

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:

2nd September 2026

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

This application relates to the installation of a short rise platform lift and BS 8300 compliant stairs for the provision of equal access of the Zouche Chapel and adjacent spaces in the South Range of the Minster, namely the Vestry and Consistory Court.

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 proposal relates to the provision of equal, inclusive access of the Zouche Chapel.

The design will provide level access through one of the two north doors of the chapel from the south quire aisle (the western of the two doors) leading to a set of steps and a platform lift overlaid on the existing steps and floor, which will be retained. The intervention will be formed in timber and will be reversible with minimal fixings (and only into modern fabric). A membrane would be installed between the masonry and timber also for protection and reversibility. There will be minor works to the existing door to change the door closer to a lighter model. The application also covers wiring work for power and controls for the lift. The as-proposed addition of adjoining steps will be designed to meet the requirements of BS8300, making an accessible entrance for all.

The benefit of the new entrance will be to provide public access to the one acoustically separate space in the Minster for private prayer and services. In addition, the new accessible facility will provide step free access to the vestry and sacristy for staff and clergy.

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:

2nd September 2026

and until:

30th September 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.*

Sally-Ann Long
Works Department
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.*

30th September 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.

York Minster

Equal Access to the Zouche Chapel & South Range

Paper for CCM approval to FAC



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1. Introduction & Purpose

The proposal explored in this application relates to the provision of equal access to the Zouche Chapel. Through this provision, it is suggested that the adjacent spaces in the South Range (the Vestry and Consistory Court) could be accessed via smaller removable ramps to navigate the level differences between these spaces.

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

- 122-27 (EX) 001 *Location Plan*
- 122-27 (EX) 101 *Existing Ground Floor*
- 122-27 (EX) 301 *Existing Section AA*
- 122-27 (PR) 101 *Proposed Ground Floor*
- 122-27 (PR) 102 *Proposed Details*
- 122-27 (PR) 301 *Proposed Section AA*
- 122-27 (PR) 302 *Proposed Section BB*



Entrance to Zouche Chapel from South Quire Aisle



Zouche Chapel, looking east towards the altar

2. Statement of Need

The Zouche Chapel, Vestry and Consistory Court were constructed at a lower level to the Minster floor. Access to all of these spaces is via a stepped approach.

These spaces are important for both the public and clergy:

- The Zouche Chapel provides a *distinctive liturgical, pastoral, ecumenical and practical space. The use of the chapel includes ecumenical services, services held by Orthodox communities that cannot easily be held elsewhere owing to their length; wedding blessings; Children's Church; Requiem Eucharists and private prayer. It is also used as a green room for major concerts¹ as it is the only space within the Minster that can be acoustically separated.*

It is well suited to this purpose as one of the few quiet and separate places in the Minster.

- The Consistory Court and Vestry function as vestries and are used on a daily basis for robing, storage, meetings and more. They therefore provide critical operational space for the running of services throughout the Minster. These rooms can and should be accessed by all staff from time to time.

These three spaces are fundamental for the provision of service and ministry in the Minster. This is noted in the Conservation Management Plan:

Indeed, the provision of a place of for quiet prayer and reflection even when the Minster is thronging with visitors

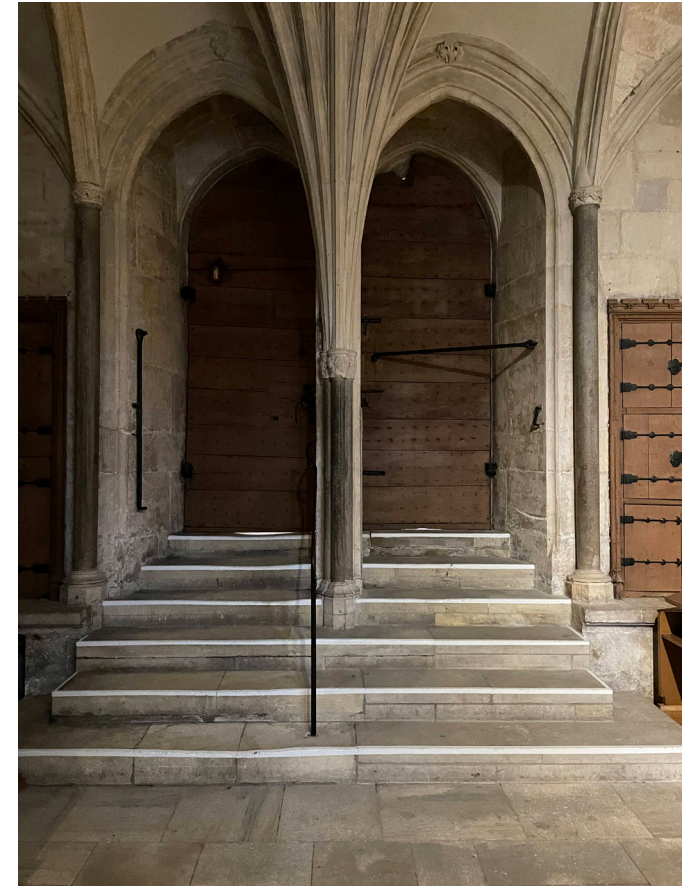
is perhaps the greatest liturgical challenge for the Minster. At present the 'Zouche' chapel is set aside for such a purpose, and it is a valued place of peace at all times. However, the steep medieval steps down from the floor of the Minster mean that it is not accessible to all and is unlikely ever to be fully accessible without substantial and possibly harmful alterations to the fabric.

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 and offerings. This conflicts with the Minster's codes of practice and adopted policies. At present the Minster cannot conduct 'exclusive' events in the chapel and also meet Equality Act duties.

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 application submits that there is a responsibility (not purely a desire or 'need') for there to be improvements to provision of step-free access to South Range, enabling access to the Consistory Court and Vestry for clergy, staff and public use of the Zouche Chapel.



Entrance steps into Chapel

¹ Revd Canon Timothy Goode, Statement of Need, p. 1

Supporting Statements of Need

Access to the Zouche Chapel

by Revd Canon Tim Goode

The Zouche Chapel is an important and integral part of the life of York Minster, providing a distinctive liturgical, pastoral, ecumenical and practical space. At present, however, it can only be reached only by descending a steep staircase. This prevents wheelchair users from entering the chapel and those with limited mobility who cannot safely negotiate the steps.

The use of the chapel includes ecumenical services, including services held by Orthodox communities that cannot easily be held elsewhere owing to their length; wedding blessings; Children's Church; Requiem Eucharists and private prayer. It is also used as a green room for major concerts.

The proposed entrance would additionally provide step-free access to the vestry and the Consistory Court, thus enabling ministers and liturgical volunteers to robe alongside their colleagues; staff to attend meetings held in the Consistory Court; and visitors to view our vestment collection.

The need for improved access therefore arises not from a desire to give the chapel, vestry and court a new or different function, but to make the existing uses of these extraordinary and beautiful spaces fully available to all.



View towards the altar from the rear pews

Current Access to the South Range

The Zouche Chapel, Vestry and Consistory Court sit at a lower level to the Minster Floor. Access to these spaces is either:

- via the 1980s stepped entrance to the Consistory Court door from the South Transept,
- via the South Quire Aisle into the Vestry through a narrow stair on the North,
- or from the South Quire Aisle entering directly into the Zouche Chapel through double doors to the North.



Consistory Court

As discussed later in this document, access via Consistory Court was developed and submitted for approval in early 2026. CCM approval was granted, but further to internal discussion and reflection within the Minster it was felt that this design did not sufficiently resolve the question of beneficial public access to the Zouche Chapel. The proposal within this application offers an alternative route to the vestries to the previous solution, via the Zouche Chapel entrance.



Vestry

The northern access to the Vestry is too narrow, low and awkward to accommodate a platform lift (or any other means of step-free access). The 19thC doorway and portal were cut through at an angle; the very narrow double doors into the aisle open inwards over the stairs.



Zouche Chapel

The Zouche Chapel is accessed from the South Quire Aisle and comprises of a significant pair of medieval doors, highly visible from the interior of the Minster. These open inwards over stone steps that lead down to the Chapel. The stone steps appear to have saw marks on them, with clear indents installed either on previous repairs or original steps. The western door has been cut to create a wicket, which is fitted with a heavy door closer. The steps are relatively steep and do not have compliant handrails.

Current Accessibility Provision across the Minster

- The well of the Quire is newly accessible via the recently completed Quire Ramp. This facilitates access to Level 1 only.
- Access to the Upper Quire is provided by the temporary access ramp in the North Quire Aisle.
- The Retrochoir and High Altar remain inaccessible

Sketch scheme was considered to remove step at Chapter House Vestibule
To be reviewed

Police Cabin Access
Upgrade consented 2025

North Quire Aisle temporary ramp

Temporary ramp NQA

LOCATION OF THIS CCM PROPOSAL

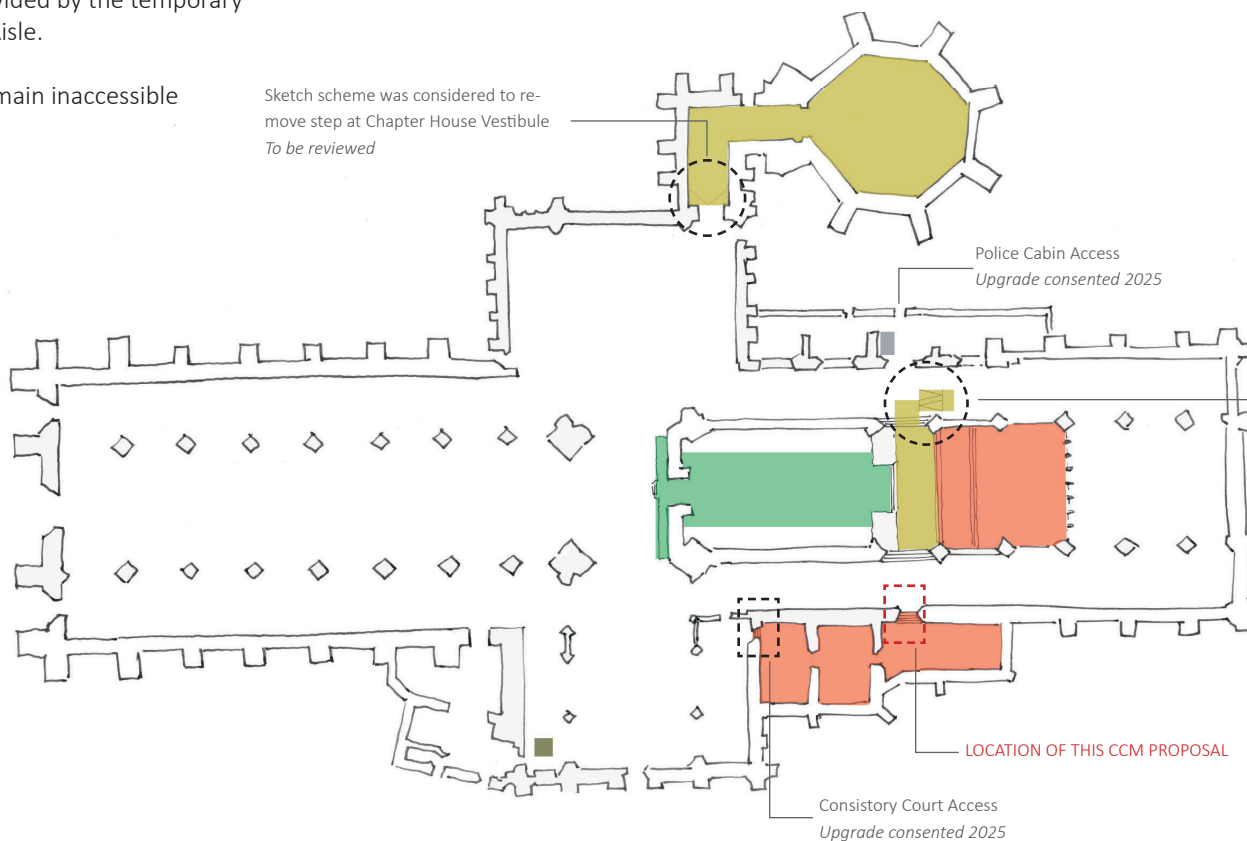
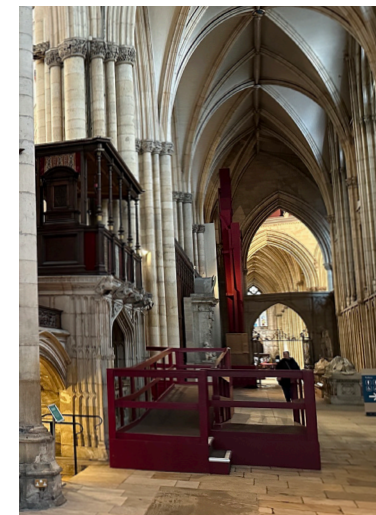
Consistory Court Access
Upgrade consented 2025

KEY:

- Accessible WC
- Lift to Undercroft
- Inaccessible Area
- Temporary Access
- Newly Accessible



New Quire entrance, in use



3. Statement of Significance

Methodology

Significance is the concept that underpins all current conservation philosophy and practice. Thus, it lies at the heart of this heritage appraisal.

The methodology used in this document follows Historic England's *Conservation Principles*¹, with the basis of significance related to the conservation philosophy outlined in the Burra Charter (2013).²

Significance, according to our methodology, is defined as constituting 'evidential', 'historical', 'aesthetic' and 'communal' values [see below]. It includes discussion of setting in relation to heritage significance, in order to better inform the assessment expected by planning legislation, policy, guidance, and advice.³ It also includes an assessment of the 'relative significance' of an asset, which allows it to be confidently placed in a national and international context.

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

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

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

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

Each value is quantified based on a scale ranging from Exceptional to Detrimental [see table below]. Where this has been applied to a whole building, it is broadly relative to Historic England's scale for listed buildings. Exceptional generally corresponds to Grade I, and Considerable to Grade II*/Grade II. Assets of Moderate or lower value may well be 'locally listed' (and considered non-designated heritage assets). However, it is important to note that this assessment is the result of professional judgement and is undertaken on a case-by-case basis.⁴

The aim of good conservation planning is to sensitively manage change to a place to ensure that its significance is not only protected, but also better revealed, reinforced and enhanced at every possible opportunity. It also seeks to remove or reduce risks to significance, sustaining the heritage asset into the future.

The heritage values used within this heritage appraisal can also be used to interpret the 'architectural and historic special interest' of a listed building, as understood in legislation.

¹ English Heritage: Conservation Principles, Policy and Guidance, 2008: Understanding Heritage Values (§30-60).

² ICOMOS: Charter for Places of Cultural Significance, the Burra Charter (2013).

³ For the purposes of planning functions, it is recommended that a proportionate assessment of the contribution of setting to the significance of relevant heritage assets is undertaken in line with Historic England's Historic Environment Good Practice Advice in Planning: 3 (GPA3) The Setting of Heritage Assets (2017)

⁴ Such assessment also responds to the need to understand the 'level of significance' as outlined in §10 of Historic England's advice GPA2: Managing Significance in Decision Taking in the Historic Environment (July 2015)

HISTORIC ENVIRONMENT Archaeology, buildings and structures, gardens and parklands and setting and landscape.	COLLECTIONS Items, interiors and plants.	RATING SCALE
The place, asset, or elements of, are of Exceptional significance because they: - are the best or unique examples of their class. - can stand alone in relation to the overall significance of the place or asset. - may transcend international or national boundaries as important social or cultural phenomena.		Exceptional (4)
The place, asset, or elements of, are of Considerable significance because they: - are rare, very good representative examples of their class. - are major contributors to the overall significance of the place or asset. - may contribute to important national social or cultural phenomena.		Considerable (3)
The place, asset, or elements of, are of Moderate significance because they: - are unusual, distinctive or good examples of their class, although surviving examples are common. - provide context to the character and understanding of the place. - may contribute to important regional or local social or cultural phenomena.		Moderate (2)
The place, asset, or elements of, are of Little significance because they: - are commonplace, unexceptional or significantly altered without being visually intrusive. - may have potential to be more significant with better evidence. - may provide local context to the character and understanding of the place.		Little (1)
The place, asset, or elements of: Neither contribute to nor detract from significance.		Neutral (0)
The asset, or elements of, are: - visually intrusive to the overall place. - obscure or may alter understanding of other significant assets and elements.		Detrimental (-1)

Summary Statement of Significance

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

The Minster stands as a witness to the history of York: its monuments, outstanding archaeology and extensive Collections provide unique evidence of the city's past and development. The Collections include objects and documents which testify to local and national history: some, such as the Horn of Ulf and the York Gospels, are of particular antiquity and significance. The building itself has exceptional evidential and design value. Its sheer scale and the quality of its craftsmanship reflect the prosperity of the medieval city and

the ambition of its patrons and archbishops, and position the Minster in the first rank of European great churches. More than that, its particular interest rests in the way it contributed to the distinctive evolution of the Gothic tradition in the north of England, and the way it illustrates how architectural concepts were transmitted across medieval Europe. The Chapter House and especially the Vestibule channel French ideas that were being introduced at court; these ideas were then developed in the nave and choir in an increasingly idiosyncratic fashion.

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

The Precinct includes buildings of national importance, not least St William's College. The northern part of the Precinct is a highly-valued and much used city centre green space. By contrast, the urban density south of the Minster forms the distinctive foil to the Minster that is experienced by most visitors. Like the Minster itself, the Precinct's archaeology and architecture are outstandingly important and unique evidence of the history and development since the Roman period of one of the country's most important urban centres.⁵

The significance of York Minster is considered EXCEPTIONAL.

⁵ Alan Baxter, York Minster Conservation Management Plan, Vol. 1 (Unpublished Report, 2001), p. 185.

Assessment of Significance

The Gazetteer records:

Running along the south wall of the western Quire immediately to the east of its junction with the south transept is a low range containing three spaces with an attic above the western two. The easternmost of the three has, since the 1930s, been known as the 'Zouche' chapel but is shown on the 1852 O.S. map as the 'Chapter of York's Registry'; to its west are two vestries, the westernmost often being known as the 'Consistory Court' after its use for this purpose in the early twentieth century and the middle featuring a stair to the attic above.

The present range cannot be the chantry chapel endowed by Zouche in the 1350s. The current structure was constructed concurrently with the Quire south aisle wall, as both visual and structural analysis confirm: for example, the bases and capitals of the shafts match those in the Quire aisle and are supported by springers that are integral with the wall, while the integration of the entrance with the blind arcading in the aisle can only be the result of an integrated campaign. As this area stood largely beyond Roger's Quire, the new south aisle wall and the three vestries must have been built whilst most of that structure remained in place, because services were transferred from the old Quire to the new vestry in 1394 (the present 'Zouche' chapel) in order to allow full demolition.⁶

The Zouche Chapel, Consistory Court, and Vestry are of evidential value. Their fabric has the potential to yield further

information regarding the construction and changes of use of these spaces over time. This is of particular interest given the fact the range cannot date to the chantry chapel erected by Archbishop de la Zouche. Furthermore, this part of the building likely incorporates earlier fabric than the date of its construction, with the Gazetteer noting that '*the structure of the Zouche chapel is of particular interest for the way in which certain elements (e.g. the vault ribs) are reused.*'⁷

These spaces are of historical value. They are illustrative of late fourteenth century vestry spaces, with an architectural expression and key features that communicate this history and speak to this period. Moreover, the spaces are indicative of the way parts of the minster have changed in use over time, with key historical liturgical purposes such as the Consistory Court and the Chapter of York's Registry (perhaps today not entirely communicated by the experience of the spaces).

The Zouche Chapel does have a degree of associative value due to its name; however it has been established this is a misnomer as the space cannot be the mid fourteenth century chapel founded by Archbishop de la Zouche.



N Elevation, historic timber cupboards, used for storage

⁶ Alan Baxter, Conservation Management Plan Vol. 2 Gazetteers, (Unpublished Draft Report, 2021), p. 46.

⁷ Ibid., p. 48.

The range also derives its significance from its aesthetic value. Externally, the Gazetteer notes that *in design terms, the external elevations themselves are unpretentious and relatively functional*.⁸ However, the spatial qualities of the interior of this range, in particular the Zouche Chapel are of significance. This is drawn from the materiality of the space, and the experience of the gothic architectural forms and features such as the rhythmic vaulting. Stained glass windows contribute to this character. The internal features of this space are also of some special interest, including medieval joinery and ‘several examples of Continental woodcarving’.⁹

Finally, the significance of the range is derived from its communal value. The Zouche chapel is ‘important to clergy and laity as ‘a distinctive liturgical, pastoral, ecumenical and practical space’.¹⁰ It has particulate spiritual resonance with the Orthodox community, who often hold services here. In addition, the space is used more broadly for wedding services, as a children’s church, for requiem Eucharists and for private prayer.

The wider range is also important to the clergy and staff of the Minster. The Zouche chapel provides access to the vestry and Consistory Court, used for robing and meetings respectively. This space also houses the vestment collection, important to those who navigate the liturgical life of the Minster.

In all cases, the lack of access to these spaces inhibits the number and variety of different people who can appreciate this significance. This is important to experiencing aesthetic value and interpreting historical value. However, the lack of access also impinges on communal value, especially for those groups who utilize these spaces more regularly.



West Elevation, entrance into Vestry



NE corner, location of the lift and steps proposal

8 Ibid, p. 48.

9 Alan Baxter, York Minster Conservation Management Plan, p. 200.

10 Canon Timothy Goode, Statement of Need, p. 1

4. Design Overview & Proposal

The proposal provides level access through the door from the South Quire Aisle into the Zouche Chapel, via the western end of the two existing doorways. It leads to a set of steps and a platform lift, becoming the primary entrance into the space.

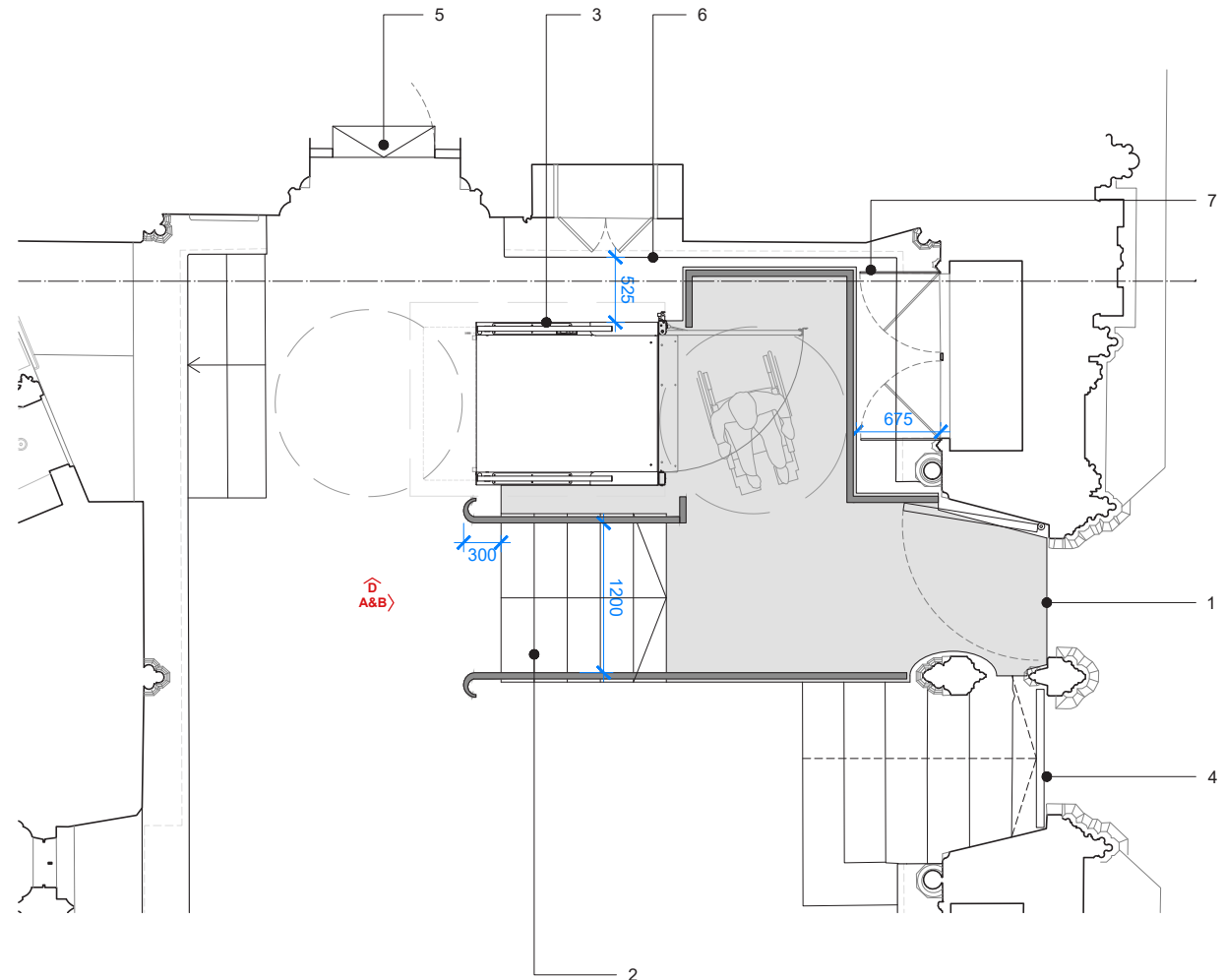
The intervention will be formed in stained oak joinery. Where this structure rests on the existing masonry, it will do so lightly without excessive fixings. A membrane will be installed between the masonry and timber to protect the existing materials prevent damage to the stonework. It is intended that the structure could be removed entirely and reversibly.

The design retains space for use of the surrounding historic cupboards and maintenance of the existing fabric, whilst not encroaching on the centre of the chapel.

An electrical supply will be needed for power and controls. Minor changes to the existing door ironmongery are needed.

The existing flooring and paving is modern clipsham stone from the 1980s. The proposal is to undertake a test to lift a part of this paving as a trial. If, as expected, the substrate is also modern, the lift will be designed to inset flush into the depth of the paving. The existing paving slabs will be retained under the suspended platform for reinstatement if the platform is removed in future. If there is any risk of archaeological deposits being found, the lift will be designed to sit on the existing paving without disturbance. As the design develops during RIBA Stage 4, and a suitable model and supplier for the lift will be found. These details and other materials samples will be agreed with the FAC under condition.

The proposal will be designed to the requirements of BS8300, making a truly accessible entrance for all. This will include a new closer to the door, sufficient turning space, suitable handrails, visual contrast nosing and edge protection.



KEY

1. Level Entrance from South Quire Aisle. Minor changes to existing door to revise ironmongery (closer).
2. Timber steps, designed to BS8300 with visual contrast nosing suitable handrail
3. Short Rise Platform Lift, providing step free access into the Chapel, to include wiring for power and controls.
4. East Entrance Door can still be used as and when needed but would become secondary to the principal entrance.
5. Installation of local, unfixed, reversible ramps to manage the level difference between Zouche Chapel and Vestry
6. Proposed addition is stepped back from the adjacent cupboards to ensure access for use and maintenance.
7. Ditto
8. Simple balustrade design for guarding and inclusive access.

Alternative solutions considered

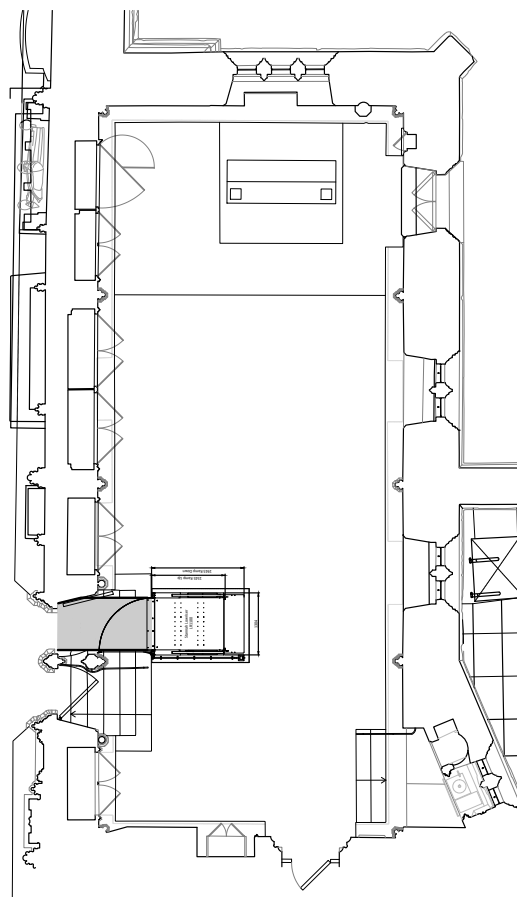
This new CCM proposal is itself part of consideration of an option. As illustrated on the following page, we have secured a consnet for a step-riser platform lift into the consistory court from the west. However the implications and benefits of that proposal were re-evaluated and it was felt that a greater overall benefit would arise with this proposal.

During the development of this proposal, various alternative solutions were considered. Most workable are the 2 options shown on the right. Both of these solutions provided access into the Zouche Chapel with a platform lift situated within, or in relation to, the existing stepped entrance.

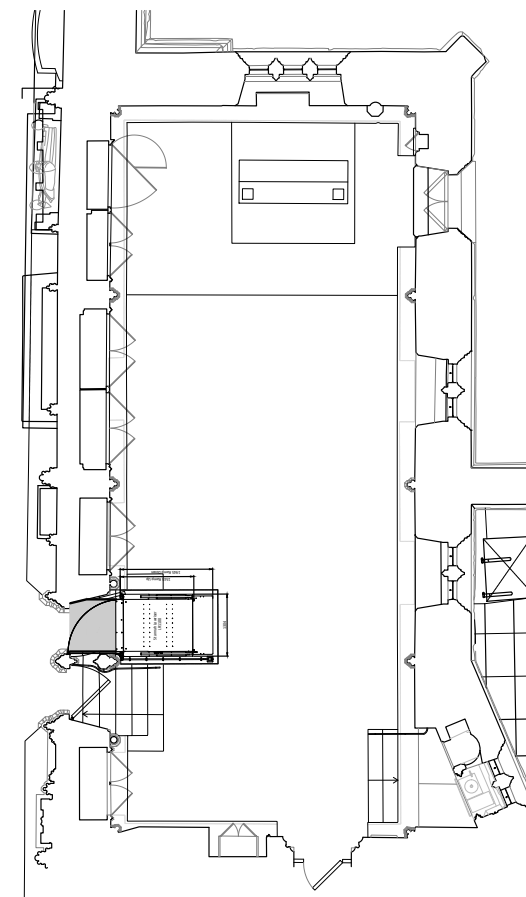
Although these solutions offer stepfree access, they do not provide a compliant stepped solution, with ambulant or mobility impaired visitors required to use the existing irregular steps to enter. Through discussions it was felt that a truly accessible entrance should include a carefully designed set of BS 8300-compliant steps to allow those able to manage the steps independently and safely.

In both of these solutions the pews to the west of the Chapel would be impacted, with views to the altar largely or entirely interrupted. Within such an intimate Chapel, the addition of a central proposal would alter the layout and function of the space dramatically.

Following pre-application with the FAC formally and informal discussions with a recent CFCE delegation, the current design proposal was encouraged.



Option 1



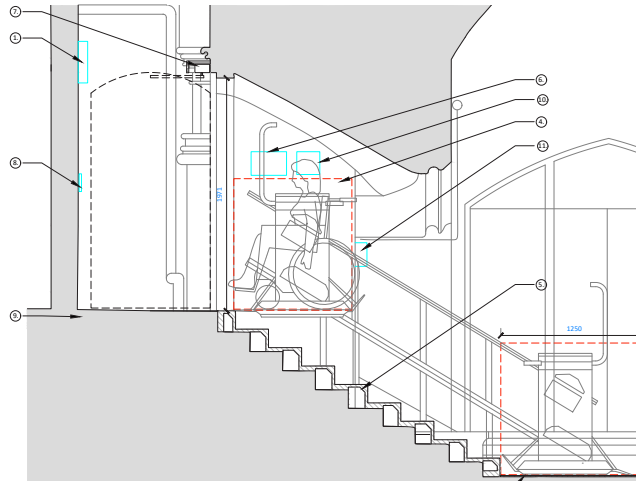
Option 2

Previous Design

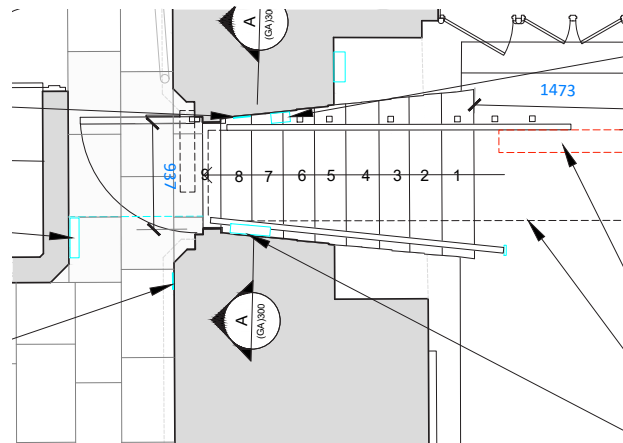
Prior to this design development, an alternative solution had been considered which provided access via the 1980s entrance to Consistory Court using a seated platform lift. This lift would connect the South Transept East Aisle to Consistory Court, and temporary ramps would facilitate access into Vestry and Zouche Chapel.

Through the development of RIBA Stage 4 it was felt that, although this offered suitable staff access, its public provision was not sufficient, and would require visitors to travel through the Consistory Court and Vestry to access the Zouche Chapel.

It is therefore felt that, by providing access to the Consistory Court through the Zouche Chapel, a singular intervention could offer greater benefits to a broader audience.



1980s stepped exit to South Transept



Stepped threshold between Consistory Court and Vestry

5. Heritage Impact Assessment

Proposed Access to Zouche Chapel

Fabric Impact of Structure

The proposals have been carefully developed to avoid interfacing with or fixing to historic fabric, thereby avoiding heritage impact. The design has been carefully considered to retain access to key features (such as the historic cupboards) to ensure their future care and upkeep. The scheme has also been designed to be easily and entirely reversible.

The only exception to this is an area at the base of the platform lift, which will necessitate the careful controlled removal of a number of floor slabs. The slabs themselves are thought to date to the 1980s when the floor was re-laid, and their removal will not unduly harm the evidential or historical values of the space. As noted, if any archaeological deposits might be encountered following a test lifting of slabs, the design will be designed to sit on the floor alone. This detail will be agreed with FAC under condition once a test lifting of slabs has been undertaken.

No archaeological monitoring should be required, following the above approach. The test slab lifting will be under archaeological supervision. Thus there will be appropriate recording and mitigation of heritage impact.

Experiential Impact of Structure

The scheme will introduce a new, temporary structure into the corner of the Chapel, which has the potential to affect how its significance is experienced.

The impact of this change has been minimised as much as possible whilst still safely delivering the brief, and thus

the public benefit of the scheme (see below and 'options appraisal and design development' elsewhere). The structure itself is the minimum size required to safely allow for level inclusive access, minimising its presence in the space as much as possible. Whilst its location is predicated on the location of the entrance to the Chapel, the design has also been derived to avoid key features (such as the historic cupboards and stone bench). As noted above, the scheme is also a solution which will be entirely reversible.

Nonetheless, visibility of features such as parts of the stone stairs and aspects of the perimeter bench will be occluded. The proposals will also have a visible presence in the corner of the space that changes its present historic character. As such, the proposals will (when in place) negatively impact the aesthetic value of the space, and the way in which its historical value is communicated.

Public Benefits (inc. Heritage Benefit)

Whilst the temporary access arrangements would cause a low level of heritage harm, they will also deliver important public benefits.

The necessity of the lift and steps is outlined in the accompanying Statement of Need (see p. 3). This outlines the benefit that will arise from providing level access to this space (and the Consistory Court and Vestry beyond) in terms of its liturgical, pastoral, ecumenical and operational uses. This ensures equality of access to sustain the Minster as a centre of worship and mission, in line with the first duty imposed by the *Care of Cathedrals Measure* and Chapter's responsibilities in terms of inclusion. Moreover, the provision of such welcome can also be considered missional in and of itself. Whilst still only a reversible measure, the proposed

accessibility arrangements can therefore be understood as clearly aligned with the purpose of the Minster, and the first duty imposed by the *Measure*.

The provision of equal access may also be considered to provide heritage and heritage-related benefit. Part of this includes broadening access to heritage to allow a more people of different demographics to experience and appreciate the significance of spaces such as the Zouche Chapel. This is especially important to the communal values of those groups that regularly utilise these spaces, especially for worship (thus also supporting the use of the Minster under the *Measure*).

The provision of equal access is aligned with the history and significance of the Minster itself. The provision of welcome to all is an important aspect of the historical and communal values of the Minster and is important to its significance. The provision of such access also allows the Minster to continue in its historical function and facilitate that uses that are important to its significance.

Whilst a reversible installation, the proposals aim to test and demonstrate the need and benefits of access into the Zouche Chapel and South Wing. The results of this access measure will be monitored. This will not be appraised in isolation, but as part of wider efforts to deliver access across the Minster. As such, the proposal will assist delivering wider benefit, holistically.

We therefore consider that, on balance, the benefits of the proposals outweigh the level of heritage harm that would be temporarily caused.

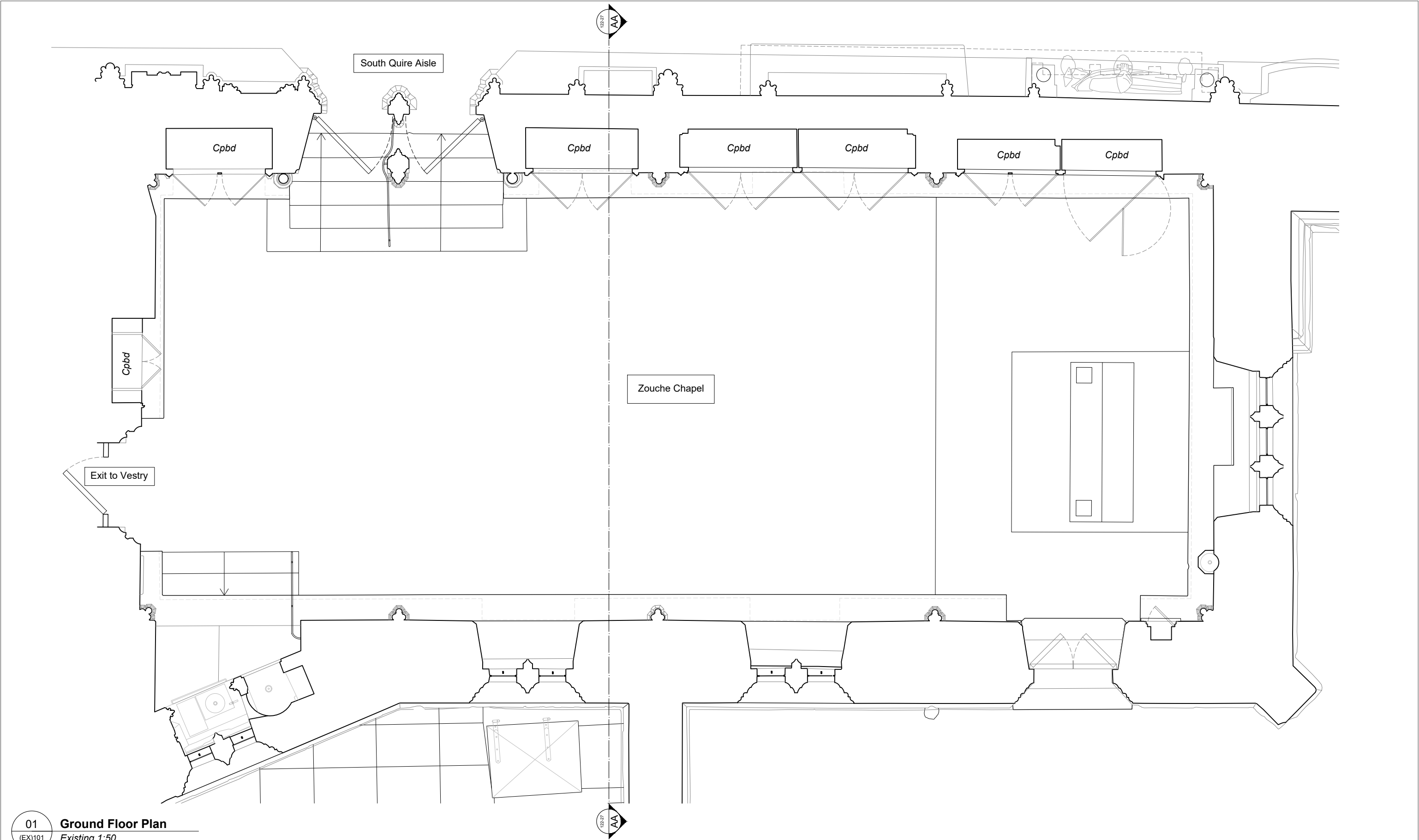
6. Conclusion

The proposals for the Zouche Chapel present a reversible measure to provide level access. This has been carefully considered to avoid, minimise, and mitigate heritage impact, whilst providing clear and demonstrable benefits. Whilst there is some adverse heritage impact, we consider that these benefits would outweigh the harm.

These measures are intended to continue to test and demonstrate the need and character of accessibility measures at the Minster, in pursuit of a long-term permanent, holistic set of solutions.

Such measures would also allow the Minster to strive to meet its commitments in relation to the York Minster Equity, Diversity and Inclusion Policy (2024), and ultimately sustain and enhance the purpose of the Minster in line with the duties imposed by the Care of Cathedrals Measure.

As such, we suggest that CCM should be granted.

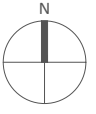


01 Ground Floor Plan
(EX)101 Existing 1:50

Rev.	Date	Drn.	Chkd.	Description

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Key Plan



0 1:50 5m



YORK MINSTER

Stage 3 - For FAC

CLIENT: York Minster
PROJECT: Zouche Chapel Access Feasibility
DRAWING TITLE: York Minster Zouche Chapel Existing Floor Plan

Not for construction

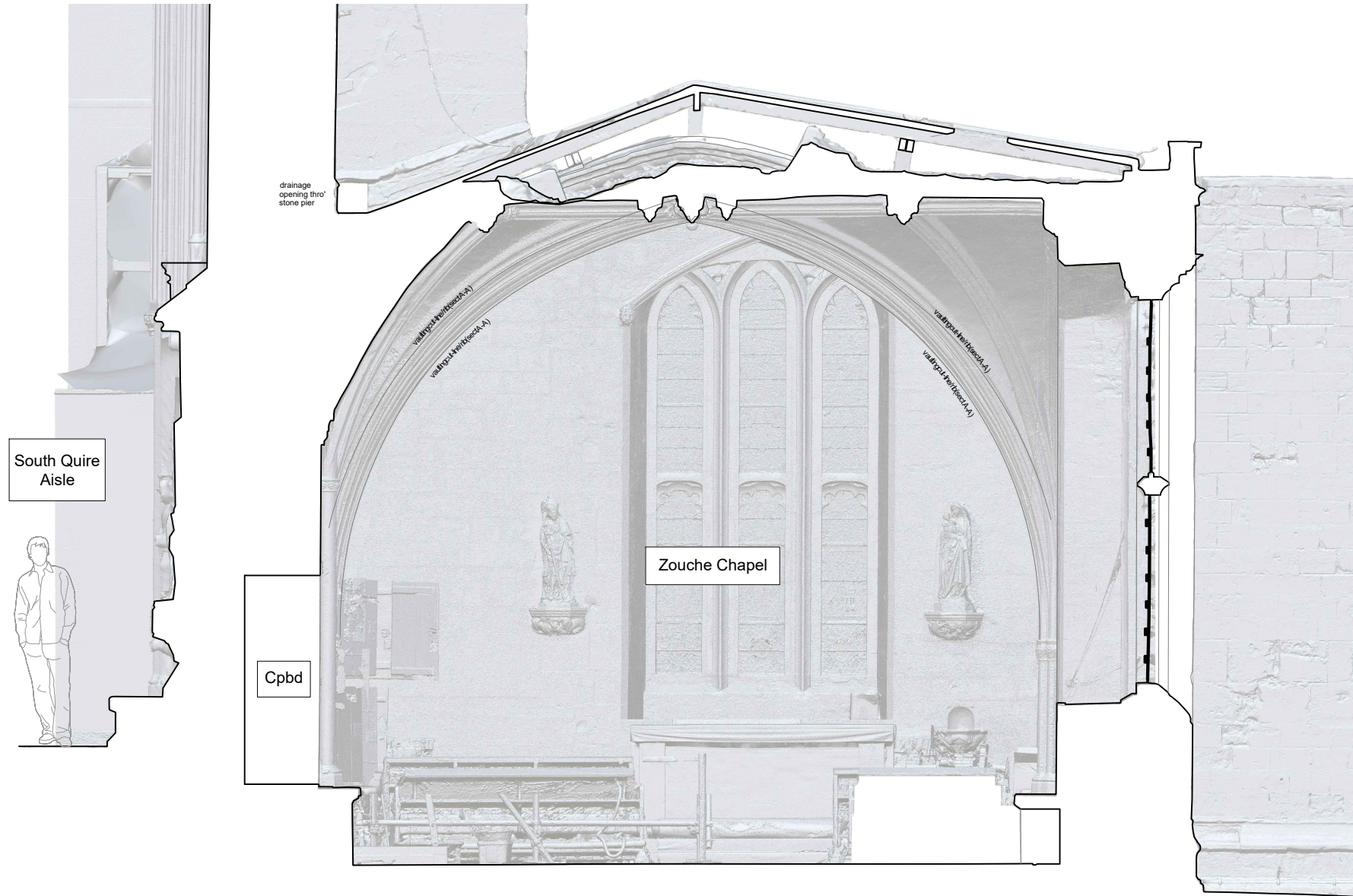
SCALE: 1:50 @ A3
DRAWN: CP
JOB NUMBER: 122-27 (EX)101
DRAWING NO.:
REVISION: 3.00



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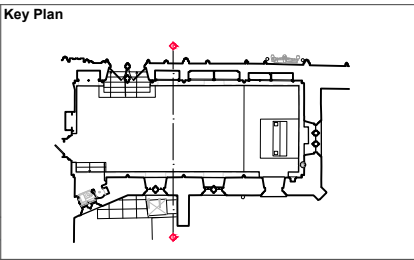


01 Section AA
(EX)301 Existing 1:50

Rev.	Date	Dwn.	Chkd.	Description

Filename: [EX]101-301 Plan & Section.dwg
Printed: 2026-08-21 11:52 AM

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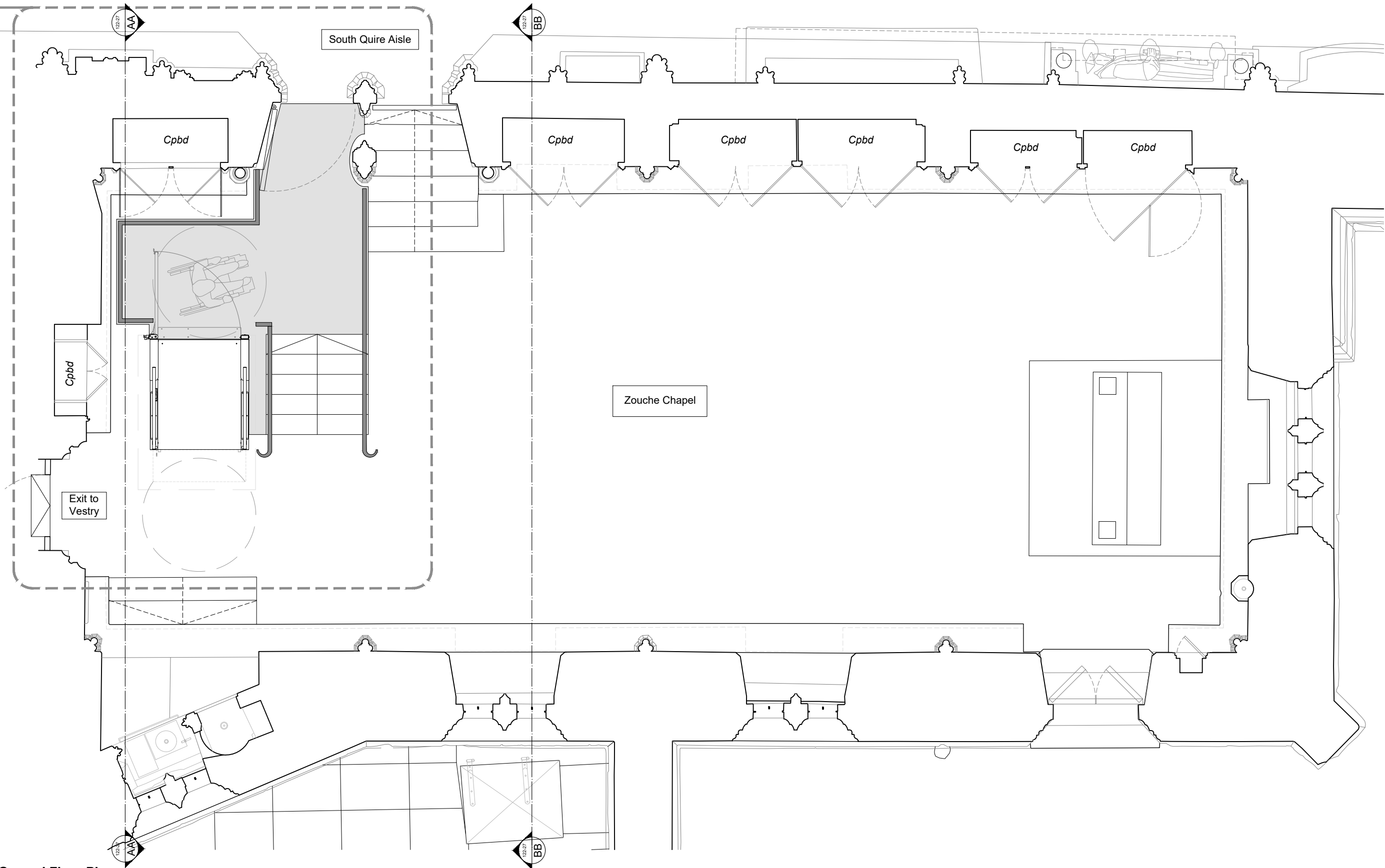


Stage 3 - For FAC		Not for construction	
CLIENT	York Minster	SCALE	1:50 @ A1
PROJECT	Zouche Chapel Access Feasibility	DATE	17/08/26
DRAWN	CP	CHECKED	OC
DRAWING TITLE	York Minster Zouche Chapel Existing - Section AA	JOB NUMBER	122-27 (EX)301
		DRAWING NO.	3.00
		REVISION	

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01
(PR)102



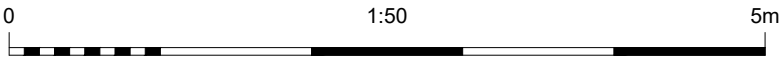
01
(PR)101

Ground Floor Plan
Proposed 1:50

Rev.	Date	Drn.	Chkd.	Description

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Key Plan

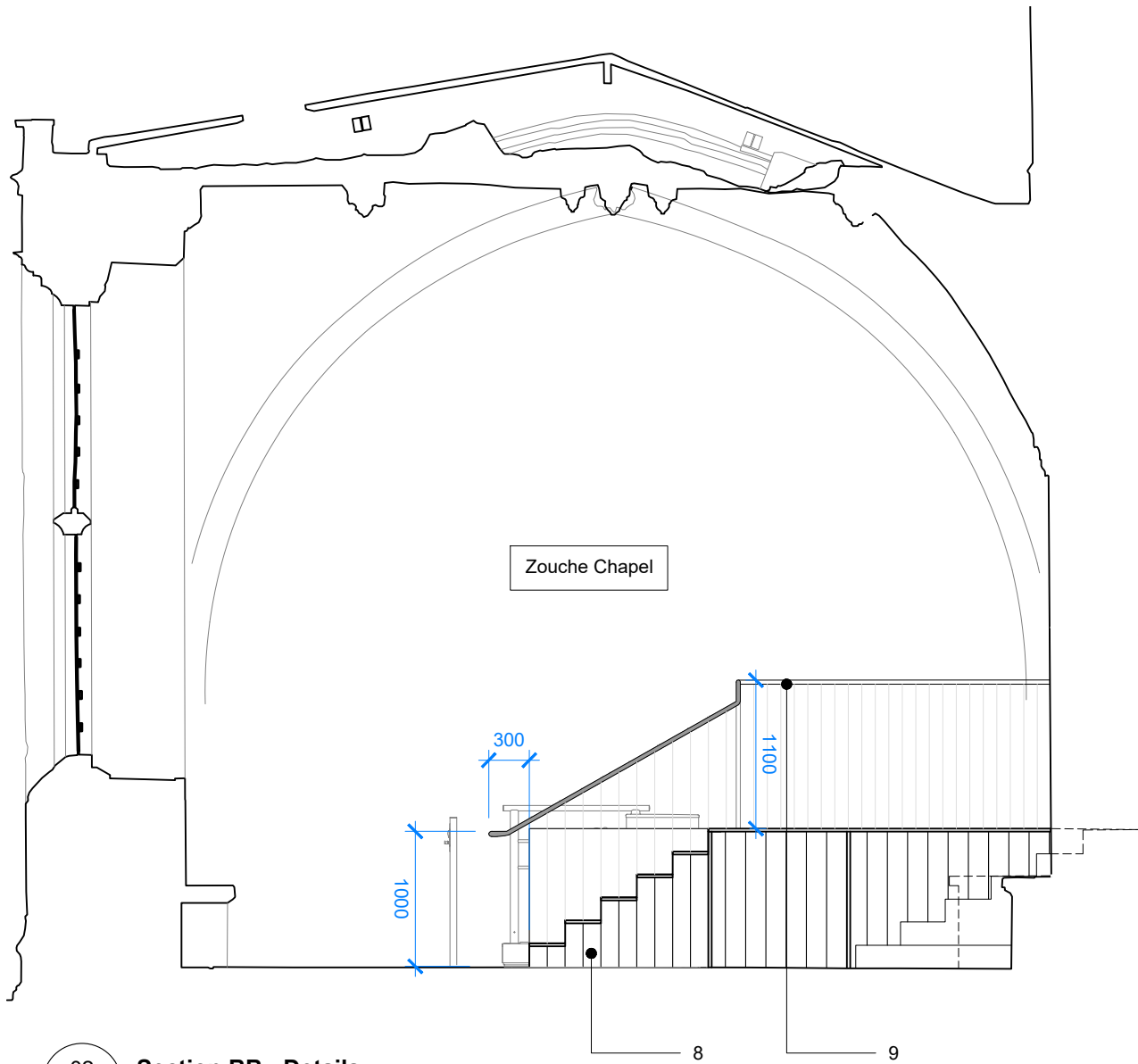


Stage 3 - For FAC		Not for construction	
CLIENT	York Minster	SCALE	1:50 @ A3
PROJECT	Zouche Chapel Access Feasibility	DATE	17/08/26
DRAWN	CP	CHECKED	OC
DRAWING TITLE	York Minster Zouche Chapel Proposed Floor Plan	JOB NUMBER	122-27 (PR)101
		DRAWING NO.	3.00
		REVISION	

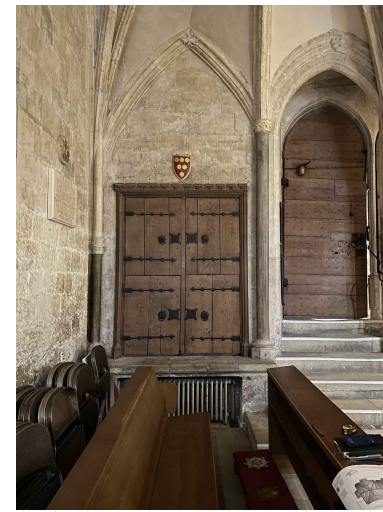
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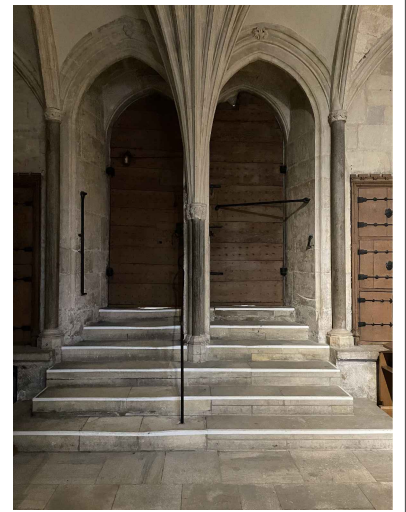
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02 Section BB - Details
(PR)102 Proposed 1:50



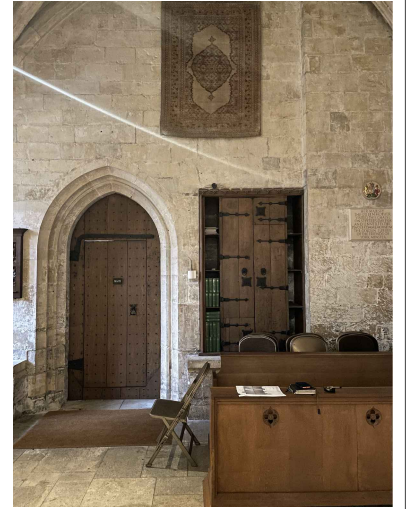
A - North Elevation



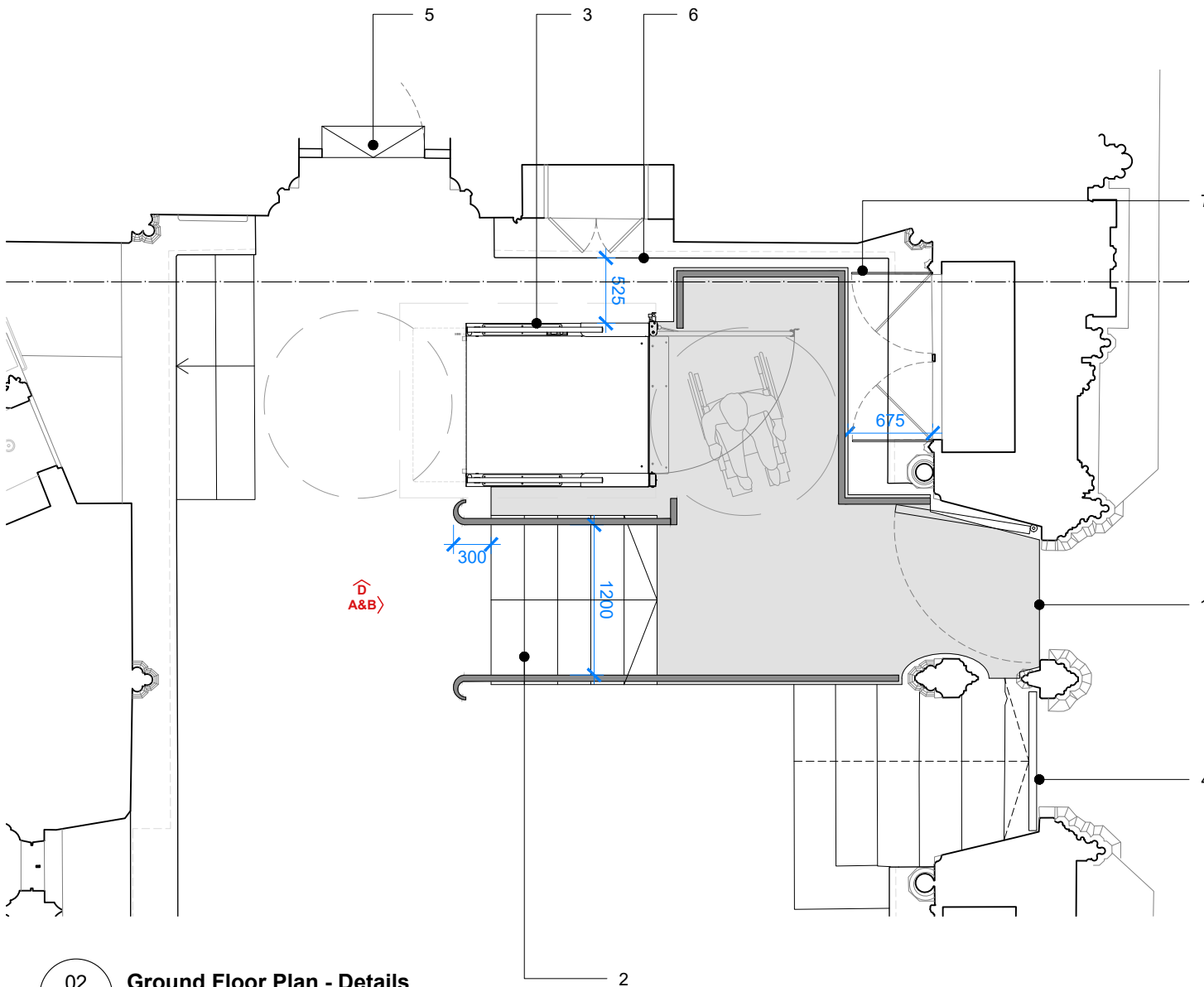
B - North Elevation, Double Entrances



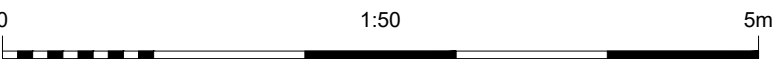
C - Existing steps to S Quire Aisle



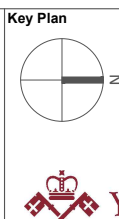
D - View of Entrance into Vestry



02 Ground Floor Plan - Details
(PR)102 Proposed 1:50



Rev.	Date	Drn.	Chkd.	Description

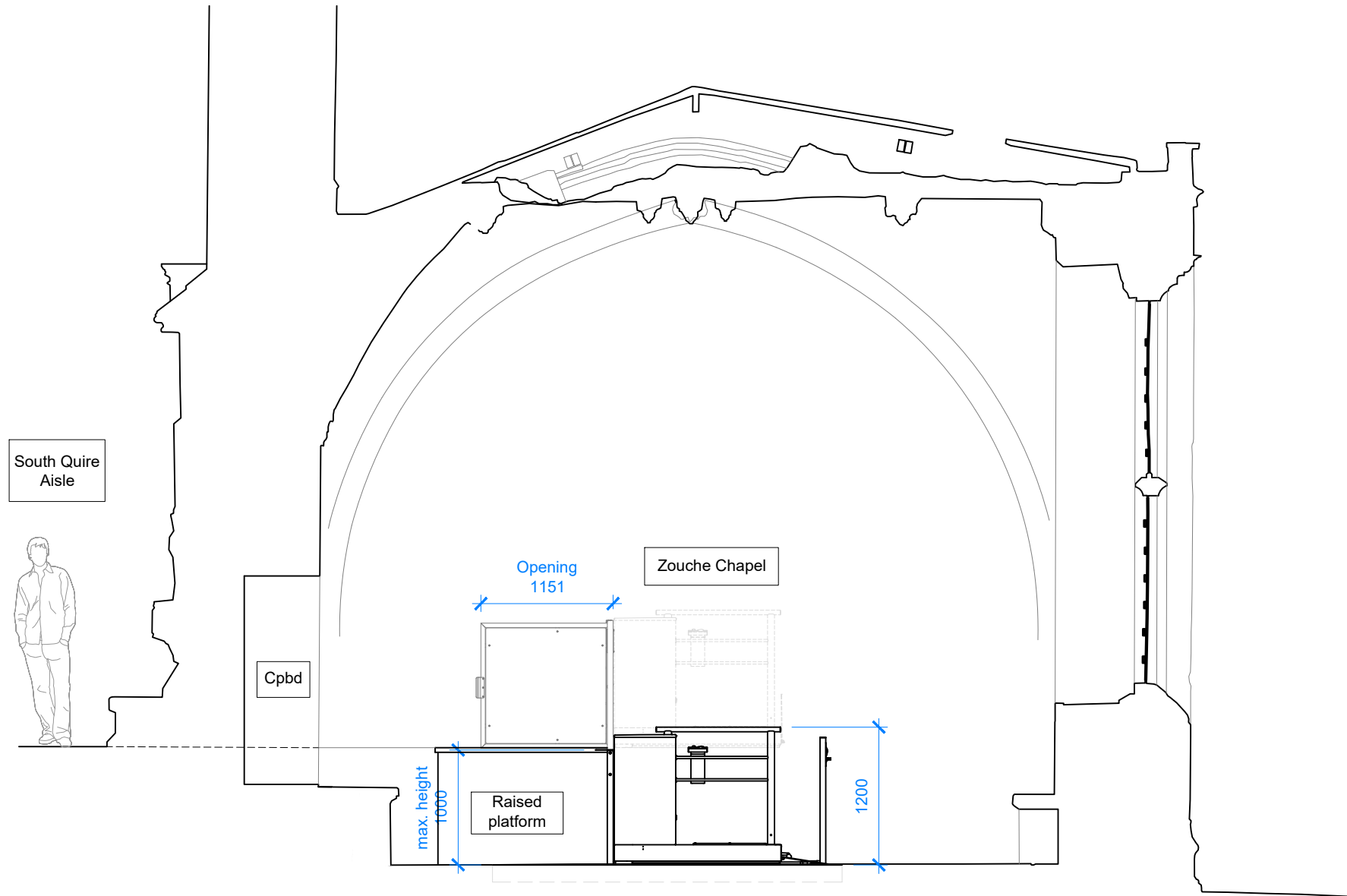


Stage 3 - For FAC		Not for construction	
CLIENT	York Minster	SCALE	1:50
PROJECT	Zouche Chapel Access Feasibility	DATE	17/08/26
DRAWING TITLE	York Minster Zouche Chapel Details	DRAWN	CP
JOB NUMBER	122-27 (PR)102	CHECKED	OC
DRAWING NO.	122-27 (PR)102	REVISION	3.00



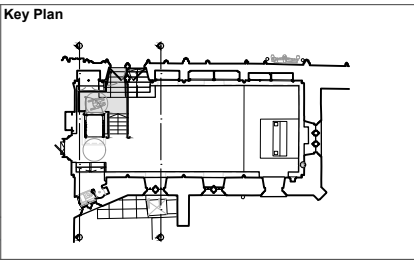
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01 Section AA
(PR)301 Proposed 1:50

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0 1:50 5m

1:50

Stage 3 - For FAC

CLIENT: York Minster

PROJECT: Zouche Chapel Access Feasibility

DRAWING TITLE: York Minster Zouche Chapel Proposed - Section AA

SCALE: 1:50 @ A3

DRAWN: CP

JOB NUMBER: 122-27 (PR)301

DATE: 17/08/26

CHECKED: OC

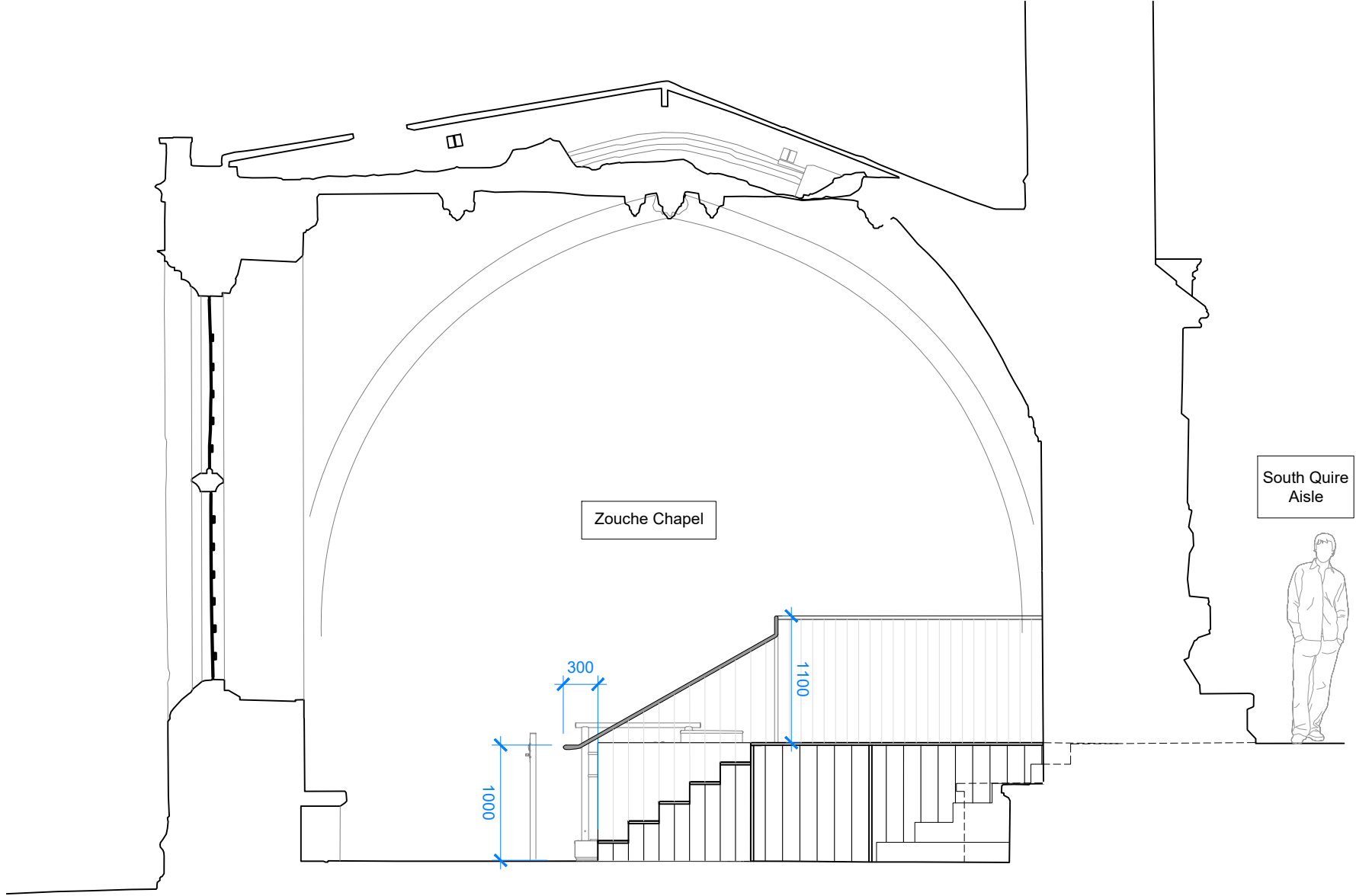
REVISION: 3.00

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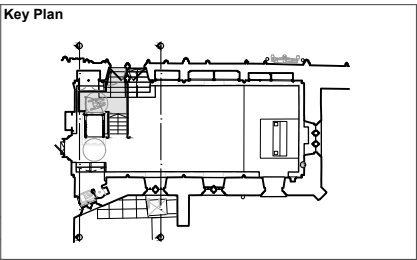


01 Section BB
(PR)302 Proposed 1:50

Rev.	Date	Dwn.	Chkd.	Description

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Stage 3 - For FAC		Not for construction	
CLIENT	York Minster	SCALE	1:50 @ A1
PROJECT	Zouche Chapel Access Feasibility	DATE	17/08/26
DRAWN	CP	CHECKED	QC
DRAWING TITLE	York Minster Zouche Chapel Proposed - Section BB	JOB NUMBER	122-27 (PR)302
		DRAWING NO.	
		REVISION	3.00

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