



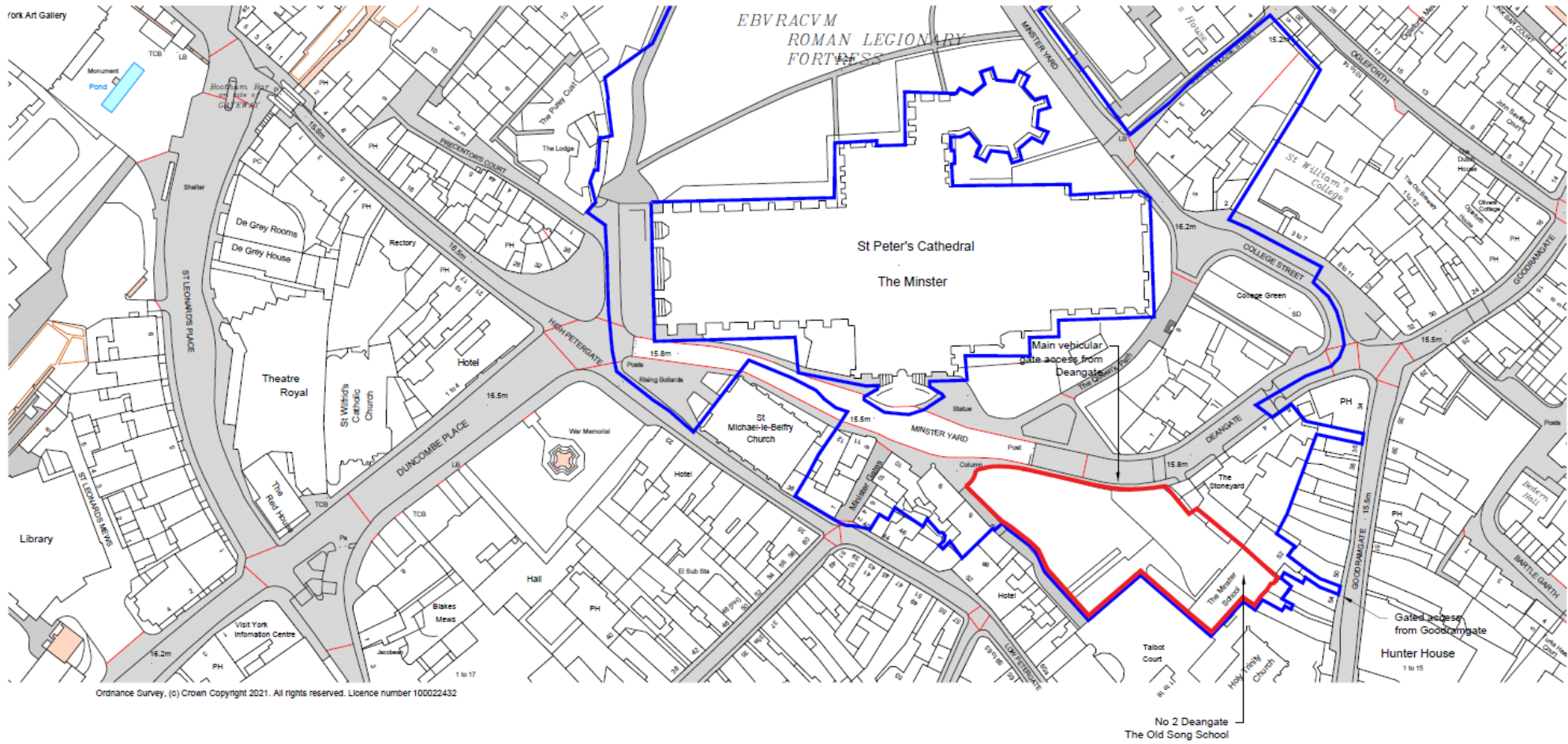
# Planning Committee

To be held on Thursday 2<sup>nd</sup> December 2021

# 21/01535/FUL and 21/01536/LBC - The Minster School, Deangate, York

Change of use of former school to York Minster refectory (use class E) to include new restaurant, kitchen and plant, creation of level access, installation of platform lift, new service doors, re-roofing, integration of solar PV panels and external repairs; and creation of a new Public Open Space, including external landscape improvements, gazebo, parasol bases, ice cream hut, railing relocation, cycle parking and cycle service hub.

# Site Location Plan



No.	Date	Drn.	Chgd.	Description
01	15.06.21	ALS	ajs	OS Licence Updated, blue line boundary amended

**Key Plan**

- Old Song School (The York Minster Refectory)
- Ownership of Land

North arrow pointing up.

Scale bar: 0 to 125m, 1:1250.

**Stage 2 - For Planning** Not for construction

CLIENT	York Minster	SCALE	1:1250 (A3)	SHEET	11 OF 21
PROJECT	The York Minster Refectory	DRAWN	NY	CHECKED	ajs
DRAWING TITLE	Site Location Plan	JOB NUMBER	122-3 (EX)000	DRAWING NO.	REVISION
					2.01

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West Elevation and Site Frontage – View from Deangate



West Elevation –  
View from Deangate  
(2)



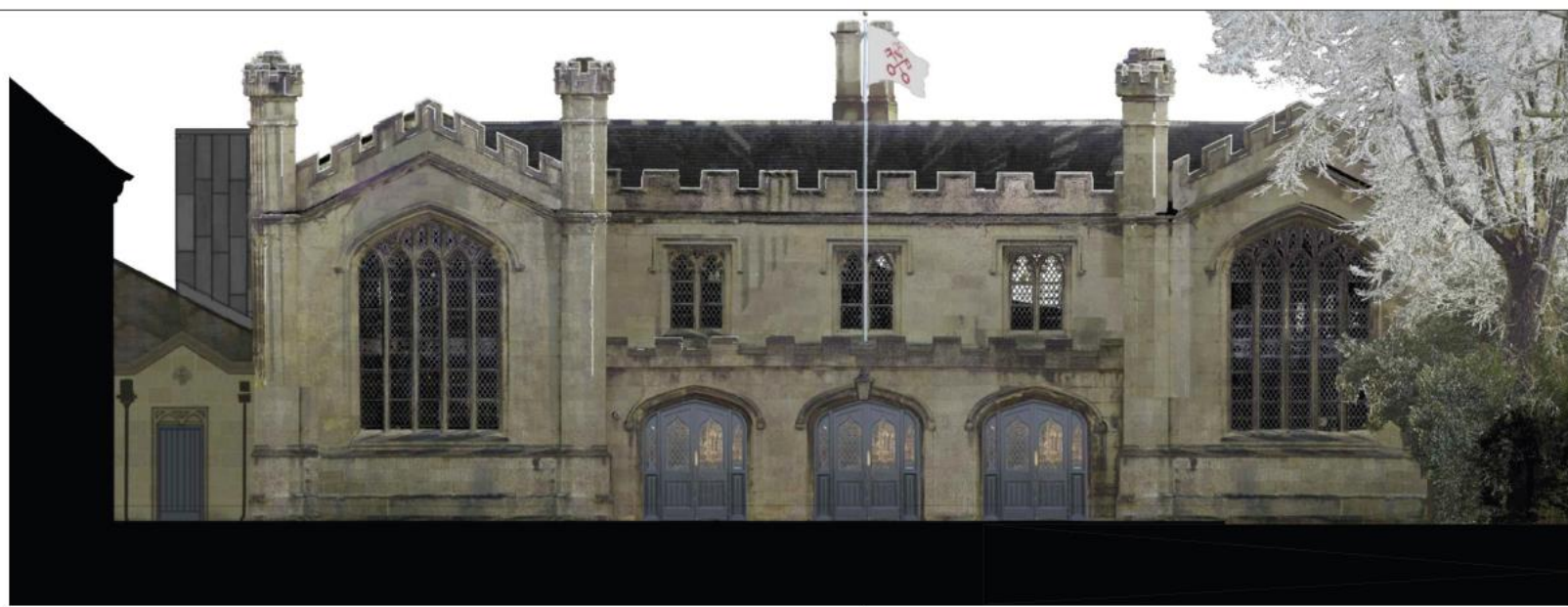
View toward North  
Flank and Location of  
Lift



View toward York Minster



# Proposed West Elevation



### Materials Key:

- 01 Stone - Ashlar, Limestone - existing
- 02 Slate - roof renewed refer to Drwg (GA) 200 for notes
- 03 PV Slates - refer to Drwg (GA) 200 for notes
- 04 Terne Coated (lead coloured) stainless steel clad lift shaft
- 05 Painted timber doors and with leaded glazing, existing adapted
- 06 Chimneys - unused - existing
- 07 New painted timber boarded door in existing, adapted stone surround
- 08 Discrete LED downlights on slim stainless steel projecting arms
- 09 New flag pole on new brackets, replacing existing broken flag pole brackets
- 10 Existing windows, glazing, lead comes and opening lights all refurbished
- 11 Existing lantern and bracket refurbished / replaced with new

West Elevation - Facing York Minster



Rev.	Date	Drn.	Chkd.	Description
2.01	11.05.21	AJS	ajs	Photomontage updated
2.02	17.05.21	AJS / NY	ajs	Side door amended, photomontage updated
2.03	16.11.21	AJS	ajs	Note 2 and 3 amended - PV slates in lieu of PV panels, West Elevation and visual amended to suit.



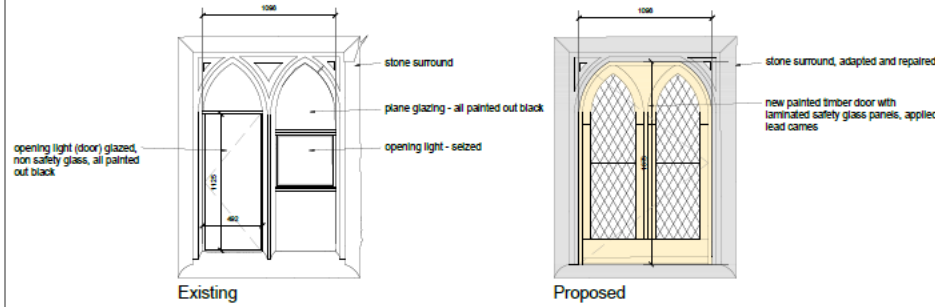
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 Never scale dimensions from this drawing. Use written dimensions only. Report any discrepancies. Ask if in doubt. Always use latest revision.  
 Note that this drawing is based on dimensional surveys by others, therefore the verification of dimensional information is particularly important.  
 Read in conjunction with other information from CAI, and other consultants.  
**Notes:**

Stage 2 - For Planning		Not for construction	
CLIENT	SCALE	DATE	DATE
The York Minster Refectory	1:50 (A1) / 1:100 (A3)	11.05.21	
PROJECT	DRAWN	CHECKED	
The York Minster Refectory	AJS	AJS	
DRAWING TITLE	JOB NUMBER	DRAWING NO.	REVISION
West Elevation (Main)	122-3	(GA)400	2.03
As Proposed			





# Proposed East Elevation



05 Existing Fire Escape Window Adaptation, 1:20

## Materials Key:

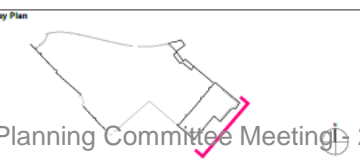
- 01 Stone - Ashlar, Limestone - existing
- 02 Slate - roof renewed, refer to Drwg (GA) 200 for notes
- 03 PV Slates - refer to Drwg (GA) 200 for notes
- 04 Terre Coated (lead coloured) stainless steel clad lift shaft
- 05 Existing Fire Exit Window - adapted to Fire Exit Door - refer to detail
- 06 Chimneys - unused - existing
- 07 New Supply and extract terminals flush with slates, colour to match slates
- 08 PPC Aluminium louvre, colour as cladding
- 09 Galvanised ladder with mansafe channel and pop up safety post
- 10 Fall restraint post
- 11 Kitchen extract, filters and attenuation
- 12 Existing windows, glazing, lead comes and opening lights all refurbished
- 13 Stone Slate - roof renewed on like for like basis with new build up
- 14 New bulkhead lights - in existing locations
- 15 New cast aluminium rainwater goods replacing defective existing cast iron and plastic rainwater goods
- 16 Galvanised Fire Escape Stair - existing retained
- 17 New emergency floodlight replacing existing in existing location
- 18 PPC aluminium rwdp and hopper, colour to match cladding
- 19 Screen - 1.8m high



East Elevation - Facing Holy Trinity Church



Rev.	Date	Drn.	Chkd.	Description
1.01	17.06.21	AJS	ajs	Notes added
2.02	16.11.21	AJS	ajs	Note 2 and 3 amended - PV slate in lieu of PV panels, East Elevation amended to suit DRWG PREFIX CORRECTED



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**Notes:**

Stage 2 - For Planning		Not for construction	
CLIENT	York Minister	SCALE	1:50 + 1:20 (A3) / 1:100 (A3)
PROJECT	The York Minister Refectory	DRAWN	AJS
DRAWING TITLE	East Elevation (Church Yard) As Proposed	JOB NUMBER	122-3 (GA)401
		SCANNING NO.	2.02
		GAROE ARCHITECTURE LTD OFFICE 5, SHARPS, 23-25 GUILDHALL CAMBRIDGE CB2 3JG TEL: 01223 472 237 WWW.GAROE.COM	

# Proposed North and South Elevations

## Materials Key:

- 01 Stone - Ashlar, Limestone - existing
- 02 Slate - roof renewed, refer to Drwg (GA) 200 for notes
- 03 Existing Opening Roof Lights - refurbished / replaced in existing openings
- 04 Terme Coated (lead coloured) stainless steel clad lift shaft
- 05 New lead 'dormer' for kitchen extract routing on 'blind side' of existing roof
- 06 Discrete LED downlights on slim stainless steel projecting arms
- 07 New extract terminal in existing locations
- 08 Existing SVP
- 09 Galvanised ladder with mansafe channel and pop up safety post
- 10 Fall restraint post
- 11 Kitchen extract, filters and attenuation
- 12 Existing windows, glazing, lead cames and opening lights (to be sealed) all refurbished - \* Opaque privacy film to inside face - extent as shown
- 13 Stone Slate - roof renewed on like for like basis
- 14 Existing lead RWDP and hopper - repaired
- 15 New cast aluminium rainwater goods replacing defective existing cast iron and plastic rainwater goods
- 16 Galvanised Fire Escape Stair - existing retained
- 17 New emergency floodlight replacing existing in existing location
- 18 New door in place of existing window
- 19 Solid acoustic barrier - 1.8m high
- 20 Internal floor level raised locally
- 21 External levels raised - refer to Landscape proposals
- 22 New slot drain to perimeter at junction with building
- 23 Existing window - currently concealed by masonry - opened up and adapted
- 24 Existing wall mounted light replaced with new equivalent
- 25 Existing window and section of wall removed for lift
- 26 Existing plasterboard ceiling removed and replaced with new



South Elevation - Facing Gardens



North Elevation - Facing Stone Yard



Rev.	Date	Drn.	Chkd.	Description
1.01	15.06.21	AS	ajp	Roof plant amended
2.02	16.11.21	AS	ajp	Note 2 amended



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 Notes:

Stage 2 - For Planning		Not for construction	
CLIENT	York Minister	SCALE	1:50 (A1) / 1:100 (A3)
PROJECT	The York Minister Refectory	DRAWN	13.06.21
DRAWING TITLE	North Elevation / Section (Facing Stoneyard)	CHECKED	
As Proposed	Roof plant amended	DATE	
		JOB NUMBER	122-3 (GA)402
		DRAWING NO.	2.02
		The Surveyor's Office 25 South Street LONDON EC4M 6AD TEL: 0203 472 2000 WWW.CAROE.COM	

# Proposed Sections



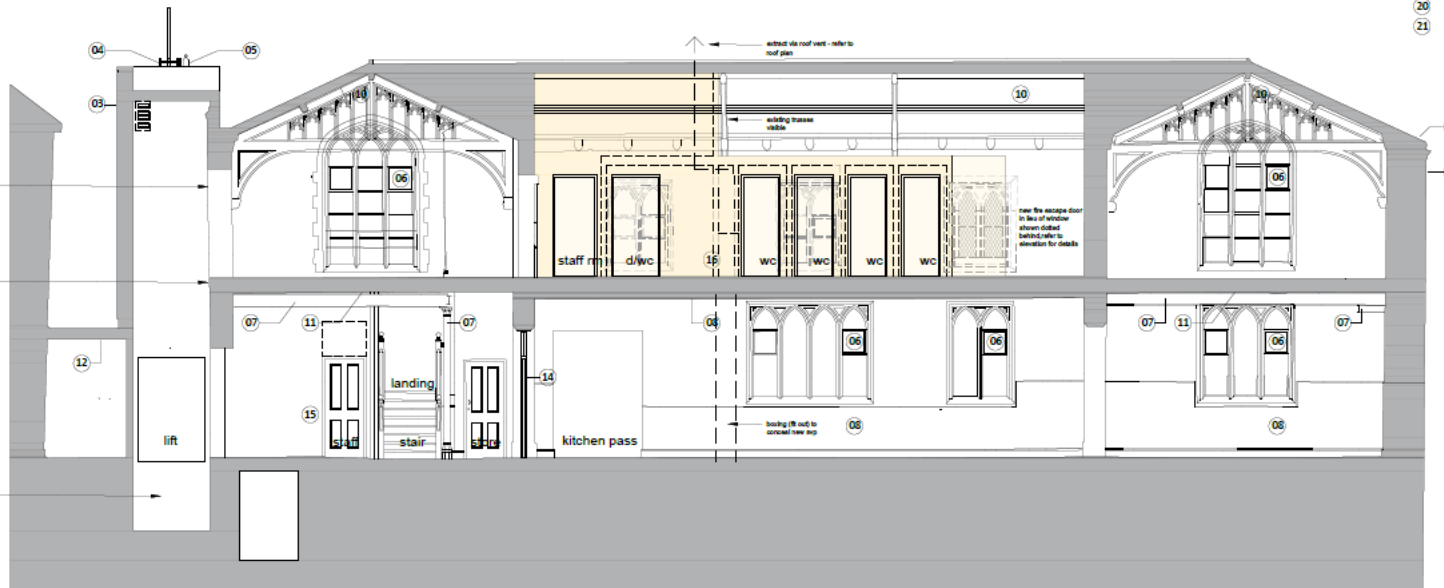
Section B-B, Proposed



17 Entrance Screen Door - Modified for Level Access, approx 1: 20 @ A1

## Materials Key:

- 01 Roof renewed - refer to Draw (GA) 200 for notes
- 02 Stone - Ashlar, Limestone - existing
- 03 Terme Coated (lead coloured) stainless steel clad lift shaft
- 04 Galvanised ladder with mansafe channel and pop up safety post
- 05 Fall restraint post
- 06 Existing windows, glazing, lead cames refurbished - safety film to be applied to in lieu of existing glass replacement where necessary
- 07 Existing exposed steelwork - to receive intumescent paint fire protection
- 08 Existing timber wainscot paneling, dado and skirtings
- 09 Existing plasterboard ceiling tiles removed and replaced with 2 layers fire rated plasterboard
- 10 Existing lath and plaster skirtings
- 11 Allowance for overboarding ceiling with fire rated plasterboard
- 12 Existing plasterboard ceiling removed and replaced with new
- 13 Existing suspended ceiling tiles removed, lath and plaster ceiling reinstated
- 14 New FR rated glazed door and screen - details tbc in Fit Out
- 15 Existing opening (no door) with existing glazed fan light - fan light removed and infilled, new FR door
- 16 New staff and customer facilities - timber stud and plasterboard construction, new timber doors - details tbc in Fit Out
- 17 Existing glazed doors and screens - retained and adapted to suit new levels providing level access
- 18 Internal stone flags raised and reinstated at higher level to provide level access. Some new paving required to replace worn and broken, including at worn thresholds, to minimise trip hazards.
- 19 External levels raised - refer to Landscape proposals
- 20 New slot drain to perimeter at junction with building
- 21 New flag pole and associated brackets



Section A-A, Proposed

General Note - Roof repairs:  
 Note Removed  
 Refer to (GA) 200 - Roof Plan as Proposed



Rev.	Date	Des.	CHKD.	Description
2.02	16.06.21	AJS	ajs	Notes amended
2.02	16.11.21	AJS	ajs	Note 1 amended, General Roof Note removed

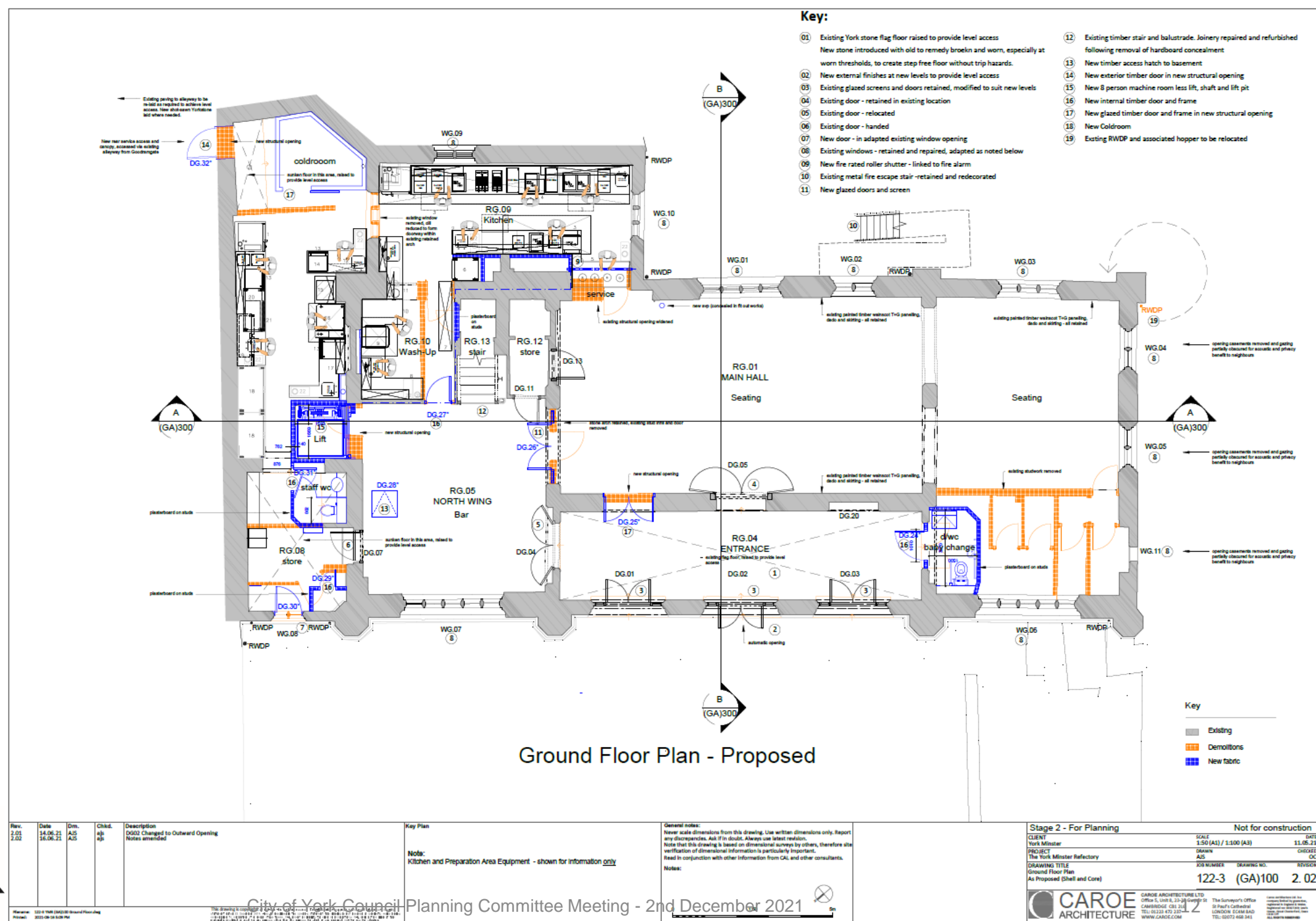
### Key Plan



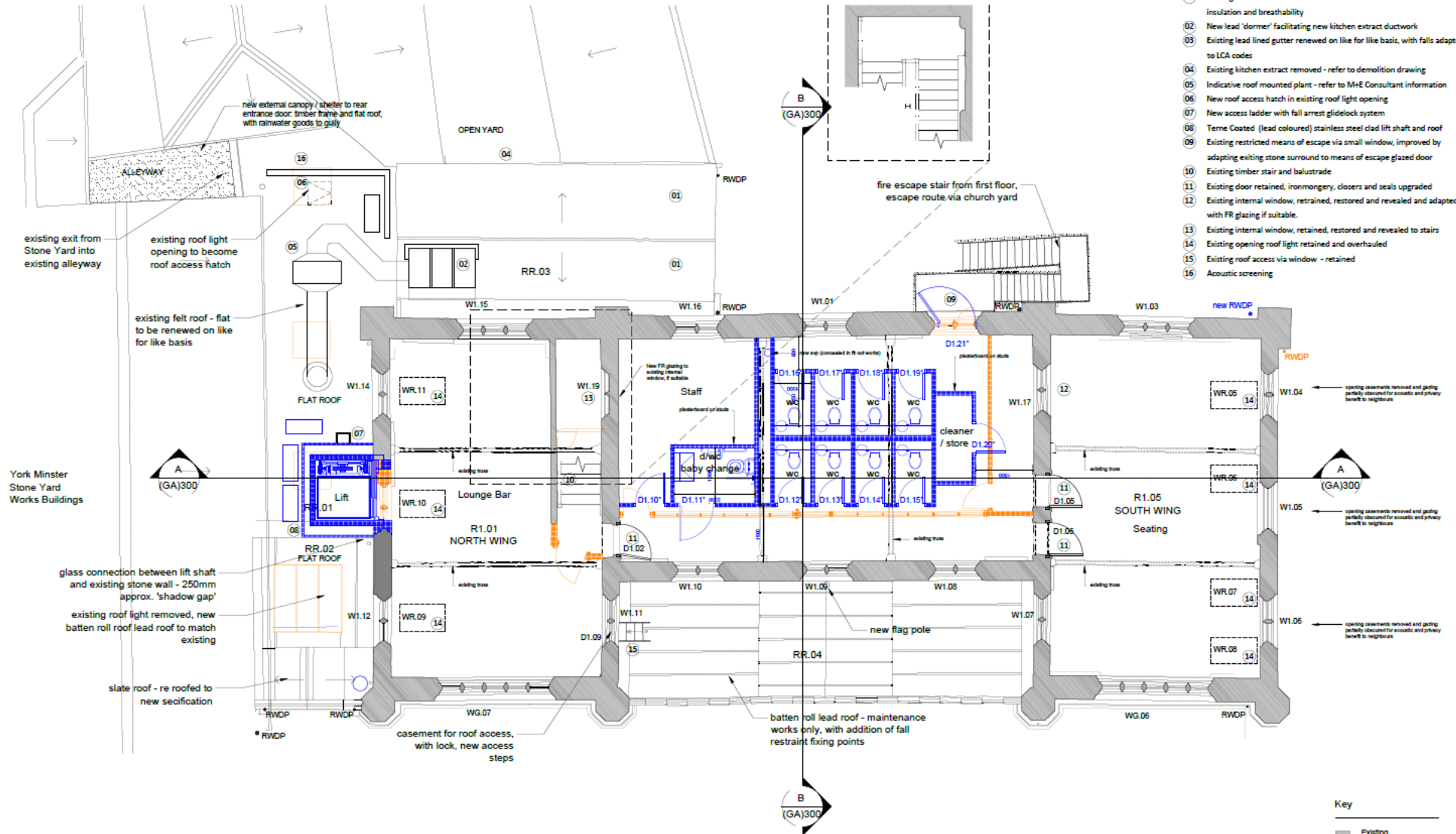
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 Notes:

Stage 2 - For Planning		Not for construction	
CLIENT	York Minister	SCALE	1: 50 @ A1, 1:100 @ A3
PROJECT	THE YORK MINISTER REFECTORY	DRAWN	14.06.21
DRAWING TITLE	Section A-A and Section B-B, Proposed, Entrance Door Detail	CHECKED	OC
JOB NUMBER	122-3 (GA) 300	DATE	2.02

# Proposed Ground Floor Plan



# Proposed First Floor Plan



- Key:**
- 01 Existing stone slate roof renewed on like for like basis with enhanced insulation and breathability
  - 02 New lead 'dormer' facilitating new kitchen extract ductwork
  - 03 Existing lead lined gutter renewed on like for like basis, with falls adapted to LCA codes
  - 04 Existing kitchen extract removed - refer to demolition drawing
  - 05 Indicative roof mounted plant - refer to M+E Consultant information
  - 06 New roof access hatch in existing roof light opening
  - 07 New access ladder with fall arrest glidelock system
  - 08 Terne Coated (lead coloured) stainless steel clad lift shaft and roof
  - 09 Existing restricted means of escape via small window, improved by adapting existing stone surround to means of escape glazed door
  - 10 Existing timber stair and balustrade
  - 11 Existing door retained, ironmongery, closers and seals upgraded
  - 12 Existing internal window, retained, restored and revealed and adapted with FR glazing if suitable.
  - 13 Existing internal window, retained, restored and revealed to stairs
  - 14 Existing opening roof light retained and overhauled
  - 15 Existing roof access via window - retained
  - 16 Acoustic screening

First Floor Plan - Proposed

- Key**
- Existing
  - Demolitions
  - New fabric



Rev.	Date	Dim.	Chd.	Description	Key Plan
2.01	15.06.21	AS	ajp	Roof plant revised, noted amended	

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 Notes:

**Stage 2 - For Planning** Not for construction

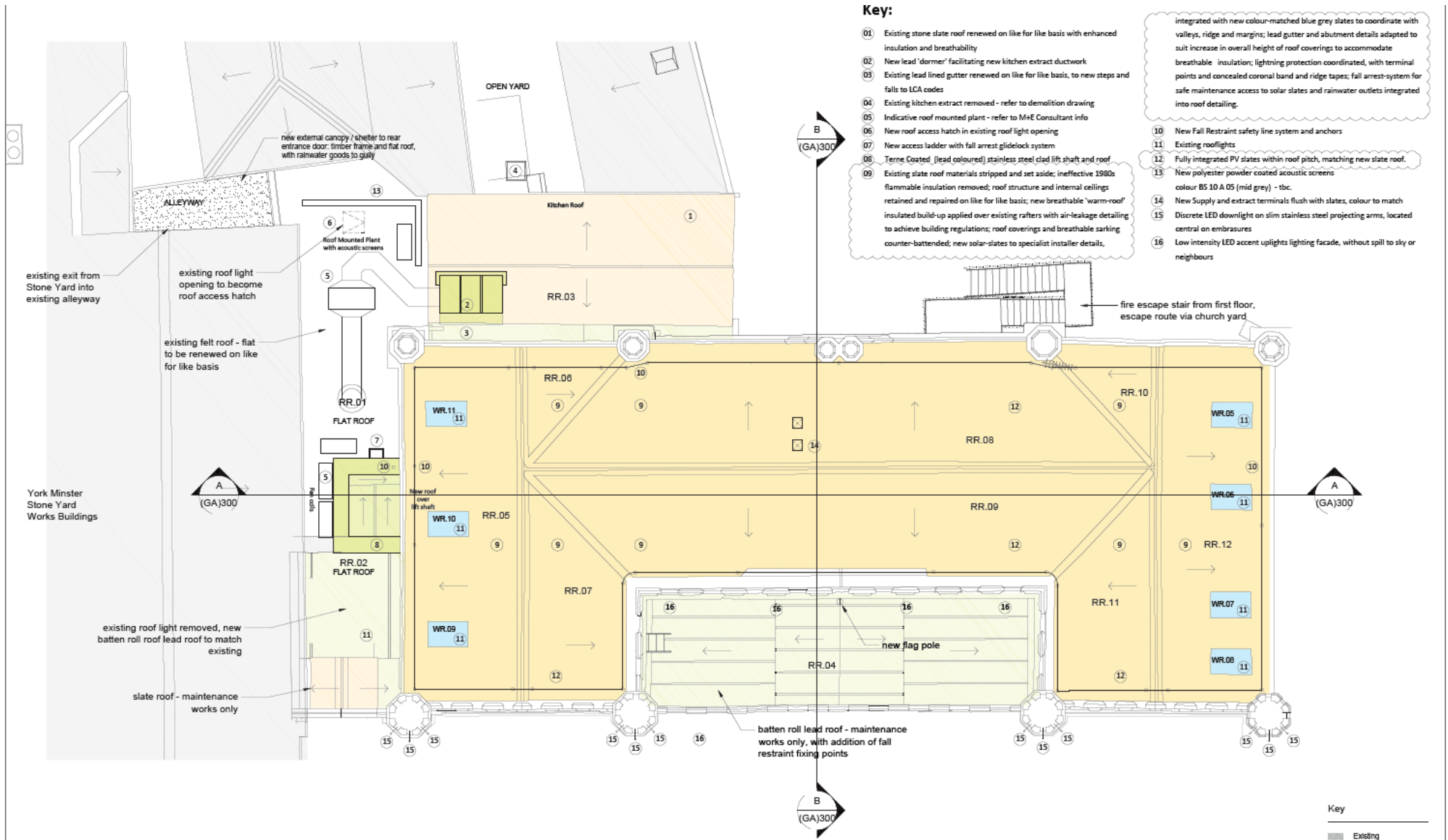
CLIENT: York Minster  
 PROJECT: The York Minster Refectory  
 DRAWING TITLE: First Floor Plan  
 As Proposed

SCALE: 1:50 (A3) / 1:100 (A3)  
 DATE: 11.05.21  
 DRAWN: AS  
 CHECKED: OC

JOB NUMBER: 122-3 (GA)101  
 DRAWING NO.: 2.01

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# Proposed Roof Plan



Roof Plan - Proposed



Rev.	Date	Drn.	Chkd.	Description
2.02	17.09.21	AIS	ais	Roof plan amended, notes added
2.02	15.11.21	AIS	ais	Type of PV system changed to fully integrated PV slates. Notes 9 and 12 amended.

Key Plan
Existing

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**Notes:**

Stage 2 - For Planning		Not for construction	
CLIENT	YORK MINSTER	SCALE	1:50 (A1) / 1:100 (A3)
PROJECT	The York Minster Refectory	DRAWN	AKS
DRAWING TITLE	Roof Plan As Proposed	CHECKED	AKS
JOB NUMBER	122-3 (GA)200	REVISION	2.02

# Proposed Landscape Plan



CITY OF  
**YORK**  
COUNCIL



Date	Description of revision	Rev	By	Check	Approved/Author
08/07/20	Issued following discussion with	PL	PL	GD	PLGD
03/02/21	Issued for RFP	REV	PL	GD	PLGD

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Project  
YORK MINSTER REFECTORY AND MINSTER YARD  
RF20-876

Client  
YORK MINSTER

Document title  
ILLUSTRATIVE LANDSCAPE GENERAL ARRANGEMENT  
PLAN

Paper size  
A1

Scale  
1:200

Status  
FOR REVIEW AND COMMENT

Revision  
53

Drawing number  
0876-RFM-XX-00-DR-L-0001

Revision  
PL02

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# Proposed Landscape Sections



0002 Section/elevation: axial route looking towards Stoneyard  
01 1:100

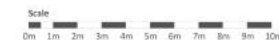
- Notes**
1. All dimensions in mm, unless otherwise stated.
  2. Scaling from drawing if printed incorrectly may lead to errors.
  3. All information outside red line boundary shown for contextual purpose only.
  4. This drawing is to be read in conjunction with the following re-form landscape architecture documentation:  
    - OS76-RFM-XX-00-01-L-0001: General Arrangement Plan
  5. AND all relevant documentation from the design team.
  6. Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
  7. Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.



0002 Section/elevation: axial route looking towards High Petergate  
02 1:100



0002 Section/elevation: public green space looking towards the Refectory  
03 1:100



27/09/22	Revision of plan to R02/03 amended PL	PL	ED	PLD
15/09/22	Final revision	PL	ED	PLD
Date:	Description of revision	Drawn by	Checked by	Approved by

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Project: THE REFECTORY, YORK MINSTER  
RF20-876

Client: YORK MINSTER

Document title: ILLUSTRATIVE LANDSCAPE SECTIONS

Paper size: A1

Status: FOR REVIEW AND COMMENT

Drawn by: 16

OS76-RFM-XX-00-01-L-0002

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Scale: 1:200

53

Revision: PLD2



Section location plan 1:500



0002 Section/elevation: external dining space looking towards the Refectory  
04 1:100



Example of PV Slates

