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: 13th November 2025

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

South Transept Windows Project Phase 3: CCM application for support armatures to the glazing of windows S20-22

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]

This application relates to the variations needed in the technical design for the support of the glass of windows s20-22, both internally and externally. Further information can be found in the accompanying report.

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:	13th November 2025
and until:	11th December 2025

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.*

11th December 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 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.

CAROE ARCHITECTURE

YORK MINSTER
Surveyor of the Fabric

SOUTH TRANSEPT WINDOWS PROJECT: CCM APPLICATION - S20-22

To: The Fabric Advisory Committee and consultees.
Subject: South Transept Windows Project Phase 3:
CCM application for support armatures to the glazing of windows S20-22

INTRODUCTION

There is a well established conservation practice for the care, conservation, repair and environmental protection approach to stained glass windows of the most exceptional heritage value and significance that enrich York Minster. These methods have been worked out and are manifest in decades of completed window conservation projects as a partnership between the York Glaziers Trust (YGT) and Chapter's Stoneyard.

Formal CCM approvals for this internationally exceptional programme of conservation are very well established: these approvals are founded in policy defined in the overall Conservation Management Planning and conservation policies, which frame works of conservation that has been approved under the Measure. Alongside many individual CCM applications there has been a 2019 'Standing Consent for Glass' that was granted by CFCE. Window conservation projects are also subject to further stand alone applications broght to FAC.

This current CCM application firmly falls within the overall practice and conduct summarised above. However the works for windows S20-22 in the South face of the South Transept have been found to differ in material ways to the Standing Consent, such that these windows quite correctly have been identified to require new statutory approvals. As described below, the work associated with the conservation of the glass has been subject to a recent CFCE approval. That conservation work, including re-leading of the historic glass, is now progressing.

This application relates to the variations needed in the technical design for the support of the glass, both internally and externally. These are exceptionally large windows which cannot be supported in the conventional 'lug bar armatures' that are approved on the Standing Consent. It should be noted that the principles associated with the metalwork armatures subject to this approval have been tested and now executed in the South Transept phase one works (windows s11 to s15). Even so, the methods that we will need to apply for these even larger windows need to be bespoke and re engineered - both for the support of the internal and external glass.

One of the key parameters which we are seeking approval for, as will be described in detail below, for windows S20 and S22 will be to divide the nearly six foot wide glass panels with two vertical dividers. IN doing so the armatures will provide additional support and also make it much safer to handle and support the historic glass. These panel size parameters are generally recognized in other great cathedrals.

In relation to the design and technical development process, what we are seeking with this application is recognition and approval of the key technical principles, which we will then develop through a prototyping system and samples. The RIBA 4-5 prototypes will coordinate all the very fine details of fabrication, fixing, assembly sequences and the like (as we undertook for s11 to s15 windows). We are therefore asking for approval of these principles with the final integrated metal work components subject to a discharge of condition to the FAC chair, as previously.

Thus, whilst the principles of the design approach are indicated by sketch drawings in this document, final technical design and fabrication details will emerge over the coming weeks and will be proven with samples which will be visible for inspection on site.

It should also be noted that all the other key policies by which works of conservation and repair previously adopted will be followed, including the stone repair and conservation. These works are governed by the 'Stone Practice policy' by which the external masonry for this scheme of work will be conducted.

Stone Practice also defines the scope and nature of drawings and records, and that there will be archaeological recording of the built archaeology, as is customary to be undertaken to the methods and standards that have long been practiced by the expert cathedral archaeologist. These aspects of our CCM application therefore are not enumerated in detail in this submission document. We refer to Stone Practice for our usual procedures and methods.

PREVIOUS CONSENTS & STATEMENT OF NEED

The conservation works to the historic glazing and the environmental protective glazing system (EPG) are subject to the standing consent for glass authorised for a 10 year period by CFCE which was granted in 2019. All the conservation and related external work to these large main windows in the South elevation of the South transepts were to be undertaken in accordance with the methodologies and details granted under the standing consent.

The proposals follow a series of more recent consents for the South Transept Glazing, notably:

- CCM Consent from FAC for Phase 3 of the Glazing (South façade Windows S20-22 And Rose Window S16) in February 2025. That application granted consent for conservation works, environmental protective glazing (EPG) and associated proposed scaffolding and internal hoarding to the South Transept of York Minster, required to facilitate conservation works to the glazing of windows S20-22 inclusive. The application also sought approval for the investigative research to the repair methods used 40 years ago for the Rose Window S16. The scaffolding (now erected) also affords access for inspection of the un-numbered plain windows either side of the rose window.

- An Emergency CCM Consent from CFCE. This was required following the consented removal of the glass to S20-22, which revealed that the leadwork mesh of the glazing panels had essentially failed. It was found during the careful process of removal, the glazing became detached from the lead web. The emergency consent was therefore for re-leading the window and was granted by the Commission.

The need for the current proposal, as introduced above, therefore arises from the need to ensure both the historic glass and the new external protective glazing is supported adequately. This is essential to ensure the conserved window can be safely re-instated and to ensure that the risks that the historic glass was subjected to (and which were found when the windows were closely inspected) does not recur in future.

The condition and nature of the glazing, and the form of these very large openings necessitates a different approach to detailing than that consented to other windows. The precedent for a different technical solution for armatures to support glazing is set by the approvals granted (and now implemented) for windows s11-15.

One key technical aspect of this proposal relates to the method of glazing. The S20-22 windows were configured to be glazed from the outside, but the glass was trapped from the inside. Our new proposal is to set up the support for the glass to be glazed and handled from the inside only. This does not change the appearance of the window.

A further aspect of the brief and 'need' for this project, as noted in the introduction, is to split the panels into three segments for re-installation, resolving the difficulties arising from the overall width of the glazing.

DESCRIPTION OF PROPOSALS

The proposals therefore provide for:

- Supports and framing for the external protective glass, including vertical dividers, and glazing method to be from the inside, with new wind-bars.
- New supports for the protected internal historic glass, supported with the reveals of the existing openings.

We have also included illustration of the current work on the leading for the external glass, which is very nicely judged by YGT to reflect the division of the panels and to articulate the decorative panels.

There will be some minor imperceptible adjustments to the precise geometry of the glass within the stone frame. These relate to:

- The introduction of a vertical division, creating a slightly wider join between the margin glass and the central decorative panel. (Adding circa 20mm width to the window in the 1800mm overall width)
- And a subtle shift upwards in the glass to create the necessary ventilation space at the bottom, adding 15mm shift in the circa 9,500mm height of the window).

These adjustments are easily resolved in the existing modern margin glass, as setting out tracing by YGT has demonstrated (see appendix C).

The proposals are captured within the initial sketch concept drawings (appended), which will be developed further into technical production drawings in 3D in the next period.

Given the nature of the problem at hand, it has not yet been fully possible to resolve the detail of the proposals, which also need the essential input of an engineer to ensure that deadloads and (especially) wind loads are accommodated to control deflection.

The appendices to this report (A-D) illustrate and explain the design approach principles, technical parameters and setting out.

We therefore propose that FAC consent the principle of the proposals, with a condition that states the detail will be agreed by a sub-group or chair, outside of the usual rhythm of committee meetings, once a fully resolved prototype has been presented on site.

STATEMENT OF SIGNIFICANCE (SUMMARY)

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,

1 Baxter, 185

which brings great pleasure to visitors and adds significantly to the atmosphere of the building and the experience of worship.

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.

The South Transept is the oldest extant phase of the Minster, constructed in an Early English Gothic style before its counterpart to the north. It contains a number of important features of architectural and historic interest and is an integral part of the Minster as a whole. Features that contribute to the historical value of the space include the Archbishops' tombs, the iron railings designed by Street, and the space of St Michael's Chapel, established as a chantry chapel in 1241 by Archbishop Grey and restored and rededicated as a Chapel of St Michael in 1981. The distinctive architecture of the South Transept, and the spatial qualities that it engenders, are of aesthetic value. Evidential value is found in the traces of previous, now lost, alterations in the existing fabric and also what the fabric of the building reveals in relation to its construction (for example, issues that were resolved in the later construction of the North Transept). The South Transept is of communal, spiritual value as a constituent part of the Minster. It is also of specific value due to the symbolic nature of its Rose Window, and the importance of those elements of its fabric commemorating the 1984 fire, an important feature in the more recent collective memory of the Minster and wider York. The South Transept as a whole is of **exceptional** significance.

Analysis of the historical development of the affected glazing can be found in the accompanying report prepared by YGT. This notes the range of the glass, dating from the fifteenth century refurbishment of the South Transept onwards. An extract regarding windows S20-22 is included in an Appendix to this report. The glazing is of aesthetic, historical and communal (spiritual) value. It also contributes to the significance of the South Transept overall through its form and decorative elements, which contribute to the aesthetic value of this part of the Minster, and communicate its historical value.

CONCISE HERITAGE IMPACT ASSESSMENT

The proposals will cause a minor departure from the 'standing consent' approach and details for the conservation of these windows and re-setting in EPG. This will lead to a very minor visual change, though not one that will have any fundamental effect on the aesthetic value of the windows in the context of the South Transept at large. This is due to the considered design of the proposals. They would therefore have a neutral impact on the significance of the Minster.

Moreover, the proposals are justified as described above. They are the appropriate and necessary approach to ensure that the conserved window can be safely reinstated, its significance sustained into the future. This is considered a heritage benefit, securing both the significance of the windows, and their contribution to the heritage value of the Minster overall.

CONCLUSION

This CCM application has been prepared concerning the proposed variation of support armatures for windows S20-22. The windows are being conserved with great care and expertise. The approach for delivery of the fine technical detail for the resolution of the support armatures has been exemplified by the recent scheme of conservation for windows s11-15. The key differences that the developing details will address are:

1. Ensuring that the internal and external glazing support armatures are structurally adequate with power-coated stainless steel and manganese bronze components that are appropriately sized. A vertical load-bearing support will be introduced at the glass divides.

2. Detailing the glazing and framing so the windows can be glazed from the inside.

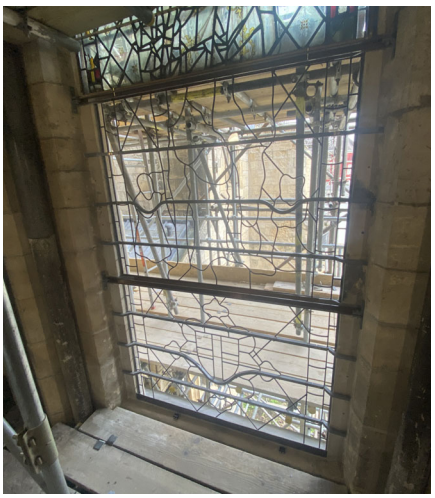
3. Dividing the very wide panels of S20 and S22 into three, introducing a technical divide into the existing visual divide between the margin glass and the central panel.

On close analysis these changes have no detrimental change to the significance of the Minster and clearly deliver an overarching heritage benefit, within the context of the exceptionally important conservation and protection programme for the historic glass.

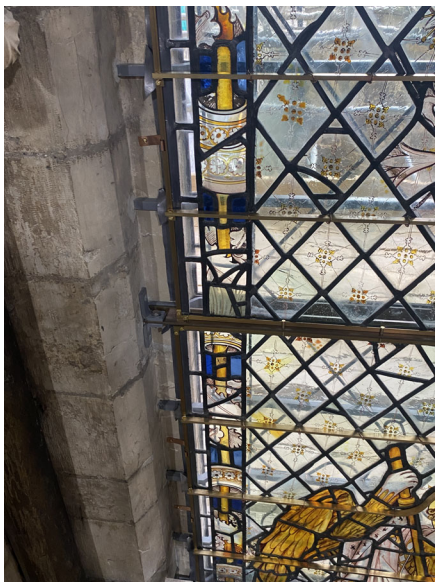
Oliver Caroe RIBA AABC
Surveyor of the Fabric, November 2025

APPENDIX A: PRECEDENT FOR ARMATURES FOR S11-15 (COMPLETION)

The following photographs illustrate the general overview of the completed project for s11-15, showing the new supports to the glass in some detail. Whilst the technical system for S20-22 will differ (in part due to size and configuration) the detailing approach and materials will be similar. In the following appendix we have illustrated the initial test prototypes for the new armatures, and early exploratory sketches.



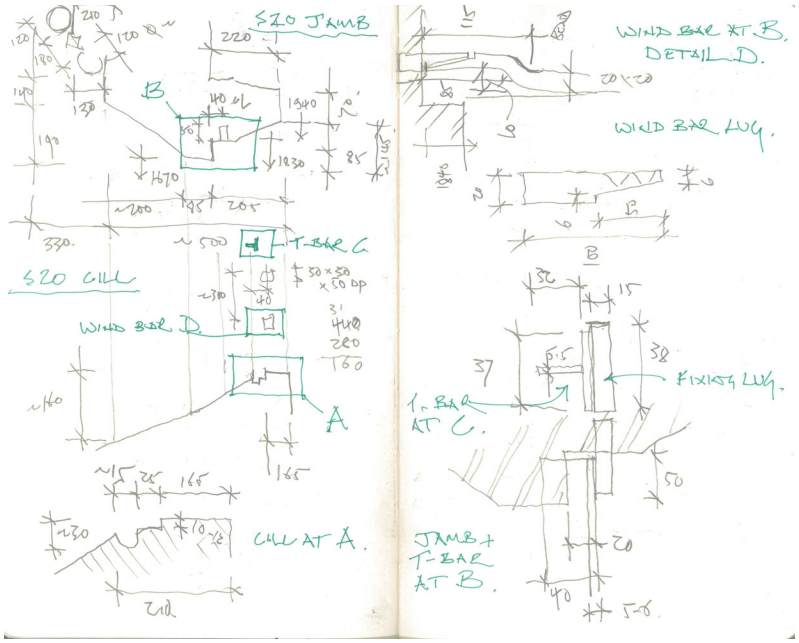
Left: showing the external glass supports, just before the installation of the internal protective glass.
Right: showing the completed window, following removal of scaffolds.



Left: showing the external glass supports in closer detail, before the installation of the internal protective glass.
Right: showing the installation of the protected glazing and support system .

APPENDIX B: AS-EXISTING CONDITION OF S20-22

The following photos and survey dimensions record the existing condition of the window and materials as the glass was removed.



Above: survey dimensions of the as-existing window stone frame and supports. The process of drawing up the whole window in three dimensions (Rhino) is underway, from which the technical modelling of new metalwork will follow.

Left: the existing glazing was installed from the outside, but trapped by modern timber 'beading' on the inside.
Middle: illustration of the reveal and cill configuration: the issues of glazing can be understood.
Right: measuring up the existing wind bars: these were undersized and allowed a good deal of deflection under wind load, which we think is way the lead-mesh to the historic glass fatigued and failed prematurely.

APPENDIX C: SETTING OUT APPROACH AND ADJUSTSMENTS TO MARGINS

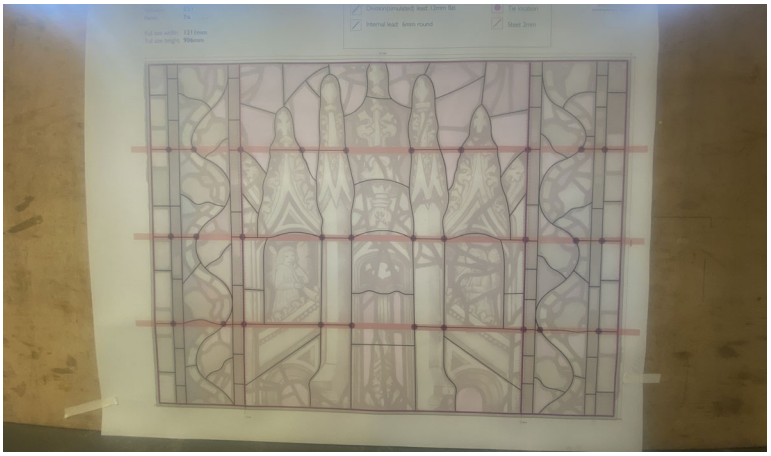
The following photos and survey dimensions record the existing condition of the window and materials as the glass was removed.

Left: (Glass before removal from window) As described above, the modern stippled margin glass which is outside the decorative historic boarder glass will be adjusted to suit the introduction of vertical jointing in the 1800mm wide historic glass panels, which are too wide to be glazed and handled. The timber 'internal bead' will not be required with the new configuration of the window which will be glazed and weathered from the inside.

Right: the decorative margin glass now re-leaded and conserved under the CFCE approval; these margins will be glazed separately from the central figurative panels, requiring a vertical jointing – which can also incorporate a slender structural stiffener and support to the vertical load of the window.

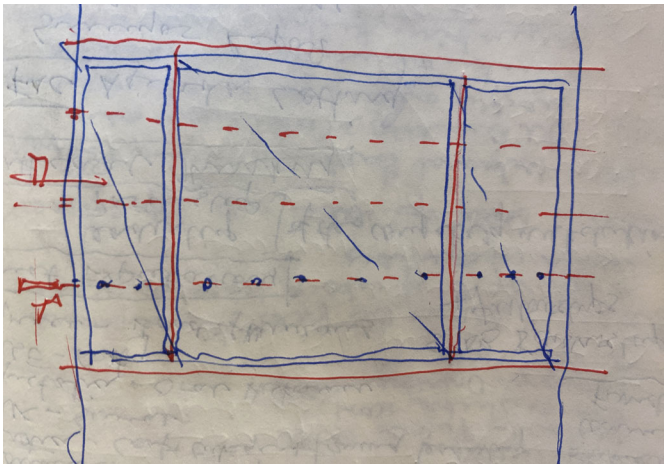
The margin glass will be adjusted to accommodate the slight increase in width of the vertical join between the three panels.

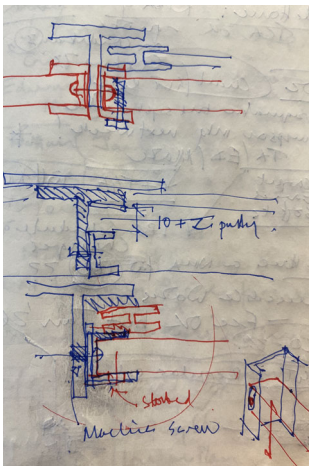
Setting out of the glazing (work in progress):
Left: drawings for the leading of the external glazing in progress. (hand-modelling, YGT)
Right: releaded boarder glass, with masking glass margin in toned glass (hand-model by author).



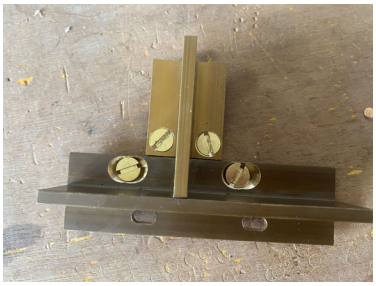
Drawing setting out the leading of the external glass showing leading lines, the proposed vertical division into three panels (central wide panel and two narrow margin panels) and the proposed wind-bar support attachment points.

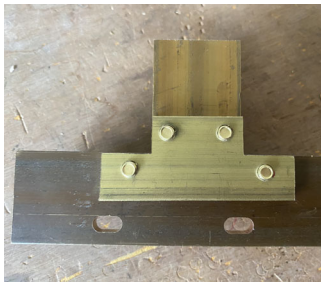
Translating the glazing approach into detail: work in progress.

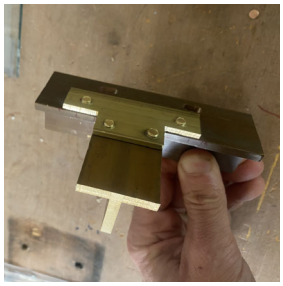




Early exploratory technical concept sketches.
Left: illustrating the proposed division of the very wide panels into three, with a slender vertical support and divider.
Right: illustrating the proposal for the supports, framing and armatures to be glazed from the inside.

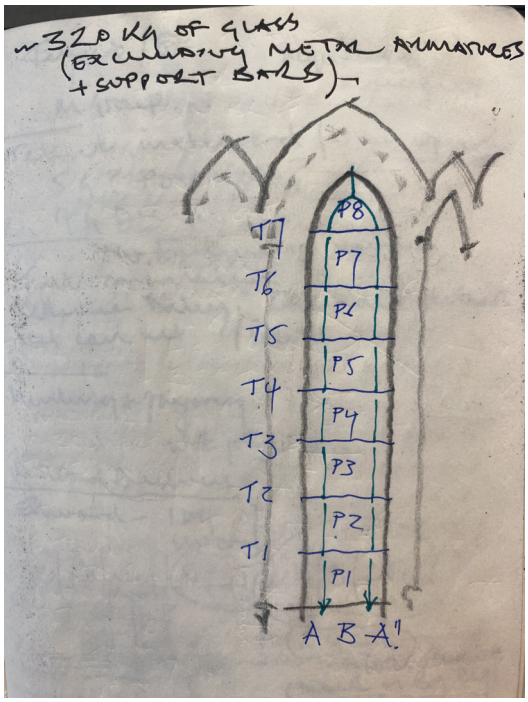




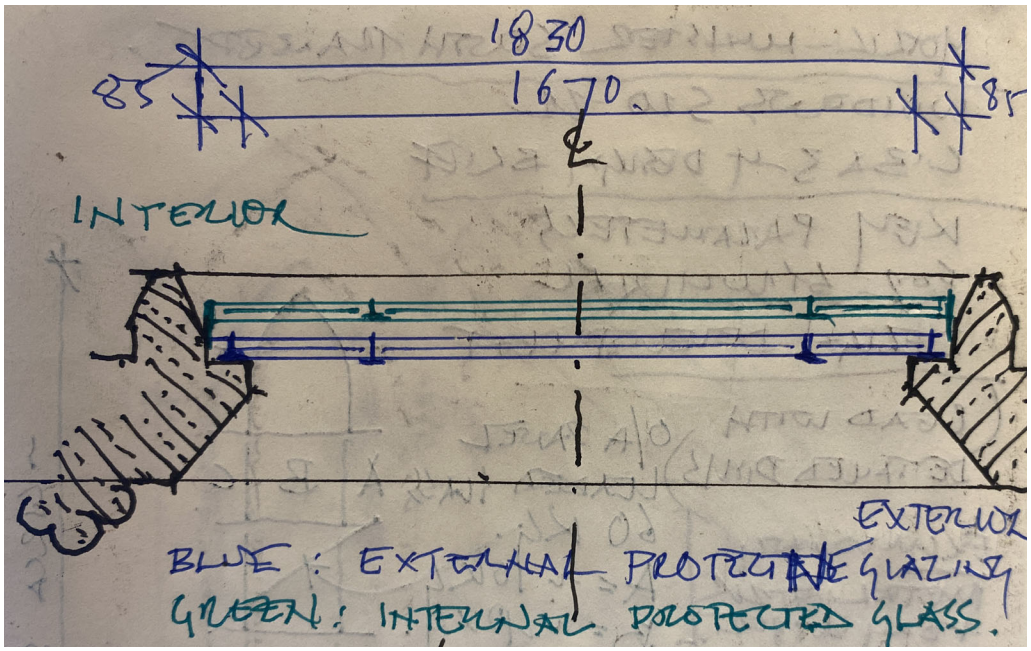


Above: initial exploratory prototyping steps, testing joining methods and accommodation of tolerances, based on the first concept sketches which are shown above.

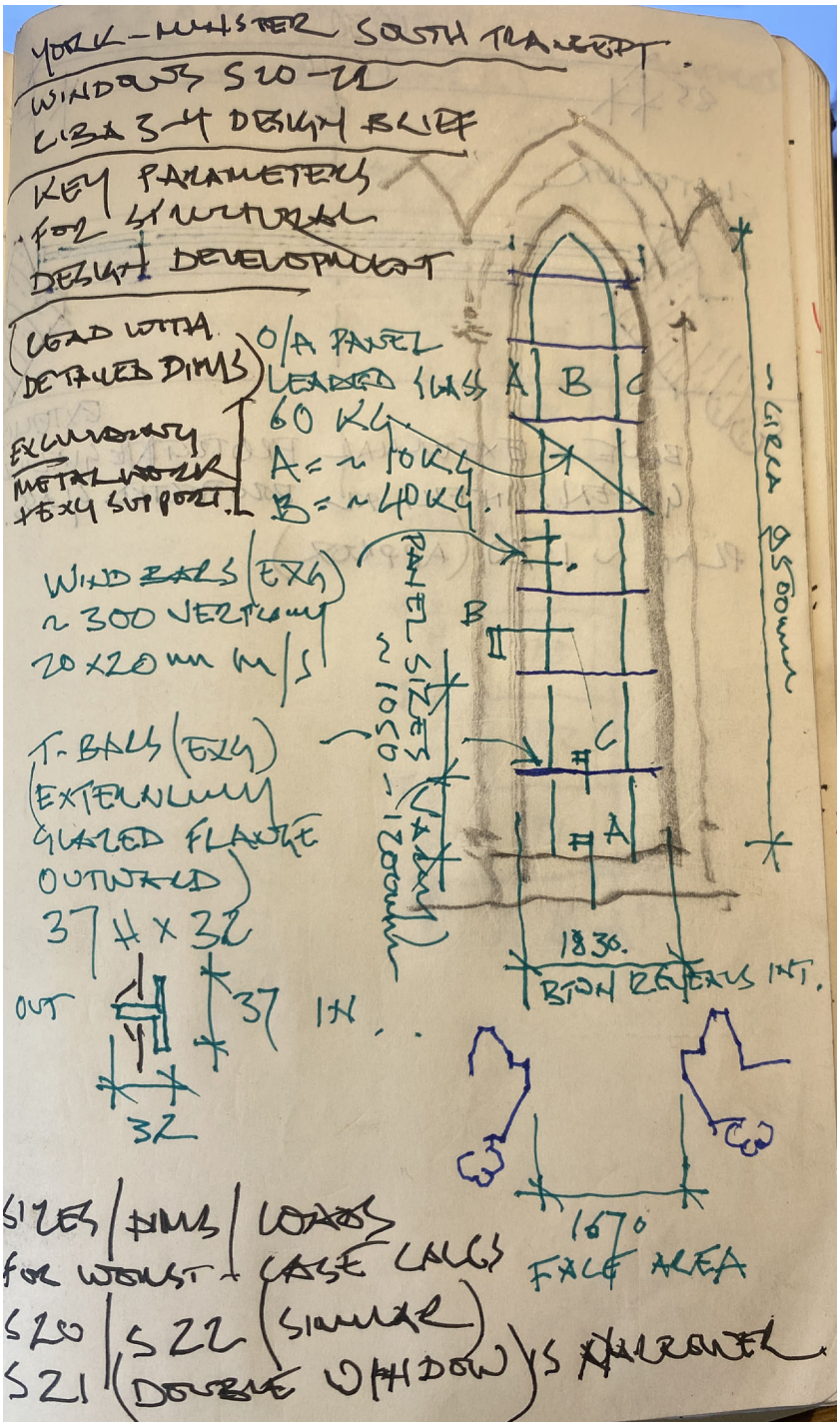
APPENDIX D: KEY PARAMETERS FOR STRUCTURAL DESIGN AND SUPPORT



Above: basic breakdown of panels and components, with overall anticipated lead load.



Above: configuration of internal protected glass and external protective glass, with sizes, for calculation of dead and live loads.



General sizes and weights for glass, from which engineering design will be established, through calculation and prototype.