

FORM 9 (Rule 7)

Section 9 of Care of Cathedrals Measure 2011 Public Notice on application to the Cathedrals Fabric Commission

PUBLIC NOTICE

TAKE NOTICE that the Chapter of the Cathedral Church of:

The Cathedral and Metropolitan Church of St Peter in York, also known as York Minster

has on this date:

12th September 2025

applied to the Cathedrals Fabric Commission for approval of the following proposal:
complete as on Form 8

Re-lead windows s20 - s22.

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 relatively recent vintage of the most recent intervention, and the fact that no remedial work other than cleaning was undertaken 1984-88 had led us to expect relative structural stability in these windows. In July 2025 the south transept scaffolding allowed close access to these windows for the first time in over forty years, and work began to remove the windows for conservation, as part of the 2017 strategic Twenty Year Plan for Stained Glass Conservation. The windows meet the plan's main criterion of without the benefit of any form of protective glazing. The main conservation objective was thus anticipated to be in line with the CFCE class consent, primarily the introduction of internally ventilated environmental protective glazing (EPG) with light studio-based measures and little other structural intervention.

However, these panels are of exceptional size, even by Minster standards, especially in the two outer lancets (s20 and s22), where panels measure, on average h: 1237mm x w: 1705mm. This makes them extremely vulnerable to mechanical and wind damage on the high-level exposed south façade of the building, factors from which they will be protected by the installation of EPG.

In summary, the condition of all three windows has been found to be far more serious than anticipated and from the outset, the challenges of removing panel from site safely began to ring alarm bells, as panels were found to be close to structural failure. In particular, the largest panels of all, in the two outer lancets (s20 and s22) are suffering from catastrophic failure of the supporting lead net.

The inescapable consequence of the unanticipated structural failure of windows s20 and s22 is that complete re-leading of both lancets will be necessary if we are to secure and safeguard the medieval glass. The process will be conducted basically on a like for like basis with no reordering of the glass, other than the removal of potentially damaging backing plates. However, the opportunity will be taken to introduce reinforcing steels to the heart of some of the leads in order to give the panels greater strength. It is not envisaged that window s21 will require re-leading but is included within the scope of this application should this position change.

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/>

Paper to CFCE seeking consent for the re-leading of windows s20 - s22 prepared by Professor Sarah Brown, Director – York Glaziers Trust.

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 Cathedrals Fabric Commission:

c/o Cathedrals and Major Churches Officer
Church Buildings Division
Church House
Great Smith St
London
SW1P 3AZ
020 7898 1678
adrian.daffern@churchofengland.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.*

10th October 2025

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 Fabric Advisory Committee of your Cathedral Church
- (b) to Historic England (formerly English Heritage)
- (c) to the national amenity societies as applicable (see list on Form 8)

and

(only if the proposal is for works as described in section 2(1)(a) of the Measure)

- (d) to the local planning authority.



THE YORK GLAZIERS TRUST

Over 50 Years of Excellence in Stained Glass Craft and Conservation

Windows s20 – s22

An Update on Condition and Consequences

INTRODUCTION: HISTORY AND SIGNIFICANCE

Four figures of male saints, St William of York (s20), St Peter and Paul (s21) and St Wilfrid (s22), standing in vaulted niches under tall canopies (Fig. 1), fill the lancets immediately below the Rose Window (Fig. 2), and were probably glazed as part of the same campaign, created in a top-down sequence. Like the Rose Window itself, the windows were restored in the 1790s with painted glass supplied by William Peckitt.

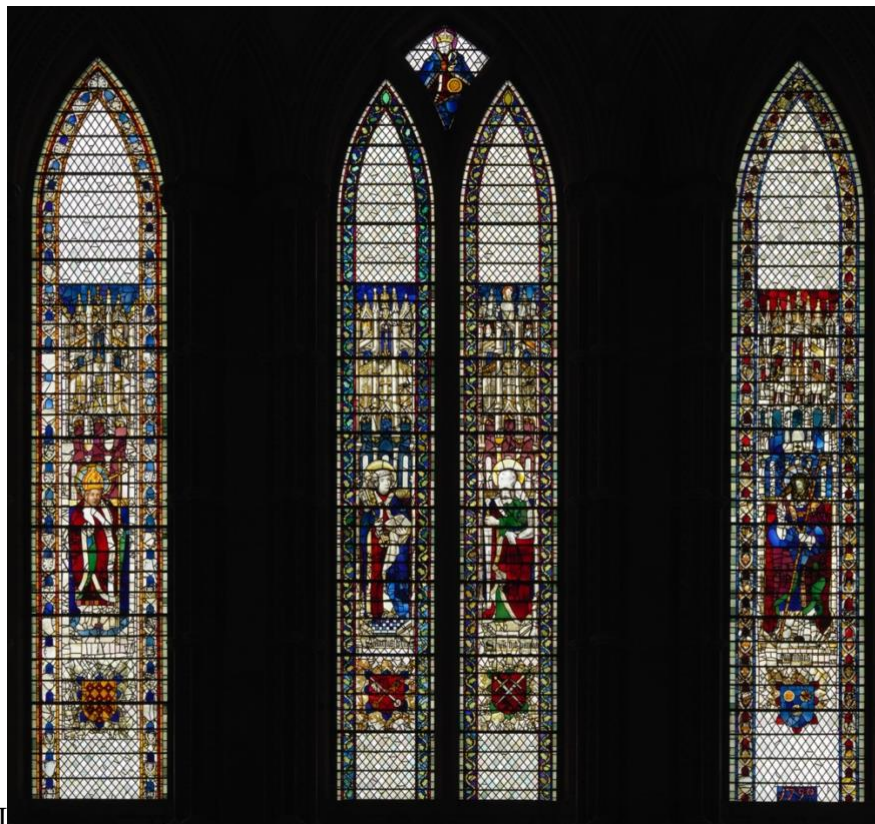


Fig. 1: South Wall of the South transept, s20, s21, s22

This glass can be attributed to the workshop of Robert Petty (d. 1528). Petty was a member of the Petty family of glaziers, a business begun by Matthew Petty (d.1478), who in 1471 was paid for 48 shields of arms of the Dean and Chapter for the glazing of the central tower.¹ Matthew was succeeded in the business by his sons John and Robert. John additionally pursued a career in civic government, becoming alderman in 1504 and mayor in 1508, dying in office. This glass is thus of exceptional importance to the history of glass-painting in the Minster and the City, constituting the final chapter of the medieval glazier's craft, executed immediately prior to the upheavals and decline triggered by the religious Reformation initiated by King Henry VIII.

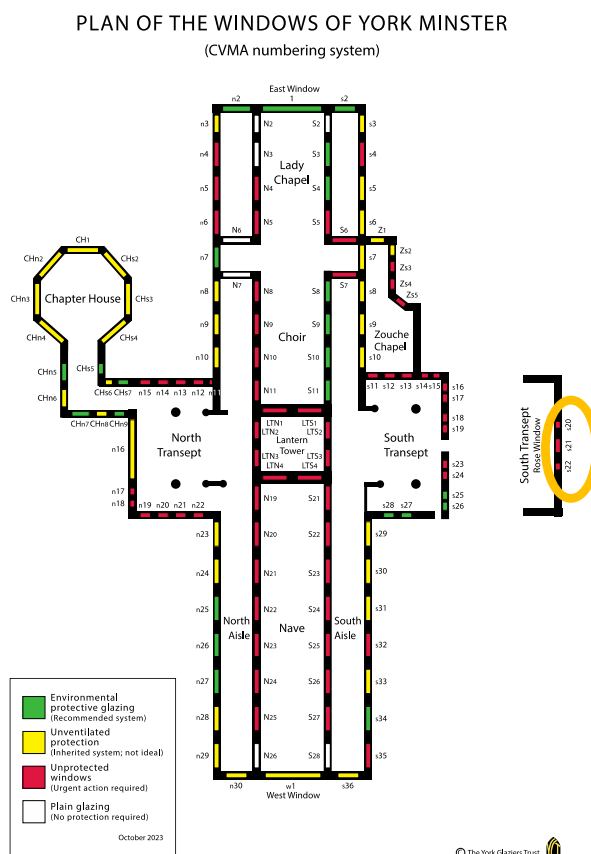


Fig.2: Location Plan for s20 – s22

¹ J A Knowles, 'Glass Painters of York VII: The Petty Family', *Notes & Queries* 12 s, IX, 9 July 1921, 21-23 and 'Robert Petty' *Notes & Queries* 12 s, IX, 6 August 1921, 103-4.

Peckitt supplied new borders for s21 as well as the head of St William in s21. The date 1790 appears in the base of s22. The windows were last fully restored in 1947 under the direction of Dean Milner White, having been removed for safety during the Second World War.² The windows required cleaning after the 1984 south transept fire but there is no sign of any damage arising from thermal shock, as affected the Rose Window at a higher level in the south façade.

CONDITION UPDATE: A MAJOR CAUSE FOR CONCERN

The relatively recent vintage of the most recent intervention, and the fact that no remedial work other than cleaning was undertaken 1984-88 had led us to expect relative structural stability in these windows. In July 2025 the south transept scaffolding allowed close access to these windows for the first time in over forty years, and work began to remove the windows for conservation, as part of the 2017 strategic Twenty Year Plan for Stained Glass Conservation. The windows meet the plan's main criterion of without the benefit of any form of protective glazing. The main conservation objective was thus anticipated to be in line with the CFCE class consent, primarily the introduction of internally ventilated environmental protective glazing (EPG) with light studio-based measures and little other structural intervention.

However, these panels are of exceptional size, even by Minster standards, especially in the two outer lancets (s20 and s22), where panels measure, on average h: 1237mm x w: 1705mm. This makes them extremely vulnerable to mechanical and wind damage on the high-level exposed south façade of the building, factors from which they will be protected by the installation of EPG.

In summary, the condition of all three windows has been found to be far more serious than anticipated and from the outset, the challenges of removing panel from site safely began to ring alarm bells, as panels were found to be close to structural failure. In particular, the largest panels of all, in the two outer lancets (s20 and s22) are suffering from catastrophic failure of the supporting lead net (Figs. 3 and 4).

² FOYM 20 (1948), 28-29.



Fig. 3: Broken Solder Joints, s20



Fig.4: Failed solder joints, s20

Detailed studio mapping of failed and torn solder joints in s20, based on examination of panel 1a, shows the full extent of the emergency, revealing that 92% of the solder joints have failed (ie 643 out of a total of 700). To put this in context, the nave aisle window conserved 2017-2019 required repairs to 100-200 solder joints. That the panels have not already begun to buckle and collapse is remarkable, and the decision to scaffold the south transept at this

time has narrowly averted an imminent crisis, particularly in the context of climate change and the increasing prevalence of high winds and stormy conditions.

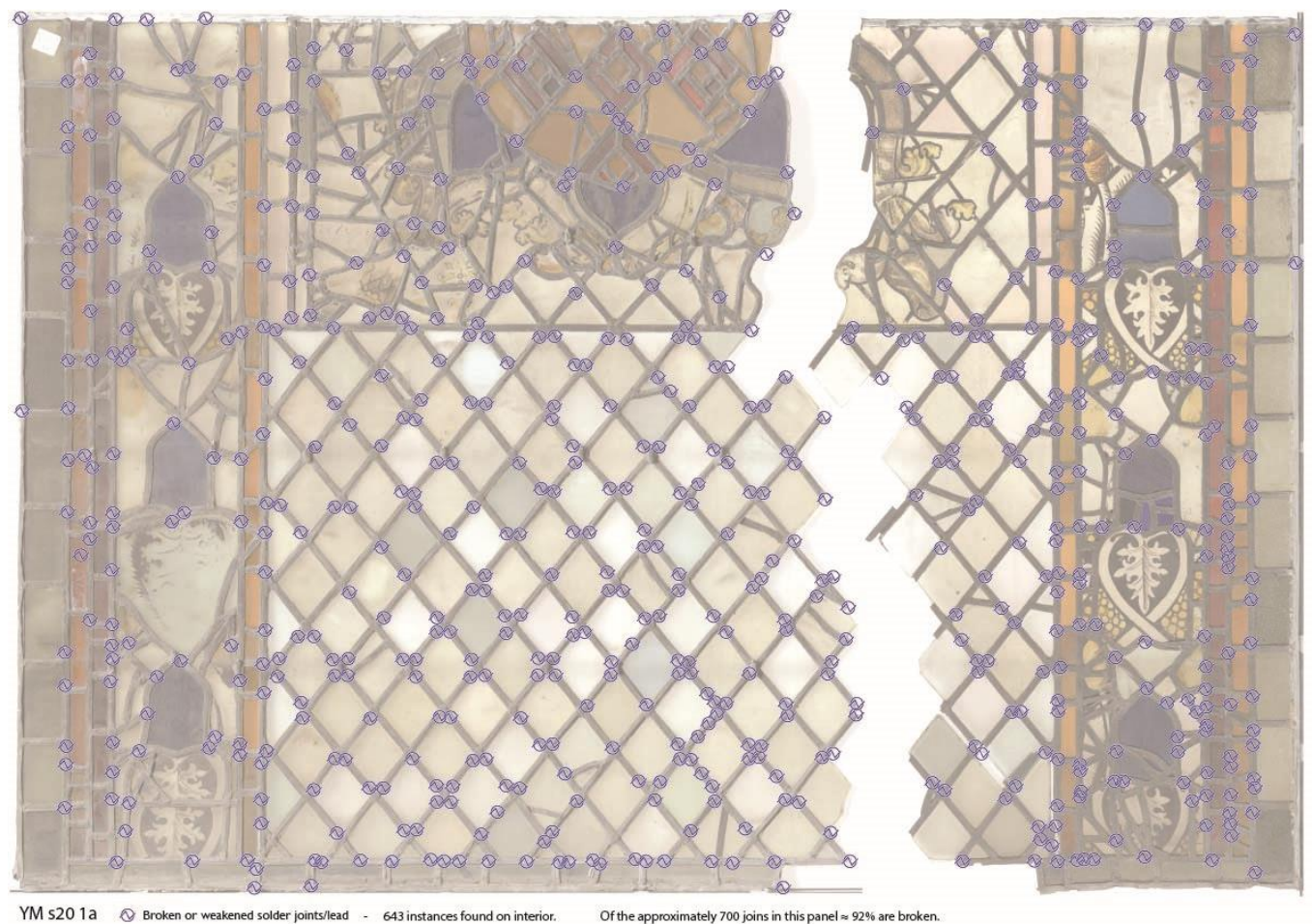


Fig. 5: Studio mapping of failed solder joints (s20, 1a)

CONSEQUENCES AND REMEDIES

The inescapable consequence of the unanticipated structural failure of windows s20 and s22 is that complete re-leading of both lancets will be necessary if we are to secure and safeguard the medieval glass. The process will be conducted basically on a like for like basis with no reordering of the glass, other than the removal of potentially damaging backing plates. However, the opportunity will be taken to introduce reinforcing steels to the heart of some of the leads in order to give the panels greater strength. It is not envisaged that window s21 will require re-leading.

Studio-based measures will otherwise conform to the original methodology, ie:

- Cleaning
- Stabilisation of open or stepped cracks
- Stopping out of pieces encapsulated in double-plating, edge-bonding of broken pieces, support with contoured plate (exterior only), only if necessary
- Fabrication of external protective glazing in Lamberts © Restauro Protect. The external glazing forming will also be provided with additional reinforcement
- High resolution photographic recording and graphic documentation

Site-Based work to all three windows will involve:

- Replacement of ferramenta with non-ferrous bars to support both historic glass and the external protective glazing
- Installation of lead sills to all windows
- Reinstallation in internally ventilated EPG

COST IMPLICATIONS

Inevitably, this necessity for re-leading of s20 and s22 will have cost implications. To place this exceptional step in context, the last project to involve complete re-leading was the Great East Window (2011-18), a project with a different profile and very different glass. In order to arrive at realistic and robust figures for s20 and s22, we will conduct a reglazing trial, which will give cost certainty for this exceptional but essential intervention.

Professor Sarah Brown FSA

Director, The York Glazier Trust

August 2025

