

# YORK MINSTER PRECINCT NEIGHBOURHOOD PLAN

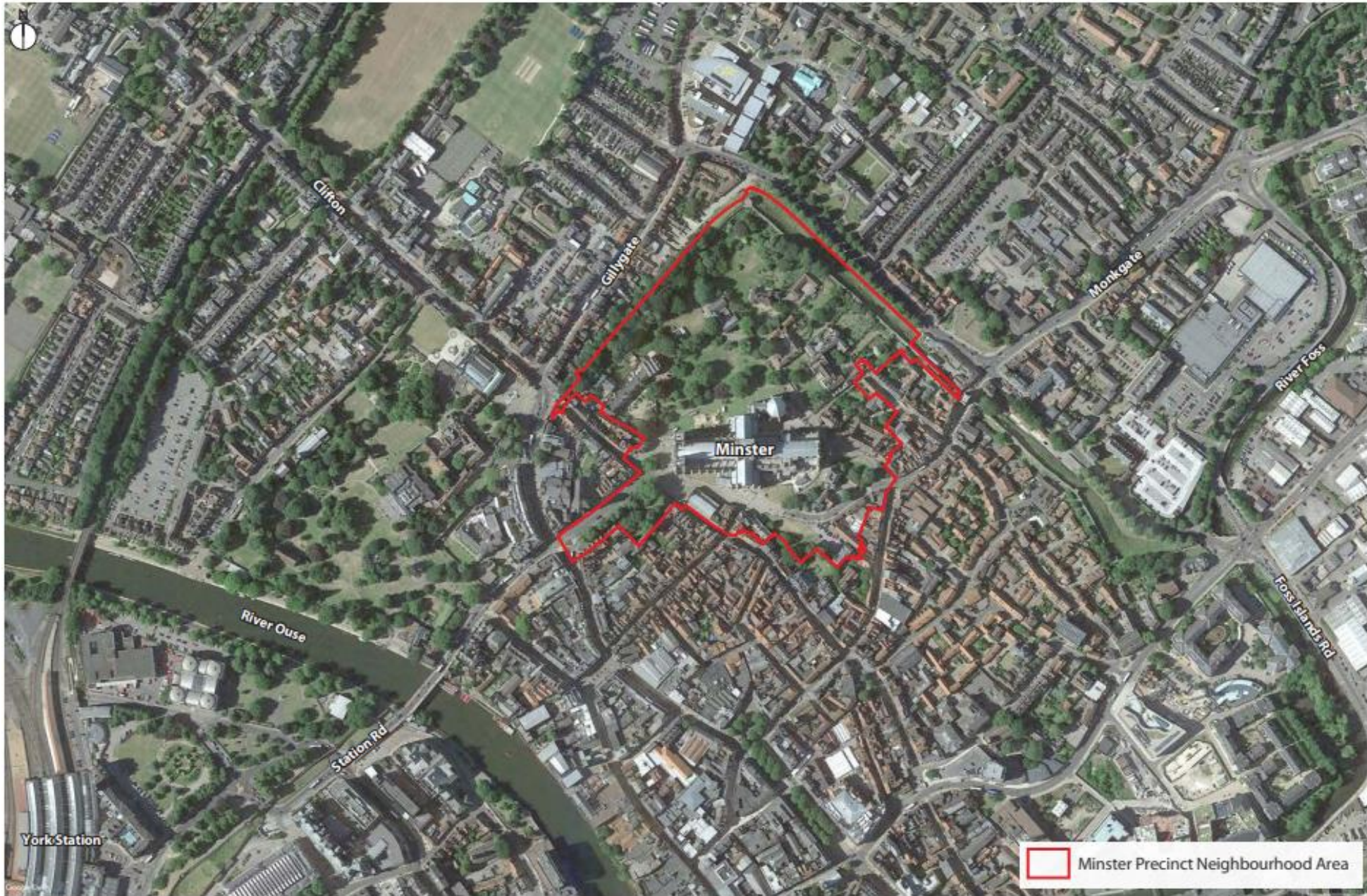
A Sustainable Future 2020 – 2035

Adopted Version

June 2022







York Station

River Ouse

Station Rd

Clifton

Gillygate

Minster

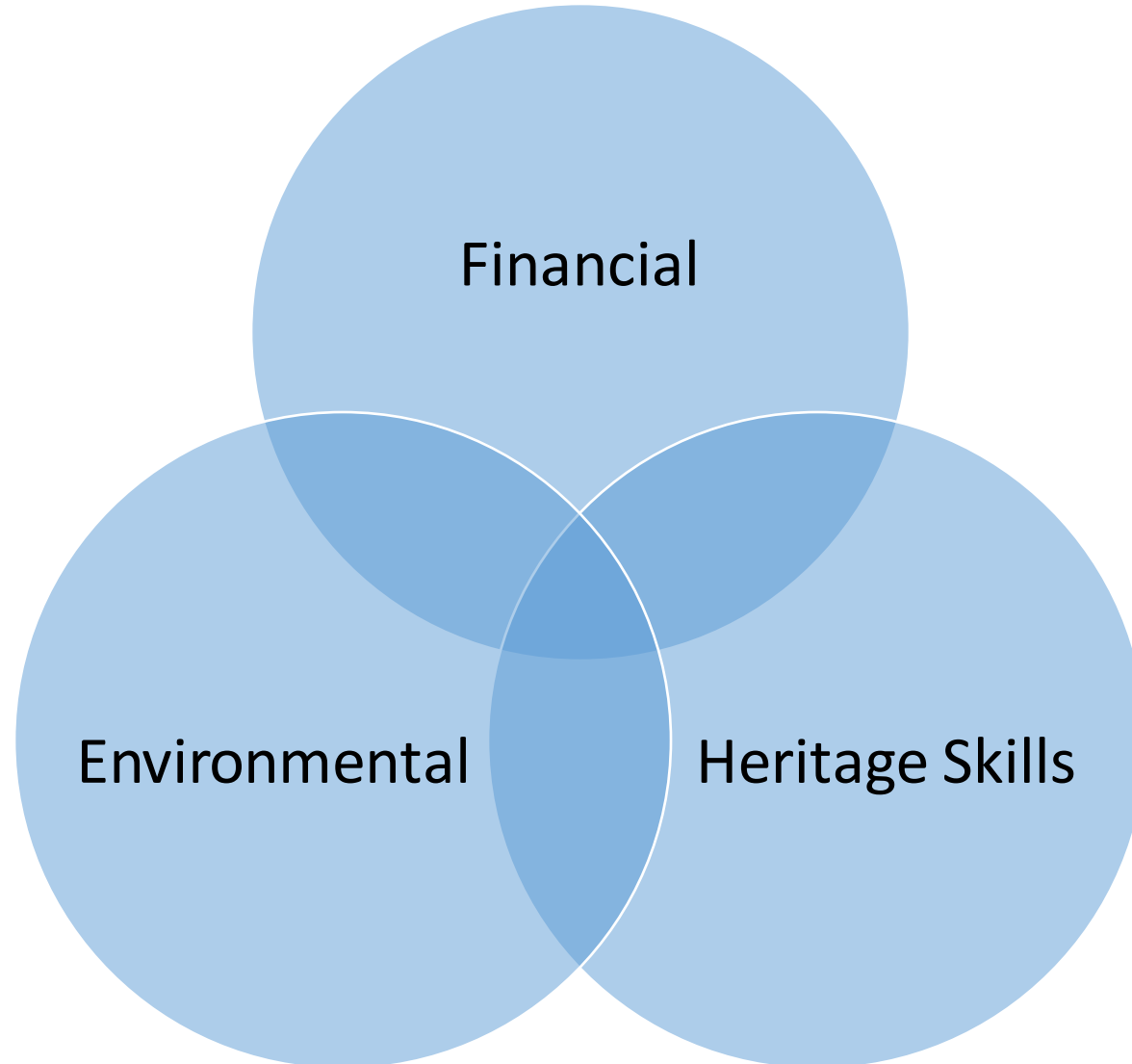
Monk gate

River Foss

Foss Island Rd

Minster Precinct Neighbourhood Area

# York Minster – A Sustainable Future





# Financial

- £30,000 a day to run and care for York Minster
- We receive no Government funding or central Church of England support.
- In 2019 we received 750,000 + visitors. In 2020 the number was closer to 200,000. This caused a catastrophic loss on income.
- We need a more sustainable business model.
- Our 5 year fabric costs are forecast at £11,000,000 +
- Our 5 year capital project costs are currently forecast at £17,000,000 +



# Environmental





THE CHURCH  
OF ENGLAND

# Net Zero Carbon declaration by General Synod

*“The Church of England’s General Synod in February 2020 set new targets for all parts of the church to work to become carbon ‘net zero’ **by 2030**.”*

*Members voted for all parts of the Church of England to take action and ramp-up efforts to reduce emissions, and called for urgent steps to examine requirements to reach the new target, and draw up an action plan”.*



# Heritage Craft Skills

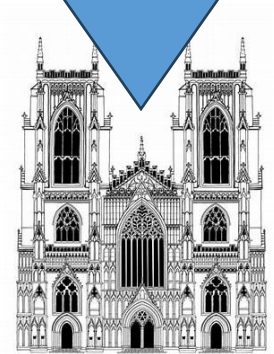
- Of the 42 Anglican Cathedrals in England, **only 11** have their own stoneyards.
- Huge shortage of craftspeople report in the UK. We must sustain these skills for the future.
- Knowledge transfer.
- Our own facilities are constrained and no longer fit for purpose for the task ahead.
- We have a programme of installing protection to our medieval stained glass windows – a project which will take over 30 years at its current pace. This isn't sustainable.



- Ancient Monuments and Archaeological Areas Act 1979
- CFCE (Care of Cathedral Measure 2010)
- FAC (CCM)
- HE (Listed Building Act 1990)
- LPA (Town & Country Planning Act 1990)

Department  
for Culture  
Media & Sport

Church of  
England



Other  
Stakeholders

Civic Trust

Georgian  
Society

SPAB



# Masterplanning: Our Options...

Type of Plan	Pros/Cons	Planning Weight	Time to produce
Internal document	Quick to produce Limited support required Very limited weight with funders	None	6 – 0 months
Document ratified by LPA	Relatively quick to produce Engagement with City Council Engagement with Historic England Limited use with funders	Limited but a material planning consideration	12 months
Supplementary Planning Document	Led by City Council in partnership Wide consultation and buy-in Historic England key – de-risking LBC's Must have an adopted Local Plan and primary policy.	Significant in the determination of all future planning applications.	2 – 3 years
Neighbourhood Plan	Led by us – Forum control the process.	Significant in the determination of all future planning applications.	3 – 4 years

# Our Journey May 2018 – June 2022

## Stage 0 – Urgent Reps to City of York Council

- An appeal for a York Minster Specific policy
- Negotiation to create York Minster policy ‘hook’ in city centre policy

## Stage 1 – Issues and Options (May 2018 – April 2019)

- All options on the table – a listening exercise
- 263 public comments received

## Stage 2 – Draft Plan (May 2019 – December 2019)

- Firm ideas raised for feedback
- Significant press attention and over 300 responses

## Stage 3A – Pre-Submission (January 2020 – March 2020)

- Includes changes made after earlier consultations
- One final chance to receive comments and sharpen policies
- 67 Responses received. Key themes cycling, greater emphasis on green space, stronger precinct vision



# Our Journey 2017 - 2022

## Stage 3B – Revised Pre-Submission (December 2020 – March 2021)

- Addition of school estate including amendments to reflect previous consultation
- 51 responses received. General support for draft with suggested amendments. One formal objection.
- Strong letter of support from Historic England.

## Stage 4 – City of York Council Statutory Consultation (April to July 2021)

- Extensive comments from highways
- All comments submitted directly to Planning Inspector

## Stage 5 – Examination by Independent Examiner (September to December 2021)

- Inspector finds plan to be ‘sound’ and compliant with National policy.
- Suggesting only minor modifications

## Stage 6 – Adoption June 2022

- City of York Council Executive to approve or reject proposed modifications
- Referendum 10<sup>th</sup> May 2022
- Formally adopted by City of York Council 16<sup>th</sup> June 2022

# Neighbourhood Plan – ADOPTED

- We have been through 4 major **public consultation** exercises totalling **32 weeks**. There have been a total of **683 comments received** and 4 iterations of the plan each time with modifications to the emerging policies.
- 4 CFCE visits. 2 HE National Advisory Committee visits. 1 Ministerial visit.
- Plan developed in close partnership with York FAC. Critical friend.
- Only minor modifications suggested by the Examiner.
- 83% voted in favour of the Plan reflecting solid and extensive consultation.
- City of York Council adopted the Plan on 16<sup>th</sup> June 2022.
- Chapter of York now has the only allocated sites in York and a bespoke suite of planning polices **embedded in the Development Plan for York**.



- Minster Precinct  
Neighbourhood Area
- Principal areas of change:
-  New and improved visitor facilities and community spaces
  -  Minster back-of-house facilities and staff accommodation
  -  New homes
- 
-  Visitor attractions and local businesses
  -  Public parks
  -  Public realm (squares and green spaces)
  -  Cycling routes
  -  Primary walking routes
  -  Private gardens



Figure 15: Spatial Vision

# Area 1

- Existing**
- Private gardens
  - Public realm layout
  - High quality tree\*
  - Moderate quality tree\*
  - Low quality tree or unsuitable for retention\*
  - Cycling route
- Proposed**
- Reconfigured Stone
  - Masons' area
  - Potential development zone 1 storey for Minster Welcome uses  
*(the above do not represent development footprints)*
  - Change of use to Minster Welcome uses
  - Public realm improvements (hard and soft landscape)
  - Minster residential and commercial buildings
  - Minster learning: nursery school
  - New public green space/square
  - Retained/enhanced key view corridors
  - Reconfiguration of Minster access
- A-J** Refer to Policy PA1
- \*Tree classification is based on Tree Risk Assessment, Tree Survey 2016, Barnes & Associates



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Figure 18: Area 1 Parameter Plan – Minster Yard and College Green



# Area 2

Draft

7.0 Project Areas

- Existing**
- Publicly accessible green space
  - Private gardens
  - Moderate quality tree\*
  - Existing trees (indicative location)
  - Cycling route
- Proposed**
- Public realm improvements (hard and soft landscape)
  - Retained and improved vehicle access (indicative alignment)
  - Footstreet with restricted hours, one-way vehicle access from Bootham Bar
  - Reconfiguration of Minster access
  - A-D Refer to Policy PA2

\*Tree classification is based on Tree Risk Assessment, Tree Survey 2016, Barnes & Associates

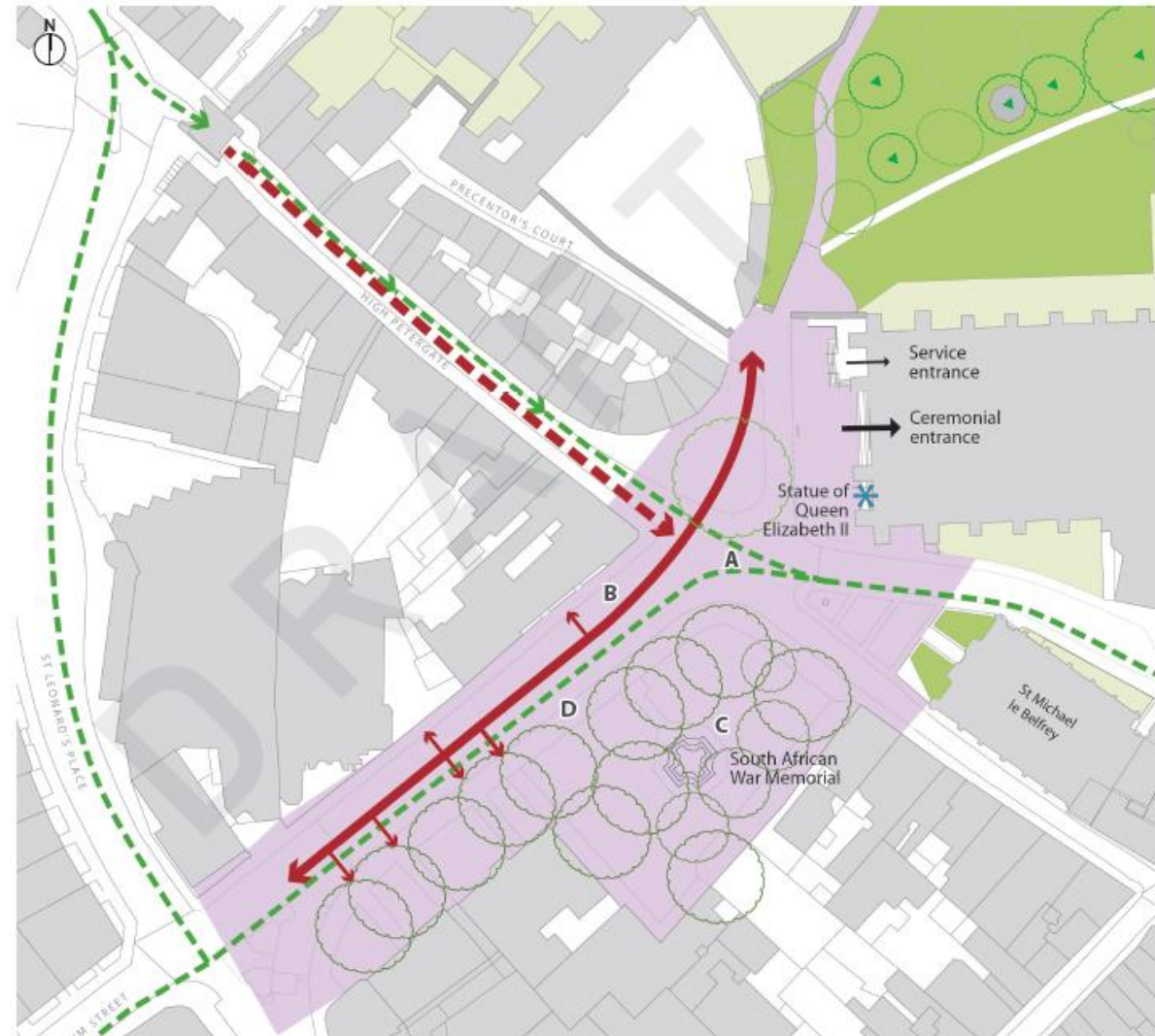


Figure 19: Area 2 Parameter Plan – West Front and Queen’s Square



# Area 3

- Existing
- Publicly accessible green space
  - Private gardens
  - The City Walls District Green Corridor
  - High quality tree
  - Moderate quality tree
  - Low quality tree or unsuitable for retention
  - Conservation Area Appraisal key view
- Proposed
- Potential development for learning and education
  - Outdoor education and learning
  - New public green space (Sensory Gardens)
  - Public realm improvements
  - Storage area
  - Indicative location for new public access to City Walls
  - Retained/enhanced key view



# Area 4

- Existing
- Publicly accessible green space
  - Private gardens
  - The City Walls District Green Corridor
  - High quality tree
  - Moderate quality tree
  - Low quality tree or unsuitable for retention
  - Conservation Area Appraisal key view
- Proposed
- Potential development zone for staff housing and storage
  - Potential development zone for residential uses
  - Potential development zone for Minster support uses
  - Potential development zone for additional space at St William's College for music outreach
  - (this does not represent a development footprint)*
  - Public realm improvements
  - General enhancements to the Chapter House car park





# Driving Change in a heritage Context: The Polices

A General Principles

B Sustainable Environment

C Historic Environment

D Wellbeing

E Movement & Place

F Monitoring & Review



# Implementation

- Queen Elizabeth Square Phase 1 – COMPLETE – 9/11/22
- College Green – COMPLETE
- Refectory & Minster Gardens – COMPLETE
- Church House – APPROVED – on site – PC December 2023
- Centre of Excellence – APPROVED – on site – PC August 2024
- Quire Aisle PV – APPROVED SOS £ dependant
- VE Hub – APPROVED SOS Q1 2025
- St William's College – APPROVED SOS Target Q1 2025
- Development Brief for Queen Elizabeth Square Q4 2023
- York Minster Discovery & Learning Centre (Museum) – RIBA 0-1 underway



# York Minster Refectory & Minster Gardens



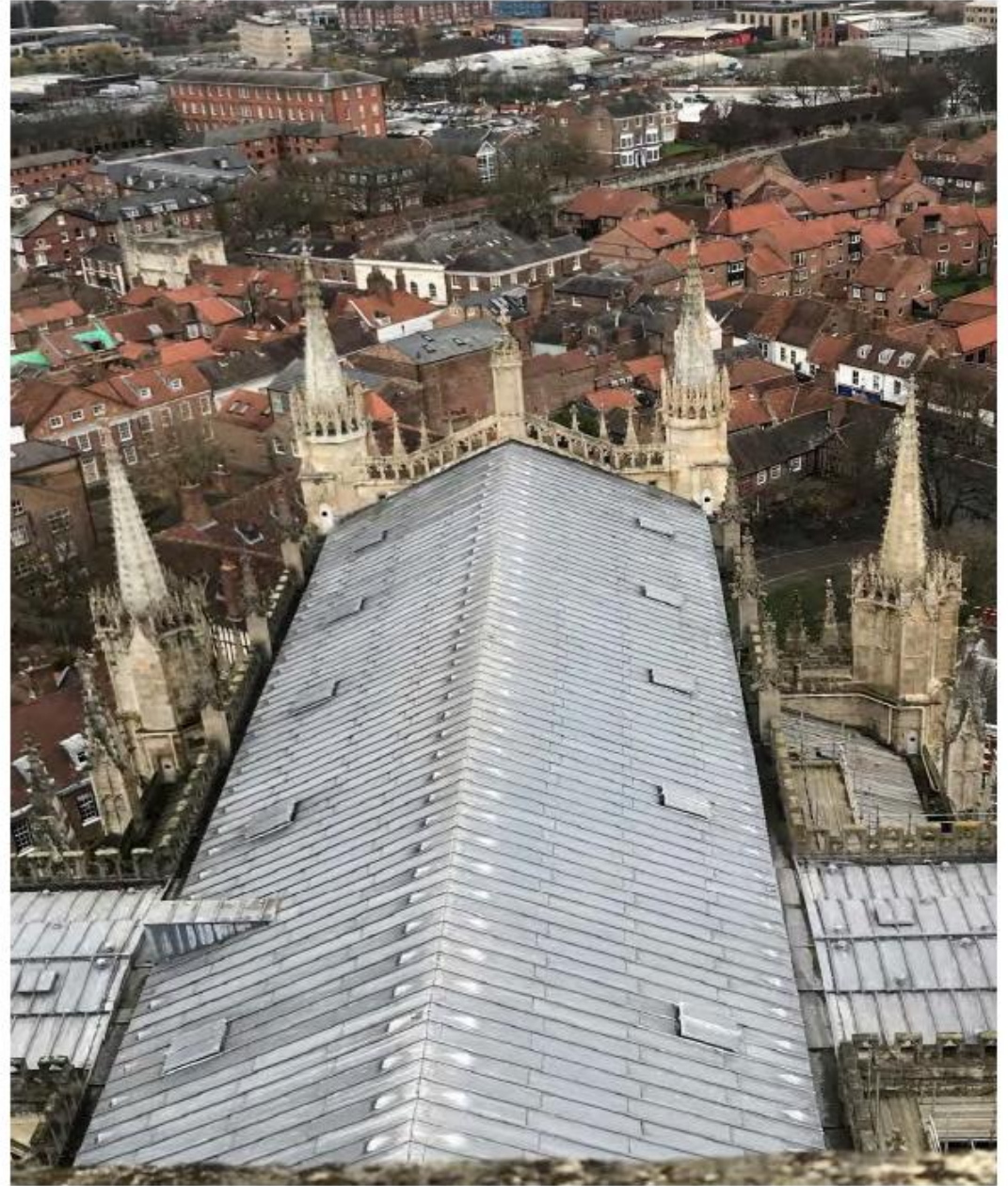
- JV – Chapter/Developer
- Investment claw back through extended rent free.
- Rent triggers at year 6 with 4%<sup>></sup> p.a. increase
- £30K p.a. overage (gross profit)
- 8% ROI













VP 19: From the Top of the Central Tower over the South Quire Roof - Moderate Detrimental



VP 11: View from Refectory Entrance - Moderate Detrimental



VP 20: From the Top of Cliffords Tower - Moderate Detrimental



VP 15: Close Proximity from College Street - No visual impact



VP 18: The Minister as seen from City Wall Walk Over NT's Treasurer's House - No visual impact



VP 24: The Minister as seen from City Wall opposite the Council Offices - Minor Detrimental



# IMPROVING OUR GREEN SPACES

City of York Council has recently granted planning permission to carry out improvements to College Green. This will take place in two phases throughout 2022.

In Phase 1, some of the older trees will be replaced with mature cherry trees. There will also be new seating to use and an extensive planting scheme to admire. Phase 2 plans will introduce a stone seating feature to provide accessible seating.

This is a true city partnership project with support from York BID, Make it York, York Minster Fund and the Friends of York Minster. We hope you enjoy following the development and using College Green.



- Delivered in partnership with city stakeholders:
  - BID 15%
  - FOYM 50%
  - YMF 25%
  - Chapter 10%



- Book Value £1.0M
- Residual Value £5.2M
- Conversion costs £2.8M
- Annual net income £250,000
- ROI 9%





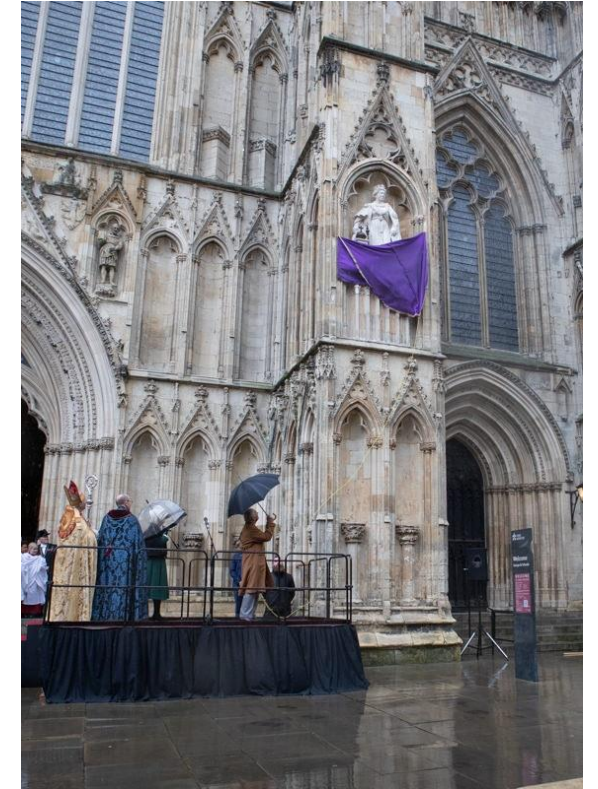
- £3.8M Conversion
- £250,000 p.a. income
- ROI 7%







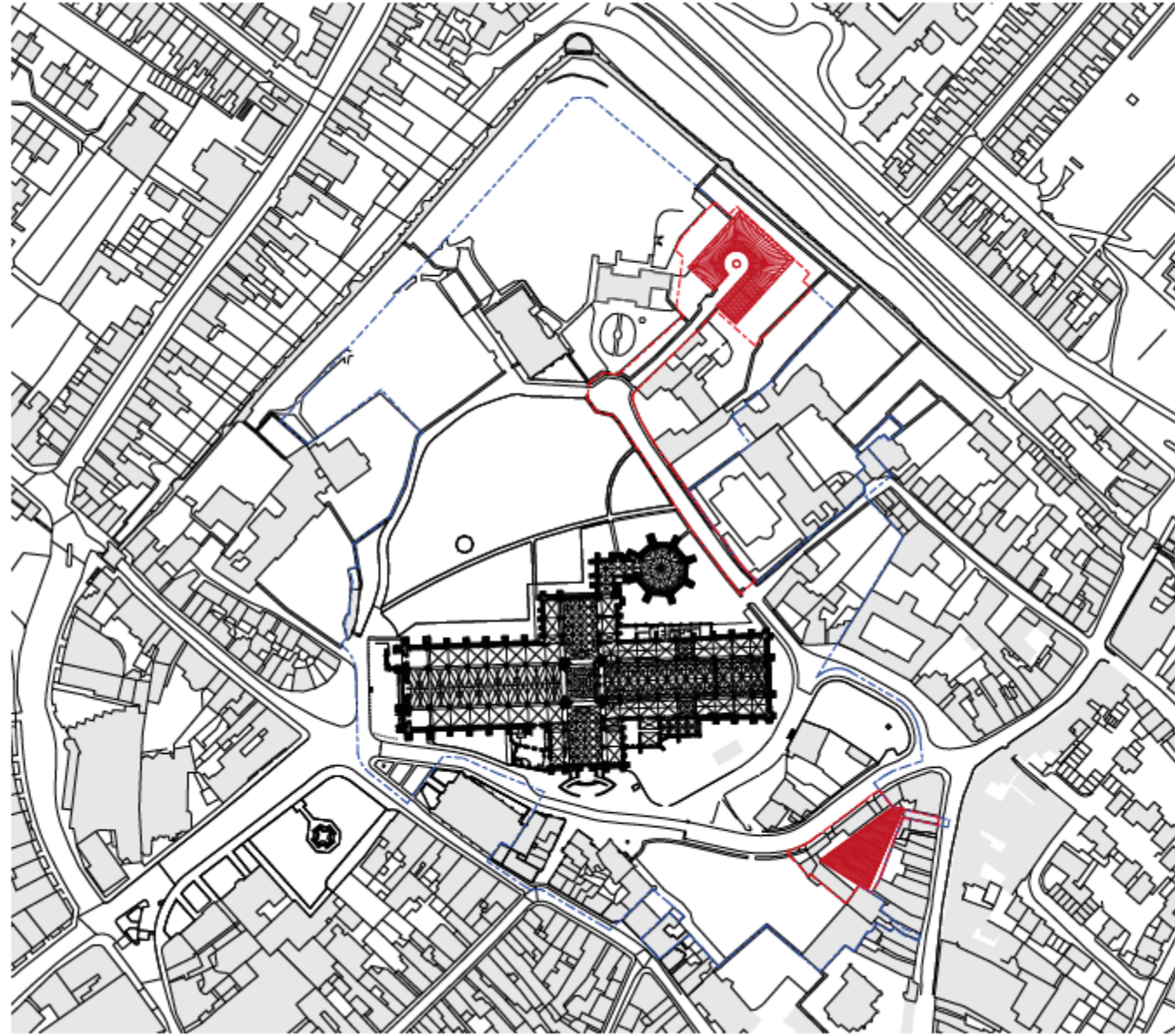
# Policy PA2 Queen Elizabeth Square











**York Minster**  
**Centre of Excellence for Heritage Craft Skills & Estate Management**

**tonkin liu**













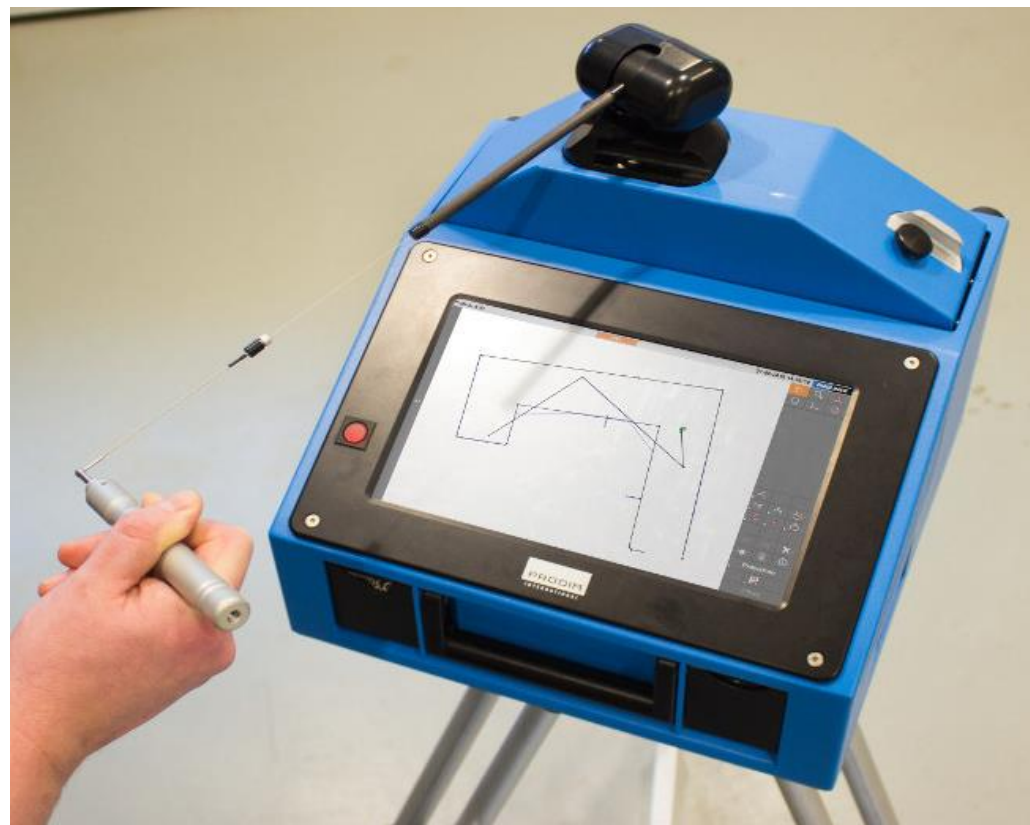








# Proliner digital templating, implemented in 2018



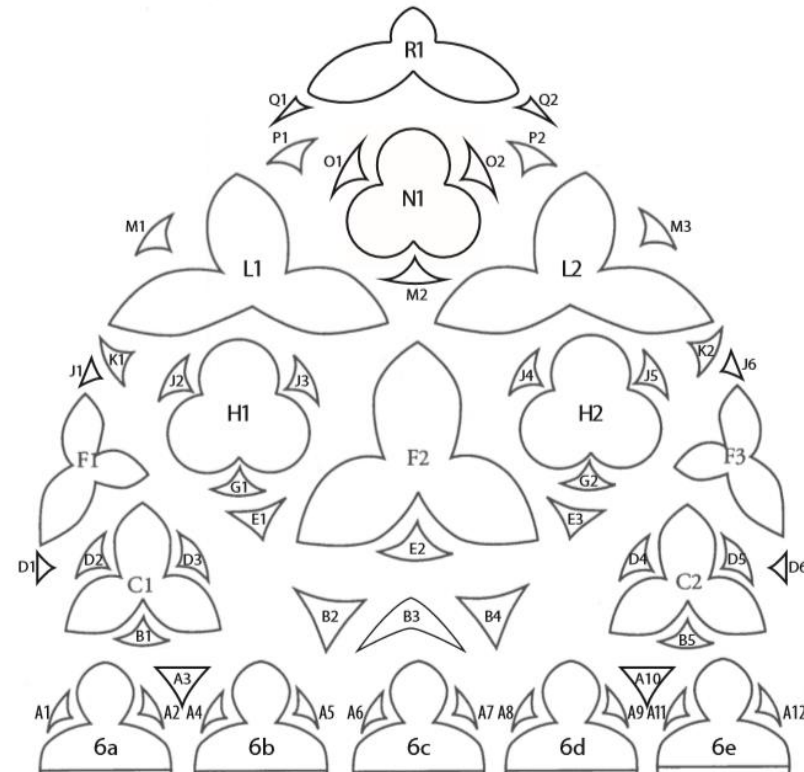
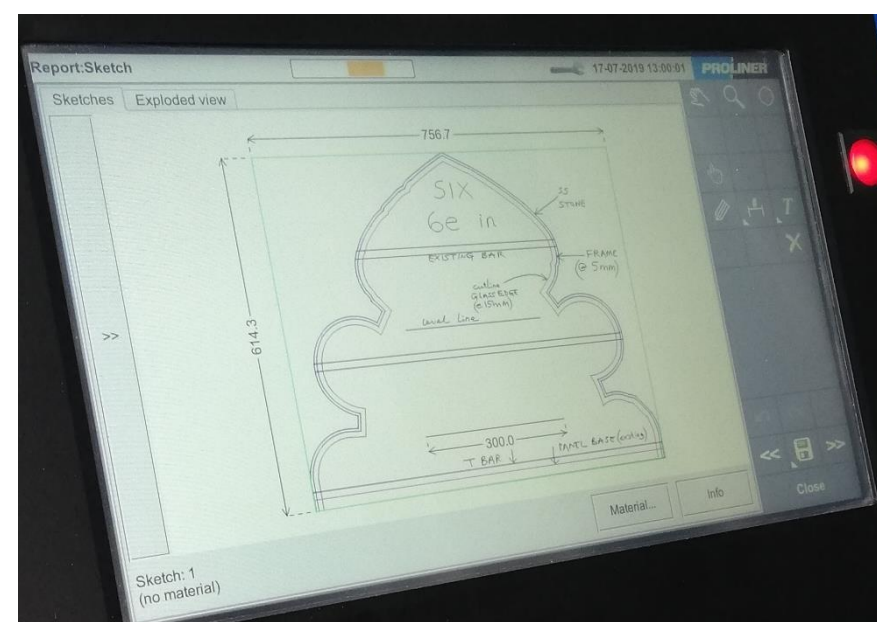
# Digital vs traditional templating

25 tracery panels

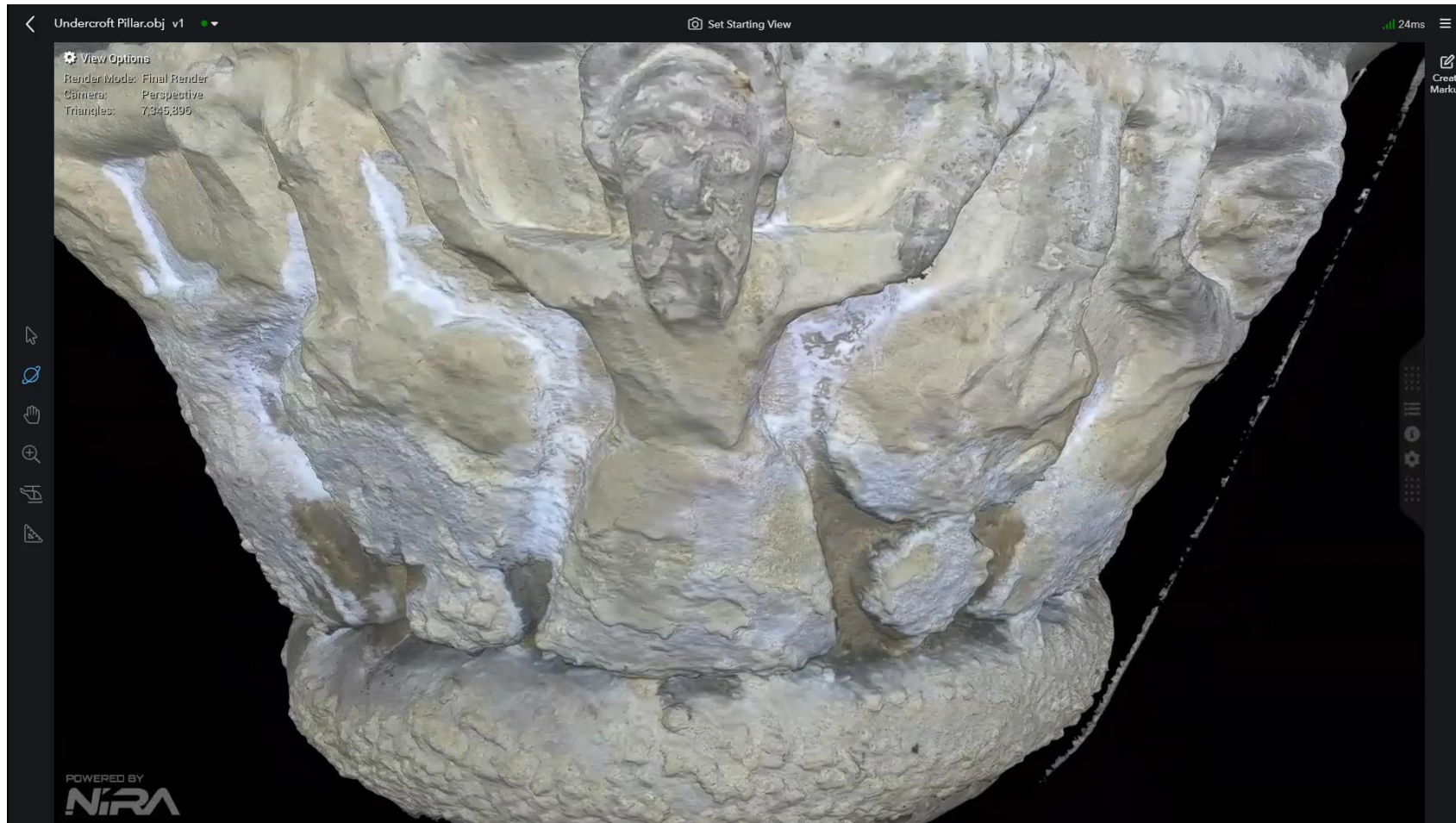
Traditional templating process took 10 days

Digital templating Process is now 2 days

80% saving







Photogrammetry for recording & documentation, implemented in 2021

Creaform Go!Scan 3D scanning,  
implemented in 2022







## Cutting trials in Italy in 2019



### Voussoir

- By hand = 4 days
- With Technology
  - 2 hrs program (one off)
  - 4 hrs machining
  - 2 days hand finish
- **30% saving**
- **Total saving for set of 52  
= 75 days**

### Finial

- By hand = 29 days
- With Technology
  - 2 days programming (one off)
  - 2 days machining
  - 16 days hand finish
- **31% saving**
- **Total saving per set of 3  
= 20 days**

A Royal Symbol  
of The Centre  
of Excellence

Perfect interplay of  
heritage craft skills,  
creativity & modern  
technology

Represents the vision  
for the future of  
stone masonry at  
York Minster







A small-scale maquette was designed, handcrafted in clay for approval then 3D scanned





The scan was scaled up and a 7-foot maquette was milled from polyurethane block by 5 axis CNC machine





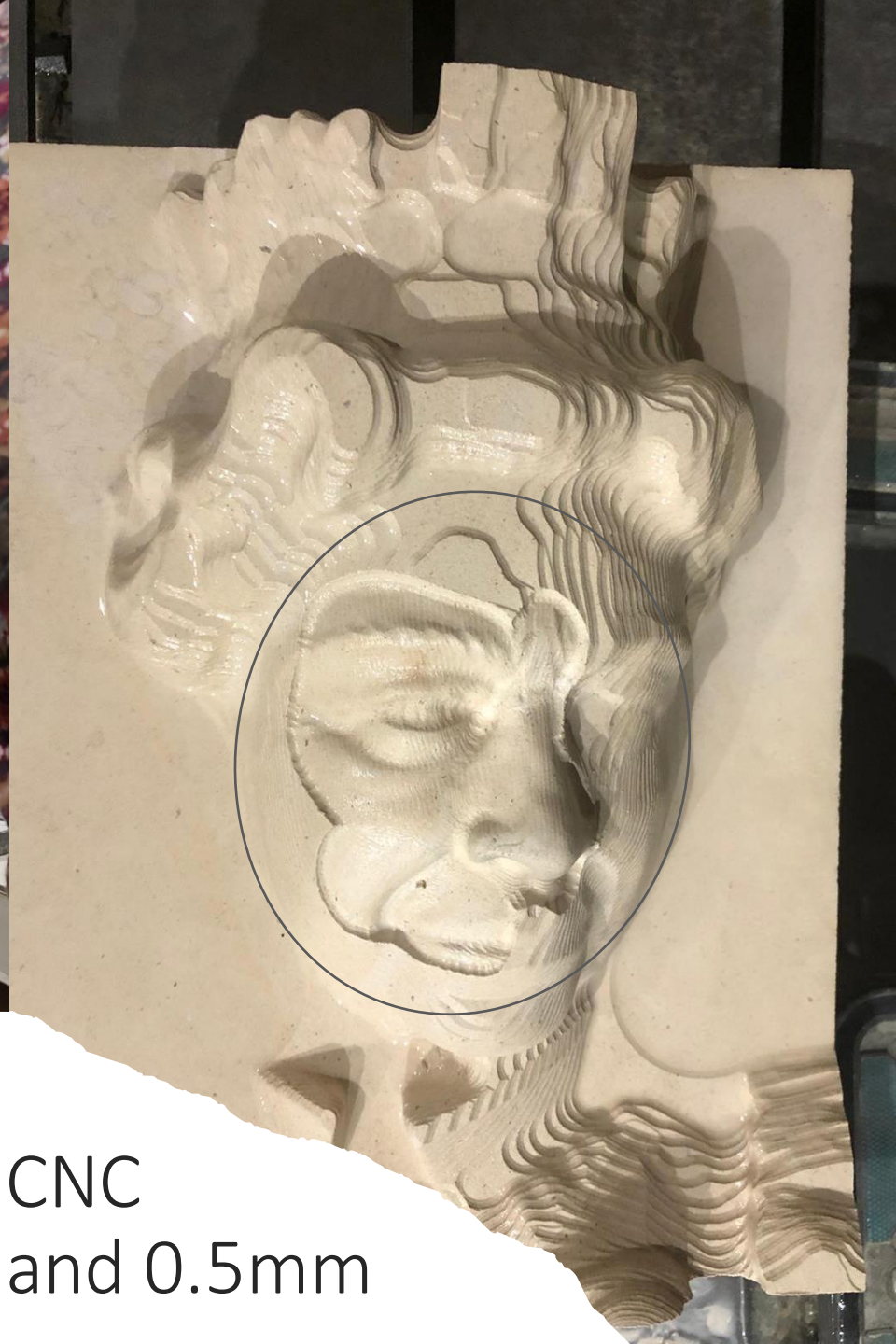
The polyurethane maquette was carved with hand tools and sculptured with clay and plaster

The final design was 3D scanned

The sculptured head and crown was recorded with 500 photos and run through photogrammetry software to create a 3-dimensional image







Trial areas of the face and hand were milled by 5 axis CNC machine to between 2mm and 0.5mm





The final design is 5 axis CNC milled to a 0.5mm finish in 160 hours at 70% speed





Four months  
of meticulous  
hand sculpting  
before the  
unveiling in  
Nov 2022

# World Class Stone Masonry

- Up to 4 months saved in the creation of the Queen Elizabeth II statue
- York Minster Masons at the forefront in learning and usage of stone technology in the heritage sector
- Creativity is required to carve with hand tools, to design by computer and to input 5 axis CNC machines
- Apprentices equipped with solid heritage craft skills and modern commercial stone working techniques



# The Centre of Excellence for Heritage Craft & Estate Management



York Civic Trust



THE YORK GLAZIERS TRUST  
Over 50 Years of Excellence in Stained Glass Craft and Conservation



UNIVERSITY  
*of York*

YORK  
COLLEGE

Cathedrals' Workshop Fellowship



Kölner Dom



VENERANDA FABBRICA DEL DUOMO DI MILANO

1387



NIDAROS DOMKIRKES  
RESTAURERINGSARBEIDER



Historic England



THE PRINCE'S  
FOUNDATION

ChristChurch Cathedral



NUS  
National University  
of Singapore



£30M Vision  
RIBA 0-2 Chapter  
RIBA 2 – NHLF  
RIBA 3 + American Friends of York Minster  
Partnerships with the Smithsonian, Met, V&A and British Museum





# Outreach

- Commonwealth Heritage Forum - partnership agreed
- Asia Tour: Singapore, Hong Kong, Bangkok Mumbai - April
- Royal Town Planning Institute Award – Winner Best Plan June
- Royal Town Planning Institute Award – Winner Heritage, Refectory
- New York/York Twinning - July
- Commonwealth Heritage Forum, New Zealand - October
- European Cathedrals Association, Pisa - October
- Royal Town Planning Institute National Award – shortlist.

# A trailblazing plan **delivering** what it was created to do:

- The first time a Neighbourhood Plan has been used to map the care of a Heritage Estate, creating bespoke planning policies to drive change.
- £150,000 investment in creation of the Plan (funding mix).
- Sets a course for the delivery of £48,000,000+ of investment.
- Already secured 9 major planning consents at September 2023 in a complex heritage estate. **£14,355,000** of investment to complete by Q4 2024.
- Delivered two new public parks.
- Has helped deliver + £290,000 net income for the care of York Minster with an additional £595,000 to be realised by Q4 2025.
- Secured consents for onsite energy generation of 175,000 Kwh of power p.a. by Q4 2024 – 40% of the Minster's energy consumption. **£87,500 savings p.a.**
- Driven a £9.1M international Centre of Excellence for Heritage Craft Skills & Estate Management into being.
- Created best practice for us to share with others heritage estates both nationally and internationally.



The Architectural Review  
**AR Future Projects**  
awards 2023  
*Cultural regeneration*  
*winner*



YORKSHIRE

WINNER

Best Plan

**York Minster Precinct Neighbourhood Plan**  
entered by Chapter of York

Handwritten signature of Susan Bridge in white ink.

RTPI President 2023  
**Susan Bridge**

Handwritten signature of John Craig in white ink.

RTPI Yorkshire Chair 2023  
**John Craig**



# YORK MINSTER PRECINCT NEIGHBOURHOOD PLAN

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# Questions?

