Haxby Road, also within the Conservation Area, plant rooms have been added to the roof of the former Dining Block (now the Nuffield Hospital). Whilst these do not represent high quality architectural design, they do establish a precedent for raising the roof level of former factory buildings within the area.

The proposed development scheme intends to introduce new planting which will respect the history and development of the factory and ensure that the wider setting of the site is partially screened, and enhanced especially when viewed from above. This will reintroduce a garden setting in the southeast of the site, which was lost following the construction of the Almond Block extension in 1910.

The design of the new apartments will respect the existing scale and character of the Conservation Area, with the principal change being the use of the buildings – from industrial to residential.

The proposal to incorporate a new convenience store in the northeast of the site will impact upon the appearance of the Conservation Area when viewed from the northwest, however the high quality of the architectural design (**Figure 8**) which mirrors the end gable of the library in a repeating pattern of pitched roofs, will not detract from the character and appearance of the imposing Cream and Almond Block. The partial removal of the former workers garden in this area is balanced by the re-instatement of the removed gardens, formerly beneath the bicycle sheds in the southeast of the site.

In terms of the overall impact upon the surrounding historic environment, this heritage statement concludes that the proposed development scheme is considered to be acceptable in regards to the heritage of the site and the immediate setting of the Conservation Area and should be recommended for approval.

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February 2017

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- Google Patents <https://patents.google.com/patent/GB191208517A/en> accessed 27/11/16
- Heritage Gateway: www.heritagegateway.org.uk
- National Heritage List: www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/
- Nestle employees cycling to work Blog by A. Hutchinson 2013 <http://www.nestle.co.uk/aboutus/history/blog/posts/le-tour-comes-to-york> (accessed 12/12/16)
- Pastscape <http://tinyurl.com/hwzanzh> Monument No 1458734 Rowntree site accessed 26/11/16
- Reminisce Pack http://www.nestle.co.uk/asset-library/documents/aboutus/memorypack/nestle_heritage_photo_%20archive-%201-9.pdf (accessed 12/12/16)
- Rowntree 3sixty film <http://www.rowntreesociety.org.uk/rowntree-films/> (accessed 12/12/16)

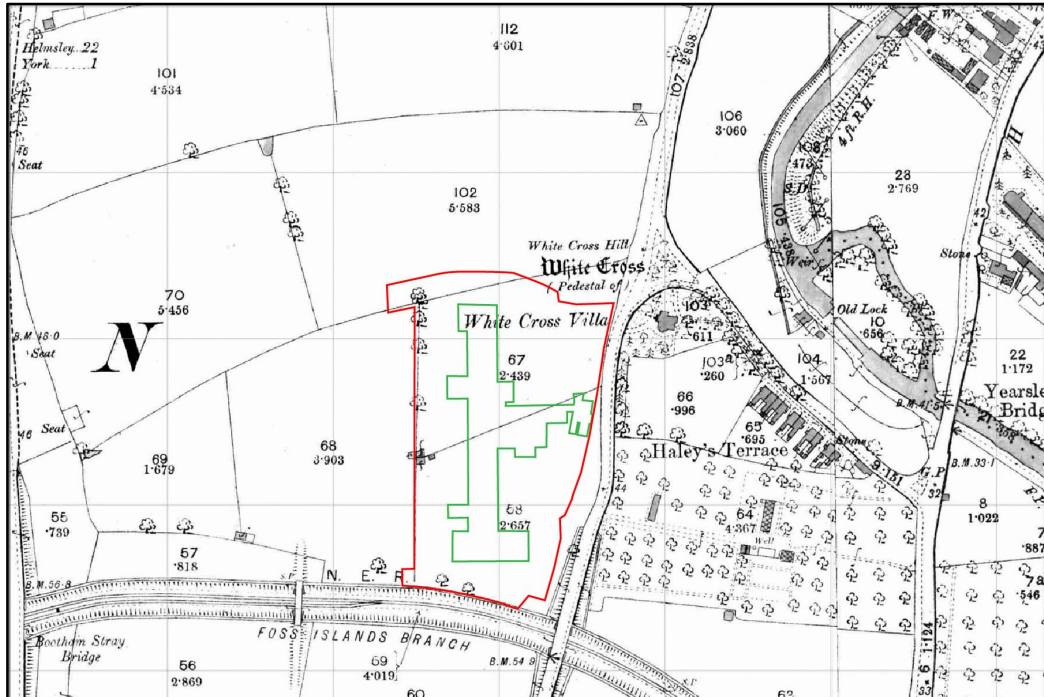
- Rowntree Society <http://www.rowntreesociety.org.uk/henry-isaac-rowntree-1838-1883/> accessed 25/11/16
- Scottish Architects <http://www.scottisharchitects.org.uk> accessed 26/11/16
- The Nestle/Rowntree Factory Conservation Area No 35 2007
https://www.york.gov.uk/.../conservation_areas_-_35_nestle_rowntree_factorypdf.pdf accessed 27/11/16
- Van Houten <http://www.vanhoutendrinks.com/en/history> accessed 26/11/16
- Wikipedia – Rowntrees <https://en.wikipedia.org/wiki/Rowntree's> accessed 25/11/16
- York Historic Characterisation Project (YCP), area 44; 2013 <http://tinyurl.com/he656f8> accessed 26/11/16
- York remembers Rowntree Society Oral history project <http://york-remembers.rowntreesociety.org.uk> accessed 28/11/16
- York Stories <http://yorkstories.co.uk/tidy-factory-frontage-rowntrees/> accessed 27/11/16

Appendix I

Extracts from historic mapping to illustrate the development of the site

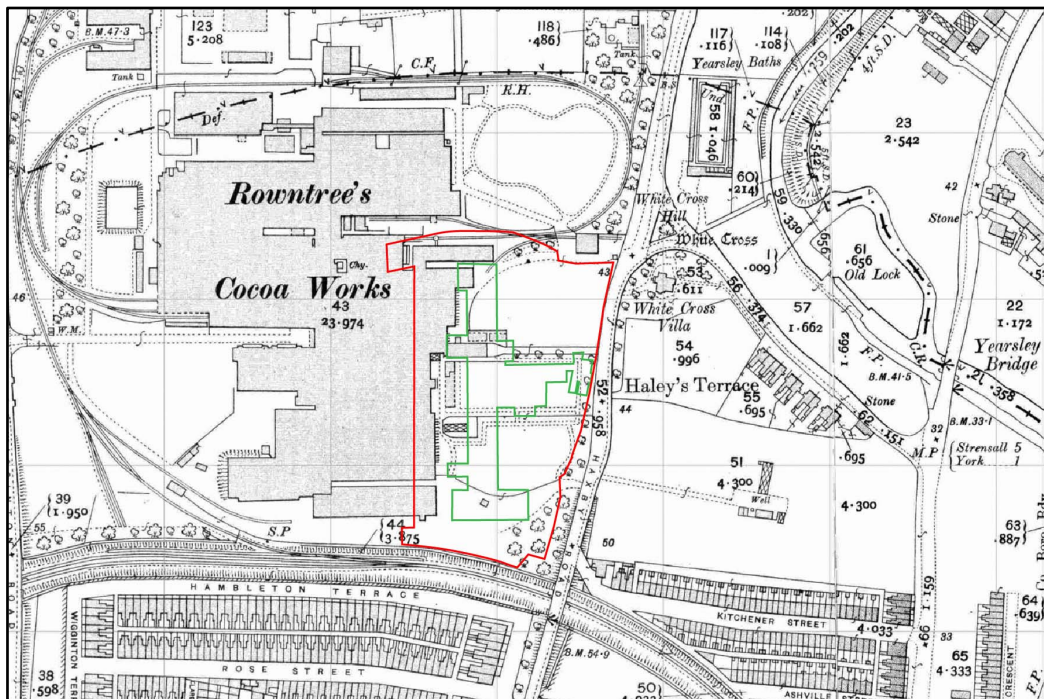
Note: Site boundary overlaid in red and outline of existing buildings marked in green

Appendix I.1



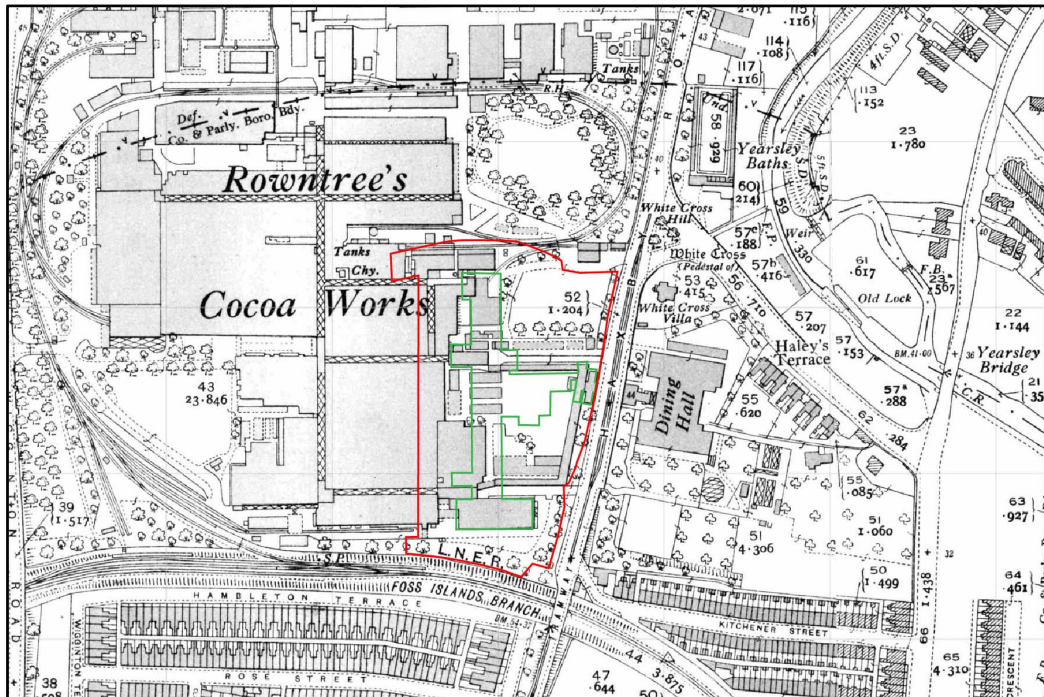
Extract from 1892 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.2



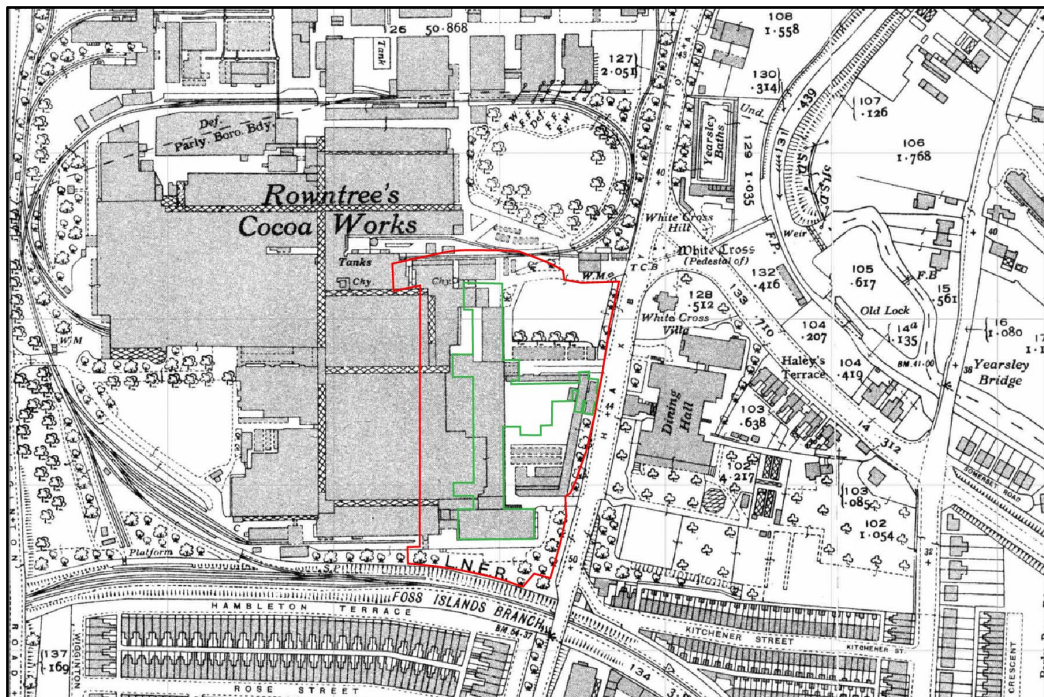
Extract from 1909 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.3



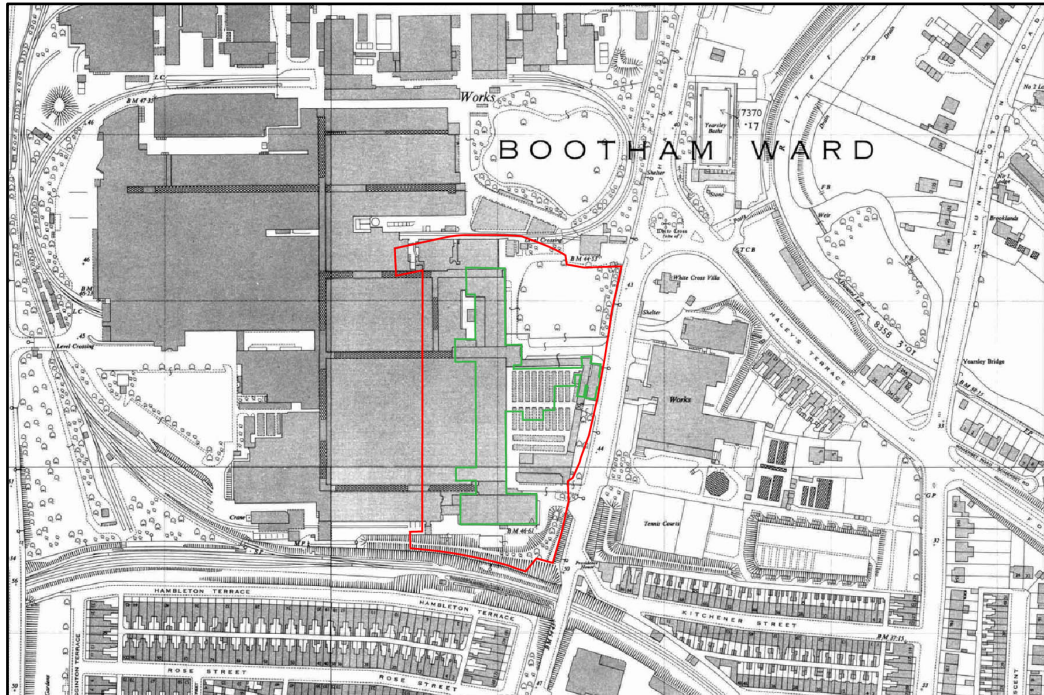
Extract from 1931 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.4



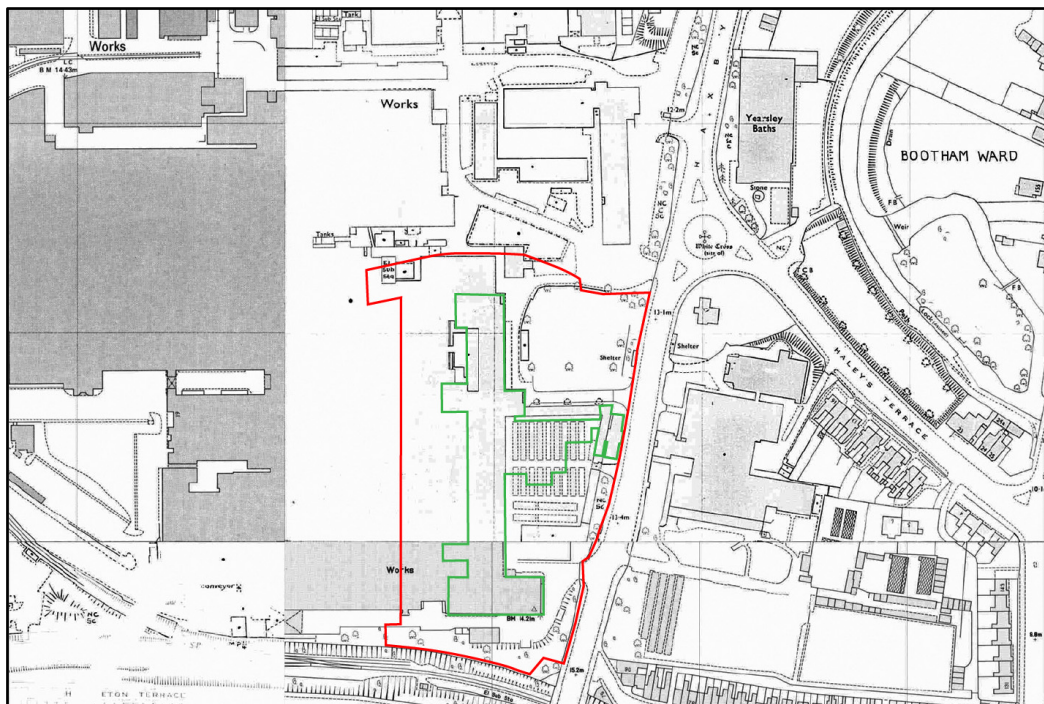
Extract from 1937 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.5



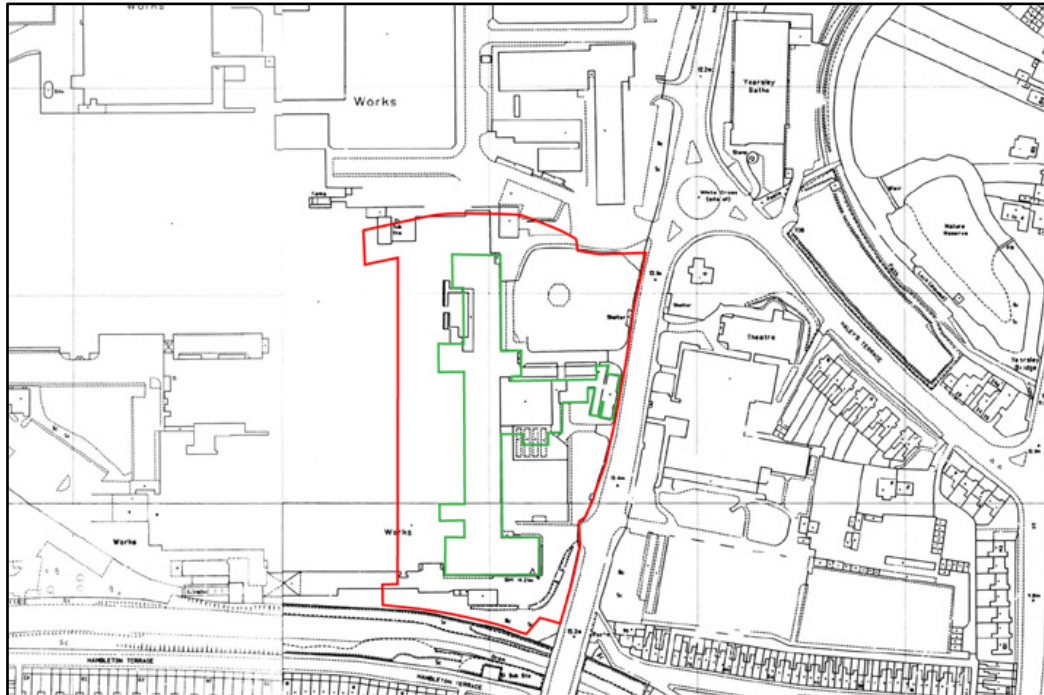
Extract from 1960 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.6



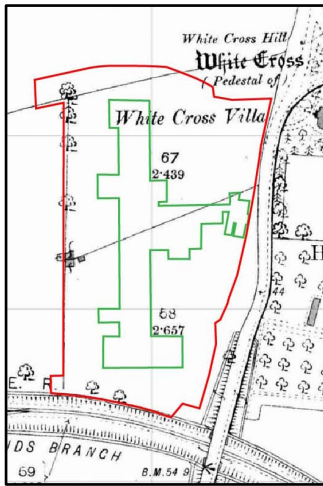
Extract from 1983-87 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

Appendix I.7

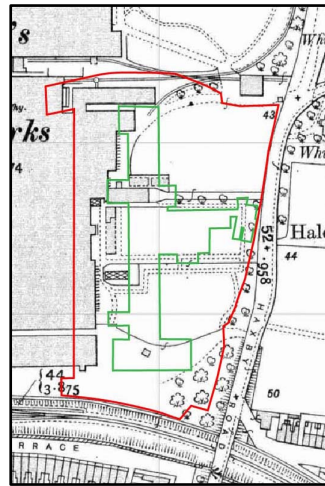


Extract from 1994 Ordnance Survey map
OS map reproduced under Licence No.100056148. Ordnance Survey © Crown Copyright ©

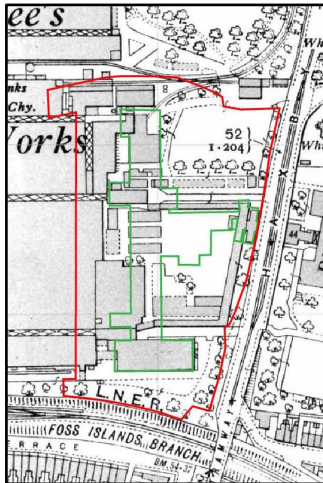
Appendix I.8



1892 OS map



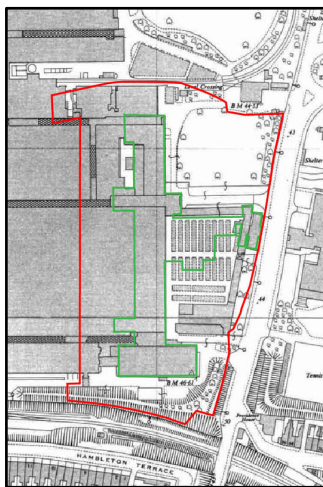
1909 OS map



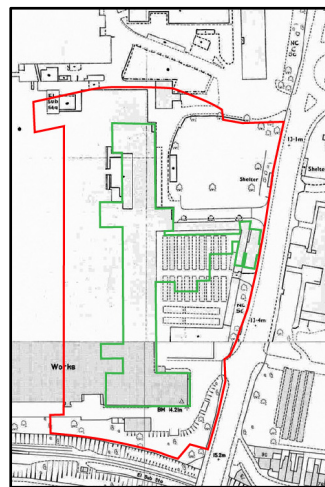
1931 OS map



1937 OS map



1960 OS map



1994 OS map

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Appendix 2

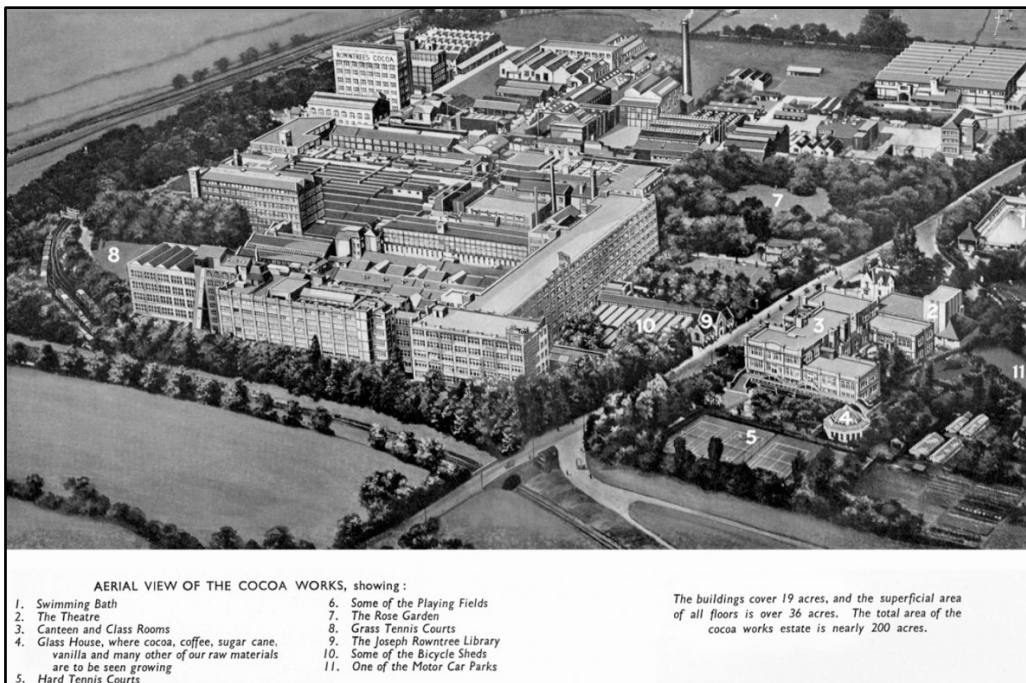
Historic photographs of the Rowntree factory

Appendix 2.1



Aerial view of the factory before the construction of the Cream Block, c.1927 © Nestle S.A.

Appendix 2.2



AERIAL VIEW OF THE COCOA WORKS, showing :

1. Swimming Bath
2. The Theatre
3. Canteen and Class Rooms
4. Glass House, where cocoa, coffee, sugar cane, vanilla and many other of our raw materials are to be seen growing
5. Hard Tennis Courts
6. Some of the Playing Fields
7. The Rose Garden
8. Grass Tennis Courts
9. The Joseph Rowntree Library
10. Some of the Bicycle Sheds
11. One of the Motor Car Parks

The buildings cover 19 acres, and the superficial area of all floors is over 36 acres. The total area of the cocoa works estate is nearly 200 acres.

Aerial view of the factory complex, c.1950s © Nestle S.A.

Appendix 3

Historical photographs of the Rowntree factory

Appendix 3.1



Exterior of Rowntree Library © Nestle S.A.

Appendix 3.2



Interior of Rowntree Library © Nestle S.A.

Appendix 3.3



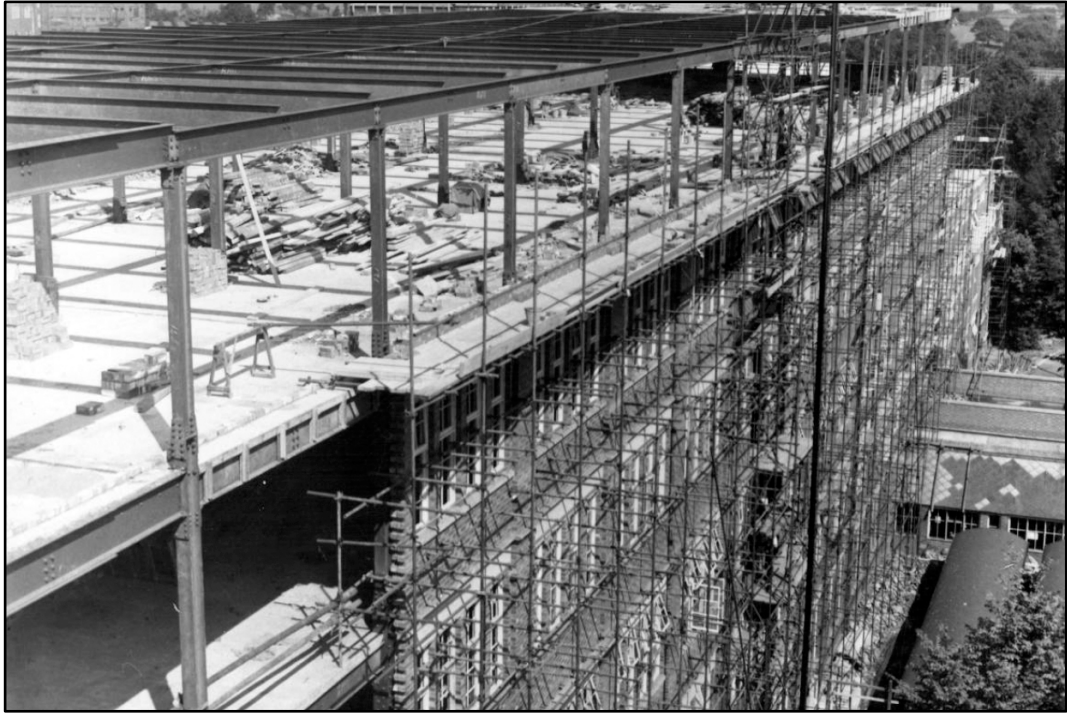
Interior of Rowntree Library © Nestle S.A.

Appendix 3.4



Entrance to Cream Block with gardens © Nestle S.A.

Appendix 3.5



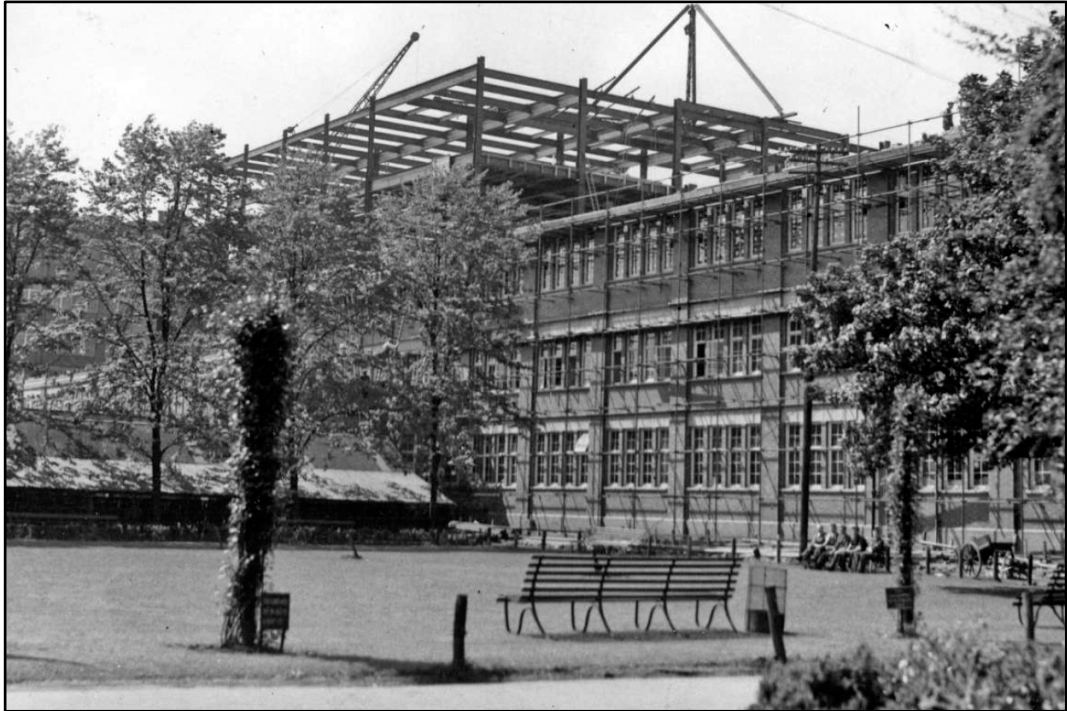
Construction of the Cream Block, c.1936 © Nestle S.A.

Appendix 3.6



Construction of the Cream Block, June 1936 © Nestle S.A.

Appendix 3.7



Construction of the Cream Block, c.1936 © Nestle S.A.

Appendix 3.8



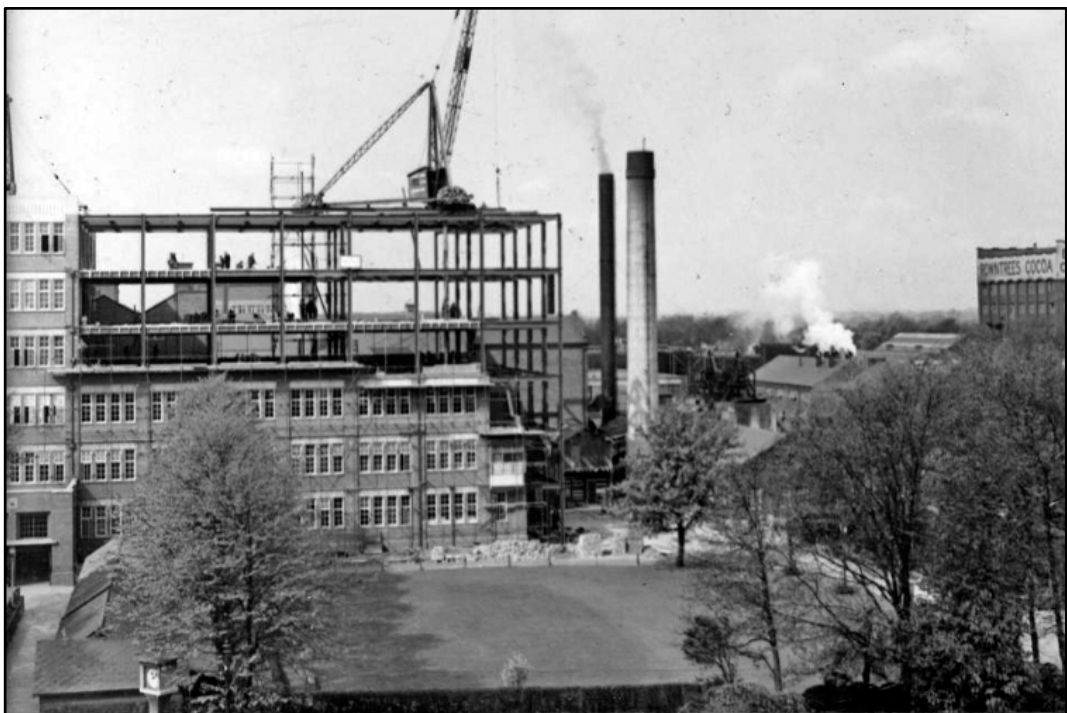
Completed (north section) of the Cream Block; note gardens in foreground © Nestle S.A.

Appendix 3.9



Construction of the Cream Block (south section), c.1938 © Nestle S.A.

Appendix 3.10



Construction of the Cream Block (south section), c.1938 © Nestle S.A.

Appendix 3.11



View of the Cream Block and Rose Garden c.1950 © Nestle S.A.

Appendix 3.12



View of workers manufacturing sweets inside the Almond Block, c.1950s © Nestle S.A.

Appendix 4

Photographs of the existing condition of the site

Appendix 4.1



General view looking south along Haxby Road, note extent of railings and overgrown shrubbery

Appendix 4.2



View looking north along Haxby Road from the former railway bridge; note modern railings

Appendix 4.3



Detail of north clock on Haxby Road frontage (2m scale)

Appendix 4.4



General view of south clock on Haxby Road

Appendix 4.5



Detail of two styles of iron railing on Haxby Road frontage (2m scale)

Appendix 4.6



General view of north gable of Joseph Rowntree library looking south; note modern security gates

Appendix 4.7



General view of Joseph Rowntree Library looking northwest (2m scale)

Appendix 4.8



Detail of entrance porch to Joseph Rowntree Library

Appendix 4.9



General view of entrance foyer and staircase in Joseph Rowntree Library, looking north (2m scale)

Appendix 4.10



General view of entrance foyer in Joseph Rowntree Library, looking north (2m scale)

Appendix 4.11



Detail of north end of Joseph Rowntree Library (2m scale)

Appendix 4.12



General view of ground floor of Joseph Rowntree Library, looking south (2m scale)

Appendix 4.13



General view of upper floor of Joseph Rowntree Library, looking northwest (2m scale)

Appendix 4.14



General view of upper floor of Joseph Rowntree Library, looking east (2m scale)

Appendix 4.15



View of brick gable built following demolition of north wing of the connecting corridor

Appendix 4.16



View looking northeast of the external elevation of the subway corridor; note extensive fenestration

Appendix 4.17



Detail of exposed timberwork roof above subway corridor

Appendix 4.18



View along walkway and steps leading to subway beneath Joseph Rowntree Library

Appendix 4.19



View looking up subway steps beneath Joseph Rowntree Library (2m scale)

Appendix 4.20



General view of flooded subway passage beneath Joseph Rowntree Library; note riveted box girders

Appendix 4.21



General view from above of subway corridor and Joseph Rowntree Library, looking east

Appendix 4.22



General view from above of the single storey c.1990 amenity block, looking north

Appendix 4.23



General view of amenity block, looking south (2m scale)

Appendix 4.24



General view of north wall of amenity block; note bricked up gable of former access corridor (2m scale)

Appendix 4.25



Detail of bus stop on west side of Haxby Road, looking north

Appendix 4.26



View from above of modern bike sheds in front of the Cream Block adjacent to Haxby Road

Appendix 2.27



View along Haxby Road and York Minster from the roof of the Almond Block

Appendix 4.28



View of land to the west of the Cream Block following clearance of the associated factory buildings

Appendix 4.29



View of Nuffield Hospital on east side of Haxby Road, (former dining rooms and class rooms)

Appendix 4.30



View of multi-storey office block (still in use by Nestle) to the north of the Cream Block

Appendix 4.31



General view of east elevation of Cream Block, looking northwest

Appendix 4.32



General view of upper part of east elevation of Cream Block, looking northwest

Appendix 4.33



Detail of downpipes and deco inspired hopper heads on east elevation of Cream Block

Appendix 4.34



Detail of 1936 entrance into the Cream Block (2m scale)

Appendix 4.35



View looking up of southeast corner of Almond Block; note original windows with small lights

Appendix 4.36



Detail of southeast corner turret on Almond Block; note ashlar cornice and decorative parapet

Appendix 4.37



Northwest section of 1938 extension of Almond Block; note recessed 1936 building below

Appendix 4.38



Detail of original window frames in 1936 block with 1938 steelwork above

Appendix 4.39



View of staircase at north end of three-storey section of Cream Block; note timber handrails (2m scale)

Appendix 4.40



Detail of terrazzo treads on 1936 staircase in Cream Block

Appendix 4.41



Detail of first floor rooms in 1936 three-storey section of the Cream Block (2m scale)

Appendix 4.42



Detail of decorative fanlight in 1936 three-storey section of the Cream Block

Appendix 4.43



General view of main entrance corridor at north end of 1936 Cream Block

Appendix 4.44



Detail of second floor rooms in 1936 three-storey section of the Cream Block (2m scale)

Appendix 4.45



General view of third floor of Almond Block; note exposed concrete superstructure (2m scale)

Appendix 4.46



Detail of cast concrete decoration on third floor of Almond Block

Appendix 4.47



Detail of sliding door on forth floor of Almond Block (2m scale)

Appendix 4.48



General view of west end of forth floor of Almond Block, looking northeast (2m scale)

Appendix 4.49



Detail of wooden step ladder 'Nut Room' on forth floor of Almond Block (2m scale)

Appendix 4.50



General view of stairwell in north end of Almond Block (scale 2m)

Appendix 4.51



Detail of wooden swing doors on forth floor of Almond Block (2m scale)

Appendix 4.52



Detail of sliding door on fifth floor of Almond Block; note metal sheets (2m scale)

Appendix 4.53



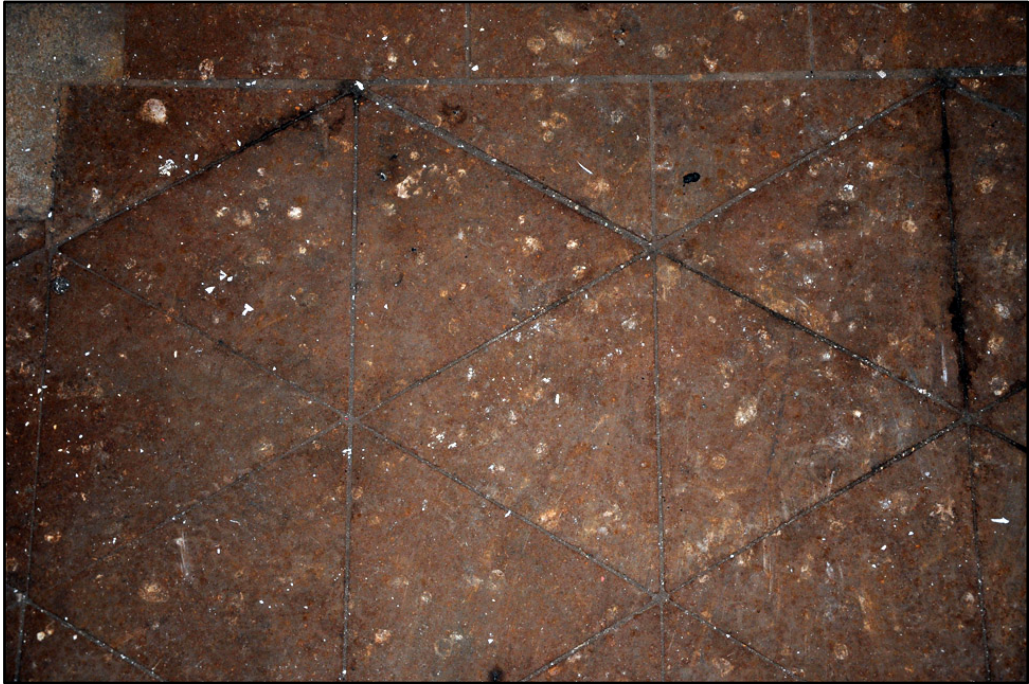
General view of fifth floor of Almond Block; looking east (2m scale)

Appendix 4.54



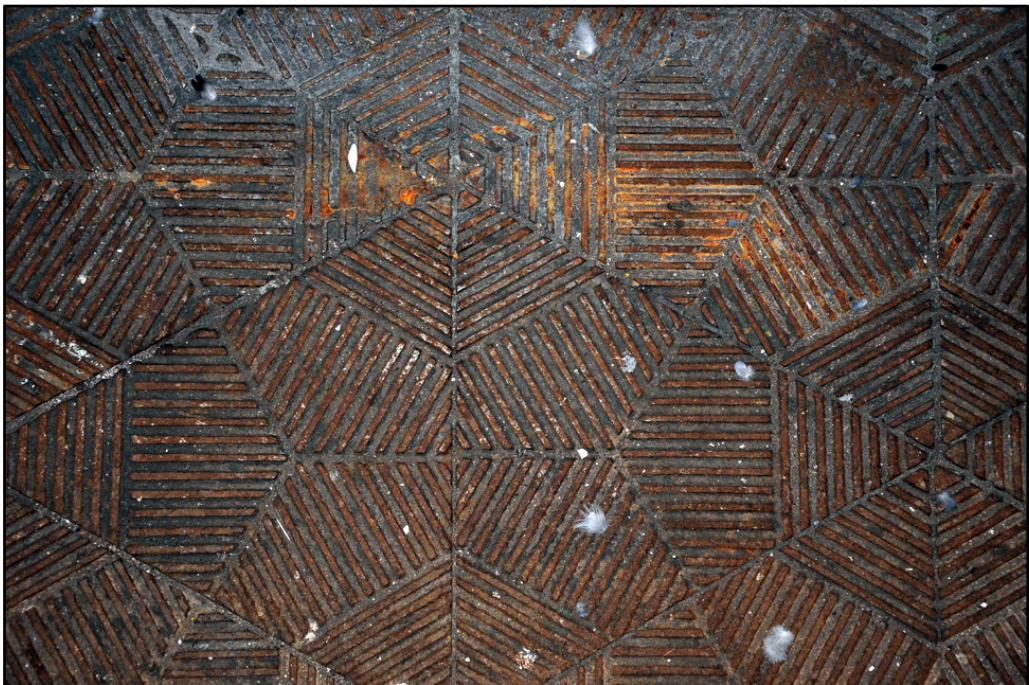
Detail of sixth floor of Almond Block; note inserted modern partition (2m scale)

Appendix 4.55



Detail of metal floor plates in Almond Block

Appendix 4.56



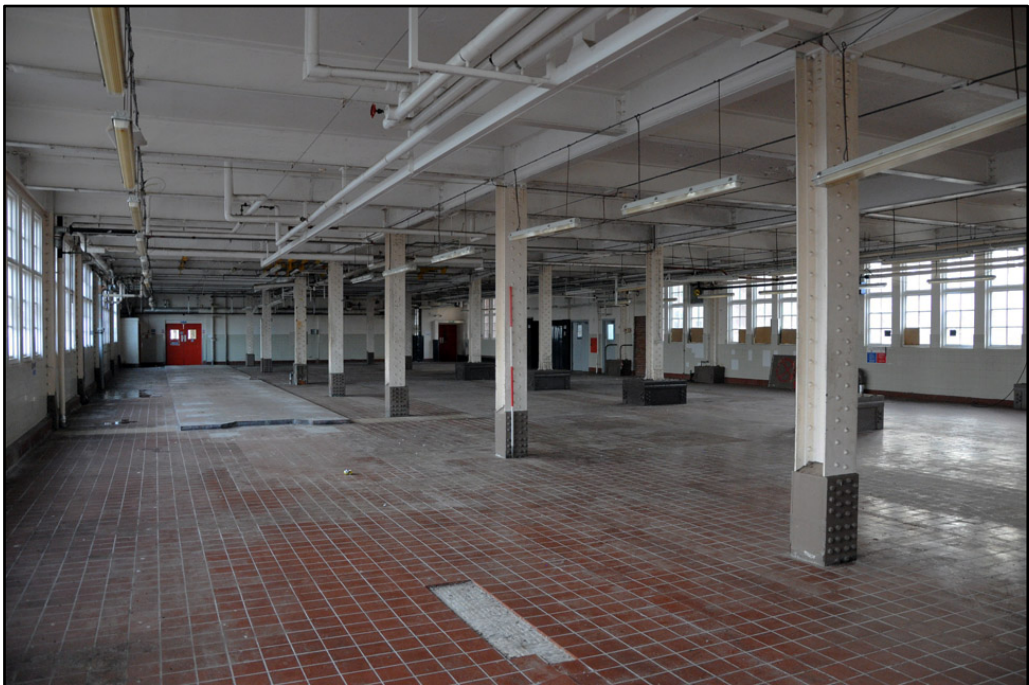
Detail of metal floor plates in Almond Block

Appendix 4.57



General view of north end of third floor of Cream Block, looking south (2m scale)

Appendix 4.58



General view of southwest area of third floor of Cream Block (2m scale)

Appendix 4.59



Detail of sliding metal door on fourth floor of Cream Block (2m scale)

Appendix 4.60



General view of fourth floor gym in northwest area of fourth floor of Cream Block (2m scale)

Appendix 4.61



Detail of secondary sheet metal ceiling in rear extension of Cream Block; possible air-raid protection

Appendix 4.62



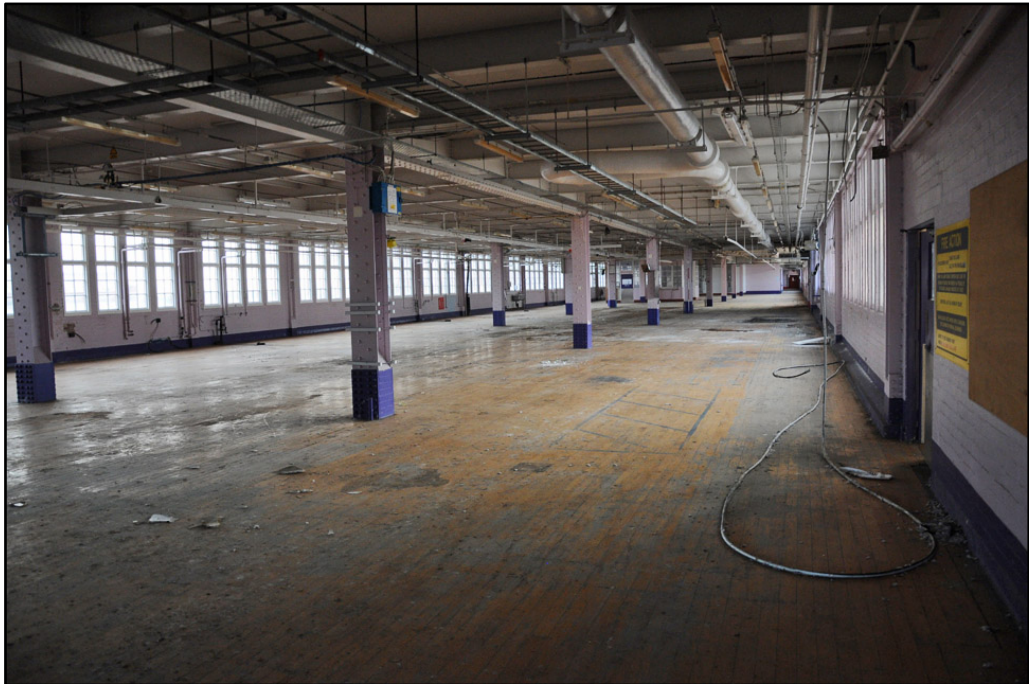
Detail of south stairwell on fifth floor of Cream Block; note sliding door gate (2m scale)

Appendix 4.63



Detail of north stairwell on fifth floor of Cream Block; note brown glazed tiles (2m scale)

Appendix 4.64



General view of fifth floor of Cream Block, looking south

Appendix 4.65



Detail of inserted office within fifth floor of Cream Block; note ware pattern in floor (2m scale)

Appendix 4.66



General view of fifth floor of Cream Block, looking south

Appendix 4.67



General view of fifth floor of Cream Block, looking north (2m scale)

Appendix 4.68



General view of sixth floor of Cream Block, looking north (2m scale))

Appendix 4.69



General view of sixth floor of Cream Block, looking south (2m scale)

Appendix 4.70



View looking south across flat roof of Cream Block; note sawn off base to flagpole

Appendix 4.71



View looking south across flat roof of Cream Block towards York Minster

Appendix 5

Listed building records

(accessed Historic England online database on 19.12.16)

- Joseph Rowntree Memorial Library – Grade II
- Whitestone Cross – Grade II
- Joseph Rowntree Theatre

Name: JOSEPH ROWNTREE MEMORIAL LIBRARY

List entry Number: 1392224

Location: JOSEPH ROWNTREE MEMORIAL LIBRARY, HAXBY ROAD

Date first listed: 20-Aug-2007

Legacy System: LBS

UID: 503604

YORK

1112-1/0/10059 HAXBY ROAD 20-AUG-07 (West side) JOSEPH ROWNTREE MEMORIAL LIBRARY

Grade: II - Library, 1927, designed by Fred Rowntree.

MATERIALS: red brick laid in raking stretcher bond, with roofs in slate, some stone dressings and small-paned metal framed and leaded windows throughout.

PLAN: the library has three single storey bays to either side of a two-storey central bay with projecting gable to the front, with pitched roofs throughout.

EXTERIOR: the front elevation has a central projecting bay with an entrance having white stone pilasters and consoles supporting a plain architrave and cornice. The door is half glazed with leaded lights and a rectangular fanlight above. Above is a Venetian window with stone dressings. There are small windows on the ground floor on either side of the projecting bay. To either side are three round-arched windows. Each gable end has a large round-arched window with multiple small panes and leading. The gables are raised throughout. The rear windows are raised and smaller apart from a central stair window: all are rectangular with leading. To the rear is an attached brick building of later date which covers the approach to a subway beneath the library and road, leading to the former dining block of Rowntrees factory: this attached building is not of special interest.

INTERIOR: the entrance doors lead into a small vestibule with double inner glazed doors. The interior has 6 exposed trusses with queen posts rising from the floor and pegged joints in dark stained wood: elsewhere the wood is finished with a pale varnish. Panelling around the inner doors includes an inscribed panel above the door reading: THIS LIBRARY IS ERECTED AS A MEMORIAL TO/JOSEPH ROWNTREE 1836-1925/ IN GRATITUDE FOR A LIFE OF DEVOTED SERVICE. To either side of the inner doors is an integral wooden rack for umbrellas, beyond which is a door to storage/staff rooms on either side. Original fitted bookcases line the side walls, continuous to the rear and between the

windows to the front. There is a recent reception desk at the right end and a door to the rear in the centre.

Opposite the entrance is a staircase with wooden balusters and handrail to the first floor. This consists of a single room with a wooden panelled partition from the staircase. Wooden panels with dedications reading A NUMBER OF/ BOOKS IN THIS/ ROOM ARE FROM/ JOSEPH/ ROWNTREE'S/ PERSONAL LIBRARY/ PRESENTED TO THE / COCOA WORKS BY/ HIS CHILDREN and THIS BUILDING / WAS ERECTED BY/ ROWNTREE & Co Ltd/ AND ITS INTERIOR/ DECORATIONS WERE/ PROVIDED BY THE/ EMPLOYEES AS A/ MEMORIAL TO/ JOSEPH/ ROWNTREE. Fitted magazine racks and cupboards along the side walls and beneath the Venetian window.

SETTING:the library is at the eastern side of the large complex of factory buildings at Nestle Rowntree in York. It faces onto Haxby Road, away from the factory, but can be accessed from the factory site at the rear.

HISTORY: the building was erected in 1927, and designed by Fred Rowntree. It was built to commemorate the life of Joseph Rowntree and housed the company library which was previously housed within the factory. It is still owned by the Nestle company but is run by City of York COuncil as part of its library service.

Fred Rowntree had an architectural practice at Scarborough, Glasgow and London at various times, and designed some buildings at the Rowntree factory. The library is the only surviving building that can definitely be assigned to him.

SOURCE: Hall Grey Associates, Rowntree Cocoa Works York Historic Building Report (2006)

REASONS FOR DESIGNATION * 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 * The library is an unaltered example of Arts and Crafts inspired architecture

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 60658 5355 I

Name: WHITESTONE CROSS AT GRID REFERENCE NGR SE 6073 5367

List entry Number: 1257676

Location: WHITESTONE CROSS AT GRID REFERENCE NGR SE 6073 5367, HAXBY ROAD

Legacy System: LBS

UID: 463573

YORK

SE65SW HAXBY ROAD 1112-1/2/436 (East side) 24/06/83 Whitestone Cross at grid reference NGR SE 6073 5367 (Formerly Listed as: HAXBY ROAD Whitestone Cross in forecourt of Public Baths)

Grade: II

Boundary stone. Medieval. Limestone. Roughly dressed massive irregular shaped block approximately 1 metre high and 1.75 metres long; tapers from approximately 2 metres to 1 metre wide. (An Inventory of the Historical Monuments of the City of York: RCHME: Outside the City Walls East of the Ouse: HMSO: 1975-: 54).

Listing NGR: SE6072653665

Selected Sources

Books and journals

An Inventory of the City of York IV East, (1975), 54

National Grid Reference: SE 60726 53665

Name: JOSEPH ROWNTREE THEATRE

List entry Number: 1096161

Location: JOSEPH ROWNTREE THEATRE, HAXBY ROAD

Grade: II

Date first listed: 29-May-2003

Legacy System: LBS

UID: 490183

1112-1/0/10037 HAXBY ROAD 29-MAY-03 (East side) Joseph Rowntree Theatre

GVII

Theatre and lecture hall. Opened November 1935, with small late-C20 addition. Designed by Barry Parker for the Joseph Rowntree Village Trust. Brown brick with concrete dressings and pantile roofs. Chamfered brick plinth. Main entrance to west has 3-storey recessed centre with triple doorway reached up six concrete steps with wooden canopy over. Above three small windows, then two tall casement windows either side of blank centre, above again three 2-light casement windows. Projecting wings either side have two square uPVC casement windows to left and three similar windows to right. Wings topped with brick parapet topped with concrete coping. Side elevations each have 5 full height buttresses with concrete set-offs, slightly projecting lower floor has concrete coping. Small single-storey flat-roofed late-C20 addition to north. Rear has tall 4-storey fly-tower with broad plain buttresses, flat roof and concrete coped parapets.

INTERIOR. Entrance foyer has original composite floor with staircase to left, similar right staircase has been altered to form a small box office. Shallow steps with metal rails lead to auditorium doors between original light fittings. Auditorium has raking stalls and narrow balcony with plain curved front. Both have panelling to dado height incorporating louvred ventilators. Proscenium opening has segmental arch flanked by convex quadrant walls. Balcony front and orchestra pit front are curved on plan. Ceiling spanned by shallow arched ribs that die into the walls and continue as pilaster strips. Original wooden seating survives throughout though re-upholstered at later date. Original stage machinery survives. Originally fitted with ventilation system reputed to be 'one of the most up-to-date systems in the country'. Also fitted with film projection room and modern loudspeaker system for the reproduction of recorded music. A rare example of a surviving theatre from the mid-1930s outside London, and an example of the progressive social policies of the Rowntree family towards their workforce.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 60730 53579