

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:

18th February 2026

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

To resurface the parking area to the west of the Old Palace Library

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 parking area to the west of the Old Palace is currently in a poor condition and unsightly. Permission is therefore sought for a sensitively designed re-surfacing, to sustain its current use in the relatively short term. The long term ambition, as defined in the York Minster Neighbourhood Plan, is for the site to be re-purposed to enhance the library/archive provision and setting of the Old Palace Library.

The surface will have a buff-coloured permeable resin-bonded gravel finish appropriate to the surrounding context, and designed not to harm archaeological survivals, protected trees and their roots, whilst ensuring a sub-base of suitable strength with good water management.

The application is subject to a live application for planning permission with City of York Council and an application for Scheduled Monument Consent (SMC) with Historic England.

The supporting document for the SMC is attached. This includes:

- options appraisal in relation to matters of technical detail of buildup and finishes
- detailed method statement on the construction of the car park to determine how archaeological remains will be protected
- design and access statement, and
- heritage impact assessment.

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:

18th February 2026

and until:

18th March 2026

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.*

18th March 2026

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.

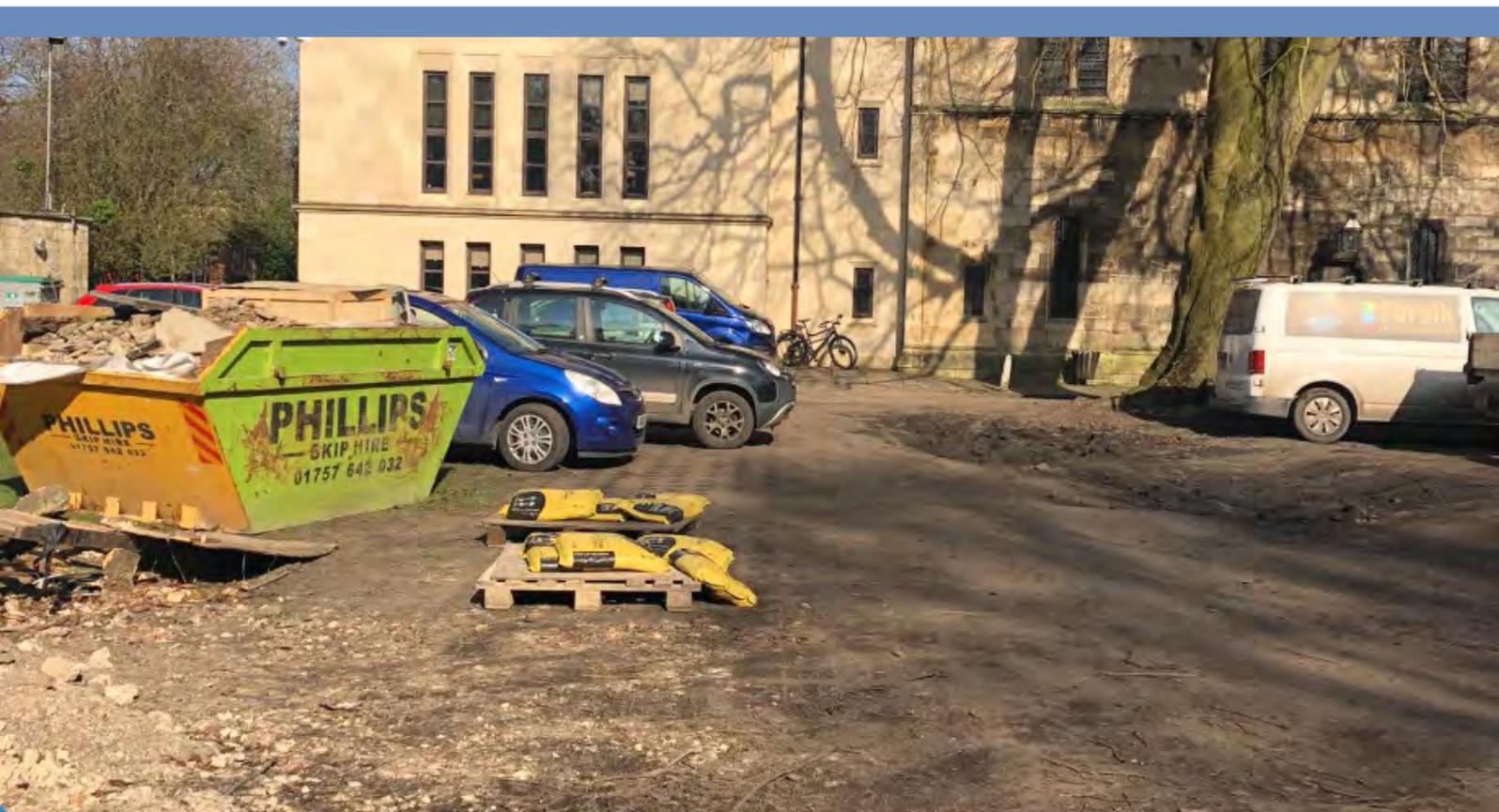
Old Palace Library - Car Park Resurfacing

Design and Access Statement

Heritage Impact Assessment

December 2025

Rev. A 03_23.12.2025



1. INTRODUCTION AND PURPOSE

This document is to support a Scheduled Monument Consent (SMC) application for the re-surfacing of the existing car park to the west of the Old Palace Library. This consent sustains the current usage of the site as a car park in the relatively short term. The long-term ambition, as defined by the York Minster Neighbourhood Plan (until 2035), is for this site to be re-purposed to enhance the library/archive provision and setting of the Old Palace Library.

A Certificate of Lawful Usage for the use of this site as a car park was granted on 27th October 2025. The parking area is currently in a poor condition and is unsightly. Therefore, the intention is to provide a sensitively designed re-surfacing of the parking area, for the time-being, for which SMC is required. After consultation on site, Historic England requested the following further details on the proposal before SMC can be granted. These particulars are given in this document and attachments:

- An options appraisal in relation to matters of technical detail of build-up and finishes;
- Detailed method statement on the construction of the car park to determine how archaeological remains will be protected;
- Project design for archaeological investigation. (by Cathedral Archaeologist)
- A Statement of Significance of the SM 'including archaeological remains at this location, based on previous investigations, and include the depth of the uppermost archaeological horizon to inform the design/construction of the new parking.'
- Detailed Heritage Impact Assessment (above and below ground).

Further detail is provided in the following appendices:

1. The Old Palace Library Heritage Appraisal (Caroe Architecture Ltd, December 2025);
2. The Certificate of Lawful Usage for use of land for car parking (City of York Council, 27th October 2025);
3. Application drawings.

A separate paper by the Cathedral Archaeologist, Dr Stuart Harrison, has been prepared.

Site Description and Location



Location plan of proposed area of car park re-surfacing. (Base image from Google Maps)

The area of the proposed re-surfacing is the car park to the west side of the Old Palace Library, within the York Minster Precinct Scheduled Monument. This is a surface of dark grey stone aggregate of approximately 430 metres square. This material was laid over a plastic ground reinforcing mesh. There are no marked bay divisions. There are some low-level bollards for lighting (not working) and there was a 4m lamp post (removed recently following damage).

The parking area has no drainage channel at present. Where water cannot infiltrate into the ground, it notionally runs off into a drain near the Old Palace in an area that is currently surfaced in tarmac. The parking area itself is unvegetated, but there is one tall specimen tree to the east side of the car park. There is a (currently prepared but unplanted) planting area to the south of the parking area, up to the railings which form the boundary to Dean's Park. The condition of the gravel surface is poor, with a large sunken area or pothole which ponds when weather is inclement.

2. PHOTOGRAPHS OF EXISTING CONTEXT



Boundary conditions: **Left** - Approach and Old Palace. **Right** - Perimeter to Dean's park. Note existing power supply to lighting. Flower bed prepared in readiness for planting and new Cherry trees (consent already granted).



Approach from Dean's Park. Showing damaged lighting bollards, temporary concrete demarcation blocks and temporary plastic edge protection.



Overview of existing parking area: showing large sunken area/pot-holed existing surface, with limited means of drainage and relatively poor infiltration due to compaction.

3. STATEMENT OF NEED

The condition of the current car parking area is poor. A large pothole/sunken area exists which poses a risk to the safety of drivers and to the below-ground heritage of the Scheduled Monument. This pothole, noted by Historic England, also presents a potential risk to archaeology due to its depth and compaction.

Moreover, the condition of the car park detracts from the significance of the Old Palace Library (listed Grade I) adjacent. The aesthetic value of its principal elevation, with its significant five-lancet motif, is diminished by the craters to its foreground. There are various low-grade accoutrements, such as concrete edge and plastic barriers.

There is therefore a clear and obvious need to re-surface the car park with a more durable and attractive finish, to improve the presentation of the area generally, and to address protection of below-ground deposits, drainage, functional requirements and aesthetic issues.

In addition, staff leaving the library after dusk have expressed feeling vulnerable due to the poor lighting of the car park area. The current bollard lighting is insufficient (there used to be additional lights here). Therefore, there is also the need to renew the lighting to the car park in association with the re-surfacing works.



The Old Palace library car park today, showing poor condition of present surface.

4. THE PROPOSAL

Sub-base Design

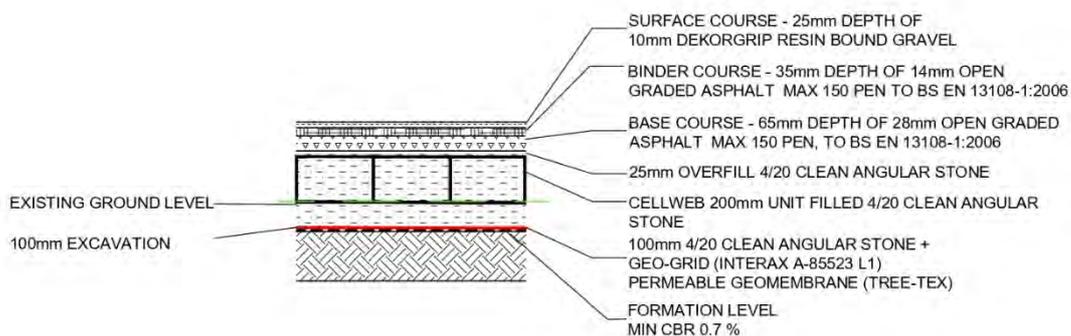
The car park surface will commence 3m to the west of the beech tree, giving its roots a sufficient berth and protection zone. It will be supported on a sub-base of asphalt and stone, with a Cellweb TRP (Tree Root Protection) system unit and a geogrid base. The Cellweb system will be used across the entire span of the car park to improve the health of the tree roots by spreading loads, decompacting - relieving the soil of pressure - and improving air infiltration. This will also benefit the successful establishment of new trees proposed to be planted along the east boundary.¹

The geogrid system will sit on average 100mm below the ground level and is required due to the soft ground here (see appended cut-fill drawing for specific depths, which range from -0.150m to +0.050m). The excavation has been limited as far as is possible to limit intrusion or risk into to archaeology or tree roots zones. Most of the sub-base (including the Cellweb system) will sit above the current ground level, following removal of top soils.

The civils engineer has tested the extant levels of the site (both finished levels and formation levels) and, though a process of design refinement, has proposed adjustments to minimise ground disturbance. Additionally, following Historic England’s request for evaluation of details, a CBR test has been commissioned to confirm the civil engineering judgements on the new build up and thus also demonstrate that the proposed design will work technically, will remain in good condition and will not pose future risk of harm to below ground archaeology due to degradation of the surface.

Drainage

Drainage will occur through the surface of the car park into a permeable and drained sub-base with overflow managed to a ‘weep zone’ gully to the northeastern edge of the car park. Drainage through the surface will be facilitated by a permeable surface course with a free-draining finish (resin bound buff coloured gravel) and type 3 sub-base. The drainage system is designed to accommodate a 1 in 100-year rainfall event plus 40% allowance for climate change, in accordance with City of York Council LLFA and NPPF requirements.



Typical detail of surface course and sub-base.

¹ This approach is compliant with the recommendations of the York Minster Tree Risk Assessment (Ref: BA23181_R, May 2024), which identified that compaction and soil damage within Root Protection Areas (RPAs) as a key risk to retained trees.

Above Ground Works

New Planting

Three new Japanese Cherry trees are proposed for inside the line of the railings. These will be planted within trenches of 400x400x400 deep – ie for a 2-3 year specimen with supporting stakes. There is also a 1.5m width flower bed parallel to the wall which will protect the wall from being bumped by vehicles parking. The proposed trees form part of the proposed improvements to the existing setting. [The planting of these trees has already been granted SMC.]

Lighting to the Car Park

Limited low-level bollard lighting is proposed for the parking as shown in the attached drawings. This area was lit by a 4m lighting column, but this has been recently removed following a collision, and the current low-level bollards are insufficient for lighting the area. The proposal is to improve the current lighting provision with low-level bollards only.

Edge Detail

The edge detail (see appended drawing) has been carefully conceived to avoid fixing pins into the existing ground level. This will minimise obstruction of tree roots that typical kerbs would create and prevent damage or risk of damage to archaeological deposits.

Power Supply Ducting and Installation.

It is proposed to draw power from the Old Palace Library for a single dual EV charging unit and the lighting. The 100mm duct will not pass through the RPA and, where it passes adjacent, will be hand dug or air spaded under an arboricultural watching brief. Any roots greater than 25mm will be retained. The duct route will be subject to archaeological mitigation. The EV pedestals will use shallow bases with limited excavation.

Car Park Approach Ramp Detail

To reconcile levels and ensure a robust approach, a resin-finished concrete ramp is proposed to the northern side of the car park, laid with the same resin-bonded surface treatment as elsewhere. This will have a gradient of around 1:12 and will be designed to accommodate vehicular loading. The gradient will

Surface Finish

A buff-coloured permeable resin-bonded gravel finish is proposed to commence 3m to the west of the beech tree giving its roots a sufficient berth. A number of options were considered for this surface treatment (see below), this particular finish selected for its permeability and hue; the colouration is similar to that of and to be in sympathy with surrounding materials.

5. options APPRAISAL (Surface Finish)

Potential Surface Finishes

In addition to the technical options, which are described above, due to the sensitivity of the context, a number of options for suitable surface finishes have been considered, of a variety of materials and colours.



Option 1: Black tarmac. This surface was advised against by Historic England due to the sensitive historic context.



Option 2: Grey tarmac with hot rolled-in gravel chippings. This would bring the surface more in-line with the hue of the surrounding magnesian limestone, but it would be less permeable and therefore pose issues to tree roots (as discussed with a Local Authority landscape architect).



Option 3 [chosen option]: Buff-coloured resin-bound gravel. This responds to the hue of the surrounding materials and addresses the issue of permeability, allowing water to percolate through to the tree roots below.

[N.B. This surface will be painted with limited 'T'-bars, marking boundaries of 4.8m by 2.4m, with two slightly larger bays for the EV charging (see appended drawing).]

6. METHOD STATEMENT

Read with Civils Engineer proposals and drawings.

Read with separate WSI by Dr Stuart Harrison, Cathedral Archaeologist.

7. STATEMENT OF SIGNIFICANCE

The following section provides an overview statement of significance of the specific area of change and for the Scheduled Monument 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 York Minster Precinct Scheduled Monument

The following above-ground elements of the Minster Precinct are not included in the Scheduled Monument, as per the listing description, as they are deemed adequately protected by their listed status:

The current seventeenth century Treasurer's House is considered adequately protected by its Grade I Listed status and is not included in the scheduling, although the ground beneath is incorporated. This also applies to St Williams College, the Minster Library, Gray's Court and the present Minster, which are protected by Grade I Listed status. In addition other buildings, considered adequately protected by Listed status are excluded from the scheduling, although the ground beneath them is included: York College for Girls (Grade II*), the Minster Song School and the Purey-Cust Chambers (both Grade II), together with other buildings including private houses and premises Listed Grade I, II* and II). Also excluded from the scheduling are the present Deanery, the Purey-Cust Nursing Home, all buildings, the surfaces of all paths, roads and driveways, all modern walling and railings; all fixtures such as lamp-posts, bins, benches and signs, although the ground beneath all these exclusions is included.²

These overlapping designations are presented on the below drawing:

² <https://historicengland.org.uk/listing/the-list/list-entry/1017777?section=official-list-entry>



Scheduled monument boundary, as shown in the York Central Historic Core Conservation Area Appraisal.

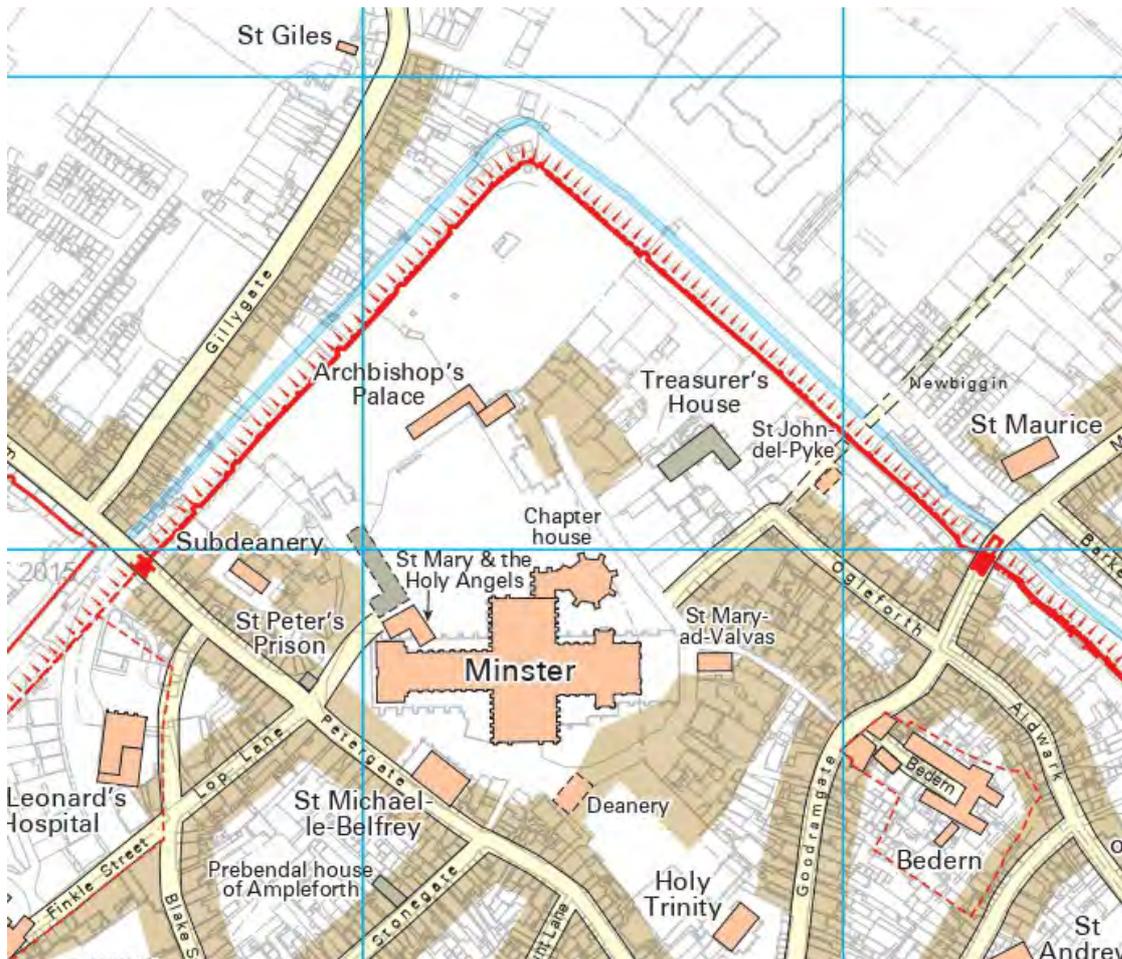
Evidential Value

The York Minster Precinct has a rich pre-conquest history. It was once the administrative heart of the Roman fortress of Eboracum and then the site of the Anglo-Saxon Minster. Deposits have been uncovered from both periods, for instance a Roman column and Anglo-Saxon cemetery found below the South Transept of the Minster. The Precinct therefore has outstanding potential to reveal more about the development and functioning of York in the pre-Conquest period.

There are also highly significant archaeological deposits of the Precinct's medieval history. This includes the Norman Minster and its associated buildings (shown in the Addyman map below). There are also significant above-ground medieval survivals, the most important of which are associated with the Archbishop's Palace, chiefly what are now known as the arcade to Dean's Park and the Old Palace Library.

The archival survival further contributes to evidential value. Held in the Old Palace Library, this includes documents ranging from the eighteenth-century survey of the Ingram Estate (covering most of the northern side of the precinct) to the 1960s redevelopment proposal by Lord Esher).

The York Minster Precinct therefore has **Exceptional** evidential value.



Map of the Precinct, showing buildings and urban boundary in 1300 (Addyman).

Historical Value

The Minster Precinct has been identified by the City of York as highly significant to the origins and growth of the Christian Church in Britain.³ The apparent presence of a Bishop of York at the Council of Arles in 314AD and the re-foundation of the Minster 627AD, built for the baptism of the Anglian King Edwin, shows that this has been a continuous and important centre of Christian tradition spanning more than 1,300 years. Therefore, the archaeological deposits have associations with the early history of Christianity in the British Isles and with some of its founding figures.

Later below-ground survivals are also important. For instance, the below-ground walling from the Archbishop's Palace illustrates the plan-form of the original structure (a recent discovery using Ground Penetrating Radar has revealed the Palace was entered by the West Front of the Minster) and has associations with important archbishops who shaped the City of York, such as Walter De Grey. Later still, the fishponds of the Ingram Estate illustrate seventeenth-century garden planning and the approach to the re-purposing of earlier buildings at this time.

The Precinct also demonstrates significant work of the country's most important architects and craftspeople. However, as most of the Precinct's principal structures are not included in the

³ City of York Historic Characterisation Project, 2012, Character Area Statements, 3

scheduling, this does not contribute to the historical value of the Scheduled Monument. The notable exception to this is the arcade to Dean's park, which demonstrates medieval stone carving and illustrates the decorative details of the early Archbishop's Palace.

Therefore, the historical value of the Scheduled Monument is **High**.

Aesthetic Value

Many buildings within the Precinct are individually of high aesthetic value and interest, yet as a whole, as Baxter concludes in the York Minster CMP (2021), 'it embodies a largely 'fortuitous' beauty, being on the whole not the product of a coherent plan but rather the evolution of centuries'.⁴ The buildings, and their relationship to one another, to the setting of the Minster, and to the townscape of York elevates the value of the whole. The Precinct has many open spaces, each with its own distinctive character, and there are many impressive, and often exceptional, views of the Minster from within it.

To the south of the Minster, the Precinct's beauty is the manner in which the dense urban streetscape comes almost to the walls of the Minster; the appearance of the South Transept from Minster gates is 'one of the great urban experiences of England'.⁵

As most of the Scheduled Monument is below ground, its aesthetic value is limited.

Therefore, the aesthetic value of the Scheduled Monument is **High**

Communal Value

The York Minster Precinct welcomes thousands of people a day (700,000 a year pre-Covid) including worshippers, pilgrims and paying visitors to the Minster, visitors to the National Trust Treasurer's House, employees, school children and local residents who pass through the Precinct on their way through the city or to visit Dean's Park.

Although dominated by the Minster at its centre, most of the associated operations and functions that are essential to its effective functioning take place in the Precinct, such as Minster offices, the learning centre, Old Palace Library, Stone Mason's Yard and the Deanery.

There are large areas of public green space within the Precinct owned by the Chapter of York and which form the setting for the Minster, and are accessible to the public including Dean's Park and College Green. Dean's Park is open between dawn and dusk and is a valued part of the city for people to use and enjoy. Duncombe Place provides a further green space at the Minster's West End.

Therefore, the communal value of the Scheduled Monument is **Exceptional**

⁴ Baxter, Draft York Minster CMP (2021), 221.

⁵ Baxter, Draft York Minster CMP (2021), 221.

The Old Palace Library (Grade I listed)

For a full statement of significance of the Old Palace Library and setting see Old Palace Library Historic Building Appraisal (2025) - available on request from works@yorkminster.org

Evidential and historical values are the main contributors to the significance of the Old Palace Library, each given a rating of Exceptional. The former is drawn in part from the way the Old Palace reveals the appearance of the Archbishop's Palace, much of which has been demolished. The latter is drawn from the many notable historical figures associated with the building, including kings and queens, archbishops and architects.

However, there are some detracting elements. Currently, the aesthetic value of the Old Palace is Some. It has some high-quality and attractive elevations and one remarkable interior. However, this rating has to be balanced by the detracting influence of the low-roofed, utilitarian Stack Rooms and Hailstone Wing. We further suggest that the Alcuin Wing neither enhances or deeply detracts from the whole - perhaps as intended when the design was approved. We note that the twentieth century additions occlude key views of the medieval Chapel Wing from the city walls, and thus might be considered a detracting feature.

The setting of the Old Palace makes a contribution to this significance. There is a shared function within the northern Precinct in the service of the Minster, and shared stylistic tropes with surrounding buildings. The most significant of these are with the Minster itself, as these attest to the shared patronage of Walter de Grey.

Therefore, the overall significance of the Old Palace Library is **Exceptional**.

Contribution to the Significance of the Scheduled Monument

The Old Palace is excluded from the scheduled monument designation (see the schedule description which indicates that the Grade I listing provides adequate protection). Nonetheless the Old Palace forms part of the setting of the Scheduled Monument.

As above, the Old Palace allows one to appreciate the arrangement of below-ground potential deposits with an above-ground reference. Specifically, the solar of the Archbishop's Palace was probably once attached to the Connecting Range (attached to the north of the former chapel), and it therefore allows one to appreciate something of the original plan of the palace. This contributes to the evidential value of the Scheduled Monument.

The Minster Archive held within the Old Palace contributes to the communal value of the Scheduled Monument. In some cases, the only way the medieval arrangement of the Precinct can be understood is from source material held within its archive. Today, this forms part of the city's identity, drawn to a great extent from the deep multi-phase history of the Precinct.

The Old Palace contributes to the significance of the city walls. It is an important part of their historical context and acts as a focal point in high-quality views from the walls. These show historic buildings interspersed with trees, in places foregrounded by wide sweeping lawn areas. This contributes to the aesthetic value of the Scheduled Monument. Furthermore, the Old Palace was attached to the city walls by a wall or fence until at least the first half of the twentieth century, though this historic connection cannot be appreciated today (the wall or fence was most likely demolished with the erection of a strong room in the 1950s).

The Old Palace Library Car Park (part of the Scheduled Monument)

Overall Significance of the Old Palace Library Car Park (above ground)

The Old Palace Library car park has no significance. It is a modern intervention with the parking area established in connection with various major conservation and construction projects. Its surface treatment detracts from the surrounding heritage assets due to the overall appearance and materiality of its surface. Moreover, its condition detracts from the significance of the Old Palace Library (an eyesore in front of its main entrance elevation) and it poses a risk to the Scheduled Monument due to the large potholes which have opened up in its surface.

Therefore, the significance of the Old Palace Library car park is ***Detracting***



The Old Palace Library car park from Dean's Park (CAL)

Overall Significance of the Old Palace Library Car Park (below ground)

The Old Palace Library car park has considerable archaeological potential, with multi-phase deposits from the medieval period to the twentieth century. The most up-to-date below-ground study of the

area is the Ground Penetrating Radar survey published in January 2025.⁶ The diagrams below show the depth of deposits and have they have been interpreted.

The most recent below-ground archaeology of note shown in the GPR survey is the 1941 static water tank, sited on the north side of Dean's Park. This is L-shaped and is approximately 2.4m tall. Its flat top lies some 0.45-0.50 metres below the surface and probably removed archaeological deposits from the early medieval period when it was constructed. The tank has some significance for the early history of water infrastructure in York, but the removal of earlier deposits means that it has a significance rating of Detrimental overall.

The next most recent deposits of note are the landscaping and pathways associated with the creation and alteration of Dean's Park in the nineteenth and early twentieth centuries. Substantial deposits from this period below the Old Palace Library car park are understood to begin to appear at around 0.65m below the current surface. The landscape features comprise circular and diagonal pathways. These have some illustrative value for their demonstration of the original arrangement of Dean's Park, but they are by no means the only record of this; there are a number of maps and plans from this time as well as above-ground landscaping from this time (such as the main east to west path which is shown on John Sampson's plan of 1893). They have a significance rating of Some.



Diagrams showing the nineteenth and early twentieth century deposits below the Old Palace Library car park (GPR, 2025).

Next, an eighteenth century disused culvert (shown in pink below) is shown running through the Residence Garden, under the Old Palace Library extension and towards the former prebendal mansion of Stillington. The top of this is located around 0.5 m below the car park. The survey suggests this is brick or stone lined, set within a limestone-sided construction trench of 1.2 m width and 1.5 m depth. The now-demolished manor had a ground floor of stone and was altered in the eighteenth century, when an upper storey of brick with sash windows was added. It may be that the culvert is associated with this phase of alteration. The significance of the culvert is therefore Some based on its association with a now-lost prebendal manor.

⁶ John Creighton, Lieven Verdonck, Martin Millett and Thomas Matthews Boehmer Ground Penetrating Radar Surveys within the Precinct of York Minster (January 2025), accessed 19/11/25 <https://doi.org/10.17863/CAM.107099>



The line of the eighteenth-century culvert, shown in pink (GPR survey, 2025).

Finally, and most importantly, the GPR survey made a number of discoveries of structures associated with the Archbishop's Palace (and later the Ingram Estate). These are located between 0.7 and 0.8 m below ground level. The survey shows a palimpsest of stone walls which has yet to be interpreted and resolved, but appear to relate to a range once extending westwards of the former chapel. They could be a later medieval enlargement of the Archbishop's Palace, built for royal visitors. Two to three walls of this complex remained standing and were incorporated into the later tennis court constructed by Ingram. This may be of Exceptional significance as a substantial record of a medieval building, although the GPR findings and the deposits identified have yet to be fully understood.

Therefore, the overall significance of the below-ground archaeology of the Old Palace Library car park has the potential to be **Exceptional**.



| Category | No. | Description |
|---------------------------|------|---|
| 01 Soil Compression | 112 | Marks associated with temporary structures and vehicles |
| 02 Modern path/road | 245 | Present visible roads/paths |
| 03 Trees | 447 | Tree root disturbance |
| 04 Services and utilities | 1941 | Service inspection hatches, linears considered to be services |
| 05 1941 Water tank etc. | 274 | Features correlating with the 1941 static water tank blueprints |
| 06 19th to early 20th c. | 803 | Features correlating with the 1852 onwards OS maps |
| 07 Ingram Estate Feature | 209 | Features correlating with the 1782 and 1813 plans (gardens) |
| 08 Ingram/Palace Range | 208 | Features correlating with the 1782 and 1813 plans (buildings) |
| 08 Ingram/Palace Spread | 72 | Spreads at the same levels between Ingram/Range walls |
| 09 St Mary's Abbey | 371 | Structures in the York Museum Gardens |
| 09 St Mary's Abbey drain | 69 | Structure correlating with a known medieval culvert |
| 10 Archbishop Palace Com | 1055 | Palace complex in Residence Garden, walls/linears |
| 10 Archbishop Palace Sly | 23 | Possible line of a slype from Chapterhouse to Chapel |
| 10 Archbishop Palace Spr | 32 | Palace complex in Residence Garden, spreads |
| 11 Anomaly | 71 | Deep foundation anomaly in Dean's Park under 19 th c. road |
| 12 Roman Barracks | 278 | Probable Roman buildings or ditches |
| 13 Minster Garden | 201 | Linears (walls?) in Minster Garden (relating to Deanery) |
| Floor/Foundation | 51 | Unclassified spreads |
| Linear | 491 | Unclassified linear features |
| Spread | 1539 | Unclassified spreads |
| Structure | 39 | Unclassified possible structures |
| Unknown | 3008 | Unclassified features |

Colour-coded diagram showing the current interpretation for the features revealed in the GPR survey. Broadly, red is Roman, orange medieval, green nineteenth to early twentieth century and blue mid-twentieth century.



Depth slice 0.3m (GPR survey, 2025)



Depth slice 0.4m (GPR survey, 2025)



Depth slice 0.5m (GPR survey, 2025)



Depth slice 0.6m (GPR survey, 2025)



Depth slice 0.7m (GPR survey, 2025)



Depth slice 0.8m (GPR survey, 2025)

8. CONCISE SUMMARY OF RELEVANT LEGISLATION

The following are relevant policy considerations in the context of this application. Both the local and national context has been considered.

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16 – the local authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.

Section 66 – as above when considering whether to grant planning permission for development which affects a listed building or its setting.

Section 72 – (general duty in the exercise of planning functions) ‘special attention shall be paid to the desirability of preserving or enhancing the character and appearance’ of conservation areas.

National Planning Policy Framework (updated 2024)

The proposal for the re-covering of the car park is subject to policies set out in the NPPF, in particular section 16: Conserving and Enhancing the Historic Environment.

Section 14 is also of relevance, which considers flood risk in the wake of climate change, in particular:

185: Applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal. These should provide multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity. Sustainable drainage systems provided as part of proposals for major development should:

- a) take account of advice from the Lead Local Flood Authority;*
- b) have appropriate proposed minimum operational standards; and*
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development*

York Minster Precinct Neighbourhood Plan (Adopted June 2022)

General policies governing development include:

5.2.1 To better preserve and celebrate the historic environment of York Minster and its Precinct [...and] to make best use of Chapter’s assets within the Precinct for the good of the Minster without causing unacceptable harm to its neighbours

6.2.1 In considering the pattern of future development within the Precinct, the Neighbourhood Plan supports a sustainable form of land use. This addresses social, economic and environmental sustainability in line with the overarching objectives for sustainable development set out by the

National Planning Policy Framework and with regard to the United Nations Sustainable Development Goals.

For developments of the historic environment, the plan states:

Policy C1: Development proposals should protect, conserve and seek opportunities to enhance the internationally important historic environment of the Minster Precinct. In instances where a development proposal would affect the significance of heritage assets (designated or not), including any contribution made by setting, the applicant will be required to prepare a Statement of Heritage Significance incorporating a heritage impact assessment prepared in line with best practice, in a manner proportionate to the significance of the assets affected and the degree of potential change, and having consideration for the complexity, interrelationships and nuances of the Precinct's historic environment

Local Planning Policy

York Local Plan (2018)

Policy DP2 (iii): Development will help Conserve and Enhance the Environment through: conserving, and where appropriate enhancing, those elements which contribute to the special character and setting of the historic City by ensuring that development is in acceptable locations and of the highest standards in terms of urban design and detailing.

Policy DP3 (iv.): ensure the highest standards of sustainability are embedded at all stages of the development

Policy SS3 (i): Conserve and enhance the existing historic character of York City Centre whilst encouraging contemporary high quality developments that add to the sense of place and create a prestigious and desirable location for thriving businesses.

Policy SS3 (ii): Enhance the quality of the city centre as a place and rediscover the outstanding heritage of the city with reanimated and revitalised streets, places and spaces and with improved settings to showcase important assets such as the Minster and Clifford's Tower.

Policy SS4 (xiv): Ensure sustainability principles are embedded at all stages of the development.

Policy D4: Development proposals within or affecting the setting of a conservation area will be supported where they:

i. are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;

ii. respect important views; and

iii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.

Policy D5: Proposals affecting a Listed Building or its setting will be supported where they:

i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and

ii. help secure a sustainable future for a building at risk;

iii. are accompanied by an appropriate, evidence based heritage

9. 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.

| Proposal | Impact/Mitigation | Justification |
|--|--|--|
| The replacement of the current surface with a buff-coloured resin-bound gravel surface finish. | <p>A new, well laid and maintainable parking surface will improve the appearance of the setting of the Old Palace Library, creating a more sympathetic presentation to the foreground of the entrance elevation. The improved condition of the new surface will further improve this setting. There will also be a reduction in the risk to heritage with a more durable surface which will prevent the re-occurrence of craters.</p> <p>The new surface will slightly raise the ground level of the car park, but this will be a subtle change and poses no impact to heritage.</p> <p><i>Overall impact: Minor Positive to the Grade I listed Old Palace Library</i></p> | None required. |
| Improvements to lighting within the car park. | <p>Renewal of the bollard lighting will improve the quality of lighting to the environs to the principal entrance of the Old Palace Library and therefore improve the aesthetic value of the immediate environs of the Grade I listed building. Removing broken units will also reduce visual clutter in the area.</p> <p><i>Overall impact: Minor Positive to the Grade I listed Old Palace Library</i></p> | None required. |
| New re-grading to the northern side of the car park. | <p>The regraded levels will sit on the existing ground level and will not require excavation. There will be a small visual change to the area, but this will be an aesthetic improvement over the current situation.</p> <p><i>Overall impact: Neutral</i></p> | The raised and regraded levels minimise archaeological risk .A ramped approach is required to manage the level difference between the surface of the car park and the ground level of the existing approach. This will also improve the accessibility of the site for all users. |

| | | |
|---|---|--|
| <p>The creation of a new edge to the car park.</p> | <p>This will require no digging and therefore poses no risk to archaeology.</p> <p><i>Overall impact: Neutral</i></p> | <p>An edge is required for retaining the new build up and to ensure that the parking area is maintainable.</p> |
| <p>Preparation of ground for new sub-base.</p> | <p>This design is informed by the research which has been carried out, including a GPR survey and CBR testing, which provide an understanding of approximately where deposits are, their vulnerability and their depth - allowing us to limit the risk of damage to archaeology as far as is possible.</p> <p>Nonetheless, there is a low risk that deposits are found at a shallow depth. This will be mitigated by a vigilant archaeological watching brief (see WSI). The chosen sub-base composition requires only minimal excavation (most of it will sit above the existing ground level) and does not require drainage pipe trenches, so we believe this risk is therefore limited.</p> <p><i>Overall impact: There is the potential of a Minor Detrimental impact to the Scheduled Monument</i></p> | <p>Very limited excavation is required to remove unstable soils and insert a reinforcing geo-grid, preventing the pot-holes – which are a current detractor – from reoccurring.</p> <p>The risk of archaeological impact is low.</p> |
| <p>Power supply ducting for electrical servicing and EV charging point.</p> | <p>Ducting will be located 100mm below the surface and will pass from the Old Palace Library and around the south side of the car park. This will be below ground and therefore has the potential to cause low-level risk of harm to archaeology. However, there are no known deposits at this level, and any digging will be closely monitored by the archaeological watching brief.</p> <p><i>Overall impact: There is a low level of risk of a Minor Detrimental impact to the Scheduled Monument</i></p> | <p>This will improve the infrastructure for electric vehicles in the York Minster Precinct and will therefore contribute to and the communal uses of events in Dean’s Park.</p> |

10. CONCLUSION

In summary, Scheduled Monument Consent is sought to re-cover the extant car park to the west of the Old Palace Library while long-term ambitions for the site are considered. The new surface covering will be appropriate to the surrounding designated context and is designed not to harm archaeological survivals and protected trees and their roots, whilst ensuring a sub-base of suitable strength with good water management. It fulfils the evident need to repair the currently-damaged surface and will secure the usage of the site as a car park in the short term.

There is a low-level risk to archaeological remains and therefore the potential for a Minor Detrimental impact to the Scheduled Monument. However, this is mitigated by a sensitive design which requires very limited excavation. It is further limited by an archaeological watching brief which will safeguard potentially shallower deposits – for instance from the nineteenth and early twentieth century which relate to the formation of Dean’s Park. This is described more fully by the WSI.

The proposals offer a number of heritage benefits. Chiefly, improvements to the condition, appearance and functional purpose of the car park surface will enhance the setting of the Grade I Listed Old Palace Library and the conservation area, improving an area which is currently unsightly and detracts from aesthetic value. The proposals will also reduce risks to heritage, repairing the craters within the car park which have the potential to cause harm to below-ground archaeology. Therefore, overall, the proposed scheme for re-covering the car park will have a **Minor Positive** impact on the Old Palace Library and conservation area. It is an appropriate solution to a pressing need and Scheduled Monument Consent should be approved and can be justified.

York Minster Old Palace Car Park Proposed New Surface

Written Scheme of Investigation

The area of the Old Palace car park in Dean's Park adjacent to York Minster is within the scheduled ancient monument surrounding York Minster. It has suffered from the lack of a suitable sustainable and durable surface. The car park was originally granted as a temporary measure during the York Minster Revealed Project to increase available car parking space whilst temporary offices occupied parts of Chapter House Yard. It had a grid matting laid which sank into the grass. Following completion of the YMR project the car park continued in use.

As that use has continued for over ten years the chapter applied for a certificate of lawfulness which has now been granted. Winter usage of the car park and in times of wet weather caused the surface in the central area to become softened and very muddy. It also sank in this area which is typical of the poor load bearing quality of the ground in the locality generally.

It is now proposed to lay a new permeable sustainable and permanent surface layer and a substrate support. There are several factors that have been taken into account when designing the proposed scheme to mitigate and prevent potential damage.

Firstly there is a large mature Beech tree in the south east corner of the site whose roots spread into the car park area. Secondly there are substantial archaeological remains of the archbishop's palace and the Roman legionary fortress underlying the car park area. These have recently been surveyed using ground penetrating radar that has given indications of their depth below the present surface. None are within range of the present proposed works and should be safe from disturbance.

The engineer has designed a scheme to carefully remove the surface 25cm of soil as a maximum with archaeological and arboricultural supervision so that no archaeological remains are disturbed or destroyed and the tree roots are preserved. It is then intended to build up the surface with layers of suitable material and membranes to protect the roots. The sunken areas will also be carefully treated in a similar manner to build them back up to level and prevent future subsidence.

A secondary proposal is to reinstate some lights on the eastern edge of the site for which there is already a suitable electricity feed. The originals had been removed as a temporary measure as they had been damaged. Suitable edgings to the new surface have also been proposed which should not interfere with the archaeological remains. The works to these will also be monitored archaeologically.

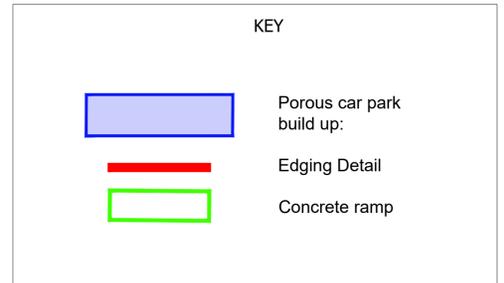
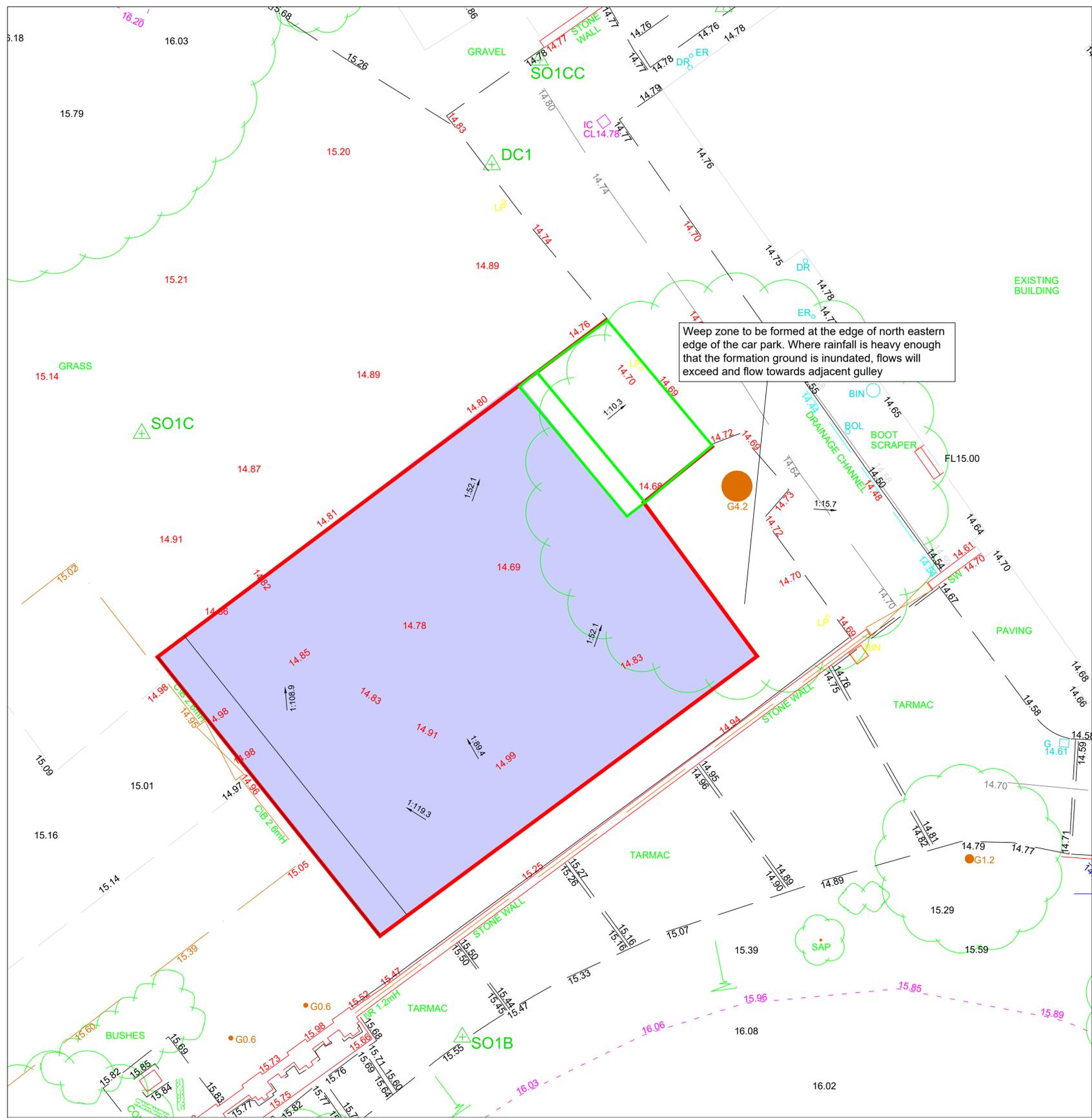
The possible impact of the proposed scheme has already been archaeologically assessed and a Heritage Impact Assessment has also been made. Those reports have already been submitted.

The works will be monitored to ensure minimal disturbance of any features and anything which is discovered will be cleaned and recorded by measurement and photography and if the weather is good a drone will also be used to take angled and vertical photographs. Any finds of historic importance will be retained by the York Minster Collections which is a nationally accredited museum. A report will be prepared and submitted to Historic England and the City Archaeologist. It will also be uploaded to the Oasis database. The report will also be archived with York Minster Library Archives.

Dr Stuart Harrison FSA

York Minster Cathedral Archaeologist

5-2-26



1. The drainage proposals involve maintaining a permeable / porous construction build up. Surface water will permeate into the ground, mimicking the natural situation via the hardstanding. Excess flows can exceed and run off to the channel / gulley to the north east.
2. Permeable surface to comprise a free-draining finish (resin bound buff coloured gravel) laid over the Cellweb TRP confinement layer and Type 3 sub-base.
3. All works within RPAs to be undertaken under arboricultural supervision, in accordance with BS 5837:2012 and the recommendations of the York Minster Tree Risk Assessment (BA23181_R, May 2024).
4. Construction plant and materials are not to be stored or operated on exposed ground within RPAs. Temporary ground protection to be provided for all access and working areas.
5. All works to comply with: CIRIA C753 – The SuDS Manual BS 8582:2013 – Surface Water Management for Development Sites BS 5837:2012 – Trees in Relation to Design, Demolition and Construction City of York Council LLFA SuDS and Flood Risk Policy Guidance

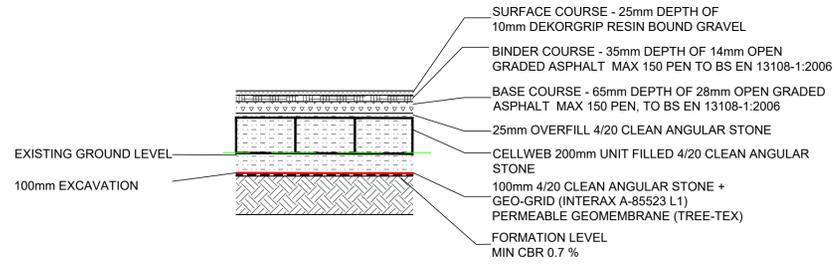
This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and the specification.
 This drawing should not be scaled.
 All dimensions are to be verified by the contractor on site.
 All discrepancies should be reported to the C.A. prior to the commencement of the works.
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Design Summary
 Car park is to drain through a permeable surface, with flows restricted and attenuated within the underlying porous aggregate, up to and including the 1 in 100 year storm, restricted to a discharge rate of 0.5l/s.

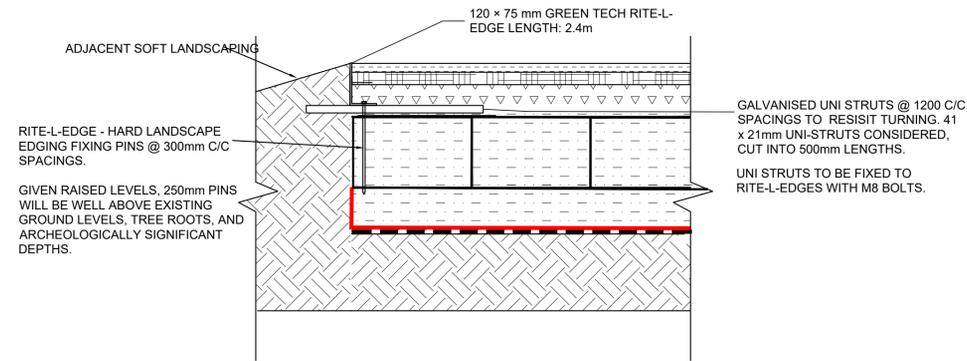
| Date | Revision | Description | Drawn | Chkd |
|----------|----------|----------------------------|-------|------|
| 16.12.25 | P01 | Updated following comments | CM | RV |
| 14.11.25 | P01 | Preliminary Issue | CM | RV |

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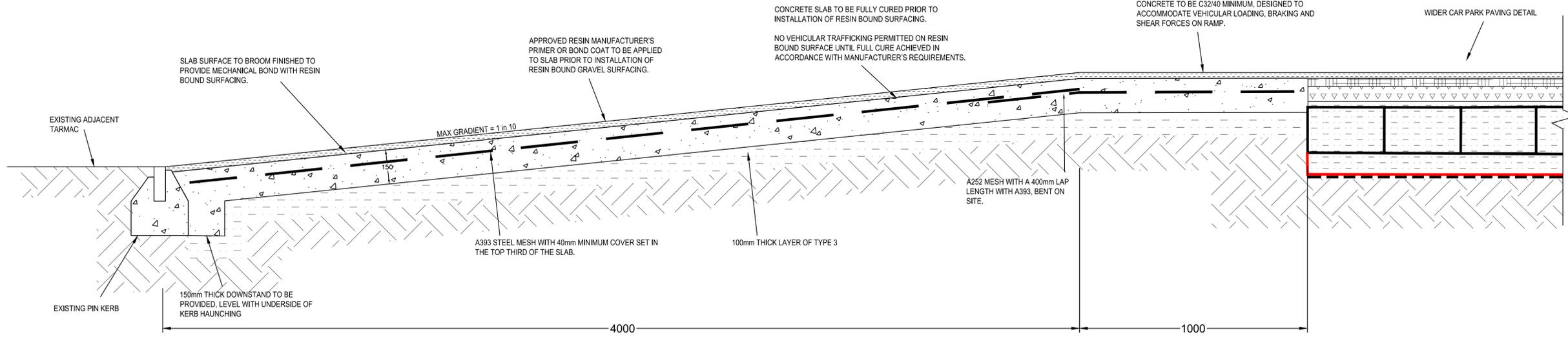
| | |
|-----------------|--------------------------|
| Project: | YM Carpark |
| Title: | Drainage Plan |
| Status: | Preliminary |
| Drawn: | CM |
| Checked: | RV |
| Scale @ Size: | 1 in 100 @ A1 |
| Date: | 14.11.25 |
| Job/Drawing No: | 1248_01-RVE-XX-DR-C-1000 |
| Revision: | P02 |



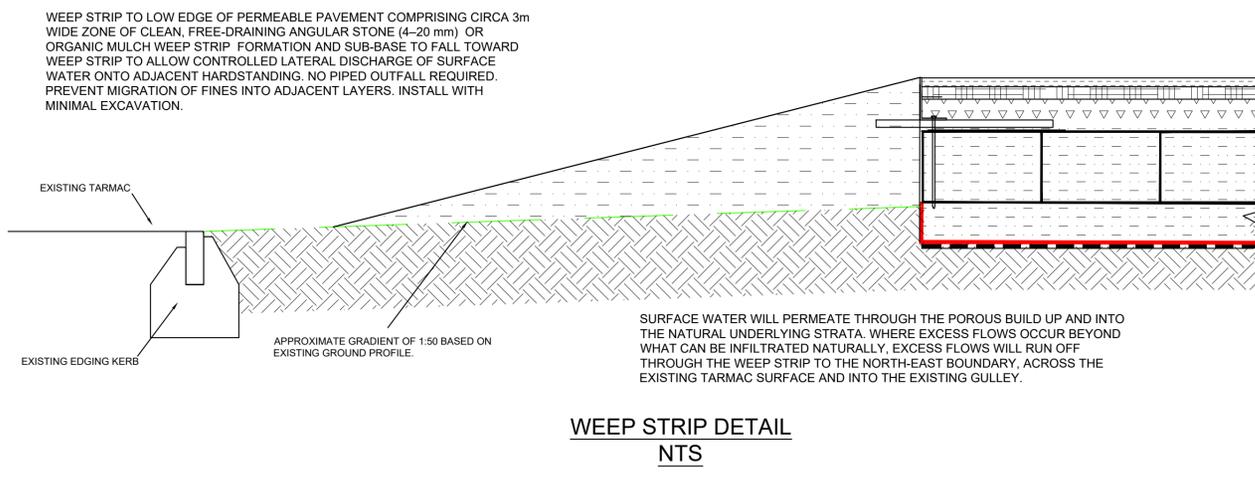
RESIN BOUND BUFF COLOURED CELLWEB CAR PARK CONSTRUCTION
 Total depth = 450mm
 Scale 1:20



NO-DIG EDGING DETAIL
 SCALE 1:10



CAR PARK RAMP DETAIL
 SCALE 1:10

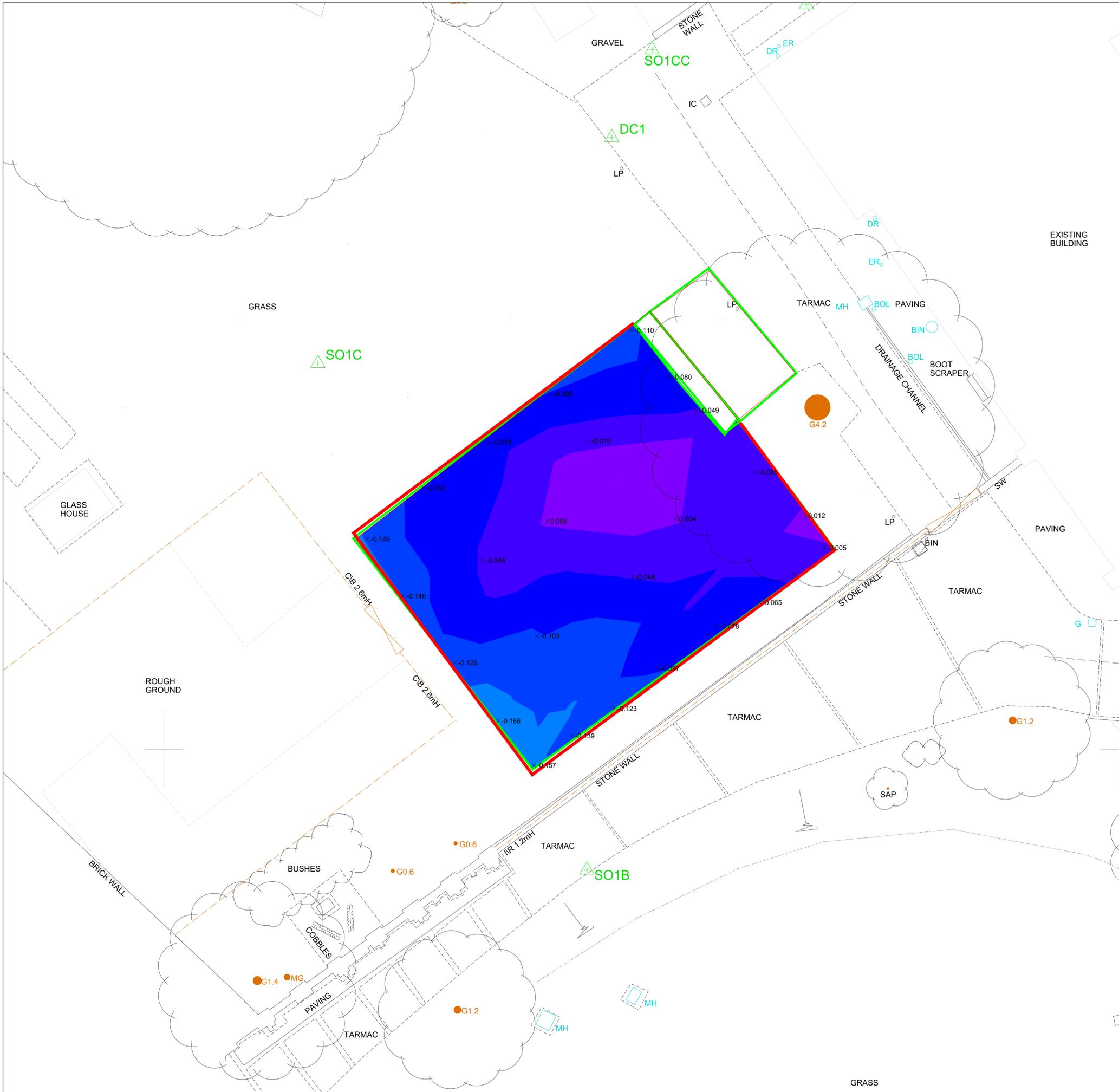


WEEP STRIP DETAIL
 NTS

| | | | | |
|----------|----------|--|-------|------|
| 16.12.25 | P02 | No dig edging detail added, resin bound surface shown. | SG | CM |
| 11.11.25 | P01 | Preliminary Issue | SG | CM |
| Date | Revision | Description | Drawn | Chkd |

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| | |
|--|-------------------|
| Project: York Minster Car park | |
| Title: Typical Details | |
| Status: Preliminary | |
| Drawn: CM | Checked: RV |
| Scale @ Size: As Noted @ A1 | Date: 14.11.25 |
| Job/Drawing No: 1248_01-RVE-XX-XX-DR-C-1010 | Revision: P02 |



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| Date | Revision | Description | Drawn | Chkd |
|----------|----------|-------------------|-------|------|
| 16.12.25 | P02 | Levels Updated | CM | RV |
| 14.11.25 | P01 | Preliminary Issue | CM | RV |

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Project:
YM Carpark Hardstanding

Title:
Cut-Fill

| | | |
|-----------------|-----------------------------|----------------|
| Status: | Preliminary | |
| Drawn: | CM | Checked: RV |
| Scale @ Size: | 1 in 100 @ A1 | Date: 14.11.25 |
| Job/Drawing No: | 1248_01-RVE-XX-XX-DR-C-2250 | Revision: P02 |