FORM 4 (Rule 5)

Section 8 of Care of Cathedrals Measure 2011
Public Notice on application to the Fabric Advisory Committee

PUBLIC NOTICE

TAKE NOTICE that the Chapter of the Cathedral Church of:

The Cathedral and Metropolitical Church of St Peter in York

has on this date: 28 February 2022

applied to the Fabric Advisory Committee of the said cathedral for approval of the following proposal:

to improve slip resistance for all surfaces on the ramp in the Chapter House Yard and in addition to improve the visual contrast for the step nosings.

Summary of the nature of work and its extent (and materials) [or in the case of an object, a short description of it and details of the proposal]

The Chapter House Yard ramp was constructed in 2012. Every winter Chapter have reports that staff and visitors slip while walking up/down the ramp. The statement of need is therefore a very simple response to health and safety considerations. There is a secondary need in relation to accessibility. The Ramp provides step-free access for people with mobility impairment. However it is notable that the ramp is not detailed with tactile markings or identification of steps for the visual impaired. External lighting in this area at night is not too bright. There is no proposal for making any significant material changes, but the visual contrast can be improved beneficially. Therefore the proposal is to improve slip resistance for all surfaces on the ramp and in addition to improve the visual contrast for the step nosings as follows:

1. All step nosings to be ‘boasted’ with a hand-cut margin of striations to create a slip resistance and to improve visual contrast.
2. The vertical risers to the steps to be cleaned, to lighten relative to the other elements, to improve visual contrast for visual impaired people.
3. The very hazardous ‘feather’ trip hazard to the escape route will have a yellow Anti Slip Tape (Premium grade anti-slip tape 50mm wide) as a high-traction surface just locally.
4. All paving (steps and ramp) to be ‘needle-gunned’ for texture to an approved sample. There will be a circa 75mm margin of the gunned surface offset from the upstanding walls, to provide a distinct edge.

Overall the scheme is straightforward and justified by the real risks to welfare.
Plans, drawings, specifications or other documents

Copies of the plans, drawings, specification and other documents accompanying this application may be examined online at

https://yorkminster.org/about-us/statutory-applications/

From this day: 28 February 2022
and until: 28 March 2022

REPRESENTATIONS

If you wish to make representations about the whole or any part of the proposal described in this Notice you should write to the Secretary of the Fabric Advisory Committee: insert postal and email address.

Mr David Demack
c/o 4 Deangate
York
YO1 7JA
FAC@yorkminster.org

So that it reaches the Secretary not later than: insert a date ending 28 days after the time of the commencement of the period for representations.

28 March 2022

DIRECTIONS TO CHAPTER

1. This public notice (or a copy of it) must be displayed for a continuous period of 28 days in a prominent position inside and outside your cathedral where it is readily visible to the public.

2. A copy of this notice must be sent as follows:

(a) to the Cathedrals Fabric Commission, and
(b) if the proposal is of a kind described in section 2(1)(a) of the Measure—
   (i) to Historic England (formerly English Heritage)
   (ii) to the national amenity societies as applicable (see list on Form 3)
   (iii) to the local planning authority.
CHAPTER HOUSE YARD RAMPS AND STEPS CCM APPLICATION

From: Surveyor of the Fabric
To: the Fabric Advisory Committee and consultees.
Subject: CCM application

I. APPLICATION LOCATION AND AREA

Location Plan (NTS) and identification of site area for proposal.
Inset, location of the site in relation to the red and green line. The application is outside the red-line.

Photograph of steps and ramp to the staff and deliveries entrance to York Minster.
2. PROPOSAL SUMMARY AND STATEMENT OF NEED

The ramp was constructed in 2012. Every winter Chapter have reports that staff and visitors slip while walking up/down the ramp. There have been trips on the escape route. The Shop, Stoneyard and glaziers’ deliveries all push valuable materials up and down the ramp which can be tricky or hazardous when biological growth starts to build up.

The statement of need is therefore a very simple response to health and safety considerations. These risks are real. Whilst there has yet to be a serious accident, the number of trips and falls cannot but be a precursor to a more serious incident with impact. Given the history of incident logs, there would be no defence to a claim.

There is a secondary need in relation to accessibility. The Ramp provides step-free access for people with mobility impairment. However it is notable that the ramp is not detailed with tactile markings or identification of steps for the visual impaired. External lighting in this area at night is not too bright. There is no proposal for making any significant material changes, but the visual contrast can be improved beneficially.

Therefore the proposal is to improve slip resistance for all surfaces on the ramp and in addition to improve the visual contrast for the step nosings.

Options considered and advice received:

1.1 An initial proposal was for the ramp stonework to be cleaned and covered with Anti Slip flooring sheets throughout. The mats could be pre-cut to size and fixed with plugs and screws in each corner so they can be removed.

1.2 It was proposed that the steps could have been improved with yellow nosings. Including the small feathered step by the emergency exit from the toilet, which is a particular trip hazard.

The Fabric Advisory committee advised against this approach on the basis of concern for the heritage setting and impact on the significance of the aesthetic context of the Minster.
2. EXISTING CONDITION

The Chapter house ramp was built in 2012 with a smooth limestone finish, Magnesian Limestone upstanding walls and Yorkstone paving (stone source not known).

Photographs of the ramp as existing, various angles. (Copyright York Minster).

Concise Statement of Significance of the existing:
Given the recent construction of the ramp the physical material and form is of 'neutral' significance. The immediate setting – ie the façade of the vestry/police cabin building is of some local heritage significance, as a component of the wider Minster fabric and for its functional purpose. The overall setting – in the context of the Chapter House, the North transept and North Quire aisle is clearly of exceptional heritage significance. Both the use of and current aesthetic of the car-parking area of the yard itself detracts from the whole and is detrimental to the overall significance of this place.
3. THE PROPOSAL

The proposal is as follows:

1. All step nosings to be ‘boasted’ with a hand-cut margin of striations to create a slip resistance and to improve visual contrast.
2. The vertical risers to the steps to be cleaned, to lighten relative to the other elements, to improve visual contrast for visually impaired people.
3. The very hazardous ‘feather’ trip hazard to the escape route will have a yellow Anti Slip Tape (Premium grade anti-slip tape 50mm wide) as a high-traction surface just locally.
4. All paving (steps and ramp) to be ‘needle-gunned’ for texture to an approved sample. There will be a circa 75mm margin of the gunned surface offset from the upstanding walls, to provide a distinct edge.

A sample has been prepared (and seen by FAC) for the needlegun method.
4. HERITAGE IMPACT AND JUSTIFICATION

The addition of texture to the existing finishes has no material visual change to the steps and ramp. Nevertheless, the FAC has determined that there needs to be a CCM application, as there is a physical change or intervention to the paving.

There is no aesthetic or physical impact to setting or fabric with heritage significance.

The yellow marking of the hazardous ‘fillet’ on the escape route (mocked up below) is essential for safety. The extent is very limited; the visual impact is negligible. In the author’s opinion there is no harm, however even if this were judged to have some impact, the justification is straightforward. This hazardous step literally cannot be marked with subtle means – there must be better visual marking. This would be non-negotiable in a H&S evaluation context.

Overall the scheme is straightforward and justified by the real risks to welfare.