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: 1st June 2022

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

Investigations into the South Transept ahead of the development of new visitor management arrangements and environmental control for the South Transept and West Nave Aisles.

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 of York Minster have instructed a design team to commence a project for the development of new visitor management arrangements and environmental control for both the South Transept and West Nave Aisles. This project will deliver much improved liturgical and ceremonial presence; significantly improve environmental performance in terms of energy and pollutants; commercial ticketing will be removed from the Minster and a visitor experience designed to improve welcome and return visits.

There is a precedent set by the Cathedrals Fabric Commission (CFCE) that reversible or non-invasive investigations to inform the development of projects within Cathedrals do not, within reason, require a CCM consent. However, it has been felt necessary to prepare this CCM proposal for investigations into the South Transept to ensure that there are no gaps in understanding.

The objectives of the investigation are as follows; to fully understand and document the precise geometry of the internal elevation stonework and how this returns to the door aperture above and around; to fully survey the existing historic timber doors; to capture accurate photogrammetric information of both the internal and external faces of the doors, including the surfaces that cannot presently be seen, in order to record the geometry and physical condition; to undertake non-invasive ground-penetrating radar to the floor to identify modern services routes and any discernible archaeological strata.
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: 1st June 2022
and until: 29th June 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.

29th June 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.
York Minster: Vestibules and Entrance Project

CCM application for investigation works

20 May 2022
Revision A
1. INTRODUCTION

The Chapter of York Minster have instructed a design team to commence a project for the development of new visitor management arrangements and environmental control for both the South Transept and West Nave Aisles. This project will deliver much improved liturgical and ceremonial presence; significantly improve environmental performance in terms of energy and pollutants; we will see commercial ticketing removed from the Minster and a visitor experience design to improve welcome and return visits.

There is a precedent set by the Cathedrals Fabric Commission (CFCE) that reversible or non-invasive investigations to inform the development of projects within Cathedrals do not, within reason, require a CCM consent. However, it has been felt necessary to prepare this CCM proposal for investigations into the South Transept to ensure that there are no gaps in understanding.

The CCM consent application has been brought forward swiftly to the forthcoming June 2022 FAC meeting in order to keep to a programme with minimal further delay on the project development of the vestibules scheme. This forthcoming scheme which is under design development to remove the current timber porch and to form an environmentally controlled vestibule which would also allow the external doors into the transept to be fully open during the day, and thus welcome visitors more heartily and equitably into the heart of the Minster from the precincts and South plaza.

The existing vestibule (see also cover photograph)
2: OBJECTIVES, SCOPE AND NEED

There are three key objectives to this investigation. The first is to fully understand and document the precise geometry of the internal elevation stonework and how this returns to the door aperture above and around. As explored in an earlier paper brought to FAC in 2021, the precise fitting of any new vestibule to this masonry - with minimal visual and physical intervention to the existing fabric - requires us to create a full metric survey in three dimensions which cannot be achieved with the current porch in place.

The second objective is to fully survey the existing historic timber doors, which must be understood for their dimensional parameters including how the doors move precisely in space when opened and shut. We need to understand the condition of the joinery, especially to establish whether the doors can be operated and maintained in good condition, opening and shutting on a daily basis in future. We need to record the faces that cannot be seen in the closed position and prepare a conservation report on the external finishes including the need for repair.

Thirdly, we need to have accurate photogrammetric information of both internal and external faces of the doors, including the surfaces cannot presently be seen, in order to record the geometry and physical condition.

Finally, there is a need to undertake non-invasive ground-penetrating radar to the floor, both to identify modern services routes and any discernible archaeological strata that might inform a future WSI. The belowground survey will be specified by the Cathedral Archaeologist, Dr Stuart Harrison.

The overall goal will be a minimal intervention approach giving a firm assurance that everything we disturb will be reinstated without material effect on the fabric as it is seen today.
3. EXISTING CONDITION

This application is developed on the basis of the original construction drawing illustrated below. The drawing is close to but not precisely an ‘as constructed’ drawing. Our current joiners made this structure, so we have good knowledge of how it was put together.

Design plan (dated 1985): Left: roof plan; Right: Ground plan as proposed

Readers will notice that the external doors are not drawn correctly, with the wickets not shown. Also, in comparison to the plans, the executed work is slightly different in overall shape and was constructed with splayed attaching reveals which project into the stone aperture. It is these reveals that need to be released in order to undertake our dimensional surveys.

Photographs of the as-constructed joinery at the attachment to the South door and inset reveal.

The investigation methodology will be subject to more detailed scrutiny of the structure and how it is fixed currently. There are two scenarios which our investigations will pursue. One is to keep the base of the porch in situ and to partially deconstruct the cheeks and the roof so that we can fully access the stone and fully open the existing external doors. The alternative approach is to release the porch as a whole from the ground, carefully bracing it and picking it up in its current form, shifting it northwards as an entire piece and then reversing the process and reinstating and making good. In either instance the scope of work will be along the following lines for which consent is sought.
4. INVESTIGATION OUTLINE METHODOLOGY

This methodology will be accompanied by temporary works, protections and re-routing of visitors for safety as required; all to be carefully planned into the Minster calendar.

Preferred approach

1. All existing electrics to be isolated and carefully set aside.
2. The modern glazed hinged doors on all three faces of the porch to be unscrewed from hinges and carefully set aside safely to lighten load and for ease of access and handling.
3. Releasing fixings to the ground wall plate following protection to the screen glazing, to be retained in situ.
4. Releasing all fixings to the external doors (below and above) and other attachments
5. Adding reversible bracing to the base wall plate of the porch to hold it in its geometrically precise condition in situ.
6. Using conventional and planned manual handling and lifting methods to carefully lift the porch off its current location and set aside for the surveys to take place.

Alternative approach

Should it prove to be practical and optimal to keep the overall porch structure in situ but to deconstruct it partially, the approach will be similar but:

1. Removing bolts from the vertical posts at splayed reveals
2. Very carefully releasing timber beadings.
3. De-glazing the cheeks, unscrewing the battens affixed to the back of the external doors
4. Element by element de-glazing and deconstructing the current roof partially such that the survey objectives can be achieved in full.

Whichever approach is adopted, then reversing these steps in the reinstatement and making good.

5. SIGNIFICANCE AND IMPACT

To be completely thorough for this CCM application, the heritage significance of what we are dealing with is quite evident and has been referenced back to the York Minister conservation plan:

- The internal face of the south facade to the transept is of exceptional significance.
- The historic external timber door is also exceptionally significant.
- The flooring of stone, set out by Lord Burlington is of high significance.
- The porch itself might be considered of neutral or some local significance in that on the spandrel around the porch, there is carved recognition of all those who worked on the 1984 restoration programme to the fire damaged Transept. The commemorative band is clearly has social significance to those both living and in living memory and their craftsmanship is honoured.
The porch itself as a structure is modern and is of neutral or detracting value in that it obscures the reading of the external doors as a single element and clearly inhibits the full opening as they were designed and intended.

The Heritage impact of these proposed works is zero or negligible.

6. REQUEST FOR DETERMINATION

The Fabric Advisory Committee is therefore asked to determine this application favourably, such that the investigations can proceed at the earliest opportunity.

Oliver Caroe: Surveyor of the Fabric
May 2022

Photographs of the porch abutment illustrating the need for meticulous surveys of the geometry of the existing historic fabric, to inform the design of a new vestibule.