



No.1 Deangate
Planning and Heritage Statement



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Figure 1: Northwest elevation of No. 1 Deangate.

1.0 Introduction and Purpose

This Planning and Heritage Statement has been prepared by Caroe Architecture Ltd (CAL) for a Change of Use and Planning Consent Application for the sustainable refurbishment and conversion of No. 1 Deangate into office space for York Minster staff. The proposals are designed to create a sustainable future for the building, to make it DDA accessible, and to improve the material and aesthetic quality of the building and its context.

The purpose of this document is to provide an overview historical understanding of No. 1 Deangate and its surrounding context. This is a means to derive the significance of the development site and conservation area, so heritage impacts can be fully understood and mitigated. This document will also ascertain the relevant policy context, both local and national, and assess the extent to which the present proposals are in compliance with them, including via a consideration of design, public realm, sustainability, access and flood risk. This document should be read alongside the Design and Access Statement, which provides technical details and incorporates a Statement of Need.

No. 1 Deangate is located in the centre of York, within the York City Walls and York Minster Precinct (National Grid Reference: SE 60335 52293). To its south and east are the former Minster School and city streets. To its north is the more open space of Dean’s Park. To the west, High Petergate continues through Bootham Bar — the closest means of access through the city walls.



Figure 2: No. 1 Deangate location plan, source: Google Maps.

2.0 Statutory Designation and Description

2.1 Built Heritage Context

No. 1 Deangate is unlisted. However, the heritage context is of particular importance; the proposed site is within Character Area Nine of the York Historic Core Conservation Area and therefore has the potential to directly affect its significance. The site also lies within the setting of a number of listed buildings — including the Grade I listed Minster itself. Consequently this document will focus largely on the significance of this context and the impact of the proposals to it. Listed buildings which surround the property are indicated below, the principal of which are labelled (see figure 3).

We consider the Minster and No. 7 Minster Yard to have the strongest visual relationship with No. 1 Deangate. The Heritage Impact Assessment below therefore explicitly considers whether there will be an impact on their heritage values through alteration of their setting. A full analysis of the sensitivity has been undertaken, considering more listed buildings in the surrounding area, and is found at Appendix 1. Those with a lower visual relationship with No. 1 Deangate have not been considered in this document, as the proposed works — of a minimal nature — are unlikely to effect their significance.

While outside the scope of designated assets, it is important to note that the City of York does not maintain a list of locally listed buildings (considered non-designated built heritage assets) and no other non-designated built heritage assets have been identified through review of the *York Central Historic Core Conservation Area Appraisal*, or over the course of this assessment.

2.2 Archaeological Context

The Precinct is designated as a scheduled monument on account of its outstanding archaeological potential. This mostly protects below-ground survivals, as well as some above-ground medieval structures such as the City Walls. The list entry was created on 08/09/1937 and was amended on 20/05/1993. Its reasons for designation are as follows:

The present cathedral church known as York Minster is at least the fourth major church to have stood on this site. The earliest ecclesiastical use of the site can be traced back to the early seventh century when Paulinus baptised King Edwin of Northumbria in a wooden oratory considered to have been located in the vicinity of the present Minster. This event was of particular importance as it marked the post-Roman rebirth of Christianity in northern Britain. As a result of the adoption of Christianity by the Northumbrian kings, a bishopric was established in York, this being one of the earliest such foundations in post-Roman England. Pre-Conquest cathedrals are a rare and poorly understood monument class, there having been only twenty-four known examples. York is of particular note because its chief incumbents were archbishops second in ecclesiastical authority only to the archbishops of Canterbury. Evidence for the ecclesiastical importance of York in the pre-Conquest period is provided by contemporary references to its library, the episcopal see and, in particular, its monastic school whose most famous pupil, Alcuin, became Charlemagne's adviser. This importance has been maintained down to the present day. Even during the Viking period, when York was conquered and became part of an independent Viking kingdom that lasted from 866 to 954, there was an unbroken succession of archbishops suggesting that the pagan Vikings quickly converted to Christianity. After the Norman Conquest, the see rose in power and prosperity when its Norman archbishops began a series of major building works which culminated in the construction of the present Minster in the thirteenth century and after. During the medieval period, the cathedral gained considerably from its position within a thriving and wealthy town; one of the most flourishing urban centres in England and the major town of the North. The wealth of York was reflected in the magnificent, extensive and costly building programme which characterised much of the cathedral precinct throughout the medieval period. These works were funded in part by pious donations and endowments to the church made by leading secular individuals. With the exception of the present Minster many of the buildings and features of the pre- and post-Conquest cathedral precinct are no longer visible. However, extensive below-ground deposits are known to survive across the majority of the precinct area. This

is due in part to the fact that the area has remained largely in ecclesiastical hands since earliest times. This has limited development within the precinct; hence, below-ground archaeology survives here in much better condition than in other more intensively developed areas of the city. In some areas of the precinct, up to 4m of archaeological deposits are preserved. Because of this depth of stratigraphy, extensive remains will survive well beneath the present ground surface and will include not only those of the pre- and post-Conquest cathedrals and their ancillary buildings but also the Roman legionary fortress which formerly occupied the site and the remains of the seventeenth century Ingram Mansion. The survival of the Roman fortress is of particular note as it was one of the earliest military foundations in the north of England and also one of the most long-lived. It led to York being granted the status of colonia and also, in the fourth century, to it becoming, for a time, the Imperial capital of the Emperor Constantine. This and the degree to which its remains are preserved make it a monument of national importance in its own right.



Figure 3: Listed buildings surrounding No. 1 Deangate (indicated with a blue triangle), source: Historic England.

3.0 Overview History of the Site: The Minster Precinct

3.1 Early History

The pre-conquest history of the Precinct is well-known. Forming much of the northern half of a Roman legionary fortress, parts of its headquarters (or *Principia*) are still visible in the crypt of the Minster. This is also preserved in the street plan on the site. High Petergate, in particular, retains the characteristic straight alignment of the Roman grid pattern, although this is perhaps a coincidental relationship. Boundaries from this period have been preserved, in part, in the border of the City Walls.

3.2 Medieval

The present Minster was erected from the thirteenth to fifteenth centuries, replacing a Norman church which once occupied the site.¹ A handful of surrounding buildings date from this period. Most of these have ecclesiastical associations, reflecting the nature of the usage of the site at this time. These include St Williams College, a former residence for chantry priests, and some parts of the Treasurer's house, once used as clergy housing. Both of these structures remain relatively well-preserved. By contrast, the Archbishops' Palace, also dating to this period, has been mostly demolished, its chapel and ruined arcade to the north of Dean's Park the only survivals (figure 4). The precinct was enclosed during this period by a 12-foot high wall. Built in 1283, this was accessed through a series of gatehouses. Traces of this arrangement include the timber framed gatehouse on College Street, saved from demolition in the nineteenth century, and carriage arch, now blocked, surrounding the entrance of 52 Low Petergate. At this time, a sense of separateness would have characterised the area, contrasting with the arrangement today, where the boundary between city and Precinct, particularly on its south side, is permeable.

3.3 Early Modern

In the sixteenth and seventeenth centuries, the usage of the Precinct began to change. Commercial enterprises came to dominate the area, culminating in the first half of the seventeenth century when the arrangement was criticised by King Charles I.² Reportedly, shops stretched to the walls of the Minster itself at this time. By 1660, only the Dean retained his personal residence, to the south of the Minster. The street of High Petergate came to be populated by wealthy laypeople, becoming one of the most fashionable parts of the city. The ecclesiastical separateness of the precinct was thus eroded.

1 Baxter, *York Minster Neighbourhood Plan*, p.18.

2 Alan Baxter, *Central Historic Core Conservation Area Appraisal* (York: City of York Council, 2012), p.223..



Figure 4: Surviving twelfth century arcade from the Archbishops Palace, much of which has been demolished.

3.4 Eighteenth and Nineteenth Centuries

The creation of space around the Minster developed through the eighteenth and nineteenth centuries. Many buildings were demolished, while those which remained were adjusted to complement the improved setting. Fine eighteenth century elevations remain visible on the south side of the Precinct, particularly those on High Petergate, and to the east, such as that of No. 6 Minster Yard. Views of the north and west elevations of the Minster were created with the laying of Dean’s Park and Duncombe Place in the nineteenth century, the latter linking the Precinct to the railway station and river crossing. During this time, some key structures were lost, such as the Precinct Boundary Wall, the Old Deanery and Warthill, a prebendary residence, largely establishing the relationship between the Minster and city which can be observed today. There were also notable additions to precinct buildings, including the Minster School in 1830-33 and the Gothic Revival ‘New Residence’ in 1824-7.

3.5 Twentieth Century - Present

The twentieth century saw the creation of Deangate as a roadway, opening up views to the south of the Minster. This main through-road was then pedestrianised in 1989, though the present carriageway remains in-situ. Proposals by Lord Esher to improve the area would have seen this road paved, though this was not implemented.³ Key changes to the Minster environs in recent years includes the York Minster Revealed project in 2005, which improved the prospect of the South Transept by reclaiming from the highways to form a public space at its base and the creation of cycle route 658 which runs around the south side of the Minster.

³ Lionel Esher, *York: a Study in Conservation: Report to the Minister of Housing and Local Government and York City Council* (London: H.M.S.O, 1968).

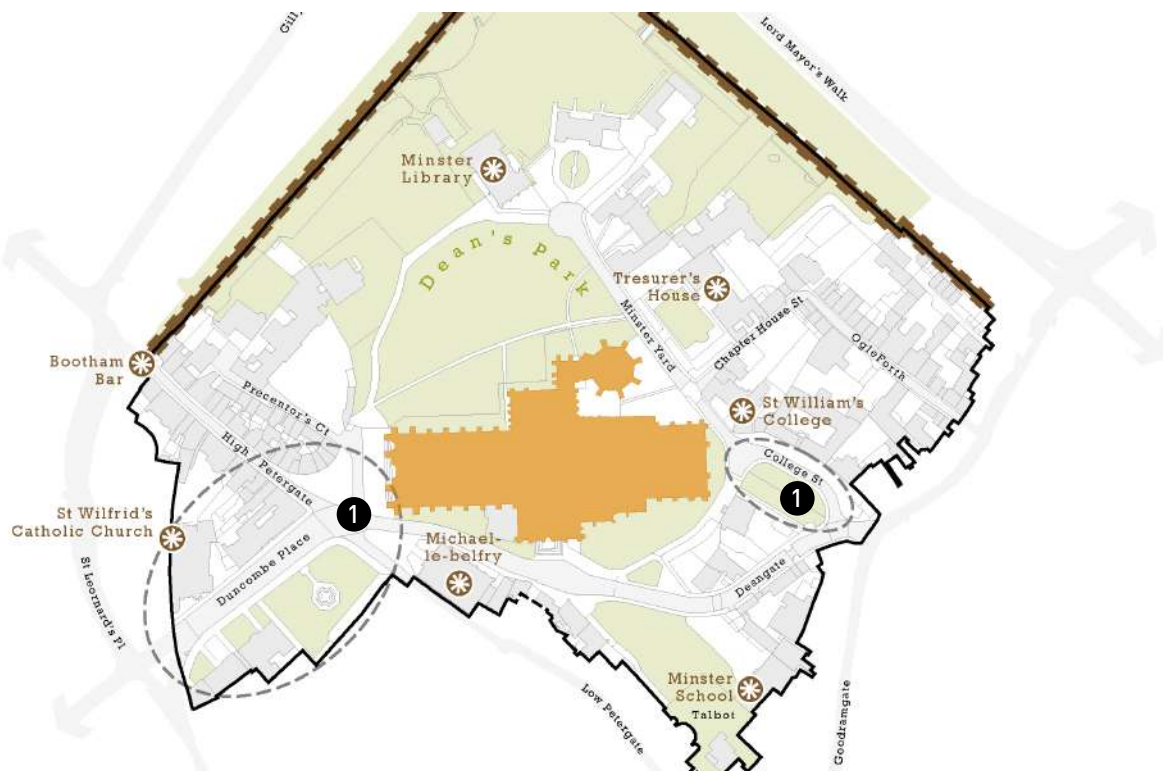


Figure 5: Map of Precinct Character Area, showing the key nineteenth century areas of development [source: Alan Baxter, *Central Historic Core Conservation Area Appraisal* (York: City of York Council, 2012), p. 225.]

4.0 Overview History of No. 1 Deangate

4.1 Description

No. 1 Deangate It is a three-bay, double-pile house, with two storeys and an attic, extensively rebuilt in the 1890s. It is constructed of red brick with stone details. Three brick chimney stacks extend above a welsh slate roof, pierced by dormer windows on the south side. The northwest elevation of the property is fenestrated on the first floor with a double-height window, the top of which is blind, flanked by two sash windows. The ground floor of this elevation is set back from the first below a timber bressumer. It has four evenly-spaced sashes of equal dimensions, separated by brick pilasters. Each of the sashes is topped with a chamfered stone lintel and sill on this elevation. To the west, a polychromatic pattern is employed, in imitation of intersecting tracery of the Geometric Gothic style. Below, there is an entrance through a hood-moulded door and, to the north, two sash windows of the same character as the northwest elevation. The southeast elevation is a loose conglomeration of parts: a stair block protrudes, beneath an extension to the roof, adjacent to a lean-to, accessed from the door to the door on the southwest elevation. Window forms on this elevation are irregular and of varying size. To the east, the property is adjoined to No.7 Minster Yard, though there is no continuation of roof and storey levels.



Figure 6 (above): Excerpt from George Benson's map of the medieval context of No. 1 Deangate (present structure in red).
 Figure 7 (below) View of York Minster from the grounds of the Minster Song School prior to the creation of Deangate road in 1903, source: Explore York.

4.2 Early History

The site of No. 1 Deangate straddles the road once sited behind the Principia.⁴ In the medieval period, the site was occupied by the prebendary residence of Strensall, surrounded by ancillary buildings and rental properties. Part of this remains encased within the adjacent property, No. 7 Minster Yard. This survival is of two-storeys and timber-framed, most-likely dating to the fifteenth century, as twelfth-century stones from archbishop Rogers Quire were reused in its construction. Other medieval survivals were lost with a 1815 and 1825 Act of Parliament, which saw the compulsory purchase and demolition of houses surrounding the Minster to open up views. Principal losses during this period were the Old Deanery and Warthill, located to the west of No. 1 Deangate.

4.3 Nineteenth Century - Present (including recent planning history)

Most of the surviving exterior fabric dates to the 1890s.⁵ At this time, the northwest elevation was entirely rebuilt and a gabled porch added to the west of the elevation, removed between 1931 and 1961-2. The pilaster and sash window in this location were subsequently rebuilt. The southwest elevation was also rebuilt at this time. This subsumed a covered walkway which once passed immediately to the west of the property. The datestone affixed to the centre of this elevation is misleading; reading 1875, this contradicts map evidence, as the passageway which preceded the building of this elevation is still shown on the 1891 OS map.⁶ The current roof also likely dates to this rebuilding, as no trace of the covered walkway is visible in its coursing. To the south, earlier fabric has been retained, possibly dating to the early nineteenth century, though considerably altered with the addition of a stair block and adjacent lean-to.

The southeast boundary wall accompanied the creation of the Deangate roadway in 1903. This is also constructed of red brick, though of different character, employing a dogtooth ornament and English Garden Wall bond. The roadway necessitated the modification of the ground floor of the southwest elevation, with the insertion of an entrance doorway and two sash windows.

The only available planning history relates to the felling of a Purple Leaf Cherry Plum tree to the west of the property.⁷

4 Stuart Harrison, *No 1 Deangate Desktop Study* (Nov 2021), p. 13.

5 *ibid*, p. 7.

6 *ibid*, p. 7.

7 21/02736/TCA



Figure 8: No 1 Deangate in the first decade of the twentieth century, source: Explore York.

5.0 Description: Site and Surroundings

No. 1 Deangate is situated within the South of the Minster area. This section considers the area as it appears today, discussing tangibles and intangibles which contribute to its distinctive character.

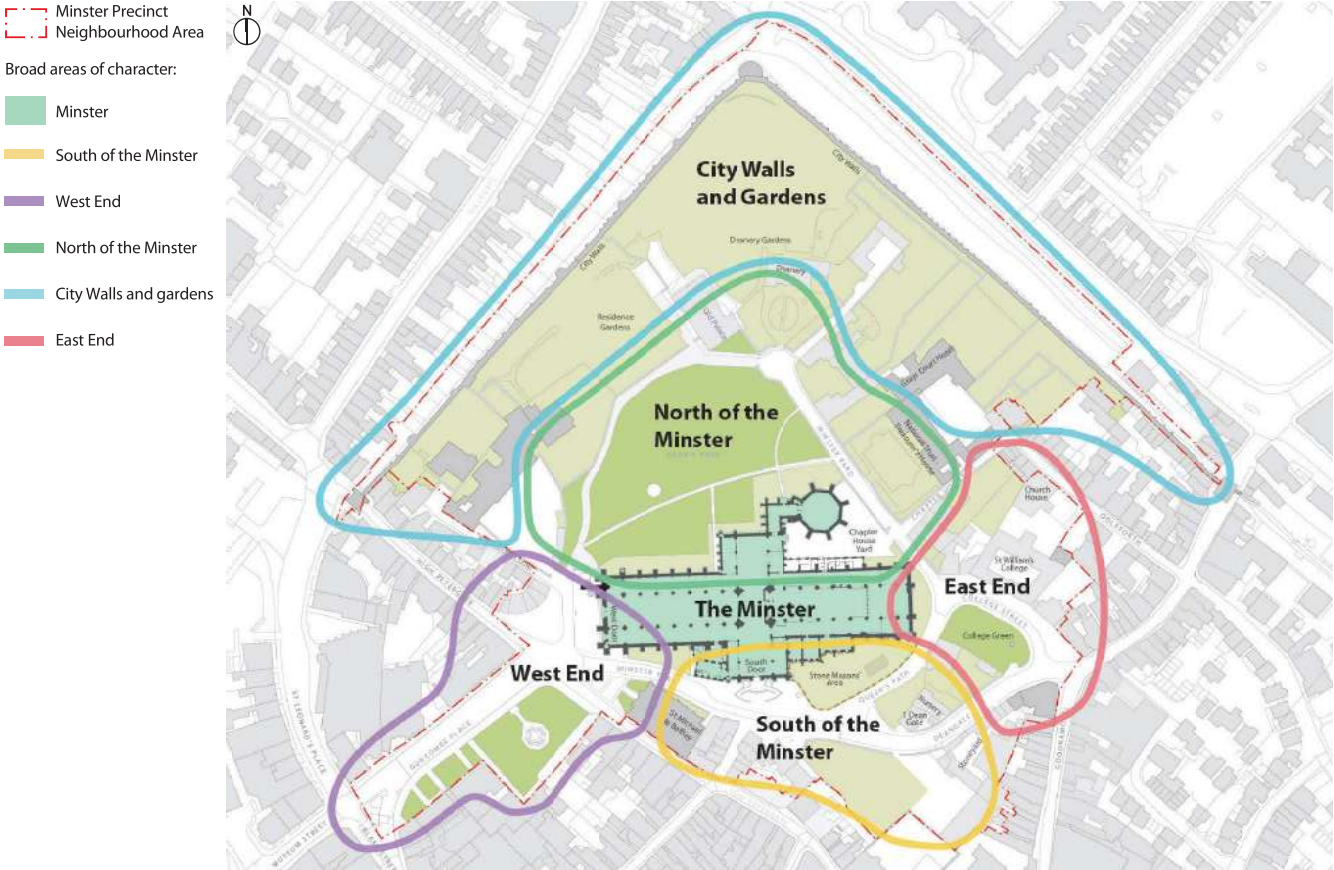
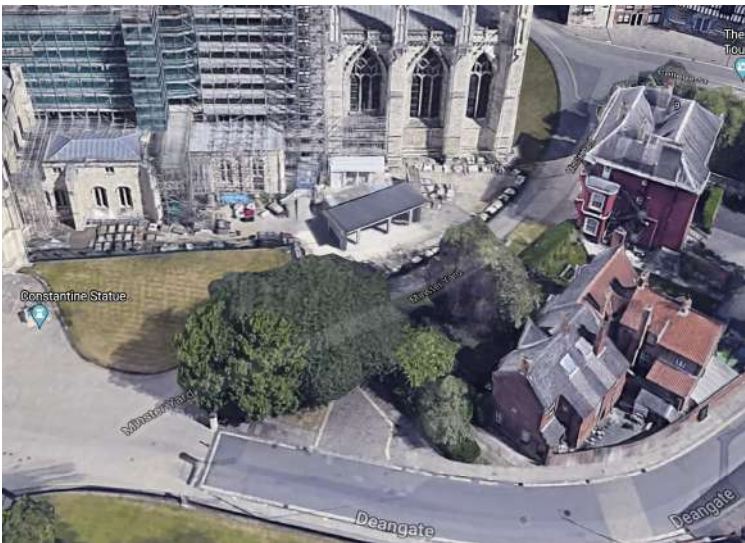


Figure 9: York Minster Neighbourhood plan, showing area the Minster Precinct Neighbourhood Area and subdivision, source: Alan Baxter, York Minster Neighbourhood Plan 2020- 2035 (York: City of York Council, 2022) p. 21.

5.1 Spirit of Place

A sense of openness characterises the public and civic realm of the South of the Minster area, contrasting with the more secluded and parkland character of the north of the Precinct. This is due to the permeability between this area and the commercial centre of York, leading to high levels of footfall. The area embraces a variety of people with different purposes and intentions. Many live and work within its boundaries, supporting a sense of this as a living space.

The deep historical development of the area is ever-present, with traces of each period of the precinct’s history within its boundaries. This is partially curated — an eighteenth and nineteenth-century expression of how the



The South Precinct, with No1 Deangate to the right.

Minster should be appreciated. The area benefits from being pedestrianised, allowing opportunities for gathering, sitting, taking time and wandering without the noise and conflict with vehicular traffic. The continuity of this as a space of admiration and worship for millennia fosters a link between residents past and present, this space a locus of local and regional identity.

5.2 Building Forms

Generally, the area is low-rise, with a maximum of three storeys. There are a variety of building types: workshops, such as the Minster Stoneyard and Glaziers’ Trust; buildings for worship, including York Minster and St Michael le Belfrey; shops lining the Minster Gates street and No. 1 Deangate, a residential property. The roofscapes are varied. Most are finished in slate, with pitches of varying gradient. The Gothic Revival style buildings have parapets and crenellations, while the classical-inspired buildings have wide projecting cornices and parapets. The workshop buildings on Deangate are the only buildings with a continuous eaves level.

5.3 Urban Grain

The building plots are very narrow towards the west of the South of the Minster area, as is characteristic of medieval city centres. Buildings here are shophouses, with commercial premises on the ground floor — set directly onto the street — and accommodation above. As a result, the urban grain here is fine, tightly packed, with a higher density of development.

This is of contrast to the east of the area, where No. 1 Deangate and No. 7 Minster Yard are situated. Unlike properties on Minster Gates, both have their primary frontages set back from Queen’s Path and they both have gardens and dense foliage. Plots in this area are fairly generous, although in most cases the space has been used to build additional structures, limiting the size of the gardens.

The workshop buildings on Deangate are set close to the street, with land to the rear to be used as space for working. By contrast, much of the former Minster School is set back from the



Relationship between No1 Deangate and the Refectory, looking north.



View of No1 Deangate from the east.



View of No1 Deangate from the west.



Relationship between No1 Deangate and the Refectory, looking west.

street in a very deep plot, a green space in front, making use of the generous space made accessible with the demolition of the Old Deanery and Warthill. The Minster and St Michael le Belfrey are, naturally, set within large plots.

5.4 Materials Palette

The building material of the Minster is predominantly magnesian limestone. This has been used elsewhere in construction to ensure developments are appropriate, such as the former Minster School and St Michael le Belfrey. Other areas are constructed of brick, particularly the buildings accessed from Deangate, though these have stone details including quoins, jambs, lintels, mullions and archways. Other buildings have brick elevations which disguise their timber framed construction behind, such as the shophouses on Minster Gates. The shop fronts here are constructed of wood. Nos 6 and 7 Minster Yard are rendered, the former with plaster and red finishes, the latter in white plaster on its principal face.

5.5 Surface Treatments

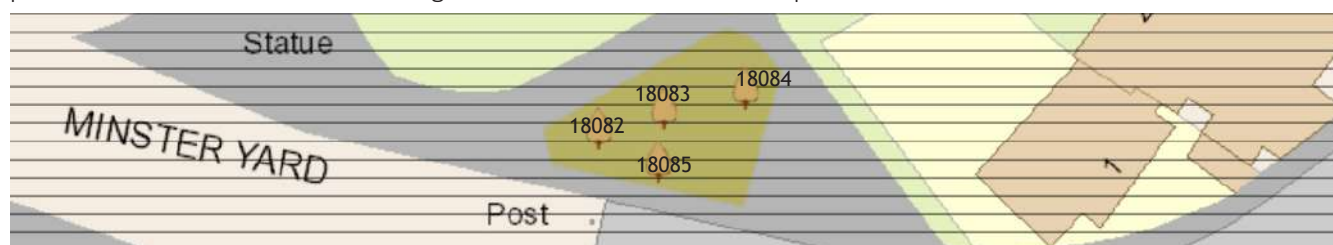
The primary surfaces here are tarmac and York stone paving. The latter is employed across the area, while the former is only found on Deangate, paved either side. A small-cobbled surface forms an area of paving across the width of the southwest elevation of No. 1 Deangate. There are grassy verges, including in front of the Zouche Chapel and southwest elevation of No. 1 Deangate.

5.6 Boundary Treatments

The boundaries of the area are permeable, with threshold points of entry to the Minster Precinct and Minster Yard marked with pillars and bollards. The intersection between Minster Yard and Deangate is articulated by a cast-iron railing set into a stone wall. This boundary treatment is also employed in marking the borders of the former Minster School. Other boundaries are in brick, such as the well-built wall separating Deangate from No. 1 Deangate. The boundary between No. 1 Deangate and Queen's Path is of a different form to elsewhere in the area, with an iron railing obscured by a thick boundary planting, which extends beyond the boundaries of the property, separating its neighbour, No. 7 Minster Yard, from the path. This boundary also extends the other way, partially obscuring No. 1 Deangate's southwest elevation and forming a fairly opaque divide between the property and its setting.

5.7 Trees

A number of mature trees are situated in the South of the Minster Area, which complement the setting and provide colour contrast with the magnesian limestone. Those with preservation orders are indicated below.



Tree Number	Tree Species
18082	<i>Tilla Cordata</i>
18083	<i>Prunus Padus</i>
18084	<i>Prunus Padus</i>
18085	<i>Tilla Cordata</i>

6.0 Legislative and Planning Policy Context

6.1 Relevant Legislation

The legislation directly relevant to heritage considerations at the site extends from the Planning (Listed Buildings and Conservation Areas) Act 1990. The 1990 Act ensures that any development give due regard to the special interest of any affected built heritage assets.

Directly relevant to this application is Section 66 of the 1990, which states that, when considering whether to grant planning permission for development effecting a listed building or its setting, the decision maker must 'have special regard to the desirability of preserving the listed building or its setting.'

Also relevant to this application is Sections 69 and 72 of the 1990 Act. Section 69 requires every Local Planning Authority to 'determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' The resultant areas are designated as conservation areas. Section 72 of the 1990 Act outlines 'the desirability of preserving or enhancing the character or appearance of that area' with regards to decisions on planning functions within a conservation area.

6.2 National Planning Policy

National Planning Policy Framework (2021)

The following Planning Policy is relevant to development proposals affecting the Site and its setting. Policies set out in the NPPF (updated July 2021), in particular, Chapter 16 Conserving and Enhancing the Historic Environment, are particularly relevant to heritage and evaluating heritage impact. With specific regard to the conservation of designated heritage assets when considering development proposals, the following paragraphs are important to consider:

Conserving and Enhancing the Historic Environment

194 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195 - They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197 - In determining applications, local planning authorities should take account of:

A) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

B) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

C) the desirability of new development making a positive contribution to local character and distinctiveness.

199 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

201 - Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...

202 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

6.3 Local and Neighbourhood Planning Policy

York Minster Neighbourhood Plan (2022)

The adopted plan at a neighbourhood level, the York Minster Precinct Neighbourhood Plan forms a granular part of the Development Plan for the City of York. All planning applications are considered using the Neighbourhood Plan. The Plan itself outlines the objectives, strategy, and specific policies for forthcoming development in the Minster Precinct. The overarching aim of the Neighbourhood Plan is a sustainable, net-zero vision for the future. Specific policies directly relevant to the emerging proposals include:

Policy A4 – Design Excellence:

Development proposals should demonstrate design excellence and be inspired by and contribute to the distinctive and historic nature of the Precinct, be resilient to climate change and extreme weather events, and reduce carbon emissions. As appropriate to their scale and nature, development proposals will be supported which meet the following criteria

- *Complies with Policy SS3 (York City Centre) of the draft Local Plan;*
- *Complies with the Policies PA1-4 within this Neighbourhood Plan and subsequent development briefs (where relevant);*
- *Reinforces the importance of the distinctive character of the Neighbourhood Area, as identified in the Heritage Impact Assessment and Conservation Management Plan, by having regard to scale, height, density, layout, appearance and materials;*
- *Delivers distinctive and innovative design which achieves the highest practicable energy efficiency, uses low-embodied carbon building materials and minimises water demand, where financially viable to do so. Where proposals relate to designated heritage assets, care will need to be taken to ensure that any proposals related to environmental performance are considered against the significance of the heritage asset and do not cause unacceptable harm to the asset's significance;*
- *Minimises the need for new built development by making use of vacant or underused buildings in the Precinct first, and where necessary, demonstrating that there is a need for new development;*
- *Delivers flexible and adaptable buildings to prolong the useful life of the development;*
- *Creates a safe, accessible environment for visitors, residents of York and our local community taking into consideration improved security around the Precinct;*
- *Improves the public realm around the Minster and conserves, enhances or creates new green infrastructure where relevant;*
- *Includes suitable accessible space for waste management facilities of a scale and type appropriate*

to the proposal and location; and allows for, or incorporates as necessary, appropriate security measures including measures to address hostile vehicle movements, as advised by Government, taking into account the City of York Council's city centre strategy.

Policy C1 – Historic Environment:

Development proposals will be supported where they:

- *Respond positively to, protect and reinforce the significance and distinctiveness of heritage assets and the internationally important historic environment of the Precinct and City of York.*
- *Conserve the significance of designated heritage assets (including their setting) by protecting and enhancing architectural and historic character, historical associations, archaeological deposits, landscape interest through consideration of siting, scale, mass, form, layout, design, materials, use, and views both from and towards the asset*

Promote opportunities to better reveal significance of heritage assets, where possible. Take into account the desirability of sustaining and enhancing non-designated heritage assets and their setting. Avoid harm to significance (substantial or less than substantial), and where harm cannot be avoided, reduce harm to the minimum necessary, and finally mitigate or compensate any residual harm. Development proposals that will result in less than substantial harm to, or loss of, the significance of designated heritage assets will not be supported without clear and convincing justification. Any proposals that would cause substantial harm to or loss of: Grade II listed buildings will only be supported in exceptional circumstance. Scheduled monuments and grade I and II listed buildings, will only be granted consent in wholly exceptional circumstances. Change of use of heritage assets will be supported where:*

- *The proposed use is compatible with the significance and setting of heritage assets.*
- *Such a change of use will support economic viability, maintenance or enhancement of heritage assets, consistent with their conservation.*
- *Elements that are fundamental to the significance of heritage assets are not lost or altered to facilitate the change of use*

Policy C3 – Archaeology and Scheduled Monument Consent

Any development proposals and associated planning applications that may affect the archaeology of the Precinct, whether known or potential, designated or undesignated, should:

- Incorporate every practical and reasonable step to protect and, where possible, enhance its significance.
- Be the subject of a staged archaeological strategy for the development site, agreed with City of York Council. If initial assessment does not provide sufficient information, applicants will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.
- Include in support of planning applications an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them
- Wherever possible and appropriate, be subject to mitigation strategies to ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the application and approved by City of York Council

Policy D1 – Heath and Wellbeing

Development proposals which promote the wellbeing of York's residents by increasing public access,

creating new public spaces and supports the Minster's Mission of welcome will be supported. Development proposals should, where appropriate:

- *Inspire people to visit York Minster and its Precinct.*
- *Create new spaces and improve existing spaces for people to enjoy.*
- *Promote partnership with public, voluntary, business and community sectors.*
- *Provide universally accessible buildings and public spaces.*
- *Respect the importance of the Minster as a place for worship and reflection.'*

Policy E1 – Movement and Public Realm

Proposals to enhance the public realm of the Precinct will be supported where they:

- *Create a cohesive series of public spaces that help to define the character and distinctive sense of place of the Precinct and that connect with the wider public realm of the city centre.*
- *Provide spaces which are high quality and flexible to accommodate the public and civic life of the Precinct and City.*
- *Use high quality hard landscape materials, street furniture and planting which are in keeping with the character of the Precinct and form a high quality setting for the Precinct's heritage assets.*
- *Reference should be made to the COYC Streetscape Strategy (2011) to ensure proposals within the Precinct are complementary to enhancements in the wider city centre.*

Policy E2 – Accessibility and Wayfinding

The Minster Precinct will work towards universal accessibility wherever possible to provide a welcoming environment which recognises the needs of people of all abilities and stages of life. Improvements to public spaces, existing footpaths and new development will be supported where they are accessible to people of all abilities, inclusive, connected, easy to understand and navigate. Proposals for wayfinding improvements will be supported where they assist with navigation around the Precinct, support increased footfall to the Precinct's visitor attractions and businesses, and link to proposals for wider city centre wayfinding improvements.

Publication Draft City of York Local Plan (Emerging Policy, 2018)

The new City of York Local Plan is currently in the process of Examination by Independent Planning Inspectors following Submission of the Local Plan to the Secretary of State for Housing, Communities and Local Government on 25 May 2018. It is the most up-to-date version of this document. While emerging local planning policy, the new City of York draft Local Plan is currently in the process of examination by the Planning Inspectorate, following submission for review in 2018. In line with the NPPF this emerging policy therefore has weight in the planning process.

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 CC1: Renewable and low carbon energy generation developments will be encouraged and supported in York. We will work with developers to ensure that suitable sites are identified and projects developed, working with local communities to ensure developments have their support. Developments on brownfield land will be encouraged.

All applications will also need to consider the impact the scheme may have on:

i. York's historic character and setting, including the sensitivity of the scheme to the surrounding landscape and proximity to air fields and other sensitive land use, including conservation areas; [...]

iv. National and internationally designated heritage sites or landscape areas, including the impact of proposals close to their boundaries; [...]

Any application for renewable energy would also need to consider the areas of potential and other technical requirements identified in the Council's most up to date Renewable Energy Study. Strategic sites will be required to produce energy masterplans to ensure that the most appropriate low carbon, renewable and energy efficient technologies are deployed at each site, taking into account local factors and the specifics of the masterplans. Proposals for renewable and low carbon energy storage developments will be supported and encouraged. Developments should be sited a suitable distance from major residential areas and have suitable fire suppression procedures.⁸

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 statement, assessing the significance of the

⁸ York City Council, York Local Plan, Publication Draft (Feb 2018).

building.

6.4 Other Planning Policy and Guidance

York Minster Conservation Management Plan (2009)

Though it focuses on the conservation of the Minster, the York Minster CMP provides some policies regarding the surrounding precinct and development to the York Minster environs. This is particularly true of the archaeological impact of any proposals.

Development and Planning

DP1 - The Minster is a dynamic and important centre for spiritual, cultural, commemorative and educational life. In planning and executing changes to meet evolving functional requirements, the Dean and Chapter will ensure that the archaeological, architectural, communal and historical significances of the site are not irreversibly diminished or compromised.

DP2 - Any unavoidable impact on the fabric of the Minster, the Precinct and its structures, or below-ground archaeological remains, will be mitigated by appropriate programmes of research and evaluation.

DP3 - All works which might affect the archaeology and below-ground remains of the Minster or Precinct, whether or not they require statutory consent, will be planned to minimise their impact on archaeology.

DP4 - Existing archaeological knowledge will inform the planning of all works programmes, which will continue to allow for appropriate archaeological investigation and recording.

Development Control Local Plan (2005)

The adopted development plan for the area dates from 2005, and so is pre-NPPF and has less weight in the planning process. However, it contains policies that have elements that are NPPF compliant, and so have some weight in the planning process. These policies have been taken into account where relevant.

Local Planning Guidance: York Central Historic Core Conservation Area Appraisal (Adopted 2011)

Prepared by Alan Baxter Associates in partnership with Historic England and behalf of the City of York, this document provides an appraisal of the character and appearance of the conservation area, and is used during the planning decision making process.

Planning Practice Guidance

Prepared by the DLUHC (formerly MHCLG), this national guidance aims to facilitate the use of the NPPF in the decision making process. The guidance has specific elements pertaining to heritage assets within the planning process, assessing harm, and defining public benefits (including heritage benefits).

Historic England Guidance

National Planning Policy and Guidance is supported by specific guidance prepared by Historic England. This has been prepared to assist all stakeholders in the decision making process with regard to the historic built environment. These fall into two broad categories: Good Practice Advice Notes (GPA) and Historic England Advice Notes (HEANs). GPAs contain information on process and assessment practice, with specific regard to national policy. HEANs usually pertain to detailed implementation on specific aspects of planning policy.

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- GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)
 - GPA3: The Setting of Heritage Assets (December 2017)
 - HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

7.0 Basis of Significance Assessment

Significance is the concept that underpins current conservation philosophy and practice. The significance of heritage assets is defined in the National Planning Policy Framework (NPPF) as, 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.' As noted in the British Standard 7913 (2013) 'Guide to the Conservation of Historic Buildings', understanding the contribution of a particular historic building (or archaeological feature) to the wider historic environment allows significance to be taken into account when making decisions. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected but also revealed, reinforced and enhanced at every possible opportunity.

Our approach to assessing significance follows that set out in Conservation Principles, Policy and Guidance (paragraphs 30-60) published by English Heritage in 2008, now Historic England, and the Planning Practice Guidance issued by the Ministry of Housing, Communities & Local Government in 2014 and reviewed in 2019, with the basis of significance related to the family of heritage values set out in those documents. The following summary of the significance is therefore based on consideration of their evidential, historical, aesthetic and communal value, as outlined below.

7.1 Categories of Significance

The significance of No. 1 Deangate and the relevant heritage assets is considered in terms of their Evidential, Historic, Aesthetic and Communal Value, as outlined below. It follows the approach set out in Historic England's Conservation Principles, Policy and Guidance (2008).

EVIDENTIAL SIGNIFICANCE 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 SIGNIFICANCE 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 SIGNIFICANCE 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 SIGNIFICANCE 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

7.2 Degrees of Significance

The degree of significance of No. 1 Deangate and the development site will be outlined according to the following 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.

8.0 Analysis of Heritage Values and Significance

8.1 Statement of Significance for the South of the Minster Area

No. 1 Deangate is situated within the South of the Minster area, as defined by the York Minster Neighbourhood Plan. Changes to the exterior of No. 1 Deangate will be appreciable from this area and its heritage values are therefore of relevance to the present application. The character and appearance of the conservation area, and thus its significance, can be understood through the heritage values below. In line with Historic England Guidance (GPA2), specific reference is made to the contribution of the site to the significance of the conservation area.

Evidential Significance

As the site of the Roman fortress Eboracum, and then an Anglo Saxon Minster and Cemetery, the Precinct has exceptional evidential value, with outstanding potential to reveal more about the development and functioning of the pre-conquest town. However, excavations have revealed that these Roman findings are some distance from the surface.⁹

From the Medieval period, the area around the Minster is known to retain traces of the magnificent Norman Minster built after the Norman Conquest, and has potential to reveal more. This is particularly true of the South of the Minster Area, as the footings of the South Transept are superimposed over the preceding Norman structure.¹⁰ The remains of other large medieval buildings for the clergy, such as the Old Deanery and Warhill are also known to exist, and there is high potential for further revelations. The 1814 Act saw the demolition of a high quantity of Medieval buildings in the South of the Minster area, further illustrating the archaeological potential of the area (figure 6).

Evidential value: **EXCEPTIONAL (Potential)**

Historical Significance

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. As such, it has exceptional historical and associative significance. 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, is evidence that this has been a continuous and important centre of Christian tradition spanning more than 1,300 years.

The Precinct sits on top of the remains of Eboracum, the Roman legionary fortress and town founded in 71 AD. Then, after the collapse of the Roman Empire, York was revived as an important city in the Anglian kingdom of Northumbria which continued following the Norman Conquest when a Precinct grew up around the magnificent new minster, including many buildings of high historical and associative significance.

Historical significance: **EXCEPTIONAL**

Aesthetic Significance

The aesthetic significance of the South of the Minster area is varied. While there are individual buildings, including the Minster, the former Song School and the Red House (No. 6 Minster Yard) which are valuable aesthetically, the appearance of the public and urban realm does not have a coherence or excellence overall. There are components which specifically detract from the ensemble, but it is somewhat elusive and intangible qualities that fail to add up to what might be a pre-eminent and unforgettable urban experience. The surface treatment of Deangate, the tarmac playground surface and the temporary or informal structures on the east boundary of this tarmac area within the railings and the fenced enclosure of the masonry compound against the Minster are all clearly and easily identified Detracting features of the setting.

⁹ Harrison, p. 8.

¹⁰ John Gough, *A Handbook for Guides* (York: The Chapter Of York, 2013), p. 85.

Analysis of other characteristics are more experiential and relate to the sense of place – the micro-climate, shelter, scale, materiality, spatial configuration, views, activation of frontages, seating and dwelling places, trees, greenery and other less definable qualities. Element by element one can point to components that contribute positively to the aesthetic ensemble, but overall our conclusion is that the aesthetic group value could be better.

Consider Queen’s Path for instance. The aesthetic significance of elements is high. The paved route includes the impressive eighteenth-century primary elevation of No. 6 Minster Yard, with fine views of the Minster opposite. However, the Stoneyard working compound detracts substantially from the aesthetic value of the environment, offset perhaps by the interest in the work itself and the displays of newly carved stonework, which prompt the onlooker to stop and observe. More subtle observations can also be made in regard to this space. For instance, the width of the stone path which is quite busy with pedestrians, is just not wide enough for comfortable, relaxed transit of people with different objectives – some are lingering and enjoying a stroll; others are moving faster. The result is that the grass margins are over-trafficked and worn.

The South of the Minster Area, with the approach and access from Minster Gates is of exceptional aesthetic significance. There is a sense of urban drama, with differing perspectives and building scales combining to encourage awe. The South Transept, an exceptionally fine and important elevation of the Minster, is visible throughout this area, enhancing its aesthetic significance. The landscaping of the public realm does much to contribute positively with a consistent, high quality surface treatment. Points of interest, including the Roman Column and Statue of Constantine enhance this, while the enclosure of the Minster Gates area offers the sense of a medieval street, with well-preserved historic shop fronts creating attractive elevations on either side.

Aesthetic significance: HIGH (with detracting components and qualities limiting a higher categorisation)

Communal Significance

Today, the area welcomes thousands of people a day (700,000 a year pre-Covid) including worshippers, pilgrims, citizens going about their daily business and paying visitors to the Minster, employees, school children and local residents who pass through on the way to the city or Dean’s Park.

The space is dominated by the Minster at its centre but the ancillary buildings in the area should not be overlooked. Those in the South of the Minster area include workshops of the glaziers and masons, office buildings and the what will soon be the Minster Refectory. These are essential parts of the effective running and maintenance of the Minster, itself an important part of the identity of the city. The commercial aspects of the area are also important from this perspective. Local businesses, including a nursery, shops and hospitality venues populate the area, benefiting from the Minster footfall and supporting ‘activation’ and local economic activity in a hub for locals and tourists alike.

Communal significance: EXCEPTIONAL

Overall, the South of the Minster area is of HIGH/EXCEPTIONAL significance.

8.2 Statement of Significance for No. 1 Deangate

No. 1 Deangate is unlisted and, in the CMP gazetteer (Vol 2, p. 275), is given a significance level of D (little significance).¹¹ The building is not considered a heritage asset in its own right, and is therefore not assessed as such as part of the planning process. However, an assessment of the potential heritage values of No. 1 Deangate was undertaken in order to inform a holistic approach to the design of the scheme.

Evidential Significance

No. 1 Deangate sits on the site of a former road which passed behind the Principia. This raises the likelihood of Roman survivals, though these are most-likely below the depth of any foundation or service trenches.¹² Survivals from the medieval period are also likely, with Deangate occupying site of the prebendary residence of Strensall and its ancillary buildings.

The building itself is of some evidential significance. Inside, there is the survival of a few nineteenth-century features. The most significant original feature is a single moulded corbel, supporting a truss, visible in room 104. This may offer evidence of a polite function of the building at one time, though this is inconclusive. Generally, most of the interior is in poor condition. The poor condition of the datestone which has lost much of its stone face also slightly undermines the evidential value of the building.

Evidential significance: **SOME**

Historical Significance

Records do not appear to show associations with important figures or events. The house may be considered illustrative of typical aspects of Victorian life, though this is not unusual in York. There is no evidence as yet of the involvement of a notable architect in its creation or of notable former residents.

Historical significance: **NEUTRAL**

Aesthetic Significance

The primary frontage elevation is a symmetrical composition of Victorian Gothic Revival motifs, including cinquefoils, hood moulds and two-centred arch windows, as well as other decorative features emblematic of the period, including polychromy realised in contrasting Staffordshire Blue bricks. The gable side elevation is secondary to the frontage but is mostly symmetrical. The principal elevation retains something of its design value, unaltered except for the loss of the porch. However, the dense cover of foliage obscures this from the onlooker during summer months. To the rear, the building does not present a formal elevation, with projecting bays, roofs of different levels, uncoordinated chimneys and multi-phase windows; this is the back of the house and is clearly legible as such.

Within the immediate setting is an over-grown, unkempt garden space and trees, of neutral value overall, though the greenery is a positive contributor in the urban setting and has some ecological value. The hardstanding vehicle turning head considerably detracts from aesthetic significance. The garden wall, which follows the present route of Deangate, has an effective decorative dogtooth ornament capping.

Inside, there are some attractive original features. For instance, the panelled doors, some of which are glazed, and decorative features, such as picture and dado rails with matchboarding below. The windows

¹¹ York Minster Gazetteer, p. 270.

¹² Harrison, 8.

are mostly horned sliding sashes and are in places well-preserved. The poor condition of the rooms and fittings (such as the kitchen) undermines this aesthetic significance. Many of the twentieth century features are also detracting, including the kitchen and toilet fittings. The stair is good example of joinery in the house and is well preserved — though this may not be an original feature.

Aesthetic significance: **SOME**

Communal Significance

The house has never been open to the public and is therefore unlikely to be a site of current memory or identity. It does, however, form a fairly visible building in a precinct of exceptional communal value, likely observed by many on a daily basis even if passers by may not pay the building much heed.

The enclosed nature of the building and its neighbour, No. 7 Minster Yard, is somewhat out of character with the permeable boundaries elsewhere in the South of the Minster area — largely dedicated to public realm and use.

Communal significance: **NEUTRAL**

Overall, this report considers No. 1 Deangate of **NEUTRAL/SOME** significance; the exterior and placement of the building makes a positive contribution to the Conservation Area, even if the interiors are in poor condition and of limited interest.

8.3 Statement of Significance for No 7 Minster Yard (from York Minster Conservation Management Plan Gazetteers, 2021)

‘Of aesthetic value as a good eighteenth/nineteenth-century property which makes a contribution to the Precinct streetscape (not least because of its pleasant front garden). Although the rear elevation does not contribute any active use to Deangate, it is not unattractive and its aesthetic value here is much greater than its neighbour, No.1 Deangate. A site of high historic and evidential value as one of the few surviving fragments of the medieval prebendal houses of the Precinct.’¹³

Overall significance of No. 7 Minster Yard: **SOME**

8.4 Statement of Significance for York Minster (excerpt from York Minster Conservation Management Plan, 2009)

‘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.’¹⁴

Overall significance of York Minster: **EXCEPTIONAL**

13 York Minster Conservation Management Plan Gazetteers, (2021 draft), 268.

14 York Minster Conservation Management Plan (Adopted 2009), 185.

9.0 Outline of Proposed Works

The following section provides a brief summary of the proposals. For a more detailed description, the accompanying Design and Access statement should be consulted, along with its appendices.¹ It is proposed to change the use of No. 1 Deangate from Use Class C3 (dwelling house) to Use Class E (commercial, business and service). This will include internal re-ordering and some minor changes to the exterior – particularly in relation to accessibility, safety and sustainability.

The aspiration is to make the ground floor of the building accessible. To this end, an accessible entrance is proposed to the northwest elevation. This will be approached through a level threshold, achieved via minor landscaping works to the north.

New lighting is proposed to the exterior of the building to improve safety. Further works to this end include the introduction of improved locking and surveillance systems and the introduction of a new wrought-iron gate.

There are a number of measures to make No. 1 Deangate more sustainable. This includes via a ‘fabric first’ approach, concentrating on the reduction of air leakage and the creation of a thermal envelope. This will be achieved via measures including double glazing and internal wall insulation. In addition, renewable technologies will further reduce the emissions, including via the introduction of an air source heat pump and solar slates.

The works will accompany a programme of repair and conservation work. This will include re-pointing, brick repairs and repairs to the datestone. Improvements to drainage capacity will preserve the longevity of these works, equipping the building to deal with the increased rainfall projected in the coming years.

¹ The appended existing (EX) drawings detail the existing situation at the property and general arrangement (GA) detail the proposals, along with the schedule of accommodation.



Figure 11: Existing visual of No1 Deangate, view looking northwest towards the Minster.



Figure 12: Proposed visual of No1 Deangate, viewpoint as above.

10.0 Heritage Impact Assessment

The potential impact of the proposed development on heritage values and significance is set out in this section. It is organised by elements of the proposals, assessing the impact of each in relation to the conservation area, and then by nearby listed buildings, summarising impacts to each. The scale against which impacts are judged is defined below. This detailed assessment facilitates an understanding of impact in terms of the NPPF and the legislative context of the development, outlined in Section 11.0 (Planning Appraisal).

10.1 Level of Impact Table

Level of Impact	Likely effect
High Positive	The proposed alterations or development will have a major positive impact, improving the character, setting and/or heritage values of the heritage asset(s). The change would have the potential to reveal and/or enhance several heritage values assigned to the building or setting as defined in the Assessment of Significance.
Moderate Positive	The proposed alterations or development will have a considerable beneficial impact, improving the character, setting and/or heritage values of the heritage asset(s). Moderate positive impact on the heritage asset(s) as a whole may be caused by the cumulative minor positive impact on the heritage values of several features. This effect can be direct or indirect.
Minor Positive	Minimal beneficial improvements to the character, setting and/or heritage values of the heritage asset(s) brought about by the proposals. This can be direct or indirect.
Neutral	There is no change incurred by the development or alteration on the character, setting and/or heritage values of the heritage asset(s).
Minor Detrimental	A minimal impact will be brought about on the setting, character or heritage values of the heritage asset(s). Localised, minor detrimental impact may be accepted should demonstrable mitigation be in place.
Moderate Detrimental	The proposed alterations or development will have a negative impact, adversely affecting the character, setting and/or heritage values of the heritage asset(s). This may be brought about to the heritage asset(s) due to the cumulative minor detrimental impact on the heritage values of several features. This affect can be direct or indirect. Detrimental impact of this nature should be avoided, but it may be possible to accept if demonstrable positive mitigation is in place.
High Detrimental	The proposed changes will have a seriously negative impact on the overall character, setting and/or heritage values of the heritage asset(s). Features that contribute to the overall heritage values, character or significance of the heritage asset would be disturbed. Major detrimental change should not be considered acceptable.

10.2 Impact to the Conservation Area

No. 1 Deangate is not a listed building and therefore internal changes do not pose any heritage impact to statutory assets. External changes will have a bearing on the significance of the York Central Historic Core conservation area (Character Area 9), and these are discussed below, arranged by proposal.

After a careful consideration of each, it is clear that the *overall Impact of the proposals to the conservation area are Minor Positive*

Proposal	Impact and Mitigation	Justification
Change of use.	<p>No. 1 Deangate has been in residential use for most, if not all, of its history. Office function is therefore unprecedented for this site.</p> <p>However, the precinct has always been in a state of evolution to meet the changing needs of the Minster, and most nearby buildings are now either co-opted for its maintenance and management, or opened-up as public space. A residential building in this context appears incongruous and inappropriate. Changing this by bringing the building into closer association with the Minster is therefore a heritage benefit.</p> <p><i>Impact assessment: Minor Positive</i></p>	<p>The Minster requires increased office capacity to host a Visitor Experience Office, a response to the forecast increase in visitor numbers over the coming years.</p>
Conservation work/repairs.	<p>Conservation work will include re-pointing, brick repairs and repairs to the date stone on the southwest elevation — making the date of 1875 more legible. These works will have a positive impact on the conservation area, improving the appearance of No. 1 Deangate and thus improving aesthetic value. In addition, timely maintenance will prevent further degradation in future. Materials will be reused where possible.</p> <p><i>Impact assessment: Moderate Positive</i></p>	<p>Some elements of the fabric of No. 1 Deangate are in poor condition.</p>
Changes to access from the northwest via the creation of window WGF.01.1 from a doorway and the creation of doorway DGF.03.1 from a window.	<p>This will alter the appearance of the northwest elevation. However, a hedge obscures this part of No. 1 Deangate from the rest of the conservation area, which will limit the visibility of the changes.</p> <p>The appearance of DGF.03.1 will be in-keeping with the rest of the elevation, using the same materials and style as other entrance points, for instance, by adopting a four-panelled style. The doorway will be spanned by a lead-covered timber awning. This will offer a sense of the porch which was sited to the west of this elevation at the start of the twentieth century (figure 8), thus restoring a historic feature of the conservation area.</p> <p>The new sash window (WGF.01.1) will be the same as those proposed for elsewhere on the property (see below).</p> <p><i>Impact assessment: Minor Positive</i></p>	<p>This will make the property more appropriate for office use, creating a good-sized vestibule and locker room in GF.03. In addition, disabled access will become possible from the northwest, with the creation of a level threshold.</p>
Creation of WGF.04.1 from a window.	<p>This will be a visible change to No. 1 Deangate, facing across Minster Yard and below the eye-catching polychromatic tracery pattern. However, it will not reduce the aesthetic value of this elevation, retaining stylistic details where possible (for instance, the hood mould) and adopting motifs from other windows — such as the stone sill treatment of sash windows elsewhere. The spacing between the three openings will remain the same.</p> <p>The arrangement at present is not the original form of this elevation, created after the introduction of the Deangate roadway in the early twentieth century, and therefore proposals will not be altering significant nineteenth-century fabric.</p> <p><i>Impact assessment: Neutral</i></p>	<p>This alteration is required for a successful change of use to offices, creating a usable workspace (GF. 04) and rationalising circulation routes through the property. In addition, disabled access is not possible through this entrance at present.</p>


<p>New roof covering to main roof, lean-to and stair block.</p>	<p>The present main roof is a functional and commonly-found span of grey welsh slate, most-likely dating to the 1890s rebuilding of No. 1 Deangate (see section 4.0). In places it is in poor condition; there are instances of cracked and missing slates. The roof is thus of limited intrinsic significance and its removal presents limited impact.</p> <p>The new welsh slate roof will appear largely identical to that which exists at present, with a few exceptions. It is proposed to raise the ridge height of No. 1 Deangate by approx 100mm due to the introduction of insulation below the roof. A black timber barge board will obscure this change in height at eaves level, matching the form of that adjacent at No. 7 Deangate. Finally, there will be the introduction of solar slates, considered in detail below.</p> <p>There is also an ashfelt roof over the northeast lean-to, this will be replaced as existing.</p> <p>See 10.4 for a discussion of the join between the roofs of No. 7 Minster Yard and No.1 Deangate.</p> <p><i>Impact assessment: Neutral</i></p>	<p>Improvements to roof insulation are necessary to enhance the energy efficiency of the building, a key principle of this project.</p>
<p>The introduction of solar slates to the rear of the property.</p>	<p>Solar slates will be visible as a subtle colour change from the rear of No. 1 Deangate. However, they will blend with the stone slate roof in their form and slate size.</p> <p>This side of the property is of limited intrinsic heritage value (see section 8.0 above) — clearly read as the rear of the property — though the panels will be visible from the forecourt of the former Minster School which is Grade II listed.</p> <p>There is precedent for the application of solar slates in this context. They have been approved for the roof of the former listed Minster School itself on account of their subtlety and efficiency — an appropriate and effective means to achieve on-site renewable electricity generation.</p> <p><i>Impact assessment: Neutral</i></p> 	<p>As supported by the FAC, the proposed array of solar slates will reduce the carbon footprint of No. 1 Deangate without compromising the heritage values of the setting. The proposed solar generation is 3864kWh/year. This is estimated to cover 30% of total space heating and hot water electrical demand (see Greengauge report which accompanies this application). This makes a considerable step towards the decarbonisation of the Minster and its Precinct, a key ambition of the Neighbourhood Plan.</p>

Figure 13: Solar slates on the roof of the former Minster School

<p>Drainage alterations.</p>	<p>New rainwater goods will be largely as-existing. Though they will be aluminium instead of lead, each element will be painted black and detailed to match present examples. The introduction of hoppers will be visible, though these will be sited in appropriate locations — for instance, to the sides of the northwest elevation. The risk to below-ground archaeology of any footings required for the drainage alterations will be mitigated by precautionary measures, including an archaeological watching brief.</p> <p><i>Impact assessment: Neutral</i></p>	<p>This will increase the capacity of the drainage at No. 1 Deangate and thus reduce the risk of water ingress.</p>
<p>Alterations to sash windows.</p>	<p>The proposals detail the replacement of all sash windows at No. 1 Deangate. These will be like-for-like replacements: timber-framed sliding sashes, painted white and set within black reveals, with details (eg: horns) carefully measured to match existing. New windows will be double-glazed, but will appear as thin panes. Possible brands include Falkinghams, a local firm whose windows can be found throughout York and, indeed, used by the Chapter of York in their other properties. Overall, window changes will be negligible from the arrangement at present (See (WN)701 and (WN)702 for drawings).</p> <p><i>Impact assessment: Neutral</i></p>	<p>Double-glazed sashes will considerably improve the energy efficiency of the property.</p>
<p>Alterations to traceried window (northwest elevation).</p>	<p>These changes will see the blind portion of the window at its apex opened up and double-glazed. This will contribute to the aesthetic value of the conservation area in views from the north of No. 1 Deangate, including by referencing the stylistic tracery forms of the surrounding precinct. Internally, this will light a double-height space, also improving the heritage values of the interior.</p> <p><i>Impact assessment: Moderate Positive</i></p>	<p>This will improve natural light within the office space, without compromising energy performance.</p>
<p>Removal of two dormers and chimney on rear.</p>	<p>The removal of two dormers and chimney are proposed to the southeast (rear) of the property. Though this will remove nineteenth-century fabric, these features contribute to the irregular, disorganised arrangement of this elevation. For instance, views are partially blocked from the eastern dormer by the chimney proposed for removal. There will therefore be a reduction of the disjointed and ancillary character of this elevation, counterbalancing any heritage harms arising from a loss of fabric.</p> <p><i>Impact assessment: Neutral</i></p>	<p>The removal of dormers and chimney facilitates the installation of a larger array of solar slates, with a more-uniform appearance across the roof.</p>
<p>New covered bike store.</p>	<p>The new bike store will replace a shed which occupies the space at present. It will be no larger than the present structure and will be of better build quality, with a pre-patternated flat zinc roof. The structure will be mostly obscured by the boundary wall and will not obscure any elevations of aesthetic value. The risk to below-ground archaeology of any footings required for the bike store will be mitigated by precautionary measures, including an archaeological watching brief.</p> <p><i>Impact assessment: Neutral</i></p>	<p>A new bike store is required for the change of use to offices and the provision of parking spaces will prevent bikes being parked inappropriately in the conservation area.</p>

<p>Addition of exterior M&E.</p>	<p>Exterior M&E includes the addition of lighting either side of the entrance on the southeast elevation and applied to each of the pilasters to the northwest. This will be functional and discreet, without drawing attention away from nearby heritage assets.</p> <p>Security measures include an alarm situated to the rear of the property, away from the primary elevations, and CCTV proposed to the northwest and southwest elevations. Though cameras will be visible, efforts will be made to minimise this, such as by placing them to the side, away from features of interest.</p> <p>There will be one additional vent to the rear elevation and, largely invisible from street level, a number on the southeast elevation. The re-directed soil pipe has a negligible impact in terms of heritage values, as does the air source heatpump, obscured behind structures in the rear courtyard.</p> <p><i>Impact assessment: Minor Detrimental</i></p>	<p>Lighting offers accessibility benefits and security measures are required for the provision of functional office space.</p>
<p>Removal of existing M&E.</p>	<p>There will be a removal of a number of unsightly and out-dated exterior M&E. These include a satellite dish, chrome lighting, outdated burglar alarm, all external surface mounted cabling existing vents (except where these are decorative on the northwest elevation) and various external drainage pipes.</p> <p>The main benefit of this, in terms of heritage, is the removal of M&E from the northwest elevation. In particular, the removal of that associated with the former kitchen, such as a plastic, while vent and drainage pipe, will enhance the aesthetic values of this primary elevation.</p> <p><i>Impact assessment: Minor Positive</i></p>	<p>This is required to improve the servicing of the building and reduce fire risk.</p>
<p>New yard gate.</p>	<p>This is proposed to the southeast of the property, within the brick boundary wall to the rear. This will match existing, constructed of timber and of the same form. Minor additions, such as a maglock, intercom and light above will have negligible impact.</p> <p><i>Impact assessment: Neutral</i></p>	<p>Security improvements are required for the change of use to offices.</p>
<p>Landscape changes to northwest garden.</p>	<p>These include the planting of a new beech hedge and the addition of a wrought iron gate to the southwest side. As shown in figure 8, the present appearance of this courtyard is not contemporary with No. 1 Deangate, with a continuous fence across in the early twentieth century. Alterations here will therefore be of limited impact to the heritage values of the conservation area.</p> <p>In addition, it is proposed to create a small paved walkway within this garden, following the northwest elevation and leading to the entrance. This will be mostly obscured behind the hedge, but, from within the garden, will offer a general improvement in appearance from the present overgrown and disorganised arrangement. The risk to below-ground archaeology of any footings required for the paved walkway will be mitigated by precautionary measures, including an archaeological watching brief.</p> <p><i>Impact assessment: Neutral</i></p>	<p>The provision of a level route to the entrance of the property is a considerable accessibility improvement, while the addition of a gate will improve security.</p>

10.3 Impact to York Minster (Grade I)

No. 1 Deangate forms part of the view towards the Minster from the northern windows of the Refectory and from the Refectory Courtyard. At present, from the furthest vantage point, it obscures the lower portion of the South Quire Aisle, and its chimneys rise in front of the South Quire Aisle roof. The role of No. 1 Deangate in this view increases as one moves towards the front of the courtyard.

A rationalisation of the appearance of the rear elevation roofscape would be of benefit to this view, reading as a single plain and thus drawing attention away from No. 1 Deangate, towards the Minster. The proposals have been developed with this in mind, a key consideration in the siting of the air source heat pump, for instance, to be hidden behind structures in the courtyard. Likewise, the removal of a chimney will reduce one element of the obstruction and allow more of the Minster to be visible.

In winter, No. 1 Deangate also plays a role in views of the Minster to the east across Minster Yard (in the summer it is obscured by trees). From this view and distance the proposals to No. 1 Deangate will be just discernible — primarily the creation of WGF.04.2 (a window) from a doorway. These do not present any harm and preserve the general forms of the elevation. Indeed, conservation works, particularly to the datestone, will improve the aesthetic and evidential values of this view. Landscape changes, including the Beech hedge and wrought iron gate will be of high-quality, a visual improvement to the courtyard, at present unkempt.

Impact assessment of the proposals to York Minster: Neutral



Figure 14: No. 1 Deangate and York Minster as seen from the centre of the refectory courtyard



Figure 15: The view across Minster Yard in summer, illustrating the extent of tree cover in front of No. 1 Deangate at this time.

10.4 Impact to No. 7 Minster Yard (Grade II)

No 1 Deangate and No. 7 Minster Yard are connected, though read as two separate buildings. To the north, they have very different stylistic treatments; the nineteenth-century Gothic Revival motifs of No. 1 Deangate in red and black contrast with the twentieth-century refronting of No. 7, painted mostly in white. Where No. 1 Deangate adjoins the roof of No. 7 Minster Yard, cracked cement covers the height difference. This is aesthetically detracting and fails to protect from water ingress. Proposals will see this gap reduced, bringing the ridge-heights closer to level, with the small variation to be spanned by a small lead roll. This is a considerable improvement and will be an attractive and effective means of connecting the two buildings.

To the south, proposals will have no impact to No. 7. The heritage values of No. 7 do not derive from the appearance or features of this rear elevation and there will be no additional obstruction following the works, for instance by the bike store —proposed to be same height as the shed which exists at present.

Impact of the proposals to No. 7 Minster Yard: Minor Positive



Figure 16: The cement render which joins No. 7 Minster Yard to No. 1 Deangate at present.

10.5 Summary

Overall, the proposed scheme will have a Minor Positive impact on the significance of the York Central Historic Core Conservation Area, a Minor Positive impact on the significance of the adjacent No. 7 Minster Yard and a Neutral impact on the significance of York Minster.

In regard to the conservation area, the main aspects of the scheme which contribute to this favourable assessment are alterations to the traceried window on the northwest elevation and conservation and repair works. The former will better reveal a feature of aesthetic value, both externally and internally. The latter will slow the decay of the building, improve the appearance of the brickwork and render the datestone more legible. There are very few detrimental additions, only the exterior M&E, which can be justified by improvements to safety, security and hygiene and are balanced by the Minor Positive impact of the removal of unsightly M&E currently visible on the exterior.

In regard to the nearby listed buildings, No. 7 Minster Yard will benefit from an improved juncture between its roof and that of No. 1 Deangate. Views from the rear will not be obscured by additions to the courtyard, with the proposed bike store adopting the same height as the shed which exists at present and the air source heat pump hidden from view.

Such attention to this rear elevation also prevents the proposals from impacting views of the Minster from the Refectory. It is suggested that a rationalised roofscape from this vantage point will benefit the view, including by removing features which obstruct the South Quire Aisle. From the west, across Minster Yard, No. 1 Deangate is less visible, particularly when obscured by tree cover in summer, and therefore the minor changes proposed to this elevation are acceptable, preserving the general arrangement of the openings as well as the Gothic detailing on this side.

11.0 Planning Appraisal

11.1 Principle of Development (including variance from Neighbourhood Plan)

No. 1 Deangate has been vacant since spring 2022. The driving principal of this application is to bring the building back into active and appropriate use. This is in accordance with Policy A4 of the Neighbourhood Plan (NP), which highlights the need to minimise new-built development by making use of vacant and underused buildings in the Precinct.

The specifics of this usage have been revised in light of recent events. NP Policy A3 suggested the area including No. 1 Deangate should be employed as a ticketing office. However, there has been a major shift from in-person to online sales that has arisen following the Covid 19 pandemic. Before, approximately 15% of tickets were sold on-line. During, 100% of tickets were online. With the easing of restrictions now, after a full summer period, the average is 50% of digital sales.¹⁵ This trend reduces demands on space, changing the requirements for a new ticketing facility and making other, smaller sites more appropriate. Alternative options will be considered from unused buildings within the Minster's existing estate.

Through an extensive exploration of various alternative options, No. 1 Deangate has been shown to be most suitable as office space for Minster staff. Not only is this in-keeping with other buildings in the Precinct, most of which are used by the Minster, it will also contribute towards the effective running of the Minster itself (NP Policy A4). There is anticipated to be a considerable growth in visitor numbers, which will necessitate the creation of a New Visitor Experience office. The current office space available to Chapter is insufficient to accommodate this expansion, especially given the recent conversion of no. 10-14 Church House from offices to residential properties.¹⁶

No. 1 Deangate requires refinement for this purpose. At present, it is non-compliant with the Equalities Act, there are safety issues and an internal reordering is necessary to optimise office functionality. In addition, the property requires sustainability improvements to conform with NP Policy DP2 (sustainable development). Ultimately, the goal is to achieve Eco Gold Church status by 2023 and Zero Carbon by 2030 (NP Section B). This project will make a contribution to this aim via a retrofit which is both effective and sensitive to the historic context and heritage values of the building.

While departing from the detail of the Neighbourhood Plan Policy A3, the proposals are clearly in line with the overarching policy objectives of the Neighbourhood Plan, especially as outlined at NP Policy A1 and A2, and better serving the overall aims of the Principal Project Area identified at NP Policy A3.

11.2 Design, Public Realm and Landscape

The proposals have been developed in accordance with the principles for high quality design laid out within the Neighbourhood Plan (in particular Policy A4). For instance, the development utilises an underused building, enhances the safety of the Precinct and has been carefully considered to respond to the historic character of the surrounding area, taking into consideration important views, as well as suitable materials and architectural styles.

Research into the surrounding public realm has informed the progression of proposals, as evidenced by this document and the Design and Access Statement. The South of the Minster area and No. 1 Deangate itself has been characterised and evaluated in terms of significance according to Historic England's principles. Great weight is given to this research-led approach in the Draft Local Plan (Policy D4 and D5), particularly in relation to understanding conservation areas and other nearby designated assets.

The landscape of the Precinct is discussed in length in NP Section B, establishing the importance of the green

¹⁵ Capital projects board paper (Nov 2022).

¹⁶ 21/00601/FULM

spaces and planting in the Precinct as a setting for heritage assets and place of relaxation for local residents. This has been applied in the present scheme with improvements to the northwest landscape around Deangate, including with improving the general condition of this area and new planting.

11.3 Sustainability and Biodiversity

Environmental sustainability, a key objective of all tiers of policy, has been an important driver of the proposals since their inception. The scheme has been specifically located to re-use the existing building stock of the Precinct, reducing the embodied carbon inherent with new-build, and it utilises technologies including solar slates and an air source heat pump to provide renewable energy. Furthermore, fabric improvements have been made to enhance building performance, including the introduction of internal wall insulation, roof insulation and the provision of better-insulated windows. Finally, the provision of a beech hedge to the northwest courtyard offers biodiversity benefits, providing habitats for local wildlife.

This responds to the de carbonisation aims of the 'sustainable future' outlined in the adopted Neighbourhood Plan (specifically within policies A2, A4 and C1). These environmental aims are also enshrined in policies CC1 and CC2 of the Draft Local Plan.

11.4 Access, Parking, Servicing and Deliveries

The use proposed as part of the scheme will not lead to any additional deliveries. Refuse and recycling will remain as existing. Car parking will remain as existing. The scheme proposes to add additional bike parking provision, within a covered store. Access will be restricted to those with permission to use the office space.

11.5 Flood Risk and Drainage

The proposals are in Flood Risk Zone 1, and are therefore defined by the Environment Agency as 'at low risk of flooding'. The proposals will enhance drainage capacity on the site. An excerpt of the Environment Agency flood risk data has been submitted alongside this report.

11.6 Neighbouring amenity

There are no anticipated adverse impacts to neighbouring properties as a result of the proposals. There is precedent for office usage on Deangate and therefore the present scheme does not introduce any new functions to the area, nor increased environmental impacts. In addition, there are no residential properties in the immediate vicinity of the development site.

11.7 Summary of Heritage Impacts

No. 1 Deangate is unlisted. Overall, section 8.0 of this report considers the property to be of Neutral/Some significance due to its aesthetic value. The exterior is understood to make a positive contribution to the Conservation Area, even if the interiors are in poor condition and of limited interest. The South of the Minster Area (its surrounding context) is deemed to be of High/Exceptional significance, primarily on account of its evidential, historical and communal values.

Section 10.0 considers the impact of the proposals to the conservation area, as well as the nearby heritage assets of York Minster and No. 7 Minster Yard. The proposals offer a multitude of heritage benefits to the conservation area, as outlined at Section 10.0. One element of the proposed development, the M&E additions to the exterior, has the potential to cause a negligible degree of less than substantial harm to the significance of the conservation area. This has been minimised through the design of the scheme and its location. Even a very low level of harm triggers paragraph 202 of the NPPF, requiring any adverse impact to be offset by the public benefits of the

scheme (including heritage benefits). The heritage benefit of removing existing M&E and other improvements to the surrounding conservation area are sufficient to outweigh this, even before wider public benefits have been considered,

As such, it is believed that overall, the proposed scheme will have a Minor Positive impact on the significance of the York Central Historic Core Conservation Area, a Minor Positive impact on the significance of the adjacent No. 7 Minster Yard and a Neutral impact on the significance of York Minster. On aggregate the scheme clearly offers a net heritage benefit to those assets affected.

11.8 Summary of Impacts to Archaeology

The proposed development is located within a Designated Area of Archaeological Interest. According to NP Policy C3, every practical and reasonable step should be taken to protect below-ground deposits in this area, including with mitigation strategies to ensure the preservation of archaeological remains in-situ.

This has been upheld in the present application in the involvement of Dr Stuart Harrison, the Cathedral Archaeologist. He has prepared a desk-based archaeological assessment of the setting and building and will be on-hand to supervise investigations and conduct any archaeological recording. In addition, he will prepare guidelines for any physical investigations that are necessary as part of the technical design development and prepare watching briefs required during the works. Any discoveries made during the works will be reported to him and subsequently to the City of York.¹⁷

11.9 Public Benefits

The proposals offer a broad swathe of public benefits, responding to the 'economic, social, or environmental objectives', as described in paragraph 20 of Planning Policy Guidance. These include heritage benefits, which are described above at Section 11.7, where they are balanced against adverse heritage impact. The table below presents the public benefits of the scheme in full, including reference to the relevant supporting policies.

¹⁷ For specific proposals requiring below-ground intervention see the Design and Access Statement.

	Benefits	Policy Support
Economic Objectives	Provision of a Visitor Experience Office, to enhance and sustain the experience for tourists visiting the Precinct.	Local Plan: DP2, DP3, SS3, EC4, D1, D3. Neighbourhood Plan: A2
	Conservation and repair works will halt any areas of decline and provide an enduring future which will reduce the need for upkeep, allowing funds to be spent on other much needed projects, elsewhere in the Precinct.	Local Plan: DP2, DP3, SS3, EC4, D1, D3. Neighbourhood Plan: A2, A4, C1,
	Support for jobs by accommodating Chapter and enhancing office provision.	Local Plan: DP2, DP3, SS3, EC4, D1, D3. Neighbourhood Plan: A2
Social Objectives	Contributes positively to the health and wellbeing of the community. This includes via safety and landscape improvements.	Local Plan: DP2, DP3, SS3, G12 Neighbourhood Plan: A4, D1, B1
	Access improvements, enhancing the functionality of the building for wheelchair users.	Local Plan: DP2, DP3, SS3, EC4, D1, D3, D5 Neighbourhood Plan: A2, A4, C1, D1, E1, E2,
	Contributes to the care and stewardship of York Minster, an internationally acclaimed heritage asset.	Local Plan: SS3 Neighbourhood Plan: A2, A4, C1,
Environmental Objectives	Conserves and, where possible, enhances the significance of the affected heritage assets	Local Plan: DP2, D1, D3, D4, D5 Neighbourhood Plan: A2, A4, C1
	Improves energy efficiency and carbon reduction as far as possible, whilst respecting the significance of heritage assets and their settings.	Local Plan: DP2, DP3, CC1, CC2 Neighbourhood Plan: A2, A4, C1, D1

11.10 Conclusion

It is clear there are a number of significant economic, social and environmental public benefits arising from this development. The change of use will facilitate the continued stewardship of the Minster and create a number of valuable office spaces which will be used to enhance the visitor experience for the Precinct. Further public benefits are afforded by security and accessibility improvements. The former has been achieved with the installation of additional locking and surveillance measures, while the latter is achieved via measures including the removal of steps below the entrance door.

Energy efficiency measures for ‘mitigating and adapting to climate change and ‘moving to a low carbon economy’ are also considered a public benefit in the planning process.¹⁸ The present proposals suggest improvements to insulation and the application of renewable technologies — tried and tested means of reducing a building’s carbon footprint. These sustainability improvements are just one part of a wider programme of Precinct-wide decarbonisation, articulated in the York Minster Neighbourhood Plan.

Improvements to heritage assets can also be considered a public benefit. Planning Practice Guidance notes that these may include: ‘sustaining or enhancing the significance of a heritage asset and the contribution of its setting.’ This has been achieved with conservation works and improvements to the northwest elevation. As a result, the scheme has been assessed to have Minor Positive impacts to the York Central Historic Core conservation area and a nearby listed building, No. 7 Minster Yard.

This statement has demonstrated that there are no technical or environmental constraints that would preclude the development from progressing. The combined weight of public benefits, as well as the favourable Heritage Impact Assessment, suggests this to be a justified and appropriate development, with benefits both for the Chapter of York and wider public, in line with local and national policy aims and the overarching objectives of the NPPF. As such, Planning Permission should be granted.

18 NPPF (2021), p.5.

Appendix 1

Analysis of Sensitivity

Each of the below buildings are located in the South of the Minster area. The designation and significance of each has been indicated alongside their proximity to No. 1 Deangate. They are considered with a particular focus on the contribution of their setting to their heritage values, showing which are especially sensitive to a change of context.

Heritage Asset	Visual Relationship with No. 1 Deangate (strong/moderate/weak)	Statutory Designation	Overall Significance	Sensitivity to a Change of Context (high/medium/low)
York Minster	Strong	Grade I	Exceptional	High — The elevations of the Minster require space in front to be observed in full. Its setting is one of the finest in the country and distinguishes York from other city centre cathedrals. Views from all angles should therefore be considered.
10 Minster Yard	Weak	Grade II (listed in 1954)	High	Medium — This is an attractive eighteenth-century facade, effective in its contrast with surrounding Gothic architecture.
The former Minster School (nos 8 and 9 Minster Yard)	Weak	Grade II (listed in 1954)	High	Medium — The surrounding context contributes somewhat to the significance of this building. It is part of a wider scheme of work by JP Pritchett and references the medieval heritage of the site.
The (former) Former Minster School (No. 2 Deangate)	Moderate	Grade II (listed in 1954)	High	High — As above, but with a large open space immediately in front which forms a noticeable foreground to the primary elevation.
The Roman Column	Weak	Grade II (listed in 1983)	Exceptional	Low — This structure is ex-situ and has intrinsic value which is not attached to its surrounding context (though its location near the minster is illustrative of a rich Roman heritage).
The Statue of Emperor Constantine	Weak	Unlisted	Some	Low — This statue is movable and of no great age (unveiled in 1998).

No. 7 Minster Yard	Strong	Grade II (listed in 1977)	Some	Some — This building forms a pair with its neighbour, both brick-built and constructed as residential properties. However, they are stylistically very different, especially after the addition of bay windows to No. 7 in the twentieth century.
The Red House (the 'Old Residence' or No. 6 Minster Yard)	Weak	Grade II* (listed in 1954)	High	High — As with the Minster, the fine regular facade of this house requires space to be appreciated. It benefits from the setting of Queen's Path, a flash of red within the green of the foliage. It also benefits from the surrounding architecture, its astylar Georgian facade standing out in a predominately Gothic context.
Houses on Minster Gates (3-9 Minster Gates, 11 Minster Yard)	Weak	Grade II (1954)	High	Some — The buildings of Minster Gates retain their commercial character due, in part, to their location within the retail hub of York. They work in concert to provide a distinctive eighteenth-century character.
The Glaziers Trust and Stoneyard	Moderate	Unlisted	Neutral	Low — These buildings are twentieth century in origin and are subsequently less vulnerable to change. They are 'background' structures which contribute to the conservation area, though do not carry much intrinsic significance.
The Minster Stoneyard fenced compound (Queen's Path)	Strong	Unlisted	Detracting	Low — The significance of this is not to be found in the setting, instead derived from interesting work which happens within.
St Michael le Belfrey	Weak	Grade I (listed in 1954)	Exceptional	Moderate — The context of this building is important, working in concert with the Minster to provide a visual spectacle. Again, this building benefits from the surrounding space, affording better views of its impressive elevations.
The Cross Keys	Low	Grade II (listed in 1997)	Some	Low — A twentieth century structure which contributes positively to the conservation area, though is not as sensitive as the Medieval structures which surround it.



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