

**Terry's of York
Head Office and Multi-Storey Factory Building
Bishopthorpe Road
York**

SE 59931 49887

Level 2 Building Survey

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**Terry's of York
Head Office and Factory Building
Bishopthorpe Road
York**

SE 59931 49887

Level 2 Building Survey

Non-Technical Summary

A Level 2 Building Survey was undertaken at the former Terry's of York Chocolate Factory from 12-18th October 2006. The aim of the survey was to give a detailed description of two of the buildings contained within the boundaries of the factory grounds. The site lies within a conservation area and five of the original 1920's – 1930's factory buildings are Grade II Listed. This survey was undertaken to accompany a planning application for mixed use redevelopment.

The two buildings surveyed were the former general offices and the five storey factory building. The character and appearance of these building is characterised in the Baroque Revival style constructed in red brick with extensive use of 'Empire Stone' (an artificial stone with the appearance of ashlar sandstone). The Head Office is more ornate externally and has had only minor alterations. Whilst the Factory building is impressive in scale it has been altered through blocking windows and more recent extensions

The Factory has largely been stripped of all machinery but much still remains of the original tiles, stairwells and lifts. However it is the Head Office which contains much of the original features including a magnificent staircase with iron balusters, offices, lavatories, tiles and light fittings.

**Terry's of York
Head Office and Factory Building
Bishopthorpe Road
York**

SE 59931 49887

Level 2 Building Survey

1. Introduction

- 1.1 A Level 2 Building Survey of the Head Office Building and the Factory Building at Terry's of York Bishopthorpe Road, York (SE 59931 49887: Fig. 1) was undertaken by MAP Archaeological Consultancy under instruction from Under Construction Archaeology on Behalf of EC Harris acting for GHT (Grantside) Developments LLP. The Terry's of York site is part of a proposed redevelopment by GHT (Grantside) Developments LLP.
- 1.2 The survey was conducted between the 12th and 18th October 2006. The weather consisted of bright sunshine, overcast and dull foggy conditions.
- 1.3 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Listed Building Register and Conservation Areas, Planning Policy Guidance 15: Planning and the Historic Environment, Planning No. 16: Archaeology and Planning and The City of York's Development Plans).
- 1.4 All work was funded by the developer, GHT Developments LLP.
- 1.5 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

- 2.1 The Terry's of York site is located approximately two kilometres south of York city centre, at the edge of the residential areas of South Bank and Nunthorpe,

100m west of the River Ouse, and the Racecourse to the south and east. The site is on the west side of Bishopthorpe Road and the south side of Campleshon Road with main access' on to both roads.

- 2.2 The southern part of the site is within the Racecourse and Terry's Factory Conservation Area (Appendix 1).
- 2.3 The site comprises 10.45 hectares (25.81 acres); at heights between 10 to 15m AOD.
- 2.4 The underlying geology is of mixed sands and gravels.

3. Historical Background

- 3.1 Terry's of York has its origins in the eighteenth century as the Confectioners Bayldon and Berry and was originally located near Bootham Bar. Joseph Terry, became a partner with Blaydon and Berry in 1823. In 1824, the firm moved to St Helen's Square, in the centre of York. By 1828, Joseph Terry was the sole owner and had started to develop the chocolate side of the business. The company Joseph Terry and Sons was formed in 1840.
- 3.2 Terry's built a new factory at Clementhorpe in 1862, which utilized the transport links along the River Ouse. By 1924, continued expansion led to the need for new premises for Terry's as expansion at Clementhorpe was prevented by the creation of Rowntree's Park. A greenfield site was chosen at Bishopthorpe Road and between 1924 and 1930, two factory buildings, Clock Tower Water Tower, Boiler House, Liquor Factory, Time Office Block and Head Offices were erected. These impressive red brick and Empire Stone buildings were designed by architects J G Davies and L E Wade. Production on the new site commenced in 1926 and provided a functional and 'state of the art' environment for the employees.
- 3.3 During the Second World War, the site was for the production of Jablo aeroplane propellers for Spitfires. The Nut and Fruit Store was built as an Air

Raid Shelter in 1939 but was used on a daily basis through the war for the production of Chivers Jam.

- 3.4 Further expansion of the Site in the 1960s, 1970s and 1980s continued with the building of the Central Services Blocks, Liquor Mill, Distribution warehouse and extension to the Single Storey Factory. The original single storey factory and the multi-storey factory were connected in this period. The period between 1963 and 1993 saw Terry's change hands as part of several large conglomerates including Forte, Colgate Palmolive, United Biscuits and finally Kraft General Foods who created the new name of Terry's Suchard. In March 2004, Kraft announced the closure of the Terry's site and in 2005 transferred the production overseas. The site was closed on 30th September 2005 and was acquired by Grantside Developments for redevelopment.
- 3.5 The Five main buildings of the Terry's factory were listed as Grade II buildings of architectural and historic importance by the Department of Culture Media and Sport in March 2005 (Appendix 2). Although the single-storey factory was one of the first buildings on the site, it was excluded from the listing.

4. Aims and Objectives

- 4.1 The purpose of the recording work was to provide a permanent archive record of the site to accompany a planning application (Fig. 2). The permanent archive record of the site consisted of a high-quality photographic record of all the relevant structures and fittings.

5. Methodology

- 5.1 The photographic record of the existing structures was made to the standards detailed by the Royal Commission on the Historic Monuments of England document 'Recording Historic Buildings: A Descriptive Specification' (Third Edition 2006).
- 5.2 The photographic record consisted of:
- General views of the exterior of the structures, with reference to their

landscape context.

- All elevations, external and internal (where appropriate) of the buildings and structures.
- Fixtures and fittings.
- Constructional details, including any details, which might help to phase the structures.

5.3 A Nikon FG-20 SLR camera fitted with a 35mm perspective shift lens, an Olympus Camedia 4-4000 Digital Camera, and a Nikon D 200 with Nikkor AF-S 18-70mm lens were used for all aspects of the photographic work. The images were taken on archivally stable conventional (silver-based) black and white print film (Ilford HP5 400ASA Black and White Print Film). Four films (144 frames/negatives) were exposed and 274 digital photographs were taken. All the photographs taken were cross-referenced (including position and orientation) to the site plan (Appendix 2).

5.4 Drawings of the site were prepared to RCHME standard using the plans supplied by Under Construction Archaeology from Met Surveys. These included; an accurate plan of all main floors and showed the layout and location of all openings, roof trusses and architectural details. Sections and elevations were drawn where appropriate.

5.5 Site drawings suitable for reproduction as report figures were prepared at scales of 1:200 on standard A-size.

5.6 A written account was made giving the precise location of the features of the buildings, a summary statement describing each component, materials, possible dates, a summary of the plan, form, function, age and development sequence. The written account refers to local historical sources.

5.7 The Building Survey did not entail the loss of, or damage to, the historical fabric of the building and was undertaken to Level 2 English Heritage guidelines.

6. Building Survey (Pls. 1-10)

6.1 Two Buildings were surveyed and photographed to Level 2 standard (English Heritage 2006), the Head Office Building (SE 59950 49850) and the Multi-Storey Factory Building (SE 59850 49780) at the Terry's of York site, Bishopthorpe Road. Both are Grade II Listed Buildings (Head Office, No. 492557 and Factory No. 492559 : Appendix 2). Other Listed buildings on the site include the Liquor Store (No. 493075), Clock Tower, Water Tower and Boiler House with Transformer House attached (No. 492560) and the Time Office Block (No. 492558).

6.2 Head Office Building Exterior (Figs. 3-8, Pls. 11-30)

6.2.1 The Head Office building for Terry's of York chocolate manufacturers was built between 1924-1 930. It was designed by J G Davies & L E Wade, and built in Red brick (English Bond) with Empire Stone dressings, centre pieces and corner sections. The building is two storeys high, each face with a centre façade and windows on either side. A raised parapet hides the roof of centre saw tooth (north) lights, cupola, and light wells on the eastern side and flat asphalt round the outside.

6.2.2 The Baroque Façade on the east elevation faces Bishopthorpe Road has a centre entrance with panelled double doors and overlight, and distyle in antis porch with Doric columns, all in Empire Stone. The top of the columns and pilasters have Yorkshire Rose motifs. On the first floor above the porch is a French door with an elaborate pedimented triple key surround with balustraded balcony. Five windows to either side with six-over-six vertical sashes in architraves, those on ground floor with alternating triangular and segmental pediments and on first floor with cornices. Beyond these, slightly projecting end blocks in Empire Stone with quoin strips of alternating bands of brick and Empire Stone, with central six-over-six sash flanked by narrow four-over-four sashes, of which the central first floor windows have Doric pilasters and triangular pediment with corbelled balustraded balconies.

6.2.3 The west, south and north facades are similar with a centrepiece between

seven window ranges and end blocks which repeat front façade design. Centrepiece in the north and south facades is ashlar with pilasters at the angles and three six-over-six windows on each floor, divided by quoin strips of alternating brick and Empire Stone. Parapet above has urns over the quoin strips. The centerpiece in the west façade is dominated by the later addition of a second floor gantry into the modern central services building. Concrete pillars flanking the central door support the gantry. The south elevation faces the entrance road. The current main entrance is in the south façade by the security office with new doors to the north and south with an access ramp, steps and turnstiles beside the main entrance gate. There is also an entrance into the western end block.

6.3 Head Office Building Interior (Figs 3-8, Pls 31 -1 24)

6.3.1 The plan of the Head Office block is of a central double height space surrounded on four sides by ground and first floor corridors and offices that face the exterior of the building.

6.3.2 There are two small rooms in the basement lit from the west elevation and accessed from the west. Staircase.

6.3.3 The ground floor is split between the central double height office space/atrium with surrounding corridors, general offices, boardroom, security office, on the south corridor and store rooms and strong rooms, medical rooms, kitchen and lavatories.

6.3.4 To the south of the Southern Corridor are offices (R-E.G. 030, 031, 032 to 036 and 037) and at the western end of the south corridor is the security office and two entrances (R-E.G. 037, 038, 039 and 040). To the south of the side exit on the western corridor is a medical facility (R-E.G. 041 to 049) and to the north is a small kitchen (R-E.G. 051). To the east of the western corridor is the strong room (Room 050), with its safe facing onto the main central area, store rooms (R-E.G. 047 and 055). The medical centre and security office have some internal windows providing light from the corridor.

- 6.3.5 The original entrance (R-E.G. 22) in the centre of the east elevation is no longer used and has entrance lobby with inner door leading to broad hallway with tiled floor. There is a grand staircase rising from centre rear of hall, with splayed lower flight, wrought iron balusters and square wooden newels and handrail, bifurcating from central landing to two flights with quarter turns from center and higher landings. The reception area is to the right of and partly beneath the staircase (R-E.G.021), with corridors off either side (north and south) of the Entrance Hall. The corridors have original double doors at intervals with decorative glass panels. Central cupola over hallway with coloured glass and ironwork. The Ceiling is coffered with dentilated cornices and glass panels. The corridors along the eastern side of the building are wood panelled to half height as far as a set of double doors on both the north and south sides. The corridors continue in a plainer style, enclosing the central large open double height office space.
- 6.3.6 The large central office (R-E.G. 054) has glass panelled barrel-vaulted ceiling with dentilated cornices, below roof with north lights. Space partially partitioned with glass and wooden screens, which the listing states as “not original”. The 1930s photographs show wooden screens on the eastern side of this space only, creating a series of offices along the eastern wall; so the original doors and glass panels are probably reused from these original partitions. Walls are wood panelled with pilasters at corners and semi-circular windows to the first floor at each end.
- 6.3.7 The offices and other rooms to the outer side of the corridors all have oak panelled doors with cared architraves, original wooden framed windows. Many of the rooms are subdivided by both modern partitions (R-E.G. 003, 004, 009, 010, 032, 033, 034, 035, 036, 037, 038, 039, 041, 042, 043, 044, 048 and 049), and original glazed paneling (R-E.G. 001, 002, 005, 006, 007, 026). Other rooms have modern lowered ceilings (R-E.G. 007, 032, 034, 035, 036, 046 and 048). The rooms vary in amount of architectural detail, the two rooms at the north (Rooms 015 & 016) and the room at the south end (Room 028) of the east elevation on the ground floor have decorated plaster ceilings, classical moulded cornices, and waist-height wainscoting, whilst other offices

are plainer. The boardroom at the southern end of the east elevation (Room 028) additionally has a triangular pediment over a plain frieze over the main door, and consoles supporting a cornice above another. The main central room (R-E.G. 054) and the two offices between the central office space and the eastern corridor, north and south of the main staircase (R-E.G. 019 and 025), are lit by internal lightwells (R-E.G. 017 and 027).

6.3.8 There are four lavatories on the ground floor: off the main east corridor are the high status ladies and gentlemen's lavatories (R-E.G. 029 and 014 respectively) with full height tiles on the walls (in part replaced by smaller square tiles in Room 014) and wooden screens and cubicles. Another washrooms is located at the entrance of the west end of the south elevation (Room 041). The medical centre also has a modern lavatory and shower (Room 045).

6.3.9 The offices rear of the main entrance hall are of lower status, with little internal decoration (R-E.G. 001-010, 030-039, 051 and 053). Rooms at the north of the west corridor (R-E.G. 001 and 053) have raised floors for cabling beneath (N. Rosenberg pers. Comm.) The corridors to the rear are plainer in decoration as well. The western entrance and staircase share many details with the Time Office Staircase. The medical center has some original tiling, probably connected to this areas original use (the medical center was previously in the Time Office).

6.3.10 First floor rooms are in general lower status, on the same plan to the ground floor. Many of the first floor rooms have lowered ceilings (R-E.F. 003, 004, 005, 006, 007, 008, 009, 010, 011, 013, 018, 020, 021, 023, 045) and modern partitions (R-E.F. 001, 002, 003, 004, 005, 006, 007, 024, 026, 033, 034, 035, 036, 037, 041, 042, 043, 044, 045 and 047). The north and south corridors are lit by glazed roof lights and have semi-circular large windows lighting Rooms (R-E.G. 054 and R-E.050). There are large washrooms in the western corridor north end (R-E.F. 001, 002 and 0047), separated by an office (R-E.F. 049). The lavatories have original white tiled walls with blue tiled decoraton.

6.3.11 The rooms off the north corridor are mostly laboratories, which have uPVC modern windows (R-E.F. 003, 004, 005, 006 and 008). The many of the rooms have glazed panel subdivisions (R-E.F. 006, 009, 014, 016, 017, 018, 020, 021, 028, 029, 030, 031, 032, 051, 038, and 039). The office on the northern corner of the east elevation (R-E.F. 016 and 017) has been subdivided but retains the original wood panelled walls and a decorated plaster ceiling. The room on the south side of the north corridor at the west end (R-E.F. 050) has the same semi-circular windows as the corridor and is highly decorated with Corinthian pilasters and dentilated decoration with two large glazed roof lights. The rooms south of this are storerooms and machinery rooms light by the north lights (R-E.F. 040, 042-044, 046 & 048).

6.4 Factory Exterior (Figs. 9-18, Pls. 125-137)

6.4.1 The Factory is five storeys high, measuring 157m long by 19m wide and 22m high, with entrance front towards central road through site. The building was built between 1924-30 by J.G. Davies and L.E. Wade. The building is steel framed construction with red brick in English bond with Empire Stone dressings and centrepiece, with a concrete and Empire Stone roof.

6.4.2 The main façade is the north elevation. The central entrance block is constructed of Empire Stone, slightly projecting, flanked by quoin strips of alternating brick and Empire Stone. There is a large door for vehicular access with smaller personnel doors to either side separated by Tuscan order columns, with antae to the sides and plain frieze and cornice above. This doorway and a row of small-paned windows above occupy two floors in height. Second and third floors have symmetrically arranged one and two light mullioned and transomed windows with cornices. Vestigial pediment over centre window on second floor. Fourth floor has mullion and transom windows in the centre flanked by glazed oculi in keyed Empire Stone surrounds. To the east and west the windows on all floors are mullioned and transomed with those on the first floor having cornices and those on the top floor with triple keyed lintels. There are slight projecting bays on either side mid way between centre and end blocks. The end blocks also project and have mullioned and transomed windows flanked by transomed single window, all with cornices,

except top floor which have glazed oculus in keyed surround flanked by transformed single lights with keyed lintels. Outside projecting end blocks, a tier of single lights in an ashlar strip to full height and alternating quoin strips on corner. Empire Stone parapet is stepped above projecting bays.

6.4.3 The east and west elevations are the same as the end blocks on the northern elevation and have single light tiers in Empire Stone strip. The south elevation is plainer with ranks of large metal framed windows with Empire Stone sills and lintels throughout. The south entrance is now enclosed by connection with the southern factory block. On the eastern elevation on the ground floor, an accessway has been punched through, removing the central window.

6.5 Factory Interior (Figs. 9-18, Pls. 138-1 88)

6.5.1 The basement of the Factory Building comprised two service shafts on the north and south of the building. There is also a service tunnel linking the north and south shafts and is the reason for the gap in the columns on all floors in the west side of the factory. The North Shaft was entered from the Ground Floor at the east and west stairwells. The South Shaft could be entered from the exterior, which was locked, and via a doorway on the centre accessway on the east side.

6.5.2 Ground floor comprised a main accessway through the building with free-standing and engaged pillars. The floors are now empty with no machinery. There is a central tiled staircase on either side of the main entrance on the south side. Access from the central staircase leads to lavatories and cloakrooms on the first floor, second floor, second floor mezzanine, third floor, fourth floor and fourth floor mezzanine. These are all fully tiled. There are lifts and further tiled staircases on the east and west ends on the north side and two by the central staircases. On the first to fourth floors there are storerooms east and west of the central lifts. There is an external lift on the east side of the south elevation. There is also an internal goods lift between the ground and the third floors on the north elevation west side. The first to fourth floors have wooden loading doors on the south elevation to the east and west of the central stairways. Pillars run down the centre length of each floor, and steel

frame construction is visible in boxed beams. The air-conditioning system and heating are still insitu.

6.5.3 On the ground floor the windows on the south elevation have been blocked in, only the external windows at the west end survive. The room west of the staircase is a strong room with safe behind the lift. On the east side of the central staircase is a lavatory block. The west side of the ground floor is open, and the east side has a transformer and four rooms with several subdivided partitions. On all floors, the walls are half tiled with white tiles with brown banding.

6.5.3 The first floor has subdivided offices on the east and west ends. The rest of the floor is open. The second floor has subdivided offices at the western end and has a room on the north elevation west end between the lift and the staircase. This room has internal windows. The third floor has a washroom at the west end, southern elevation, and a partitioned room east of the lift on the eastern lift of the north elevation. The fourth floor has several subdivided area made up of partition walls.

6.5.4 The Roof has accesses from the east, west and central staircases. There are two blocks housing the air-conditioning plant. There is also a large tank and several vents and associated plant.

7. Discussion and Conclusions

7.1 The Terry's of York on Bishopthorpe Road was a purpose built factory site and can be considered as a group consisting of headquarters offices, factory, clock tower, Time office block and liquor factory, all built at the same time. As the listing (Appendix 2) states *"The complex is a strong group in architectural terms, presenting a unified style, which reflects the strength and importance of the corporate image of Terry's chocolate firm. The buildings also have a strong historic interest, representing the most complete surviving expression of the importance of the confectionary business in York, and confirming, on a national scale, York's high status in this business"*.

- 7.2 The Factory has been stripped of all machinery but retains many original features, including the original tiled walls, stairwells and lifts. The flooring in the lavatories and cloakrooms was originally terrazzo, and the original flooring in the factory was parkay tiles. Most have been replaced or covered over by modern non-slip surfaces. The original terrazzo floor survives in the stairwells.
- 7.3 The Head Office contains many original features including a magnificent main staircase with iron balusters and entrance hall, board room with decorated plaster ceilings, wood paneling and original light fittings. The lavatories have tiled walls in the lavatories, wood partitions and many original features. There are also original glazed partitions in the offices tiles.

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