

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:

14th November 2025

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

Equal Access to the Consistory Court, Vestry and Zouche 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]

An application to install a platform lift to the stair between the South Transept and the Consistory Court. This will provide step-free access to the Consistory Court and also, with the means of temporary ramps, the opportunity for mobility impaired persons to also access through to the Vestry and Zouche Chapel.

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:

14th November 2025

and until:

12th 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.*

12th 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.

York Minster: Equal Access to the Consistory Court, Vestry and Zouche Chapel

Paper for CCM approval to FAC

December 2025

Rev. A 01_13.11.2025



1. INTRODUCTION

The report is to accompany an application to install a platform lift to the stair between the South Transept and the Consistory Court. This will provide step-free access to the Consistory Court and also, with the means of temporary ramps, the opportunity for mobility impaired persons to also access through to the Vestry and Zouche Chapel.

This document includes a statement of need, a statement of significance, a heritage impact assessment and an options appraisal. It should be read alongside the appended drawings:

- *Location Plan*
- (EX)100 Existing Lower Floor Plan (rev 2.00)
- (EX)101 Existing Upper Floor Plan (rev 2.00)
- (EX)300 Existing Sections (rev 2.00)
- (EX)400 Existing Elevations (rev 2.00)
- (GA)100 Proposed Lower Floor Plan (rev 2.00)
- (GA)101 Proposed Upper Floor Plan (rev 2.00)
- (GA)300 Proposed Sections (rev 2.00)
- (GA)400 Proposed Elevations (rev 2.00)

2. STATEMENT OF NEED

There is currently no step free, equal access to the Zouche Chapel, the Vestry and the Consistory Court. All these spaces are important for the day-to-day operation of the Minster for Chapter members, clergy and staff. Those of the in-house team with mobility impairment are therefore not able to inclusively participate in preparations for services, meetings and other uses of these spaces. The lack of step free access to the Zouche Chapel also means that currently in order to offer an inclusive experience for the congregation and public – it is not possible to schedule services in the Chapel that would likely exclude mobility impaired members of the public. Although the chapel is a perfect quiet space (and the only separately enclosed dedicated chapel in the overall volume of the Minster) currently Morning Prayer is held in the Lady Chapel, as there are members of the regular congregation who are mobility impaired. The Zouche Chapel is not offered as the location for quiet prayer and contemplation as it is not accessible.

Chapter are always mindful of duties under the Equalities Act both to make reasonable adaptations for the needs of staff and to ensure that all people, regardless of ability, feel invited and welcome to the daily acts of worship and events.

- For many years past, the Zouche Chapel had been the natural location of morning Matins and Eucharist, the reservation of the Sacrament and private prayer during the day. It is well-suited to this purpose as one of the few quiet places in the Minster and due to its location on the southeast side (with good early-morning light).

- The Consistory Court and Vestry are both used as vestries; they are robing spaces for the clergy and key spaces for the storage of vestments and objects used in services, and are used for informal and formal meetings from time to time. These areas are used on a daily basis. At present arrangements and adjustments are in place for a member of the clergy team to robe in the North Quire Aisle. This member of the clergy team is reliant on the vergers for bringing out their robes, which denies the personal agency of this member of clergy as against that of others.

The lack of step-free access to these rooms means that members of the congregation and clergy who are mobility-impaired are excluded from their important functions. This conflicts with the Minster's codes of practice and adopted policies. Chapter has affirmed its commitment to 'leading and driving a greater level of EDI [equality, diversity and inclusion] among everyone connected to York Minster' in paragraph 1.1 of the *York Minster Equity, Diversity and Inclusion Policy* (2024). Paragraph 4.8 of this document states that efforts will be taken to 'design and provide services that meet the needs of diverse communities, and which are accessible to all.' For equity to be meaningfully achieved, and to be rightfully compliant with both the letter and spirit of policy this CCM application submits that there is an imperative (not just a desire or 'need') for there to be improvements to provision of step-free access to the Vestry and Consistory Court. Enabling future access more generally to the Zouche Chapel also has a wider public benefit.

Current Access to the Zouche Chapel, Vestry and Consistory Court

There are three points of access to these three rooms of the South Range at present: a narrow steeply stepped entrance through the north wall of the Vestry into the South Quire Aisle; a wide entrance with double doors to the Zouche Chapel and an almost hidden stepped entrance through the west side of the Consistory Court from behind the modern archive room in the South Transept aisle. The number of steps to each room varies. The floor levels step from East to West, with the lowest of the floor levels in the Consistory Court to the west.

Of these approaches, the approach to the consistory court is the most appropriate area for change for a number of practical and heritage reasons:

- The northern access to the Vestry is too narrow to accommodate a platform lift (or any other means of step-free access). The 19thC doorway and portal was cut through at an angle; the very narrow double doors into the aisle open inwards over the stairs.
- The northern access to the Zouche Chapel from the quire aisle comprises a significant pair of medieval doors – highly visible from the South Quire Aisle; these also open inwards over the steps. In order to create a step-free approach, a large platform with a short-rise access platform lift (SRAPL) would need to be devised, with handrails and guarding. Whilst not an impossible project, there would be a significant visual and spatial intrusion into the floor space of the chapel.

The Consistory Court entrance, though a relatively steep 8-step incline, has number of advantages for this initial move to create 'reasonable' step-free access:

- It leads to the screened-off passage adjacent to St Michael's Chapel. Although the timber screen is of high heritage significance, the area behind is currently of low significance, and is used for storage. The area needs a good tidy and a purge, but it is not visible from key viewpoints within the Minster;

- The doorway through the west side of the Consistory Court is an 1802 insertion and is of some (relatively lower) significance (see statement of significance below);
- The doorway and the portal through the stone wall is of sufficient width and height to accommodate a platform lift with a relatively light touch and reversible interventions.
- Whilst the space, wall structure and built-in storage cupboards of the Consistory Court are of high significance, there is a good sense of space and volume which would mean that a new modern intervention is not overly incongruous or harmful to the overall context and feel of the room.

3. STATEMENT OF SIGNIFICANCE

The following provides an overview statement of significance of the specific area of change and for the Minster as a whole, using Historic England's *Conservation Principles* (2008) and the following significance scale:

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

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.

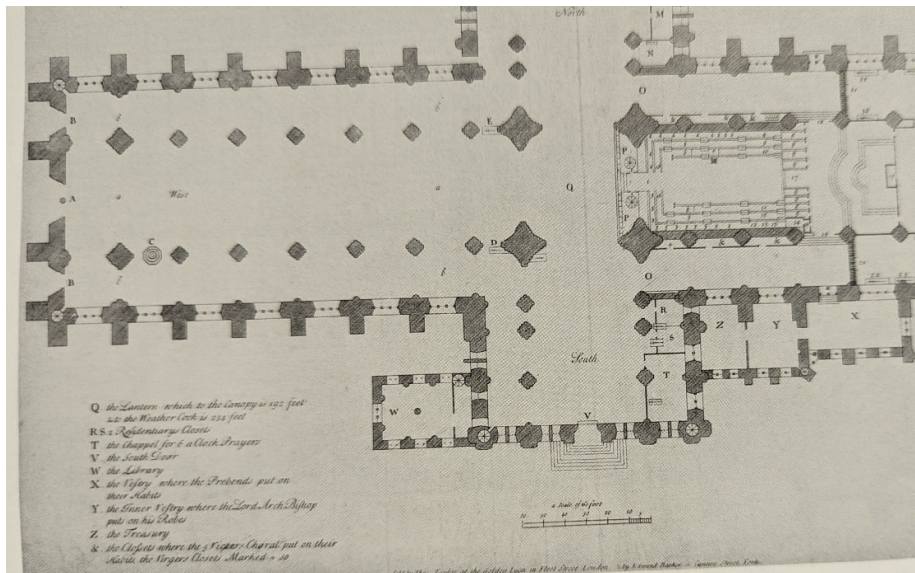
The Consistory Court: High

Evidential Value: High/Exceptional

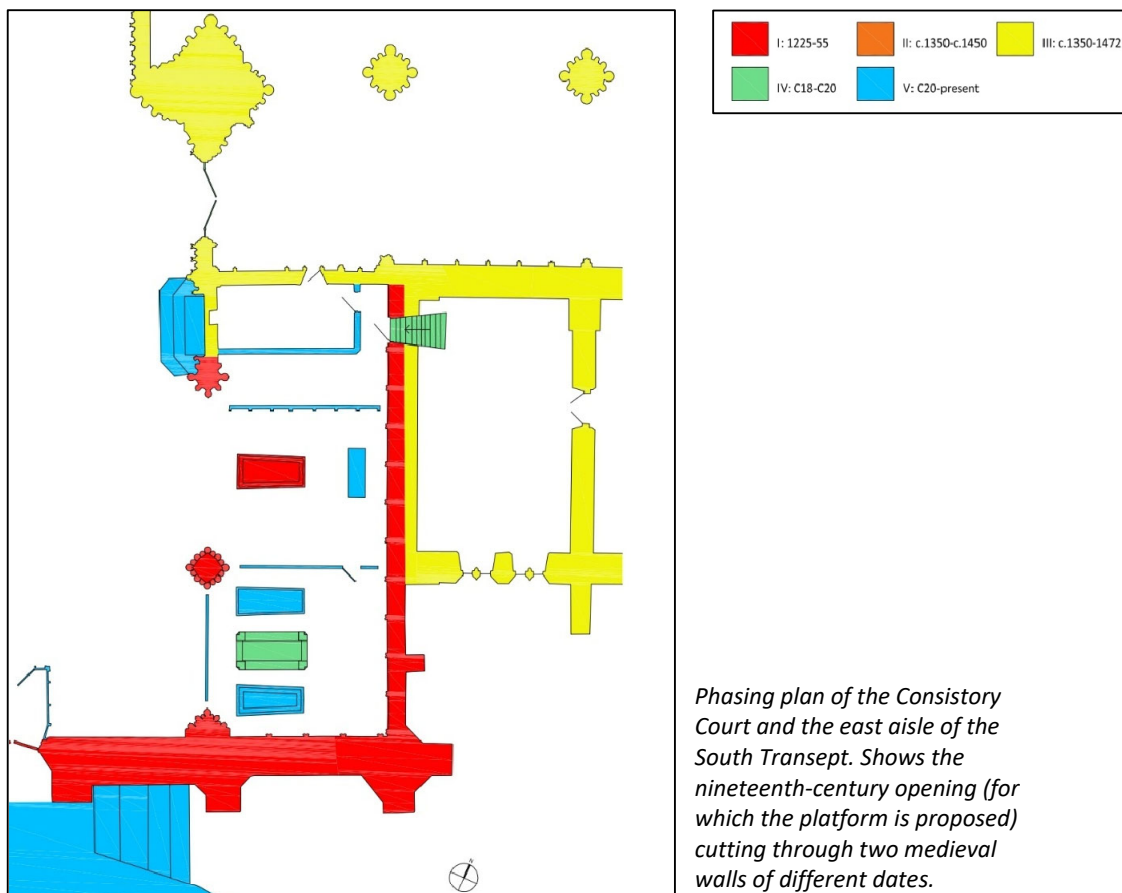
The Consistory Court was built in the latter part of the fourteenth century at the same time as the Vestry and Zouche Chapel and concurrently with the South Quire Aisle south wall (the first service was held in the Zouche Chapel in 1394). Its walls and windows are of this date (its footprint is unchanged from its original dimensions). There are a number of details of Exceptional value, including the only medieval chequerboard tiles in the Minster (circa fifteenth century) and re-used vault ribs, possibly of the twelfth century.

There were some small-scale changes to the space in the early nineteenth century. Three shallow-arched openings were created in the west wall, two fitted as cupboards and one altered to form a point of access to the South Transept – before this, the only access to the space was through the Zouche Chapel and Vestry (the opening in the north wall of the Vestry was created in circa 1839). This means that the arch between the Vestry and Consistory Court must be original (even if the door within the opening is circa nineteenth century). There have been a number of alterations to the Consistory Court in the twentieth century, including the erection of cupboards and court furniture. However, the Consistory Court is still predominantly a medieval space.

There is a good archival survival relating to the Consistory Court. This is most useful for tracing its changing usage. The space first appears in Torr's plan of the Minster (1690-1), when the spaces currently known as the Zouche Chapel, Vestry and Consistory Court were instead known as 'the Common Vestry, the Middle Vestry and the Treasury.' This indicates that, at this time, the space now known as the Consistory Court was as a treasury. Barker and Nutting record these spaces in their plan of circa 1726, noting 'the Vestry where the Prebends put their Habits [the modern-day Zouche chapel], 'the Inner Vestry where the Lord Arch Bishop puts on his Robes [the Vestry]' and 'the Treasury [the Consistory Court].' By the 1:1056 OS map of 1852, the spaces are labelled the 'Dean and Chapter's Registry' the 'Vestry' and the 'Ecclesiastical Court' and in 1895 Benson labels the spaces 'Archbishop Zouche's Chapel', 'Vestry' and 'Treasury, now Choristers Room.'



Barker and Nutting's plan of the Minster circa 1726. Shows the plan before the opening was cut through between the South Transept and Consistory Court. Also includes the label 'Treasury' for the Consistory Court.



Aesthetic Value: High

The surviving medieval ashlar is well-presented in the Consistory Court and forms the majority of the upper wall space. It blends seamlessly into the medieval vault ribs, which adorn an impressive barrel vault. The lower wall is mostly concealed by timber cupboards of the medieval period and nineteenth and twentieth centuries. All are decorated, either with ornate metalwork and crenelations or carved panels with gold accents. Overall, the ensemble is coherent and generally well-presented. The one exception to this is the floor, which is covered with a somewhat detracting bright red carpet, presumably to protect the medieval tiles below.

Historical Value: High

The space now known as the Consistory Court has had a number of significant associations from its multiple historic functions. Its former use as a treasury speaks to the pre-Reformation wealth of the church and the loss of this wealth in the Reformation. There are few traces of this function today, though the c.1400 cupboards may at one time have been used to hold treasury items.

The re-purposing of this room into an ecclesiastical court by 1856 is also of significance. Such spaces were common until relatively recently (the last case heard within York's Consistory Court was in 2008) but are increasingly repurposed and altered so that a sense of their former function is lost. This is not the case in York Minster, where there are survivals from the former court such as court furniture from 1938.

The description of the space in the 1895 Benson plan as a 'Choristers Room' is interesting (though there are no surviving features of this today). This suggests the space may well have functioned as a place of education, possibly working together with the Song School (accessed from the west side of the South Transept) and the former Minster School within the south precinct (now the Refectory).

Communal Value: High

The Consistory Court is not open to the public. However, it nonetheless has an important function in the day-to-day running of the Minster as a clergy vestry and robing space; also used formally and informally for meetings. Its spiritual significance and use in the preparation for worship contributes to its communal value. Moreover, the history of the space as a court will have significance for those impacted by its hearings, and it may have communal value for the choristers who were potentially educated in this room in the nineteenth century.

The Consistory Court Stair: Neutral/Some

This stair was created in 1802 to allow a shorter journey for the clergy from the Vestry to the Morning Prayer Chapel (at that time in the east aisle of the South Transept). Its Consistory Court side has a segmental-arch head which intersects with the (inserted) four-centred arch. Its South Transept face is more successful, with a riveted door and sympathetic mouldings introduced within medieval-style capitals either side. The stair itself has many filleted repairs to its treads and risers. Overall, the tapering steps, inner and outer arches, the cuts through the wall and detailing into the stone bench are of interest and - as an intervention into a massive stone wall - handled with some sophistication. The opening is relatively modern and was clearly harmful at the time to the historic fabric it cut through. The visual appearance and architectural impact of the doorway as seen from the South Transept is more obviously detracting to the blind arcade and plinth course, which has been cut

away to a chamfer. Overall the staircase and doorway portals are at best of 'some' significance, with a neutral impact on the space of the consistory court.

The South Transept East Aisle: High

Historical, Evidential and Communal Values: Exceptional

The South Transept East Aisle is within the footprint of the South Transept. This is the oldest part of the above-ground Minster. There are known archaeological deposits below, including from the Norman Minster and from the Roman and Saxon periods. It is of Exceptional evidential value.

In addition, the East Aisle once hosted a number of major chapels within each of its bays. Originally, from north to south, there were altars dedicated to St William (patron saint of York), St Michael, and St Edward the Confessor. Of these, only the St Michael chapel remains (re-dedicated in 1981). The two southern chapels were created into the Morning Chapel in 1753-4 after a period of disuse for half a century.¹ Francis Drake notes the prayers begun at six o'clock in the summer and seven in the winter, using a newly-installed clock (once sited on the south interior elevation of the South Transept, but since removed). This rich ecclesiastical history contributes to the historical and communal values of this area.

The East Aisle is also significant as a highly significant burial place. Many of these are marked with monuments and tombs. Presently, the aisle contains (from north to south), the tomb of Archbishop de Grey, the tomb of Archbishop Bovill, a monument to Dean Duncombe and the tomb of Archbishop Ludham. Of these, the tomb of de Grey is by far the most significant – arguably the most important tomb in the Minster. It retains some medieval fabric and is an important marker of attribution for the South Transept (de Grey commissioned the erection of both Transpets in the 1250s). There have been other burials here (including of Archbishop William Zouche) and the area is 'something of a clerical mausoleum.'² The monuments, and human remains beneath, contribute to the evidential, historical and communal values of the South Transept East Aisle.

Aesthetic Value: Some

The East Aisle is on a much smaller scale than the central body of the South Transept. Its relief mouldings are also less ornate, particularly in comparison with the principle south interior elevation. However, it contains some individual features of High aesthetic value, including its thirteenth-century vault (a rarity within the Minster), its windows and its tombs. The collections within the aisle further contribute to aesthetic value. They include the aforementioned monuments and a medieval timber screen (the better-preserved of only two surviving timber screens from pre-fire the Lady Chapel). However, there are a number of detracting features within the East Aisle. The northernmost bay has a modern inserted plain stone walls that contain a two level music archive (now used for more general storage) accessed via a narrow door direct into the Quire Aisle. The area behind the timber screen is currently inaccessible (used as general storage and lockers) and the area is generally fairly cluttered and un-tended.

¹ Francis Drake, *Eboracum; or, the History and Antiquities of the City of York*, (London, 1736).

² Sarah Brown, *York Minster: Architectural History* (Swindon: English Heritage, 2003), p. 22.



York Minster Generally: Exceptionally significant

The following statement of significance is taken from the York Minster Conservation Management Plan (2020) p. 205. It highlights the importance of the Minster for its associations with early Christianity, its depth of archaeology, its enormous scale and the quality of its craftsmanship from each phase of Gothic architecture:

'York Minster is the principal place of Christian worship in York, Yorkshire, The essence of what makes the Minster significant is that it is a place to encounter God's love. This is embodied in its fabric which bears witness to the power of God's love through the ages and connects those who visit or work in the Minster in the present day to generations of the faithful who have built, cared for, worshipped in and beautified the church. The ongoing stewardship of the building is itself an expression of faith.

The Minster is the Metropolitan church of the Northern Province of the Church of England, the principal place of Christian worship in York and Yorkshire and a long-established centre of church 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 focus for individuals and groups alike, providing a place to encounter God's love for its regular congregations, other congregations and Christian groups in the diocese, local people, visitors from further afield and organisations of all kinds including 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.

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 Quire 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.

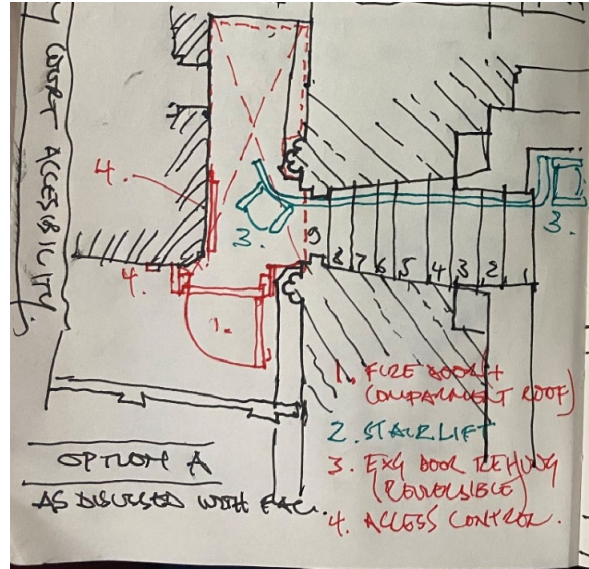
The Precinct's archaeology and architecture – not least the City Walls, the remains of the Archbishop's Palace and St William's College - are outstandingly important and contain unique evidence of the history and development of one of the country's most historically important urban centres since its creation by the Romans.'

4. OPTIONS CONSIDERED

Option 1: Stair Lift

Initially, it was suggested that managing the change in level between the South Transept and Consistory Court might be achieved with chair lift. It was noted that a chair lift has support rails that would need to pass through the doorway at the top of the steps. A swift sketch of this initial intention highlighted a number of practical issues and challenges:

- The chair lift could be relatively modest in the context of the large space of the consistory court, but would intrude into the transept aisle.
- Installing a chair lift would require re-setting the 1802 door southwards to a new partition (to facilitate loading/unloading from a flat landing area). The movement of the door would cause harm to historic fabric and introduce further built fabric to an already overcrowded area.
- In order to separate and enclose the court, a new lobby would somehow need to be carefully inserted into the narrow zone between the doorway and archive structure
- A chair lift is sub-optimal for wheelchair users, who would need to transfer in a tight space, which would be impractical except for ambulant disabled persons – so not a very inclusive solution.

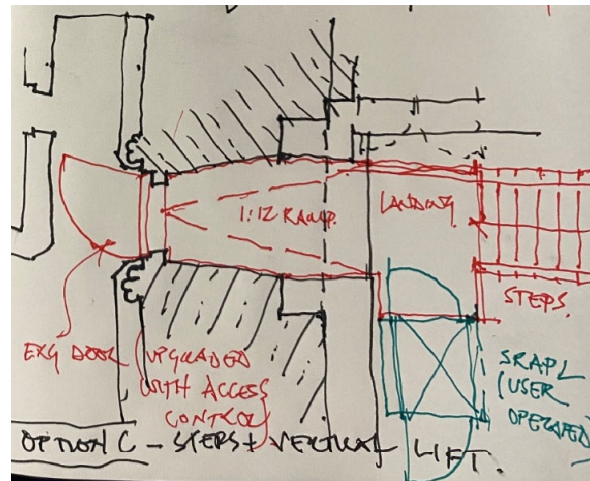


Option 1, sketch of chair lift with and new lobby area.

Option 2: Steps and Vertical Lift

Next, we considered overlaying the steps with a ramp leading to a platform lift might be a solution with more independent or universal means of accessibility. Besides quickly realising that this approach would not work, because there is insufficient headroom to ramp down below the easter arch, this also presents challenges:

- The gradient is too steep to be managed with a ramp alone. A lift would also be required to manage the remainder of the incline. This would have a large footprint and would be unsightly.
- The landing, steps and lift would take up a large floor area in the court room



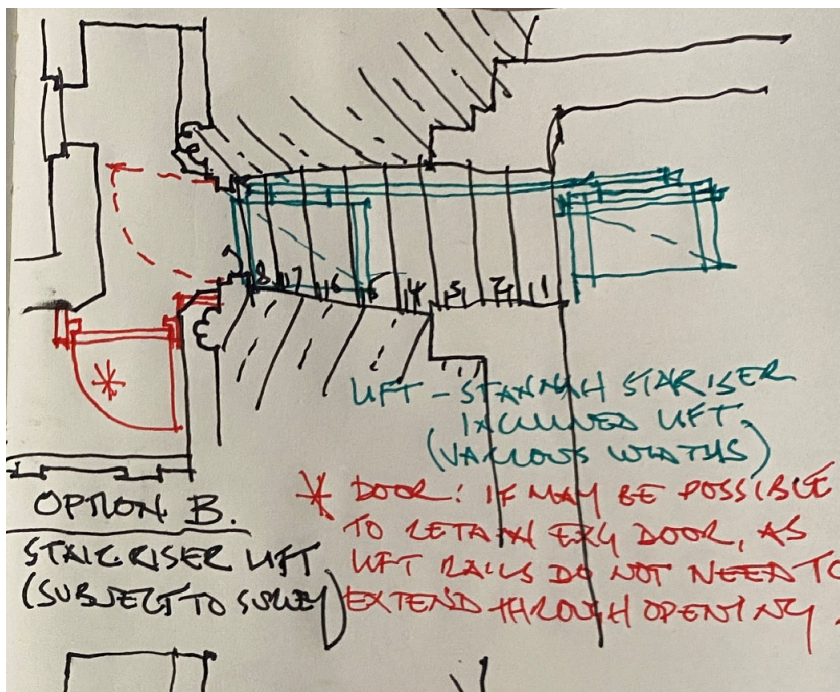
Option 2, sketch of ramp and with steps and lift up.
(Which does not work due to headroom!)

5. DESIGN OVERVIEW

Access to the Consistory Court

The current proposal is to fix a platform lift to the stepped passage between the South Transept East Aisle and Consistory Court. We propose the proprietary Stannah lift as being proven technology and appropriate. Other manufacturers have similar solutions. The Stannah lift offers customisability of size and colour. The unit has metal track guards and comprise a fold-down platform, handrail and travelling electric motor. Buttons at either level will be necessary to operate the lift. There are a number of advantages to this arrangement:

- It will be possible to retain the existing timber door in place, without the need for a new lobby, as the platform lift does not have to 'turn the corner' to load and unload.
- The platform lift can fold up, preventing it from blocking the staircase when it is not needed.
- The platform lift can accommodate wheelchairs and ambulant disabled persons.



It will also be necessary to introduce a door actuation controls to the timber door, with security locking on the Minster's access control system. The nature of the door controls are now under development.

Option 3 (the chosen option), sketch 'concept' of platform lift. As indicated, with careful adaptation, the lobby - starred - would not be required.



Subject to technical design, the door gear needed would be fitted below the string-course at the head of the door. An actuating armature would be affixed to the head of the timber door. The shoot-bolt would be secured in the open position; the existing locks removed and fitted with a magnetic lock or similar. It is proposed that the control buttons would be mounted on the modern wall out of sight to the left in this photograph.

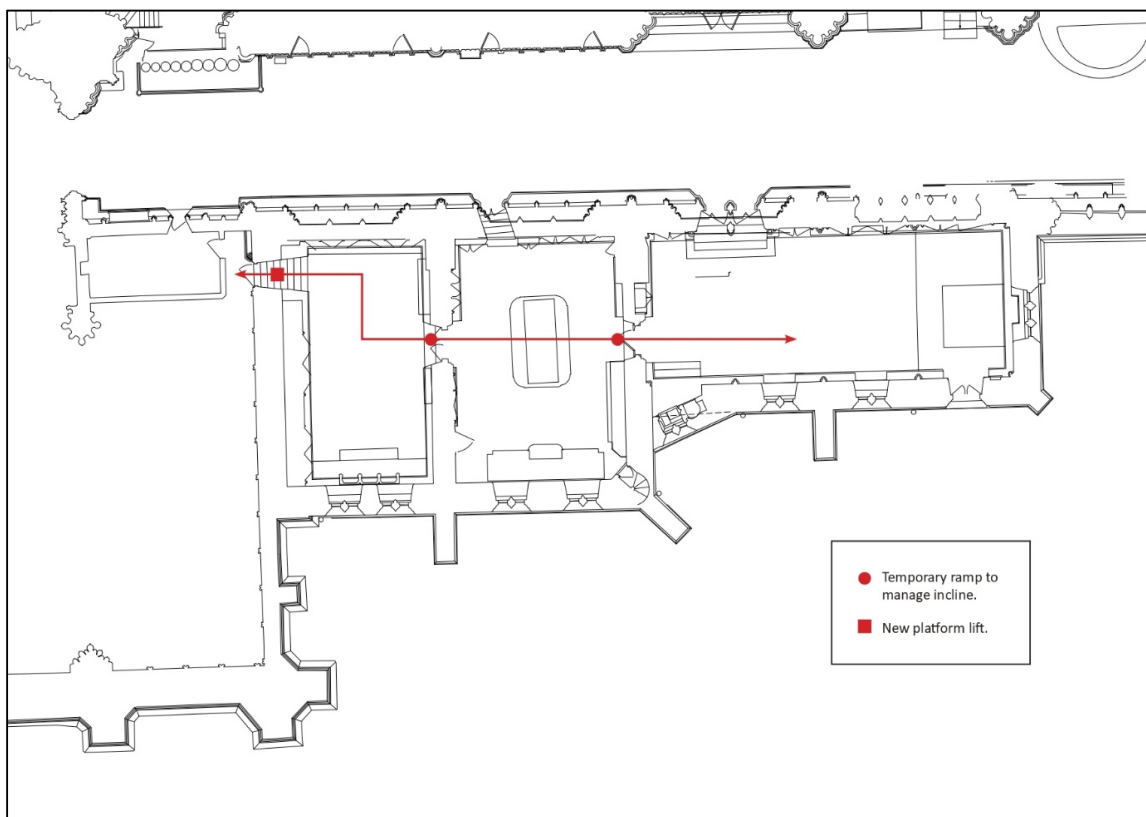


A similar platform lift, showing folding mechanism. A range of colours are available.

Access from the Consistory Court to the Vestry and Zouche Chapel

Whilst the primary need has been to provide step-free access to the consistory court, the platform lift solution proposed also creates the potential to offer managed step free access to the vestry and through to the Zouche Chapel. In order to achieve access to each room on this level, two temporary ramps will be required in the opening to the Vestry and the opening to the Zouche Chapel. There is one step to each of these openings and therefore the ramps will be small, portable and would be deployed to meet the needs of a user.

Since a member of the congregation and public would be transiting through secure 'operational' spaces, the route to the Souche Chapel would still need to be assisted and managed, with the visitor needing to ask for assistance. Even so, this would be a marked improvement on the present inaccessibility of the chapel, and would create new opportunities for the use and programming of the Chapel space for worship. Arrangements for communication and management would be placed in the hands of the Welcome team to publicise and systemetise the desired support.



6. HERITAGE IMPACT ASSESSMENT

The following will consider the heritage impact of the proposals alongside justifications for change. It adopts the following scale: High Positive; Moderate Positive; Minor Positive; No Impact; Minor Detrimental; Moderate Detrimental; High Detrimental.

Impact and Mitigation	Justification
<p>The platform lift will be highly visible within the 1802 opening. The supports and the platform at rest (ie folded up) will also be visible within the Consistory Court. This visual impact will in part be mitigated by selecting a sensitive colour for the platform, handrail and motor. The folding platform reduces the footprint of the platform when not in use.</p> <p><i>Impact: Moderate Detrimental</i></p>	<p>This will create, for the first time, step-free access to three key spaces within the Minster and for clergy to gather inclusively within the robing spaces. There is a demonstrable public benefit and a benefit to existing users of the vestry and consistory court.</p> <p>The new access equipment also creates the opportunity for more inclusive services and programming in the Zouche chapel.</p>
<p>There will be some impact to the South Transept East Aisle doorway, to provide for the necessary controls, lift call buttons, access control. The door actuation equipment will be a visible addition to the head of the timber door.</p> <p>As this area is screened from view the visual impacts will be modest, but - although these new components and equipment will be as reversible as possible - there will be some fixings.</p> <p><i>Impact: minor Detrimental</i></p>	<p>As above</p>
<p>There will be a visible change to the Consistory Court, Vestry and Zouche Chapel with the introduction and use of temporary ramps at the two stepped thresholds. This will be mitigated by the fact the ramps will be small, light and easily reversible (placed close-by in storage when not in use). There is precedent for the use of these ramps throughout the Minster.</p> <p><i>Impact: Neutral</i></p>	<p>These are required to make each of the rooms at this level fully accessible.</p>
<p>There will be fixings required into the masonry of the 1802 steps. These will be small, discreet, and limited to the smallest number necessary.</p> <p><i>Impact: Minor Detrimental</i></p>	<p>Fixings are required to make the platform lift safe, compliant and durable.</p>

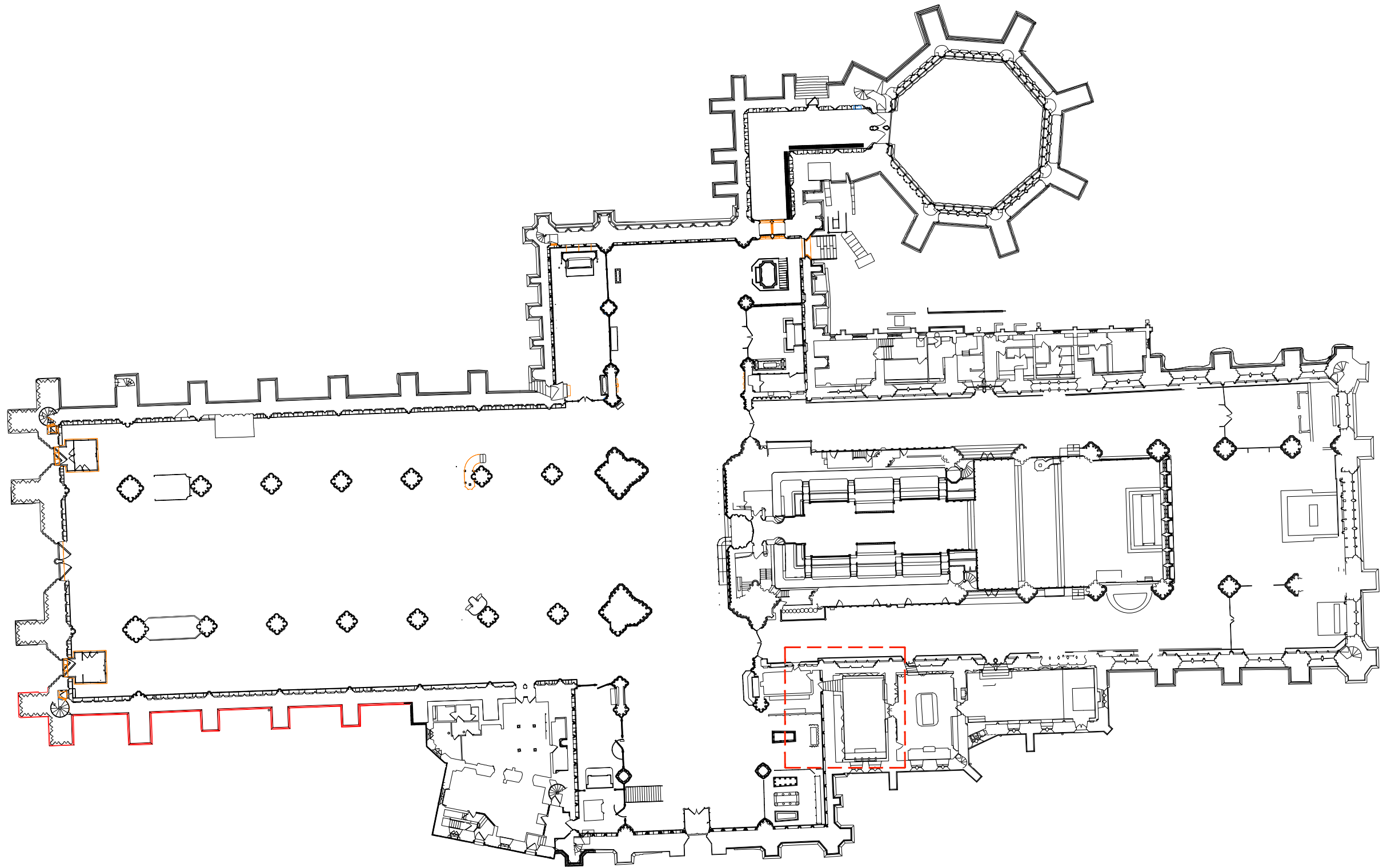
<p>The northern bay of the South Transept East Aisle will have to be tidied up and no longer be consigned to casual storage use. Activating this area will lead to a better presentation and improve aesthetic value.</p> <p><i>Impact: Minor Positive</i></p>	<p>None required.</p>
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CONCLUSION

Overall, the proposals present a **Minor Detrimental** impact to the Consistory Court. This will be most felt within the 1802 passage to the South Transept East Aisle, where there will be a visual and aesthetic change.

This heritage impact is justified by the public benefit arising from creation of step-free access to the Consistory Court, the Vestry and Zouche Chapel. These spaces are important for the day-to-day running of the Minster, both for the clergy and congregation, and should be 'reasonably' accessible to all according to the Minster's own codes of practice. This would be lived out in tangible and demonstrable improvements for the wide variety of different people who interact with these spaces. Notably, visitors with mobility impairment, including at present a member of the clergy, would utilise the lift. The lift would also assist with the safety of the vergers, who currently navigate the present steep steps to the North Quire Aisle door, often with heavy items. Furthermore, those visiting the Consistory Court and Zouche Chapel with pushchairs during its use as a Children's Church would also benefit. This benefit is multifaceted, and delivers upon the obligations of the adopted code of practice for York Minster Chapter's EDI policy and the Equality Act 2010.

We believe that this overall benefit justifies the limited and localised heritage impact outlined above and that the proposals should therefore be approved under the CCM.

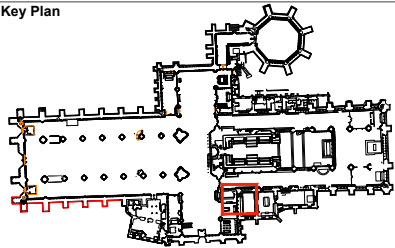


Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (EX)001 Site Location Plan.dwg
Printed: 2025-11-13 3:34 PM

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Key Plan



0

1:750

75m

Stage 2 - For Planning

Not for construction

CLIENT	SCALE	DATE
York Minster	1:750 @ A3	12.11.25
PROJECT	DRAWN	CHECKED
Consistory Court Accessibility	CAL	OC
DRAWING TITLE	JOB NUMBER	DRAWING NO.
Site Location Plan		

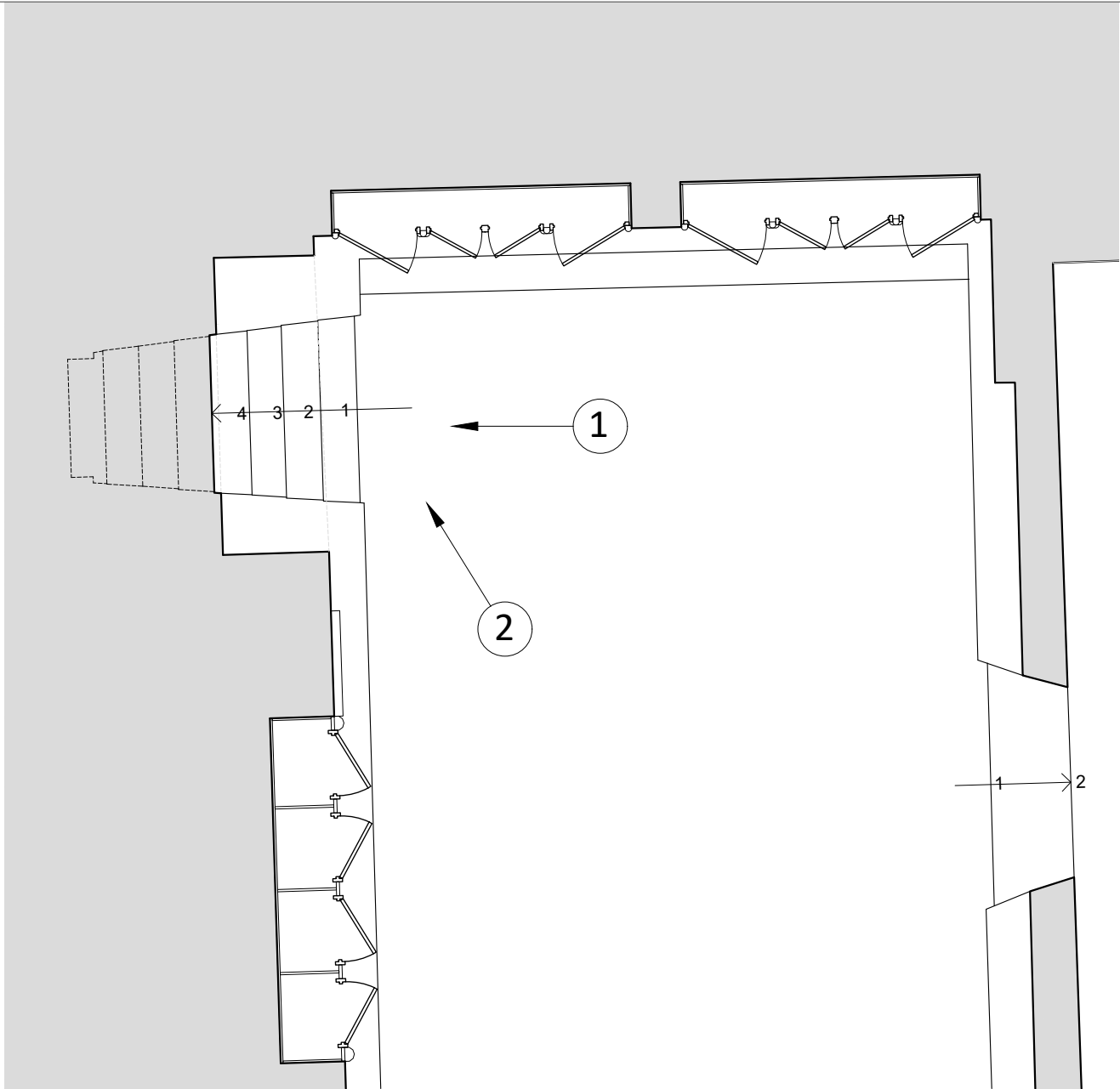
122-26 (EX)001 2.00



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1. View looking directly up the stairs in Consistory Court.



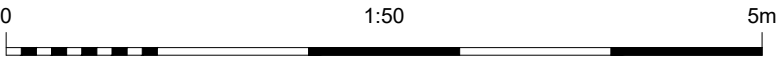
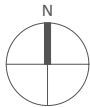
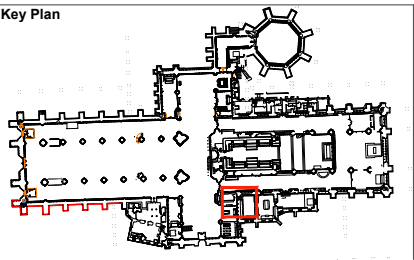
2. Side-on view of the same stairs in Consistory Court, showing adjacent wall and landing

01 Existing Lower Floor Plan
(EX)100 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (EX)100 Existing Floor Plan.dwg
Printed: 2025-11-13 5:04 PM

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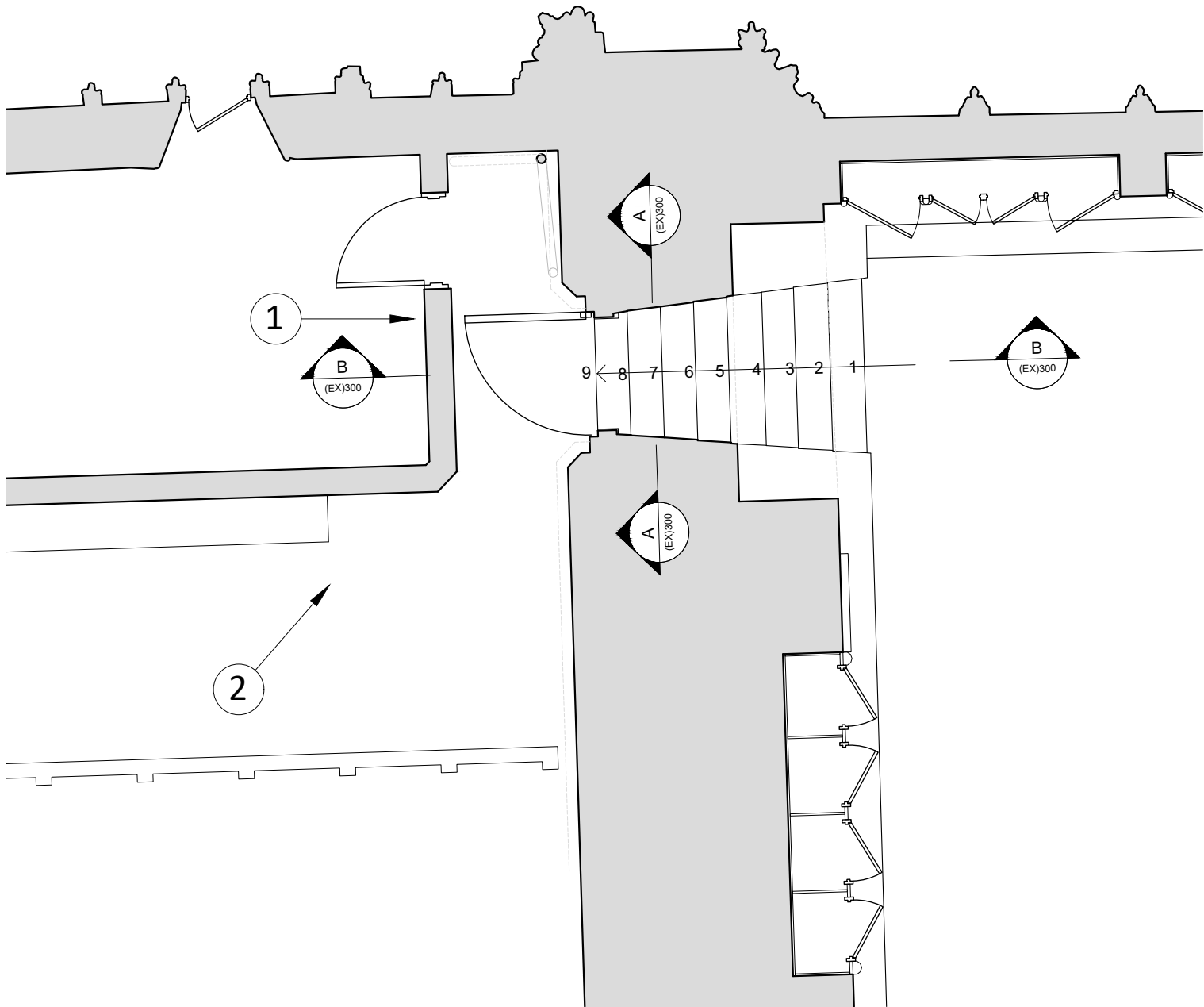


Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	1:50 @ A3
PROJECT	Consistory Court Accessibility	DATE	12.11.25
DRAWN	CAL	CHECKED	OC
DRAWING TITLE	Existing Lower Floor Plan	JOB NUMBER	DRAWING NO.
		122-26 (EX)100	2.00

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01 Existing Upper Floor Plan
(EX)101 Scale 1:50 @ A3



1. View looking at door at the top of the stairs to Consistory Court.



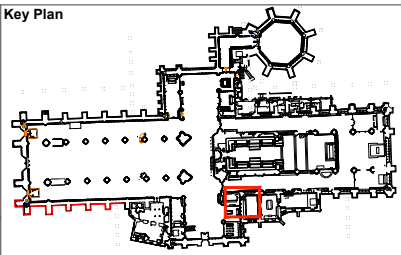
2. Side-on view of the same wooden door from the locker area, showing approach to the stair landing.

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (EX)101 Existing Upper Floor Plan.dwg
Printed: 2025-11-13 5:10 PM

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Key Plan



0 1:50 5m

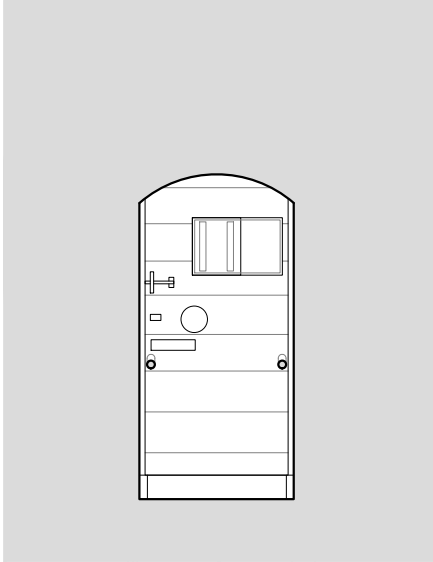
Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	DATE
PROJECT	Consistory Court Accessibility	1:50 @ A3	12.11.25
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DRAWING TITLE	Existing Upper Floor Plan	JOB NUMBER	DRAWING NO.
		122-26 (EX)101	2.00



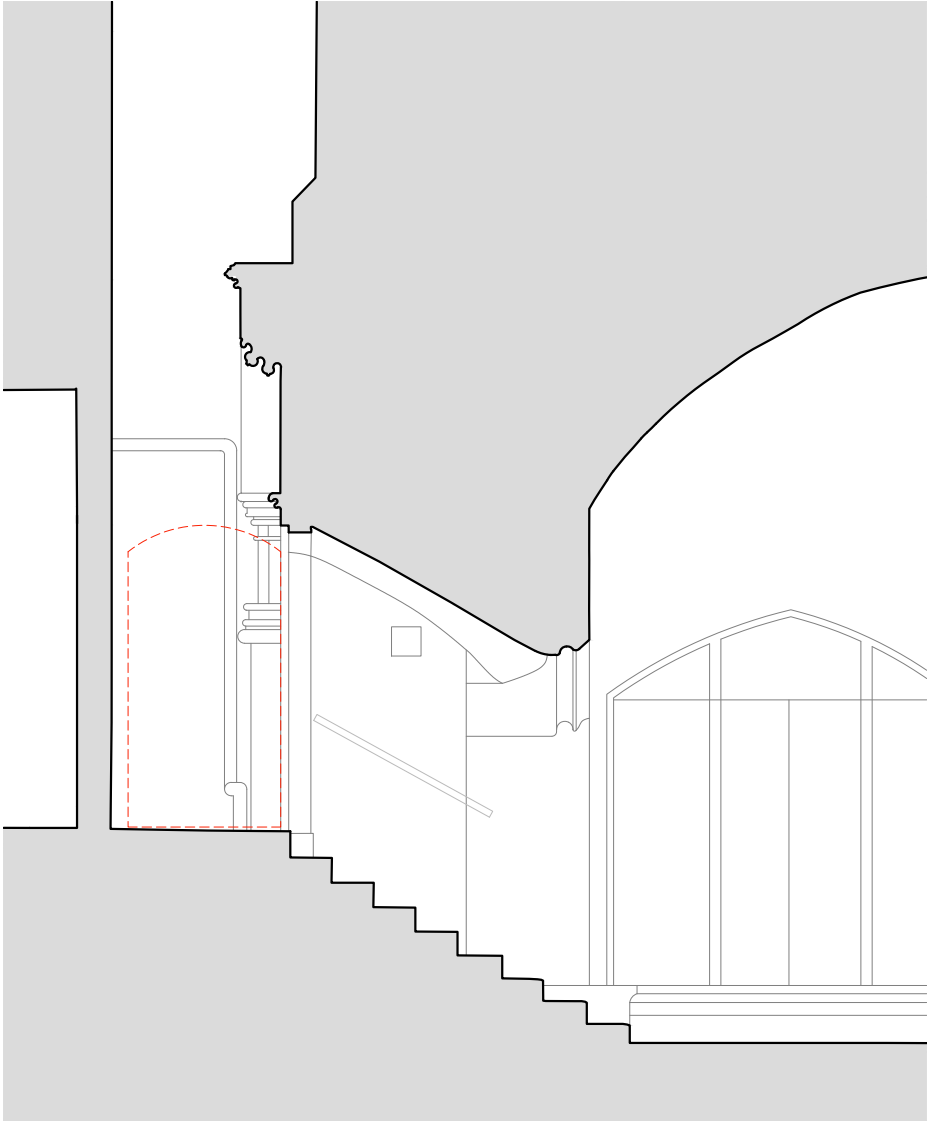
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01 Section A-A
(EX)300 Scale 1:50 @ A3

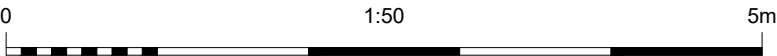
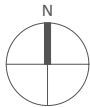
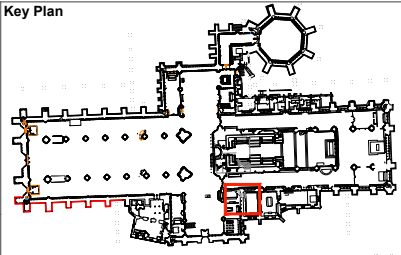


02 Section B-B
(EX)300 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (EX)300 Existing Sections.dwg
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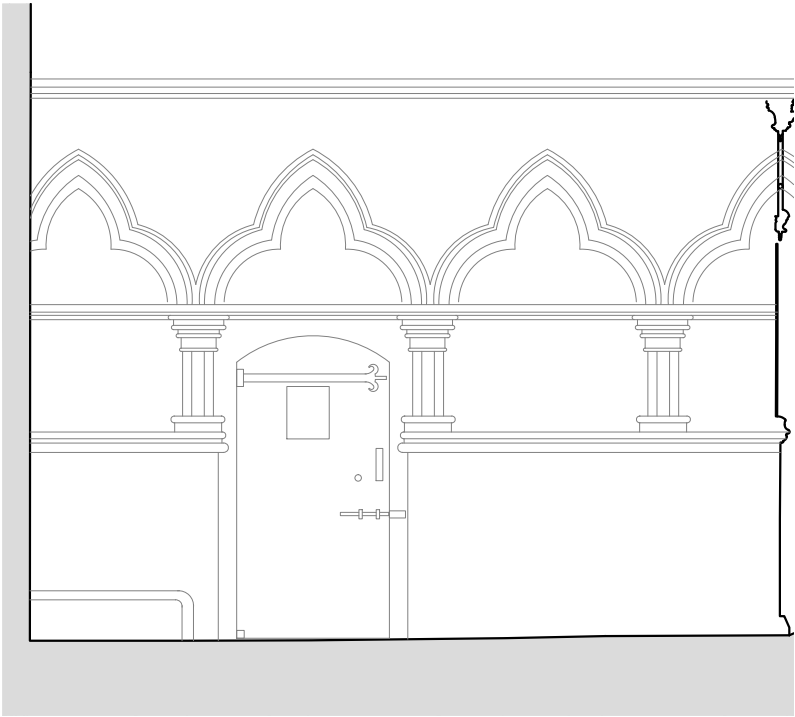
Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	1:50 @ A3
PROJECT	Consistory Court Accessibility	DATE	12.11.25
DRAWN	CAL	CHECKED	OC
DRAWING TITLE	Existing Sections	JOB NUMBER	DRAWING NO.
		122-26 (EX)300	2.00



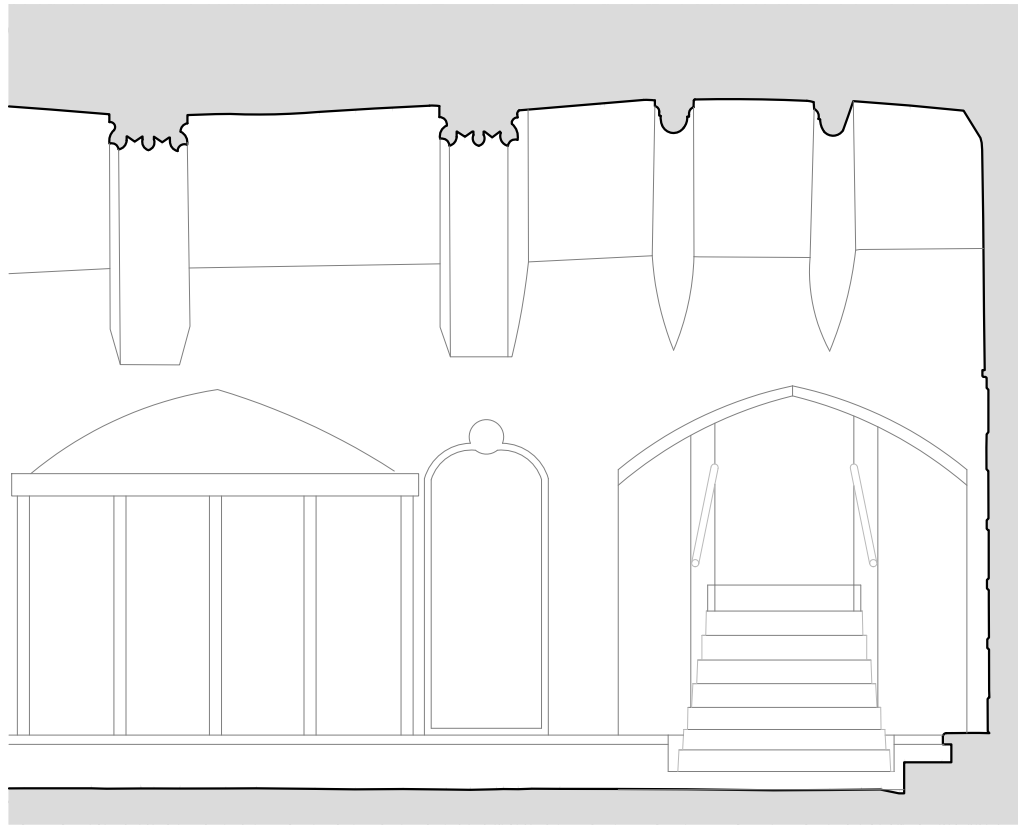
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01 Elevation A
(EX)400 Scale 1:50 @ A3



02 Elevation B
(EX)400 Scale 1:50 @ A3



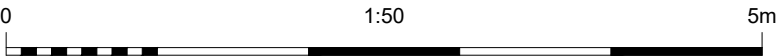
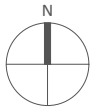
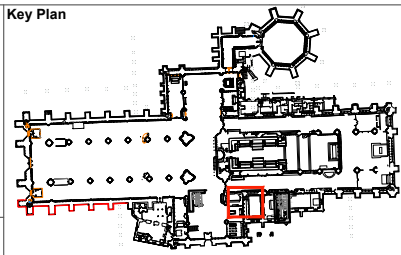
03 Floor Plan
(EX)400 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (EX)400 Existing Elevations.dwg
Printed: 2025-11-13 11:29 AM

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Key Plan



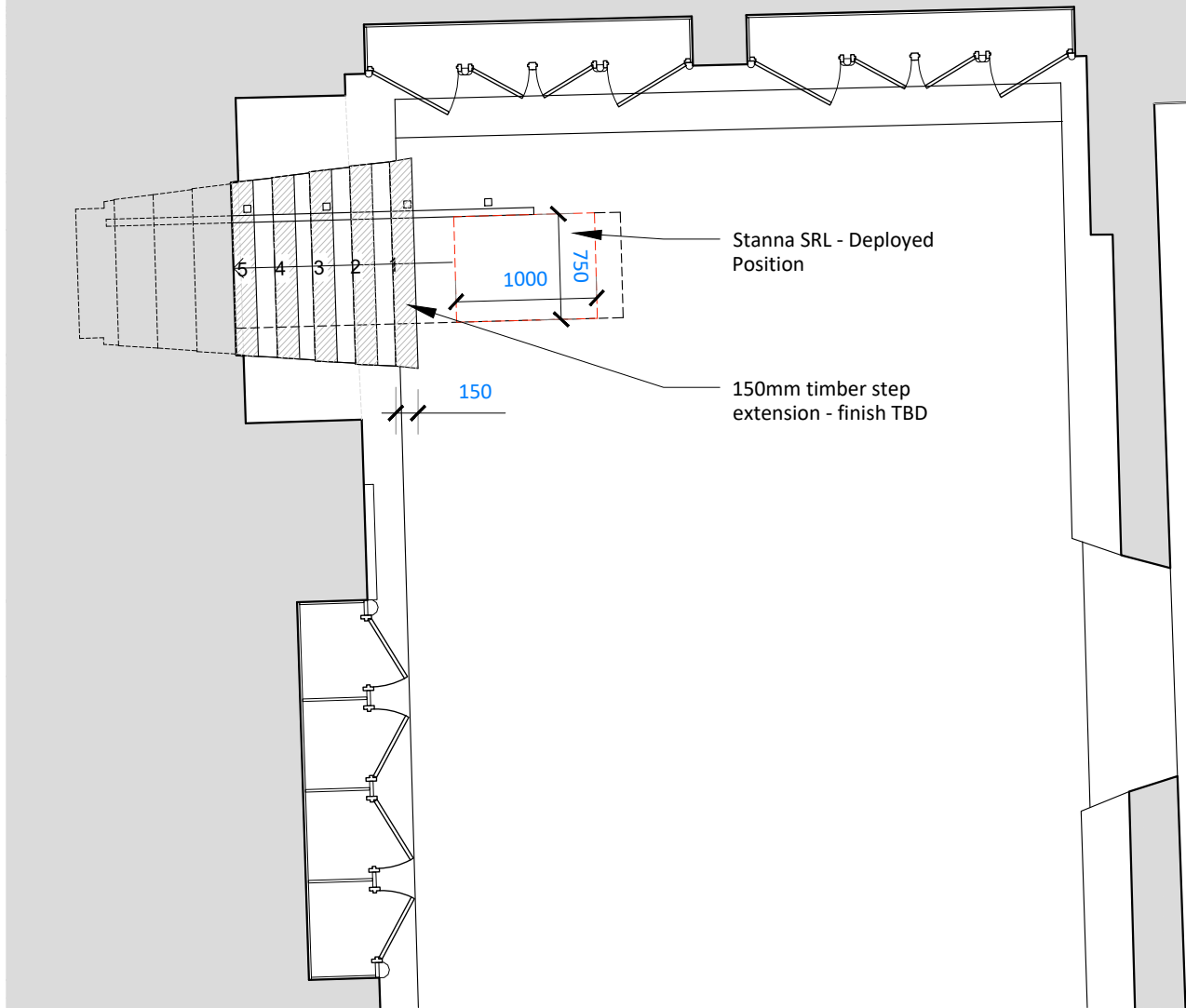
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CLIENT	YORK MINSTER	SCALE	1:50 @ A3
PROJECT	Consistory Court Accessibility	DATE	12.11.25
DRAWING TITLE	Existing Elevations	DRAWN	CAL
JOB NUMBER	122-26 (EX)400	CHECKED	OC
DRAWING NO.	2.00	REVISION	



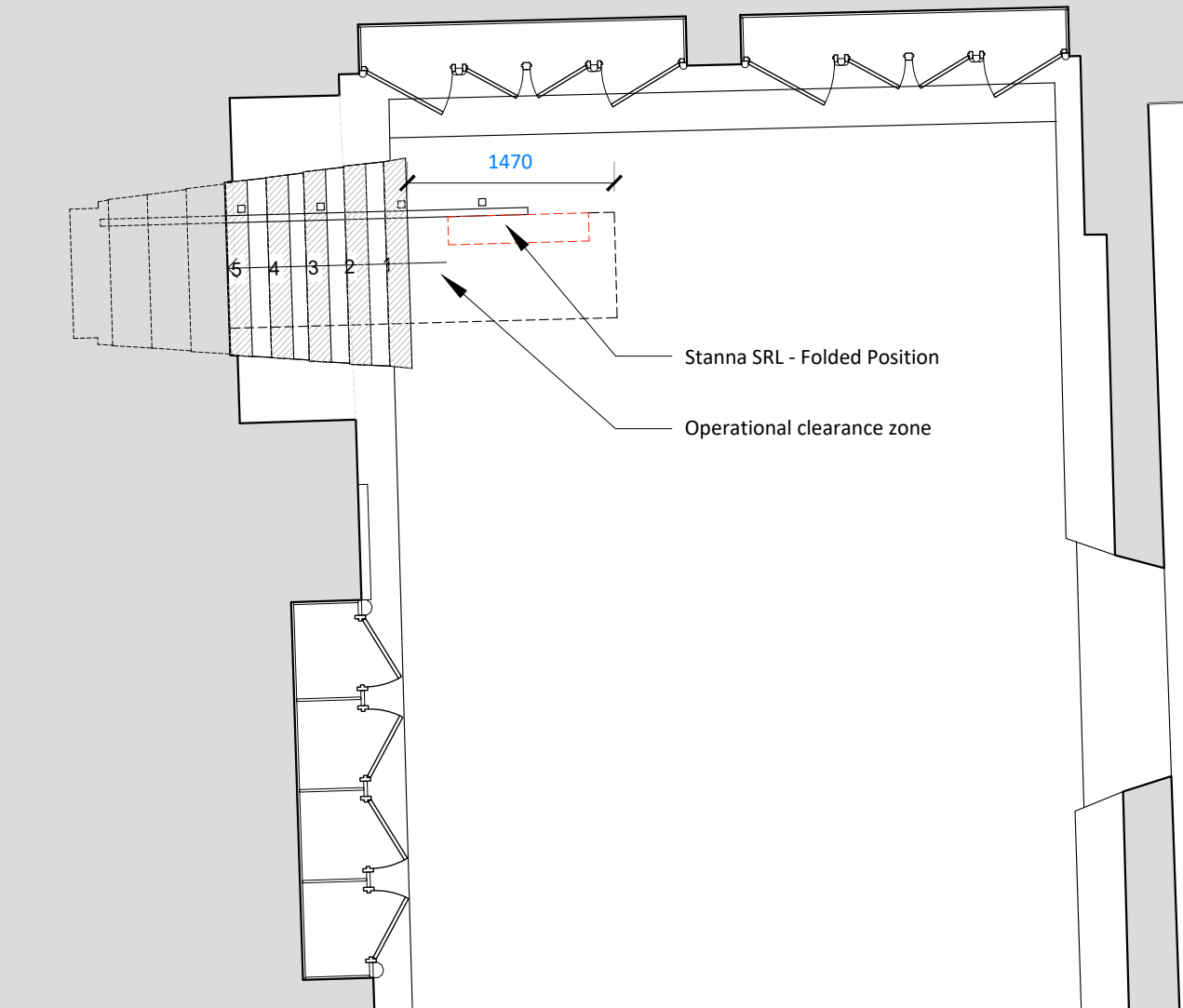
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01 Lower Floor Plan - Stairiser Deployed Position
(GA)100 Scale 1:50 @ A3

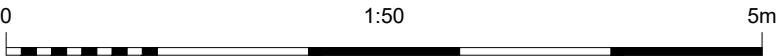
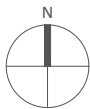
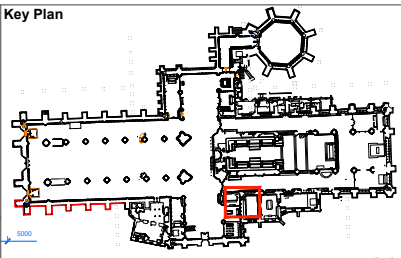


02 Lower Floor Plan - Stairiser Folded Position
(GA)100 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (GA)100 Proposed Floor Plan.dwg
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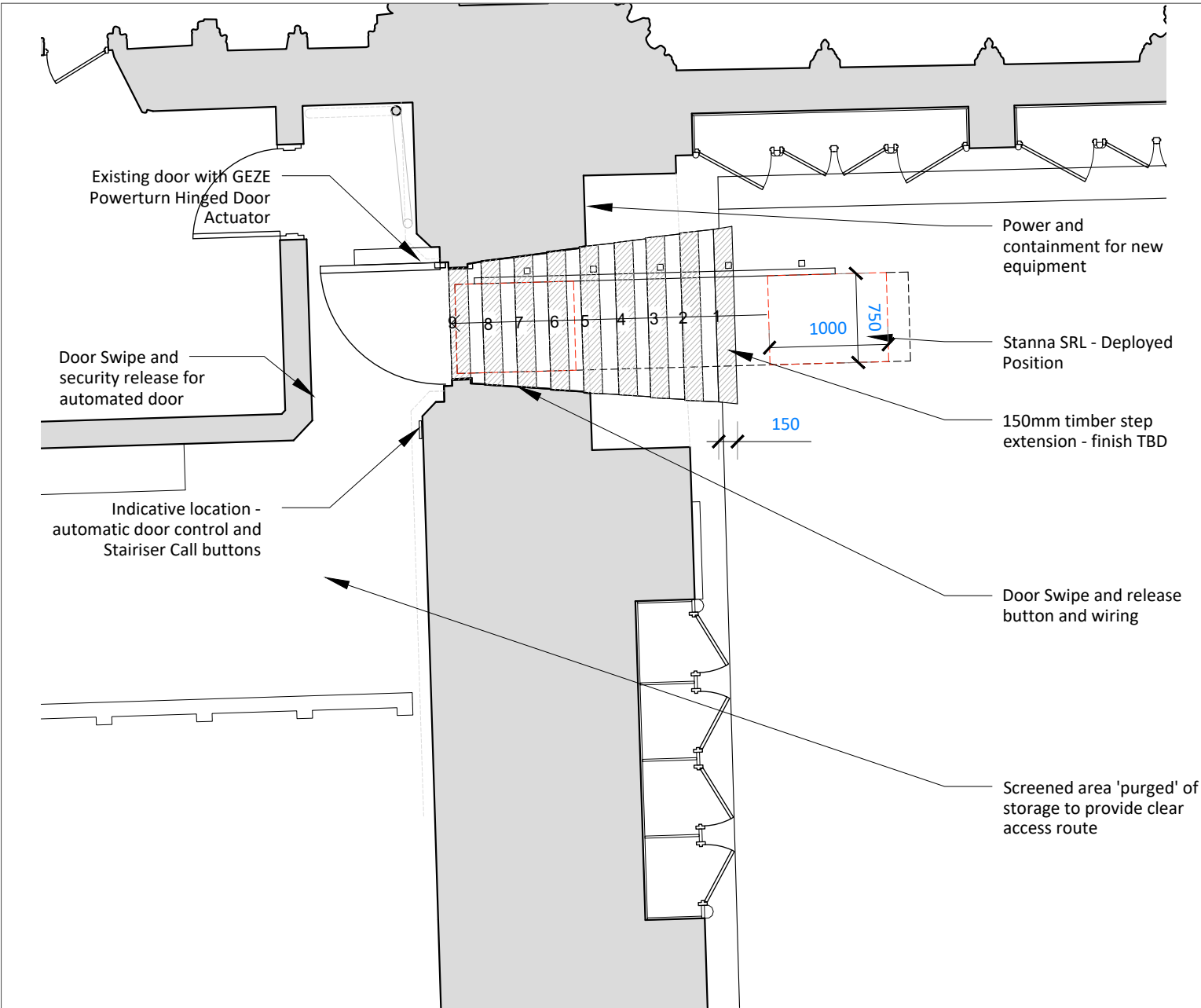
Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	1:50 @ A3
PROJECT	Consistory Court Accessibility	DATE	12.11.25
DRAWN	CAL	CHECKED	OC
DRAWING TITLE	Proposed Lower Floor Plan	JOB NUMBER	DRAWING NO.
		122-26 (GA)100	2.00



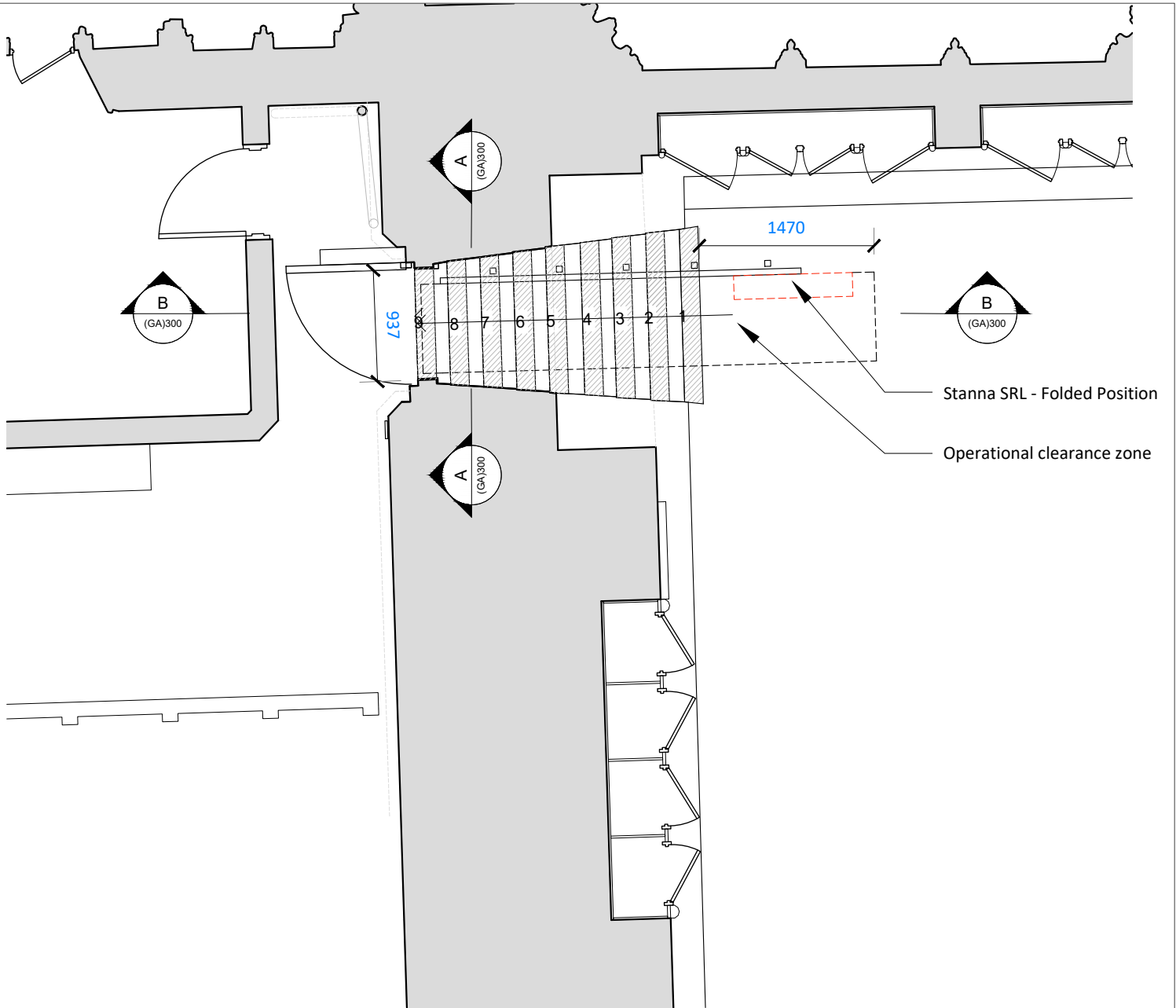
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01 Upper Floor Plan - Stairiser Deployed Position
(GA)101 Scale 1:50 @ A3



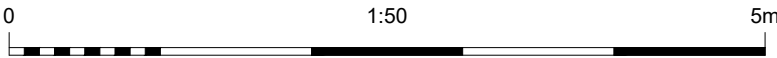
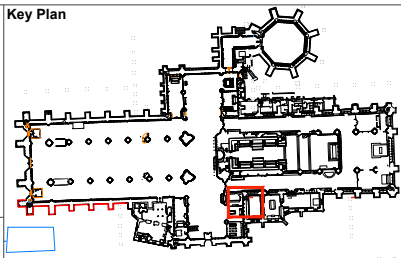
02 Upper Floor Plan - Stairiser Folded Position
(GA)101 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (GA)101 Proposed Upper Floor Plan.dwg
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Key Plan



Stage 2 - For Planning

Not for construction

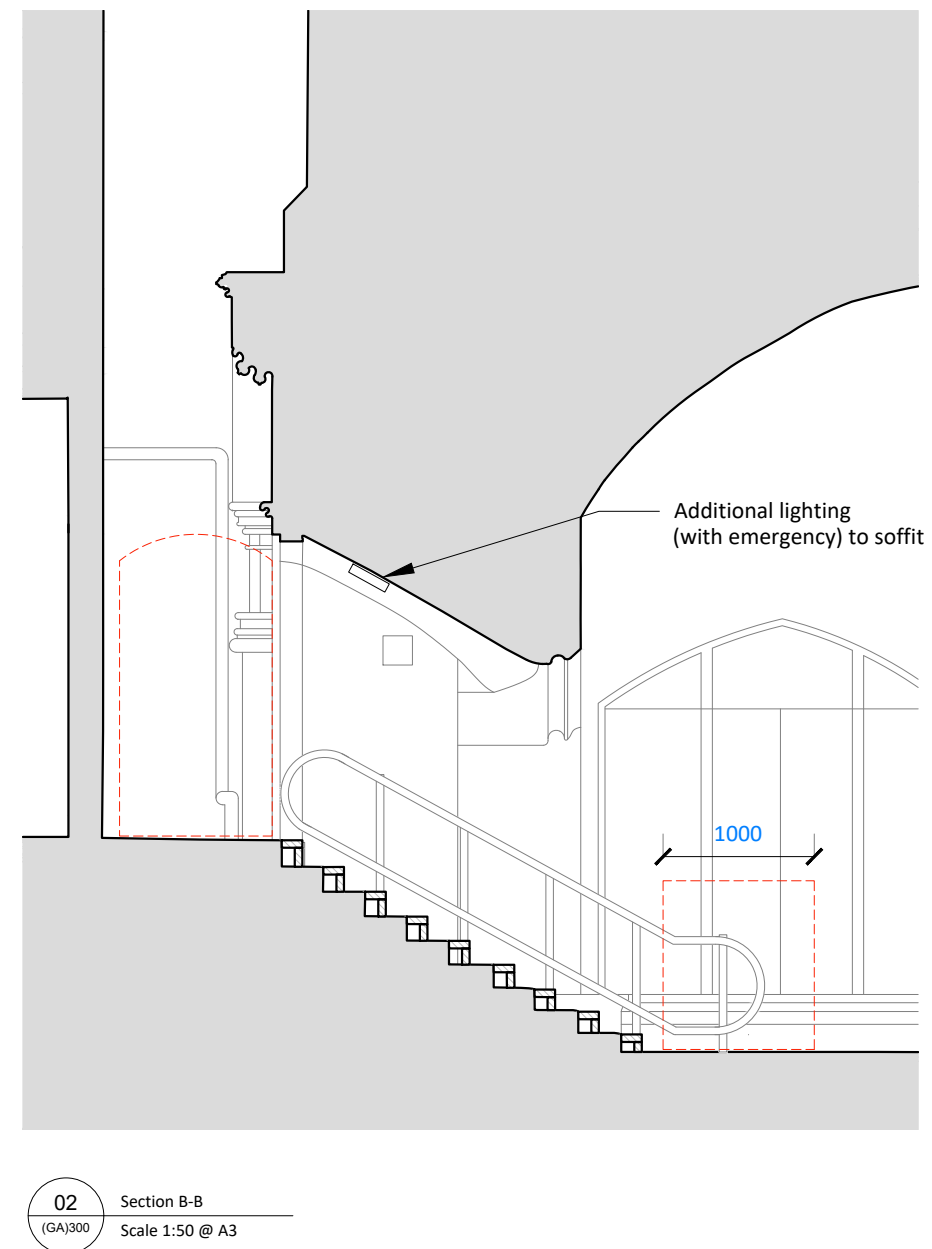
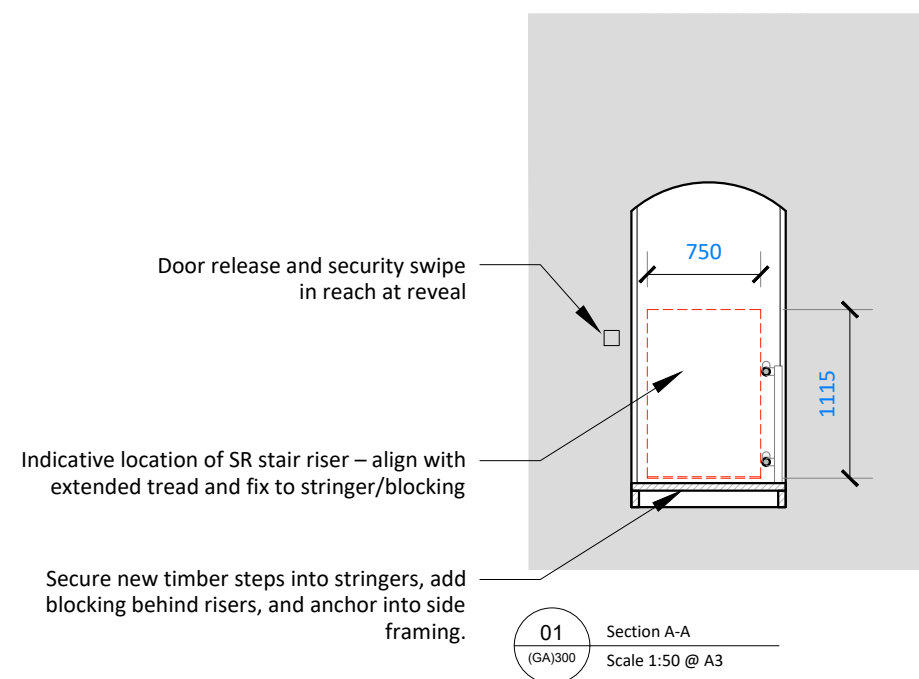
CLIENT	YORK MINSTER	SCALE	1:50 @ A3	DATE	12.11.25
PROJECT	Consistory Court Accessibility	DRAWN	CAL	CHECKED	OC
DRAWING TITLE	Proposed Upper Floor Plan	JOB NUMBER	122-26 (GA)101	DRAWING NO.	2.00



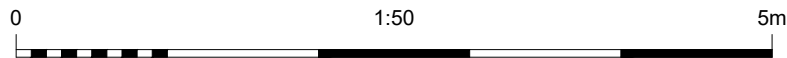
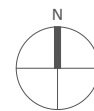
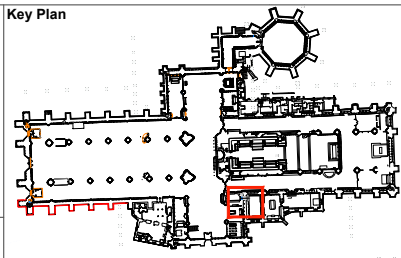
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Rev.	Date	Drn.	Chkd.	Description



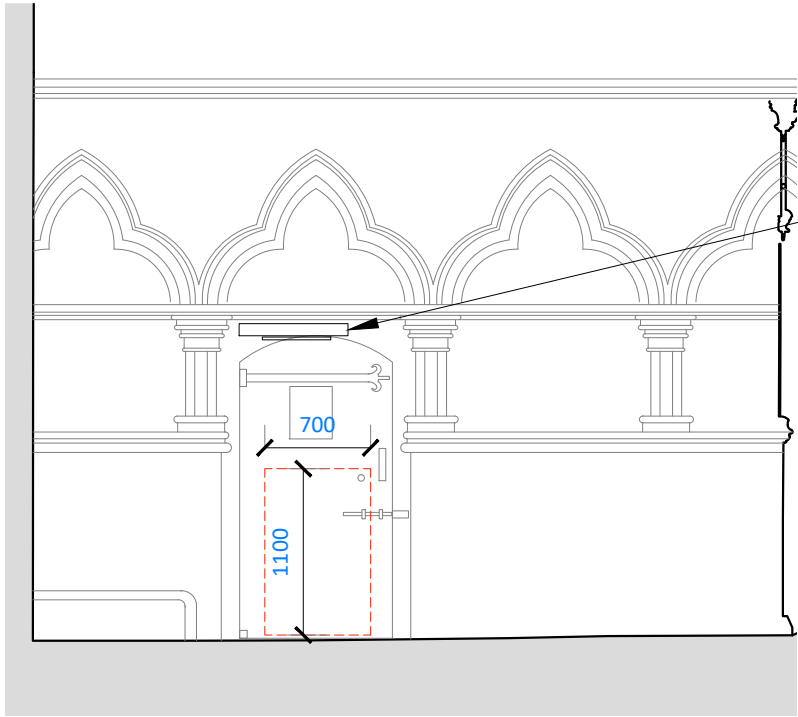
Stage 2 - For Planning		Not for construction	
CLIENT	SCALE	DATE	
York Minster	1:50 @ A3	12.11.25	
PROJECT	DRAWN	CHECKED	
Consistory Court Accesibility	CAL	OC	
DRAWING TITLE	JOB NUMBER	DRAWING NO.	REVISION
Proposed Sections	122-26 (GA)	300	2.00



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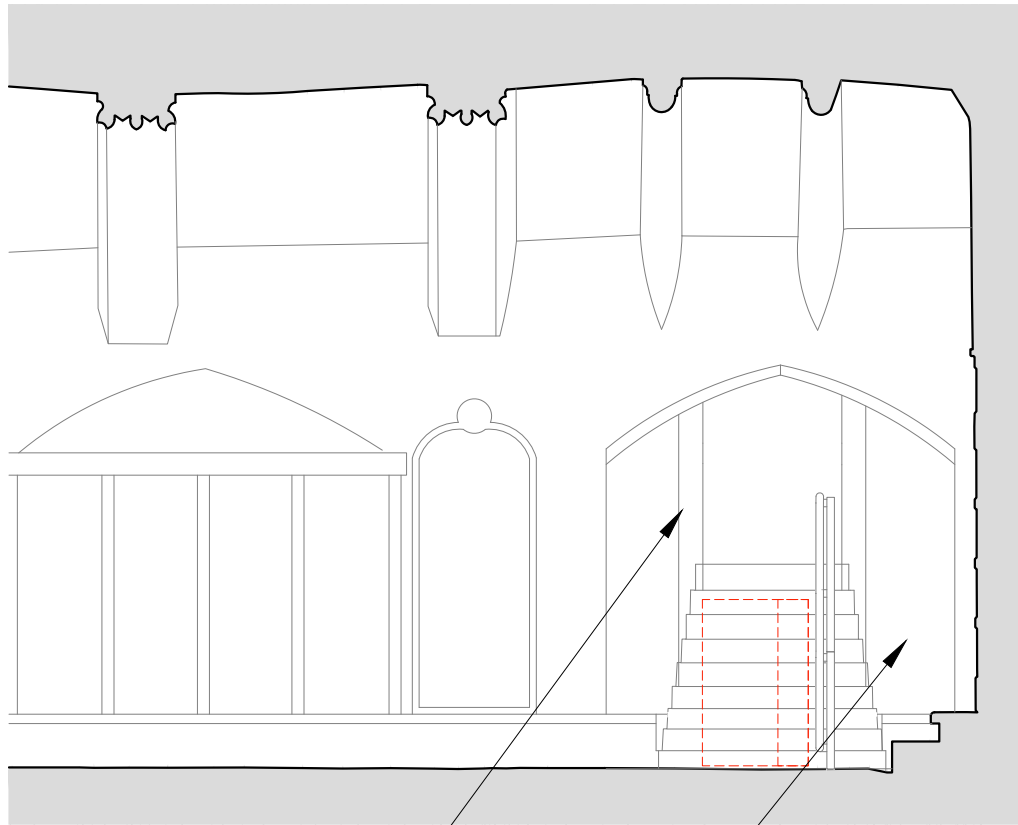
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Door Actuator fixing to head
of door to manufacturers
details

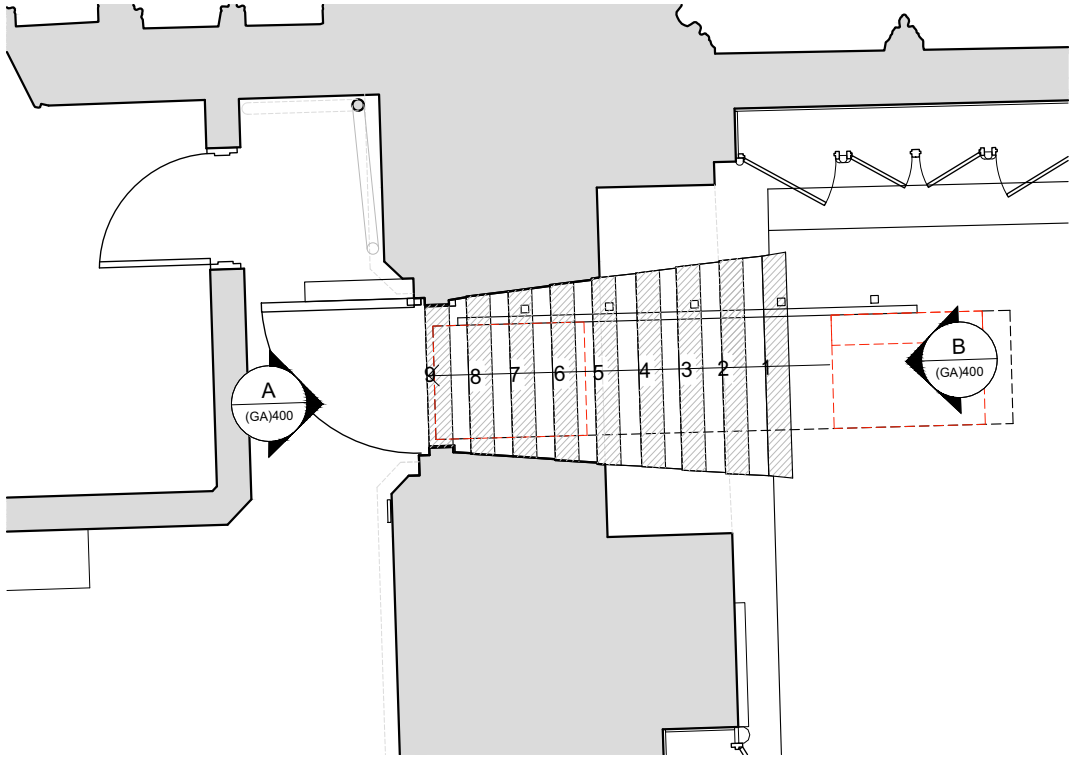
01 Elevation A
(GA)400 Scale 1:50 @ A3



02 Elevation B
(GA)400 Scale 1:50 @ A3

Door release and swipe

Electrical power and
containment for new equipment



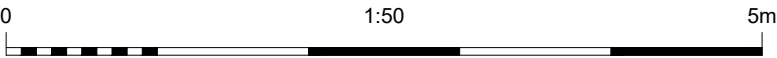
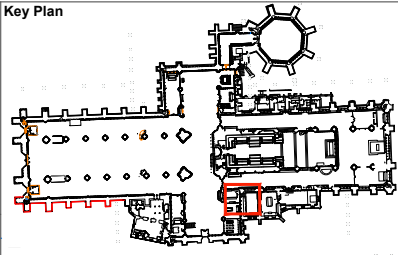
03 Floor Plan
(GA)400 Scale 1:50 @ A3

Rev.	Date	Drn.	Chkd.	Description

Filename: 122-26 (GA)400 Proposed Elevations.dwg
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Key Plan



Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	1:50 @ A3
PROJECT	Consistory Court Accessibility	DATE	12.11.25
DRAWING TITLE	Proposed Elevations	DRAWN	CAL
JOB NUMBER	122-26 (GA)400	CHECKED	OC
DRAWING NO.	2.00	REVISION	



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