

YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A sustainable future for York Minster

York Minster is the centre of Christian life in the North of England, a place of prayer and pilgrimage, and one of the best known buildings in the United Kingdom. It is a magnet that draws people to visit the City of York from all corners of the globe.

The Minster sits within a 'Precinct' which contains Dean's Park, the Minster School, a Library and Archive, a Stoneyard and Minster offices which all support the day-to-day running and care of the Minster, and homes for Minster Clergy.

Why do we need a Neighbourhood Plan?

The Minster is developing proposals to explore how the Precinct could evolve in the future to meet the changing needs of its community and visitors. It is a sensitive and complex area of the city and its future care must be planned for carefully.

We intend for the proposals to be adopted as a Neighbourhood Plan to form part of the City's planning policy. The Neighbourhood Plan will provide the Minster with a clear strategy for the next twenty years and will be used to secure funding for individual projects.

We are working with the City of York Council, Historic England, a wide range of stakeholders and the community to get the best plan in place. This exhibition explains our emerging proposals.

Your comments will help to shape the Neighbourhood Plan – please let us know what's important to you.

*Did you know?....
Beneath your feet are the remains of a Roman fortress and a Saxon cathedral – over 2,000 years of history.*

Plan showing current land uses and the Neighbourhood Plan boundary

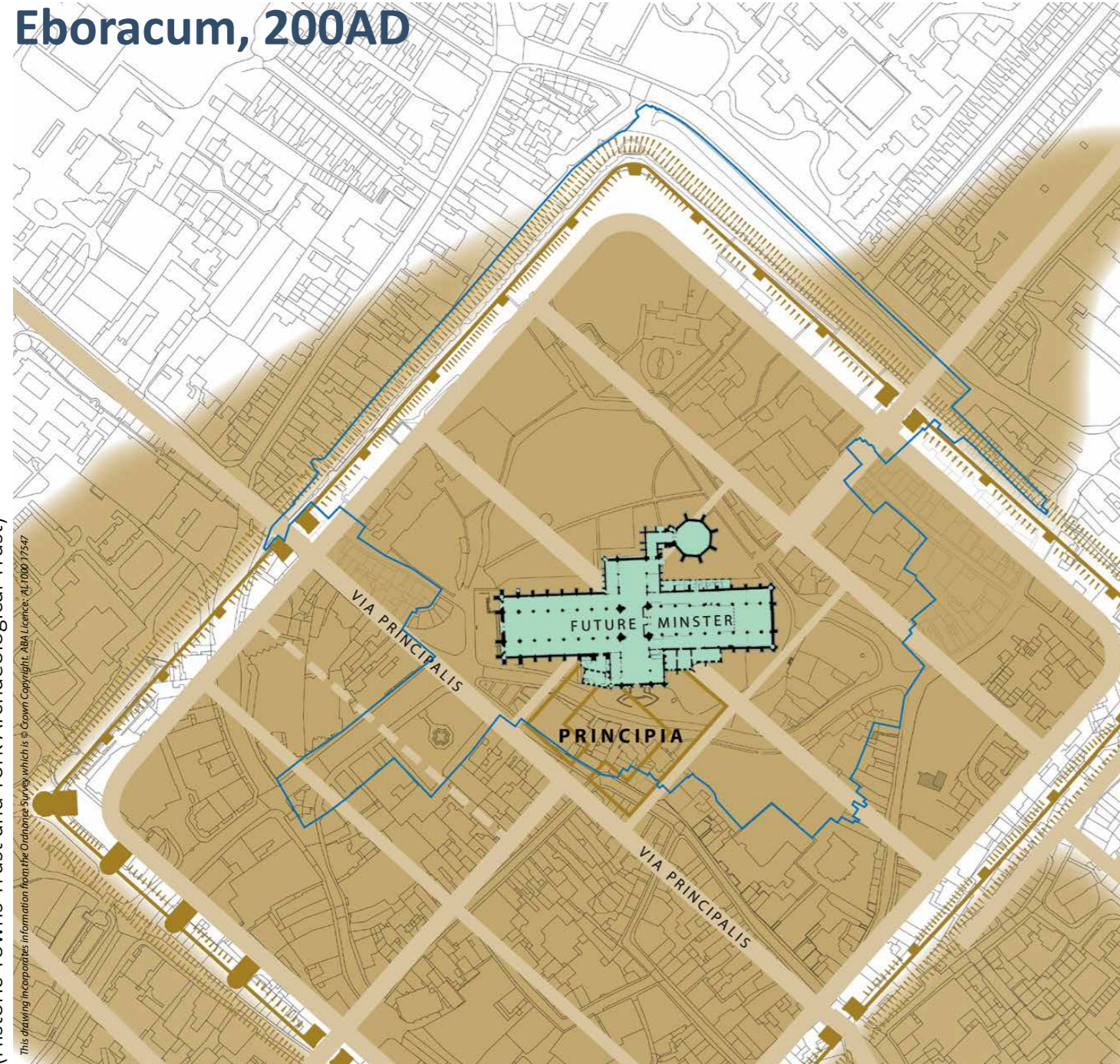


YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...The birth of the Precinct

York Minster may appear to have changed little in centuries, but its Precinct has been continuously evolving for 2,000 years.

Eboracum, 200AD



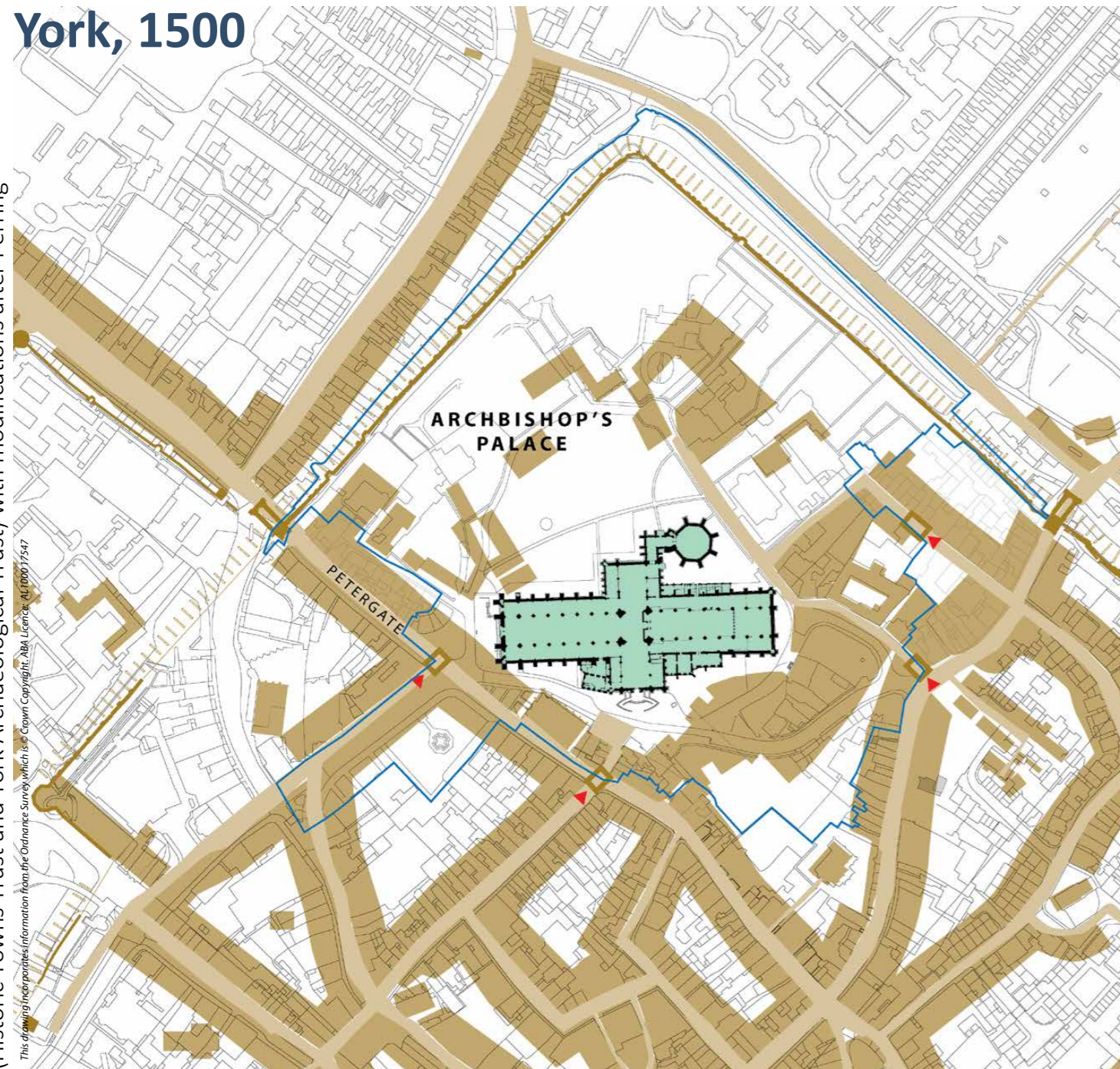
Roman and Anglo-Saxon York

You are standing on the site of a 2000 year old Roman legionary fortress, Eboracum. Today's Precinct occupies a quarter of the area of that fortress. Part of the Precinct boundary is still defined by the line of the Roman fortifications, later adapted as the medieval walls of the city. A third side, now Petergate, was the main street of the camp. The headquarters building – the 'Principia' – lies under the Minster itself.

The last Roman soldiers left Britain in 409AD. In the following centuries York was revived as an important city in the Anglian kingdom of Northumbria. A Christian cathedral – or Minster – was built in 627. No-one knows for certain where this wooden building was, but it is generally thought to be north of the medieval Minster. It would have been surrounded by an enclosure, containing the houses of priests and the bishop, and other facilities. The facilities included a school founded by Alcuin, the pre-eminent York scholar, in the seventh century.

Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

York, 1500



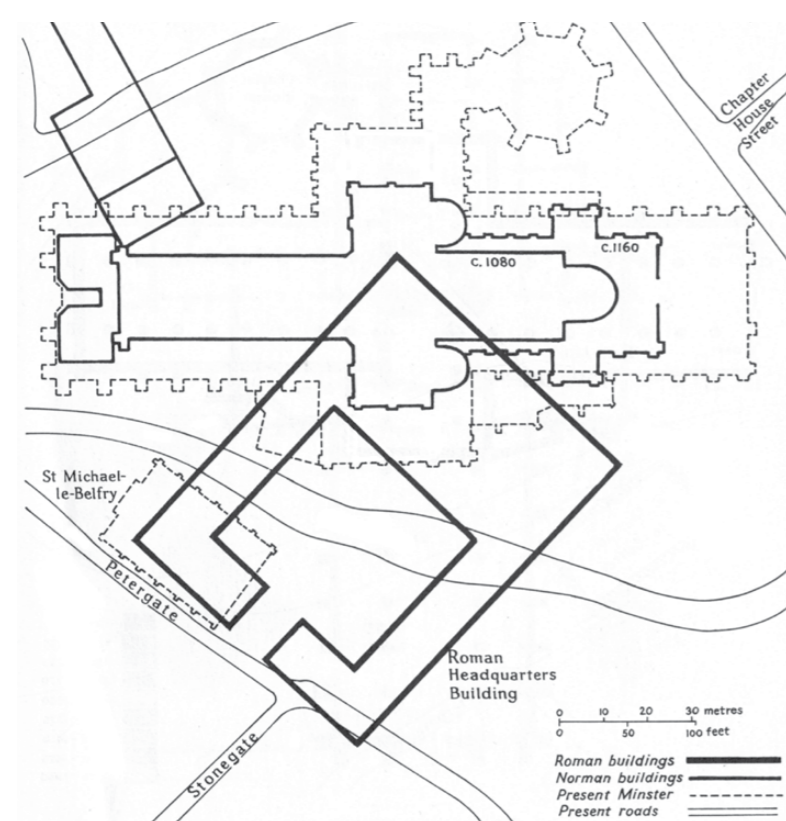
Medieval Precinct

Soon after the Norman Conquest of 1066, a grand new Minster was built on the site of the present cathedral. It was surrounded by a Precinct, extending from the city walls to Petergate. The Precinct was administered by the church: it was subject to separate laws, and was densely built up with streets lined by dozens of houses for the Minster's clergy, churches and chapels, and a large palace for the Archbishop, which occupied most of the area north of the Minster. The chapel of the palace survives as the Minster Library.

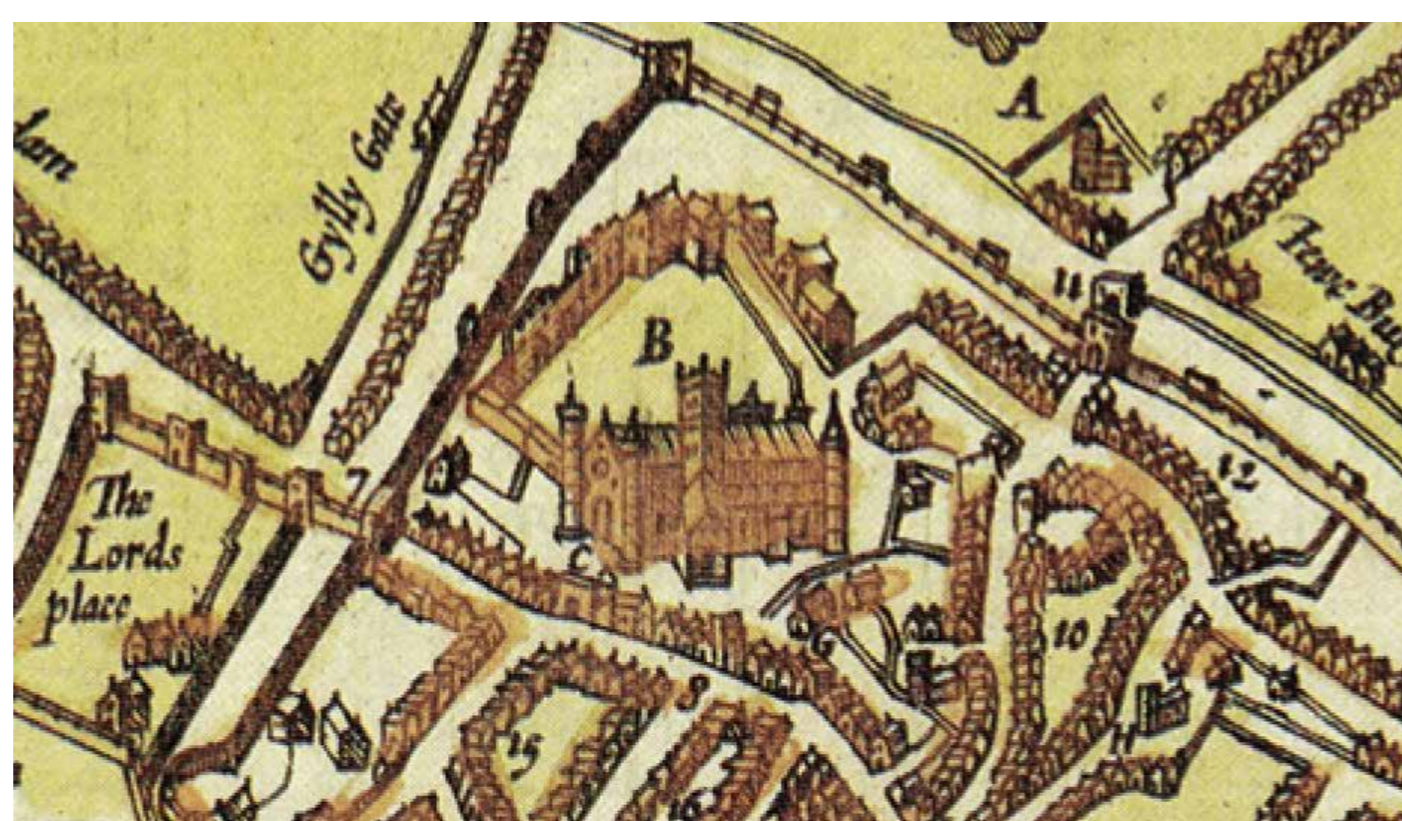
To protect church property and enforce its laws, the Precinct was surrounded by a ditch and wall. Access was via gateways. The most important was on Petergate, outside the west end of the Minster.

Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust) with modifications after Perring

- Gateway into the Precinct
- Historic buildings
- Masterplan boundary
- Historic streets



Relationship between the Roman 'Principia', the Norman Cathedral and the present Minster (derived from G E Aylmer and R Cant, *A History of York Minster*)



Speed's map of York c.1610. One of the very few illustrations of the Archbishop's Palace, shown curving around the letter 'B'



The Archbishop's Palace as recreated by Edwin Ridsdale in 1917 (Murray et al, *York through the eyes of an artist*)

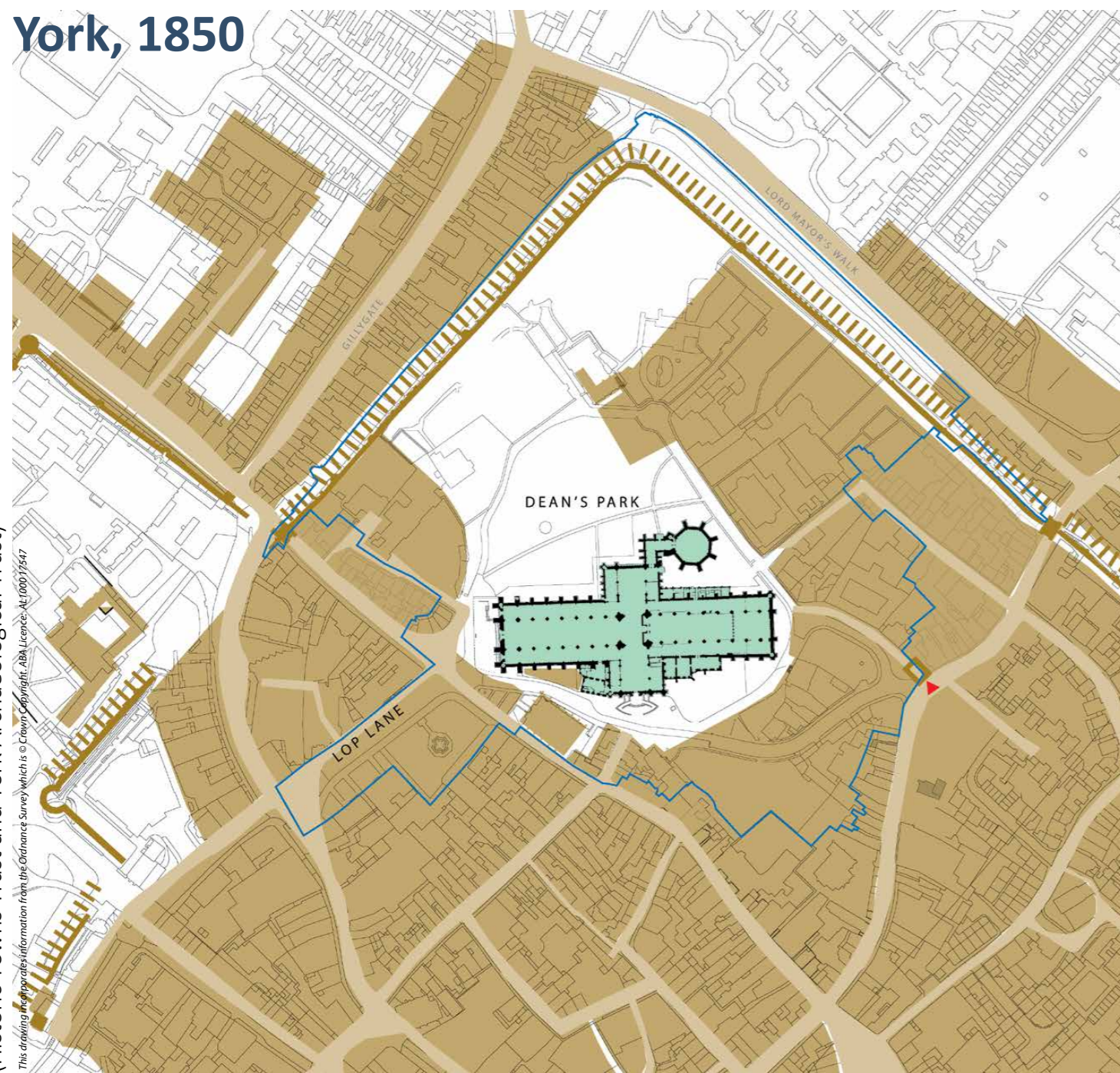
*Did you know?....
In the Middle Ages the Minster was surrounded by a wall, with four gateways. Only one gateway survives: do you know where it is?*

YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...Opening up the Precinct

Following the Reformation, the character of the Precinct began to change: it became a less separate place, increasingly occupied by secular uses.

York, 1850



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

Opening up the Precinct

By 1600 the Archbishop's Palace had been vacated in favour of Bishopthorpe on the Ouse, south of York. Most clergy also chose to live outside the Precinct. Instead, shops were built against the west end and south transept of the cathedral.

In the eighteenth century the Minster began again to be recognised and celebrated as a magnificent building. The houses, shops and other buildings cheek-by-jowl with the Minster were swept away.

The Victorians continued this process of change. A view of the Great East Window was created by demolishing buildings to form College Green.

Building roads

With the arrival of the railway, an entirely new approach to the Minster was created from the station, via a new bridge, Lendal Bridge, and a grand new avenue, Duncombe Place, created by demolishing a warren of medieval housing. Before this, there had been no view of the west end of the Minster.

In 1903 this route was extended by demolishing many more historic buildings, to form Deangate. This was not just a street: it was the main road to Hull and Scarborough, and by the 1960s lorries were pounding past the Minster. Thankfully, the road was closed, greatly improving the setting of the cathedral.

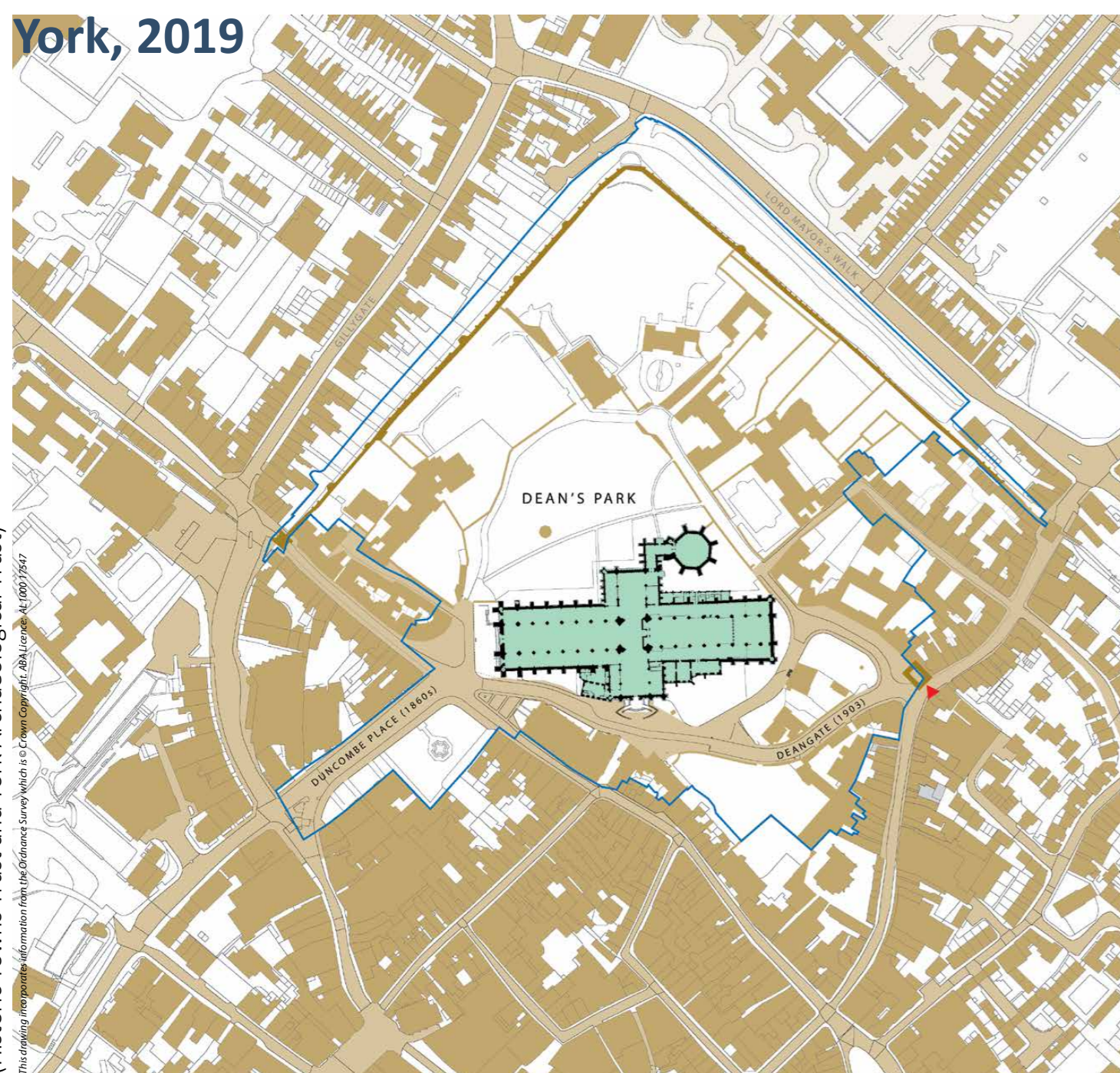
The cumulative consequence of these changes is that any sense that there was once a defined, separate Precinct is lost south of the Minster.

Conserving the Precinct today

At over 800 years old, the Grade I listed Minster is subject to a complex and continuous cycle of repair, restoration and conservation, requiring specialist skills fostered in the Stoneryard. The wider Precinct contains many other historically important listed buildings, and the site sits above exceptionally important archaeology from the Roman occupation onwards.

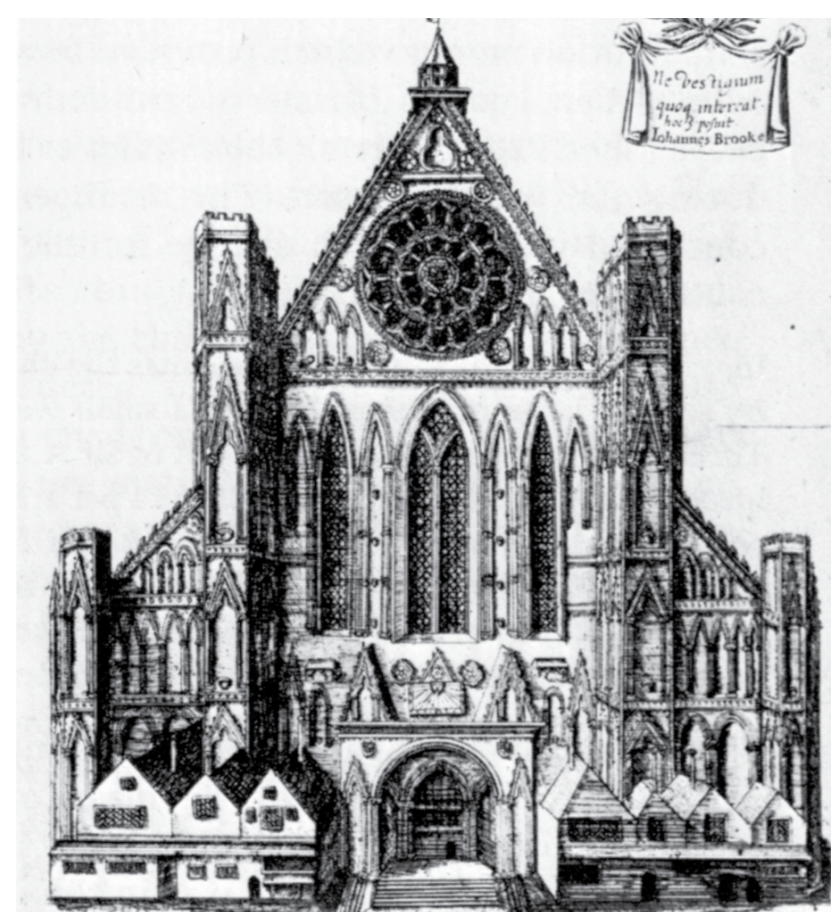
Did you know?...
York Minster is one of only seven cathedrals in the world to maintain its own private police force, which was established in the 13th century.

York, 2019



Mapping based on the British Historic Town Atlas of York (Historic Towns Trust and York Archaeological Trust)

- Surviving gateway into the Precinct
- Masterplan boundary
- Historic buildings
- Historic streets



Shops built against the south transept of the Minster, illustrated c. 1700



Drawing by James Malton in 1794, showing the newly revealed north side of the Minster following the demolition of medieval buildings



Lop Lane in the 1850s, before it was swept away to create Duncombe Place (York City Library)

YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...The Precinct today

Today, the Minster welcomes over 600,000 visitors a year. It is a major pilgrimage site and tourist destination but it remains, first and foremost a house of prayer.

Our Mission at York Minster is to invite everyone to discover God's Love through our Welcome, Worship, Learning and Work.

The Minster's Mission and our emphasis on caring for the Minster for future generations, have led us to look at how the Precinct could be used differently to address current shortcomings:

- Unlike many other cathedrals the Minster has no dedicated cafe to offer our visitors refreshments and no welcome centre for orientation and tickets.
- Dean's Park is an important green space, but feels cut-off from the wider city.
- The lack of defined Precinct boundaries presents challenges for security and the quality of our public spaces.
- Other buildings in the Precinct – St William's College and the Old Palace – require restoration and could be used differently.
- The Minster itself can be cluttered and noisy and the visitor experience is not consistent.
- The Minster is the only cathedral with museum accreditation, but the artefacts on display in our undercroft are at risk due to the high humidity of this space.
- The Minster has no dedicated community space for youth groups or community meetings.
- The Minster School is an important element of Minster life providing choristers for our daily sung services, but it lacks facilities such as hall space.

It costs £22,000 per day to care for and operate the Minster. The Minster receives no ongoing Government funding or central Church of England financial support and relies entirely on the generosity of our community, paying visitors and funding bodies to maintain its care and operations. Ensuring a viable and sustainable business to underpin the care of the Minster lies at the heart of how we plan for the future.

One example of the costly but necessary conservation work at the Minster is the restoration of the South Choir Aisle. This dates from 1361 and its construction took around 60 years to complete. It bears dramatic evidence of six centuries of exposure to the elements and the industrial revolution, with issues including extensive cracking and erosion to the stone work and serious damage to the medieval glass, which has buckled and cracked in places allowing water in. The scheme involves work to repair and replace stone and glass in 15 window bays, which will take around 11 years and cost £11 million.

*Did you know?...
Residents of York and worshippers can enter the Minster for free. Why not join us for evensong and experience the Minster in all its glory.*



Dean's Park



Minster entrance



Stone corrosion



Old Palace library



View from the City Walls



St William's College

YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...Our vision for the Precinct

“In 2038 York Minster Precinct continues to be a welcoming and special place loved and used by the local community and visitors from around the world. It is acknowledged as a lynchpin in the cultural identity and daily life of the City of York and reaches out to engage the community in discovering God’s Love.”

In May 2018 we held a public exhibition in Dean’s Park which provided an introduction to the Minster Neighbourhood Plan process.

We asked visitors to the exhibition what they valued about the Precinct and we received over 290 completed questionnaires.

We have taken on board the comments received and developed draft proposals for the Precinct which are explained at this exhibition.

73% of people surveyed agreed with the Vision for the Precinct.

The emerging Neighbourhood Plan proposals have been developed to reflect the Vision

You said We did

The tranquillity of Dean’s Park is highly valued

The Park will be protected as a green space and expanded to include a new sensory garden. We have located the main tourist facilities to the south of the Minster away from Dean’s Park. Events in the Park will be temporary in nature, such as the successful Summer in the Park and the International Stone Carving Festival in Summer 2018.

A café, toilets and better outdoor spaces would encourage you to visit the Precinct more frequently

A new café and ticket office are proposed to the South of the Minster. The public spaces around the Minster are to be improved.

You agreed that access to the City Walls from the Precinct was a good idea

We are working with Historic England and the City Council to create an access onto the City Walls close to the Old Palace.

Cyclists and pedestrians sharing the public space can be a problem

We are proposing to create a dedicated cycle route along Deangate and to improve Queen’s Path for pedestrians

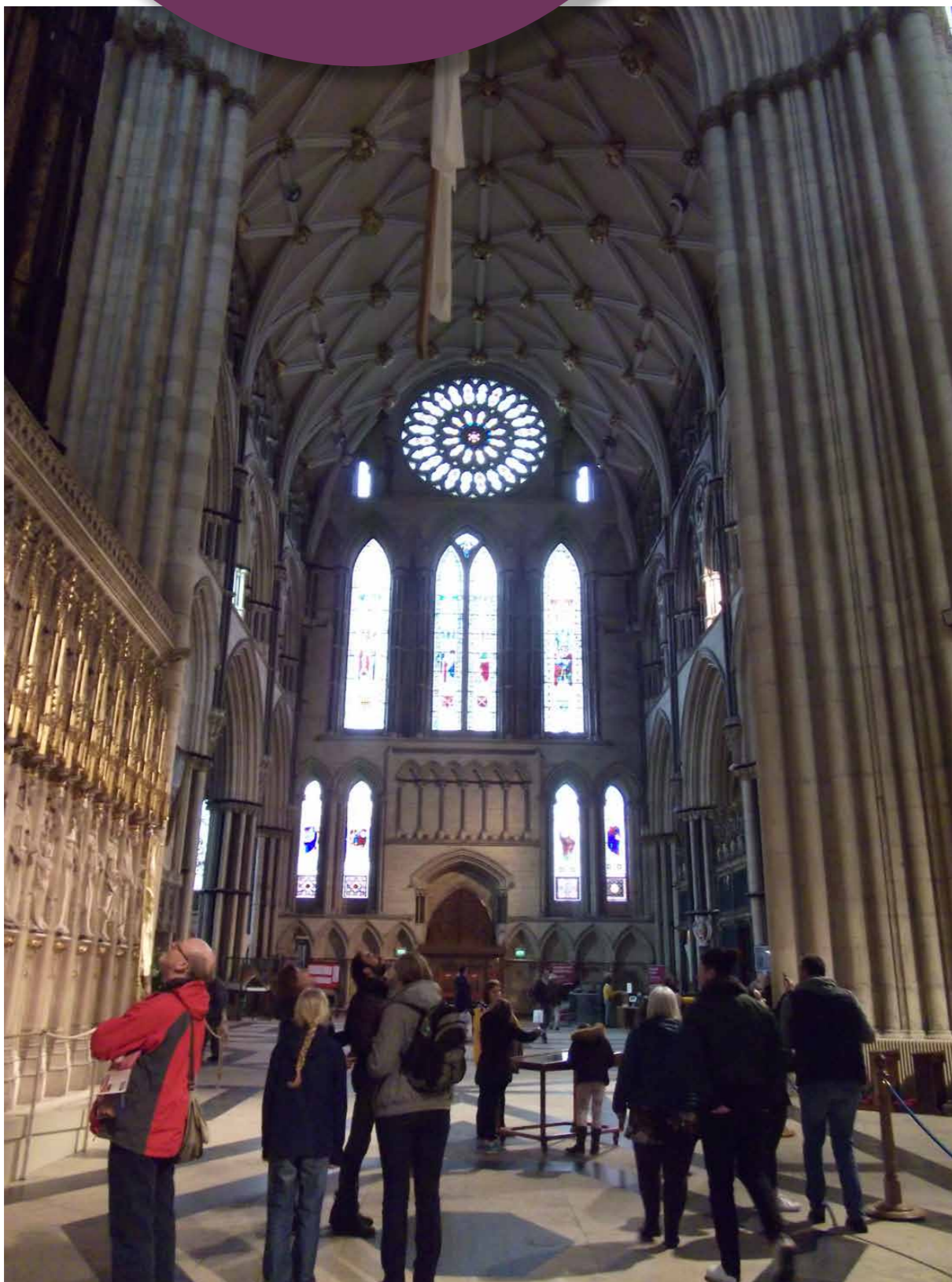


YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A long term plan

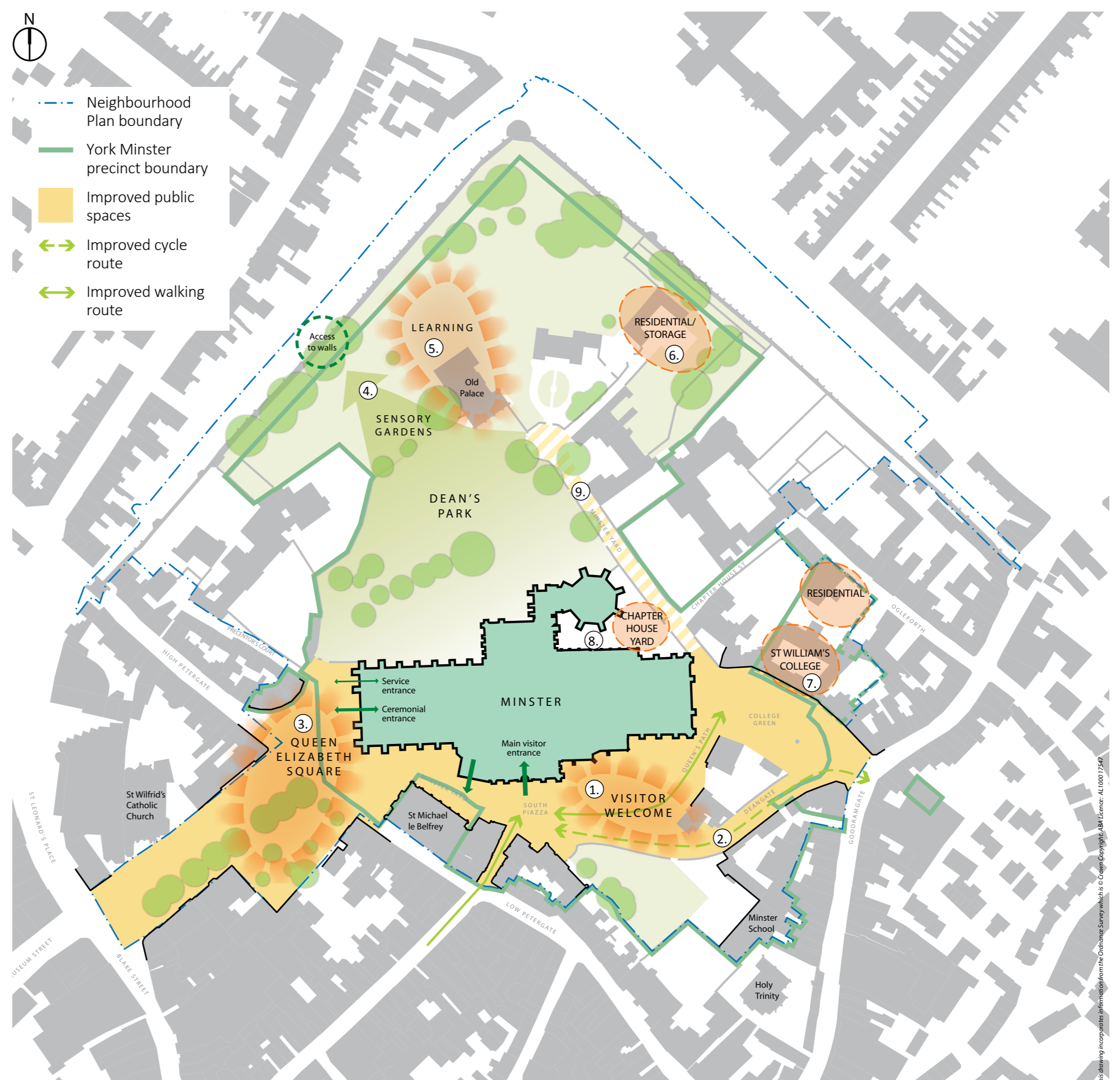
The draft Neighbourhood Plan proposals for the Precinct show areas for potential development and improvement. The plan is at an early stage and we welcome your comments

Did you know?...
York Minster has the largest collection of in-situ medieval stained glass in Great Britain. Our current work to restore and protect the glass will take another 22 years to complete.



Key features of the draft proposals include:

1. A cluster of new visitor facilities to the south of the Minster including a café and ticket office. This will provide an improved welcome to the Minster, guiding visitors to the main entrance which is to be moved back to the South Door
2. Queen's Path is improved for pedestrians, while Deangate is closed to through traffic and limited to access only to create a dedicated cycle route
3. A high quality public square for the city 'Queen Elizabeth Square' is created at the west end. The west end of the Minster becomes the entrance for services and ceremonial events
4. The public green space of Dean's Park is expanded with a new sensory garden created and access to the City Walls
5. A new space for education, learning and the museum collections is created linked to the Old Palace
6. Improved storage for general works and historic stone with first floor accommodation for Minster apprentices
7. New Minster offices and conference facilities are created in St William's College
8. Improved back of house facilities and public realm improvements in Chapter House Yard
9. The lane alongside Dean's Park is improved with new surfacing and enhanced security



Improving the Minster's welcome and setting



YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A welcoming place

A new ticket office and café by the South Door will create a warm welcome for the 600,000+ people a year who visit the Minster from around the world.

Many people at our exhibition last year, said that they valued the peacefulness of Dean's Park and did not want major tourist facilities to be located in the Park.

In response, we are proposing to locate the main visitor facilities to the South of the Minster in small scale new buildings adjacent to the South Piazza.

The South Piazza is a natural location for visitor facilities as it faces the city and has the space to accommodate large numbers of people. The South Door to the Minster will again become the main visitor entrance to the Minster as it has been historically.

We are exploring ideas for how the different facilities could be accommodated within the space available, in a manner which respects the setting of the Minster. Design parameters will be agreed in consultation with Historic England and will be of exceptional quality. Our emerging proposals include:

- ① A new ticket office close to the South Door
- ② Entrance to the Minster via the South Door and exit via the shop
- ③ A new café created in 1 Deangate. Outdoor seating will overlook the Minster
- ④ The pedestrian route and public spaces around Queen's Path are improved
- ⑤ A segregated cycle route is created on Deangate which is closed to vehicle traffic (except access)
- ⑥ The statue of Constantine is relocated
- ⑦ The Masons' Lodge and working area is retained

Did you know?...
York Minster's Less group has reduced the consumption of plastic in the Minster by 80% over the last 12 months.



Emerging proposals for the South Piazza



YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A new public square for York

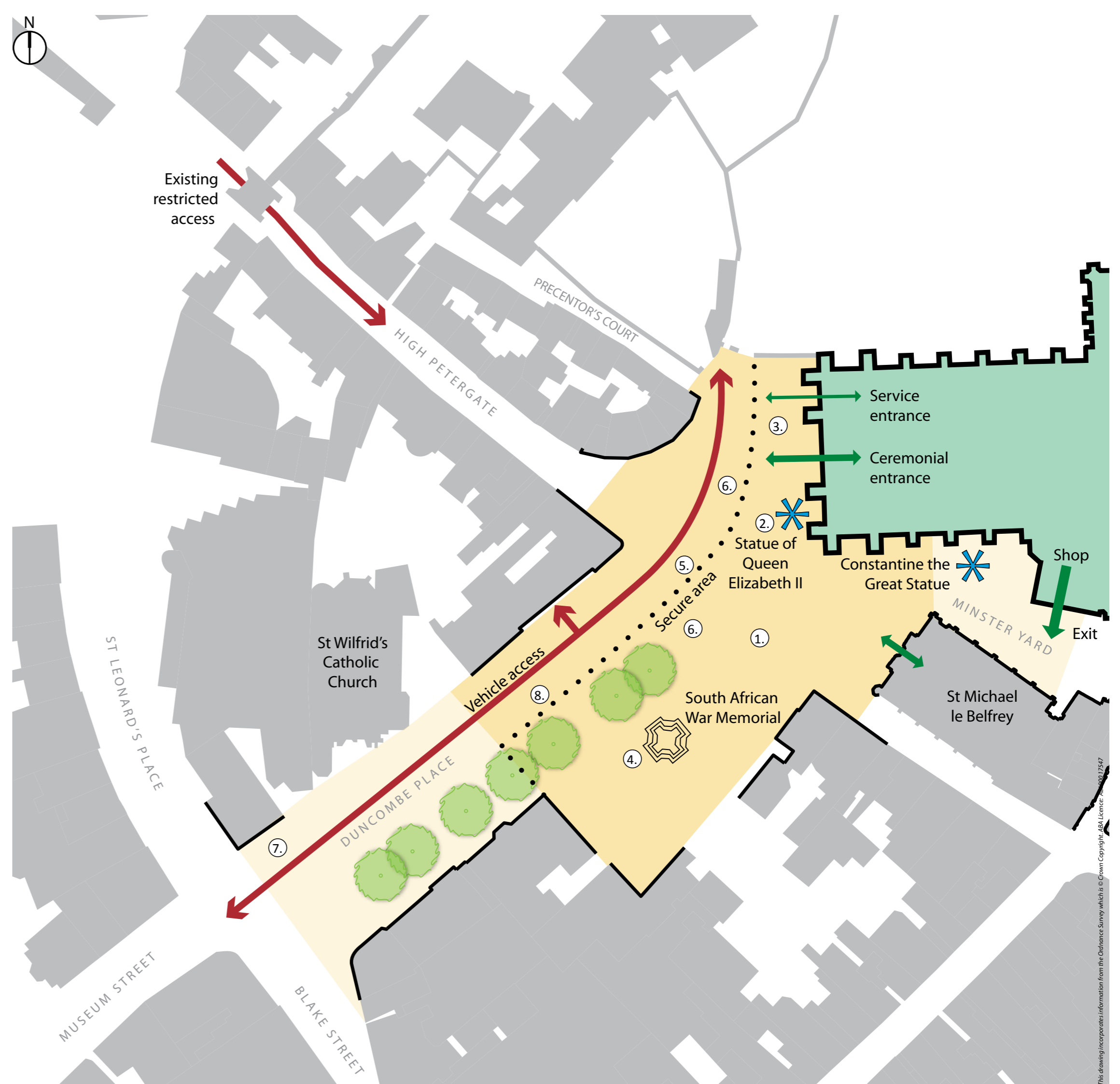
Duncombe Place is to be transformed into a fine public square for York. Renamed in honour of Queen Elizabeth II it will be a high quality, civic setting for the Minster and a ceremonial space for Yorkshire under the 'Heart of Yorkshire' window.

*Did you know?...
York Minster is the
mother church for the
northern province of the
Church of England which
contains 607 churches in 12
dioceses.*

Duncombe Place was created as a grand approach to the Minster. Over time the quality of the spaces at the west end of the Minster has deteriorated and trees have blocked the view. Sadly there is a need for permanent anti-terrorism measures to be put in place.

The redesign of this area will create a high quality public space for the city, reveal views to the Minster and improve security.

- ① A new square 'Queen Elizabeth Square' is created which can host civic and ceremonial events for the city and county
- ② A new statue of Queen Elizabeth II is to be commissioned and will stand in one of the existing empty niches of the Minster's west front
- ③ The west end becomes the entrance for Minster services and ceremonial events
- ④ The setting of the South African War Memorial is much improved
- ⑤ Security measures are designed into the square to restrict vehicle access close to the Minster
- ⑥ Two London plane trees are removed to allow the square to be reconfigured. The lime trees are pollarded to open views to the Minster
- ⑦ Vehicle access for residents, businesses, the National Railway Museum train and taxis is retained
- ⑧ A new drop off/pick up space is provided for the Minster School



Emerging proposals for Queen Elizabeth Square

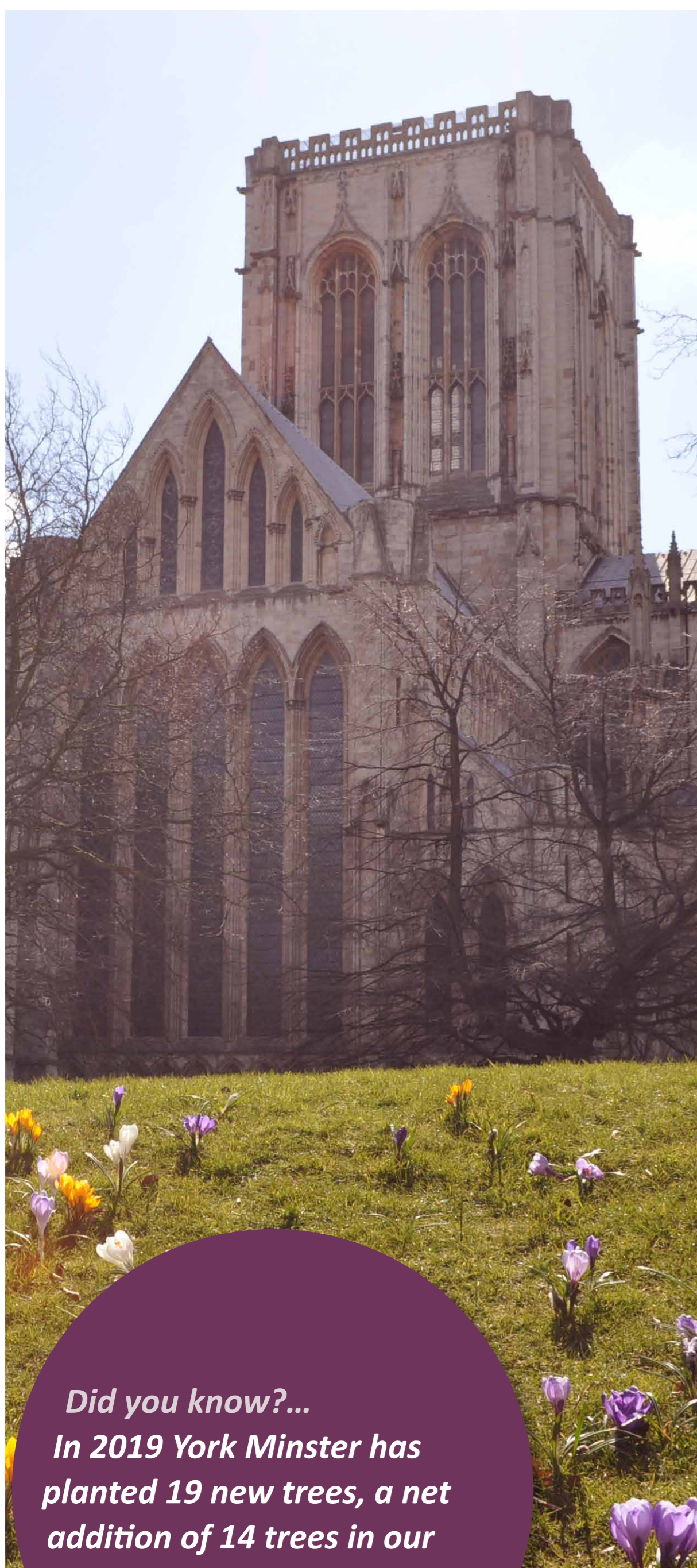


YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...A sense of wellbeing in Dean's Park

Dean's Park will be retained and expanded as a quiet green oasis in the centre of the busy city.

The Old Palace will become home to a new learning and education centre allowing better access to its library and collections



*Did you know?...
In 2019 York Minster has planted 19 new trees, a net addition of 14 trees in our Precinct.*

We received a strong message at the last exhibition that the quiet oasis of Dean's Park was much valued by the residents of York and we have taken that on board.

Our emerging proposals retain the existing character of the Park and provide a new sensory garden and learning centre to support the wellbeing of our community.

- ① Dean's Park is enhanced as an important city centre green space
- ② A sensory garden is created on land which is not currently public. This space for reflection and contemplation is enclosed by the War Memorial to the Second Division, and reflects the Minster's commitment to the wellbeing of its community.
- ③ A small cafe kiosk could open in the Summer months
- ④ A new access will be created onto the City Walls
- ⑤ A new learning and education centre with space to exhibit the Minster's artefacts, will be created alongside the Old Palace. It will have flexible spaces for use by the Minster School, visiting schools, community groups and for adult learning.
- ⑥ The Park will continue to host temporary events to support York Minster.



Emerging proposals for Dean's Park



YORK MINSTER PRECINCT

EMERGING NEIGHBOURHOOD PLAN

...Supporting the life of the Minster

Many of the buildings to the north, east and south of the Minster house functions which are essential for the daily operations of the Minster.

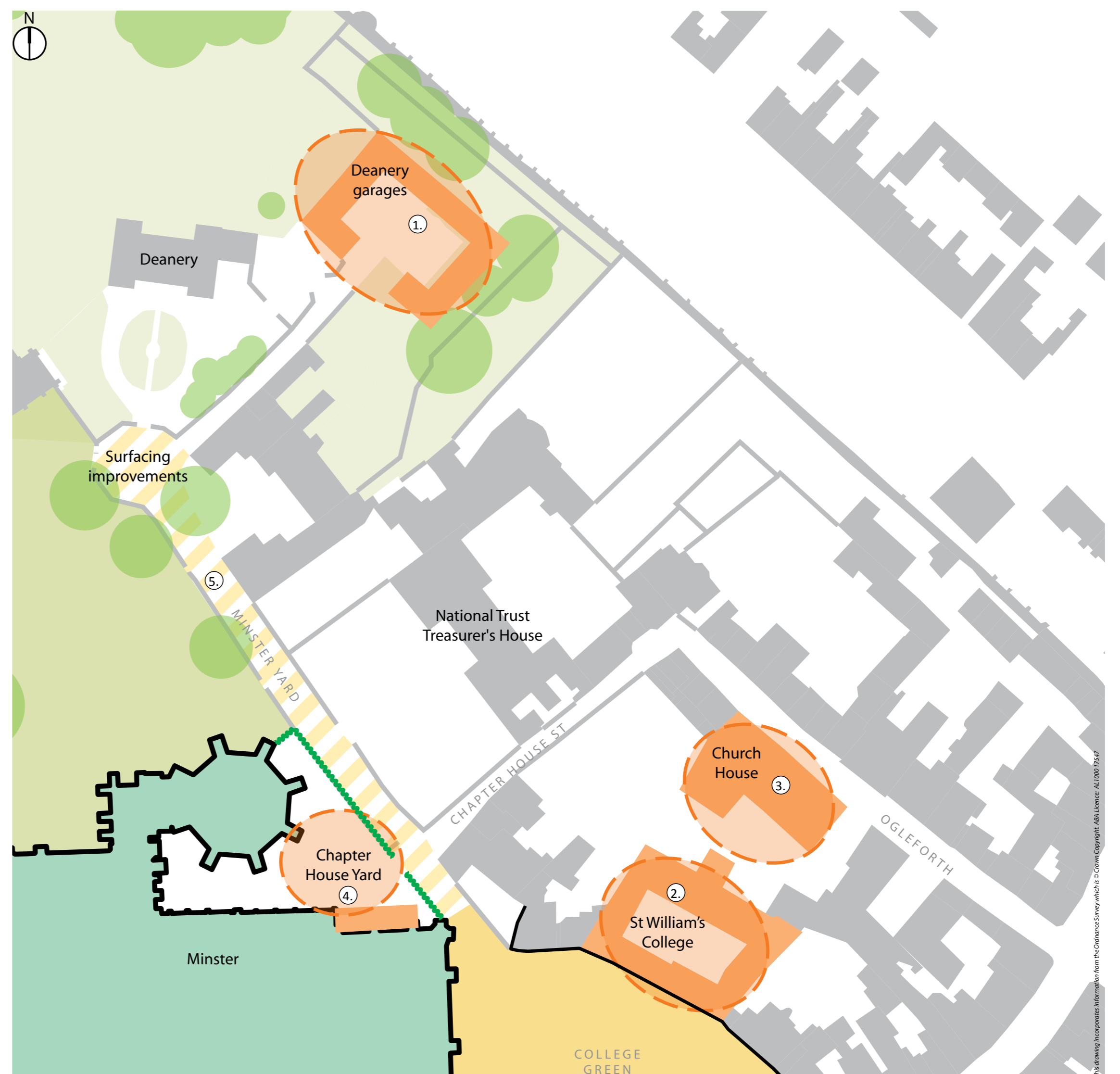
The emerging Neighbourhood Plan provides space for additional facilities to support those who live and work in the Precinct.

We are hoping to provide a small number of new homes for Minster apprentices, better space for storage, new Minster offices and other back-of-house facilities.

St William's College has been empty for many years. It is currently undergoing significant restoration works and will be used as office space for the Minster and Minster Police, and a high quality conference and events space.

Once the Minster's offices are moved out of Church House, the building will be a valuable residential development, generating income to support the Minster's restoration work.

- ① New homes for Minster staff and apprentices together with improved storage at the Deanery garages
- ② The restored St William's College will house Minster offices and conference and events space
- ③ Homes for private rent at Church House
- ④ Additional back-of house facilities and improvements to the appearance of Chapter House Yard
- ⑤ The lane alongside Dean's Park is improved with new surfacing and enhanced security space



Emerging proposals for living and working

Did you know?...
Planning Permission and Listed Building Consent has recently been granted by City of York Council for the restoration of St William's College to include a new disabled lift and level access.



YORK MINSTER PRECINCT EMERGING NEIGHBOURHOOD PLAN

...What happens next?

Whatever your reason for visiting the Precinct today, we would encourage you to comment and help shape the future of this special place.

*Did you know?....
Free events this
Summer in the Precinct
include:
Bloom! York 22-23 June
Summer in Dean's Park:
Look Up! 27 July - 1 Sept.*

Please complete a feedback form today or online at: masterplanning.yorkminster.org where this exhibition is available to view. The consultation period runs from Friday 17th May to Sunday 16th June 2019.

Over the next few months we will review all the comments we have received and use them to help develop the final Neighbourhood Plan. Comments will be recorded in a Statement of Consultation which will be available on our website. As proposals develop we will continue our conversations with stakeholders including the City of York Council, York Minster's Fabric Advisory Committee, Historic England and the Cathedrals Fabric Commission for England.

In the meantime, the important restoration works to the Minster's South Choir Aisle and protection of the medieval stained glass windows will continue.

York Minster Precinct Neighbourhood Plan

We are hopeful that the emerging proposals will become part of the Development Plan for the city and will be adopted as a Neighbourhood Plan. Since our last exhibition, a Neighbourhood Forum made up of church, resident and business representatives from within the Precinct has been established. The City of York has ratified the Neighbourhood Plan boundary which covers the Precinct and its close surroundings.

The next step is to produce a draft Neighbourhood Plan based on the emerging proposals. This will be the subject of statutory public consultation and examination by an independent Planning Inspector, before being adopted by the City Council as a Neighbourhood Plan. Once adopted it will provide a framework against which detailed proposals can be developed and investment secured for individual projects.

