

The Chocolate Works, York – Change through time



Contents

The front cover shows two of the restored clock faces on the tower in 2022.

Title	Page
Introduction	3
History of the site	6
Geography	6
Early settlement	8
Medieval times	9
Eighteenth and nineteenth centuries	10
Early twentieth century	18
Twentieth century industrial development	20
Twentieth century other developments and activities	28
Redevelopment	32
The Terry family business	37
Terry's timeline	37
Origins	37
The Bishopthorpe Road factory	39
Decline and fall	49
The Terry's factory buildings	52
Heritage	61
Other Terry's heritage	63
The wider area	66
Redevelopment of the Terry's site	69
Redevelopment timeline	69
Development Brief	69
Master Planning	71
Outline Planning Approval	73
Detailed planning and construction	74
Section 106 agreements and covenants	100
The Chocolate Works today	102
An illustrated tour of the development	102
Place names	125
Sources	128

Introduction

Much has been written about the rise and fall of the chocolate and confectionery industries in York. After 1900 the confectionery industries grew to be the largest single group in York's industrial life.¹

Between the two world wars rapid expansion took place. The total number employed in the industry in 1939 was about 12,300, representing some 29.4% of York's insured working population.

Chocolate and confectionery was a key industry in York right up to the mid twentieth century, when it still employed around 14,000 people. Of these rather more than half were women and girls.

Rowntrees (now Nestlé) and Terry's were possibly the best-known confectionery businesses in York, but there were several other smaller ones, including Cravens and Backhouse. At its peak Terry's employed over 2,500 staff, declining to around 300 at the time that its closure was announced. About 60% of the employees were women and around 38% were part-time. There is an excellent description of life at the Terry's Factory in Van Wilson's Oral History.²



This postcard, possibly dating from the late 1930s, shows the Terry's factory in all its glory. Bishopthorpe Road runs across the foreground, with St. Chad's Church on the far-right centre.

Today, York's confectionery industry is a pale shadow of its former self. Apart from the activities which remain at the Nestlé site, chocolate is mainly seen as a topic of interest to visitors. For example York's Chocolate Story provides a guided tour of the history of chocolate, York's role in it and how chocolate is made.

<https://www.yorkschocolatestory.com>. York Cocoa House holds workshops on

¹ *Modern York: Economy and the Corporation, 1900-39*, Victoria County History, 1961.

² *The Story of Terry's of York*, York Oral History Society, Van Wilson.

different aspects of chocolate making <https://www.yorkcocoaahouse.co.uk>. A number of other shops specialise in the sale of chocolates and there are other general sweet shops. York Museum houses memorabilia on the confectionery industry, including packaging, while the Borthwick Archive holds some important records of the industry.

This study is concerned with the history of the Terry's site at Bishopthorpe Road from early times, through its development as a confectionery works, then its redevelopment following the factory closure in 2005.³ In order to provide a context, we will also look at the site in its wider setting.

In many ways this is an interesting story. For hundreds of years the site was used for agriculture. Samuel Parsons' map of 1624, for example, marks the area as *Yorke Common Feilde* [sic], while John Lund's map of Micklegate Ward Stray, dated 1772, names the site *York Field Common*.

Then, in the early twentieth century the area became urbanised, and a large industrial complex, Terry's of York, developed. This grew in size and complexity for the next 50 years or so. Then, it closed. Jobs were lost. Fortunately, the main buildings and other features of the factory site have been retained. The area has now been transformed into a new urban quarter, largely town houses and small apartment blocks, but also a range of health, retail, business and personal services.

Some people may question whether some of this study is really 'local history'. Our response would be that it is very important that we record change as it happens for the benefit of future generations.

This story is presented in five main sections:

1. The history of the site as seen through maps, photographs and documentary sources
2. The Terry family's business, how it grew and then ended
3. The historic buildings on the site and surroundings
4. The planning and reconstruction of the site
5. A guided tour of the site today (2024).

This approach necessarily means that there is some repetition.

The authors lived on the Chocolate Works for six years, and were able to follow its transformation almost from day one. We must thank the various members of the Chocolate Works Residents Association, with whom we worked for much of our time on the estate. We must also thank Susan Major of Clements Hall Local History Group for her support in checking the text and giving helpful advice.

There are a number of references to the work of the Clements Hall Local History Group. More can be found out about the Group and its work on our web site at <http://www.clementshallhistorygroup.org.uk>. The site also gives access to a number of self-guided walks, one of which called *The Changing Face of York* includes a tour of the Chocolate Works and racecourse.

The Ordnance Survey maps are provided courtesy of the National Library of Scotland. The Terry's of York Archive at the Borthwick Institute has also been very helpful in making available documents and photographs. All the photographs were

³ A description of the Terry's factory at Clementhorpe is included in *Made in Clementhorpe: Exploring York's industrial history* by Clements Hall Local History Group.

taken by the authors, except where otherwise indicated. None of these sources may be reproduced without the permission of the originator.

We gratefully acknowledge the links to material on the brilliant Historic England aerial photo archive. Unfortunately, the costs of reproduction are too high for a small local history group. We have therefore included the hyperlinks. You can click on these to access each photograph, to explore and enlarge as you require. To return to the text of this document, you need to close each link on the Historic England site.

John Stevens and Mave Morris
June 2024

History of the site

Geography

The Terry's site lies around two kilometres south of York city centre. It is on Bishopthorpe Road on the western side of the River Ouse. The main Terry's factory covered around 10 hectares, lying between Campleshon Road in the north, and immediately east of the grandstands at York racecourse. However, the company did own more land, spreading south and east along Bishopthorpe Road, which it used for parking, sports fields and waste storage.

Nun Ings lies to the east of Bishopthorpe Road, with the Terry's land covering an area of some 10.45 hectares. A small part of this was used by Terry's as a staff car park, and towards the river is the Terry's Pump House, which supplied water to the factory. Most of the area remains in agricultural use, though it is well-used for leisure purposes.

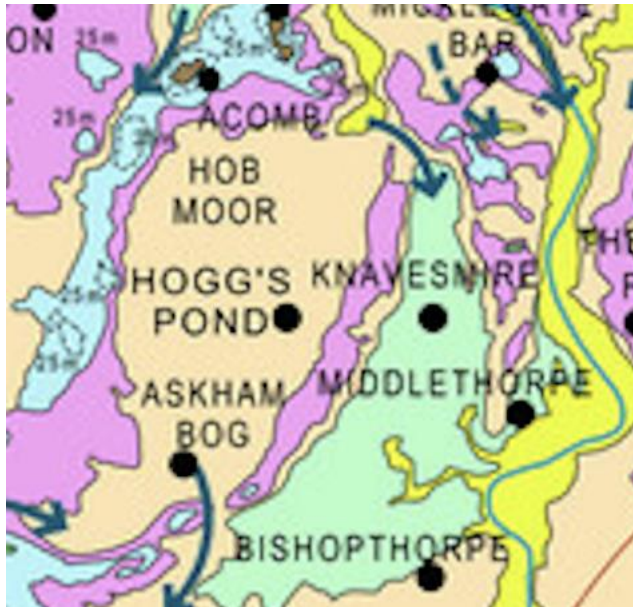
It may be useful to start by thinking about the basic geomorphology of the area, as variations in elevation, soils and proximity to the River Ouse have all combined to influence the way in which man has exploited the site.

The Terry's site lies within the wider area of low-lying land stretching from the west bank of the River Ouse out towards Tadcaster Road. This includes the Ings and open land along the river, the ridge on which the Terry's factory stood and the extensive shallow saucer of the Knavesmire.

During the last Ice Age the ice flowed to a point south of York. When it slowly retreated it left deposits of moraine, mainly comprising sand and gravel, together with a wider smear of till or boulder clay. Trails of moraine were dumped along the lines of Bishopthorpe Road and Tadcaster Road, raising them a few metres above their surroundings. In other places, such as the bank on which the A64 now runs, east-west moraine along the frontage of the ice sheet trapped water from the melting ice to form lakes and bogs. Askham Bog is one the last remaining areas where this can be seen. The lowest area of the Knavesmire was probably the scoured bed of a glacier. The historic Knavesmire Beck once flowed into this, but it is now completely culverted.

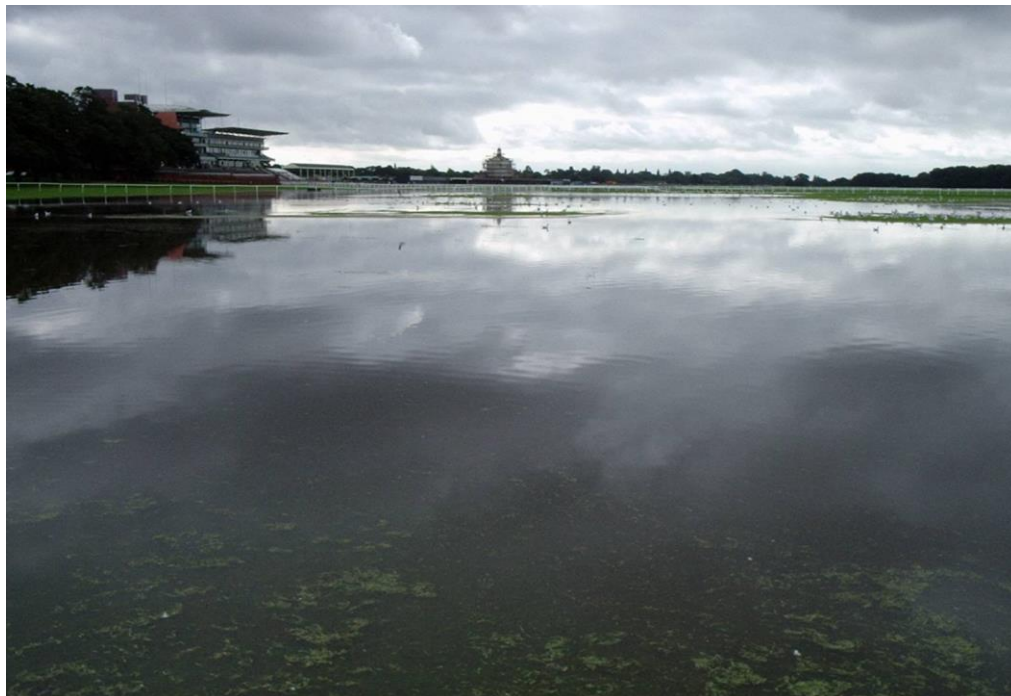
The elevated areas of moraine are particularly important because the River Ouse regularly floods its banks, and because the water table often rises to flood the Knavesmire. The higher areas remained dry, providing historic routes and pathways, and the possibility of productive arable agriculture.

On the map below these higher areas are coloured mauve, relating to the 15-metre contour above sea level. The yellow areas are in the Ouse flood plain, often taking the form of Ings. The green areas, which include the core of the Knavesmire, are extensions to the floodplain where silt (alluvium) has been deposited.



This map shows the superficial geological deposits in the York area. The mauve colour marks the 15 and 20 metre terraces above sea level. Source: <https://creativecommons.org/licenses/by/4.0/>

The Knavesmire was a long, undrained bog, on which the poor householders (knaves) had grazing rights.⁴ It was “a network of hollows, anthills and streams.” In 1731 Alderman John Telford was given the job of laying down a racecourse. He ran the course around the edge of the boggy area, flattened it out and supplied drainage. It was a great success, and attracted crowds of up to 100,000 people in the late eighteenth century.



The flooded Knavesmire, 2000, courtesy of York Racecourse.

⁴ *Knavesmire: York's Great Racecourse and its Stories*, John Stevens, 1984, p21.



This photograph, taken in early 2020, shows that the area can still be a bit of a mire today.

The area was first mentioned as the Pastura de Knavesmyre in 1479, and as the common of Knavesmyre in 1536. In Medieval England a *Knave* was a boy, servant or knave; *More* was a moor. Low-lying, marshy and therefore unsuited to settlement, it was shared between neighbouring parishes. By the sixteenth century four elected pasture masters from Micklegate Ward were enacted to manage the use by livestock. John Lund's plan of Micklegate Ward Stray, dated 1772, identifies the eastern side of Knavesmire Common as Campleshon Pasture Common. In 1822 an Enclosure Act extinguished seasonal grazing rights round Clementhorpe and the open area became Micklegate Stray.

Early settlement

There is no evidence of prehistoric settlement or activity, but the Romans definitely passed this way. Bishopthorpe Road is thought to follow the approximate course of a Roman road, running along the higher ridge of ground towards their settlement of Eboracum. Over the years there have been quite a few finds of Roman age.

In the typical fashion of the colonising Roman army, the existing place name was Latinised to become Eboracum. The Ninth Legion (Legio IX Hispana) apparently believed the name meant 'place of the boar'. Whether or not this was accurate, the boar does appear on many inscriptions as a symbol of York.

Eighteenth century gravel digging revealed Roman occupation debris north of Middlethorpe and at Old Nunthorpe to the east of Bishopthorpe Road.⁵ In the early nineteenth century Roman burials were found in a field between Middlethorpe and Old Nunthorpe. This was described as lying 1.5 miles south of York and 0.5 miles north of Middlethorpe Manor on the east (river) side of Bishopthorpe Road. The Report by the Royal Commission refers to pottery, metalwork, oyster shells and large

⁵ York Archaeological Trust, Field Report No. 34, 1998.

amounts of cattle bones having been found in 1818.⁶ The Romans loved eating oysters, and the presence of their shells is a good indication of settled life. The same report recorded more occupation debris from a site in Old Nunthorpe in 1934.

A few years later, in 1838, a skull and coin of Claudius Gothicus were found near Campleshon Road.⁷ Simon Bachelor describes how two gypsum burials were found during gravel extraction in the fields opposite Terry's in 1813 and a further two from the same field in 1826. He concluded that: "This activity suggests that there may have been a Roman Settlement in the vicinity of the Terry's site, if this is the case it would probably be similar to those at Dringhouses and the recently discovered site at Kimberlow Hill (University of York East Campus)".

Back in Bishopthorpe Road, in 1981, an excavation of a deep sewer at number 292 showed a compact layer of cobbles just over two metres below the modern street, probably part of a previously unknown Roman road running very close to the present site.

During remediation works in 2013 following damage to a mains sewer at Reginald Grove it was reported that:⁸

"The deposit contained a small selection of pottery, namely Ebor and Samian ware. One Samian rim-sherd had a small circular hole drilled through the body, and may have been reused as a loom weight. Two iron nails and a small number of imbrex roof tile fragments were also recovered. A moderate amount of bone was also present within the deposit, although largely animal, fragments of *Ovis/ Capra* (sheep/goat) mandible and *Bos* (cow) long bone. One fragment of distal left humerus (elbow), was identified as human. The human bone fragment was incomplete and did not appear to form part of an intact burial and was believed to be a disarticulated re-deposited fragment."

York Archaeological Trust undertook excavations of the Terry's site prior to construction of the new housing. The Trust found evidence of land divisions running both perpendicular and parallel to Bishopthorpe Road, and these were dated to the Roman Period.

Medieval times

Once the Romans had left, and throughout Medieval times, the area round the Terry's site was used almost exclusively for agriculture. Documentary evidence about the use of the site is slight.

In 1998 York Archaeological Trust carried out an excavation on Bishopthorpe Road near Terry's car park. The findings are set out in their Field Report No. 34. "Prior to its suppression in 1536 the site belonged to St Clement's Nunnery – the land towards the River is Nun Ings, while inland lies Nunthorpe. By 1586 the site had become part of the parish of St Mary Bishophill Senior. Two windmills were recorded on Bishopthorpe Road, belonging to the Prioress of St Clement's Nunnery in 1524. One of these was thought to be on the site of Southlands Methodist Church, but the other could be on rising land south of this site".

⁶ *Eboracum: Roman York*, Royal Commission on Historic Monuments England, 1962.

⁷ *Eboracum: Roman York*, p108b (Nunthorpe). Marcus Aurelius Claudius *Gothicus*, also known as Claudius II, was emperor of Rome from 268 to 270.

⁸ On-Site Archaeology, November 2013.

Throughout the medieval period the Knavesmire – and indeed the wider Micklegate Stray - was used mainly as common grazing land by the people of Dringhouses, Middlethorpe and parts of York.⁹ Small patches of arable farming are indicated by ridge and furrow patterns. These are generally located to the west of the racecourse on areas less prone to flooding. Other indicators of farming activity include boundary stones on Tadcaster Road relating to the division of Micklegate Stray, and a pinfold.¹⁰

The Knavesmire included an area of moorland which was described as part of the manor of Bustardthorpe. This remained the case until as late as 1484. Other parts of that manor were later merged with the settlements of Dringhouses and Middlethorpe.

Professor Maurice Beresford (1920-2005) made the identification of 'lost villages' his life's work. One of these that he identified was Bustardthorpe. The York Archaeology Journal (No. xxxiii.231) also recorded that Bustardthorpe may at one time have been a village.

'Bustard Hall' and nearby closes were bought by the corporation in 1564 and leased out in the late sixteenth to nineteenth centuries. Medieval agricultural activity is evidenced by patches of ridge and furrow in those area of the Knavesmire which were less prone to flooding.

The outline of the Knavesmire was established in its present form by at least 1624. A small triangular shaped field known as The Flatts occupied the land between where the Knavesmire [road] meets Tadcaster Road. The Knavesmire was also the site of the Tyburn, one of four public execution sites in York. This practice commenced on the Knavesmire from the late fourteenth century.

The name 'Thorpe', as in Bishopthorpe and Nunthorpe, is derived from Old Norse.¹¹ But, there is no evidence of Anglian or Anglo-Scandinavian activity in this precise area.¹² In the early seventeenth century the site which was later to be occupied by Terry's formed part of York Common, and there were some enclosed strips of agricultural land along Bishopthorpe Road.

Eighteenth and nineteenth centuries

An eighteenth century map of Micklegate Stray by R. Kershaw and J. Lund shows the site as being split between Nun Ings Common and Bawtry Pastures Common. At this point it appears to have been open pasture. The site formed part of Campleshon Closes Common. A further plan of Micklegate Ward Stray was drawn by John Lund junior in 1772. This shows the site falling within Campelshon [sic] Pasture Common.

The name Campleshon is now mainly associated with the road which connects Bishopthorpe Road in the east with Knavesmire Road to the west. Campleshon Road, sometimes misspelled *Campelshon*, was formally a rough dirt path and footway. Towards the end of the nineteenth century, known as Campleshon Lane, it marked the southern edge of the built-up area of the City. It was realigned and widened in 1926.

⁹ York Historic Environment Record interactive map <https://her.york.gov.uk/map>

¹⁰ For holding stray animals.

¹¹ The language of Scandinavia in the Viking Age.

¹² Though there is evidence just to the north, in Clementhorpe.

It is difficult to be precise about the origins of the name as there are several possible Campleshons in the local historic record. Perhaps the most likely candidate is Leonard Campleshon, Clerk of Ripley, who leased Nun Fields and Nun Ings from the Dean and Chapter of York Minster in 1642.

On the present Scarcroft allotment site stood Mount Mills, corn mills still in use in the mid nineteenth century. The post-medieval Knavesmire Wood, located at the southwestern end of the racecourse, is now managed by The Woodland Trust. It is designated as a Site of Importance for Nature Conservation, mainly because it contains a magnificent central avenue of lime trees which were planted in the eighteenth century.

Herdsmen's Cottage, a Grade II listed building dates from around 1840. The cottage is located at the junction of Knavesmire and Tadcaster Roads. As its name implies, it used to house the man in charge of grazing on the Knavesmire pastures. The cottage has recently been put on the market by City of York Council.

The First Edition Ordnance Survey map of 1853 shows two adjacent properties running off Bishopthorpe Road at its junction with Campleshon Road. These may have been demolished in the late nineteenth century. They could be farm buildings or workshops. At this time, much of the site was affected by gravel diggings.

There is some evidence of ridge and furrow on the site, probably indicating arable farmed on an open field basis shared in common as part of a manorial or ecclesiastical estate. Long parallel soil ridges in excess of 5 metres across and separated by furrows were formed by using a heavy plough capable of turning the soil.



It is just possible to make out the ridge and furrow in this field. It is much clearer after heavy frost or snow. Dated 2019.

The poorer land was generally held in common as pasture.¹³ The Micklegate Stray as a whole was used by the manor of Dringhouses and the freemen of Micklegate Ward to graze their stock.

¹³ Meaning that everyone had the right to use it.

Later enclosure is perhaps suggested by the straight hedge lines that used to cross the Terry's site.

The City Council report on *Character Area 70: Terry's Factory* indicated evidence of Romano-British settlement and field systems on the south-west of the site – where the Brainkind premises now lie.¹⁴ To the north-west, where Campleshon Road meets Bishopthorpe Road, the report identified medieval ridge and furrow earthworks, which were seen in early aerial photographs. The report suggested that “The slightly raised land occupied by the [Terry's] factory would have been attractive for agricultural activities compared to the surrounding lower *ing* flood prone areas”.

In any case, up to the mid nineteenth century, the area was still largely in agricultural use. The main exception was to the immediate west, where York Racecourse had its main facilities after its relocation to this site in 1731. As the name Knavesmire suggests, this was an uneven and boggy area which needed a good deal of levelling and drainage to make it suitable for racing.

Horse racing in York dates back to Roman times, but regular racing began in the late seventeenth century.¹⁵ In 1709 racing took place on a course at Clifton and Rawcliffe lngs, but the land was soggy and rather unsatisfactory. In late 1730 the wardens of Micklegate Ward were instructed to drain the Knavesmire. Early next year the pasture-masters were ordered to level the area. They were given a budget of £100 for the work. The first race meeting was held the following summer. The first course was a horseshoe-shaped circuit. The attraction of the races never failed and in the middle of the century the amenities of the course were improved by a new grandstand with a road leading to it. At this time, crowds in excess of 100,000 attended the races, which were accompanied by sideshows, music and cock fights.

The first grandstand was erected in 1754, to a design drawn up by local stonemason, John Carr. This was financed by 250 people who paid 5 guineas apiece. This contribution entitled the donor to use the stand. Contributors were issued with a brass token bearing their name and an image of the stand.

Further developments took place in the nineteenth and twentieth centuries, and are continuing today. New grandstands were erected in 1890 to incorporate much of the original building and a major improvement scheme, launched in 1962, led to the opening of the five-tier grandstand in 1965. In 1989 the Melrose Stand opened. This was followed by the award-winning Knavesmire Stand in 1996, and the Ebor Stand in 2003.¹⁶

The York Racecourse Committee, which was formed in 1842, still manages racing at York. It is now part of York Racecourse Knavesmire Limited Liability Partnership. By 1846, the Committee had introduced the Gimcrack Stakes, which has become one of York's most enduring races. The Group One Juddmonte International is the highlight of the opening day of the Ebor Festival and carries the highest prize money.

In recent years there has been further work to improve the drainage of the racecourse.

¹⁴ *City of York Historic Environment Characterisation Project, Character area 70: Terry's Factory*, City of York Council, 2013.

¹⁵ Victoria County History

¹⁶ Largely based on the history of the racecourse as presented on its website.



Busy crowds at the races, probably in the 1960s. Courtesy of York Racecourse.

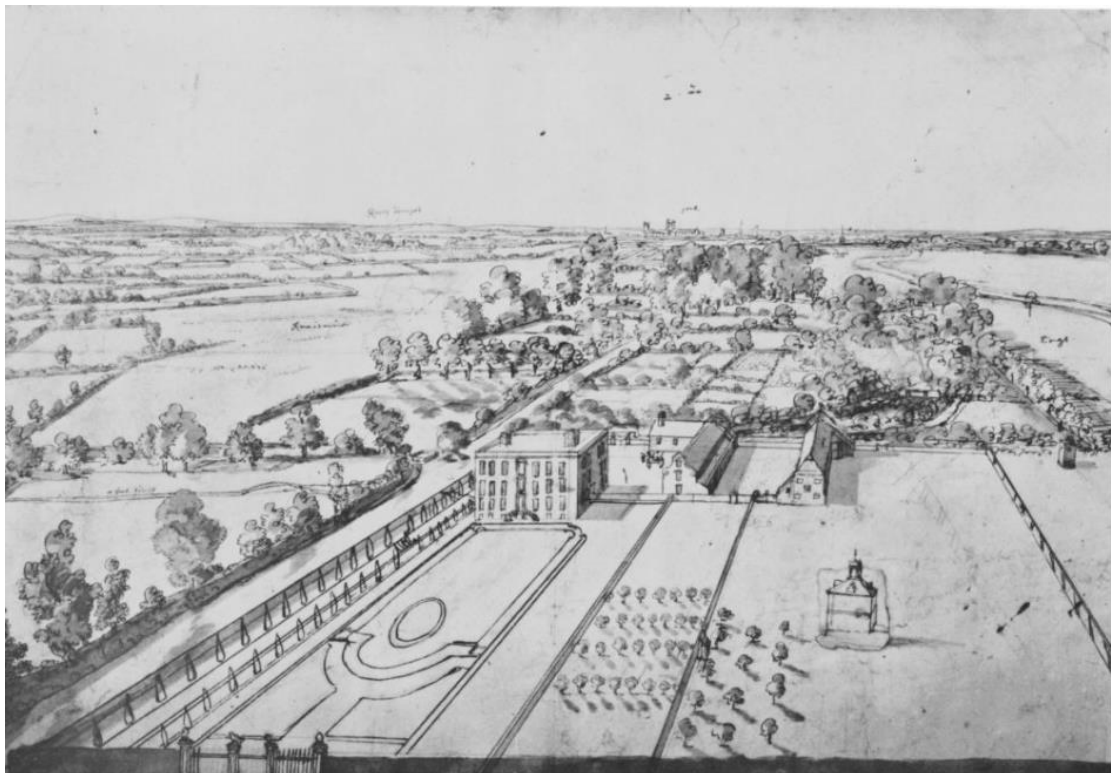
The Knavesmire has also hosted non-racing events such as the Royal Agricultural Show in 1948 and the Northern Command Tattoo in 1955. Huge crowds used to attend the Co-operative Society galas, which were held regularly at The Knavesmire. Today, a typical racing season will attract 360,000 visitors. The Knavesmire hosts a number of activities in addition to horse racing. These include fairs and circuses, outdoor concerts, dog walking, running, hot-air balloon rides, and a variety of other sporting and leisure activities.

In earlier days, The Knavesmire had also been the site of public executions. The gallows was a three-sided construction, enabling several people to be hanged simultaneously, and becoming popularly known as the 'Tyburn of the North' or the 'Three Legged Mare'. There is still a pub of this name near Bootham Bar. First used in 1379, the gallows were last used in 1801, and were removed in 1812. Executions were timed to coincide with the August race meeting, so the crowds could enjoy a variety of entertainments! Famous beneficiaries include Dick Turpin, the cattle thief and purported highwayman. Turpin was hanged on 7 April 1739 for his crimes, including horse, cattle and sheep stealing, robbery with violence, and murder.



A rather fanciful depiction of Dick Turpin in action (Source: Wikimedia).

Francis Place did a pencil, pen and colourwash around 1710, now in York Art Gallery. Titled “Bird’s Eye View of Middlethorpe Hall”, this depicts Middlethorpe Hall as though from a bird’s eye, looking north towards The Minster. The Hall, which was built as a home for the wealthy merchant Samuel Barlow, lies in the foreground. It is surrounded by various outbuildings, including an attractive pigeon loft, orchards and formal gardens. The River Ouse can be seen to the right and Bishopthorpe Road to the left. The land between Middlethorpe and the City appears to be a well-wooded patchwork of small fields. To the west of Bishopthorpe Road lies the Knavesmire. The picture was drawn before the racecourse moved to this site, and the Knavesmire is pictured as enclosed agricultural land. Hedges with field trees mark the area into broadly rectangular and quite large fields.



Bird's Eye View of Middlethorpe Hall, Francis Place, c. 1710



John Hayne's 1731 engraving of "The South-West Prospect of the Ancient City of York with the Plattform [sic] of Knavesmire" is now believed to be owned by Ken Spelman's estate.

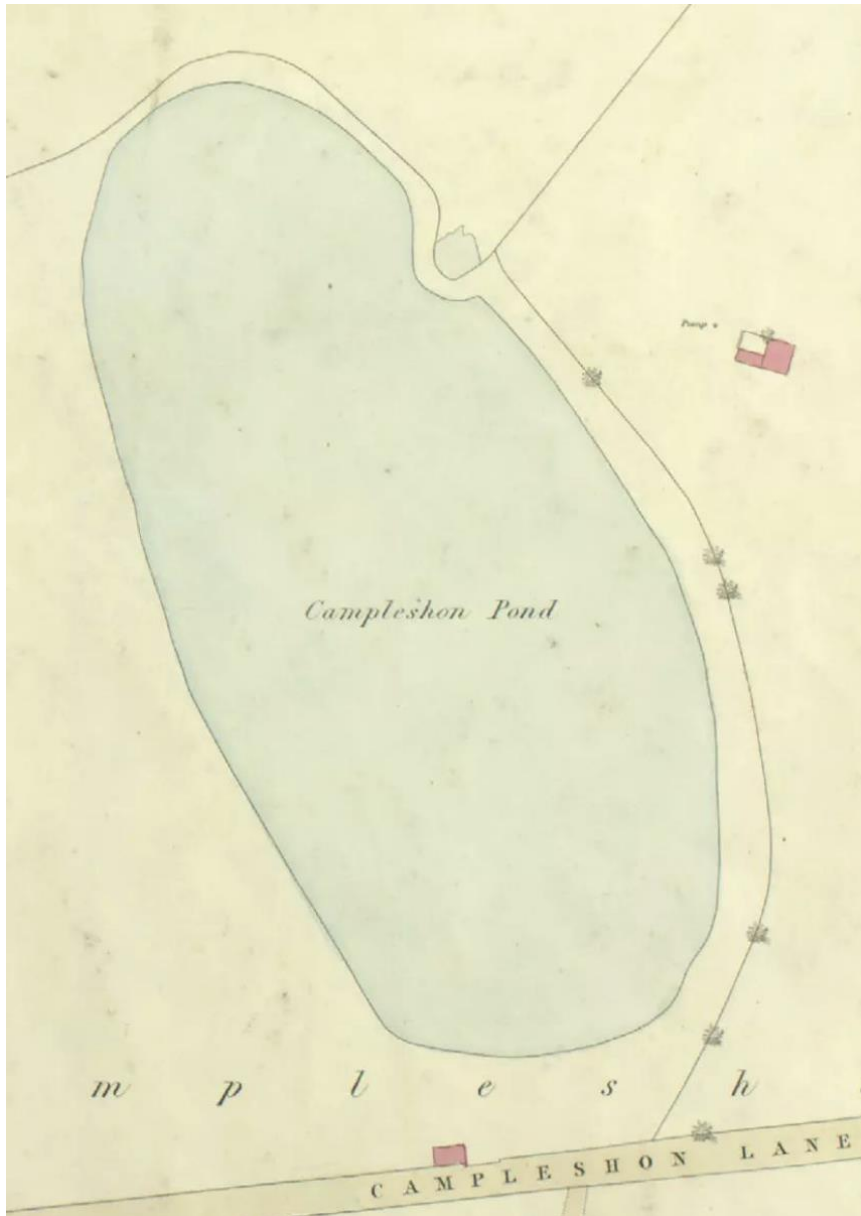
John Hayne's engraving of 1731 depicts the skyline of York with the Minster, walls and church spires, but it is especially interesting because it depicts the Knavesmire being used for horse racing. Round the edge of the engraving are references to some of the homes of the local gentry, including the Barlow's Middlethorpe Hall. The racecourse is depicted to the right of the picture as horseshoe-shaped, with fencing and what appears to be an early grandstand. Middlethorpe Hall can be seen at the far right end, and the whole area between the Hall and the City is depicted as being in agricultural use with many fine trees.

The 1846-51 6-inch Ordnance Survey map of the area, published in 1853, shows that it was still largely undeveloped at that time. The area is called 'Campleshon', and the main features are the Racecourse to the west and Old Nunthorpe house(s) and gardens to the east. Campleshon Lane is a cul-de-sac, leading into a footpath across the Racecourse. Bishopthorpe Road runs north-south, parallel to the River Ouse. Where the Chocolate Works estate now lies was still agricultural land, with the rectilinear field pattern only interrupted by Campleshon Gravel Pit. Interestingly, the field boundary between the Chocolate Works site and Pavilion Park Field is still visible today. Park Pavilion Field is the name given to the triangular area of grassland which is now used as the trainers' and owners' car park on race days. The 50-foot contour line can be traced across the map, showing how much of the Chocolate Works site lies above the level of potential flooding from the River and from the Knavesmire.



1846-51 6-inch Ordnance Survey map courtesy of the National Library of Scotland.

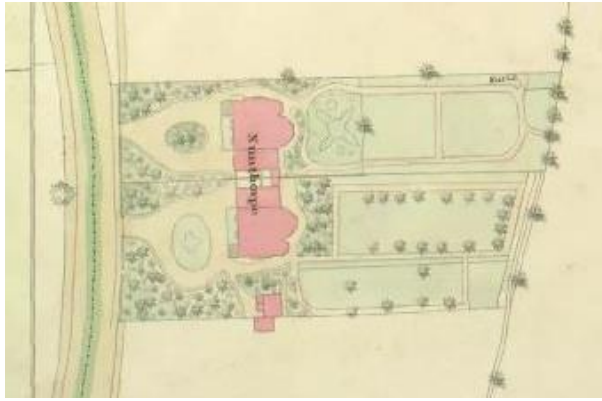
Captain Tucker's 1852 map of York shows a large pond, located just north of Campleshon Lane (now Campleshon Road). Today, the whole area is covered with houses. The pond was a former sand and gravel quarry, of which there were many throughout our area. The main part of the pond lay where Trafalgar Street now runs.



The map also shows Old Nunthorpe. This originally comprised two attached villas, but was later formed into one. The last occupants were the family of Wilfrid Forbes Home Thomson, 1st Baronet (1858-1939), a partner in the firm of Beckett & Co. bankers, of York.



(Old Nunthorpe photos courtesy of Hugh Murray).

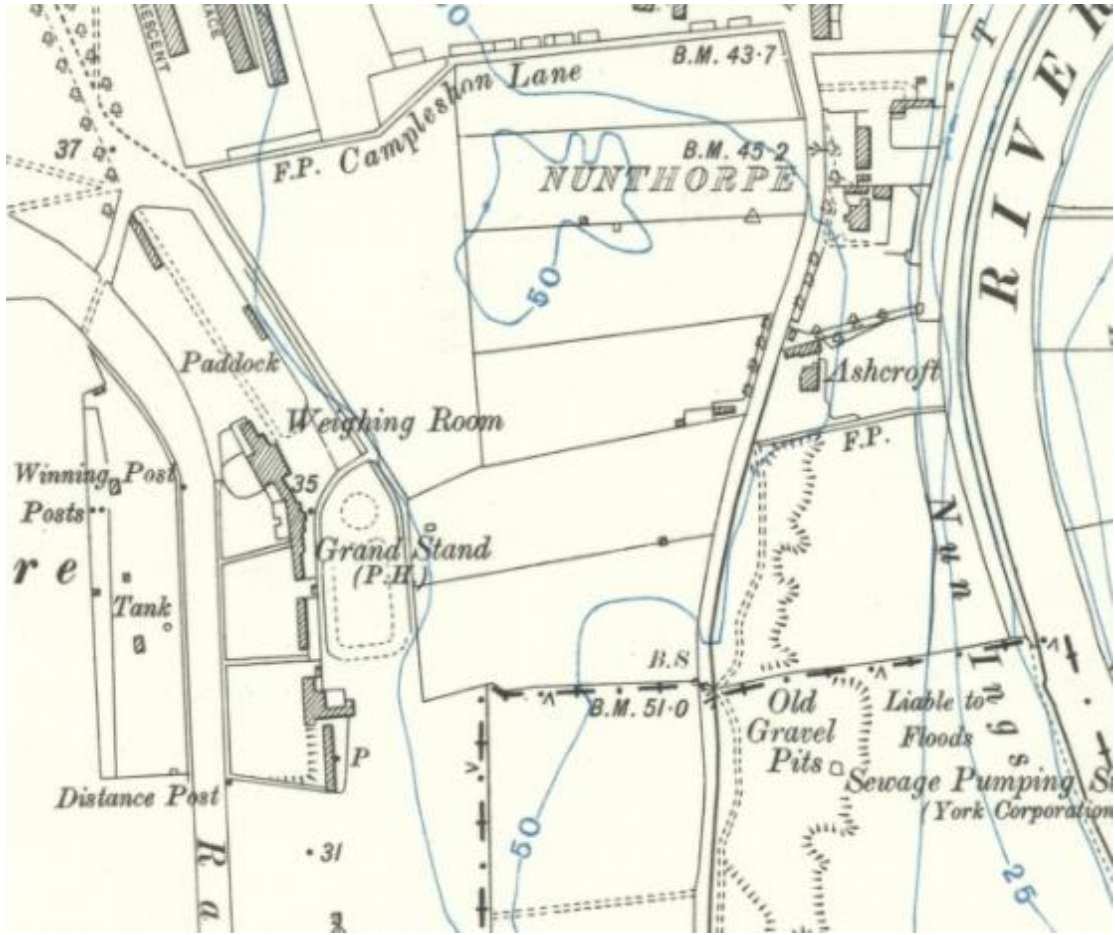


Old Nunthorpe as depicted on Captain Tucker's plan of 1852. Bishopthorpe Road runs north-south to the left.

Early twentieth century

The Knavesmire was protected by an Act of Parliament – the Micklegate Strays Act of 1907. The Act was intended to maintain the Stray as an area of open space, with leases for various temporary and leisure uses. Horses and cattle were a regular sight on the Stray until the 1960s.

When the Ordnance Survey produced its 1907 map of the area, published in 1910, just before the First World War, the underlying features had not changed much. The area is called *Nunthorpe*. Campleshon Lane has now extended further west to meet up with The Knavesmire, but the westernmost part is still labelled as a footpath (F.P.), and the overall line of the route is a 'dog-leg'. Some enclosed plots have been laid out along the northern edge of the Road, but otherwise the edge of the built-up area remains uneven. This map also has a useful Benchmark at the eastern end of Campleshon Road, measuring 43.7 feet above sea level, and one a little to the south measuring 45.2 feet. The 50-foot contour marks the highest parts of the site.



Ordnance Survey 1907 (published 1910) courtesy of the National Library of Scotland.



Campleston Lane (as it was known then) looking west from the Bishopthorpe Road junction. This is before the road was re-aligned and St. Chad's Church was built (Both photos from Hugh Murray).



Campelshon Lane (as it was known then) looking east from the point where it now meets The Knavesmire. At this date it was little more than a track.

Bishopthorpe Road is now a more substantial affair, and there are some quite large buildings to its east, where Old Nunthorpe and gardens lay, though the latter is not labelled. This map marks the first appearance of the substantial house of 'Ashcroft', a presence reflected in the modern property name of Ashcroft Court. The encroachment of housing from Nunthorpe in the north can just be made out, and the racecourse buildings are more substantial. The field patterns across the northern end of the site remain in place, though the Campleshon Gravel Pit is no longer shown. Interesting new features include extensive gravel workings between the site and the River, which include the site of the Terry's car park, and a new footpath between Bishopthorpe Road and the River which still exists today.

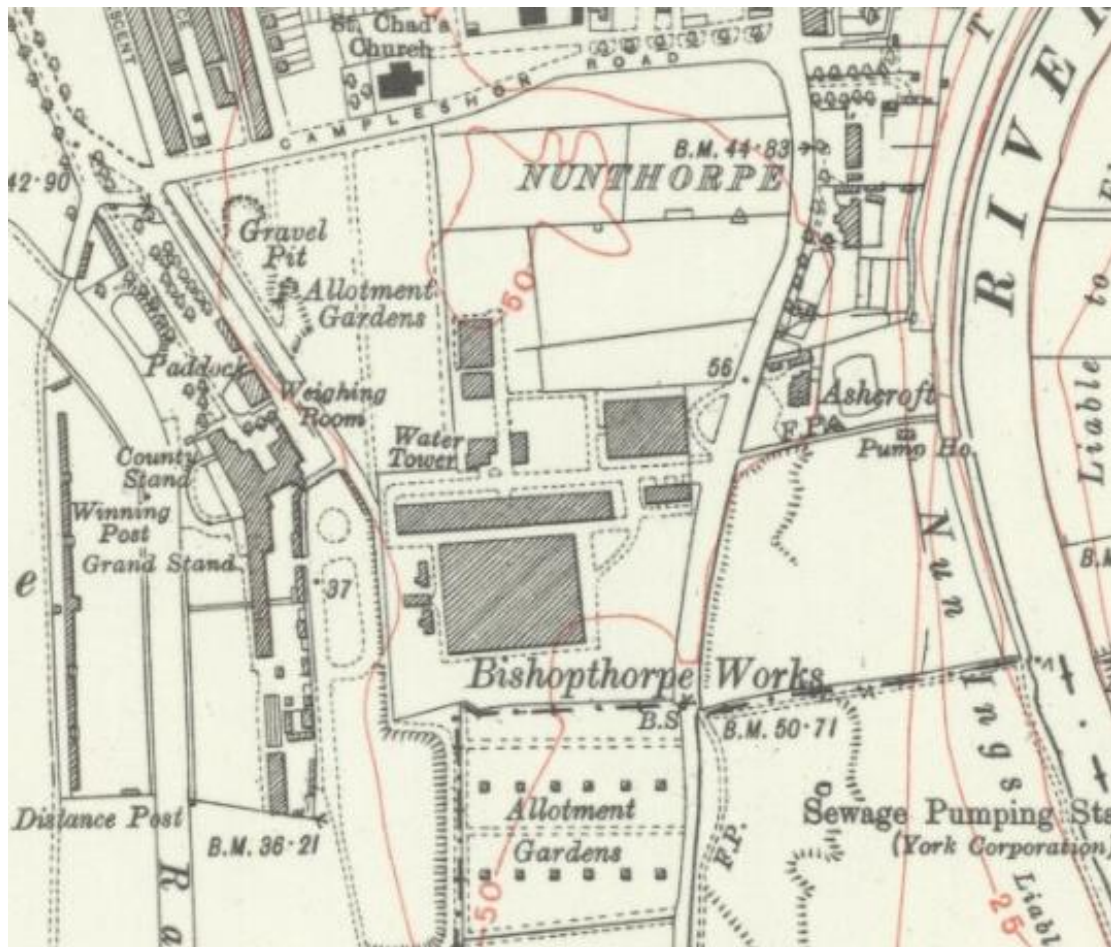
Twentieth century industrial development

Click on the link below for an air photo of the Terry's factory under construction. It was taken on 30 June 1926.

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPW016068>

The factory was designed to provide the modern premises and machinery that were not available at their aging Clementhorpe plant. The single-storey main plant – known as the *North Light Building* - is complete, as are the clock tower with boiler house and liquor store. However, work is still under way on the HQ Building, and the Time Building is at foundation stage; the main 5-storey factory has not started construction. Production commenced at the new factory in 1926, presumably in the North Light Building. There are several small buildings to the south of the Time Building, but their use remains a mystery. The photo clearly shows the field patterns

on the rest of the site. Park Pavilion Field (directly behind the Clock Tower on the photograph) looks quite scrubby with gravel working towards its western edge. The new St Chad's Church on Campleshon Road is clearly visible. The Racecourse grandstands can be seen to the upper left.



Ordnance Survey map of 1929 (published 1932) courtesy of the National Library of Scotland.

The next 6-inch Ordnance Survey map, surveyed in 1929 and published in 1932, shows very substantial changes have taken place over the previous 20 years. Campleshon Lane is now Campleshon Road, linking Bishopthorpe Road to The Knavesmire. It has been realigned to the route that it still follows today, and there is suggestion of tree planting at the eastern end. These could be the first of the lovely mature lime trees that we see today. The area north of Campleshon Road has been largely developed for housing, and St Chad's Church is almost complete. Next to St. Chads, southern end of the Knavesmire School can be seen. To the west lie the racecourse buildings and facilities.

New buildings and facilities have been added to the Racecourse since its inception. However, there was a particular spurt in development during the 1920s. This included the construction of Racecourse Road, enclosure walls, new stands, an indicator board and clock tower.

Interestingly, the field – now called Park Pavilion Field – to the immediate west of the Chocolate Works site has partly been developed as allotments, but a sizeable gravel pit remains. Gravel, and aggregates in general, were extensively used in all kinds of construction, including for making concrete, road building, filling the gaps between setts and in drives and gardens.

The main new feature is the construction of the original Terry's Chocolate factory. The main buildings were designed by J. G. Davies and L. E. Wade. The HQ building, Liquor Store (Transformer Building) and Water Tower (the Clock Tower) are clearly visible together with the main factory block and subsidiary buildings. The area immediately to the south of the factory site is occupied by allotment gardens. This is now a Racecourse car park. The north of the site, where the David Wilson Homes' estate now lies, remains largely undeveloped, and retains the origin field pattern. The area to the east of Bishopthorpe Road remains much as in 1907, with a small number of substantial detached buildings, including one called 'Ashcroft'. The Pump House, which pumped water to the Terry Factory from the River Ouse, can be clearly seen.

The link below takes you to an aerial photograph of the Terry's factory from the north-east. It was taken on 1 July 1932.

<https://historicensland.org.uk/images-books/archive/collections/aerial-photos/record/EPW039031>

This photo dates from roughly the same time as the map above. It is an excellent photo of the Terry's factory, showing the main plant, the HQ, Time, Liquor, Clock Tower, North Light and other buildings. To the left, rear is the tented encampment of the York Military Tattoo on the racecourse. In the foreground is one of the large, detached houses to the east of Bishopthorpe Road – probably 'Ashcroft'.

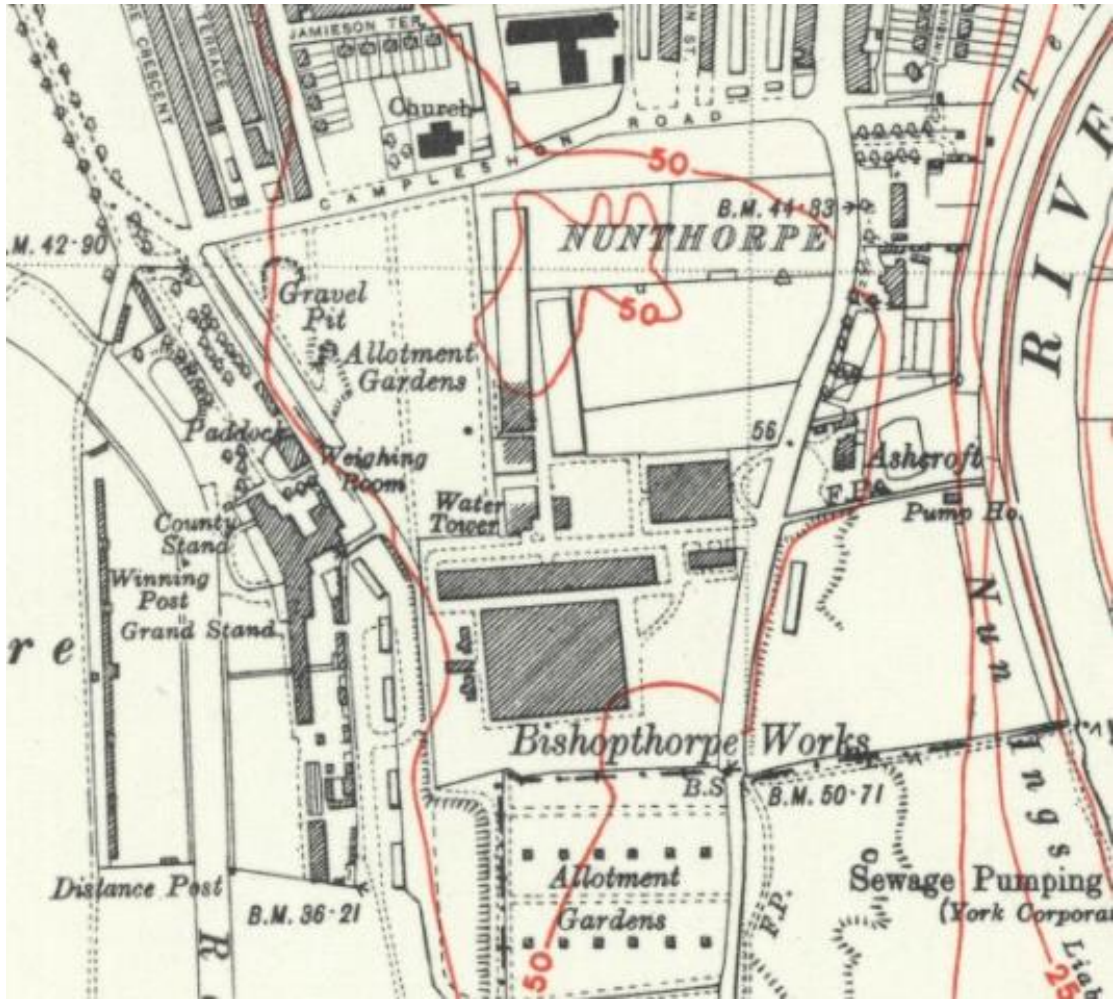
If you click on the link below you can see another photo of the Terry's site taken from the south-east in July 1932.

<https://historicensland.org.uk/images-books/archive/collections/aerial-photos/record/EPW039028>

It shows a number of interesting details. The tunnels through the Time building can clearly be seen, and one of them has a vehicle emerging from it. The main factory building has a series of awnings to keep out the sun. The Memorial Park extends along the southern and eastern edges. It is easy to make out the area of allotments in the field which now serves as a car and coach park. The foreground is also interesting. The car park has still to be built, and you can clearly see the areas where sand and gravel has been extracted for the construction industry.

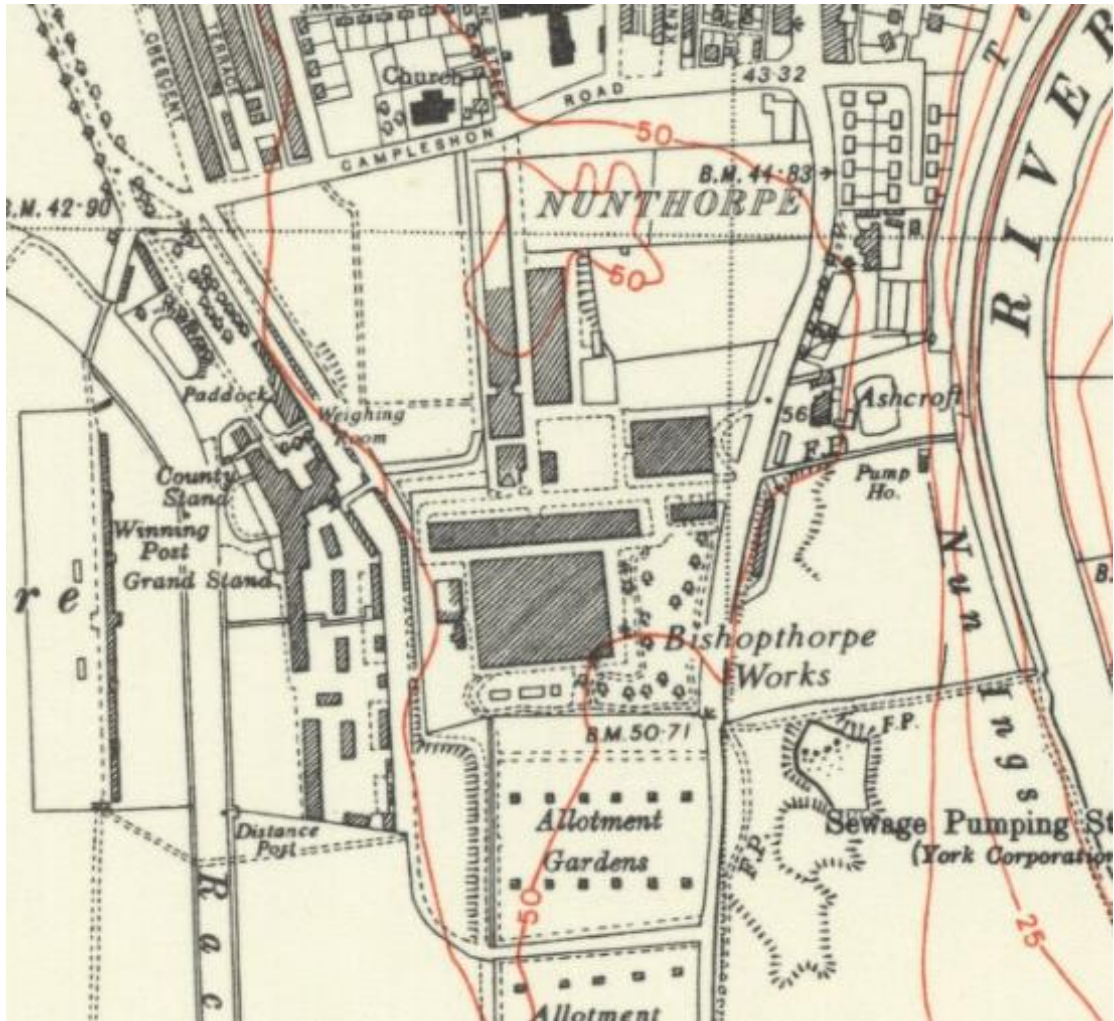
If you click the next link, below, a photo taken on the same date (July 1932) shows the pumping station in full detail, as well as Ashcroft.

<https://historicensland.org.uk/images-books/archive/collections/aerial-photos/record/EPW039030>



Ordnance Survey map 1938 (published 1946), courtesy of the National Library of Scotland.

The next Ordnance Survey 6-inch map was surveyed in 1938, just before the Second World War, and published in 1946. The main features on the map remain largely the same as pre-war, except that the Terry factory buildings have extended northwards along what is now Clock Tower Way.



Ordnance Survey 6-inch map 1950 (published 1952), courtesy of the National Library of Scotland.

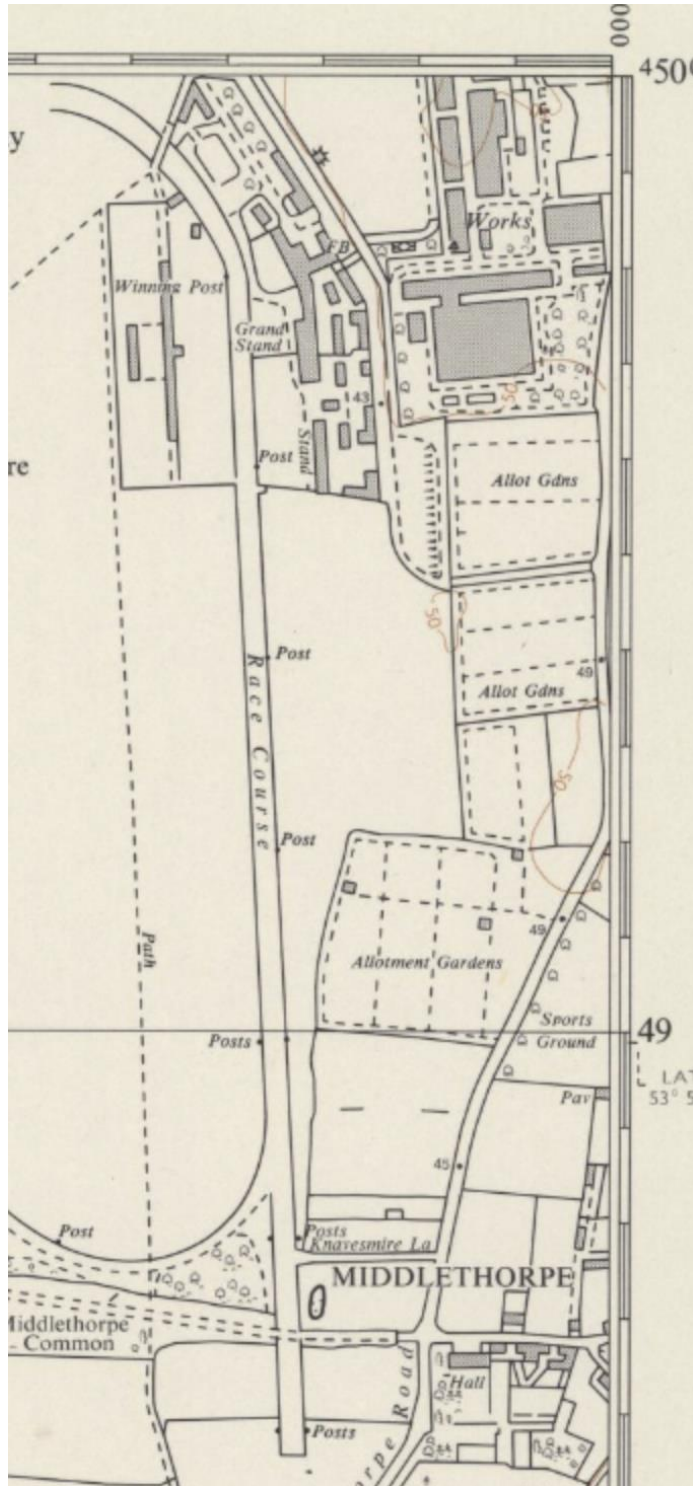
By 1950 there is yet more development of the factory and the surrounding residential areas, but the overall pattern remains largely unchanged. The Park Pavilion Field to the immediate west of the north-west of the factory is no longer identified as allotments. Development to the east of Bishopthorpe Road has intensified, with the construction of housing at Reginald Grove. The detached villas of Ashcroft and Old Nunthorpe remain. There is an unidentified building where Campleshon Road and Bishopthorpe Road intersect (south of Campleshon Road). This has disappeared from later maps. The area is still labelled 'Nunthorpe, though today it would probably be called 'South Bank'.

On Nun Ings where the car park now lies, there appears to be a long building. Further south there are areas of extensive gravel working, together with what appears to be a pond. This water feature appears on other contemporary maps, and it could simply be that the gravel workings flooded.

The air photo (click on the link below) from October 1962 shows the extent of the factory buildings, which have spread all the way north to the Campleshon Road entrance. Allotments cover all the small fields south of the factory. Click on the photo to enlarge it.

https://historicalengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_58_5515_f21_0088

The extract below is taken from the Ordnance Survey 6 inches to the mile sheet, published in 1969. It is a shame that it only covers part of our site, but it does highlight some interesting features. The factory buildings now extend along the modern Clock Tower Way. The allotments to the south of the factory are clearly marked, and we can also see the sports ground to the east of Bishopthorpe Road. 'Pav' would seem to indicate a pavilion, possibly associated with the playing fields.



Map extract courtesy of the National Library of Scotland.

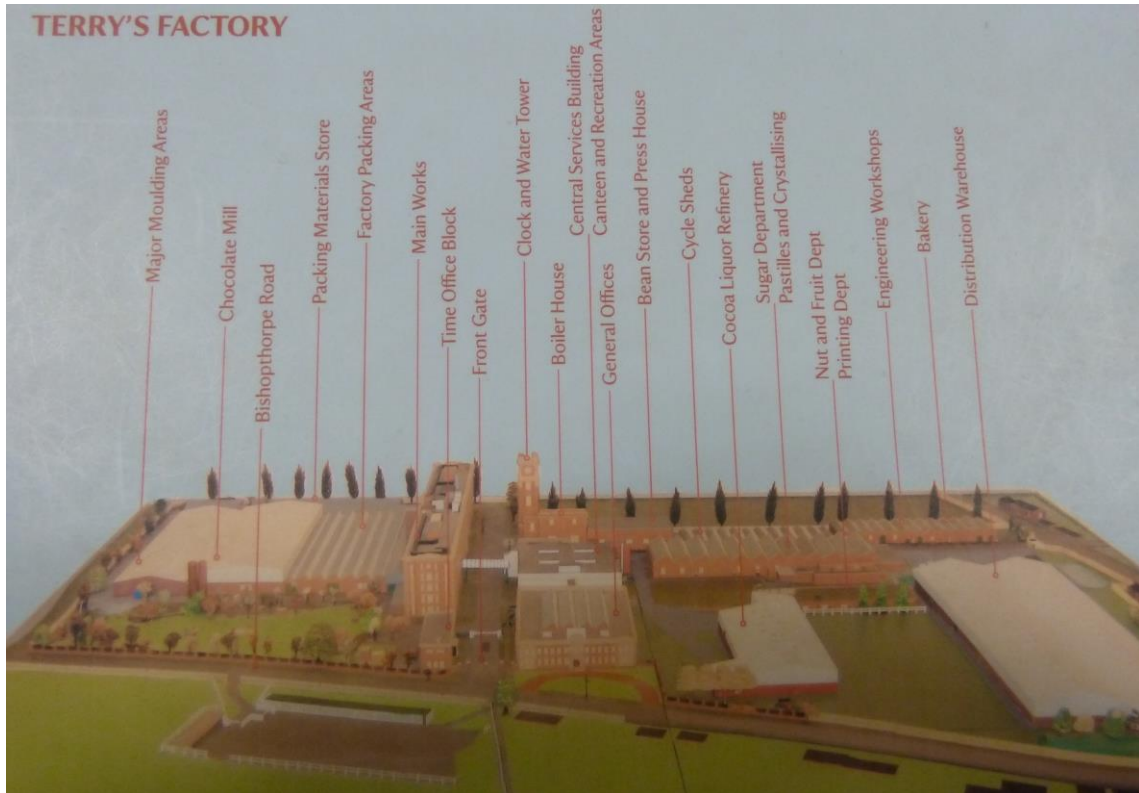


Taken from the Development Brief.

At its fullest extent, the Terry's buildings and ancillary uses covered most of the site. This air photo, taken around 2000, shows the site from the south-west with all the major buildings in place. The distribution depot is in the top left corner, with large trucks either at the loading bays or parked. The buildings to the south of the multi-storey factory cover almost all the available space.

The next photograph shows a model of the factory formed part of the planning application for the redevelopment of the site.¹⁷ It shows the full extent of the Terry's factory buildings at the time of closure. It also shows the use of the main buildings. Bishopthorpe Road runs east-west across the bottom of the photo.

¹⁷ The model is now on display at the National Trust's Goddards.



This photomontage, probably dating from the late 1960s, shows how Terry's planned to extend the factory. Note the array of large sheds (centre right), some of which were never built. Courtesy of the Borthwick Archive.

Twentieth century – other developments and activities

The residential area of South Bank extended southwards towards Campleshon Road in the twentieth century. The development of this area is described in *Shadows in the Bricks*, researched by Clements Hall Local History Group. The development of St Chad's Church and Knavesmire Primary School are described. The latter opened in 1914.

The Knavesmire hosted a wide variety of activities throughout the twentieth century. In 1904 Buffalo Bill's Wild West Show appeared on the Knavesmire for two shows. In October 1913 a Great Air Race took place, involving Yorkshire versus Lancashire. It was used as a landing strip by the army from the early days of aviation.

The Knavesmire became a base for 33 Squadron following the German raids on Hartlepool, Scarborough and Whitby in December 1914. In *The Air Defence of Britain 1914-1918*, by Christopher Cole and E. F. Cheesman, it is recorded how 33 Squadron of the Royal Flying Corps was redeployed from Bristol to York on 6 April 1916. It was based at Beverley, but also used the Knavesmire. Guarding against German airship raids against northern England, the Squadron was first equipped with Royal Aircraft Factory BE.2s, these being supplemented with Royal Aircraft Factory FE.2s.

The picture below shows an FE2.b fighter. The FE stands for Farman Experimental, referring to the original French designer.



FE2.b aircraft. Source: Wikipedia.

The BE2 (see below) was a single-engined two-seater biplane, designed and developed at the Royal Aircraft Factory. Roughly 3,500 were built. The BE stood for Bleriot Experimental, a reference to the aircraft's configuration.



BE2.c aircraft. Source: Wikipedia

Some sources suggest that military flying ceased in May 1916 following the Zeppelin raid on York. Local residents apparently feared that its flarepath might encourage more enemy attacks.

During the First World War the Racecourse area was used to accommodate troops. Photos of the period show soldiers tending their horses and participating in mock battles.

In the Second World War a prisoner of war (POW) camp housed German U-boat and merchant vessel crews. Some other sources mention Italian prisoners. In 2017 the authors met a Belgian visitor whose father, apparently a fascist sympathiser from the Flemish community, was interned there. The Knavesmire was also used for military training, including parachute jumping from tethered balloon.

During the Second World War, much of the Terry's Factory was turned over to manufacture of aircraft parts. The Clock Tower provided a lookout platform for air raid wardens and there was a substantial air raid shelter located in the basement of the Fruit & Nut Store in the centre of the site.

A searchlight battery and anti-aircraft battery were also located nearby. A Royal Observer Corps (ROC) bunker, dating from 1943, was located on Knavesmire Road. This is now used as a football club changing room. A former air-raid shelter on Albemarle Road is now used as a cricket pavilion and changing room.

Click on the link below to see what the area looked like in 1947.

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW009399>

This air photo shows the Prisoner of War camp (known in the official records as 'Racecourse Camp, Knavesmire, York') in the foreground, three allotment fields, Nun Ings and Middlethorpe Ings in the background. In the middle ground are the Racecourse facilities, including the County Stand and Grand Stand.

The next photo, also taken in 1947, looking east across the Racecourse to the River Ouse. It shows the full extent of the Terry's factory at that date.

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW009403>

Campleshon Road is on the extreme left. The Chocolate Works site still retains the hedged field boundaries. Pavilion Park Field appears on the left as flat and grassy, while the two fields on the right seem to be in use as allotments, whereas today they are used for racecourse car and coach parking. During the Second World War areas of the Knavesmire were ploughed up in the 'Dig for Victory' campaign. Allotments also played an important role in food provision.

In 1948 the Racecourse housed the Royal Agricultural Show (use link below).
<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EAW016673>

The River Ouse runs left to right in the background. On the near side of the River are the fields of Nun Ings. There are three areas of allotments. The two nearest the Terry's factory are now car and coach parks; the one to the right remains to this day as Bustardthorpe Allotments, but it was later extended to include the central grassed area.

The area to the east of Bishopthorpe Road, opposite the Terry's factory, had been occupied by a number of large villas, including Riverside Lodge and Ashcroft. These were demolished in the twentieth century and replaced mainly with apartment blocks.

Shadows in the Bricks: The old shops Of South Bank in York by Clements Hall Local History Group, describes these old houses as follows:

'Nunthorpe' or 'Old Nunthorpe' was used as a name for this group of houses at different times, as well as the general area, so it can be confusing. But looking at the houses in turn we can summarise what we know of the puzzle of their history.

Starting from where Beresford Terrace is now, the first house (on a site now occupied by a line of 1950s houses) was originally built in the 1830s, for the Lawton family. Other names mentioned in the 1830s and 1840s were Captain Young, the Ord family and James Scupham. Around 1850 that house was demolished and two Victorian semi-detached villas built, known as Nunthorpe or Nun Thorpe. George Lawton owned these. He was one of the proctors of the Ecclesiastical Courts of York, and lived in the northernmost house. He rented out the southern house to the Wade family in 1861. George was succeeded as landowner by William Lawton. In 1891 the southern house was rented out to Wilfrid Forbes Home Thomson (1858-1939), a York banker, for £70 a year. It was big, the 1911 census records it as having 23 rooms. Wilfrid was a partner in the York firm of Beckett & Co, bankers, and was created 1st Baronet of Old Nunthorpe in 1925 for 'political and public services in York'. He was the eldest son of the Most Reverend William Thomson, Archbishop of York from 1862 to 1890. Mrs Thomson played Lady Fairfax in the 1909 York Pageant. At times this house was described as the 'White House' in directories.

In 1900 the council bought riverside land from Captain Lawton and from Mr Proctor (see Ashcroft) to complete a much needed riverside walk from Clementhorpe. In 1902 William Lawton died and there was a sale of the two houses and grassland around the site, and T.F. Wood bought the Thomson house, but the family stayed on. It may be that they also took over the northern house, as a report of a burglary in 1937 describes their house as one home with two entrances. In 1937 'Old Nunthorpe Hall' (and nearby fields), formerly the home of Sir Wilfred Thomson was sold for £1,800. He died in 1939.

In the 1930s developers had been starting to swarm, and in 1934 the brewery company John J Hunt Ltd advertised a 'Shopping Site corner on Bishopthorpe Road

and Beresford Terrace, South Bank York, area 700 square yards for sale’.

Old Nunthorpe was eventually demolished and replaced around the 1950s by the row of semi-detached and detached houses.

The next house was on a site now occupied by new flats, Riverside Lodge, St Chad’s Wharf and Terry Mews. This house was built around 1880, by Demaine and Brierley, and later became known as Riverside Lodge. Described by Pevsner as in ‘red brick, with timber-framed and barge-boarded gables, pretty terracotta panels and friezes, and ironwork’, it was greatly enlarged in 1897.

It was built for the Wood family, a famous timber merchant family associated with the river in York, who lasted there until around 1930, in a house with 11 rooms according to the 1911 census. Cecil Ernest Wood died in 1932 in Keswick, but by 1925 Francis Terry had moved into the Riverside Lodge, sometimes confusingly called Old Nunthorpe. By 1939 he had moved again to Middlethorpe Manor.

Riverside Lodge was then taken over by the Army as administrative offices, and a group of 1950s flats known as ‘Old Nunthorpe House’ was built on part of the original Riverside Lodge grounds for Army personnel. These were demolished in the 1990s.

In 1971 the house was bought by the Scurr family from the Territorial Army, for a hotel, and developed as the Sauna Health and Beauty Hotel, including La Riviera licensed restaurant. (The family also ran a firm of heating engineers, Scurr Heating Ltd, from this address, with premises at 24 Nunnery Lane and 1 Norfolk St.) The hotel was later renamed the Riverside Lodge Hotel, with a gym and pool. In later years it was the Riverside Lodge Nursing Home, managed by the Scurr family, but this closed in 1998, when trading conditions arising from government policy changes made independent homes less economic. Jeremy Scurr went on to run The Sidings Hotel and Restaurant outside York.

Permission was obtained to build 38 apartments on the site, and the York Archaeological Trust started excavations on the derelict site at 292 Bishopthorpe Road, in advance of proposed redevelopment, The building was demolished and the flats were built, one group of which is still called Riverside Lodge.

The southernmost of the four houses was Ashcroft, built in 1882 and described by Pevsner as having similar details to the Riverside Lodge. The architect was possibly Demaine or W H Thorpe. It was built on land bought from Archbishop of York’s estate, the Ecclesiastical Commissioners, for John William Proctor, the managing director of Henry Richardson’s Clementhorpe Tannery and Fertiliser Works beside Skeldergate Bridge. It was based on two and a quarter acres of land on the Ouse riverbank, and named Ashcroft House after a large ash tree in the grounds near the river.

In 1911 this house had 16 rooms. Proctor left in 1913 and rented the house out to the Dunnington-Jefferson family. It was bought by Francis Terry in 1925, as the new Terry factory was being built opposite. Although Francis Terry never lived in Ashcroft himself, several members of his family did from time to time. Francis lived next door.

In 1939 the RAF VR took it over. After Sir Francis Terry died the house was put up for sale in 1968, and bought by Geoff and Jean Woods and Robin Bell in 1970, opening as an hotel, the Ashcroft Hotel. It was later sold on to Les and Jan Granger in 1994. The location and size of the site led to interest in redevelopment, and planning was approved for demolition and the building of a new block of flats, with a

terrace of houses facing the river behind. This happened in 2001.

No. 296 Bishopthorpe Road was the site of a workshop and offices for a printing firm, JW Bullivant & Sons, was here from 1973, opposite the Terry's factory. It was originally built as a garage by the Army, possibly in the 1950s and Bullivant's moved here from their previous premises in Stonegate. The building was demolished in 2013 after it had been partially destroyed by a large fallen tree. It has now been replaced by two town houses.

Fields south of the factory towards Middlethorpe, that were owned by Terry's, were used for football, cricket and other sports. This may be the site south of Manor Farm and opposite the Focus Academy that was still marked on the map until quite recently (2012) as 'Sports Field'. The Focus Academy is a school run by the Plymouth Brethren. Previously, it had been York's College of Law.



View north from Nun Ings towards the Terry's Factory. During the freeze of February 2018.

Redevelopment

Terry's factory closed in 2005. There followed an extensive period of planning and the development of proposals for conserving the more valuable buildings and developing new ones. The first step involved demolition of all the unwanted buildings and structures.

The photo below shows the main Terry's complex just after the modern extensions and additions had been demolished, but before renovation and construction of the main buildings had really commenced. On the left, the Time Building, which housed the offices handling deliveries and staff records, has already been modified and converted for office use. The rear of the main grandstand lies just to the left of the clock tower. The metal gates are still in place.



The Terry's factory complex seen through the main Bishopthorpe Road gates (Source: bdaily news; original source unstated).

Click the link below to see an aerial photo of the Terry's site taken on 27 September 2012.

https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/28340_046

The photo shows the site after it has been largely cleared of unlisted buildings. The conversion of the Time Office into small office units, known as Stanley Harrison House, is already complete. You can still see the enormous concrete foundations where the North Light Building¹⁸ and the Distribution Centre once stood.

The scale of the challenge can be seen from the following figures:

- 19,389 square metres floor area of listed buildings
- 34,023 square metres floor area of non-listed buildings
- 10.86 hectares – area of factory site including car park
- 3.62 hectares covered by buildings

Click on the link below to see another air photo of the Terry's site. This was taken in September 2014, and shows the site almost completely cleared of modern buildings. To the left, Neapolitan House is nearing completion, and you can just make out the foundations of the first houses in Clock Tower Way.

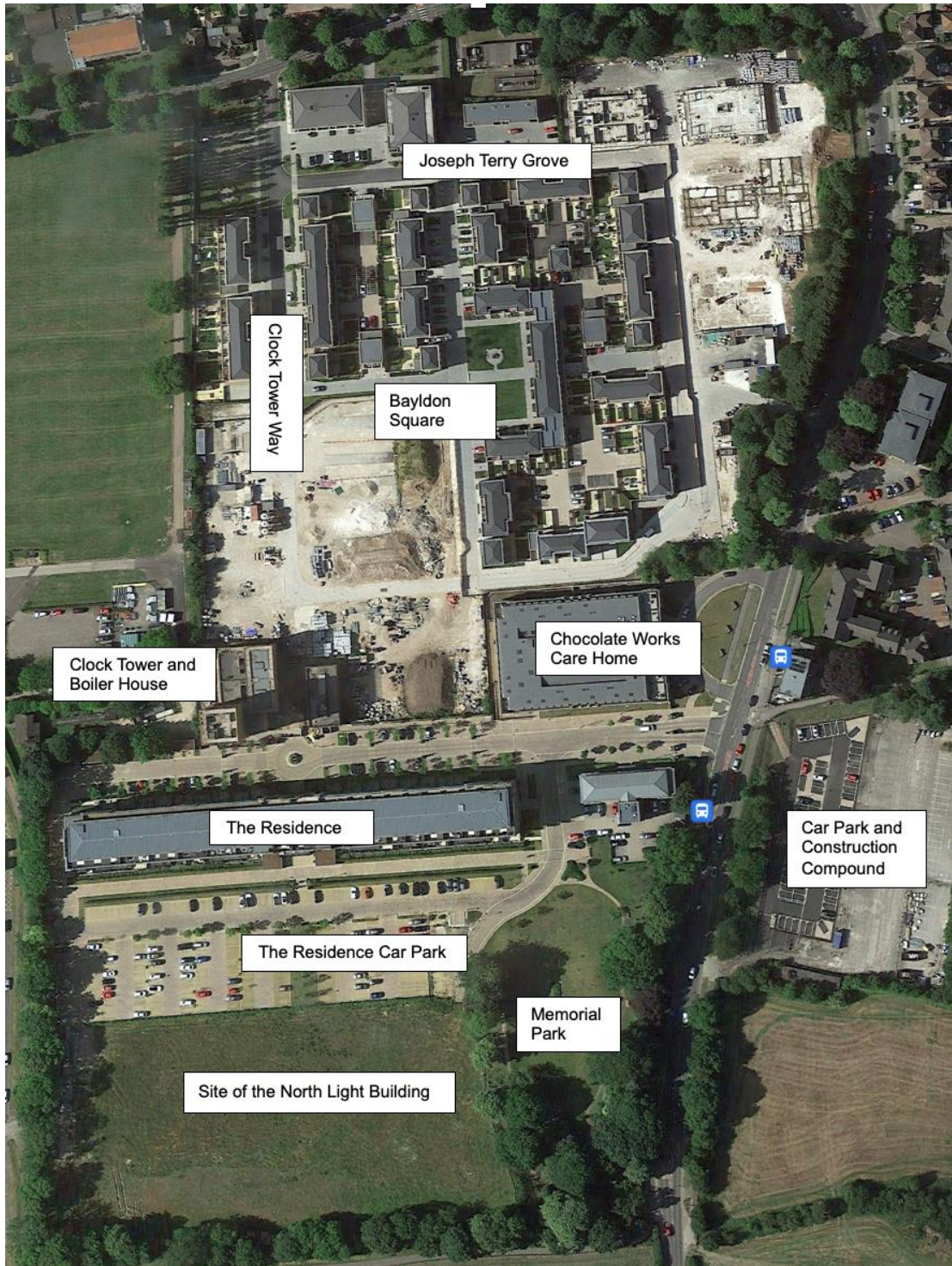
https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/28608_009

¹⁸ The name North Light Building is of unknown derivation. It had a classic factory 'sawtooth' roof, which may have had north-facing window openings.



The Terry's site in May 2016 as recorded on Google Earth.

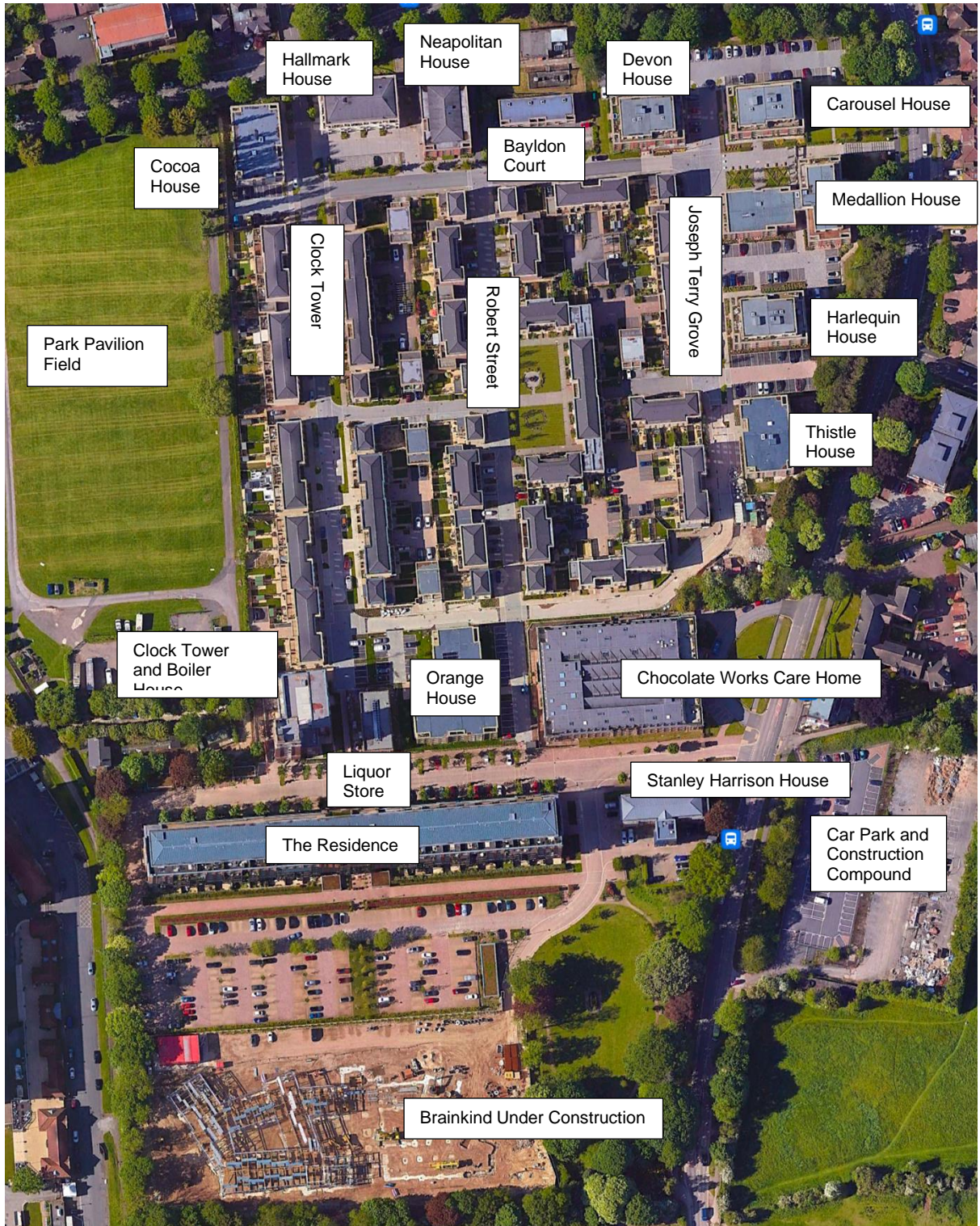
By May 2016 the Terry's Factory has been partly demolished and construction works are in progress to the south and north of the main factory building. At the northern end of the site Hallmark House and Neapolitan House are complete, together with the northern stretch of Clock Tower Way. Work is also progressing on Robert Street. To the south, the conversion of the Main Factory, the HQ Building and Time House is complete.



The Terry's site in June 2018 as recorded on Google Earth.

By June 2018 we can see that most of the key elements of the plan are in place. Work is ongoing on the apartment blocks along Joseph Terry Grove and townhouses are about to be built on the area west of Baydon Square.

In 2021 work continued on the town houses. The blocks of apartments C, D, E and F (Devon, Carousel, Medallion and Harlequin Houses) were complete. The foundations of Orange House, to the right of the Clock Tower, were being constructed, but work had yet to commence on Thistle House (immediately south of Harlequin House).



The Terry's site in December 2022 as recorded on Google Earth.

By December 2022 the development was almost finished. The air photo (Google Earth) shows that work has been completed on all the houses and apartments on the David Wilson Homes site, including Orange and Thistle Houses. Work on the clock tower, boiler house and liquor store is nearing completion. On the footprint of the old north light building, construction is underway on the new residential care facility for York Disabilities Trust. The only part of the site still awaiting development is the old Terry's car park east of Bishopthorpe Road.

The Terry family business

Terry's timeline

1767	Bayldon and Berry, confectioners, opened in St. Helen's Square
1793	Joseph Terry born
1823	Joseph Terry married Harriet, a daughter of Berry
1823	Berry died and Joseph Terry joined Berry's son in the partnership of Terry and Berry
1824	Business moves to St. Helen's Square
1828	Joseph and Harriet's son Joseph (later Sir Joseph Terry) was born
1850	Joseph (senior) died
1851	Joseph (junior) joined the family firm
1854	Joseph and his two younger brothers took control. Joseph married Frances Goddard
1862	New factory opened in Clementhorpe. Mainly at the instigation of Joseph Terry Junior
1886	Demand for chocolate grows and a new specialised section is added to the factory
1895	The business was incorporated as Joseph Terry and Sons Ltd.
1898	Joseph Terry died and was buried in York Cemetery
1923	Frank and Noel Terry took over the running of the business
1926	Production starts at the new Bishopthorpe Road factory
1932	All Gold and Chocolate Orange were launched
1936	Chairman, Francis Terry was knighted
1937	Factory visited by the Royal Family
1939-45	Factory converted to war work
1963	The Terry Family gave up running the business and sold to Forte
1967	New fountain erected in the garden to mark the bicentenary
1970	Noel retired after 59 years in the business
1975	Terry's was acquired by United Biscuits
1977	Business sold to Colgate Palmolive
1993	The business was acquired by Kraft Foods, and then merged with Jacobs Suchard to form Terry Suchard
2004	Plan to close the factory announced
2005	The factory closed; production of All Gold, Chocolate Orange and Twilight ceased
2010	Masterplan for the redevelopment agreed
2011	Major demolition and construction work started
2023	Redevelopment largely complete

Origins

Joseph Terry, who was born in Pocklington, came to Stonegate in York to serve as an apprentice apothecary – someone who prepares and sells drugs and medicines. He then set up shop as a chemist in Walmgate. In 1823 Joseph married Harriet Atkinson, a relative of Robert Berry who had run a small confectionery business near Bootham Bar, with his partner William Bayldon since 1767. In 1824 Joseph gave up his Walmgate shop and joined Berry in business at new premises in St. Helen's Square. Shortly afterwards Robert Berry died, but his son George then joined with Joseph Terry in a business named Terry & Berry.¹⁹ This left Joseph Terry as the sole owner.

The company developed a reputation for cakes and comfits, sugared sweets,

¹⁹ *Joseph Terry & Sons: Chocolate Manufacturers*, York Museums Trust.

candied peel, marmalade and medicated lozenges.²⁰ Terry started to make use of the railways to send small quantities of his products to towns and cities all over the North of England, into the Midlands and south as far as London. By the time of his death in 1850, the Terry brand was widely known across Britain.

Joseph's son, Joseph junior, built on these foundations and expanded the business into a major concern.

The St Helen's Square premises were retained as a shop and restaurant and the Terry name is still on the front of the building. In recent times the building was occupied by Carluccio's Italian restaurant, and now houses *Impossible York*, a tearoom and bar.



York Civic Trust plaque marks the site of Joseph Terry's earliest premises in St. Helen's Square.

From 1862, Terry's leased a riverside site at Clementhorpe. The river gave a connection to the Humber estuary and the North Sea. Twice a week, the steam packet brought the sugar, cocoa, other ingredients and coal needed for the new steam-powered machinery at Joseph Terry & Sons. The price list of 1867 had 400 items. As products were perfected and demand grew, a specialised chocolate section was built.

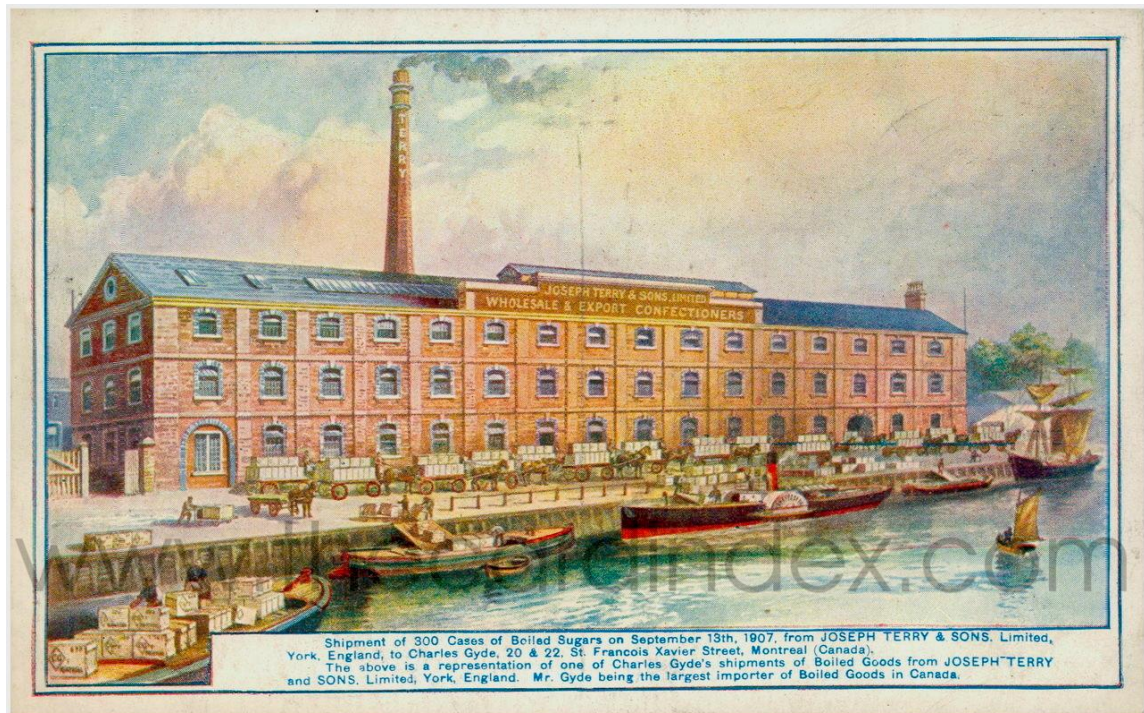
The Cassini map of 1893 shows the works located at Clementhorpe on the banks of the Ouse just downstream of the Skeldergate Bridge. Marked "Confectionery Works", it was sandwiched between a boat-building yard, a glass works and a chemical manure works.²¹ Terry's Clementhorpe works had around 200 employees at peak. It remained in use for manufacture and then for storage long after the new premises at Bishopthorpe Road came into production, and was finally demolished in the 1970s.

The products included a wide variety of boiled sweets, conversation lozenges, marzipan, marmalade, mushroom ketchup and calves' jelly.²² In total there were around 380 different lines of confectionery and parfais. In addition, from 1867, there were at least thirteen chocolate lines.

²⁰ A sweet consisting of a nut, seed, or other centre coated in sugar.

²¹ Made in *Clementhorpe; Exploring York's Industrial History*, John Stevens & Mave Morris, Clement Hall Local History Group, 2022.

²² Calf's feet were boiled in water or milk. The resultant liquid could be mixed with sugar and spices or pepper to make a restorative broth for invalids.



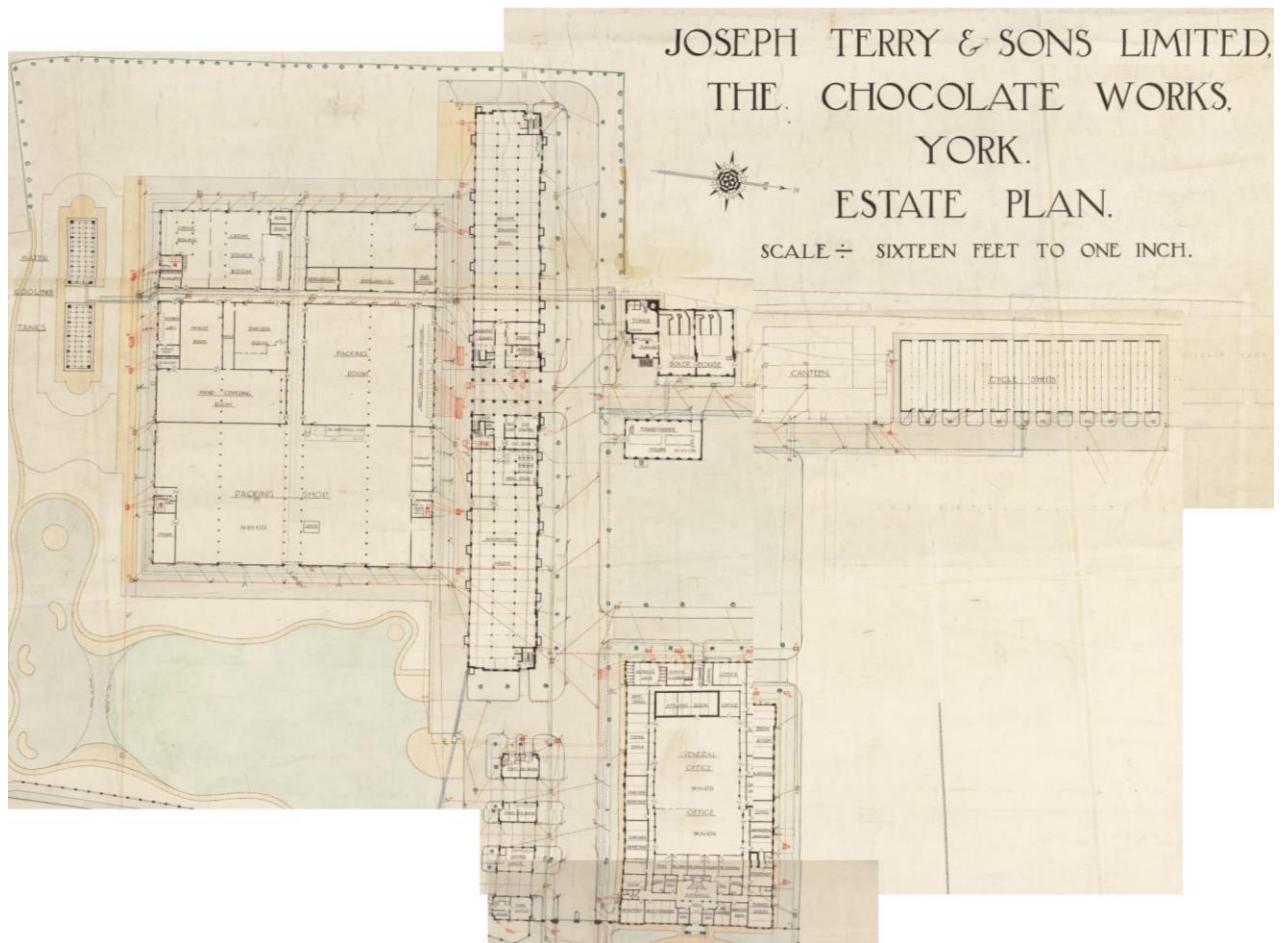
A postcard of the Joseph Terry & Sons Ltd. factory in Clementhorpe. Courtesy of Card Index. The original is in the Borthwick Archive.

After Joseph Terry [the elder] died in 1850 the company was in the control of solicitors and executors until 1854 when it was handed over to his sons Joseph, Robert, and John. By this time, Terry's was already becoming a household name with a national profile. The younger Joseph, along with his two brothers, Robert and John, are credited with moving confectionery production to an industrial scale with the leasing of the factory at Clementhorpe.

Joseph Terry [junior], later Sir Joseph Terry, is widely credited with driving the growth of the Terry's business. It was Joseph who developed the route from the Humber for importing raw materials and exporting finished products. He also steered the company from being a general confectionery business into making chocolate products.

The Bishopthorpe Road factory

By the early 1920s it was becoming clear that Terry's had outgrown the premises at Clementhorpe. In 1923, Frank and Noel Terry joined the family business, *Terry's of York*. They revamped the company, launching new products., and constructed a new purpose-built factory south of Campleshon Road at its junction with Bishopthorpe Road. Built in what is often described as an Art Deco style, the factory known as *The Chocolate Works* included a distinctive clock tower. The factory complex lay directly across The Knavesmire from the Terry's family home at Goddards. The Company moved to this site in stages between 1926 and 1930, and it was here that some of the best-known brands were created, including the Chocolate Apple in 1926, Terry's All Gold in 1930 and the Chocolate Orange in 1931.



This Estate Plan, dating from around 1930, shows the layout of the main buildings at ground floor level. It shows the sheer scale and complexity of the operations carried on at the site. We can see the following:

1. The large rectangular building on the right houses the cycle sheds.
2. The smaller rectangular buildings on the far left are the two water cooling tanks.
3. The North Light Building, also to the left, comprises a large Packing Room, Cream Boiling and Cream Starch Rooms, a Hand Covering Room, an Enrober Room and Nougat Room, together with toilets, sculleries, storage and refrigeration areas.
4. The multi-storey factory in the centre, contains a large Machine Wrapping Room to the west and a Manufactured Goods space to the east, together with storage and cloakrooms.
5. The Clock Tower building adjoins the Flash Boiler and two further boiler rooms attached to the right side of this.
6. In between the Clock Tower and the Cycle Sheds is the canteen, yet to be completed.
7. The Transformer House, now known as the Liquor Store, lies just east of the Clock Tower.
8. At the entrance to the site, on the right, is the Headquarters Building, comprising a large General Office, a Board Room, lots of smaller offices, a strongroom and other supporting facilities.
9. At the entrance, to the left, is the Time Building. This housed the First Aid Rooms, Time Office and other administrative functions.

10. To the bottom left lies the Peace or Memorial Park, where staff of Terry's once rested between shifts.

Not on the plan, but adjoining the River Ouse, are the pumping station and water tanks, together with a bathing hut.



The Bishopthorpe factory in its hey-day – view through the entrance gates looking west. Courtesy of the Borthwick Archive. Date uncertain, but could be late 1930s.

The *Yorkshire Post and Leeds Intelligencer* of 18 June 1931 described a visit to the Chocolate Works by the Institution of Mechanical Engineers. The visit had taken place the previous day. A further visit by the Institution in 1936 is described in *Grace's Guide*. This gives us an excellent picture of how the factory operated, and just how complicated the manufacturing process was, as follows:

“The firm was established in 1757, and moved to the present site at Bishopthorpe Road, where the main works are now situated, in 1925. The old factory near the river at Clementhorpe is still used for heavy processes such as the manufacture of chocolate before manipulation into the various forms of plain and assorted chocolates offered to the public.

The Bishopthorpe Road factories are situated near the west bank of the river Ouse. Here, in garden surroundings, are a number of modern buildings comprising a two-storey office building, 196 feet long and 135 feet wide; a time keeping and ambulance building; a water tower; a boiler house; a transformer house; a five-storey factory, 510 feet long and 60 feet wide; and a one storey factory, 325 feet long and 256 feet wide. Here 2,000 employees are engaged in the various operations involved in the manufacture and dispatching of chocolates.

Chocolates are manufactured under constant atmospheric conditions, a carrier conditioning equipment maintaining a temperature of 65 degrees F and 55% relative humidity throughout the year. In summertime the conditioning equipment requires 256 tons of refrigeration to maintain these conditions when the outside temperature is at a maximum.

A turbo-driven centrifugal compressor is used to supply 200 tons of the refrigeration required for the conditioning, the turbine exhausting steam at 25 lbs per square inch, which is used for process work. The requirements of the various processes in use in the factories are supplied by a modern refrigeration plant comprising twin cylinder double-section sleeve valve compressors, multi-tubular condensers, and a 22,000 gallon brine storage tank, the plant having a capacity of 104 tons (ice melting) refrigeration.

Steam is supplied to the factories by four Babcock and Wilcox tube boilers fitted with chain-grate mechanical stokers, each boiler having a rated capacity of 8,000 lb of steam per hour, and a working pressure of 200 lb per square inch.

Electrical power is received from the York Electricity Department in the form of three-phase alternating current at 6,600 volts, with a frequency of 50 cycles per second, and is transformed to 400 volts. Power factor correction has been highly successful, and an average power factor of 0.97 is maintained.

In the factories can be seen all kinds of modern confectionery machinery, including automatic package and tablet-wrapping machines. Conveyers of all descriptions are found throughout the factories for transporting, and in heating and cooling processes.”

By 1936 the business was going really well, and that year’s edition of Terry’s in-house newsletter was able to report, under the title of “10 Years of Terry’s at Bishopthorpe Road”, that:

“Terry’s of York is celebrating the tenth anniversary of the move from Clementhorpe to a new factory on Bishopthorpe Road. The factory has a combined floor space of 7 1/2 acres, including a modern Boiler House, the Milk Chocolate Factory, Electrical Installation and a Refrigeration Plant with a capacity of 364 tons of ice per day for air conditioning and brine cooling. Modern techniques now in use at the factory are inspired by American manufacturers, such as the use of air conditioning, “fork-lift trucks” and pallets for transporting goods. This modern machinery, and up-to-date methods constitute ‘The Home of Good Chocolate’.

The site is ideal, the buildings are noble in conception and delightful examples of modern design, including the 135 foot-high clock tower, now a major York landmark. The buildings were designed by notable architect J. E. Wade, and built by the firm Dorman Long of Middlesbrough, known as the designers of the famed George V bridge of Newcastle and the Harbour Bridge in Sydney, Australia.

Playing fields, tennis courts, bowling greens, etc. are provided for the convenience of their employees, and are run by themselves through their own club committees.²³ A rest room is provided for cases of temporary sickness, with fully qualified male and female first aid attendants under direction of the works doctors, and another qualified person has charge of the whole female staff in matters of cleanliness, hygiene, etc.

The handsome group of buildings in its garden setting is at once a proof of the importance of the confectionery industry and eloquent of the standing of the firm whose headquarters it constitutes.”

Another story in the same edition was titled “*Chocolate Industry Booms*”:

²³ These lay further south of the factory, towards Manor Farm, along Bishopthorpe Road.

“The British chocolate industry has enjoyed record profits this year [1936]. Only twenty years ago, over half of the chocolate produced in the world came from Switzerland, but in this new age of modern factory machinery, Britain is leading the way.” How things change!

Contemporary newspaper articles provide some interesting insights into the Terry’s business:

Terry’s Times reported:

“Skilled Factory Workers. Basic rate of pay, 56 shillings for men and 30 shillings 6 pence for women, 47 hours per week. 25% additional for piecework. Attention to quality and hygiene is essential. Bonus of two week’s wages per year and one week’s paid holiday leave. A Benevolent Fund is maintained and financed by the Company to provide aid in cases of financial embarrassment and extra nourishment in cases of sickness. Every employee over 21 years of age receives membership of a Life Assurance and Pension Scheme, and the opportunity of a long-service bonus.”

“Women workers are particularly desirable for their diligence and delicate fingers, 60% of our workforce are female.²⁴ Female factory employees are not permitted to wear earrings. Lipstick and long nails will be forcibly removed and clipped by the Welfare Officer; persistent offenders will be placed on unpaid suspension.”

The *Yorkshire Post and Leeds Intelligencer* of 19 October 1937 reported the visit by the King and Queen to the Chocolate Works. A box of chocolates was presented to the Queen, and the party then retired to the Mansion House for tea.

Click below to see the [silent] film that was made to mark the visit of King George VI and Queen Elizabeth to Terry’s of York.

<https://player.bfi.org.uk/free/film/watch-royal-visit-to-terrys-york-1937-online>

With the onset of the Second World War confectionery production at Bishophthorpe was scaled back. This partly reflected the difficulty of importing key ingredients such as sugar and cocoa beans. Terry’s brands were suspended, but some items were produced under licence for other confectionery companies. Part of the factory was taken over by F. Hills and Sons of Trafford Park, Manchester and Stockton-on-Tees. It became a ‘shadow factory’ making and repairing laminated wooden blades for aircraft propellers, and other wooden aircraft components.

The *Yorkshire Post and Leeds Intelligencer* of 17 September 1941 described how savings and salvage campaigners visited the Chocolate Works to encourage the staff to help the war effort “Factory girls were given rides in the tanks (i.e. armoured vehicles) round the works.”

During the war a tunnel air raid shelter was created to house 600 people, and a ground floor shelter housed a further 1,000. These were probably filled-in during redevelopment.

With the factory handed back to the company post-war, production was difficult due to rationing, for example of sugar, and limited imports of raw cocoa. As a result, in 1954 production of the chocolate apple was phased out, while production of the chocolate orange was ramped up. The Dessert Chocolate Apple was made from 1926

²⁴ In the author’s experience, they could also be paid less and were often happy to work short shifts.

until 1954; there was also a short-lived Chocolate Lemon (1979-80s). Terry's chocolate orange comprised a ball of chocolate mixed with orange oil, divided into twenty segments, similar to a real orange, and wrapped in orange-skin patterned foil.



The *Liverpool Echo* of 3 October 1974 carried an advert for junior salesmen. "They require a well educated man (19-22), single and mobile, who wishes to embark on a selling career with a major trading company."

The following set of photographs show various aspects of production at the factory. It is interesting to note the segregation of the genders into different roles. Also, comparing the Clementhorpe and Bishopthorpe factories, the proportion of women has grown enormously. When the author worked at Mackintosh's in Norwich in the 1960s, all the maintenance, engineering and 'technical' jobs were occupied by men, whereas women occupied almost all the production work, including packaging. It was said that the women were more dextrous, but they were prepared to work short shifts and for less pay!



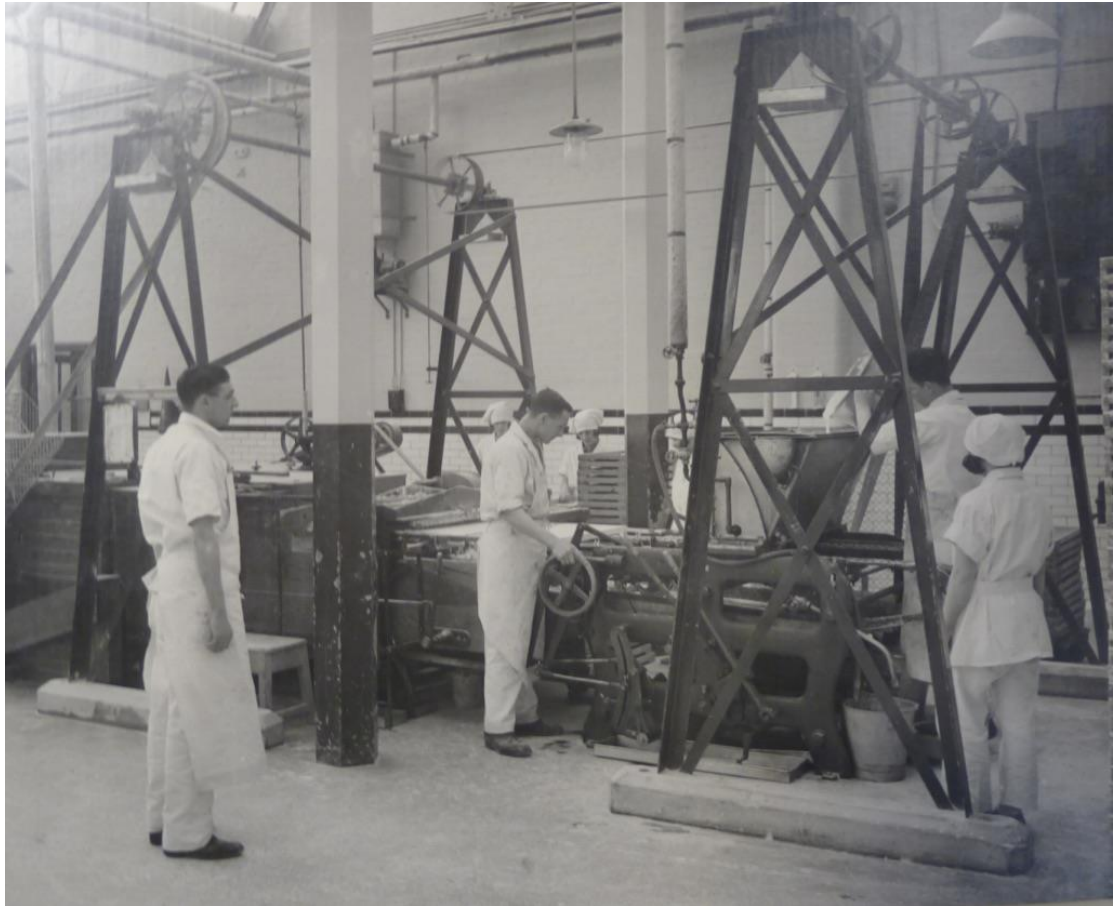
Mixing ingredients. Possibly 1960s. Courtesy of the Borthwick Archive.



Could be a mixing process. Probably 1950s. Courtesy of the Borthwick Archive.



Making sugared almonds. Courtesy of the Borthwick Archive. Could be in the 1950s or 1960s.



Work at the proction line. The uniforms suggest a date in the 1960s. Courtesy of the Borthwick Archive.



A photo of the busy packing area in 1966. Courtesy of York Press.



Terry's canteen, 1970s, Yorkshire Evening Post



Chocolates being checked and sorted, early 1990s, York Press.

Decline and fall

Terry's gradually fell victim to globalisation and consolidation in the years following the Second World War. A series of large food conglomerates acquired the Terry's

brand, including Forté, Colgate-Palmolive and Philip Morris. In 1975, Terry's was acquired by United Biscuits, the idea being that the confectionery business would complement their biscuit manufacture. United Biscuits ran into financial difficulties and sold their entire confectionery division to Kraft General Foods in 1993. Kraft amalgamated Terry's with Jacobs Suchard to create Terry's Suchard.

From 2000, the company brand was changed from *Terry's of York* to simply *Terry's*, downplaying the company's links to the city. Production was also scaled back, with just UK products and Terry's Chocolate Orange, Terry's All Gold and Twilight made for the international market.

In 2004, Kraft decided to switch production of the remaining products – All Gold and Chocolate Orange – to factories in Belgium, Sweden, Poland and Slovakia, and to close the York plant. Terry's closed on September 30 2005, with the loss of around 300 jobs. The precise reasons for the closure lie in globalisation and corporate decision-making. But, we do know that the Terry's factory was seen as somewhat dated in its machinery and layout, and the products could apparently be made cheaper elsewhere.

Kraft General Foods later changed into two companies - Kraft Foods and Mondelēz International. They eventually became part of Carambar & Co in 2016. Carambar, based in France, still produces the chocolate orange.

Newspapers and magazines charted the takeover of the company by global operators and its slow decline, for example:

The *Birmingham Daily Post* of 11 February 1977 reported that Terry's might be sold to an American company. Trust House Forte described how talks were in progress with Colgate-Palmolive for the sale of the business.

The *Liverpool Echo* of 8 November 1980 reported that Terry's was putting 1,000 staff on short time, because of the national slump in demand for its products.

The Times, 19 April 2004, reported that: "The chocolate company Terry's is to close its UK factory in York with the loss of 316 jobs ending more than 100 years of its chocolate manufacture in the area."

The Independent 20 April 2004, reported: "Kraft Foods International, which owns the famous producer of the Chocolate Orange and All Gold brands, is transferring production to its factories in Sweden, Belgium, Poland and Slovakia."

Global Food Industry News, 3 June 2004, reported that: "After much speculation, US food manufacturer Kraft Foods has announced it is closing its Terry's chocolate factory in York next year. Closure of the plant will mark the end of an era for industry in York. Terry's was founded in the late 18th Century and moved to its present factory near York Racecourse in 1926."

The Guardian of 1 October 2005 reported: "Terry's, the chocolate manufacturer, closed its 80-year-old York plant yesterday with the loss of more than 300 jobs."

The firm, part of food company Kraft Foods International, has transferred production to its parent company's sites in Sweden, Belgium, Poland and Slovakia since announcing the closure in April. Most of the 316 employees, who made products including Terry's Chocolate Orange and All Gold, have found other jobs."



The chocolate orange, still sold under the Terry's brand, by Carambar of France, 2023.²⁵

²⁵ <https://www.carambarco.com/en/marques/terrys/>

The Terry's factory buildings

The new factory had been built to make a grand statement. Coming through the imposing entrance off Bishopthorpe Road you would see, to the right, the HQ Building and, to the left, the Time Office. Ahead on the left would be the 5-storey Factory Block with the more utilitarian North Light Building tucked away behind it and, to the right, the Clock Tower, Boiler House and Liquor Store.

“The handsome group of buildings in its garden setting is at once a proof of the importance of the Confectionery Industry and eloquent of the standing of the Firm whose headquarters it constitutes.” (Terry's Times).



[Drawing of the Terry's site from the south-east. Courtesy of the Borthwick Archive.](#)

An advertisement placed in the York Historic Pictorial in 1928 showed the new Bishopthorpe Road premises of Joseph Terry & Sons. At the centre is a picture of the multi-storey factory “in course of erection.” The Transformer House (now known as the Liquor Store) is shown as having been completed in 1925, the Water Tower and Boiler House in 1926, the Factory Entrance, Time Office and the Head Office in 1927.

JOSEPH TERRY & SONS LTD.



VIEWS of TERRY'S CHOCOLATE WORKS at BISHOPTHORPE ROAD
YORK, ENGLAND



MANUFACTURERS of
*Chocolates, Boiled Sugars, Sugared
Almonds, Marzipan & Calves' Jelly*

Est. 1767



Joseph Terry & Sons Ltd – a 1928 advertisement published in *York Historic Pictorial*.

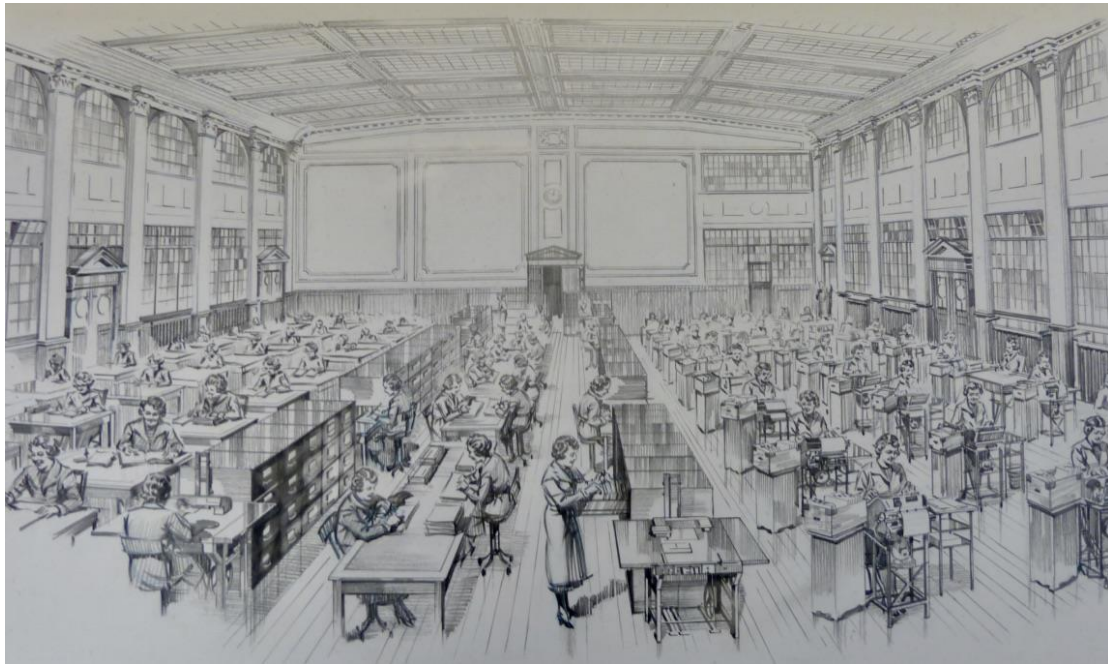
The so-called North Light Building was the first part of the factory complex to be completed, and this is where production started. The building is not often mentioned in descriptions of the factory, despite its large size – presumably because it lacked the architectural merit of the other key buildings.

The HQ building, comprising a square of 2-storey construction, surrounding a glazed atrium, housed the offices of the Terry Company. It included the Manager's Office

and Board Room, with extensive wooden panelling, some plasterwork ceilings and a grand staircase. Office staff worked in the main atrium of the HQ. Laboratories and quality control were also housed in this building.



Drawing of the HQ building. Mid 1920s. Drawing courtesy of the Borthwick Archive.



Office staff at work in the HQ building. Possibly 1930s. Drawing courtesy of the Borthwick Archive.



Two views inside the HQ building – now the Chocolate Works Care Home (Photographs by Susan Major, April 2024).



The grand staircase in the HQ building. Possibly 1920s. Drawing courtesy of the Borthwick Archive.

The 2-storey Time Office block (Now *Stanley Harrison House*) provided office space, recreation space, and was where the employees clocked on. It also served as a delivery portal, and the building originally had two archways – at front and rear – through which delivery vehicles could pass.

The 5-story factory building (now *The Residence*), apart from the clock tower, is probably the most striking part of the Terry's complex. This was originally used for chocolate products, but over time, production processes and needs changed. The block was designed in a way that allowed the production to proceed as the products passed down from the top floor to the ground. Goods were loaded in at the top, probably by fixed crane. The cocoa beans were blended, roasted, cracked and winnowed, before loading into nibbing machines. These extracted the 'nib' of the bean, which could then be ground up into a 'cocoa mass'. Other ingredients, such as sugar and milk, were then added to form a paste that could be refined. Hours of steady stirring at a constant temperature converted the mass into a smooth cream in a process known as 'conching'. Fillings were then added to the chocolates in a process known as 'enrobing', before being wrapped, packaged and sent out of the factory. Finally, the products were wrapped in foil, packaged and despatched.

Van Wilson describes the processing thus: *"On the fourth floor fruit and nuts were prepared for use as fillings, nougat and almond paste were made together with sugared almonds and toffee and fondant centres. Moulds were then made by pressing wooden shapes into trays of starch powder, and the ingredients added. These trays were transported down to the third floor where the enrobing process took place, with starch room and fancy mouldings. The second floor housed the hand*

piping and hand covering processes, and the first floor housed inspection and packing.”²⁶

This description may simply apply to the chocolate-making process, however, because the photos of the early factory show a large single-storey shed – the North Light Shed – to the south of the 5-storey factory. This was obviously built first.

As time went on, only the ground floor retained its production role, with many of the processes located in the surrounding modern, low-rise buildings.

The 6-storey Clock Tower, with its “Terry York” face, also served as a flue for the Boiler House. Until quite recently it contained a quite rare Gents Waiting Train clock. This electro-mechanical turret clock was apparently removed and ‘lost’ at some point.

The *Yorkshire Post* of 16 March 2023 announced “Terry’s clock working again”. The article described how it was “Now keeping time again, thanks to the efforts of a group of heritage clockmakers who scoured the country to find replacement parts after discovering the original mechanism had mysteriously disappeared. Developers P J Livesey and Henry Boot were said to have spent £60,000 restoring the clock and commissioned experts to repair it. The work was carried out by Smith of Derby.

During the two wars the Clock Tower is said to have served as a base for air raid wardens. It was used throughout the 1950s and 1960s by York City Police as a vantage point to monitor race meetings.

²⁶ A sweet consisting of a nut, seed, or other centre coated in sugar.



The newly completed Clock Tower and Boiler House. About 1926. Courtesy of the Borthwick Archive.

The 3-storey Boiler House is also described in some sources as housing a transformer. All these buildings were in variously described as being in Baroque Revival, Neo-Georgian or Art Deco style, with matching materials and design features. The distinctive materials are red brick and buff ashlar sandstone dressings.²⁷ The main buildings were constructed on steel frames, and the construction process is recorded in some of the photographs in the Terry archive.

Pevsner has a brief entry on the Terry's factory, in which he says that it was largely by J. G. Davis and L. E. Wade, 1925-30, "a large, free Neo-Georgian with a clock tower, brick and buff stone".

²⁷ Ashlar is the name given to square dressed stone blocks of a high quality.

Further buildings were then added up to the date when the factory closed. To the north was a 'Jam Factory', the basement of which provided a Fruit & Nut Store which served as an underground bomb-proof shelter in the Second World War. After the war the North Light Building at the southern end of the site was extended with a large single storey shed of modern materials. A new factory building was constructed with a bridge link to the 5-storey Factory Block. It was also connected to the HQ and various buildings to the north. This provided Central Services.

To the south-east of the Terry's site is an informal garden, designed for the use of the employees. Known as the Peace Garden or Memorial Garden, this has been retained in the modern layout.

The northern end of the site, lying outside the designated Conservation Area, comprised a series of large, single-storey sheds in modern materials. There were also sheds providing a canteen, engineering workshops, storage and places for safe parking of motorcycles and bicycles. There was an access route onto Campleshon Road, at the point where the current entrance lies, which enabled the vehicles to take the finished goods to market. Later air photos show rows of large trucks coming and going to the warehouse.



This photo shows the newly completed distribution depot and the northern end of the site. From here, large trucks would arrive and depart carrying Terry's products throughout the UK and beyond. Taken in 1975, courtesy of York Press.



The photo above shows the Terry's factory when production had ceased, but before any demolition of modern buildings had started. The red boundary, marked '1', is the part of the site retained for development by Henry Boot. This is a useful photograph in that it shows all the modern buildings as well as the heritage assets.



The Terry's site in December 2005 as recorded on Google Earth. Production had ceased, but major demolition had still to commence.

Heritage

The Grade II listing, published by Historic England, describes the main Terry's of York Factory, comprising around 16,735m², as follows:

“This building is one of a group consisting of headquarters offices, factory, clocktower, Time office block and liquor factory, which were all built at the same time. 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.”

The heritage assets of the Terry's site have been identified and safeguarded. In 1975 City of York Council designated The Racecourse and Terry's Factory Conservation Area. This includes the main complex of Terry buildings, together with the built-up area of the racecourse and the adjoining car-parking field (Pavilion Park Field). The southern boundary runs along the northern edge of the Terry HQ building, and the western edge follows the edge of the David Wilson Homes development.

In October 2006 City of York Council commissioned Woodhall Planning and Conservation to carry out The Racecourse and Terry's Factory Conservation Area Character Appraisal. The report was sponsored by GHT Developments LLP and approved by the City Council on 26 October 2006. The report confirmed the validity of the existing Conservation Area boundary, and described the value of the various buildings and landscape on the site.

“The shared architectural language of Baroque Revival in distinctive red brick and art stone, the linear grid layout and the scale of buildings, vertical proportioning and flat roofs hidden by pronounced parapets.” (Conservation Area Appraisal 2006)

Part of the Conservation Area is also designated as statutory Green Belt. The boundaries of the Green Belt have been reconsidered as part of the consultation and inspection process for the new Local Plan. The whole of Nun Ings is in the Green Belt, together with Micklegate Stray, including the racecourse. The grandstands, Park Pavilion Field and the original factory site are excluded.

The Green Belt only came formally into being in 1980, although it had been included in the Local Development Plan for many years before that. The Green Belt is described as mainly serving to retain the unique character of York and preventing its amalgamation with other major settlements.

Many of the mature trees in and around the site are the subject of Tree Preservation Orders (TPOs), while others are covered by Conservation Area status. This has provided a high degree of protection against damage or destruction while development has taken place, and should continue into the future. Recent planning applications have included maintenance works to the Chocolate Works boundaries on Campleshon and Bishopthorpe Roads, as well as partial felling of poplar trees on the Park Pavilion Field boundary. The developers have also undertaken significant soft landscaping improvements.

In 2013 the Terry's site was reviewed as part of the City of York Council's Characterisation Survey. This describes the essential historic and cultural features of the site, providing a basis for planning any proposed changes.

The main features of the area's archaeological record can be seen on the City of York Council's York Historic Environment Record website <https://her.york.gov.uk/map>. There are extensive areas of ridge and furrow, the historic Knavesmire and a number of noteworthy buildings and sites, including Listed Buildings (see below) and the site of a Searchlight Battery just north of Manor Farm. The map also shows the Conservation Area boundary.

Key buildings in the area were Listed by Historic England in March 2005 to protect them from demolition or major adverse alteration:

Name	Grade	Date Listed	List No.
Terry's of York Factory	II	4 th March 2005	1391643
Terry;s of York Head Offices	II	4 th March 2005	1391645
Terry's of York Time Office Block	II	4 th March 2005	1391644
Terry's of York Clock Tower, Water Tower and Boiler House with Transformer House attached	II	4 th March 2005	1391642
Liquor Factory [sic]	II	4 th March 2005	1391641

You can look up the detailed listings on the website of Historic England <https://historicengland.org.uk/listing/the-list/>. These can be very hard going for the lay reader because they are full of architectural and archaeological jargon.

Other Terry's heritage

There are other buildings and memorials that form part of the Terry's story, but are located elsewhere in the City.

Name	Grade	Date Listed	List No.
No. 27 Tadcaster Road – Goddards and attachments	I	24 th June 1983	1256461
No. 25 Tadcaster Road – Entrance to Goddards	II*	24 th June 1983	1256505
York Cemetery Plot 1977 Terry Monument	II	14 th March 1997	1259308
Terry Memorial Homes (Skeldergate)	II	14 th March 1997	1256605
Joseph Terry House, Breary's Court (St Helen's Square)	II	27 th January 1995	1256759
3, St Helen's Square	II	5 th December 1974	1256797

Goddards

Pevsner included a brief entry on Goddards, designed by Walter Brierley, 1926-7. He described the house, located at 27 Tadcaster Road, as 'a large, picturesque brick house in a competently handled Tudor style'.

The house is now also the Yorkshire Regional Office of The National Trust. The garden is open to visitors and there is a refreshment kiosk.

Goddards, which was Listed Grade I in 1983, is generally acknowledged to be the finest surviving example of the work of Walter Brierley, the so-called 'Lutyens of the north'. The house was built in 1926-27 for Kathleen and Noel Goddard Terry. The gardens were designed by G. Dillistone, and the house contains plasterwork by G. Bankart.



Goddards looking SW from the garden (October 2018).

The listing covers the house itself, together with attached loggia and gateway opening on to terrace. Here is an extract:

“The construction is of red brick in English bond, with black header diaper patterns, ashlar doorcase and oriel window and moulded brick plinth and dressings.²⁸ Hipped, pitched and gabled roofs are tiled with brick corbelled kneelers and banks of tall octagonal stacks of moulded brick. Lead lined timber guttering on iron clamps, and rainwater goods of lead with clamps embossed with initials NTK, date 1927 and lion crest. Windows are framed in timber with wooden pegs. Terrace retaining wall of red brick in English bond with bands, strings and coping of moulded brick. Surface is stone paved, inlaid with cobbles in strips and panels.

Outside the front door are two date panels inscribed PNLT to left, KTPT to right, both dated 27 Jan 1926. The Listing notes, amongst other features, the attractive wooden panelling and decorative glazing. The gable ends and chimney stacks have elaborate decorative brickwork. Inside the building there are also some attractive fireplaces, plasterwork and original chandeliers. The interior is so little altered that original baths, water closets, washbasins and heated towel radiators remain. Throughout the house original light switches, bell pushes, door and window furniture also survive.”

At 25 Tadcaster Road are the lodge and carriage entrance to Goddards. Designed in 1927 by Walter Brierley, it was Listed Grade II* in June 1983.

²⁸ ‘Diaper’ was the term for a small pattern of repeated geometric shapes, e.g. diamonds.



[Goddards and its entrance gate/drive \(2018\)](#)

The building is almost symmetrical, but with differences of fenestration. It is a single storey high with attics, built of red brick and plain tile. In the centre there is a carriage entrance with oak posts and lintel. To each side there are 3-sided brick staircase turrets with staggered one-light windows, one to each floor.



View east from the garden of Goddard's, looking across the racecourse to the scaffold-encrusted Clock Tower (October 2018).

The wider area

There are a number of other Listed Buildings in the vicinity of the Terry's site. These include:

Name	Grade	Date Listed	List No.
St Chad's Church	II	20 th December 2004	1391178
County Stand at the Racecourse	II	11 th January 1995	1257527
Press Stand at the Racecourse	II	11 th January 1995	1257533
Guinness Bar in the Old Grandstand at the Racecourse	II*	14 th June 1954	1257530
Middlethorpe Hall	II*	14 th June 1954	1259554
Middlethorpe Hall Dovecote	II	14 th March 1997	1259555
Middlethorpe Manor	II	24 th June 1983	1259513

St Chad's Church

The Church of St Chad on the Knavesmire is an Anglican Church, built in 1925-6 with additions including a vestry in 1928, and completed in 1966. It was designed by Walter Brierley, and completed by Francis Johnson. Pevsner describes the church as 'unfinished' in the 1972 Edition – built of brick with lancet windows; passage aisles inside, all in white.

The Listing states that: "It is of special architectural interest for its innovative structural form, and its assured design, demonstrating the architect's creative sensitivity to changing liturgical imperatives. Reinforced concrete structure with orange-brown brick facings laid to English bond and moulded brick decoration. Concrete roof vault with asphalt covering."

The church was planned as a memorial to the Rev. Canon G. Argles, Rector of the mother church of St Clement, Clementhorpe, and it was designed to replace the South Bank Mission Chapel. The church remained unfinished at the architect's death.

It comprises a combination of nave and chancel, with passage side aisles and an East chapel. A vestry was added in 1928. There is a corbelled brick niche with a statue of St Chad over the main entrance. A wooden reredos dates from 1929, and a hexagonal memorial pulpit from 1940. The church hall was added in 1970.

Chad, to whom the church is dedicated, was a prominent seventh century Anglo-Saxon churchman. Born around 634 in Northumbria, who served as an abbot at several monasteries before he died in 672. He was later canonised, and his life recorded by the Venerable Bede. He is sometimes referred to as Chad of Mercia.

The adjoining residential area of South Bank extended towards Campleshon Road in the twentieth century. The development of this area is described in *Shadows in the Bricks*, researched by Clements Hall Local History Group. The development of St Chad's Church and Knavesmire Primary School are described. The latter opened in 1914.



The newly-constructed St. Chad's Church, circa 1926.

Bustardthorpe allotments (Largely courtesy of Clements Hall Local History Group)

The City Council's Smallholdings and Allotments Committee, meeting in January 1908, suggested to the newly formed South Bank Allotment Holders' Association that land at Bustardthorpe, might be suitable for allotment expansion. The land, comprising two fields, was secured the following year. 129 plots were made available at rentals of 12s 6d per year to the 'labouring classes'. The Association was renamed the Bishopthorpe Road Allotment Association. At this time the Lord Mayor of York was its President and the Sheriff was Vice-President. Even the Archbishop of York was a member.

During the First World War the Country faced food shortages as a result of blockade and shipping losses. In 1917 the National Government of David Lloyd George passed the Cultivation of Lands Order Act and York Corporation set up War Allotments throughout the city. These included Albemarle Road, Scarcroft Hill, Bishopthorpe Road, Beresford Terrace, Knavesmire Crescent, Campleshon Lane, South Bank Avenue and Thompson's Field.

The powers to keep the land under the Cultivation of Lands Order Act, expired in 1923. Some sites, such as those in Campleshon Lane, closed down as they were required for housing/building works. Others were renegotiated, using powers from the 1908 Allotments Act. Various later Acts helped, such as the 1922 Allotments Act, which gave greater security of tenure to plot-holders. An Act in 1925 obliged local authorities to provide allotments if there was a demand in their area.

Later, some sites, such as those at Clementhorpe, closed as the corporation no longer had the powers to retain them. There was a battle over Knavesmire Crescent land and eventually plot-holders were offered plots at Bustardthorpe.

The Dig for Victory campaign of the Second World War boosted interest in allotments and, indeed, in wider cultivation. By 1941 new plots had been laid out along the wall on Albemarle Road. By 1944 York had a total of 73.47 acres, of which Bustardthorpe accounted for 11.85 acres, Hospital Fields at Albemarle Road covered 2.37 acres, Nunnery Lane 9.4 acres and Scarcroft 9.4 acres.

Bustardthorpe allotments became world-famous because of the celebrated Russell lupins, bred there by plot-holder George Russell. In 2018 York Civic Trust unveiled a Blue Plaque to his memory on his house in Kensington Street.

After the Second World War York Racecourse needed more land and the Bustardthorpe allotments were moved south to the new site where they now lie. They are currently managed by the Bustardthorpe Allotment Association.



Bustardthorpe Allotments Association

Here is the coat of arms of the local allotment association. It appears to show three Great Bustards.

Redevelopment of the Terry's Site

In 2005, a new era in the history of the Chocolate Works site began. The factory had closed, and planning began in earnest on the redevelopment of the site.

The Chocolate Works site has had a very complex planning history. City of York Council's planning portal site lists over 600 documents relating to its development. It is difficult for the general reader to understand how these fit together because there have been so many iterations and amendments. We will do our best to explain what has happened.

Redevelopment timeline

2005	Factory closure
2006	Initial Development Brief published
2006	Site bought by Grantside
2006	Outline Planning Permission sought and refused
2006	Initial Master Plan submitted
2008	Outline Planning Permission again sought and refused
2009	Revised Master Plan submitted
2009	Outline Planning Permission again sought
2010	Master Plan approved after further amendments
2013	Outline Planning Permission finally approved
2013	Site acquired by Henry Boot and part sold on to David Wilson Homes
2023	Most construction and landscaping work completed

In summary, the Council first produced a Development Brief, setting out its aspirations and objectives for the site. Intending developers were required to respond with a Master Plan. Once the Master Plan was approved, a bid for Outline Planning Permission would follow. Thereafter, individual phases of development would be brought forward, with detailed designs set out in what are known as Reserved Matters Applications.

The planning story is more complicated than this because works to the southern end of the site also required Conservation Area Consent, designed to protect the Conservation Area, the Listed Buildings and their environment. As development progressed, there were several attempts by David Wilson Homes to build apartment blocks instead of town houses on the northern end of the site. They claimed that apartments were easier to sell than town houses, especially the larger ones. Further, there were additional proposals for the southern and eastern parts of the site involving more apartment blocks and care facilities.

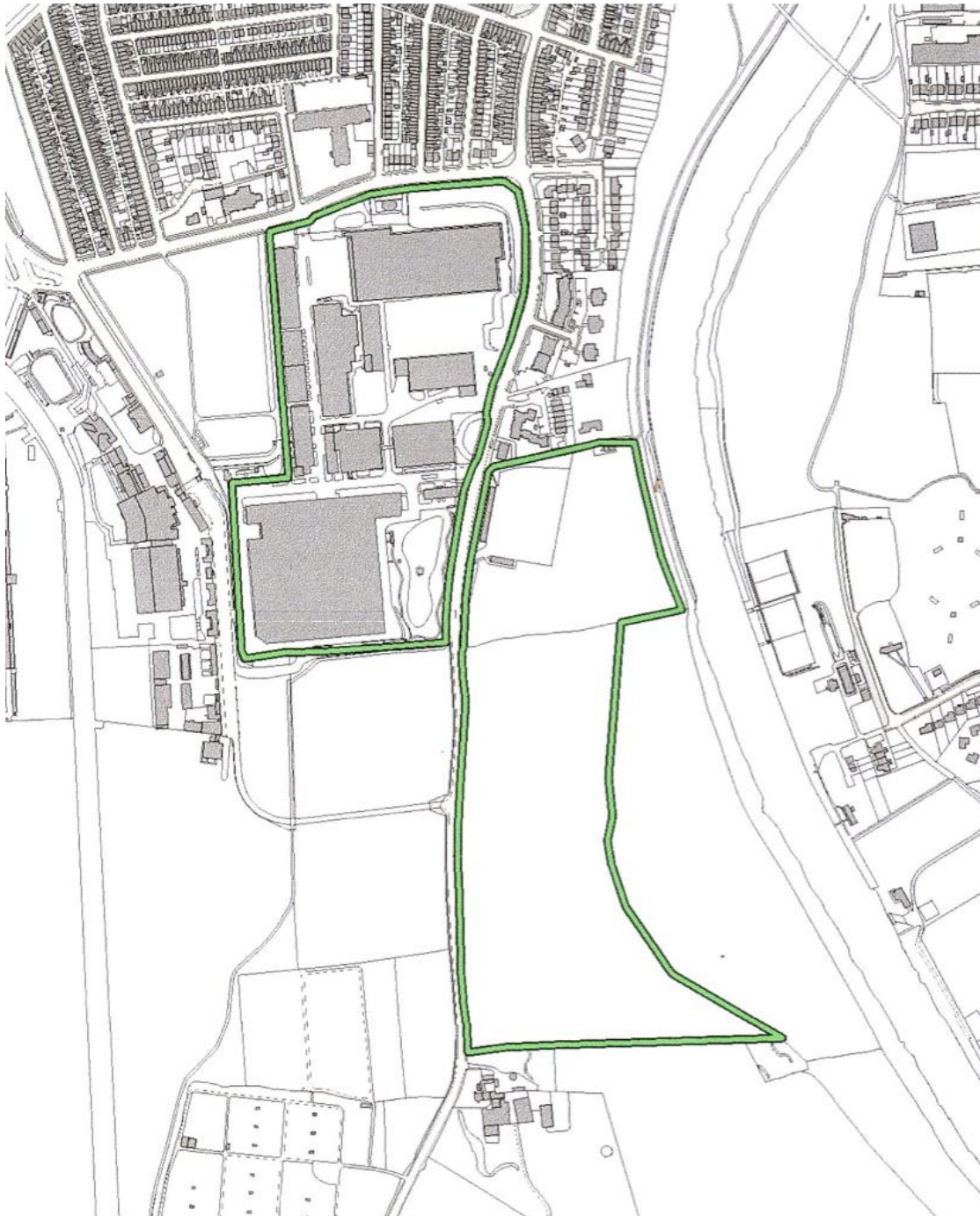
Only now are we in a position to see the results of all this activity, as redevelopment nears completion.

Development Brief

In June 2006 York City Council prepared a Development Brief to guide redevelopment of the site. A development brief is basically a description of the Council's aspirations and objectives for the site, providing guidance to intending developers on what is likely to be an acceptable scheme.

The Development Brief basically suggested an employment-led development, possibly contributing to the 'Science City' concept, with creative, IT and food/health technology businesses. It was hoped that the development would replace the 2,500

jobs that had been lost as Terry's slimmed down and then closed. Housing was seen as complementing this, not replacing it. Where housing was to be built, it should also include community and leisure facilities. Any leisure or hotel/restaurant development might complement the Racecourse facilities, providing a further attraction for visitors and tourists. The emphasis throughout the development should be on the creation of a sustainable community and protection of the key environmental and heritage assets.



This map shows the extent of the Terry's land holdings that were included in the sale, and were covered by the subsequent planning activities.

Master Planning

City of York Council required that the Master Plan (sometimes written Masterplan) should be drawn up in line with the principles laid down by Commission for Architecture and the Built Environment (CABE), 2004, in *Creating Successful Masterplans*. This suggested nine characteristics of a good master plan:

1. Shows how the streets, squares and open spaces of a neighbourhood are to be connected.
2. Defines the heights, massing and bulk of buildings
3. Sets out suggested relationships between buildings and public spaces
4. Determines the distribution of activities/uses that will be allowed
5. Identifies the network of movement patterns for people moving by foot, cycle, car or public transport, service and refuse vehicles
6. Sets out the basis for provision of other infrastructure elements such as utilities
7. Relates physical form to the socio-economic and cultural context and stakeholder interests
8. Allows an understanding of how well a new, urban neighbourhood is integrated with the surrounding urban context and natural environment
9. Identifies as far as possible individual development sites and potential phasing.



The photo shows conditions inside the 5-storey factory building once production had ceased. (Original courtesy of the National Trust, photographed by John Stevens)

The Terry's site was bought by a developer called Grantside in May 2006 at a cost of £26 million. They consulted local people on how to develop the site, now renamed 'The Chocolate Works'. Most people wished to see new employment opportunities created, and family housing, including affordable homes.

In August 2006 a draft Master Plan was put out for consultation, and then submitted to the City Council. The proposal was employment-led, with the potential to create 2,500 jobs. This would have been a mixed-use development with a large area of commercial office space, including facilities for Science City York.²⁹ The multi-storey factory was to house four floors of apartments, plus, at ground floor level live-work units for small businesses. There would be a care home, luxury hotel, restaurants and community services.



The first Master Plan.

A revised Master Plan was published in late 2009, comprising 312 homes, commercial, office and leisure uses. This was adversely criticised by the Commission for Architecture and the Built Environment (CABE), mainly on the grounds that it was too 'suburban', and that it did not relate strongly enough to the surrounding areas. 'Suburban' in this case probably means that they did not think that it reflected the high-density rectilinear pattern of the retained buildings.

Further discussions and consultations led to modifications, and the Master Plan was finally approved by the City Council in February 2010. The approved plan had a more rectilinear layout, comprising a core of town houses edged by apartment blocks.

²⁹ *Science City* was a government initiative to encourage spin-out businesses and other knowledge-based industries closely linked to local universities.



The revised Master Plan. 1 is the multi-storey factory; 2 the HQ building; 3 the Clock Tower and Boiler House; 4 the Liquor Store; 5 the Time Building; 6 is the Peace Park; 7 is 'land south of The Residence – now the Brainkind facility; 8 Terry's car park.

Outline Planning Approval

Outline Planning Permission is generally used to find out, at an early stage, whether or not a proposal is likely to be approved by the planning authority, i.e. whether the local planning authority is likely to agree to the principle of development. It is much less detailed than full planning permission. The specifics, called 'reserved matters' are left until later.

In November 2006 an application by Grantside, operating as GHT Developments LLP, for outline planning permission was refused (decision dated 6 September 2008). The refusal by the Council's Planning Committee was made against the advice of its officers. The reasons that the Council gave for refusing the application were mainly concerned with the lack of sustainable traffic planning, lack of design details and impact on the environment, especially the Conservation Area and its Listed Buildings. It was felt to be overdevelopment, with the propensity to generate excessive traffic.

In September 2008 the developers, GHT Developments LLP, again applied for Outline Planning Permission for the whole site for mixed use development. This application was also refused.

In November 2009 a further application was made by GHT Developments LLP for Outline Planning Permission. This was finally approved on 18 October 2013 with extensive conditions attached.

The Outline Planning approval covered demolition of unwanted buildings, retention and re-use of listed buildings and redevelopment for mixed uses.³⁰ The planning permission comprised a £165 million mixed-use development of residential, commercial and leisure facilities. The eventual scheme which was projected to create more than 2,700 new jobs in new and refurbished offices, two hotels, shops, bars, cafés and restaurants, over 250 homes, a nursery, care home and medical centre.

Grantside then decided not to progress the scheme. In April 2013, the site was acquired by Henry Boot Developments. Henry Boot undertook to redevelop the southern part of the site with its Listed Buildings. The northern part of the site was sold on to David Wilson Homes, part of the Barratt's group, for mainly residential new build development.

Henry Boot teamed up with two other companies, to take forward its part of the development, focusing on the re-purposing of the Listed Buildings:

- PJ Livesey, heritage experts, who would focus on bringing the 5-storey main factory building back to life as apartments.
- Springfield Healthcare Group, who would develop the old Headquarters Building.

David Wilson Homes would construct a new residential neighbourhood on the northern part of the site, a mix of town houses and apartment blocks.

Detailed Planning and Construction

The southern end of the site

Initial work on the site involved the demolition and removal of the unlisted parts of the buildings and checking that the remaining buildings contained no asbestos. This work started in earnest in 2011, with removal of asbestos by trained and certified contractors, followed by demolition of non-scheduled buildings in early 2012.



This photograph shows what the southern end of the site looked like once the clearance process had been completed. Source: Planning documentation, 2012.

³⁰ Planning application 15/02840/FULM.

The next step in the planning process involved reserved matters applications, setting out the detailed designs of the dwellings, the materials to be used and the environmental standards to be met. Significant changes to aspects of the plan required full planning permission to be obtained, for example where town houses were to be replaced by apartment blocks. Specific permission was required for works in the Conservation Area, especially where they involved the listed buildings. These permissions are known as Conservation Area Approval and Listed Building Consent.

The entrance gates

“The listed gate piers at the Bishopthorpe Road entrance to the factory complex are an important element of the site’s character.” (Development Brief, 2009). The iron gates were removed.

The Time Office Building

This building is listed Grade II. The listing describes this building as an ‘office and transit/recreation room’. It was also where employees clocked in, hence its name of the Time Office Block.

Like the main factory, it constructed of red brick in English bond with sandstone ashlar dressings. The building was two storeys high with a flat concrete and asphalt roof. The listing describes it as being of Baroque Revival style.

The main facade is just off Bishopthorpe Road, forming a central single storey entrance porch. An ashlar faced parapet is stepped up over the centre and end blocks. Inside, a spiral iron staircase led to the first floor. The building originally had two archways leading through it from front to back, through which delivery vehicles could pass. These were later filled in with brickwork.

In 2008 approval was granted for conversion into high-specification offices (called class B1). A new 3-storey rear extension was added, together with a storey at rooftop level, and provision for car parking.

Stanley Harrison House is the HQ for the Stanley Harrison Group Ltd. The Group is a national property and development company, that was founded in 1952 by Stanley Harrison. 22 companies are registered under the Group’s name at Stanley Harrison House.

Phil Hill from Stanley Harrison was reported in the local media as saying: "This building has superb specification levels throughout and delivers a host of energy saving elements, thanks to an array of green technology, including air source heat pumps, photovoltaic panel technology and solar thermal panels.

The revamped building showed that a Listed Building could be returned to effective environmentally sustainable use whilst respecting its historic significance. All 8,400 square feet of office space is now fully occupied.”

Terry Headquarters Office Building

The Grade II listing tells us that the Head Office Building, comprising around 4,000m², is constructed of red brick in English Bond with sandstone ashlar dressings, centrepiece and corner sections. It is of two storeys with a roof of north lights

surrounded by concrete and ashlar. Like the main factory building the Head Office is described as being in the Baroque Revival style.

“The facade facing Bishopthorpe Road has a central entrance with panelled double doors and an overlight, and *distyle in antis* porch (i.e. based on the classical Greek approach where the side walls extend to the front of the porch) with Doric columns, all in ashlar. There are French doors on the first floor above with an elaborate pedimented triple-key surround and balustraded balcony over the porch. There are five windows to either side of the porch.

Inside, the plan is of a central double height space surrounded on all four sides by ground and first floor corridors and offices that face the exterior of the building. The original entrance had a lobby with inner door leading to a broad hallway with a tiled floor. A grand staircase rose from centre rear of the hall, with wrought iron balusters. A central cupola over hallway includes coloured glass and ironwork.

The original manager's room and the boardroom had decorated plaster ceilings, classical moulded cornices, and waist-high wainscoting. Oak panelled doors and doors with stained glass insets completed the picture.”

A Planning Statement was prepared by Turley, July 2015, on behalf of Springfield Healthcare and Henry Boot Developments. Full Planning Permission was sought for conversion to a care home. 82 care bedrooms and 8 care apartments plus rooftop extension and car parking. The planning application was submitted on 20 July 2015 and approved in October the same year. The building was complete and partially occupied by Summer 2017.

The care village preserves some of the important internal features of the original building, and features a central atrium providing a wide range of facilities for residents.

“Our beautiful glazed and restored atrium brings the outside in with its stunning natural daylight, trees, shops, Albert’s Café, spa and hairdressing salon. It even has its own fully licensed pub – The Duke of York! And at night, the ambience changes with mood lighting and fairy lights. Overlooking the atrium is the mezzanine area featuring Andrea’s Bistro together with a variety of spaces to sit back, relax or observe. Alternatively, residents can take part in any of the many activities offered by our experienced and caring wellbeing and activities team.”

More details are available via this link:

<https://www.springfieldhealthcare.com/care-homes/care-villages/chocolate-works/about-chocolate-works/>

Multi-storey Factory Building

The multi-storey factory was built between 1924-30 to a design by J. G. Davies and L. E. Wade. It is of steel framed construction with red brick in English bond, sandstone ashlar dressings and centrepiece, and a concrete and ashlar roof. The factory comprises five storeys, and is 500 feet long, with a main entrance front towards the central road through the site.



The main factory under construction. Probably around 1926. Courtesy of the Borthwick Archive.

The factory had an imposing central entrance of ashlar, flanked by quoins of alternating red brick and ashlar sandstone. Large double doors provided for vehicular access while smaller doors on either side allowed pedestrian access. The doors were separated by Tuscan columns, with a plain frieze and cornice above. The southern elevation was plainer with rows of metal-framed windows, with ashlar sills and lintels.

The main entrance gave access to a hallway with free-standing and engaged pillars. These pillars also ran down the centre length of each floor, with the steel frame construction visible in boxed beams. To rear of each floor were wooden loading bay doors. Some of the key features have been retained in the regeneration of the building.

The building was acquired by P. J. Livesey and branded *The Residence*. Permission was granted on 22 July 2015 for conversion to a maximum of 173 residential units,

with retail at ground floor level. In fact, the building was converted into 163 dwellings. A new roof level and balconies to south elevation would complete the project. A large central reception area or 'village' was also inserted. External works included open space and parking. Work commenced in Spring 2016 and was completed by Autumn 2017. In 2016 the building was a winner of the Insider Yorkshire Property Awards, for the best residential scheme.

At the time of writing, none of the proposed commercial development of the lower floor has taken place. Indeed, a planning application has been submitted (2023) to use this space to create three further apartments. There is a small meeting room next to the main reception.

Liquor Store

This is a free-standing building of two storeys, in the same style as the main factory building. At the time of Grade II listing the Liquor Store was already out of use. Although called the Liquor Store, it is unclear whether it was ever used for this purpose. Based on the author's experience at Mackintosh's in Norwich, this 'liquor' probably means the concentrated flavourings used in making the soft centres of chocolates. These used to arrive at the factory in large metal drums.

Like the other buildings in this 'cluster' it is of red brick in English bond with sandstone ashlar dressings. Single storey, 337m² with raised entrances and a brick parapet concealing a concrete and asphalt flat roof.



All powered up: the electrical transformer house

Elsewhere it is, perhaps mistakenly, called the Transformer Building (see photo above, for example). Other sources describe its use for storage of cocoa beans.

The building was the subject of a plan by local entrepreneur and owner of the York Cocoa House, Sophie Jewett, to manufacture chocolate. She worked with the developer and plans were drawn up, but they came to nothing.

In July 2017 planning permission was sought for conversion of the building to form a restaurant, coffee shop and delicatessen. This development would have involved the insertion of a new floor and external deck, with 10 parking spaces. There were some objections on the grounds of traffic/parking and noise. Planning permission was given in December 2017, it was anticipated that the building would open for business in 2018, but the developer later dropped these plans.

In 2022 a further set of proposals was approved, and the building has now been brought back into use. The top floor offices are occupied by an architectural practice; the central floor houses a dental suite, and the ground floor has been converted into a café and restaurant. The restaurant, called *The Old Liquor Store* <https://theoldliquorstore.co.uk> displays some interesting historic photographs.

The Clock Tower and adjoining buildings

The Grade II listed clock tower, water tower and boiler house, with attached transformer house, were built in 1924-30. Together they comprise around 916m². They are built of red brick in English bond with sandstone dressings and parapet, a concrete and asphalt roof and metal-framed windows. The tower has six stages and attached buildings had three storeys. The tower has brick angle pilasters with sunk-panel ashlar heads at the fifth stage, and large sash windows with triple keyed lintels. The top stage has ashlar quoins and a clock face on each side on which the letters 'TERRY YORK' replacing numbers. The parapet has large corner blocks with balustrades between.



Work on the Clock Tower in 2018.

The boiler house and transformer house both have small-pane sashes in plain surrounds, and brick parapets above sandstone eaves bands.

Following unsuccessful marketing for community/commercial uses, the tower and adjoining buildings, plus a glazed extension, has been converted into 22 1-3 bedroomed apartments by P. J. Livesey. A report in *The Press* described how developers PJ Livesey and Henry Boot had received the unanimous approval of the Council's Planning Committee.

The space behind the clock face was to have been left vacant, and the developers promised to make it accessible to the public. One suggestion was that it could be managed through the National Trust based at nearby Goddards. The original clock mechanism has been (allegedly unlawfully) removed, but it was thought that a modern replacement could be brought in or parts found to recreate the historic machine and bring the clock back into use, if the funds could be obtained.

According to the Livesey Group's website (2017) they were incorporating improvements to the clock tower that would allow public access right to the top – including access onto the roof. Discussions have taken place with interested bodies on the management of access, including the finer details of dates, insurances and HSE compliance. Later reports in *York Press* suggested that the conversion to apartments would mean that the tower would no longer be accessible to the public. However, work started on the clock tower buildings in Spring 2017, and as of Summer 2018 Livesey's were still promising limited public access. At the time of writing, this has not materialized, but the clock itself is back in working order.

The site to south of the old Multi-Storey Factory

Immediately to the south of The Residence is the car park for residents of the apartments. There are also secure bicycle stores.

The area to the south of this, which was also originally occupied by the North Light Building, was included in the draft 2019 York Local Plan to be used for housing. The 1.18 hectare site could theoretically have accommodated around 56 dwellings. An application for the development of apartment blocks was made by Henry Boot's associate company Stonebridge Homes. After several iterations, which reduced the height and bulk of the blocks and the total number of dwellings, this was refused planning permission. The main grounds for refusal were the adverse impact on historic buildings, overdevelopment (there were to be over 100 apartments) and likely traffic problems.

In October 2021 new plans were approved. Put forward by Henry Boot Developments and the Disabilities Trust, these involve a new tailor-made facility to meet the rehabilitation needs of patients with acquired brain injuries. York Disabilities Trust previously ran these services out of The Retreat.

The single and two storey residential healthcare building includes 40 bed spaces, associated treatment rooms, car parking, servicing areas and landscaping. The 5,010 square metre building has three internal courtyards, together with external gardens and allotments. It is designed to a high standard of sustainability, including a green roof. When fully operational it is expected to employ 144 staff in full or part-time roles. At the time of writing (2024) it was a finalist in the awards of the Royal Institution of Chartered Surveyors.



Construction in progress on the Brainkind building, 2023.



The newly completed building. April 2024.

The 'green' area to the south of Time Office Building

This area, of around 0.68 hectares, has been retained as public open space/gardens, with some children's play equipment. The area was identified in the initial archaeological survey as being the site of Roman finds, possibly relating to the

presence of a Roman road along the alignment of Bishopthorpe Road. It is variously known as the Peace Garden or Memorial Garden, and was originally provided by Terry's as an attractive amenity space for people working in the factory.

The Terry's Car Park

This is the one part of the Terry's complex which has not been redeveloped at the time of writing. The site lies to the east of Bishopthorpe Road, on Nun Ings, and was used for many years as the company's staff car park. In the approved master plan it was to be retained as car parking, but with decking rather than simply at ground level.

The site, which lies in the currently designated Green Belt, was included in an earlier version of the Draft Local Plan for York as part of the wider Terry's development (site ST16). It was identified as being suitable for ancillary uses, including health and community uses. In March 2017 it was in use by the developers for parking by tradesmen working on the Chocolate Works site.

In January 2018 planning permission was granted for the continued use of this area for car parking. 21 spaces remained allocated to the care home and a further 50 spaces were described as 'overflow parking' for The Residence and Clock Tower. (Application no. 17/02816/FUL). The remainder of the site would continue to serve as a builder's compound until the Terry's development was complete.

Part of this site then appeared in the Draft York Local Plan, designated for housing. The explanation for the change was that the developers now felt that the parking needs of the Terry's development as a whole were less than originally planned. The 0.87 hectare site was estimated to be able to accommodate 39 dwellings.

A planning application for a care home by McCarthy & Stone, with accompanying decked car parking, was refused by the Planning Inspectorate in 2023. Local campaigners were concerned about the building's impact on the Conservation Area, Green Belt and the strain on medical services. After modification, the proposals were approved on appeal in March 2024. The development will involve the erection of extra care accommodation including 72 apartments and decked car park with associated private amenity space.

Land south along Bishopthorpe Road

The land to the south of here was in the ownership of Kraft Foods when the original Development Brief was drawn up, and it was therefore included in the Brief. However, much of it falls within the Ouse floodplain, and is therefore considered unsuitable for development. Much of the area exhibits Medieval ridge and furrow, and it is perceived as having some wildlife value.

The area east of Bishopthorpe Road is in the ownership of the development company Henry Boot. It is designated Green Belt. The Friends of Nun Ings was formed in early 2023 with the aim of protecting the land and its wildlife, and ensuring continued public access and amenity.³¹

³¹ <https://www.facebook.com/p/Friends-of-Nun-Ings-York-100089615226917/>

Land to the west of the Chocolate Works

Under the Draft Local Plan for York, the grandstands will be removed from the green belt. Park Pavilion Field will be recognized as 'open space', though not with unrestricted public access. The Field houses a small electricity sub-station which used to serve the factory, together with storage of race vehicles. Between the Field and The Residence, near the concrete footbridge, there is a caretaker's cottage, probably dating from the 1970s, called Grandstand Lodge.

The northern end of the site

In May 2013, David Wilson Homes (DWH) – part of the Barratt group, acquired the area of 5.5 hectares (13.57 acres) to the north of The Residence, with the intention of creating 229 new homes.

Just over two years later, in July 2016, DWH launched the first phase of homes, including 11 houses and 32 apartments. Over 6,000 people pre-registered their interest in buying the new homes.

A Reserved Matters Application for Phase 1 was approved 31 December 2013. This comprised 57 houses, one 18-unit apartment block (Neapolitan House), one 10-unit apartment block (Hallmark House) with a ground floor retail unit. The latter served as the David Wilson Homes' sales office until conversion to a Co-op store in late 2022. All the apartments were fully sold and occupied by Summer 2016. The 57 houses were on parts of Clock Tower Way, Joseph Terry Grove and Robert Street. The first house to be completed on Robert Street was number 4, and this was occupied from August 2016.

Phase 1 won a number of design awards:

- National Housebuilder Best Design Award 2016
- The Sunday Times British Home Awards 2016
- The Housebuilder Awards 2016 in the Large Housebuilder category
- York Design Awards in the large residential and Lord Mayor's Award categories 2017

Phase 2 was approved on 24th February 2015, comprising 79 houses and 150 apartments in 6 blocks together with associated infrastructure. Construction commenced in September 2017, with driving of piles and erection of steel frames. Piling for two further blocks of apartments on the Bishopthorpe Road side was completed in April 2018. Piling, though tightly controlled, was undoubtedly a trial for existing occupants of the Chocolate Works and for adjoining residents outside the site. This was because the developers did not adhere to the use of bored (auger-driven) piling which was an agreed element of the Environmental Management Plan, but used driven piles.

The following photos show work in progress on Phases 1 and 2.



End of July 2015, looking south along Clock Tower Way.



A sea of scaffolding. View from the [then] show house on Clock Tower Way towards the Terry's HQ Building. November 2015.



This photo shows progress on the David Wilson Homes site in early August 2015. It was taken from a balcony on Neapolitan House. The large house in the foreground to the left of the picture is No. 2 Robert Street.



The air photo above (Google Earth) shows the northern end of Robert Street under construction. The central group of four townhouses at the bottom have been completed to roof level.



Robert Street looking north towards Neapolitan House. July 2016.



Robert Street. Block paving in progress in November 2016.



East side of Robert Street under construction. August 2016.



Robert Street looking south. May 2017. Work is in progress on Bayldon Square.



Looking north up Robert Street. The site of Bayldon Square is to the right in the foreground. July 2016.



Steelwork for new apartment blocks (Devon and Carousel Houses) on Joseph Terry Way. February 2018.



Work in progress on the site around October 2018 (Google Earth). Work on Blocks C (Devon House top left) and D (Carousel House top right) is well under way. Block E (Medallion House centre right) is at foundation stage, while Block F (Harlequin House bottom right) has barely started.



Looking north along Joseph Terry Grove. Harlequin House right foreground. January 2019.



Looking south along Joseph Terry Grove. Medallion House in the foreground. February 2019.

Completing the development

In Autumn 2017 David Wilson Homes held consultations with local residents regarding the completion of dwelling units at the Campleshon Road entrance to the site. A planning application was submitted for a small apartment block of 20 units, rather than the 6 houses originally planned. There were many objections. The main grounds for objection included:

- The height and bulk of the building, infringing daylight and impacting on the privacy of the nearest neighbours.
- The deviation from the agreed Master Plan, especially the replacement of family homes by apartments.
- The overdevelopment of the sites adding to existing parking and traffic problems, both on site and in the wider neighbourhood.

Following modification, including a reduction in height (to four storeys) and bulk, and the drawing-up of a new Section 106 agreement, the plans were recommended for approval. The plans assumed a sustainable approach to transport and the provision of three affordable units. Work commenced on site on 12 November 2018. The Chocolate Orange sculpture was removed to a new location in Bayldon Square.



Preliminary works at the site of Cocoa House. The chocolate orange sculpture has been moved to Bayldon Square, January 2019. St. Chad's Church and the disputed poplar trees are in the background.

In February 2018, a further consultation took place on the development of the remainder of the site. The proposal involved a reduction in the number of houses and an increase in the number of apartments. This would have resulted in a net increase of dwelling units of around 44. The driving motivation appeared to be the ease with

which apartments could be sold, and the comparative difficulty in shifting the larger houses.



Proposed Block L, never built. Taken from the Planning Application. A further block of apartments (Block M) was proposed by the developer for the site opposite, but later withdrawn.

An application for planning permission was submitted in 2018. The scheme had been varied to comprise the erection of a five-storey block of 20 apartments and 12 houses. Many objections were received from local residents and other consultees including York Civic Trust. The main objections were:

- Overdevelopment
- Poor design in relation to Listed Buildings
- Too high
- Potential parking and traffic problems

Finally, David Wilson Homes withdrew the application and reverted to the original plan for town houses. These were completed in 2022.



February 2018. View south from Bayldon Square (on the left) towards the main Terry's Factory.



South-west end of Robert Street in August 2020. The view that many residents enjoyed during the six years of development!



Preliminary works on Thistle House as viewed from Bishopthorpe Road, August 2020.



Carousel House with main structure complete, February 2019.



Looking north along Joseph Terry Grove. The town houses on the left are complete, but Harlequin, Medallion, Carousel and Devon Houses are in various stages of construction. February 2019.



Harlequin House at third floor stage, showing the progress of sales, February 2019.



Joseph Terry Grove looking east from Robert Street. Devon and Carousel Houses are nearing completion, January 2019.



The site of Orange House in February 2019.



Orange House architect's impression. What it might have looked like if a top storey had been allowed.



Southern end of Robert Street pictured in September 2018.



The southern extension of Clock Tower Way under construction, September 2018.

Further planning applications were submitted by the developer, including:

- Alterations to layout and parking provision for apartment Blocks C and D. These were agreed.
- For a penthouse on top of apartment Block E. This was refused.

Orange House is a block of 34 affordable units for rent or sale in two linked blocks of four storeys. It is managed by Yorkshire Housing, a Registered Social Landlord. Situated between the Terry's HQ and Liquor Store Buildings, there was much discussion about the appropriate design of the new block. Planning permission was sought in September 2018 and finally approved in May 2020. Construction was scheduled for completion in early 2022.

The last part of the David Wilson Homes' site to be developed was Thistle House. This is a small block of 18 apartments at the southern end of Joseph Terry Grove. It is four storeys in height. Work on site commenced, with piling, in mid 2020 and was scheduled to be complete in early 2022.

Section 106 Agreements and covenants

Under the Town and Country Planning Act of 1990, Section 106 agreements enable a developer to contribute towards the costs of infrastructure and other public provision that the development may impose. In the case of the Terry site the main developer contribution is in the form of affordable housing for rent and sale, but other contributions include those for education and leisure facilities and sustainable transport.

Development of the David Wilson Homes' part of the Terry site is covered by one such Section 106 agreement. This was agreed by the City of York Council and BDW Trading (Barratts) and signed on 24 February 2015. Further modifications have been made where the number of dwellings has increased, e.g. where houses have been replaced by blocks of apartments. The original agreement involved the provision 16 discount sale houses and 42 affordable rental apartments. The intention was that these affordable homes would be pepper-potted across the development. In reality, they have been concentrated in two blocks, Devon and Orange Houses, so as to make management by Yorkshire Housing Ltd. simpler to organise.³²

For the latter, the Council may nominate tenants over a period of 80 years. In addition to the housing element, the agreement includes contributions towards York Car Club, local education services and outdoor sport provision. The use of sustainable transport is also encouraged by improvements to bus stops, pedestrian crossings, provision of travel passes and a contribution towards purchase of bicycles. Unfortunately, since redevelopment started, the local bus service has been drastically reduced.

A Section 106 Agreement was also signed for the Henry Boot/P J Livesey part of the site. This included no affordable housing, but contributions for education and leisure provision, as well as measures to support sustainable transport.

Individuals purchasing properties on the Terry site are also subject to Covenants. These constrain any changes in the use or appearance of the buildings for a period of 7 years, control parking and make provision for the maintenance of communal areas, facilities and landscaping. An annual service charge is payable for the latter, and for maintaining the communal areas and flats in the apartment blocks.

³² Yorkshire Housing Ltd. is a Registered Social Landlord.

In addition, the Chocolate Works has planning controls that limit any permitted development. This means that planning permission has to be sought, even for changes which would normally be 'permitted'. The idea is to retain the character and sense of place by not allowing lots of small alterations and additions.

The Henry Boot/P J Livesey part of the Chocolate Works has very strong protection in planning terms because it involves Listed Buildings in a Conservation Area. Any changes here require Listed Building Consent and Conservation Area Approval.

The Chocolate Works today

An illustrated tour of the development



Let's take a brief tour of the development...

There are four ways to access the Chocolate Works. A combined pedestrian, cycle and car access road runs off Bishopthorpe Road and through the main gates towards The Residence. A further pedestrian, cycle and car access runs south off Campleshon Road onto Clock Tower Way and Joseph Terry Grove. A flight of steps gives pedestrian access off Bishopthorpe Road, near its junction with Campleshon Road, and onto Joseph Terry Grove. A ramp provides pedestrian and cycle access off Campleshon Road alongside Neapolitan House, and there is also a stepped

access between the two blocks of apartments. Occupants of The Residence also have use of a security gate to gain access onto Grandstand Road.

The two halves of the site are joined by pedestrian and cycle paths which form continuations of Clock Tower Way and Robert Street.

Starting with the southern end of the Chocolate Works, the map below shows some of the main features that we will encounter.



The gate posts mark the original main route into the factory. On the left side is a Blue Plaque, installed by York Civic Trust.



Terry's Car Park is roughly behind us, across Bishopthorpe Road. At the time of writing, this site bears the last evidence of the role of Kraft Foods in running the

Terry's site. The car park sign still bears the company logo. This site will shortly house a care home and decked car park.



Spot a bit of history before it goes! 2022.

On our immediate left is the Time Office, now Stanley Harrison House. We can see that it has been renovated with an additional set-back storey at roof level. To the rear is a new service block and car parking. The building proves high-quality office space. If you look very carefully at the brickwork of the façade, you can just make out where the two arches used to be.



To our right is the original Headquarters Building, now a care home belonging to the Springfield Health Group. A careful look along the front garden wall and entrance paths reveals three original Terry's boundary markers.



It is called *Care Village* mainly because the large atrium has been converted into a communal area of small shops, cafés and bars, creating a 'village' atmosphere where residents and their relatives can pass the time of day. Courtesy of Springfield Healthcare.



Terry's boundary marker outside the HQ Building, 2020.

Next, on our right, is the southern façade of Orange House. This is a new-build block of affordable apartments, managed by Yorkshire Housing. It comprises 36 units for sale or rent.



Orange House comprises 36 apartments - 24 for social rent and 12 for discount sale. January 2023.

Beyond Orange House we come to the Liquor Store. This has recently been converted into an architectural office (top floor), a dental suite (middle floor), and a bar/café (on the bottom floor).



The Liquor Store front door, 2023.

Beyond the Liquor Store lies the Clock Tower and Boiler House, now converted into 22 apartments (some sources quote 21).



The Boiler House apartments, January 2023.



Clock Tower and Boiler House, January 2023.

To our left is the main entrance and reception area for The Residence – once the 5-storey factory building. We can see how the developers have managed to retain

many of the original features, though there is a new top storey. There are no affordable properties in The Residence as the developer was able to demonstrate that this would affect the economic viability of renovating the historic building.



Outside the main entrance to The Residence. April 2019.



The reception area of The Residence, August 2023.

If we continue round the end of the building, we can walk back along the south-facing façade. The main change here is the addition of black-painted steel balconies for the apartments. The top floor, which is set back, enables the penthouses to have roof gardens.



South-facing aspect of The Residence (January 2023).

Immediately on our right is the car parking provision for The Residence. Beyond that is the new premises of York Disabilities Trust. This is a specialist care facility for people with acquired brain damage. Of national repute, the Trust currently (2023) operates out of premises at The Retreat. The new facility is called *Brainkind*.

The Trust's website describes it as "A modern, bespoke facility, which will continue to provide the first class rehabilitation we are known for in York for those with an acquired brain injury. The site will have space for 40 beds across four wards and step-down flats, along with a dedicated support and therapy areas, and outdoor facilities, including a rooftop terrace."

<https://www.thedtgroup.org/about-us/who-we-are>



Architect's impression of the new facility (Source: Planning Access Statement, 2022).



Brainkind nearing completion, 2023.



The newly opened Brainkind facility in April 2024.

As we come back round the end of the Residence, we can see the Memorial Garden and the rear of Stanley Harrison House. Note the bird scarer on the roof.



Rear of Stanley Harrison House, September 2018.

On our trip round this part of the site we may have noticed the poor maintenance of the block-paved surfaces, the preponderance of waste bins and mis-parked cars.

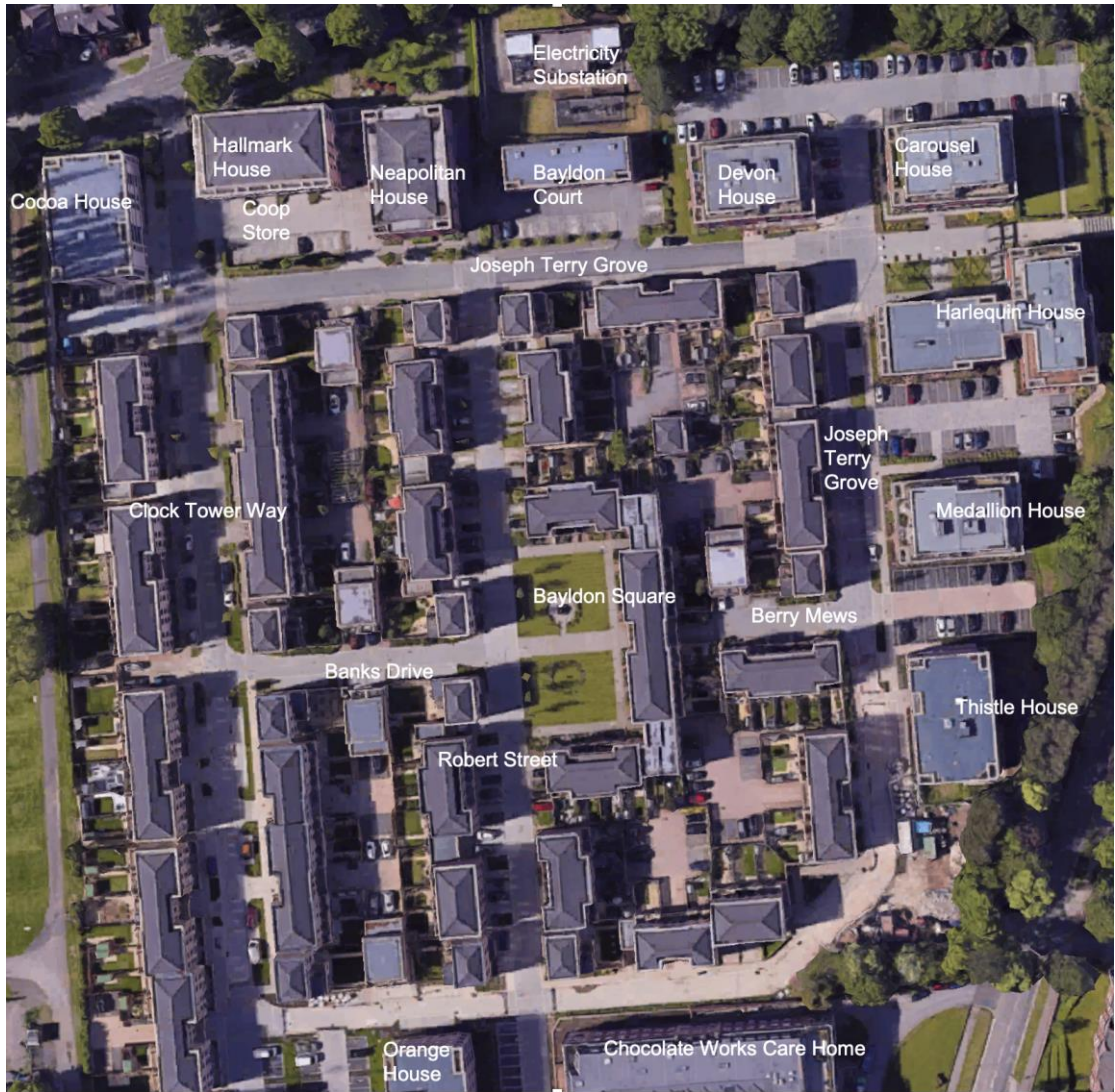
We can now proceed onto the David Wilson Homes site by taking the footpath between the Liquor Store and the Boiler House. This lies directly opposite the main entrance and reception area of The Residence. The latter reminds the author of an expensive hotel lobby! If you have peeked through the door at the base of the Clock Tower, you will have noticed that it is very similar in design and decor.



Footpath between the Liquor Store (left) and the Boiler House (right), January 2023.

Turn around. We are now looking north up Clock Tower Way. The main traffic access from Campleshon Road is dead ahead. We are looking at two rows of town houses. Cocoa House is at the far end on the left, with Hallmark House opposite it on the right.

The air photo below (Courtesy of Google Earth) points up some the things we will see on the second part of our route.





[Clock Tower Wat looking north, January 2023.](#)

Proceed north along Clock Tower Way. You may like to take a short diversion into one of the rear courtyards, where there is additional residents' car parking. You can see the rear aspects of the town houses with their first-floor sun terraces. Is this space well-maintained? Is it attractive?



Parking courtyard off Clock Tower Way, September 2018.



Rear of town houses on Clock Tower Way showing balconies and small gardens, September 2018.

At the end of Clock Tower Way lies the vehicular and pedestrian entrance off Campleshon Road. Note the lovely avenue of mature lime trees. On the left is Cocoa House, a block of 18 apartments. To the right is Hallmark House, with 10 apartments. At ground floor level is the local Co-op store, opened in late 2022. This was previously the sales office for the Chocolate Works site.



View south along Clock Tower Way, 2023.



Entrance to the Co-op store, 2023.

Turn right into Joseph Terry Grove. As you proceed along the road you will pass, on your left, Hallmark House (10 apartments and a Co-op store), Neapolitan House (18 apartments), Bayldon Court (4 apartments over garages) and Devon House (20 units). Note the electrical sub-station behind Bayldon Court. At the behest of the Residents Association, this was fitted with an acoustic hood to dampen the loud humming noise. Devon House is managed on an affordable rent or sale basis by Yorkshire Housing.

On your right you pass a number of town houses of assorted sizes and shapes. The yellow brick ones on the street corners are the largest houses on the Chocolate Works, with distinctive glazed sunrooms at first floor level. These were called *Leathams*. Opposite Hallmark House is one of the two-bedroom units over the top of two garages called *The George*. Just past the turning to Robert Street, half-way along the row of town houses on the right is an archway leading to a parking court. Note the house built over the entrance, which is a two-bed unit called a *Goddard*. In the courtyard is a detached house – *The Terry* - the only one of its kind on the site.



Cocoa House (left) and Hallmark House (right) 2023.



Hallmark House (left) and Neapolitan House (right), with steps down to Campleshon Road, 2023.



Neapolitan House (left) and Bayldon Court (right), with ramp down to Campleshon Road. Taken from Robert Street, 2023. The former comprises 18 apartments; the latter is a group of four one-bedroomed apartments over garages.



Looking south up Robert Street, designed as a 'Homezone', 2020.

Robert Street has the distinction of being the only 'homezone' in our area – designed with no proper pavements, where motorists are supposed to drive carefully and mix with walkers, cyclists, dogs and small children. Wishful thinking perhaps?

When you get to the point where Joseph Terry Grove turns right, go straight on. On your left is Devon House. This block of apartments is managed by Yorkshire Housing, it offers 20 apartments for rent. The name 'Devon' derives from one of Terry's products, a milk chocolate bar containing fruits and nuts.

Next on the left is the access to an area of residents' parking, then Carousel House, a block of 21 private apartments. Carousel House is named after another of Terry's confectionery products. Carousel selection has been described as a mixture of chocolates and candies, designed to appeal to the cheaper end of the market.

Go past Carousel House and follow the steps down onto Bishopthorpe Road. You will see the distinct estate entrance posts. You might wonder why the developer did not think to provide an access ramp for bicycles and wheelchairs, or somewhere safe to cross Bishopthorpe Road.



Looking westwards up the entrance steps off Bishopthorpe Road, 2022.

Retrace your steps and turn left (south) along the continuation of Joseph Terry Grove. There are more town houses on your right. On the left are, in order of appearance, three blocks of private apartments – Medallion House (37 Units), Harlequin House (21 Units) and Thistle House (18 Units). A small road runs off to the right called Berry Mews Follow this through to Bayldon Square.

Bayldon Square is the only significant area of open space in the development. Here you can admire a sculpture of the famous Terry's Chocolate Orange.



The northern half of Bayldon Square. The route under the arch takes you to Berry Mews, 2022.



The Chocolate Orange sculpture, 2022.

Bayldon Square forms the estate's central square. It is named after William Bayldon, who, as part of the partnership of Bayldon and Berry, came together to form what would eventually evolve into the Terry's Chocolate company. The chocolate orange sculpture was commissioned from Selby-based sculptor, Ailsa Magnus, and completed in 2016. Originally located on the site of Cocoa House, it was later moved to its current site in Bayldon Square.

Carry on to Robert Street and turn left. A short walk along the path between Orange House (to the right) and the Care Home (to the left) brings you almost back to where you started.

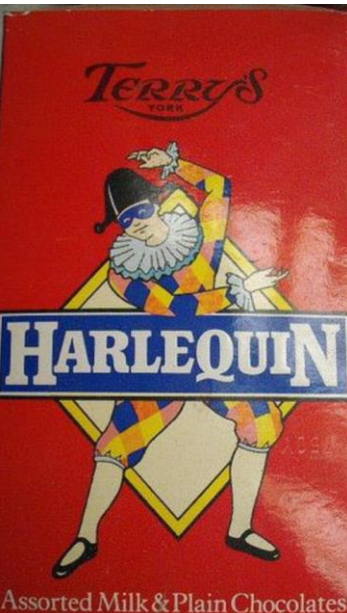
Place Names

Many people assume that the name 'Chocolate Works' was dreamt up by the developers. However, the *Yorkshire Post and Leeds Intelligencer* of 20 April 1940 had an article about the meeting of the Board at the Chocolate Works. This suggests that the name 'Chocolate Works' was given to the site by Terry's, probably in the 1920s when they acquired it for their new factory. It is interesting to reflect that the Rowntree's referred to their site as the Cocoa Works, part of which is now being redeveloped as a residential area.

The names given to streets and properties can help to preserve the memory of former activities and people. There are numerous examples of the name Terry or *Terry's* being used for this purpose across the city. For example, there is Terry Avenue – running south along the edge of the River Ouse from Skeldergate Bridge to Rowntree Park. Less well known is Terry Mews – a name on the estate opposite the Chocolate Works, east of Bishopthorpe Road.

Within the redeveloped Chocolate Works there are many reminders of the Terry family and Terry's products. Joseph Terry Way, for example, could be the original founder of the Terry's business or, more likely, his son Sir Joseph Terry. Robert Street was named after Robert Terry, a brother of Sir Joseph Terry. Bayldon Square and Bayldon Court were named after Joseph Terry's original business partner, when

they were based at St Helen's Square. Finally, there is Clock Tower Way, which memorializes the iconic Terry's clock tower.



Product advertising. Courtesy of the Borthwick Archive.

The blocks of apartments also have a Terry's theme. At the entrance to the site is Cocoa House and, opposite, lie Hallmark House and Neapolitan House. The first of these is obvious, but the latter two are named after Terry's products. Neapolitans were small bars of flavoured chocolate in a presentation box. They were

manufactured from 1899 to 2005.³³ Hallmark was the name of a chocolate selection box. The remaining apartment blocks are also named after Terry's products – Devon House, Carousel House, Medallion House, Harlequin House, Thistle House and Orange House. You can see the packaging of many of these products in the York Castle Museum.

Medallion House reminds us of the complexity of the manufacturing and packaging processes carried on at the factory. It is named after a Terry's product – not an actual mix, but a type of product that appeared in some chocolate box selections.

Medallions are like chocolate medals or coins; they were in both plain and milk chocolate. *Terry's 1767*, for example, had three drawers of gold coloured cardboard with red tassels. The top drawer had foil and paper-wrapped chocolate tablets of different flavours. The second drawer contained chocolate medallions, bitter chocolate cat's tongues, ginger chocolate plaits, and the bottom drawer revealed hard centre like chocolate Russian caramel, hard fudge, marzipan, lemon barrels, chartreuse and coffee cremes.

A glance at David Wilson Homes' original publicity for the development shows that the Terry's theme did not stop here. Each of the house types on the site had Terry's connection. We have, for example, the Goddard – a type of house named after the first wife of Sir Joseph Terry, and the Clementhorpe – a type of house named after the area of York where an earlier Terry's factory had stood.

³³ For aficionados, the Neapolitan flavours were: Milk Chocolate (Blue); Plain Chocolate (Red); Mocha – a coffee-flavoured plain chocolate (Brown); Café Au Lait – a coffee-flavoured milk chocolate (Turquoise); Orange Milk Chocolate (Orange); Orange Plain Chocolate (Pink). Terry's also produced a selection of mint-flavoured Neapolitans and cream-filled Neapolitans. They would occasionally be sold in alternative packaging such as jars.

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