

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 Metropolitan Church of St Peter in York

has on this date:

10th May 2024

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

A CCM Application to FAC for approval of temporary safety measures in St Stephen's Chapel.

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]

Final Proposals: Timber enclosure of existing Radiators

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Proposed protective 'stone' colour painted joinery bench to the north radiators, sitting over existing stone perimeter seat and radiators. Slatted joinery covers, with the same detailing language, to the two south radiators

Proposed continuous bench and guarding in painted softwood (with removable lift out sections to access radiators for maintenance and for cleaning). Sits over (but not fixed to) stone perimeter bench. Intermittent fixings into joints in paving. Bench surface: painted blockboard & solid hardwood lipping. Final details of joinery and paint to be approved as mock-up or sample.

All fixings are carefully considered and target joints in the stonework, with screws sized to less than joint width.

Process:

The nature of these works is that they will be reversible and are considered 'long term temporary'. The need for the safety covers to be reviewed by Chapter on a three yearly basis and, if the liturgical plan has not progressed and the risks associated with the current use by children is not removed elsewhere, then Chapter will make the case for continuation of the installation without seeking a further CCM: otherwise the FAC will be empowered under this consent to seek removal of the covers (or alternative replacement).

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:

10th May 2024

and until:

7th June 2024

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.*

7th June 2024

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.

CCM APPLICATION: ST STEPHEN'S CHAPEL RADIATOR SAFETY GUARDING

From: Surveyor of the Fabric
To: FAC
Subject: CCM Application for Radiator Covers to St Stephens Chapel, York Minster

INTRODUCTION

This report has been prepared to accompany a CCM Application to FAC for approval of temporary safety measures in St Stephen's Chapel. The options have been spelled out in some depth, in response to FAC advice. There has been some debate on the need and resolution of details. The report is drafted and structured with the information which will answer FAC requirements for determination and to facilitate discussion.

BRIEF AND STATEMENT OF NEED

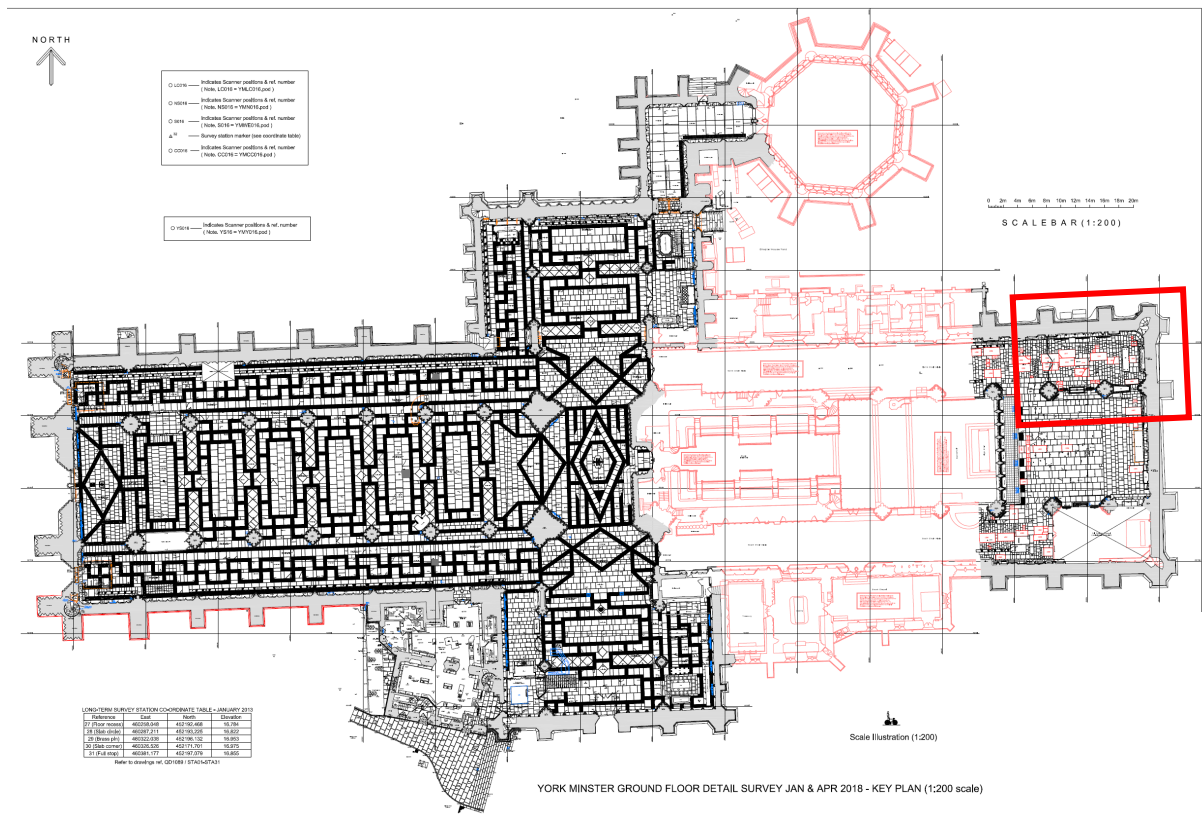
The request for this project originates with the youth work which is currently undertaken in St Stephen's Chapel. The safety of children and toddlers is the primary concern. There have already been some careful (temporary and reversible) safety adaptations, including soft-capping of the lower spikes in the gates and railings. Currently the sides of the chapel and radiators (both sides) are corralled off from the space by wooden chairs. There are concerns about trips (related to the frayed edges of carpets) and collisions with hard corners which are being managed, but the primary safety issue is the temperature of the hot radiators which can be a burn risk. These radiators may be running with flow temperatures of 65 degrees or over. The 'standard' for low-surface temperature radiators that must be specified in school or other environments with at-risk users (say children or the elderly) is a maximum temperature of 35 degrees.

The intention in re-stating the brief is that, as options have been considered for addressing this risk from the radiators, the conversation has turned on providing alternative heat sources – but this has arisen from a place where the current radiators would be isolated or removed and the need would be to reinstate an alternative equivalent heat source. However the 'need' has not arisen from a requirement for more heat (or indeed heat delivered in a different manner), but is a need to address the safety of the current radiators.

It is acknowledged that the current use of the chapel is relatively temporary – in the long term there will be a major re-ordering guided by the Liturgical Plan; in the medium term, the mission to children and toddlers will inevitably evolve and change, therefore making costly or permanent changes is not felt to be desirable.

There has also been discussion about the existing turkey carpets which cover the chapel floors. As noted above, the approach to carpets came into this discussion by way of a consideration of under-carpet heating to compensate for removal of radiators. There is a separate question about the condition of the carpets in relation to safety and conservation. It was agreed at F&RC that the carpets would be subject to a separate process, led by the Head of Collections in conversation with the children's & liturgy team who run activities in the chapel. The current carpets are not within the scope of this CCM.

On the advice of a very helpful consultation with an architect member of FAC (on the advice of the Chair) we have further considered an option to replace the current radiators with Low Surface Temperature radiators. This suggestion helps to clarify the intent. As noted in the summary below, the criteria for making judgements on this brief centre on the 'only temporary' nature of the current use. The children's ministry is important and successful - and the youth workers are clear that they want this ministry to be embraced and within the acoustic volume of the Minster – not hidden away discretely or with embarrassment. Hence renewing the radiators would not be consistent with the current need – but the suggestion made is welcome and clarifies the proposal which follows.



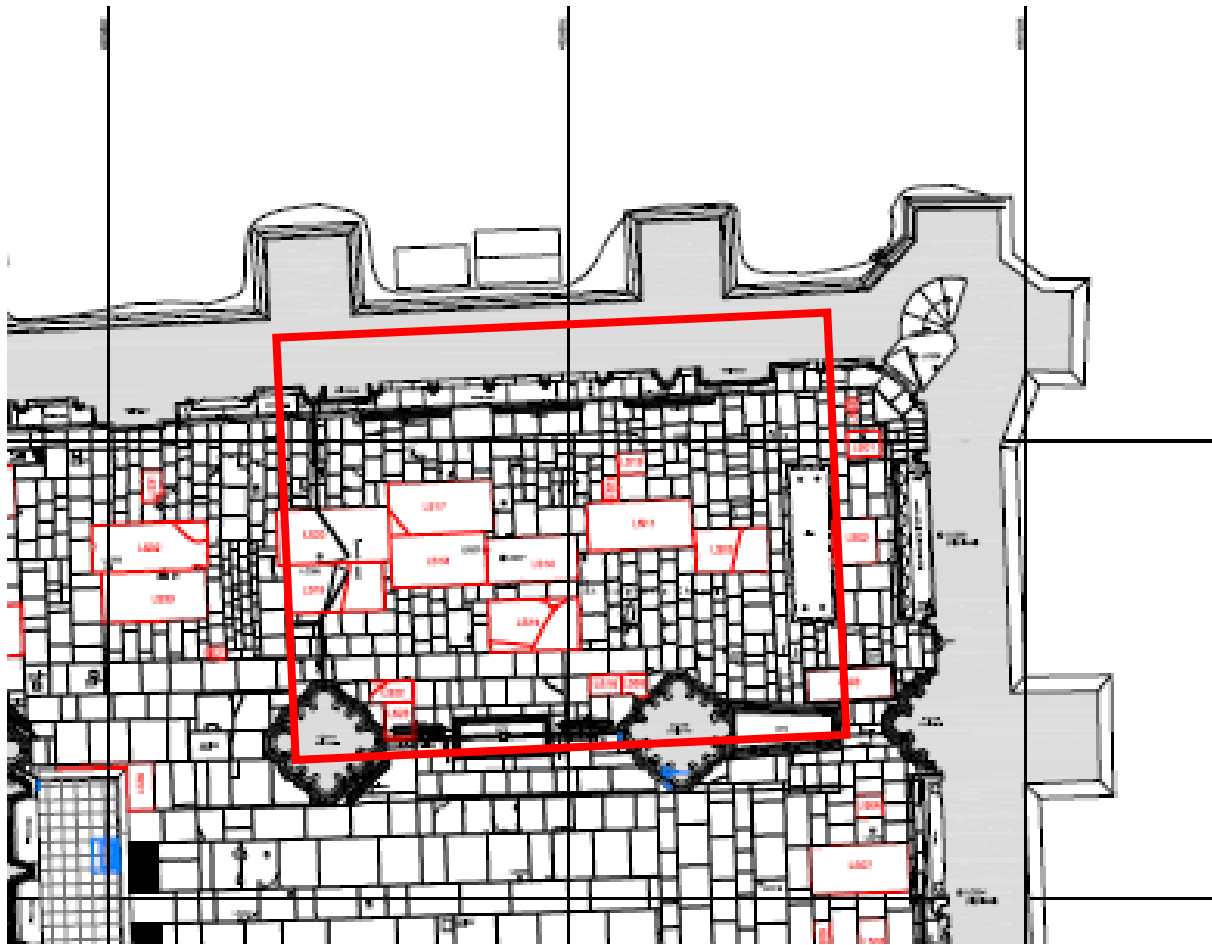
Location of St Stephen's Chapel: Minster floor plan. Scale as scale bar (NTS)

EXISTING SITUATION:

On the North side of the Chapel at low level (circa 500mm to the top) located against the perimeter stone bench there are 3no sectional cast-iron radiators with linking flow and return pipework.

On the South side of the chapel, just within the line of the decorative railings between this chapel and the central volume of the lady chapel, there are two large double-banked sectional cast iron radiators either side of a decorative stonework table monument to Archbishop Markham d. 1807 (Design Salvin 1844). Currently a pew front and a number of wooden chairs are used to contain vulnerable users in the space from these larger radiators.

On the North side, a line of wooden chairs have been placed in front of the low radiators. There is a range of other loose furnishings including a large storage basket. On the floor there are two large decorative Turkey rugs. It is accepted that the space is not best presented at present and appears to be somewhat untidy, but this has arisen because there is no other way to manage the safety concerns. Note that temporarily the ancient cope chest has been moved from the South Quire Aisle and is placed just outside the railings that enclose the chapel on the West side. The steps up to and around the altar (also placed here temporarily and formerly the high altar of the Quire) are contained with modern plastic and covered construction/road barriers.



The Location of the North side low level radiators. The plan extract also shows the location of the South radiators and metal screen between the arcade piers to the central lady chapel.

Mechanical and electrical provision:

Whilst the convecting radiators will offer some local radiant heat in the immediate vicinity to occupants of the Chapel and they will also have some token effect on heating the vast air-mass of the Eastern arm of the Minster, the primary reason they have been placed as they are will be to counteract the cold down-drafts from the North windows and the upper clerestory windows (north and south respectively). By reducing down drafts, although the air mass may still be cold for occupants, discomfort from chilly drafts can be somewhat mitigated.

There is no electrical provision on the North Side of the Chapel. There is a local radial electrical circuit to the south, with socket outlets located on the south face of the two quire piers. There may be other M&E services within the flooring which have not been traced.

In correspondence with an architect member of FAC (on the advice of the chair) consideration of temporary of high-level fixed Intra-red radiators and removal of the hot low level radiators was considered. As noted in the introduction, the judgement and rationale for decision making centres on reversibility.



The radiators in St Stephen's Chapel are clearer on this plan (indicated in blue). The plan also shows the paviors and ledgers (which are partly concealed by carpet). NOTE: on the advice of the FAC architect member consulted, the scope of the radiator protections has been extended to include the two taller radiators adjacent to the Archbishop Markham tomb on the south side of the chapel.

STATEMENT OF SIGNIFICANCE: A HIGH LEVEL STATEMENT AND PRINCIPLES.

Summary Statement of Significance for York Minster

The York Minster Conservation Management Plan offers the following summary Statement of Significance for the Minster as a whole:¹

“York Minster is the principal place of Christian worship in York, Yorkshire, and the Northern Province of the Church of England, and a long-established place of Christian administration. The apparent presence of a Bishop of York at the Council of Arles in 314AD and the re-foundation of the Minster in the 7th century are testament to the Minster’s long history and status and a continuous Christian tradition spanning more than 1,300 years. Its profound spiritual and cultural value is therefore unquestionable. The present Minster, constructed after 1225, is also a deeply-rooted source of identity for its city and county, not least because it is a defining and unmistakable feature on the skyline of York and its environs. It is a spiritual and civic focus for individuals and groups alike, providing a treasured environment for reflection and thanksgiving to its regular congregations, the Diocese and Province of York, local people, tourists, diverse organisations and the armed forces. The Minster’s clergy, staff, volunteers, musicians and friends enjoy a strong sense of community, and the warmth of their hospitality is often commended by visitors. There is a very strong musical tradition, which brings great pleasure to visitors and adds significantly to the atmosphere of the building and the experience of worship.

¹ Baxter, 185

The Minster stands as a witness to the history of York: its monuments, outstanding archaeology and extensive Collections provide unique evidence of the city's past and development. The Collections include objects and documents which testify to local and national history: some, such as the Horn of Ulf and the York Gospels, are of particular antiquity and significance. The building itself has exceptional evidential and design value. Its sheer scale and the quality of its craftsmanship reflect the prosperity of the medieval city and the ambition of its patrons and archbishops, and position the Minster in the first rank of European great churches. More than that, its particular interest rests in the way it contributed to the distinctive evolution of the Gothic tradition in the north of England, and the way it illustrates how architectural concepts were transmitted across medieval Europe. The Chapter House and especially the Vestibule channel French ideas that were being introduced at court; these ideas were then developed in the nave and choir in an increasingly idiosyncratic fashion.

The Minster's celebrated medieval stained glass is an integral part of its architectural design and essential to creating the special atmosphere of the building. By virtue of the remarkable extent of survival and its artistic and technical quality, it is unquestionably of international importance. The Minster and its glass and fittings were the creation of many designers and craftsmen of regional and national importance. Today the design and craft tradition is kept alive through the work of the Minster's stonemasons and conservators, and their skill and knowledge is one of the cathedral's greatest heritage values. Above all others, it is the architectural and artistic values of the Minster, and the achievements and skill of both past and present designers and craftsmen, which is most admired by visitors.

The Precinct includes buildings of national importance, not least St William's College. The northern part of the Precinct is a highly-valued and much used city centre green space. By contrast, the urban density south of the Minster forms the distinctive foil to the Minster that is experienced by most visitors. Like the Minster itself, the Precinct's archaeology and architecture are outstandingly important and unique evidence of the history and development since the Roman period of one of the country's most important urban centres."

York Minster is therefore of EXCEPTIONAL significance, of international importance.

Assessment Criteria

Categories of Significance

The significance of the site is considered in terms of its evidential, historic, aesthetic and communal value, as outlined below.

EVIDENTIAL VALUE derives from the potential of the site to provide evidence of past human activity. The archaeological research and its potential capacity to respond to investigative analysis make a primary contribution to evidential value. Evidential value also encompasses the extent of associated documentation.

HISTORICAL VALUE derives from the way in which historical figures, events and aspects of life can be connected through a place to the present. This includes associative, illustrative and representational value, and encompasses among other things: rarity or survival, the ability to characterise a period and association with other monuments.

AESTHETIC VALUE derives from the way in which people draw sensory and intellectual stimulation from a place. This includes not only formal visual and aesthetic qualities arising from design for a particular purpose, the experiential encounter with these, but also more fortuitous relationships of visual elements arising from the development of the place through time, and aesthetic values associated with the actions of nature.

COMMUNAL VALUE is vital to the significance, at the heart of which are the many layered meanings that a place may hold in contemporary society. Commemorative and symbolic values are founded in collective memory and historic identity, and social value can also derive from the contemporary uses of a place.

Degrees of Significance

EXCEPTIONAL is used to define areas or aspects considered to be of international importance.

HIGH is used to define areas or aspects considered to be of national importance or value.

SOME is used to define areas or aspects considered to be of local importance or value or to have an element considered to be of potentially national interest.

NEUTRAL is used to define areas or aspects considered to be of neutral value (neither contributing to nor detracting from the heritage values).

DETRACTING is used to define areas or aspects considered to have a negative value or which are intrusive to the significance as a whole.

St Stephen's Chapel

Without setting out a full exposition of heritage significance here, overall the space generally and many individual elements within it will rightly be understood to be of exceptional heritage significance and sensitivity. The following assessment is extrapolated from the *Conservation Management Plan*, which treats St Stephen's Chapel as part of the North Quire Aisle/Lady Chapel Aisle.

The heritage value of the chapel is multifaceted. The area will have evidential value including but not limited to potential traces of Roger's Quire. Its historical value derives from illustrating past religious practice, which can still be understood through the form and features of the space. Occupying the eastern two bays of the north quire aisle, the overall architectural volume of the space was constructed with the lady chapel in c.1360-1390. The chapel, its presentation and furnishings have been much altered and re-ordered over time. Associative value is also drawn from the monuments and memorials in this space. The space itself has aesthetic value drawn from its articulation of the perpendicular gothic blended with some of the architectural expression previously used to the nave – similar to the Lady Chapel and elsewhere. Additionally, the space makes an important contribution to the aesthetic value of the North Quire Aisle, Lady Chapel Aisle and the Minster as a whole, terminating a long, axial view along the aisle and its form, features and spatial qualities being appreciable beyond the arcading between the Aisle and the Lady Chapel. As a constituent part of the Minster, the space derives communal value from the overall spiritual resonance of the building to regular worshipers and visitors. Another aspect of its communal value is drawn from its current use for children's church, and as such it will have an importance to those children and parents who interact with the remarkable space regularly.

Individual items of loose furniture and fixtures will also have varying significance from detracting (basket and modern loose components such as the road barriers); neutral (such as the movable timber chairs) to higher significances in finishes and fixtures. Some of the objects (reredos and altar) come from other settings and in themselves are of significance, but are not associated with this space or liturgical ordering.

It is right and interesting to note, that the formal setting out and eastward-facing ordering of the chapel as conceived in the mid 20th C is now lost and has been dis-ordered, which is not to suggest that a new sympathetic and coherent ordering could not successfully be established in time to meet the needs and mission of Chapter, within the context of the Liturgical Plan.

The significance of the visual and aesthetic presentation of this Chapel is a sensitivity – on which the FAC had advised re-consideration of the earlier scheme for radiator covers. There are architectural, historical, social and aesthetic values within the ordering and presentation of this Chapel space: there is significance in how this space is seen within the wider setting and context of the eastern arm of the Minster – including longer views. The parameters of the liturgical plan go some way to point to a longer term ambition to uplift and enhance these values and significances. For the short term (which may be for a period of a number of years - say 3-5 years) we are rightly expected to make improvements where we can - and we are expected by FAC not to make the current situation and presentation of the chapel worse.

INITIAL OPTIONS APPRASIAL

A proposal for joinery radiator and low level pipe covers was brought to FAC which was not supported. The meeting minutes convey a sense of the concerns and advice.

In order to progress we have looked at a range of options which are swiftly summarised below.

1. Temporary radiator covers (domestic in form and detail, with mesh grilles):
Not agreed by FAC.
2. Semi-permanent removable oak cover to radiators and guarding to pipework to a different design - see sketches developed below.
 - a. If approved, would meet the original brief to guard and protect the hot radiators and addresses the 'hot to touch' issue.
 - b. Would replace the need for using furniture as guarding improving the appearance of the Chapel.
3. Isolation of Radiators (radiators remain but isolated and unheated):
 - a. Addresses the 'hot to touch' issue.
 - b. Still has a risk of knobbly radiators as a risk.
 - c. No heat to the space: increased down-draft from windows.
4. Add TRV's to Radiators (35degrees, low surface temperature):
 - a. Addresses the 'hot to touch' issue.
 - b. Still has a risk of knobbly radiators as a risk.
 - c. Reduces heat to the space: increased down-draft from windows.
 - d. Uncertain if TRVs would work on the circuit as pipework currently configured.
5. Complete removal of radiators and pipework from space.
With potential to reinstate one radiator to west of iron gates to compensate (but need to isolate from Cope Chest or move cope chest).
 - a. This would be quite costly for a temporary measure that might have to be reversed.
 - b. All risks removed.
 - c. No heat to the space: increased down-draft from windows.
6. Isolate radiators and pipework (fitting valved return on Flow and Return outside chapel allowing some degree of control – including the ability to turn the circuit back on manually); supply and install power circuit and under-carpet heating.
 - a. Still has knobbly radiators as a risk
 - b. Larger carpet area with thermal underlay: carpet would need an edging margin, possibly with light fixings into paving joints.
 - c. Need to check condition of ledgers and paving first.
 - d. Loss of perimeter heat to counteract downdrafts
 - e. Will heat toddlers at floor level: adults less so.
 - f. Need to check ratings and amount of power available (2x13a radials).
7. Isolate radiators and pipework (fitting valved return on Flow and Return outside chapel allowing some degree of control); supply and install power circuit and panel Infra-red heaters on temporary mounting to South side of chapel. Refer to sketch.
 - a. Still has a risk of knobbly radiators as a risk (could remove?)
 - b. Carpet area could be extended or left as is
 - c. Loss of heat to counteract downdrafts
 - d. Will heat occupants and have a fast response time
 - e. Can include graphic designs on the radiant panels. These will need a detail for how they are supported.

- f. Radiant panels are still hot to touch, so would need guarding – so would either need to be mounted above child-height (which has a visual impact) or at low level and would also need guarding or a stand-off zone.
 - g. Radiant panels at higher level would create some visual screening from the central area of the lady chapel. This would not be judged as beneficial, but will need to be judged from a visual impact point of view.
 - h. Need to check ratings and amount of power available (2x I3a radials).
 - i. Sample would need to be procured to test.
8. Isolate or remove low level radiators and simply plug in proprietary high level radiant heaters.



- a. As pictured or similar modern appliance (removable)
 - b. Visual impact (but clearly temporary)!
9. As noted in the introduction, a further option (on advice) would be to remove the current radiators and replace with LST units such as <https://jaga.co.uk/freestanding-radiators/tempo-freestanding>. As discussed above, such a proposal would still have some aesthetic impact (probably equivalent to the proposed bench covering) but would feel more permanent as an intervention for a ‘temporary’ use.

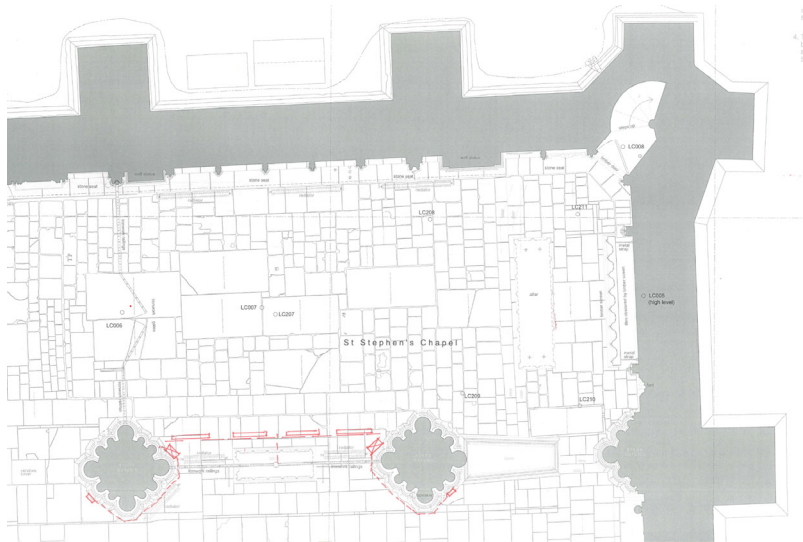
Of these options we concluded that a sympathetic covering to the existing radiators would be the optimal approach from various criteria, especially reversibility and addressing the ‘temporary need’. Under-carpet heating may appear attractive but would make the space less versatile and is not without cost and complexity.

TWO OPTIONS DEVELOPED IN MORE DETAIL & FINAL PROPOSALS

DISCOUNTED PROPOSALS: RADIANT PANELS

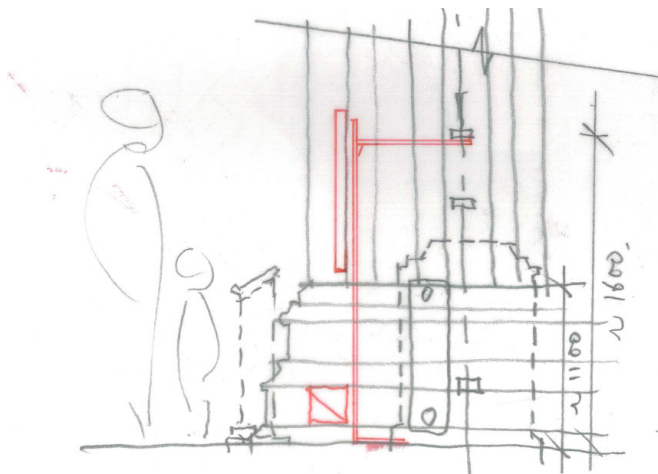
Of options that emerged as potentially favourable were radiant panels (see sketches and notes)

Evaluation: The issue at present is that we do not think these panels can be used at low level as they will be hot to touch. If they were installed we are almost back to square one with the wet heating system – ie they need to be enclosed in some way or provided with a stand-off zone.



Plan (NTS) indicating possible location of radiant panels, fed from existing power circuits in the lady chapel. With low level control boxes and an armature tied back to iron railings for stability.

The assumption is that north radiators would be isolated or removed and radiant panels would substitute for loss of local heating. Adding these heaters also adds somewhat to the carbon and energy load of the Minster.



Section (not to scale) indicating radiant panel on mounting held back to metal screen. Low level electrical junction box and controls. Some form of stand-off guarding (ie similar to pew-front as used at present) would still be required as indicated.

FINAL PROPOSALS: TIMBER ENCLOSURE OF EXISTING RADIATORS

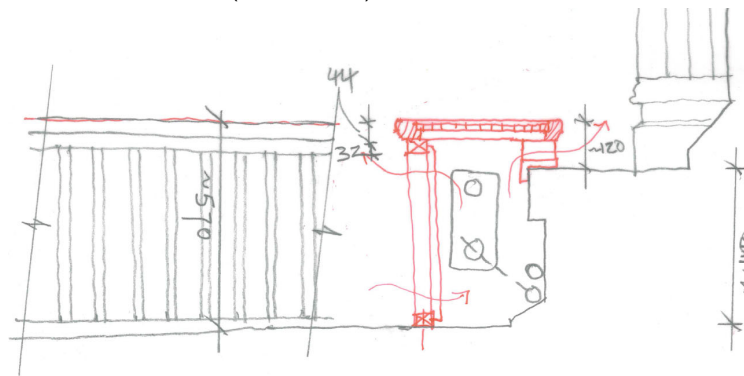
Returning to the starting point of the request to FAC, the suggestion is to address the original problem with the same design intent as originally conceived but to propose a new detail that might be more visually acceptable to the FAC. The sketches below set out a proposed approach and construction.

Proposed protective bench in oak, sitting over existing stone perimeter seat and radiators. Refer to section A below for indicative detail



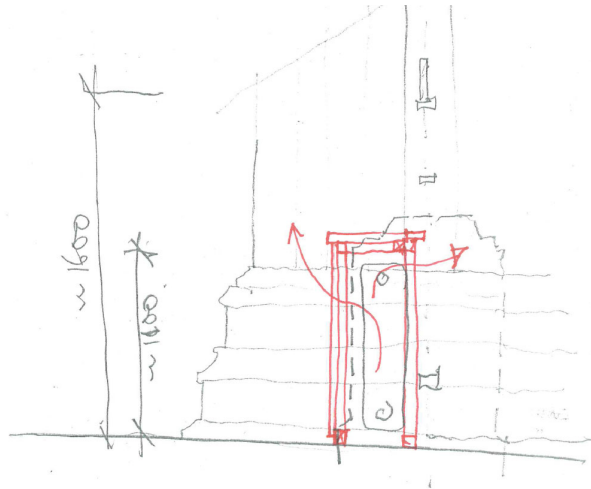
Radiators on South side would still need to be guarded. The advice of the architect member of FAC was to additionally consider the temporary enclosure in joinery of the south side radiators, in a manner detailed to match the north side, with the same materials and thus enable the chapel space to be visually tidied and more ordered. The advice was also to propose painted joinery (in neutral stone colour) as a more economic and less visually intrusive response to the space (and thus more readily reversible and proportionate to the need).

Indicative Section A (not to scale):



Proposed continuous bench and guarding in painted softwood (with removable lift out sections to access radiators for maintenance and for cleaning). Sits over (but not fixed to) stone bench. Intermittent fixings into joints in paving. Vertical oak slats in face spaced with 30mm gaps to prevent inquisitive fingers reaching through. Bench surface: painted blockboard & solid lipping.

Adding similar slatted joinery covers, with the same detailing language, to the two south radiators is proposed in addition, which would then allow the pew-fronts currently deployed as guardings to be placed elsewhere and more tidily.



Indicative reversible joinery cover to the two column radiators either side of the Archbishop Markham tomb.

It is proposed that the final detail of the joinery be delegated to the Surveyor and the Works Department joiners for development and agreed through Chair's action. It is proposed that fixings are carefully considered and target joints in the stonework, with screws sized to less than joint width.

HERITAGE IMPACT ASSESSMENT

The proposals present a carefully considered, minor addition to the space. They have been designed to respond to the significance of St Stephen's Chapel and protect those who use it (namely infants) from accidental harm. This will facilitate the ongoing use of the space and an appreciation of aesthetic, historical and spiritual values.

The proposed design of the space has been developed as part of an options appraisal to minimise heritage impact (see above). It presents the least impactful option that still delivers on the key requirements of the brief. In particular, potential visual impact is minimised through the unobtrusive form and massing of the joinery installation, which still allows the spatial qualities of St Stephen's Chapel to be appreciated and support its current use, without permanent removal of the heating system pipework.

The proposals will be sensitively fixed to the stonework, targeting joints in the stonework to minimise impact to fabric. It is the design intent of the proposals to be fully reversible, also mitigating heritage impact.

As such, it is considered that the proposals would present a **neutral** impact to the significance of St Stephen's Chapel whilst facilitating its use as a nursery, important to the broad demographics who interact with and appreciate the Minster.

CONCLUSION:

This CCM application draws together design development and assessment to propose oak covers to the radiators in St Stephen's Chapel. The need for the proposals, the significance of the space, and the heritage impact of the proposals are articulated above.

Consultations with FAC formally have guided this proposal, including seeking advice from an architect member, on the advice of the Chair.

Surveyor of the Fabric: 6 March 2024.