

**Section 9 of Care of Cathedrals Measure 2011
Notice of Decision of Cathedrals Fabric Commission**

TAKE NOTICE that the Chapter of the Cathedral Church of St Peter in Exeter applied on 1 November 2021 for approval of the following proposal:

To deliver the first phase of Exeter Cathedral's *2020's Vision – Investing in Our Welcome* project. The proposals include:

- The Cloister Gallery
- Reordering and extending the Pearson Cloister Building
- Re-roofing and reordering the former vestries to the south of the Quire

Summary of the application

- Excavation of the foundations of the east cloister walk and construction of a Cloister Gallery linking the Cathedral to the Chapter House and Pearson Building.
- Construction of an extension to the northeast of the Pearson Building to house WCs including a fully accessible WC.
- Demolition of the vault and concrete roof over the former Vestries, construction of a new pitched roof over following the medieval roof line.
- Reordering the former Vestries and Cathedral Shop to provide WCs, an accessible WC, an adult changing spaces, space for the flower arrangers floor managers and storage.
- Local landscape improvements and drainage works.
- Installation of two ground water monitoring boreholes.
- Written scheme of archaeological investigations (WSI) and recording for the development/change works.
- Installation of two boreholes for ground water monitoring
- Reordering of the Pearson building including installation of a platform lift and associated works and a new means of escape from stairwell.

Representations

Representations in writing in respect of the above proposal were received from:

Fabric Advisory Committee, 9 December 2021, supportive

Historic England, 1 December 2021, supportive, with some comments on details

Society for the Protection of Ancient Buildings, 23 November 2021, supportive of the principle but with questions and concerns about several matters

Victorian Society, 10 December 2021, supportive of the principle but expressing concerns about the construction and appearance of the cloister link

Decision

At a meeting of the Cathedrals Fabric Commission held on 15 December 2021 the above proposal and representations were considered and the Commission decided to approve the application subject to the following conditions:

1. That there shall be circulated to the statutory consultees and FAC for comment and then the CFCE for approval (not requiring a new application under the Measure):
 - a. Plan and sectional drawings of the extent of removal of the medieval cloister foundations required for the construction of the new cloister gallery link.
 - b. Details of the impact on archaeological evidence of the installation of the proposed platform lift between the cloister gallery and Brewers door.
 - c. Further details of the proposed appearance of the floor in the cloister gallery.

- d. Details of measures to ensure water-shedding from the cloister gallery including buttress, window sill and hoodmould designs, and modelling to demonstrate that the new building will not shed back onto the medieval building at any point.
2. That there shall be circulated to the statutory consultees for comment and then the FAC for approval (not requiring a new application under the Measure):
 - a. Details of any manifestations required to the glass screen between the cloister link and the Brewers door, and/or to the doors to the cloister link itself.
 - b. Details of the proposed 'hand crafted' elements of the stone cladding to the cloister gallery.
 3. That:
 - a. an archaeological watching brief be carried out during any excavation;
 - b. that if anything of particular archaeological significance is uncovered which would be disturbed or destroyed by the works, works shall stop to allow for consultation with the Cathedral Archaeologist and the Commission and shall not recommence until a mitigation strategy is agreed by both parties;
 - c. that if any human remains are uncovered they shall be treated with due care and decency and in accordance with the guidelines set out in the Advisory Panel on the Archaeology of Burials in England's *Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England* (2nd edition, 2017);
 - d. and that a report describing the results of the work will be prepared and circulated to the Cathedrals Fabric Commission and the Exeter Historic Environment Record.

The reasons for the conditions being that these details are not yet available (1 and 2), and to safeguard the archaeological resource (3).

Signed:



Thomas Ashley
Deputy Secretary of the Cathedrals Fabric Commission

Dated: 7 January 2022

NOTE:

Within 7 days of receipt of this Notice the administrator of the Cathedral Church is to display a copy of it inside and outside the cathedral where it will be readily visible to the public for a period of not less than 28 days.