

**PLANNING AND ENVIRONMENTAL PROTECTION COMMITTEE
– ADDITIONAL INFORMATION**

TUESDAY 25 JULY 2017

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PETERBOROUGH
CITY CENTRE

CONSERVATION
AREA APPRAISAL &
MANAGEMENT PLAN

July 2017



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'Peterborough Cathedral Conservation Plan' (2011)
prepared by Keevill Heritage Consultancy

Acknowledgement: The preparation of this Conservation Area Appraisal and Management Plan has been greatly assisted by an earlier draft prepared by Richard Donoyou on behalf of Peterborough City Council.

1.0 INTRODUCTION

1.01 The Peterborough City Centre Conservation Area was designated in June 1969 to cover the whole of the city centre including the Cathedral Precincts, Cowgate and Priestgate to the west, Westgate to the north and extending southwards along Bridge Street. It is one of the first of the 29 Conservation Areas located within the Peterborough City Council administrative area and was designated at the outset of the City's expansion under the New Towns Act.

1.02 Conservation Areas are defined as 'areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. When a Conservation Area is designated, the local planning authority has a duty to 'draw up and publish proposals' for its preservation and enhancement, and to review the designation and boundaries of the areas to ensure that the area is still considered to be of special interest. This document aims to fulfill that duty.

1.03 The appraisal area covers the existing Conservation Area and its setting where this impacts upon the character of the Conservation Area. Due to the size and complexity of the city centre, individual character areas have been assessed in turn, along with the general characteristics common across the whole of the Conservation Area. It includes:

- An examination of Local Development Framework and National Planning Policy;
- Archival research including historic photograph and historic map analysis, as well as on site survey work;
- An assessment of special interest to include context and setting; topography and landscape; history and archaeology; key characteristics; views and vistas; contribution of trees and green spaces; public realm
- Character area analysis;
- Issues affecting the area;
- Enhancement opportunities; and
- Management Plan.

1.04 The appraisal follows best practice guidance issued by Historic England in 'Conservation Area Designation, Appraisal and Management' Advice Note 1 (2016). It should be noted that no appraisal can be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

2.0 SUMMARY OF SPECIAL INTEREST

2.01 Peterborough City Centre Conservation Area has a number of key landmark buildings that are iconic across the city centre and make a key contribution to its identity: the Cathedral, the Guildhall and the Church of St John the Baptist. In addition, it has a number of important civic spaces and squares, including Cathedral Square, St John's Square, the Cathedral Precincts, and spaces along Bridge Street and Long Causeway. Aside from the Cathedral and its associated buildings, despite having retained the essentially medieval layout the city centre is dominated by C19 and C20 buildings, with a small number of notable examples surviving from earlier periods dotted throughout. The palette of materials reflects this accordingly, with a typically C19 use of brick and slate in the more peripheral areas, and use of stone on older buildings and C19 buildings of greater status. Stone is a predominant feature of the east-west axis, with the greenery of Long Causeway and Bridge Street running north-south offering a striking contrast and signaling the path to the River Nene and its green river frontage beyond the Conservation Area boundary. Commercial activities are most prominent throughout reflecting its city centre location, and share a close relationship with ecclesiastical buildings occupying key landmark sites.

3.0 PLANNING POLICY CONTEXT: CONSERVATION AREAS

3.01 Conservation Areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Planning [Listed Buildings and Conservation Areas] Act 1990). They are areas that are judged to be exceptional in terms of their architectural and/or historic interest and therefore justify a higher degree of planning control. It is the legal duty of the local planning authority to determine what parts of their administrative areas are of sufficient special architectural and/or historic interest to merit such protection and to designate these as Conservation Areas accordingly.

3.02 Historic England’s guidance note ‘Conservation Area Designation, Appraisal and Management’ Advice Note 1 (2016) updates earlier conservation area guidance documents. Regarding conservation areas, this document states:

The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits which are valued by both local planning authorities and local communities in the almost 10,000 conservation areas which have been designated.

3.03 Once a Conservation Area has been designated, it increases the local planning authority’s controls with planning applications judged in part by their impact on the character and appearance of Conservation Areas and their settings. Greater controls over the demolition of buildings and structures are imposed whilst the rights that owners have to undertake works to their properties without planning permission (known as ‘permitted development rights’) are slightly reduced, and can be further restricted through the use of an Article 4 Direction. Stricter controls are also exercised over the design of new buildings, and 6 weeks notice must be given to the local planning authority in advance of any works to trees. Planning

applications affecting a Conservation Area must be advertised on site and in the local press to give people the opportunity to comment.

3.04 In addition, Historic England is invited to comment on development proposals that are considered to affect the character or appearance of a conservation area, or where a material change of use is proposed – in both instances where the application site is over 1,000 square metres. Historic England also welcomes the opportunity to comment on proposals to demolish buildings of local interest and buildings within conservation areas that have been identified to make a positive contribution to its special character and appearance.

3.05 Once designated, local planning authorities are required to review regularly the reasons for designation and designation boundaries to ensure that the area is still considered to be of value and to consider whether any areas have been overlooked or changes have occurred which require the boundaries to be redrawn.

3.06 During this appraisal process any pressures for change can be identified and enhancement opportunities highlighted. These will form the basis of the Conservation Area Management Plan which sets out a strategy to manage change in the conservation area and its setting (section 8).

3.07 The Peterborough Local Development Framework (LDF) provides local planning policies. The three key documents relevant to the City Centre Conservation Area Appraisal are the Peterborough Core Strategy Development Plan Document (DPD) (2011), the Peterborough Planning Policies DPD (2012) and the Peterborough City Centre DPD (2014).

3.08 The Peterborough Core Strategy DPD identifies the importance of the historic environment with a commitment to protect, conserve and enhance through special protection afforded to heritage assets including conservation areas. To achieve this, all new development will be required to respect and enhance the local character and distinctiveness, and Conservation Area Appraisals and Management Plans are to be employed to ensure the preservation and enhancement of the character of each of Peterborough's conservation areas.

3.09 The Peterborough Planning Policies DPD contains detailed policies. Specifically, Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed buildings, archaeology and historic landscapes.

3.10 The Peterborough City Centre DPD sets out policies and proposals for new development and regeneration to achieve the Council's long-term vision and objectives for the city centre. The documents are consistent with the provisions of the NPPF.

3.11 The Council are preparing a new local plan. The 'Further Draft Local Plan 2017' documents propose no fundamental change to the current adopted local plan and policies relevant to the city centre. Further consultation on the plan will take place in autumn 2017 followed by independent Examination in Public then adoption as the next Local Plan expected in early 2018.

3.12 When the Peterborough City Centre Conservation Area Appraisal is adopted it will be a material consideration when making planning decision and considering other changes affecting the area, to ensure that its special character and appearance is not harmed.

3.13 National planning policy guidance on conservation areas is contained within the National Planning Policy Framework (2012). Key policies for decision-making regarding proposals within conservation areas are included in Section 12: Conserving and enhancing the historic environment.

4.0 ASSESSMENT OF SPECIAL INTEREST

Context & setting

4.01 The Conservation Area comprises the historic core of the city centre, including the medieval Cathedral and Precincts, but excluding those areas where major C20 redevelopment has eroded the special historic and architectural interest (e.g. Queensgate, Midgate).

4.02 The City Centre Conservation Area is located within the area administered by Peterborough City Council. Its southern boundary follows the line of Bourges Boulevard (A15) which cuts through the southern edge of the city centre, with a spine extending southwards over the road to include Lower Bridge Street. The eastern boundary follows the line of Vineyard Road which follows the historic boundary wall to the Cathedral Precincts, and continues westward on its northern boundary on this same precinct boundary line towards Long Causeway. The surviving historic areas of Westgate are included in a northern extension, with the Conservation Area boundary turning back towards Cathedral Square, encompassing historic frontages along Westgate and Long Causeway but excluding the Queensgate development behind. Cowgate and Priestgate are incorporated into the western half, with the boundary remaining north of the A15 and stepping in from the line of Bourges Boulevard to exclude modern development on its edge (Former Peterborough Telegraph, Park Inn Hotel and the Telephone Exchange building).

4.03 Abutting the Conservation Area on its northern boundary is The Park Conservation Area, designated in September 1988. This Conservation Area extends northwards and is focused around the Victorian Central Park and associated Victorian and Edwardian housing. An appraisal and management plan (March 2007) identifies its special architectural and historic interest.

4.04 The city centre is primarily a commercial area and acts as the commercial centre for the local region. It therefore has a high concentration of retail units and low levels of residential occupancy. In addition to commercial activities, the city centre currently and historically hosts a range of professional services and administrative functions for the district as demonstrated by the Town Hall and Guildhall. The Cathedral and its Precincts, along with the parish Church of St John the Baptist,

give the area a distinctive mix of secular and ecclesiastical buildings.

Topography & landscape

4.05 Peterborough was founded on an area of relatively dry land at the fen edge at a point where the Nene was navigable and could be crossed. Being close to the higher ground, it was well placed in relation to the networks of paths that ran the entire length of the east side of the country and along the ridges above the river valleys to the southwest, west and northwest. Its position at the intersection of the limestone and claylands where the River Nene reaches the fens has always been of great strategic significance. Settlements were established on gravel islands and fen-edge embayments, surrounded by the meres, wet peat, reed fen and rivers that formed the fenland landscape. Its fen edge location renders it relatively flat, with the land falling gradually from northwest to southeast towards the River Nene. This has made the area vulnerable to flooding, which has historically risen high enough to reach Midgate. The Cathedral is located on slightly elevated ground but not on any feature of great prominence.

4.06 The fenland landscape is a dynamic one that has changed significantly over time, with major periods of flooding as well as marine regressions. The late Mesolithic, late Neolithic and Bronze Age were periods of flooding, and from the later Bronze Age and Early Iron Age, the fens east of Peterborough grew wetter. The water level continued to increase despite attempts at drainage during the Roman period (e.g. Car Dyke) and piecemeal monastic drainage schemes (e.g. Mortons Leam). It was not until the major drainage campaigns that initiated the digging of drains and canals in the C17 and C18 that the water levels reduced significantly.

4.07 The geology of the Peterborough area is made up of Jurassic limestone, clays and alluvial deposits as a result of the continual flooding, and these have played an important role in its historic and economic development. The font in the Cathedral is carved from Alwalton Marble which is also evident in some of the tombs. The local building stone – Barnack Rag – was used for many high status buildings including the Cathedral and local churches, and the roofs were characteristically tiled in locally quarried Collyweston slates. Oxford clay continues to be quarried for the brick-making industry.

History & Archaeology

Pre-historic Peterborough

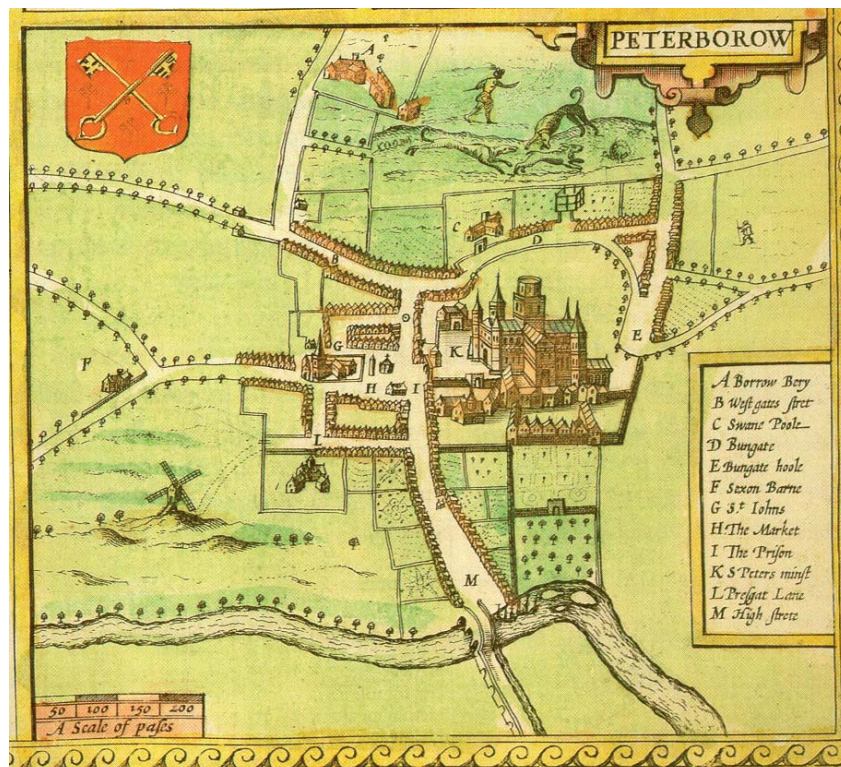
4.08 The combination of wetlands, woodlands and floodplain meadows presented a rich variety of habitats for the flora and fauna on which hunter-gatherer peoples depended. The same mosaic of woodlands, fen, flood-meadows and drier ground presented the resources for early settlers to construct houses, graze stock, plant crops and gather fish and fowl and other resources. The local clays gave rise to pottery making and the Peterborough area lends its name to a particular type of Neolithic pottery known as 'Peterborough Ware'. It is known that these early settlements existed at the fen edge and all along the River Nene and Welland valleys. During the Neolithic and Bronze Age periods, huge monuments were formed in the landscape, for example in Maxey to the north and Whittlesey to the south. These were on a scale similar to Stonehenge, but being of earth and wood they have not continued to have the same dramatic impact over the centuries. The Bronze Age landscape at Flag Fen to the east of the city centre is a visible testament to the prehistoric populations that inhabited the area.

Roman Peterborough

4.09 The Peterborough area continued to be settled during the Roman period some 2,000-1,600 years ago. Following the military conquest illustrated by the forts at Longthorpe, Ferry Meadows and south of Castor, the Nene Valley saw the proliferation of towns like Durobrivae near Waternewton. Villas and industrial sites specialised in pottery making and iron working. Many of these sites were originally attached to the forts but soon prospered independently. The River Nene, Ermine Street – which ran from London to York partly on the line of the former Great North Road – and Kings Street formed the main communication and trade routes, together with the Fen Causeway. There is further evidence of Roman settlements to the west of the city and south of the river.

4.10 During the Roman period the fens continued to grow wetter but were still exploited for salt production, livestock rearing, and meat processing for the Roman troops garrisoned in Britain and on the Continent. In this period the fens were probably an important imperial estate controlled directly by the Roman emperors through their administrators. The centre of this imperial estate may have been located at Stonea near March, and later at Castor, west of Peterborough. At Castor, remains of an impressive and important building are still visible in the village to the north of the

Norman parish church of St Kyneburgha. The impressive Roman Car Dyke, a linear watercourse c.120km long, starting at Waterbeach in Cambridgeshire and joining the River Witham a few kilometers below Lincoln, was once thought to represent a navigable canal. However, the topography of the area suggests that its use as a canal was unlikely and that it may have acted as a drain.



John Speed's map, 1610, based on a copy at Peterborough Museum.



Market Place by Nathan Fielding, 1795. Courtesy of Peterborough Museum.

4.11 By the C5 however the Roman town had been abandoned. The present city is located some four to five miles east of Roman Durobrivae, with little historical evidence of significant Roman activity in modern day Peterborough City Centre.

Saxon Peterborough

4.12 Anglo-Saxon communities flourished around Peterborough leaving a legacy of stone craftsmanship. This can be seen in Barnack church tower, and stone crosses and artefacts in cemeteries in Fletton, Stan- ground, Gunthorpe, Woodston, Alwalton and other villages. In the Middle Saxon period (AD 650-850) a monastery was established at Medesham- stede, the Anglo-Saxon name for the town of Peterborough, on the site of the present Cathedral Church of St Peter. The foundation date of the origi- nal monastery is uncertain, although The Venerable Bede (AD 673-735) in his *History of the English Church* suggests a date around the mid-C7.

4.13 The monastery continued as a successful house into the Late Saxon period (AD 850-1066). The Late Saxon meaning of the word 'burgh' is primarily a defended enclosure. The word forms the root of 'borough', a town. Although historians have discounted the existence of a burgh as such at Peterborough, the fact that the names changed from Medeshamstede to Burgh between 992-1005 is indicative that there should be some physical expression of this. Indeed, the remains of the late C10 burgh wall were found in the early 1980s next to the precinct wall in the area behind Peterscourt, Midgate. The nearby Tout Hill was erected as a defensive structure during the rule of Turolf, a Norman appointed by William the Conqueror as Abbot, sometime between 1069 and 1098.

Central-late Medieval Peterborough

4.14 After the Conquest of 1066, the town's fenland location and proximity to the east coast made it a target for English resistance to Norman rule and Danish raids. This insurrection culminated in the ransacking of the city in 1069 by the Danish fleet, aided and abetted by Hereward the Wake. A period of decline and partial abandonment followed until the mid-C12 century when Abbott Martin de Bec extended the Abbey Precincts westwards and also planned a new town (the settlement previously lay on the east site of the Abbey). This marked the founding of the current city centre. Work began on building the abbey church, the future cathedral. Cathedral Square (formerly known as Market Place and Marketstede), Bridge Street (the current Bridge Street and Lower Bridge Street, then known as Hythegate) and Long Causeway were all established at this time.



4.15 The strategic position of the new city and abundant local resources soon brought prosperity. As a result, the wharves, known as hithes, were extended and a new town bridge erected in 1307 (subsequently rebuilt). Two canals were cut running north from the Nene north bank towards the cathedral and it is speculated that the original purpose of these was to import stone as close as possible to build and extend the Abbey. By the C15, a new church (St John the Baptist) was built in Market Place replacing the post-conquest church. By this time, the city constituted Cumbergate (Comberisgate), Priestgate, Westgate (Westegate), Midgate and City Road and settlement was extending along Cowgate (Cougate) and Lincoln Road. The natural water-courses were re-engineered to form fishponds and the town sewers, the largest of which was the Tom Lock stream.

Post-medieval Peterborough

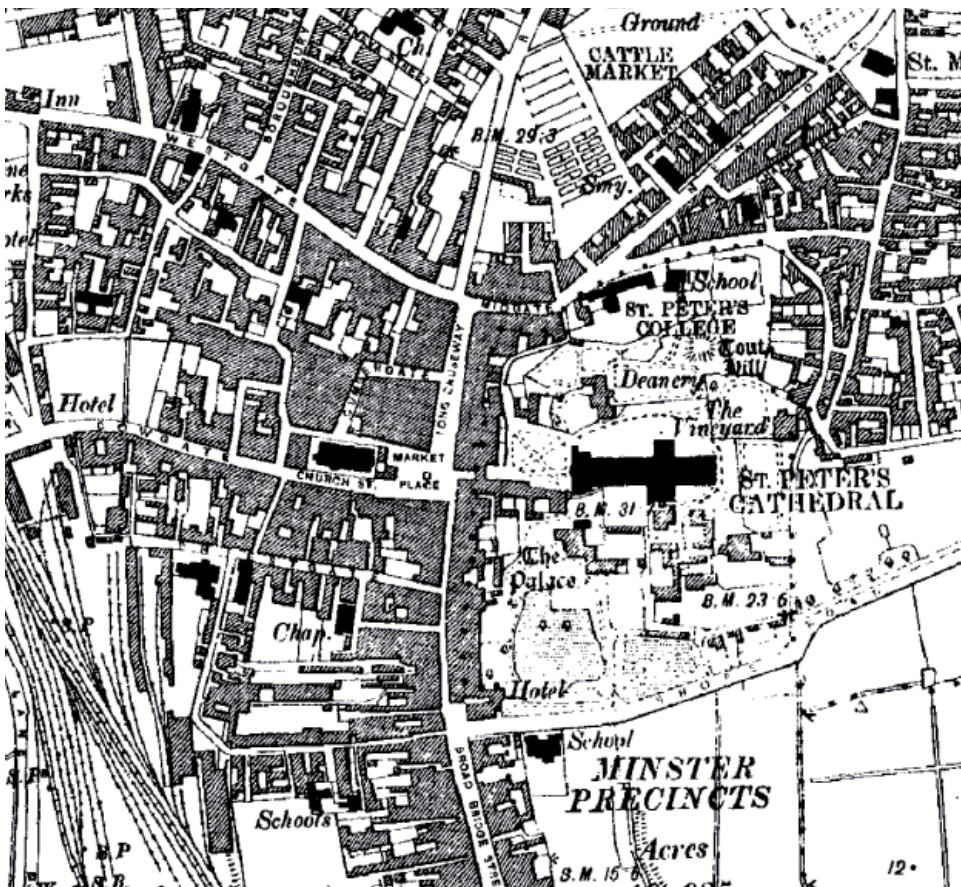
4.16 Throughout the Tudor period, Peterborough continued to flourish, but the road pattern and extent of the urban area appears to have remained fairly static. After the dissolution of the Abbey at the Reformation probably most of the buildings remained standing although many were altered. Medieval buildings, or parts of them that remain, include the Great Gateway, Table Hall, St Thomas Becket's chapel, the Bishops Palace, the Deanery, Almoner's Hall and Norman Hall. The abbey church was designated as a cathedral. It was during this period that the settlement was granted city status. The first half of the C17 century was a period of uncertainty and, according to John Speed's map of 1610, the city had not expanded far beyond its medieval origins. The stability that followed the restoration brought a new wave of building, and in 1669 the Guildhall was erected by public subscription as the first seat of local government in the city. Peterborough lay on the periphery of the Eastern Association of Counties, with Parliamentarians arriving in the city in 1643 – an event that led to the desecration of the Cathedral. Local forts were constructed, with the earthworks at Horsey Hill Fort comprising some of the most elaborate of the fen defenses. The multiple shocks of the Reformation, Civil War and plague of 1666 however took their toll on the townsfolk of Peterborough and the city took into the next century to recover.

Georgian Peterborough

4.17 Until 1700, Peterborough's street pattern set out in the C12 Norman re-planning remained intact and the city had not expanded beyond these original streets. The medieval city continued to form the core of the city



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Guildhall, C17



Town Hall, C20

centre as demonstrated by Thomas Eyre's map of 1721 and the Earl of Fitzwilliam's map of 1815, both of which indicate that at the time of production, the city had not extended significantly since Norman times. The 1721 map clearly indicates the medieval forms of courtyards behind the street frontages. Market Place was enclosed by frontages of smart Georgian townhouses and shops as illustrated in Nathan Fielding's painting of 1795. An exception to this was the expansion of the city along Westgate at this time where a number of Georgian buildings survive, including The Bull Hotel and The Banyan Tree Restaurant. The C16 grand mansion of the Orme family on Priestgate was redeveloped in the early C19 as a grand Georgian house for Thomas Cooke (now the Museum) and would have been prominent within the streetscene as it is today. Peterborough at this time was a stone city, with important buildings using dressed Barnack ragstone, and rubble or timber frame and lime render used for buildings of lesser status. Roofs were typically of Collyweston, thatch or pantile.

C19 and C20 Peterborough

4.18 By 1800, the Georgian buildings had replaced much of the vernacular architecture, especially in Cathedral Square and Priestgate, whilst other older structures were re-fronted with Georgian facades. Important buildings continued to be constructed in the local stone, however the fashionable town houses were lime rendered and washed in pastel colours or built of locally produced red stock bricks. Pantiles began to be used – particularly for outbuildings and workshops – and the first Welsh slates may have been imported along the River Nene during this period. The boundary of the city was largely limited to the current streets of Bridge Street, Priestgate, Cathedral Square, Church Street, Cowgate, Cross Street, Queen Street, Cumbergate, Long Causeway, Westgate and Midgate. The city had an agricultural hinterland, with farms, fields and orchards occupying the land beyond the city core.



4.19 The Map of the City and Borough of Peterborough drawn in 1840 by Dewhurst and Nicholls shows that by this date, the city was beginning to grow outwards along principal streets such as Cowgate. With the coming of the railways the city began a period of rapid change and expansion. In 1845 the Peterborough East railway station was opened by the Eastern Counties Railways with a line that linked to Northampton and Rugby to the west and to Wisbech and Norwich to the east. In 1848 the Great Northern Railway Company arrived, initially with a line to Lincoln from the East station. In 1850, the Northern Railway Line (East Coast mainline) to London opened, and a new station was built known as Peterborough North in the location of the current station building. There was also briefly a third station off Thorpe Road, Peterborough Crescent, which only operated from 1858 to 1866 for the Midland Railway before operations moved to Peterborough North. A cast iron railway bridge was built in 1850 to cross the River Nene, and is still in use today, making it the oldest iron railway bridge in use in the country on a main line. The railways and ancillary buildings, yards and sidings occupied land on the fringes of the city, on the south bank and later to the north and west of the city centre. Beside these, large areas of terraced housing sprang up with finance from the (Peterborough) Land Society, (this subsequently became the Peterborough Building Society). These new suburbs can clearly be seen on the 1886 Ordnance Survey map.

4.20 By 1900, the original street pattern and ancient drains and waterways still survived but the coming of the railways had brought unparalleled expansion with new development in mass produced brick and Welsh slate buildings encircling the historic city core. The investment brought by the railways stimulated new development and photographs of the city in 1900 clearly show substantial numbers of buildings constructed from about 1860 onwards. The city streets were paved with granite setts and more than half the old frontage buildings were replaced or re-fronted by Victorian redevelopments. The present character of the south side of Cowgate largely derives from this period, and on the north side the earlier buildings were cleared to make way for the Queen Street Iron Works. Individual buildings such as Market Chambers on Cathedral Square, constructed as the city's first department store, replaced structures from the C18, whilst remaining open spaces were rapidly filled with new buildings such as the former courthouse on Laxton Square. This process of renewal continued with the new banks replacing earlier buildings in the most prominent locations on Cathedral Square. Buildings such as the new Carnegie Library and Broadway Court continued to fill and extend the city centre beyond its historic boundaries.



Great Gateway and Cathedral

4.21 The first half of the C20 saw further redevelopments such as the Town Hall and Westgate Arcade. These redevelopments were often built using local stone incorporating classical design and detailing. The streets began to be adapted to accommodate the motorcar, with the construction of a new town bridge and covering of the Victorian setts with tarmac.

4.22 The second half of the C20 heralded a modernist approach and developments such as Hereward Cross cut across established patterns of movement and incorporated integral car parks. Other areas on the fringe of the city centre were cleared for open car-parks. Traditional forms of construction and materials were often replaced by modular frame construction with exposed concrete, modern bricks and asphalt flat roofs.

4.23 The late 1970s and early 1980s brought a major re-planning of the city centre transport infrastructure undertaken by the Development Corporation as part of the New Town expansion. For the first time, the link between the city and the river was severed by the construction of the inner city ring road (Bourges Boulevard). This road similarly also made a divide between the city centre and the railway that had precipitated the C19 expansion. The Queensgate shopping centre was superimposed into the historic fabric of the city, obliterating historic buildings and streets such as Cumbergate within its footprint. Many developments from this period have taken on architectural forms and used materials that have no special relationship with the city's built form.

4.24 The end of the 1980s and 1990s brought further redevelopments in the historic core of the city such as No. 6 Cathedral Square (Nandos), the Argos building on King Street that replaced the C19 Salvation Army building and Nos. 35-39 Long Causeway. The west side of Lower



Hereward Cross, Midgate



St Mary's Court, St John's Street

Bridge Street and the former power station site made way for the Asda supermarket (Rivergate) and in the process all the narrow burgage plots fronting the street were truncated.

Archaeological resource

4.25 A variety of archaeological remains have been recorded within Peterborough City Centre dating from the Palaeolithic period onwards, however current evidence suggests that the City Centre was not intensively occupied during the prehistoric, Roman or Anglo-Saxon periods. The documentary and excavated archaeological evidence confirms that the pre-1070 Burg was sited around the area of Touthill, northeast of the Cathedral. In the C12 the principal streets were established, and historic maps show that until 1840, the extent of the city and its essential structure of streets and alleys, streams, dykes, canals, wharves etc had not changed substantially since medieval times. Immediately beyond this compact city, were farms, fields, fen, orchards and woodlands.

4.26 Excavations throughout the city centre have yielded deep stratified medieval urban sequences. The variable survival of archaeological deposits will require a flexible approach to development proposals to protect archaeological deposits particularly where they are known to exist and in areas of high archaeological potential such as the waterlogged areas near the river frontage.



C-19 and C20 stone buildings, Cathedral Square



Brick and slate C19 buildings, Park Road with some modern replacement materials

City landmarks

4.27 Peterborough's flat topography and the relatively low scale of its built environment create opportunities for long range views, especially towards the city centre. Within the city centre there are a limited number of city wide focal points. A key landmark building is the Cathedral. Although from many vantage points it is well screened behind the precinct walls and intervening development, there are some very significant views and glimpses, both short and long distance, to the Cathedral and West Front, which have a strong influence on local character and make a very important contribution to the character and identity of the city centre.

4.28 Main landmarks within the city centre are:

- ➔ Cathedral: integral to the character of Cathedral Square, to views within the precinct walls and elsewhere including from the south across the Memorial Gardens and local glimpses
- ➔ Guildhall: as seen from Cathedral Square, Exchange Street and Church Street
- ➔ Parish Church of St John the Baptist: as seen from Cathedral Square
- ➔ Town Hall: in views north and south along Bridge Street and from Wentworth Street and Priestgate
- ➔ Former Presbyterian Church, Priestgate: in views east and west along Priestgate and south along Cross Street
- ➔ Museum: as seen in views east and west along Priestgate

4.29 Throughout the Conservation Area there are other important buildings that form local focal points, such as Westgate House with its turret, the Church of St Peter and All Souls (the Catholic Church) on Park



Road, The Co-operative Bank on Westgate (No. 33), and HSBC Bank on Cathedral Square (No. 3). Corner turrets and rounded corners to buildings are a feature of the Conservation Area and create local focal points on the junctions of roads (e.g. No. 21 Long Causeway/No. 1 Westgate) and where streets open out into squares (e.g. Market Chambers, Nos. 1-4 Long Causeway).

4.30 Late C20 development has added a number of taller, modern buildings to the skyline that are out of scale and have a bulky silhouette compared to their historic counterparts. These are considered to be negative landmarks. They are mostly located outside of the Conservation Area, however their size and impact affects the setting of the Conservation Area and views into and out of the city centre.

- ➡ Hereward Cross, Midgate
- ➡ St Mary's Court, St John's Street
- ➡ The Park Inn Hotel and Telephone Exchange building, Wentworth Street
- ➡ The former Peterborough Telegraph office, Priestgate

Building materials and types

Medieval Peterborough

4.31 From the evidence of buildings and structures surviving in the Cathedral Precincts and recent excavations in Cathedral Square, it can be seen that stone was the almost universal building material for buildings of status. Dressed ashlar was used on higher quality and earlier buildings. Door surrounds, windows and chimneys were also in ashlar (Lincolnshire) limestone, with Barnack Ragstone and limestone



Historic lighting column

rubble coursing to the walls and roofs slated in Collyweston slates. In later and less important buildings and boundary walls, ashlar was used for reveals, corners, mullioned windows and decoration with rubble infill in between.

4.32 Archaeological evidence suggests that up to the C17, buildings of low status were most often constructed as oak framed structures, using timber from the nearby Forest of Rockingham. Roofs were covered in thatch, probably long straw, oak shingles or Collyweston slates.

C17 Peterborough

4.33 Archival evidence and the few extant C17 buildings that have retained their original appearance indicate that until the end of the C17, Peterborough was a stone and timber city. The city generally comprised the following building types:

- ➔ Formally designed buildings such as the medieval Church of St John and the Guildhall in dressed stone and Collyweston slate and/or lead roofs.
- ➔ Vernacular buildings in stone rubble with steep pitched Collyweston slate attic roofs.
- ➔ Timber framed buildings probably lime rendered with stone slate roofs and possibly some surviving thatch and shingle roofs.
- ➔ Inside the Cathedral Precincts: Dressed stone and stone rubble buildings with stone detailing and Collyweston slate stone roofs.



C18 Peterborough

4.34 The C18 was a period of great change in the city's built fabric as the medieval town was upgraded to the fashions of a Georgian city. It is possible to conclude that C18 buildings were characteristically:

- ➞ 2 and 3 storey with attics in stone or local red/pink stock bricks with sash windows with fine glazing bars. Decorative details and ornamentation include rusticated quoins, eaves and verge parapets, dentil and band courses, and moulded door cases with decorative glazed fanlights.
- ➞ Formally designed buildings include the Customs House (in dressed stone and rubble with a Collyweston slate roof) and No. 11 Lower Bridge Street (dressed stone with dentilled eaves and mansard Welsh salted roof with gabled dormers).

C19 Peterborough

4.35 In the C19 Peterborough changed from a mainly agrarian market town to an industrial city. These changes are reflected in the buildings, their design and the materials they were constructed from, and can be summarised as:

- ➞ Majority of C19 buildings built in yellow/red stock bricks with local stone dressings and detailing, wooden sash or metal casement windows and Welsh slate roofs.
- ➞ At the end of the C19 the Cathedral continued to dominate the city centre, however local red and yellow bricks and Welsh slates were beginning to overwhelm some historic streets and encircle the historic core, eroding the sense of a stone city.





Public realm improvements, Cathedral Square

C20 Peterborough

4.36 As technological, transport and building construction innovations took effect, the C20 brought changes at a faster pace than any previous period, summarised as:

- ➞ The early 1900s brought a number of prominent new stone buildings. These include the Midland Bank, National Westminster Bank, Starbucks (former Lloyds Bank), Miss Pears Alms Houses, Yorkshire Bank and the Co-operative Bank.
- ➞ Process of replacement continued, with Victorian derived architectural styles and materials and also classically based stucco buildings with heavily rusticated quoins and window surrounds.
- ➞ Also highly individualistic structures such as the curiously designed timber framed building on No. 8 Cathedral Square (Pizza Express) and the Lido designed by an honorary architect committee and based on art deco influences.
- ➞ 1930s brought the first comprehensive redevelopment scheme with the east frontage of Narrow Bridge Street swept away to be replaced by the Town Hall with an imposing classically styled portico. Other buildings of the period continued the classically based design theme and the use of local stone and bricks. The former Marks and Spencer building on Bridge Street and the White Lion building on Church Street are typical examples.
- ➞ The Hereward Centre, TK Max building, the Barclays Bank building on Church Street, the former Telephone House (now converted Park Inn Hotel) and St Mary's Court all date from between 1950 and 1975. These buildings adopted an unreservedly modernist architectural approach, being square



View east to Cathedral along Church Street

with large footprints and 4 storeys or higher, utilising concrete and steel with exposed aggregate and modern cladding combined with machine made bricks under asphalted flat roofs.

4.37 1975 – onwards

- ➡ 'Individualistic' approach to architecture is continued with other late C20 century buildings. The Crown and Magistrates' Courts and Bayard Place, whilst carefully designed buildings in their own right, do not draw from the Peterborough palette of building styles and materials.
- ➡ The recent redevelopment on the site of Nos. 44-46 Bridge Street (Mountain Warehouse) has produced a restrained architectural design incorporating extensive use of local limestone and red stock bricks. This is clearly an architectural response to the Town Hall opposite and the former Marks and Spencer building close by and in the context of these, the new building is architecturally consistent with the street scene.
- ➡ The recent demolition of the 1960s Norwich Union House office building that stood to the west of the Church of St John the Baptist has opened up dramatic views and vistas along Church Street and created a new open space within the city centre.

Public realm

4.38 From photographs taken at the turn of the C20, some of the earlier stone pavements and cobbled carriageways appear to have survived, for example in Lower Bridge Street. However, by this time, Cathedral Square, Long Causeway, Westgate and other city centre streets were paved with machine cut granite setts with pavements of large smooth flagstones and granite kerbs. Well into the C20, the street furniture



comprised ornamental cast iron gas lights, the trolley bus power poles, cast iron drinking water fountains (at cross roads) and the occasional ornate sewer vent pipe.

4.39 In the first quarter of the C20, electricity and telegraph poles were installed along the city streets, and street trees and electric lights appeared. An example of a historic lighting column is found immediately to the west of the Great Gateway. Other surviving examples of the historic public realm are the railings to the Church of St John the Baptist which was historically totally enclosed with steps at the northwest corner, and continues to be enclosed on its eastern and northern boundaries.

4.40 Over the past few years the public realm in the city centre has been transformed with the implementation of the recommendations of the Peterborough Public Realm Strategy (2008). Most of the city centre streets and public spaces have undergone significant enhancement with new paving, seating, signage and lighting improving their appearance and attractiveness.

4.41 The prominent guardrails along Bourges Boulevard and the junction with Westgate, Long Causeway and Midgate reinforce the busy nature of the road and dominance of the highways in these areas. Bollards and other prominent street furniture along Broadway are intrusive. The remaining public realm works at Westgate, Midgate and Broadway programmed over the next couple of years are expected to address these matters and will coordinate with the existing public realm work across the city centre to ensure coherency.

Key views and vistas

4.42 The flat topography allows long views west from Frank Perkins Parkway and south from Stanley Recreation Ground towards the



Conservation Area, where the Cathedral is a prominent feature. Views within the Conservation Area are shaped by the built environment and tend to create shorter local viewpoints and glimpses rather than city-wide vistas.

4.43 The Cathedral is a major landmark building with its taller height giving it increased visibility across the Conservation Area. Key views of the Cathedral and its Precincts are seen looking east to the Great Gateway from Cathedral Square and Cowgate and from the south from Bishop's Road across the Memorial Gardens and the south east across the Embankment. Significant long range views are gained from the Frank Perkins Parkway to the east. Attractive views are also gained when crossing Town Bridge from the south, and from the eastern end of St Johns Arcade. Closer views from within the Cathedral Precincts offer direct views to the Cathedral which are very significant to the character of the immediate area. From other locations within the Conservation Area glimpses of parts of the Cathedral are gained and provide useful orientation points.

4.44 One of the most dramatic views within the townscape has been restored through the demolition of Norwich Union House and former Post Office (Nos. 22-24 Church Street) and public realm works to Cathedral Square. This has created an impressive vista looking east along Cowgate to the Church of St John the Baptist and Guildhall in succession and terminating with the Cathedral, emphasising the close relationship between the secular and ecclesiastical buildings in Peterborough City Centre. Views to the Guildhall and Church from the Great Gateway are also very attractive.

4.45 The view westwards to the north of the Guildhall along Exchange Street is similarly attractive, terminating in the Grade II* listed Georgian building currently in use as 'The Grapevine' Public House. The view



south from the Cumbergate entrance to Queensgate is framed by listed buildings to either side and looks directly to the north elevation of the Church of St John the Baptist which forms a particularly dramatic backdrop to this enclosed space.

4.46 The central portico to the Town Hall building creates a natural focal point. It is neatly framed in the view east along Priestgate, with the Portico set off-centre which enlivens the view and gives it an accidental rather than formal character. Another important view towards the portico is seen from the eastern end of Wentworth Street.

4.47 Views out of the Conservation Area are mixed in quality. There are some attractive views south along Trinity Street to the former railway goods sheds that line the east side of the railway line. Other positive views include those from the southern boundary across Bourges Boulevard to the Lido gardens and green open space. From the northern boundary, the view northwards along Park Road (to Park Conservation Area) is very attractive and forms a positive setting to this northern aspect of the city centre, and views northwestwards from Westgate terminate with the attractive west front of the Victorian Westgate Church.

4.48 Other vistas are not so attractive and detract from the setting of the Conservation Area. These include the view from the junction of Midgate and Westgate to the bulky tower of Hereward Cross and the arcade of shops beneath which does not relate to the scale or character of adjacent buildings. Other negative views include views west from the western end of Priestgate to the busy and traffic dominated Bourges Boulevard, and similarly the view southwards along Wentworth Street which terminates with the ring road as it continues eastwards. The view west from the southern end of Wentworth Street looks across car parking to the re-clad Park Inn Hotel building. The Telephone Exchange building to the north is unattractive. The view from the northern end of



the eastern boundary is similarly compromised through inappropriate C20 development that is unsympathetic to its context, looking north to Leeson House, Dove House, St Mary's Court and other buildings in the complex which fail to make a positive contribution to the setting of the Conservation Area through their use of materials, architectural style and scale.

Contribution of trees and green spaces

4.49 The use of street trees and green spaces across the city creates distinct differences between the different areas and is a defining characteristic of the character areas. There are clear pockets of green that contrast to other areas which are urban in character.

4.50 The London Plane trees along Long Causeway and Bridge Street create a green axis that links the northern end of Long Causeway to the river at the southern end of Bridge Street. The scale of these trees makes them particularly dominant in the view and screens the upper floors of the buildings along both streets as well as shade seating areas at street level.

4.51 Before c.1880, the city centre appears to have been largely devoid of street trees and its streetscapes were clearly urban in character. Street trees appear to have become more popular throughout the Victorian period, with tree planting along the newly laid streets on the periphery of the city centre. The current stands of London Plane trees in Long Causeway and Bridge Street were planted in the early 1980s following pedestrianisation and make a positive contribution to the visual environment with their verdant appearance as well as provide shade and shelter to pedestrians below.



Commercial shops on Broadway

4.52 The Cathedral Precinct is particularly green with lawned open spaces and a high concentration of mature trees. This extends beyond the precinct boundary, with a well-treed verge to the east of the east precinct boundary wall (Vineyard Road), and the contribution of Memorial Gardens and Gravel Walk. This creates a strong visual connection extending over Bourges Boulevard to the landscaped gardens to the front of the Lido and informal open green space beyond.

4.53 Other areas have a particularly urban character with an almost total absence of green spaces and street trees. This creates a 'stone' east-west axis that is distinct from the 'green' north-south axis as first identified by urban designer Gordon Cullen in work for Peterborough Development Corporation. The most notable exception is the newly created green open space of St John's Square. The few trees across the western and northern sections of the Conservation Area include a group of four to the front of the Museum on Priestgate and street trees on Geneva Street. The predominant commercial land use across these areas limits further any greening effect that the existence of private front and rear gardens may have generated.

Key uses

4.54 Reflecting its city centre position, the large majority of buildings throughout the Conservation Area have a commercial use, most particularly at ground floor level. Bridge Street, Long Causeway, Westgate, Broadway and Cowgate are characterised by retail units, with the larger footprint stores located along the principal shopping streets of Bridge Street and Long Causeway and enclosing Cathedral Square, and smaller units occupying the more peripheral areas of Cowgate and Westgate. Priestgate is an exception within the city centre with a notable absence of retail units and proliferation instead of office use.



Offices on Priestgate



Ecclesiastical buildings, Cathedral Precincts

4.55 The western end of Westgate is currently peripheral to the city centre and therefore has less retail offer. Land use is less intensive in these peripheral areas and consequently there are more areas of low-key open space such as the surface car-park to the south of Geneva Street (Westgate car-park).

4.56 There are some civic and public functions carried out within the city centre, with sections of the City Council located in the Town Hall and Peterborough Museum located on Priestgate.

4.57 There are also key public spaces such as Cathedral Square and including the new square created to the west of the Church of St John the Baptist. As well as being a place of public assembly, the green of Galilee Court in front of the Cathedral has a spiritual dimension, as does other public open space around the Cathedral.

4.58 There are also notable ecclesiastical uses, including the parish Church of St John the Baptist in Cathedral Square, Church of St Peter and All Souls on the northern boundary and of course the Cathedral and Cathedral Precincts that occupy a considerable portion of the city centre.

5.0 CHARACTER AREAS

5.01 While there are features and characteristics common to the whole, there are a number of discrete character areas within the Conservation Area that display their own distinctiveness. These have been identified through an assessment of their characteristics as well as their historic associations and morphology. They are considered to be as follows:

➡ Character Area 1: Bridge Street, Long Causeway and Cathedral Square

This character area comprises the primary north-south axis through the city centre, along with key civic buildings and spaces, and is the only part of the Conservation Area to extend beyond the ring road. It includes the commercial core and principal public spaces found within the Conservation Area. Although a historic routeway leading to and from the river, its character is now largely C19 and later, though with some notable exceptions such as the medieval Church of St John the Baptist and the C17 Guildhall.

➡ Character Area 2: Cowgate

Cowgate has a mixed character of mostly Victorian and later commercial buildings, extending westwards towards the railway. It forms an important part of the stone east-west axis.

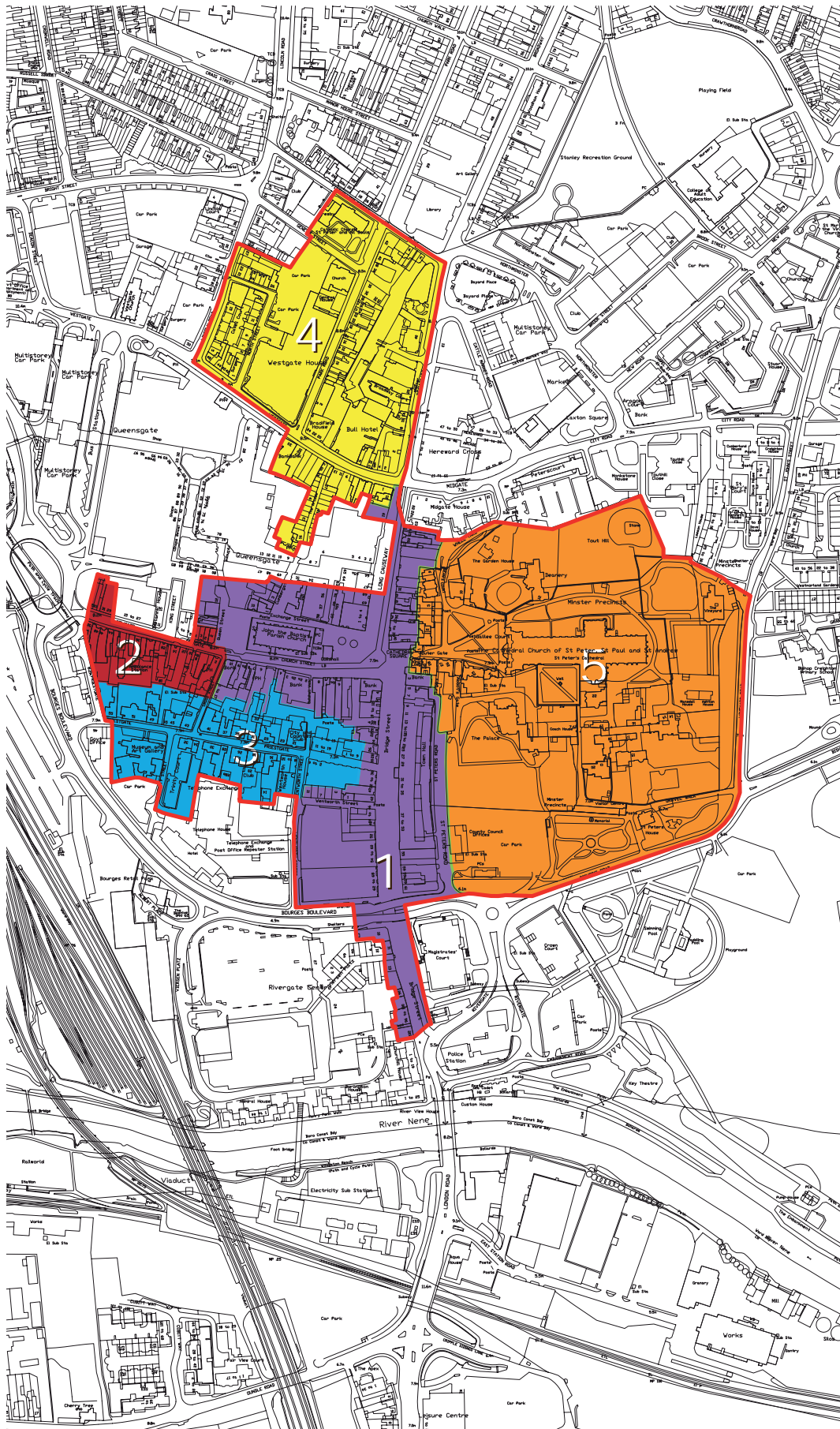
➡ Character Area 3: Priestgate

Although running parallel to Cowgate, Priestgate has a very different character as a quiet, enclosed space with greater architectural cohesion that is predominantly C18 and C19 in date and character. The former Presbyterian Church and Museum are important landmarks within this character area.

➡ Character Area 4: Westgate

Located to the north of the core of the city centre, historically Westgate has served as one of the key access routes into and out of the city from the west. This is reflected in the building character which generally has a more varied form, a smaller scale and uses

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brick rather than the stone that characterises other, more central areas.

➡ Character Area 5: Cathedral and Precincts

This character area is dominated by the Cathedral which forms a prominent landmark within the city centre. The green open spaces that surround it make an important open space contribution within an otherwise very urban area. The medieval form dominates, and the key palette of materials is limestone and Collyweston slates (with Westmorland and Welsh slate), giving it a different built form to other areas of the city centre.

Character Area 1: Bridge Street, Long Causeway and Cathedral Square

5.02 Summary

- ➔ ***City centre core including principal commercial streets, key public open spaces and imposing civic buildings.***
- ➔ ***Follows the earlier medieval street alignment but is largely C19 in character with C20 redevelopments including the landmark 1930s Town Hall.***
- ➔ ***Green north-south axis along Bridge Street and Long Causeway which meets the stone east-west axis along Cowgate and Church Street, including the public open spaces of Cathedral Square.***
- ➔ ***Animated pedestrianised spaces with lively street activities and high levels of footfall.***

Overview of significance

5.03 The importance of the civic spaces and buildings, architectural treatment of historic building elevations, high quality of the townscape and close relationship with the Cathedral to the east lend this character area very high significance. As the focus of the city centre, this character area makes a particularly important contribution to the special interest of the Conservation Area. The open space of Cathedral Square forms the public core of the city centre and following the public realm works has become an increasingly important civic space in combination with the new complementary St John's Square. The historically important Guildhall and Church of St John now have greater prominence and improved setting. The streetscape along the principal shopping streets of Long Causeway and Bridge Street is architecturally varied and vibrant – although interspersed with some unsympathetic development – and the greening effect of the trees creates a striking street scene. The character weakens at the southern end, suffering from the disjointing effects of Bourges Boulevard and incursion of traffic.

Historic development & morphology

5.04 At the beginning of the C20, Bridge Street was divided into two halves, with the northern section called Narrow Bridge Street opening into the wider Broad Bridge Street which continued to the south as far as the river.

5.05 Narrow Bridge Street had a typical medieval curving alignment with 2 and 3 storey buildings dating from the C16, C17 and C18 enclosing

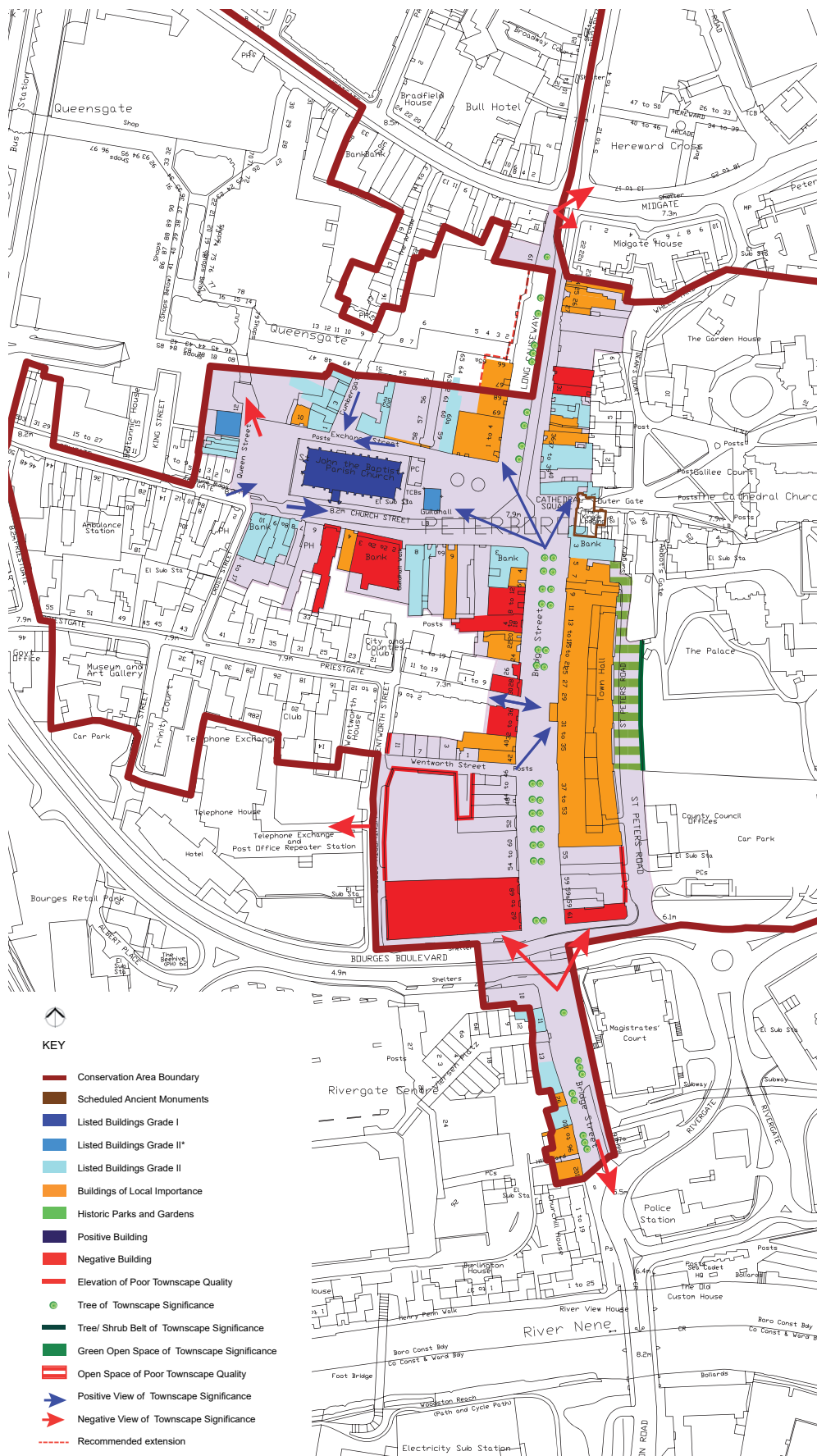


Historic postcards of Narrow and Broad Bridge Street, modern day Bridge Street

the street with projecting signs, over-sailing fascias and jettied buildings encroaching further into the space. Early in the C20, there was significant redevelopment, especially on the west frontage, with the Midland Bank a notable early C20 building. The typically medieval narrow plots were gradually replaced with larger units and in the early 1930s, the east frontage was entirely demolished to accommodate the new Town Hall. The building line was pushed further east, widening the street and significantly changing the small-scale vernacular to a civic scale townscape. Further redevelopment occurred steadily over the 1950s and 1960s with the remaining older buildings on the west front demolished to make way for larger commercial units, such as Nos. 54 to 68 (including the TK Maxx building). The insertion of Bourges Boulevard in the 1970s cleared yet more evidence of the medieval spatial organisation, leaving only the cuts of Priestgate and Wentworth Street.

5.06 Bridge Street opens out into Cathedral Square to the front of the Great Gateway to the Cathedral Precincts. This was originally the city market place, with a market held on the site from at least the C12 until as recently as the 1970s. John Speed's map of 1610 clearly shows the Church of St John the Baptist with the square in its current position. In 1671 the Guildhall was erected, however the market space was retained. Church Street, enclosing Cathedral Square on its southern side, existed from at least the C14 and is shown on its present alignment on Thomas Eyre's 1721 map.

5.07 During the Georgian period, the buildings fronting onto the square were elegant townhouses and shops as indicated in Nathan Fielding's painting of Market Place in 1795. Most of these appear to be in stucco



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and lime washed in pastel earthy colours. This painting also shows streets with hard surfaces and pavements and kerbs, likely a result of the Peterborough Pavement and Improvement Commission, set up in 1790. None of the Georgian houses in Cathedral Square survive.

5.08 The extensive redevelopment and replacement of buildings over the C19 is largely responsible for the extant historic building stock, now interspersed regularly with C20 modern buildings. Some earlier buildings do survive however, including a small number of medieval buildings on Church Street. Early OS maps clearly delineate the market place with an off-centre lamp-post, and in 1897 a memorial to Henry Gates, the first mayor of the city, was erected (now in Bishops Gardens) in a location where it could be seen in vistas along Long Causeway and Bridge Street and through the Great Gateway to the Cathedral Precincts. A corn exchange stood immediately adjacent to the west end of the parish church, lending its name to 'Exchange Street' to the north, and a row of buildings now demolished stood to the north of the Guildhall which too had been extended on its southwest corner. Church Street to the south of the Guildhall took its name from the Church of St John the Baptist, which in the C19 was surrounded on all four sides by railings with steps in the northwest corner.

5.09 The insertion of Queensgate in the late C20 obliterated the northern extents of medieval Cumbergate and Queen Street, truncating these historic routeways and causing the demolition of the historic frontages that survived in these locations. Cumbergate and Queen Street now give direct access into the shopping arcade while King Street is unfortunately terminated by the blind façade of the shopping centre. Cathedral Square has been dramatically transformed in the C21 through an extensive public realm scheme delivering an improved square with water fountains. The greatest improvement has been the demolition of the mid-C20 Post Office to the west of the church and development of St John's Square.

5.10 Long Causeway extends northwards from Cathedral Square and is clearly shown on its present alignment on John Speed's map of 1610. Prior to Queensgate, historic Cumbergate dog-legged eastwards to join Long Causeway in the approximate location of Boots. Long Causeway is then shown as extending northwards to meet the east-west axis that is now Westgate/Midgate. Historic photos confirm that by the C20, almost all of the medieval buildings shown enclosing the street on Speed's map had been replaced by C19 structures, many of which survive today. Long Causeway has historically been a gateway to the city from points north and east and an important commercial street. Early C20 photographs show



shop hanging signs and awnings, and the 1886 OS Town Plan indicate a number of public houses, all of which point to its commercial nature. Now pedestrianised, it continues to be one of the primary shopping streets within the city centre.

Key characteristics

5.11 Bridge Street and Long Causeway are wide generous streets, however they have a sense of enclosure with a strong building line to the street edge and continuous street frontages of three and four storeys in height. The London Planes dominate the centre and the size of their canopies fills the central spaces above ground level which increases the sense of enclosure. These trees form a defining characteristic of Bridge Street and Long Causeway, creating a pleasant and leafy environment that helps organise the space and offers relief from the urban character of the city centre. Due to the size and maturity of these trees however, they dominate the views north and south along the length of the streets and eclipse views to the upper storeys of the buildings.

5.12 Maintaining the line of the medieval street, there has been substantial redevelopment over the last two centuries. The existing built form predominantly dates from the C19 and C20 with notable examples including Market Chambers on the corner of Exchange Street and Long Causeway which was built to house Peterborough's first department store, and Nos. 19-21 Long Causeway. Both of these are red brick four storey structures with decorative stonework and distinctive corner turrets – a feature that is found elsewhere across the Conservation Area.

5.13 The use of materials along Long Causeway and Bridge Street is varied, with the C19 structures predominantly in brick and stone and C20 redevelopments in more modern materials, often contrasting with and unsympathetic to adjacent historic buildings. The scale and form



View east along Church Street

of modern infill is generally appropriate and maintains the building line, however it is the architectural style and use of materials that often detract from the special qualities of the environment. Particularly unfortunate examples include the buildings on the southern end of Bridge Street where it meets Bourges Boulevard. These have blind elevations facing the road, creating a blank monolithic character that is entirely out of keeping with the detailing, materials and scale of other buildings within the character area.

5.14 Bourges Boulevard unfortunately divides Bridge Street into two which is reflected in its character. The southern section is smaller in scale and does not have the same sense of civic space as its northern counterpart. The busy nature of Bourges Boulevard acts as a pedestrian barrier and discourages city centre users from crossing from the core of the city centre to this area. Resultantly it has a peripheral feel with less activity. This is despite the presence of the Magistrates' Courts that abut the boundary of the Conservation Area (but not included within) and the recent redevelopment of a section of the west frontage to form Rivergate Shopping Centre.

5.15 The frontages on the western side of the road are primarily commercial at ground floor level with office and residential upper storeys. They are predominantly three storeys in height, taking a C18 form with parapets and sash windows. Together with their variation in materials and architectural style they make an attractive ensemble. The recent redevelopment of Rivergate has relatively little impact on the street frontage, aside from the entrance which is a prominent and not altogether harmonious addition.

5.16 Cathedral Square has a very different character – however as one of the principal public spaces and its close visual and spatial connection to Bridge Street and Long Causeway, it shares a close relationship with the



Church of St John the Baptist



Bridge Street

other streets included within this character area. The C19 No. 3 Cathedral Square (HSBC Bank) turns the corner from Bridge Street into Cathedral Square, and Market Chambers (Nos. 1-4 Long Causeway) on the northern side addresses both Long Causeway and Cathedral Square.

5.17 A key distinction is the change from the green north-south axis to the stone east-west axis (although this has been somewhat reduced with the introduction of St John's Square). In contrast to Long Causeway and Bridge Street, there are no street trees or planting, and the emphasis is very much on stone with the landmark buildings of the limestone Guildhall and the Church of St John the Baptist dominating the space. This is even more so following the re-paving of the square in Yorkstone. The public realm works has created an attractive space that is frequently crossed by city centre users, creating a lively and pleasant amenity space.

5.18 The enclosing buildings to Cathedral Square are mainly C19 in date with some modern redevelopment, the impacts of which are most acutely felt along Church Street. This generally maintains the scale of adjacent buildings and characteristic use of stone, with the notable exception of No.4 Cathedral Square (Nandos) which has a gable front and glass façade and does not integrate entirely successfully with the streetscape.

5.19 The new civic space at St John's Square allows a full appreciation of the fine west front of the Church of St John the Baptist. With the exception of the Queensgate centre the buildings enclosing the square to the west and south are architecturally significant, and include the Fortune Buildings - a Building of Local Importance - the Grade II listed terrace of 4, 6 & 8 Queen Street, Grade II* No. 10 Queen Street (former Clarkes Restaurant), Grade II listed Yorkshire Bank and Grade II timber framed buildings of Nos. 8 & 9a Church Street.



5.20 Cumbergate, now truncated by the Queensgate Centre, has an intimate character formed by the enclosure of the space between the attractive Grade II listed buildings of the Miss Pears Almshouses to the east and the two storey Grade II listed buildings to the west.

Landmarks and views

5.21 The Town Hall is a prominent feature of Bridge Street, with its projecting portico dominating short range views to and along the east side of the street. Other key buildings include No. 3 Cathedral Square (HSBC bank) and Market Chambers (Nos. 1-4 Long Causeway) on the north side of the square. The Church of St John the Baptist and the Guildhall dominate Cathedral Square, with the Great Gateway constituting a third important historic landmark and signaling the presence of the medieval Cathedral and Precincts beyond. The new war memorial to the north side of the square outside the Town Hall provides a pleasant focal point.

5.22 Views along Bridge Street and Long Causeway are limited due to the effect of the trees. This serves to emphasise the open nature of Cathedral Square, which affords striking views in a number of directions. Perhaps the most important of these is that seen eastwards taking in the Church of St John, the Guildhall, the Great Gateway and terminating with the West Front of the Cathedral.

5.23 Views to the river and its frontage or the Cathedral from Lower Bridge Street are obscured by modern development. The geometry of the bridge and road layout to the south of the Conservation Area afford open views in; however these are somewhat compromised by the clutter of street furniture pertaining to the busy road crossing. Views out are similarly dominated by Highways, although afford some attractive views to the Old Custom House.



Historic postcards of Long Causeway

Key Issues and Opportunities

5.24 A number of modern C20 buildings are considered to detract from the character of the area including Nos. 26, 28-30, 61, 62-68, Bridge Street, the Lloyds Bank building, Long Causeway and Barclays Bank Building, Church Street. The frontage to Queensgate along Queen Street is unfortunate and prevents any understanding of the original spatial layout of the historic street. There appears to be a high amount of vacancy at upper floor level. This can be a threat to buildings through a lack of repair and day to day maintenance. Bringing upper floors into re-use, particularly residential, can add to the vibrancy of the city centre and help with the upkeep of buildings. The impact of Bourges Boulevard is severe on this character area, divorcing Lower Bridge Street from Bridge Street and severing the connection with the river.

CHARACTER AREA 2: COWGATE

5.25 Summary

- ➔ ***Commercial in character with smaller units than Character Area 1.***
- ➔ ***Smaller scale 3 storey brick development with some landmark stone buildings.***
- ➔ ***C19 detailing surviving at first floor and above, with some console brackets surviving at ground floor level.***

Overview of Significance

5.26 Cowgate forms one of the principal gateways to and from the city centre for pedestrians from the railway station, as well as for vehicular traffic exiting the city. While the buildings have a commercial use it has a more domestic character, particularly above ground floor level, that reflects its peripheral relationship to the principal shopping streets of Long Causeway and Bridge Street. It has suffered from modern incursions that have had greatest impact on the north side of the road. A comprehensive building front enhancement scheme in partnership with businesses has seen traditional style shop fronts installed, signage improved and fabric repairs. Together with public realm work, that included widening pavements at the eastern end, this has considerably enhanced the significance of this part of the Conservation Area.

Historic development & morphology

5.27 Since earliest times, Cowgate was the westward route from the city centre towards Long Thorpe and then further west to Leicester and the Midlands. It appears on the 1610 John Speed map and every map since, lined with buildings either side and gradually extending further westward as the city expanded.

5.28 Most of the buildings on the south side date from the late-C18 and C19 when the city underwent a period of rapid expansion. Their layout incorporates a series of yards behind the main frontage to the rear and the finished goods sold from the shops facing the street. A significant proportion of the northern side of the road by contrast was open space in the late-C19 comprising a large disused burial ground which by 1901 had a hotel on its southwest corner. The development of the hotel is most likely a response to the rapid expansion of the railway and station located



Historic postcard showing Cowgate and King Street, 1912



Cowgate

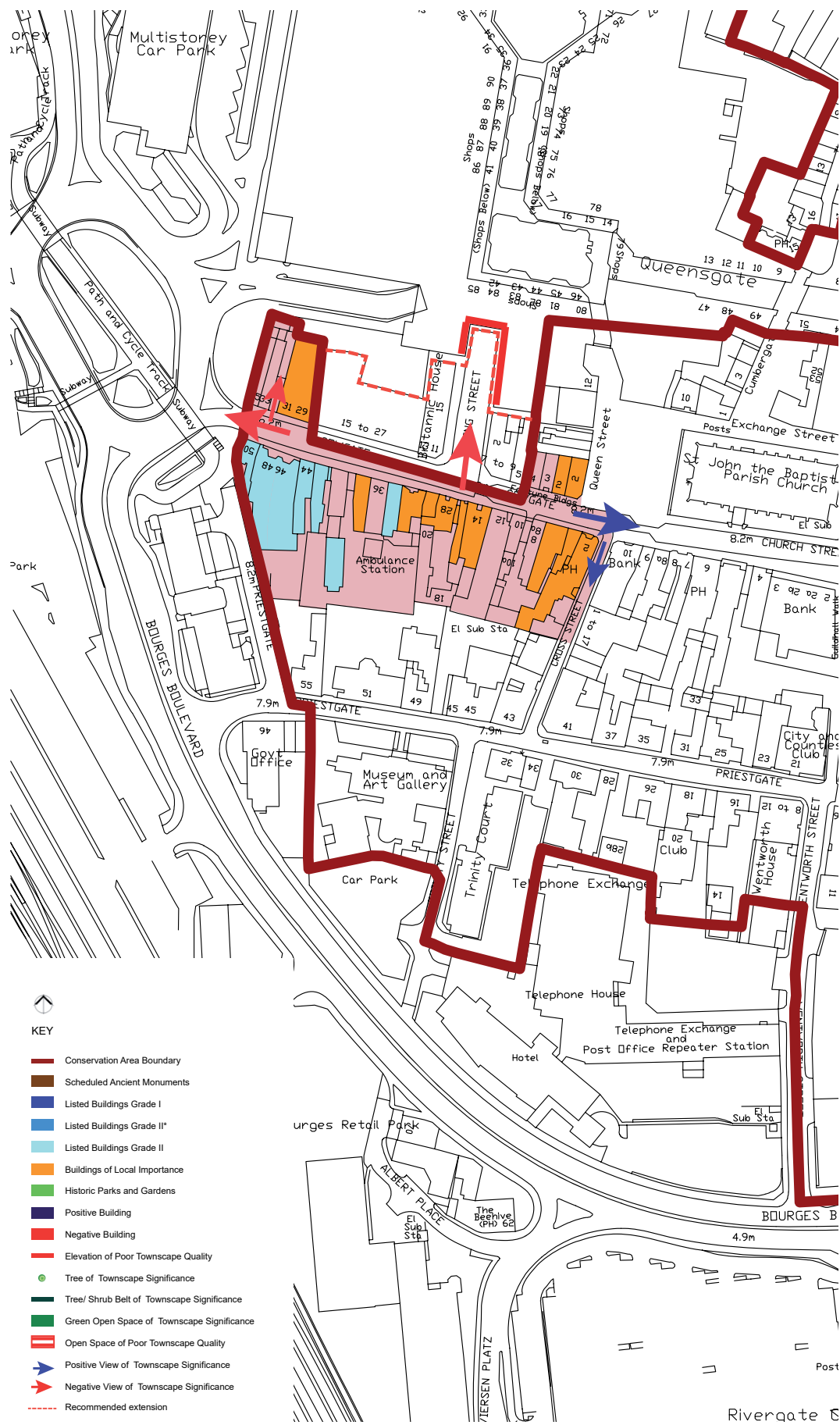
in close proximity to the west of Cowgate. At this time, Station Road led directly onto Cowgate which would have been the main gateway to the city centre for visitors arriving by train.

5.29 By 1926, a new road was added at the western end of Cowgate cutting through the old burial ground to meet the new bridge over the railway. The western section of Cowgate survived until the development of Bourges Boulevard when it was subsumed into the new roundabout. The effect of the ring road was to truncate Cowgate and change it from a principal route into the city centre to a peripheral shopping street.

Key characteristics

5.30 Cowgate has a strong C19 character, with the upper floors of the surviving buildings – particularly on the south side of the road – displaying a variety of attractive surviving architectural details. The buildings are predominantly three storey in height and characterised by the use of brick rather than stone, and slate that is characteristic of their C19 date of construction. Many buildings display elements of classical detailing including quoins, dentilled brickwork and brick pilasters. In some locations, the historic cut throughs to courtyards behind the frontages survive, however more often than not these are now service areas or used for low-key car parking and are unattractive. A small number of earlier buildings survive on the south side at the west end that are smaller in scale, with sash windows and dormers.

5.31 Cowgate is very much commercial in character, dominated by shop fascias and advertising signs – many of which are unsympathetic although some historic console brackets survive. Some notable buildings form focal points within the street. One of the most prominent is No. 2 (Prezzo Restaurant), a C19 building on the corner of Cross Street and Cowgate which with its stone appearance and rounded corner marks the gateway and transition from Church Street to Cowgate. Now a restaurant, it was





originally the Falcon Public House. Queen St Chambers (No. 2 Queen Street) is another important building within the character area, turning the corner between Queen Street and Cowgate and helping to integrate Cowgate into Church Street. Its sense of scale is lost somewhat by the division of the ground floor into smaller retail units with competing shop fronts. The 'Drapers Arms' (Nos. 29-31 Cowgate) with its ornate Victorian façade is one of the focal buildings on the north side of the road at the west end.

5.32 There has been a substantial amount of C20 redevelopment that has been detrimental to the historic character of the street, felt most acutely on the north side of the road. King Street was completely redeveloped to accommodate Queensgate to the north and now ends in the blind elevation of the shopping centre.

5.33 The smaller scale of Cowgate along with the presence of traffic and servicing activities mark this street as being peripheral to the city centre and lower in the hierarchy of spaces as you draw away from the principal civic spaces around Cathedral Square.

Landmarks and views

5.34 The buildings are generally plainer, however with the exceptions of 'Prezzo' and the 'Drapers Arms', and also No. 34 (Nelson House) which has an interesting and unexplained feature of a bust of Nelson. The inter-war Queen Street Chambers is unusual with its choice of reconstituted stone, elaborate door case and canted bay elevations. The C19 'The Drapers Arms' forms a prominent landmark at the western end with its red brick form, stone detailing and strong central gable fronting onto the road and No.2 Cowgate is a landmark on the junction of Cross Street, Queen Street and Cowgate. Long-distance views are less significant, with citywide landmarks not especially prominent until the approach to



Cathedral Square further to the east. Views west out of the Conservation Area are dominated by the subway and busy roundabout of Bourges Boulevard with the railway bridge beyond, both of which signal the end of the historic core of the city centre.

Issues and Opportunities

5.35 Building and public realm enhancement works in recent years have reduced the prominence of the road and improved the visual appearance of the area.

5.36 There are a number of unfortunate C20 developments along the street that, although not located within the Conservation Area, have potential to deliver much enhancement if they were to be re-clad or redeveloped, including the more fundamental issue of addressing the truncation of King Street. There are a number of views through buildings to courtyards behind that are poorly maintained and unsightly.

5.37 The western end of Cowgate terminates abruptly as it meets the traffic roundabout and subway beneath Bourges Boulevard. This gives an unsatisfactory sense of exit from the city centre.



CHARACTER AREA 3: PRIESTGATE

5.38 Summary:

- ***Quiet, enclosed space with a varied but coherent built form with a human-scale***
- ***Predominantly office use as opposed to retail***
- ***C18 and C19 in character with strong use of stone***
- ***Key views to the Former Presbyterian Church and Town Hall***

Overview of significance

5.39 Priestgate is one of the most coherent of all spaces within the Conservation Area and offers a sharp contrast to the busy thoroughfares found elsewhere across the city centre. It has a strong linear character that is best preserved in the middle, becoming weaker towards either end. Views are punctuated by two key landmark buildings, Peterborough Museum and the Former Presbyterian Church which make a particularly strong contribution to its character.

Historic development & morphology

5.40 Despite its close proximity, Priestgate has a very different character to its parallel counterpart of Cowgate. Priestgate's character is primarily C18 and early C19, however the early maps of 1610 and 1721 clearly show continuous street frontages along both Priestgate and Cross Street at this time. The early OS maps show the built form of buildings at the end of the C19, illustrating their frontages onto the road with courtyards set behind. Some of these provided gardens to the properties and there appears to have been a high proportion of open space, with a large garden



with perimeter path located behind buildings enclosing the southern side of the street. This has now largely been in filled with further development and car parking.

Key characteristics

5.41 Today, Priestgate has a genteel character with low volumes of traffic and little activity, although with a constant pedestrian through-flow. It has a strong built character with the buildings sitting tight to the back of the pavement leaving little opportunity for any greening effects and giving the street an intimate character.

5.42 The buildings are predominantly two storey with attics and three storey which reinforces the human scale of the street. The materials are largely traditional with a mixture of brick and stone with sash windows. Stone dominates the western end, while the C19 and C20 buildings at the eastern end are largely brick. The uniformity to the building heights and building line as well as the limited palette of materials lends the street a homogenous character relative to other areas within the city centre.

5.43 The architectural style is predominantly classical, with the most striking examples being the Peterborough Museum (former Infirmary) built in 1816 and the former Presbyterian Church that was converted from a Georgian house in 1864 and displays pedimented sash windows, stone quoins and tower with steeple. Many of the buildings have stone plat bands and parapets which give the street a strong horizontal character. A notable exception to this is Nos. 28-30 Priestgate which is one of the few surviving C16 timber-framed structures within the Conservation Area and has a vernacular style not seen elsewhere within the character area.



Former Presbyterian Church as seen along Cross Street



Priestgate, north side

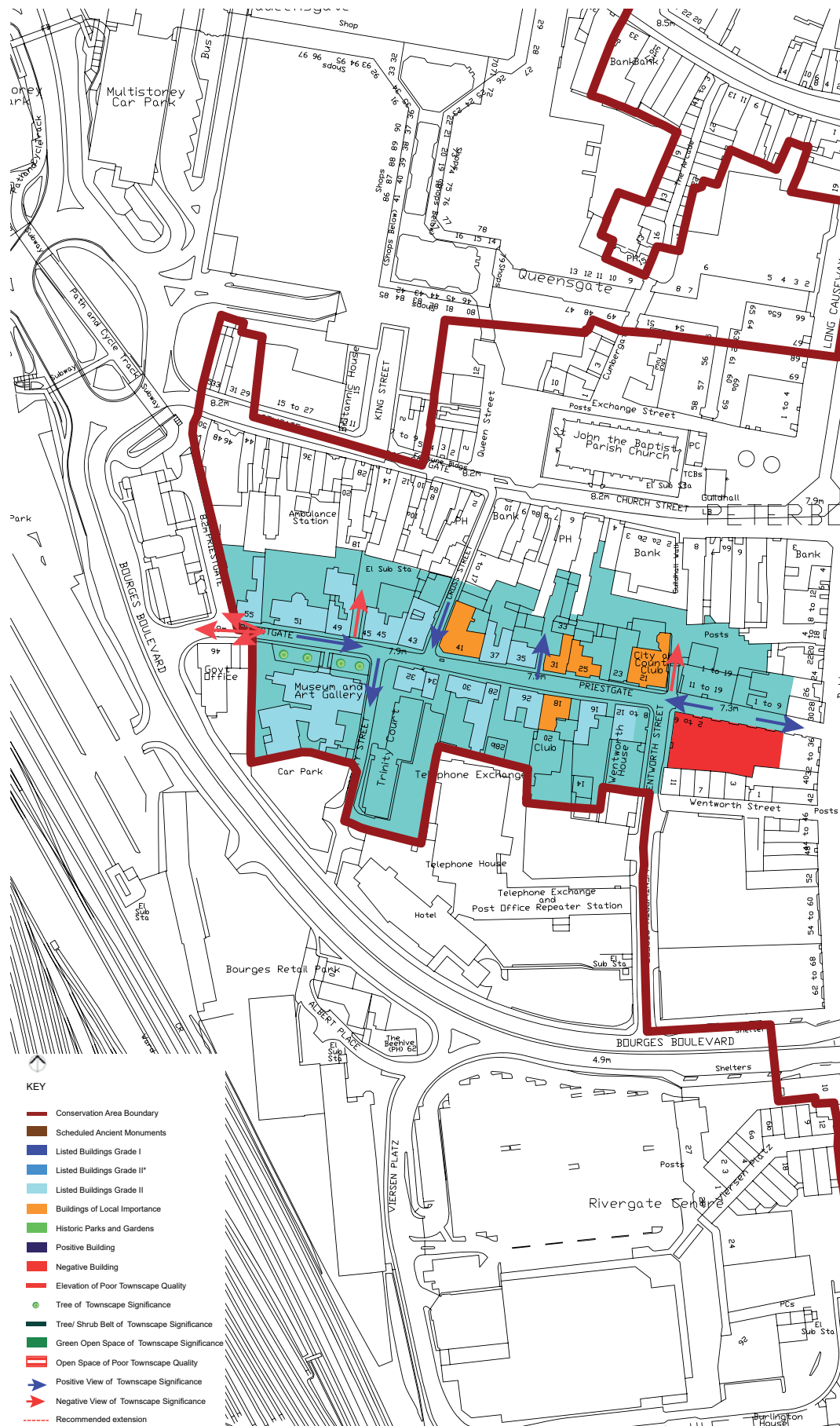
Landmarks and views

5.44 The linear nature of the street creates strong views along its length in easterly and westerly directions, the former terminating with the portico to the Town Hall which creates a striking backdrop to the eastern half of the road. The Former Presbyterian Church is the dominant landmark in views along the street, as well as in views south along Cross Street, with its attractive detailing and steeple distinguishing it from other stone buildings along the street. The Museum is a notable building, but its set back position lessens its prominence in longer views. The enclosed nature of the space limits views out of the character area, with the exception of the western end where the road opens onto Bourges Boulevard allowing open views over the ring road and station car parking beyond.

Issues and opportunities

5.45 The character of Priestgate falls away at the western end where the Conservation Area meets modern development in the form of the former Peterborough Telegraph building and offices which introduce unsympathetic materials and a larger scale that detract from the coherency of the buildings further to the east. With open views to the busy Bourges Boulevard beyond, the setting of this section of the Conservation Area is poor.

5.46 The former courtyards and gardens behind the frontages have been converted in many instances to low-key parking which is poorly maintained and inappropriate to the status of the buildings to the front. The access points allow open views into these areas, as well as to the rear elevations of buildings fronting Cowgate, many of which have been redeveloped and extended unsympathetically. Such views detract from the quality of the townscape and erode the appearance of the area.





Former Presbyterian Church, C18

5.47 East of Wentworth Street, the historic character of Priestgate has been lost through late C20 redevelopment. While efforts have been made to integrate these buildings into the street scene, their larger scale and use of modern materials sets them at odds from earlier adjacent buildings. Those buildings at the extreme east end with the junction with Bridge Street are particularly unfortunate in the way in which they fail to address the street with relatively blind and inactive elevations.



CHARACTER AREA 4: WESTGATE

5.48 Summary

- ***Strong C19 and C20 character that is more domestic in scale created by the dominance of brick and slate and Victorian architectural detailing, with the notable exception of the late C18 The Bull Hotel.***
- ***Commercial and leisure uses.***
- ***Shared space by both pedestrians and vehicles.***
- ***Dominated by the built environment and Highways, with few green spaces or trees.***
- ***Many enhancement opportunities as a result of a number of poor C20 developments and under-use.***

Overview of significance

5.49 Westgate is largely characterised by C19 and C20 buildings although maintains elements of its medieval street pattern. It has a lively character with traffic and pedestrian activities giving the streetscene animation which reflects its predominantly commercial and leisure use. Located to the north of the city centre core, the buildings are generally smaller in scale and more modest – although with some notable exceptions – than those found along Bridge Street and Long Causeway. It has suffered in more recent years from unsympathetic redevelopment both within the character area and on the periphery of the Conservation Area which creates opportunities for enhancement.

Historic development & morphology

5.50 Westgate is shown with continuous built frontages on John Speed's map of Peterborough in 1610 and in more detail on Thomas Eyre's of 1721,

but in both maps these end abruptly around the Lincoln Road junction. Behind these frontages and immediately to the west were orchards and fields enclosed by trees that existed well into the C18. The gentle curving alignment of the street follows its medieval origins.

5.51 Throughout the first half of the C19, the map evidence indicates Westgate's built frontages steadily extending westwards, particularly on the south side, where a mini township appears to have grown up on the site of the current Queensgate multi storey car parks.

5.52 Historic photos taken from the Long Causeway junction date from c.1900 and show that, apart from The Bull Hotel, almost all buildings are C19 in character, built in mass produced bricks with local stone detailing, dressings and Welsh slate roofs.

5.53 These photographs, together with surviving buildings including The Bull Hotel and Wortley Almshouses would lead to the conclusion that, before c.1850, Westgate consisted of domestic scale buildings in timber and stone rubble with pitched Collyweston roofs. The 1886 OS Town Plan indicates that there were at least two substantial houses along the north side of Westgate, including Mansion House on the junction with Market Street (now 'Broadway'), and Westgate House on the junction with Houghton Street (neither house still existing). Both of these properties had extensive gardens. On the south side, the building plots took a medieval form with narrow, linear plots extending southwards perpendicular to the road. Buildings on the north side generally occupied larger plots with wider frontages. Immediately adjacent to The Bull Hotel was a Baptist Chapel set back some distance from the road behind open space. The buildings along North Street appear to have been houses with gardens behind, including what appears to have been a terrace of three properties with bow windows. The Ostrich Inn is shown further to the north on the corner of North Street.

5.54 As well as residential use, the area appears to have been used for light industry, with a Rope Walk labeled on the map as well as a malthouse on the east side of what is now Park Road and hotels including the already mentioned The Bull Hotel.

5.55 The process of gradual replacement continued through the C19 and C20 with major buildings including Queensgate, Westgate House and Westgate Arcade, as well as single plot redevelopment schemes punctuating the frontages. The present character of Westgate dates from these centuries.



Historic postcards of Westgate

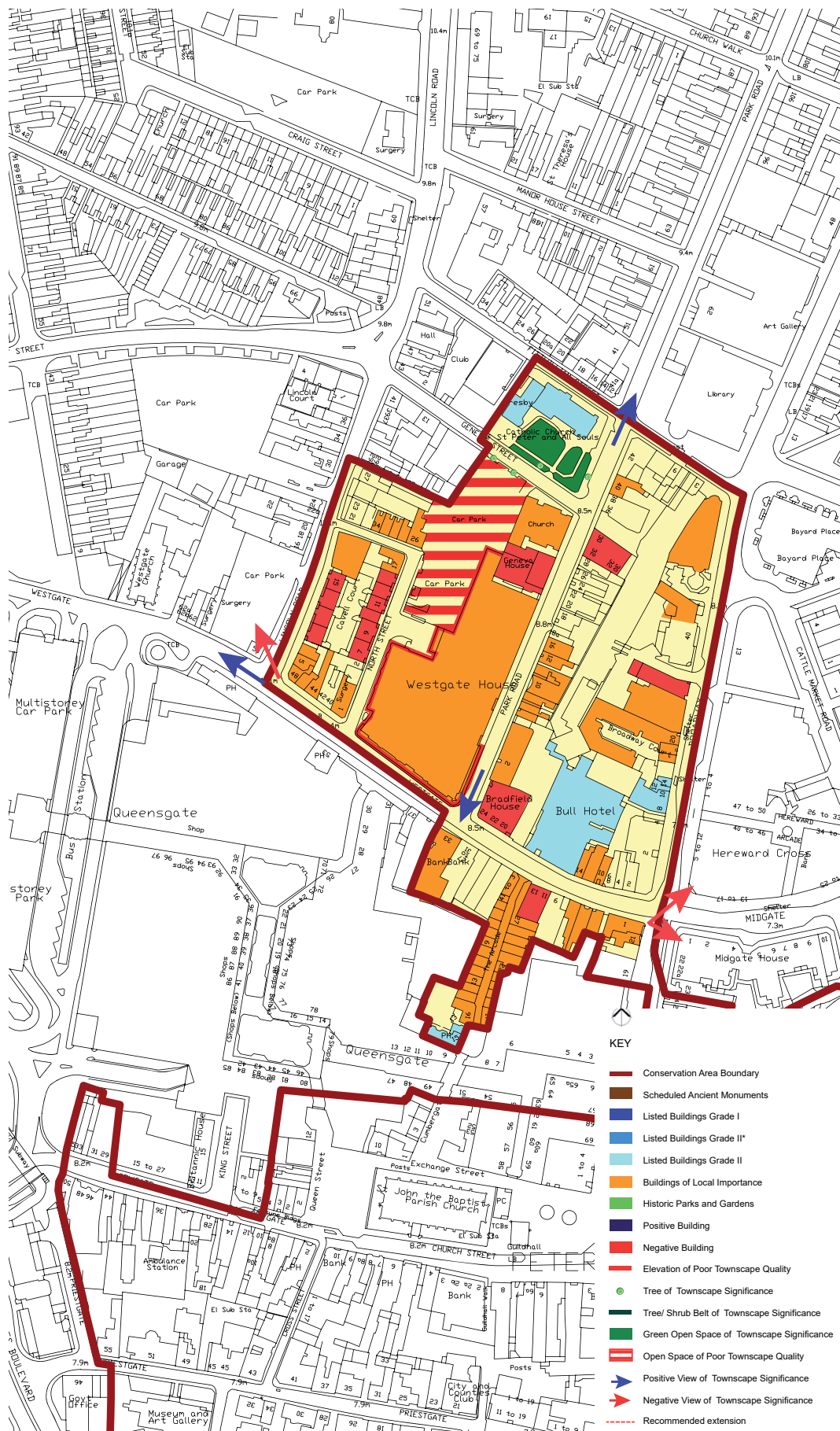
Key characteristics

5.56 Spatially the area of Westgate creates a discrete sub-area within the Conservation Area as an isolated northwestern spur. It has a different character again to adjacent areas, located on the periphery of the core commercial centre. Originally an important access point to and from the city centre, it continues to be a busy thoroughfare for buses, taxis etc, but with semi-pedestrianised spaces.

5.57 Although peripheral to Long Causeway and Bridge Street, Westgate still has a city centre character with shops, including shopping arcades, office use and city centre functions and amenities such as bus stops, taxi ranks and pubs. Just beyond the northern boundary of the Conservation Area is the public library.

5.58 The building stock is predominantly C19, with extensive redevelopment as the city extended northwards and westwards during this period, with a substantial proportion of C20 development which has significantly diluted its historic character. The historic spatial characteristics have significantly altered with the replacement of small, linear plots with larger footprint buildings. Most noticeably, Beals Department Store occupies a large site between Park Road and North Street, replacing the buildings that had sprung up along the west side of Park Road in the early C20.

5.59 Broadway and Westgate are wide principal streets, with a network of narrower and more intimate interconnecting spaces, including North Street and Geneva Street. Park Road has a particularly narrow feel, with the high and attractive early C20 façade of Westgate Department Store enclosing the street and contrasting with the smaller predominantly two storey scale of the C19 buildings on the opposite side of the road.





5.60 Brick is the overriding building material prevalent along these secondary roads, with slate roofs as well as modern replacement pantiles. At first floor level, these buildings have retained some attractive historic detailing with nice examples including hood-moulds to the windows and dentil brickwork beneath the eaves. The buildings sit tight to the back of the pavement addressing the street, with No.10 Park Road constituting an exception to the built form with gables fronting onto the street.

5.61 The materials and architectural styles demonstrated along the principal streets are more varied; Westgate in particular has a very disparate character with little homogeneity aside from the building heights which tend to be three storey and the building line which is fairly consistent with buildings fronting directly onto the pavement. Architectural detailing survives better at the upper floors, with canted bay windows, string coursing and dentil brickwork, many of which give a more domestic character to the upper floors than commercial. 'The Arcade' was created in the first half of the C20 by linking through to Cumbergate, before Queensgate subsumed the northern section of Cumbergate, and constitutes an attractive early example of the shopping arcade form. The canopy gives the arcade greater prominence within the streetscene, however it distracts from the architectural detailing on the building frontage. The Banyan Tree Restaurant, now subsumed by the Queensgate Centre to the south side of Westgate is a pleasantly proportioned Georgian building. Further west is the former Wortley Almshouses ('Wortley Arms' Public House) which adds character to the street scene and is a focal point to views southwards along Lincoln Road. Building materials are varied, with a palette of stone, brick and render. The road is paved in small stone sets which helps to alleviate the urbanity of the highway.

5.62 The west side of Broadway has retained a much greater proportion of historic interest than the eastern side which has been largely obliterated to make way for modern retail units (it is not included within the Conservation



Cavell Court, Lincoln Road

Area). There are some attractive historic buildings surviving on the west side, including the Former Central Library and Former Technical College, both of which are constructed in stone to reflect their original status and function. Broadway is a busy street with a lot of pedestrian and vehicular activity. Cars, buses and taxis dominate the road, giving it a busy feel that offers a sharp contrast to the pedestrianised areas of the city centre. Street furniture clutters the junction with Westgate and reinforces the prominence of the Highways.

5.63 The character of the built environment is strong with few opportunities for greening effects. Green spaces are limited to the setting of the C19 Church of St Peter and All Souls, and two street trees soften the car park boundary along Geneva Street. The northern boundary of the Conservation Area benefits from the landscaping to the south of the Library and the presence of the street trees lining either side of Park Road. Trees on the eastern side of Broadway outside Hereward Cross similarly help to soften the impacts of the busy road.

Landmarks and views

5.64 Although by no means the most visually prominent or largest building within the character area, the C18 The Bull Hotel is a particularly striking building with a wide frontage which gives it a strong presence on Westgate and makes a very positive contribution to the character of the area. Other prominent buildings include Beals Department Store which has especially fine stonework to its upper floors and an attractive turret with copper roof that signals the entrance on the corner (although the C20 canopy to the entrance now visually competes with the building's detailing). The late C19 stone Catholic Church of St Peter and All Souls creates a landmark feature on the junction of Fitzwilliam Street and Park Road and forms a strong feature on this northern boundary, and similarly the imposing Baptist Church of 1905 in the late Gothic style is a strong



feature on the corner of Geneva Street and Park Road. Views out of the Conservation Area along Park Road are positive with the aforementioned leafy effect of the trees, and similarly views south along Park Road are attractive, terminating in the façade of No. 33 Westgate (The Co-operative Bank) with its stone facing and mock-Jacobean style. The twin towers of Westgate Methodist Church are prominent in views westwards out of the Conservation Area.

Issues and Opportunities

5.65 This character area has a number of negative elements that detract from the overall quality of the area. This includes Cavell Court which has an unsympathetic footprint and elevations fronting onto the road. The open surface car park to the rear of Beals Department Store is unattractive and does not make a positive contribution to the townscape, affording views to the unattractive rear elevation of Westgate House.

5.66 The scale of redevelopment of this character area and C20 impacts are reflected in the correspondingly low number of listed buildings. Much of this redevelopment is unfortunate, and together, this creates many opportunities for enhancement. The car park for Westgate Department Store is of poor townscape value, and it would be beneficial to redevelop this site in a sympathetic way that restored the original building line and thereby once again enclosed North Street, as well as blocking unsightly views to the rear elevation of the shopping centre. Opportunities should be sought and encouraged wherever possible to redevelop C20 buildings that have been identified to be of negative townscape value. While there are surviving details of architectural quality to the upper floors on the east side of Park Road, the shop fronts are often unsympathetic to the building, and the majority of the original window joinery has been lost and replaced by uPVC. The smaller historic scale of this character area is dominated by larger modern C20 buildings outside its boundaries that are unsympathetic



View south along Park Road

in their built form, scale and use of materials. Bayard Place introduces large elements of glass, and the height of Hereward Cross and bulk of Queensgate constitute other unfortunate visual intrusions.

5.67 A building enhancement scheme similar to the one carried out in Cowgate would benefit historic buildings and the street scene in Westgate by replacing unsympathetic shopfronts, improve signage and reinstate removed original architectural features, particularly Nos. 2, 3, 4, 6, 11-13 and 14 Westgate. A more sympathetic canopy to Westgate House would better complement the architectural detailing of the building and improve the street scene.

5.68 The redevelopment of North Westgate can be used to maximise benefits to the Conservation Area in terms of improved townscape. The present area has a low visual quality. New development has the opportunity to add to the character of the Conservation Area by creating an enhanced sense of place and high quality townscape in this area.



Broadway, west side



Historic shop front, Westgate

CHARACTER AREA 5: CATHEDRAL AND PRECINCTS

5.69 The following character assessment of discrete areas within the Cathedral Precincts has been taken from the Peterborough Cathedral Conservation Plan (2011). This document is central to the management of the Cathedral and its Precincts, and all development should accord to its recommendations and policies (see below). This Conservation Area Appraisal therefore offers a summary only; the Conservation Plan should be consulted in all proposals for development affecting this Character Area. Paragraphs 5.71-81 below have been reproduced from the Conservation Plan.

Overview of significance

5.70 This character area is dominated by the Cathedral - a historic building of exceptional special interest. It forms a green oasis within the busy city centre, enclosed by the characterful historic buildings of the Precincts punctuated with gateways of varying status marking the separation between the historically secular and ecclesiastical spaces. It has a much calmer, greener character, appropriate to its ecclesiastical use which sets it apart within the townscape, aiding quiet reflection and contemplation.

Approach and entry: the Great Gate and King's Lodgings

5.71 Summary of essential character: the western approach towards and into the precinct is a visually and physically strong one, with a real sense of an important spiritual destination. The Great Gateway is important to this, but the cathedral itself is the main focus, with the West Front rising as a point of inspiration and invitation behind the gatehouse.



The Bull Hotel, C-18

The Cathedral forecourt (Galilee Court) and buildings defining it

5.72 Summary of essential character: the Galilee Court is a vital space for meeting and rest, surrounded on all sides by buildings. These range from the magnificence of the cathedral itself to domestic terraces on two sides. Other major buildings include the Chapel of St Thomas, while the Bishop's Gate offers a point of contact with another vital space within the precinct.

3-9 Minster Precincts: urban terraces in the north-west corner of the precinct

5.73 Summary of essential character: 3-9 Minster Precincts form an important group of domestic terraces framing the west side of the precinct, and especially the Galilee Court.

The Deanery, Deanery gardens and other buildings north of the Cathedral

5.74 Summary of essential character: the Deanery complex and its gardens have varied character both in terms of buildings and spaces. The Deanery dominates the former, while Tout Hill is the major feature of the latter. There are other good examples of historic buildings in this site, however, and the grounds are pleasingly varied. This is a largely private area, but with some public access.

The Abbey Church (the Cathedral)

5.75 Summary of essential character: the cathedral is one of England's finest historic buildings. It is a lasting testament to the contribution of the Church to the life of our nation over more than 1,350 years, with buried and visible features reflecting the whole of that history. It is also magnificent architecturally

The cathedral cemetery

5.76 Summary of essential character: this area is largely one of peace and quiet becoming to a place of the city's and church's dead. It is also an important thoroughfare for pedestrian and vehicle movement around the precinct and to other character areas.

The Vineyard and its gardens

5.77 Summary of essential character: the Vineyard is one of the largest single properties in the precinct, occupying the second or third largest plot within it. The site is not in Chapter management, and has separate access from Vineyard Road.

Buildings and spaces in the south-east quadrant of the precinct

5.78 Summary of essential character: the south-east quadrant of the precinct is physically diverse in both its structures and spaces. Buildings range from small cottages to grand houses and offices. This is reflected in their gardens and courtyards. The complexity is as much if not more a result of post-Dissolution changes, which saw the important monastic infirmary complex carved up into and between at least six separate clergy residences.

The Great Cloister and Laurel Court

5.79 Summary of essential character: the Great Cloister was at the heart of medieval monastic life, and it is still a central area for the cathedral and its visitors. It retains a strong sense of peace and spirituality, although a careful examination is required if the visitor wishes to understand how the buildings that once stood around the cloister would have looked and functioned. Laurel Court is a fine 18th-century house currently used as the cathedral's choir school.

Medieval Bishop's Palace, its gardens and associated buildings

5.80 Summary of essential character: this is the most important residence within precinct, providing not only the Bishop's Palace but also the Diocesan Offices. The buildings are a mixture of fine medieval remains with post-Dissolution additions. Victorian Gothic is much in evidence inside and out.





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Mature trees and planting, Cathedral Precincts



Medieval Arcading, Cathedral Precincts

Extra-mural fringes of the precinct

5.81 Summary of essential character: the areas outside the south and east sides of the precinct are potentially valuable public open spaces, but they are no longer important for the cathedral in the way they once were. They are a mixture of public and private spaces, and include a ground-level car park.

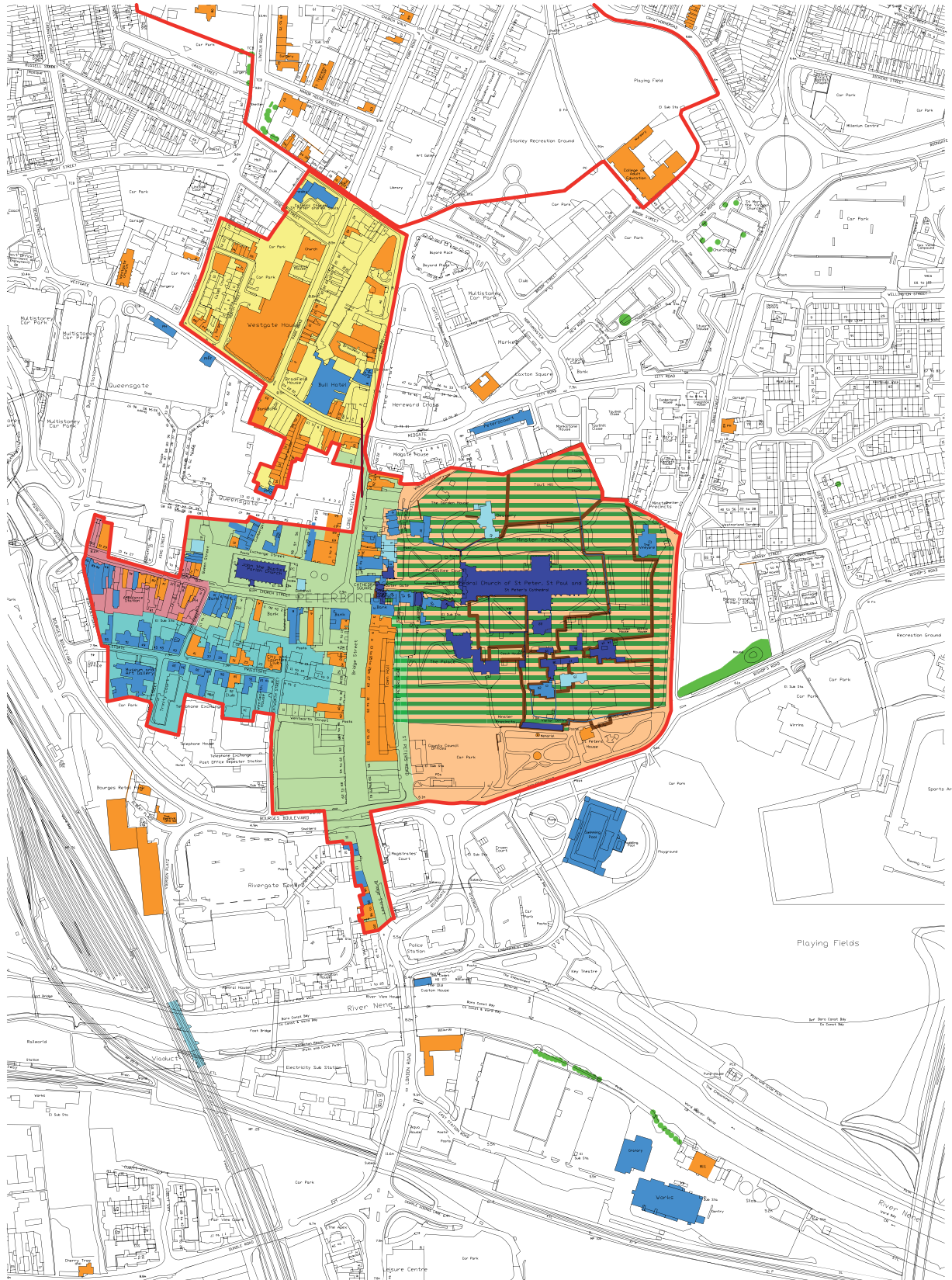
Landmarks and views

5.82 The Cathedral is obviously the main landmark within the character area, and indeed forms a citywide focal point and icon. It dominates views from within the Precinct walls in all directions and from the Memorial Gardens to the south. Views northwards within the Precinct are some of the greenest within the Conservation Area, looking to a screen of mature trees located on Tout Hill. Views to the Great Gateway from Cathedral Square are especially important in signaling the presence of the Cathedral and its Precincts.

Issues and Opportunities

5.83 A noticeable intrusion within the Cathedral Precincts is the proliferation of signage that has been installed. Not all of these signs are considered to be strictly necessary or to have been sited sensitively in relation to the historic monument.

5.84 For a full assessment of issues identified within this character area see Chapter 5 'Issues and Policies' of the Cathedral Conservation Plan reproduced at Appendix C.



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6.0 SUMMARY OF ISSUES

6.01 The new public realm works to Cathedral Square, St John's Square, Cowgate, Long Causeway and Bridge Street and architectural lighting for aesthetic effect have brought about significant enhancement, creating attractive places. Westgate Broadway and Midgate (adjacent to the Conservation Area) are programmed for improvement under the Public Realm Strategy in the next couple of years.

6.02 The pedestrianisation of the principal shopping streets within the city centre has had a major positive impact on the ability to enjoy the historic environment and spaces within these parts of the Conservation Area. Elsewhere, although it can create a lively bustle and give animation to the streets, traffic more often detracts from the character and setting of the Conservation Area. On-street car parking is visually intrusive along Cowgate and the busy bus and taxi route of Broadway and Westgate is distracting and gives rise to unattractive and cluttering guardrails and traffic signs.

6.03 Vacancy at ground floor level is not at present a concern throughout the Conservation Area, although there are a small number of vacant retail units. Vacancy appears to be a greater problem at upper floor level above ground floor retail units. This presents a threat to the long-term survival of such buildings through a lack of regular maintenance and investment. There are few long-term vacant historic buildings within the Conservation Area, with two notable exceptions being Nos. 51 and 55 Priestgate.

6.04 The impact of Bourges Boulevard is severe and has a profound detrimental impact across the periphery of the Conservation Area, with severe negative impacts on Cowgate, Priestgate and Bridge Street. It is not only a visual detraction but acts as a physical barrier, impeding the flow of pedestrians to Lower Bridge Street and has the fundamentally detrimental effect of divorcing the city centre from the River Nene.

6.05 The entrance and exit points to the Conservation Area are generally of poor quality and are not of sufficient status. The western entrance at Cowgate is dominated by the roundabout and unsympathetic visual intrusions, and the southern entrance via





Views to west front from Precincts



Memorial Gardens

Lower Bridge Street is similarly dominated by the gyratory system around the Police Station.

6.06 There is a longstanding aim within the city to improve the connectivity between the Cathedral with the city centre. The public realm works to Cathedral Square has helped with this by raising the quality of the public spaces and encouraging city centre users to spend time in the space immediately beyond the Great Gateway to the Cathedral Precincts. It will be important to continue to facilitate the physical and community relationship between the Cathedral and city centre through continued enhancements to the spatial organisation, public realm and qualities of the Conservation Area. This should include enhancements to the floorscape around the Great Gateway.

6.07 Shop fronts vary in quality throughout the Conservation Area. Some are especially prominent and form a visual distraction from the historic environment such as the advertising to Snappy Snaps (No. 2 Broadway). In other instances, they fail to relate properly to the proportions and detailing of the elevations. Poor quality shop fronts are most acute along Park Road. The building enhancement work carried out in Cowgate shows the improvements possible to poor quality shop fronts and signage through a grant aided scheme.

6.08 Shop fronts vary in quality throughout the Conservation Area. Some are especially prominent and form a visual distraction from the historic environment such as the advertising to Snappy Snaps (No. 2 Broadway). In other instances, they fail to relate properly to the proportions and detailing of the elevations. Poor quality shop fronts are most acute along Park Road. The building enhancement work carried out in Cowgate shows the improvements possible to poor quality shop fronts and signage through a grant aided scheme.



Cumbergate, truncated by Queensgate Shopping Centre



Western extent of Cowgate

6.09 There are a number of examples of inappropriate development outside of the Conservation Area that have a negative impact on its setting. This includes the aforementioned impacts of Bourges Boulevard to the setting of the Conservation Area on its western aspect and dominance of highways south of Lower Bridge Street, the bulky additions of Hereward Cross and Midgate House at the northern end of Long Causeway, the modern development on St John's Street on the northeastern boundary and under utilized and generally open land of North Westgate. These developments detract from the visual amenity of the Conservation Area and do not respect its identified characteristics.



Queen Street as seen from St John's Square

7.0 ENHANCEMENT OPPORTUNITIES

- The redevelopment of the Police Station site creates an opportunity to improve the setting of the Conservation Area on its south eastern boundary through a more appropriate development. The design brief sets building parameters to ensure that views of the Cathedral are protected with guidance on form and materials.
- An appropriate regular active use in the Guildhall would help enliven Cathedral Square further and increase opportunities for public enjoyment and interaction with this iconic city centre building.
- The Cathedral Conservation Plan (2011) will be used to facilitate a closer relationship between the city centre and the Cathedral. Chapter 5 'Issues and Policies' of the Cathedral Conservation Plan is fully supported by this appraisal.
- There is a priority for a review and update of the Statutory List in the Cathedral Precincts to provide a clear guide to historic assets that are listed or scheduled.
- The implementation of the Public Realm Strategy has invigorated the appearance of the City Centre and created a more attractive place. Future improvements programmed for Westgate, Broadway and Midgate will complete the transformation.
- The successful building enhancement grant scheme in Cowgate brought clear improvements to the historic environment and street scene (reinstatement of appropriate timber shop fronts, signage and sash windows). A similar scheme targeting historic properties in Westgate and Long Causeway would bring the same benefits to the historic environment, visual enhancement and economic regeneration.



- The adopted City Centre Area Action Plan presents opportunities to integrate the conservation of the special characteristics of the Conservation Area and opportunities for enhancement into its ongoing management and development through additional policies and initiatives as part of the wider regeneration of the City.
- Improvements to buildings that have been identified to make a negative contribution to the townscape, or to have a negative impact on the setting of the conservation area, will enhance the appearance of the conservation area. This could include demolition and replacement with a more appropriate construction, or changes to the building's external appearance such as re-cladding in a sympathetic material.
- A number of negative views have been identified within and out of the Conservation Area. Consideration should be given to enhancing these views, or mitigating their negative impacts.
- The re-use of upper vacant floors is an opportunity to contribute to the vitality of the city centre and help with regular building maintenance.
- Development sites within the Conservation Area are limited. The car park to the rear of Beals Department Store is perhaps the last major opportunity site within the city centre and presents opportunities to restore the enclosure to North Street and Geneva Street and screen negative views to the rear elevation of Beals Department Store. Other opportunities for development are presented in the replacement of existing unattractive C20 buildings where their demolition /redevelopment would constitute an enhancement to the character of the Conservation Area.
- Other potential redevelopment sites on the periphery of the Conservation Area, in addition to the Police Station, have the potential to benefit the Conservation Area (such as the BT



Telephone Exchange Building, Wentworth Street public car park and land to the west of Bourges Boulevard). The redevelopment of North Westgate on the corner of Lincoln Road and Westgate can be used to enhance the visual amenity of the northwestern edge of the Conservation Area. New development can create an improved sense of place and high quality townscape. Appropriate development briefs for these and other site, with input from the conservation team, would encourage appropriate development that delivers real enhancement to the Conservation Area.

8.0 MANAGEMENT PLAN: POLICIES AND GUIDELINES

8.01 The following Management Plan is not intended to prevent change or new development within the conservation area. Rather, the following guidance is proposed to manage and encourage future positive change that will preserve and enhance the special characteristics of the City Centre Conservation Area as identified above and to address those issues and enhancement opportunities identified. As defined in the National Planning Policy Framework (2012), conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. The policies are in accordance with the NPPF, Peterborough City Council LDF, which for the City Centre Conservation Area consists of: Peterborough Core Strategy DPD (2011), Peterborough Planning Policies DPD (2012) and Peterborough City Centre DPD (2014). This Management Plan complements the Appraisal.

Open spaces and trees

1. Protection and management of open spaces

(See also Policy CS19 – Open Space and Green Infrastructure; Policy PP16 – The landscaping and biodiversity implications of development; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Green open spaces are limited within the City Centre due to its built-up character and the intensity of land-use. They are restricted to the Cathedral Precincts and Memorial Gardens, both of which relieve the urbanity of the city centre and are one of the defining characteristics of Character Area 5 and the eastern and southeastern areas of the Conservation Area.

- ➡ ***Development that would encroach upon or threaten the viability of these open spaces and their settings will be resisted.***
- ➡ ***Appropriate maintenance plans will be put in place to ensure the continued upkeep of Memorial Gardens. Landscaping, planting schemes and park furniture will be renewed as necessary and to an appropriate design to ensure they continue to make a positive contribution to the Conservation Area and setting of the Cathedral.***
- ➡ ***The hard-landscaping in open spaces will be renewed as and when it is necessary with designs appropriate to the historic environment and adjacent listed buildings and scheduled monuments.***

- ➡ ***Opportunities to maximise the benefits to biodiversity will be sought and exploited where possible such as ‘green’ or ‘brown’ roofs and ‘green’ walls for both new developments and retro-fitting.***

2. Protection and management of trees

(See also Policy CS19 – Open Space and Green Infrastructure; Policy PP18 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

There are few trees in private grounds within the Conservation Area (excluding the Cathedral Precincts) owing to the density of development and lack of gardens. Those trees that are found are concentrated along Bridge Street and Long Causeway, and in Memorial Gardens and the Cathedral Precincts. The trees along Bridge Street and Long Causeway are a defining characteristic.

- ➡ ***Continue to maintain and replace street trees and trees in public open spaces that have been identified to make a positive contribution to the character of the Conservation Area.***

Views and vistas

3. Protection of views to positive landmarks

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality, Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

As well as negative landmarks, the Character Appraisal has also identified a number of positive views and vistas towards buildings and features. These views and vistas make a strong positive contribution to the Conservation Area and it is important that they are retained.

- ➡ ***Development that would have a negative impact upon identified positive views to citywide and local focal points will be resisted.***
- ➡ ***Development that will obstruct or exert a negative impact on views to the Cathedral will not be acceptable.***

4. **Removal of negative landmarks**

(See also Policy CS17 – The Historic Environment; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Within the Conservation Area and within its setting are a small number of landmarks that the Character Appraisal has identified to be negative and to detract from the special qualities of the Conservation Area.

- ➔ ***Development which involves cladding negative landmarks in more appropriate materials, remodelling them to improve their appearance and silhouette, or ideally, their demolition and appropriate redevelopment will be encouraged.***

Development

5. **Design of new buildings**

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality, Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

There are a small number of opportunity sites identified in the Character Appraisal above for development as well as buildings that have been identified as making a negative contribution that can be enhanced through redevelopment. Any new development within the Conservation Area will be expected to be of a high quality design standard in order to enhance the existing high qualities and to improve low quality areas. Modern approaches will be encouraged where appropriate, as well as traditional designs and materials. New development will be expected to reflect and reinforce local distinctiveness and special characteristics through the use of appropriate scale, massing, detailing and materials.

- ➔ ***New development will be acceptable where it will preserve and enhance the special interest of the Conservation Area, listed buildings, and their settings.***
- ➔ ***New buildings will be of a high design quality that reflects local characteristics and the urban grain, and uses high quality materials appropriate to its context. The City Council will prepare design briefs, setting out the form and materials for development that would be considered to be acceptable.***

6. **Appropriate scale of new buildings**

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality, Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

New buildings should respect the prevailing scale of existing historic and traditional buildings and reflect the scale of adjacent buildings. In some locations it may be possible to locate taller buildings where they will maintain or enhance views to citywide and local landmarks and the wider townscape character. Development that will negatively affect identified views and vistas or the wider townscape character will not be acceptable.

- ➡ ***New buildings will respect the prevailing scale of buildings in the area including storey heights.***
- ➡ ***Taller buildings will only be considered where they will maintain or enhance views to citywide and local landmarks, as well as the wider townscape character.***

7. **Materials**

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment Policy PP2 – Design Quality, Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

A hierarchy and palette of materials has been identified to characterise the historic buildings within the Conservation Area, along with a clear north-south stone axis. New development within the Conservation Area should seek to reinforce existing trends and respect the prevailing materials in its locale.

- ➡ ***New development will take inspiration from the prevailing materials in its locale and reinforce the use of local materials and hierarchy of materials where possible, including oolitic limestone and collyweston slates where these are the predominant materials.***

8. **Development form behind street frontages**

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy; Policy PP2 – Design Quality, Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)



Historically, many buildings within the Conservation Area had courtyards or gardens behind. In some locations across the Conservation Area, views are afforded to these courtyards and to the rear of buildings on adjacent streets beyond (most particularly along Priestgate). Many of these buildings have been unsympathetically extended to the rear, with unsightly elevations visible from adjacent streets, and the courtyards are also unsightly through low key use as car parks and service areas.

- ➡ ***Where the rear elevations are prominent, care should be taken to ensure that any future extensions enhance views to the building from adjacent localities.***
- ➡ ***Development that would infill historic courtyards will not be permitted.***
- ➡ ***Encouragement will be given to improve the visual amenity of existing courtyards where prominent in the street.***

9. Demolition

(See also Policy CS17 – The Historic Environment; Policy PP16 – Buildings of Local Importance; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – River-gate Policy Area)

Peterborough has few remaining pre-C19 buildings due to the high levels of redevelopment over the C19 and C20. The demolition in part or in whole of pre-C19 buildings will therefore be resisted and opportunities to restore and repair the historic fabric of these buildings will be encouraged and sought. Appropriate long-term uses for these buildings (e.g. the Guildhall) will be encouraged and supported to ensure their long-term survival.

C19 and early C20 buildings are more common throughout the Conservation Area and make an essential contribution to the overall character and special interest. Wherever possible, the demolition of C19 and early C20 buildings should be avoided and opportunities for re-use and repair sought. In principle, changes that are required to sustain the building into the future that are appropriate to the context and sustain or enhance the special interest of the Conservation Area and setting of adjacent buildings will be acceptable. Examples from these periods that survive relatively intact should be conserved as far as possible, while those that have undergone greater changes over the C20 and are of less historic interest will generally be able to accommodate greater levels of future change.

- ➡ ***The demolition in whole or in part of pre-C19 buildings will be resisted.***



- ➡ ***The demolition in whole or in part of C19 and early C20 buildings will be avoided where possible, with greater imperative for conservation of examples that survive with a high degree of preservation.***

10. Alterations to Listed Buildings

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Alterations to Listed Buildings will need to be of a high standard of design and use high quality materials appropriate to the context. They will only be acceptable where they preserve or enhance the special interest of the building and its setting and make a positive contribution to the conservation area (or where any harm to significance can be outweighed by public benefits).

- ➡ ***Alterations to Listed Buildings will only be acceptable where they meet national and local planning policy tests.***
- ➡ ***Alterations will need to be of the highest quality of design and use of materials.***

11. Buildings of Local Importance

(See also Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

There are many buildings within the Conservation Area that make an important positive contribution to the special character and are of local historic and architectural importance, but are not considered to be of sufficient national significance to warrant statutory protection. Candidates for local designation will be assessed against adopted criteria and protected through inclusion on the local list and application of national planning policy and Policy PP17.

- ➡ ***The Council will maintain and review regularly a local list of buildings that have been identified to be of local historic and architectural importance.***
- ➡ ***The Council will be active in applying Policy PP17 to designated Buildings of Local Importance.***

12. Alterations to Buildings of Local Importance

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Alterations to Buildings of Local Importance will need to be of a high standard of design and use high quality materials appropriate to the context. Proposals for development that involve the demolition or substantial alteration to the external appearance of any building of local importance will not be permitted unless it can be justified against the criteria of Policy PP17.

- ➡ ***Alterations to Buildings of Local Importance will only be acceptable where they meet Policy PP17.***
- ➡ ***The design and use of materials will need to be of a high standard.***

13. Reuse of historic buildings

(See also Policy CS17 – The Historic Environment; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Historic buildings should be kept in appropriate use wherever possible to ensure their continued maintenance and long-term survival. In finding appropriate uses, national and local planning policies will apply regarding changes to the historic building fabric. In addition to satisfying these policies, where evidence of its former historic use and appearance survives, such as historic signs, fittings, doorways etc. these should be retained wherever practicably possible to allow the historic use to be interpreted and understood.

- ➡ ***Developers will be required to retain historic fixtures and fittings that provide evidence of former uses and/or are important to the building's aesthetic value where they survive and where they can be sensibly reused/incorporated into a new use.***

Streetscape and urban grain

14. Spatial organisation

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality;



Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Old maps indicate that the City Centre until the C19 and C20 could be characterised by narrow linear plots extending from the frontages. Other areas following C18 redevelopment (Priestgate) took a courtyard form, with gardens and yards set behind buildings addressing the street. This tight urban grain of small narrow plots has been largely obliterated through C19 and C20 redevelopment; however there are some surviving examples. Proposals to amalgamate buildings further in order to create larger footprints and frontages should be resisted, and future development should seek to respect the historic and existing urban grain to ensure successful integration into the streetscape.

- ➔ ***New development should seek to respect the historic urban grain and built form.***
- ➔ ***The amalgamation of historic plots and frontages will be resisted.***

15. Gateways

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

It has been identified that the key entrances into the City Centre Conservation Area are often not of the quality appropriate for a city centre location. In particular, the entrance on Lower Bridge Street is low-key, dominated by the gyratory around the Police Station. As these areas come to be redeveloped, opportunities should be sought to create appropriate 'gateways' that clearly signal the entrance to the city centre.

- ➔ ***Special consideration shall be given to the design of new/ redevelopment of existing buildings, streetscape and public realm at the key gateways to create the appropriate hierarchy of spaces and clearly signalled entrances to the City Centre.***

16. Reinstatement of traditional materials and windows

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)



Modern redevelopment, repairs and alterations (including modern shop fronts) have been undertaken throughout the Conservation Area, and often traditional materials have been substituted by unsympathetic modern equivalents. The replacement of slate for concrete pantiles along Park Road for example is noticeable, and uPVC windows are common throughout the city centre. Wherever possible, the reinstatement of appropriate materials and detailing should be encouraged and facilitated. This should be based upon surviving physical or archival evidence where it exists.

- ➡ ***Encourage and facilitate the replacement of non-traditional materials and detailing for traditional materials and detailing appropriate to the built form of the character area.***

17. Article 4(2) Directions

(See also Policy CS17 – The Historic Environment; Policy PP17 – Heritage Assets; Policy CC3 – City Centre Core Policy Area; Policy CC5 – Rivergate Policy Area)

Surviving traditional windows and historic detailing, particularly on the upper floors, make a positive contribution to the special architectural character of the Conservation Area. In many instances, original materials have been replaced with modern inappropriate equivalents, and other small incremental changes have had a significant cumulative effect that has eroded the special interest and visual amenity of the immediate area. It is essential that original features and traditional materials are retained wherever possible. Other permitted development including the installation of solar panels and roof lights can also be intrusive when on particularly visible or prominent roof slopes and should be controlled. There are currently no Article 4(2) Directions in place within the Conservation Area.

- ➡ ***Peterborough City Council will consider issuing Article 4(2) Directions where relevant within the Conservation Area to prevent the further erosion of character through incremental change under permitted development rights.***

18. Shop fronts

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP11 – Shop frontages, security shutters and canopies; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

Surviving historic shop fronts are rare throughout the Conservation Area with a proliferation instead of modern replacements that are often unsympathetic to the historic environment and character of the Conservation Area. With a high concentration of primary retail frontages, these shop fronts form an integral component of the character and appearance of the city centre. The replacement of inappropriate modern shop fronts with a traditional equivalent of an appropriate and agreed design will be encouraged wherever possible. External security shutters will not be permitted within the Conservation Area. Works to shop fronts and signage will be required to comply with the adopted Shop Front Design Guidance SPD (2014).

➡ ***Encouragement will be given and support where possible to facilitate the reinstatement of traditional shop fronts.***

19. Display of advertisements

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP11 – Shop frontages, security shutters and canopies; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

With an enhanced public realm in the city centre, and the benefits of the Shop Front Design Guidance SPD becoming apparent, additional controls on the display of advertisements may be appropriate to further improve the visual amenity of the Conservation Area.

➡ ***Peterborough City Council will consider making an ‘Area of Special Control of Advertisements’ in the city centre to improve the visual amenity of the Conservation Area.***

20. Public realm

(See also Policy CS16 – Urban Design and the Public Realm; Policy CS17 – The Historic Environment; Policy PP2 – Design Quality; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

Over the last few years the city centre streets and public spaces have undergone significant enhancement. The refurbishment of the public realm through new paving, seating, signage and lighting has improved the appearance and enjoyment of the city centre. The remaining public realm works will be coordinated across the city centre to ensure coherency and consistency by following the recommendations set out in the Peterborough Public Realm Strategy.



- ➡ ***Improvements to the public realm will be made where possible, following the recommendations set out in 'Peterborough Public Realm Strategy'.***

Sustainable development

20. Climate change

The upgrading of existing as well as new development is likely to have a significant impact on the visual quality of the environment. Sustainability measures will be encouraged in new and existing development provided that they integrate into their context and do not harm the special character of the Conservation Area. New development must consider the location, site layout, orientation, outdoor spaces and connectivity of their proposals together with the ventilation, insulation, drainage and water requirements of the development. The sustainable nature of new development should be an integral part of its design and appearance.

- ➡ ***Adaptations to historic buildings and measures in new buildings to address carbon reduction, energy efficiency or water conservation will be acceptable where they are considered not to have a negative impact on the Conservation Area, its setting, or the setting of adjacent listed and locally listed buildings, and where they meet national and local planning policy.***

City Centre Vitality

21. Retail activity

(See also Policy CS15 – Retail; Policy PP9 – Development for retail and leisure uses; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

The commercial vitality of the city centre is essential to ensure the continued upkeep of the fabric and investment within the historic core. Retail use has been identified to be an integral feature of the character of three of the five character areas. It is essential therefore that commercial activity is supported and promoted across the city centre to prevent long-term vacancies that would undermine the character of the historic core.

- ➡ ***Appropriate commercial activities are to be supported and encouraged in areas of Primary Retail Frontage.***



- ➡ ***Where appropriate, outdoor spaces will continue to be used for commercial activities such as outdoor seating and vending to create lively spaces.***

22. City Centre at night

(See also Policy CS17 – The Historic Environment; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

The qualities of the city centre at night make an important contribution to the character of the Conservation Area and the nighttime economy. The City Council will work with others to promote the lighting of the streets, spaces and landmark buildings to ensure they remain visible and safe for nighttime users as well as the wider enjoyment of the townscape of the City Centre. Residential use can add to the vibrancy of the city centre. In the re-use of vacant premises this can further assist through regular building maintenance.

- ➡ ***Encouragement will be given to the appropriate lighting of the streets, spaces and landmarks to ensure they remain visible and safe for nighttime users of the City Centre.***
- ➡ ***The City Council will work with building owners to encourage residential use, particularly of vacant upper floors, where this would not diminish commercial or retail activity.***

Archaeology

23. Archaeology

(See also Policy CS17 – The Historic Environment; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

An appropriate archaeological assessment should be carried out ahead of detailed proposals for new development (and redevelopment where the ground will be broken). The definition of development would include engineering works to highways, open spaces, within gardens and backland, and to watercourses. Trial excavations should be conducted where necessary. Mitigation measures should be implemented where possible to damage to archaeology, with the desirability to preserve in situ wherever possible. If significant damage cannot be avoided, a full excavation and archive should be completed.



- ➡ ***Archaeological assessments shall be undertaken prior to development and mitigation measures implemented accordingly.***

Cathedral

24. Cathedral and Precincts

(See also Policy CS17 – The Historic Environment; PP17 – Heritage Assets; PP18 – Ancient, Semi-Natural Woodland and Ancient and Veteran Trees; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

In addition to national, regional and local planning policies, as well as the relevant guidelines set out above, the management of the Cathedral and Precincts shall be guided by the policies established in Section 5 of 'Peterborough Cathedral Conservation Plan' (2011).

- ➡ ***The management of the Cathedral and Precincts shall be guided by the policies established in Section 5 of the 'Peterborough Cathedral Conservation Plan' (Appendix C).***

Conservation Area Boundary

25. Conservation Area Boundary

(See also Policy CS17 – The Historic Environment; PP17 – Heritage Assets; Policy CC3 – City Core Policy Area; Policy CC5 – Rivergate Policy Area)

The appraisal has considered the surrounding land where this has an influence on the Conservation Area, and it is concluded that there would be benefit in amending the boundary of the Conservation Area to include Nos. 5-27 Cowgate and King Street, and the full extent of Long Causeway Chambers and Long Causeway.

Nos. 5-27 Cowgate and King Street are to the north of Cowgate. Properties to the west (Nos. 29-35) and east (Nos. 2, 3, 4 Cowgate - Fortune Buildings) are within the Conservation Area. Nos. 5, 7 and 9 form part of the frontage formed by Fortune Buildings. The division of the conservation area along Cowgate is not satisfactory. Nos. 5, 7 and 9 have some reasonable architectural detail and relate in scale to adjacent buildings. Nos. 11-27 are of limited architectural quality, being of relatively modern age. However, the inclusion of these buildings and King Street



would assist with the continuity of the Conservation Area in this area.

The current boundary at Long Causeway bisects Long Causeway Chambers, a Building of Local Importance, and omits part of the street outside Queensgate. Including the full extent of Long Causeway Chambers and Long Causeway would assist with the continuity of the Conservation Area in this area.

- ➡ ***Discuss with Historic England extending the conservation area boundary to include Nos. 5-27 Cowgate and King Street, and the full extent of Long Causeway Chambers and Long Causeway east of Queensgate.***

9.0 RECOMMENDATIONS

9.01 Included within this appraisal exercise has been a review of the existing Conservation Area boundary to ensure that the designated area continues to fulfil the criteria for Conservation Area status, and to propose amendments to the boundary that would include any areas previously excluded that are now considered to merit such protection.

9.02 It concludes that the existing boundary continues to be appropriate and justified, and that all areas currently designated continue to merit Conservation Area designation.

9.03 This appraisal recommends that the boundary is extended to incorporate a small area of Cowgate and King Street and the full extent of Long Causeway Chambers and Long Causeway east of Queensgate.

9.04 Although the built fabric of the Cowgate and King Street extension is not historic or of high architectural quality, the buildings maintain and reinforce the historic building line and street pattern that forms an important element of Cowgate's distinctive character. In addition, King Street even in its truncated form is an important physical survival of the former medieval street layout that existed prior to the construction of Queensgate. Therefore, although compromised, its survival facilitates our ability to interpret the historic form of this part of the city centre. The contribution that the surviving street pattern and built form of the environment in this location is considered to lend this section of Cowgate special historic interest.

9.05 Long Causeway Chambers is a Building of Local Importance and only part of the frontage is included in the Conservation Area. The building has interest and is part of the historic building line. The omission of the full extent of Long Causeway was an oversight given the historic interest of the street. For these reasons, it is considered to satisfy the criteria for designation.

9.06 For these reasons, it is considered that these buildings and areas to satisfy the criteria for designation. The properties/areas recommended for inclusion are:

- ➡ No. 5 Cowgate
- ➡ Nos. 7-9 Cowgate/No. 2 King Street



- ➡ Nos. 13-11 Cowgate/15 King Street (Britannic House)
- ➡ Nos. 15-27 Cowgate
- ➡ King Street
- ➡ Long Causeway Chambers and the full extent of Long Causeway

10.0 REFERENCES AND FURTHER INFORMATION

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- ➔ Peterborough City Council, 2011. 'Peterborough Core Strategy Development Plan Document'.
- ➔ Peterborough City Council, East of England Development Agency and English Partnerships, 2005, 'The Plan for Peterborough City

Centre’.

- ➡ Scott Wilson, 2006. ‘Peterborough City Centre URC Areas, Cultural Heritage Assessment’.
- ➡ The Civic Trust, 2001. ‘Townscape Concept Survey - Peterborough City Council’.

Maps and Illustrations

- ➡ Dewhurst & Nicholl’s Map of the City and Borough of Peterborough, 1840.
- ➡ Thomas Eayre’s Map of Peterborough, 1791.
- ➡ Nathan Fielding’s Painting of Market Place, 1795 (courtesy of Peterborough Museum).
- ➡ John Speed’s Map of Peterborough, 1610 (courtesy of Peterborough Museum).
- ➡ Historic postcards: Judy Bunten, Richard Hillier, Rita McKenzie, Stephen Perry and as above.

Ordnance Survey Plans

- ➡ 1886 Ordnance Survey Town Plans – Peterborough, Northamptonshire 1:500
- ➡ 1887-1889 Ordnance Survey 1:2,500, Northamptonshire
- ➡ 1888-1889 Ordnance Survey 1:10,560, Northamptonshire
- ➡ 1889-1892 Ordnance Survey 1:10,560, Cambridgeshire & Isle of Ely
- ➡ 1901 Ordnance Survey 1:2,500, Northamptonshire
- ➡ 1901 Ordnance Survey 1:10,560, Northamptonshire
- ➡ 1902-1903 Ordnance Survey 1:10,560, Cambridgeshire & Isle of Ely
- ➡ 1926 Ordnance Survey 1:2,500, Northamptonshire
- ➡ 1927 Ordnance Survey 1:10,560, Northamptonshire
- ➡ 1927-1928 Ordnance Survey 1:10,560, Cambridgeshire & Isle of Ely
- ➡ 1938 Ordnance Survey 1:10,560, Northamptonshire
- ➡ 1938-1952 Ordnance Survey 1:10,560, Cambridgeshire & Isle of Ely
- ➡ 1958-1959 Ordnance Survey 1:10,560, Huntingdonshire
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- ➡ 1978-1985 Ordnance Survey 1:10,000, Huntingdonshire
- ➡ 1989-1993 Ordnance Survey 1:10,000, Huntingdonshire

Useful contacts

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APPENDICES

Appendix A Statutory Designations

Appendix B Buildings of Local Interest

Appendix C Chapter 5: Issues and Policies, Peterborough Cathedral Conservation Plan (2011)



APPENDIX A

Statutory Designations

Statutory Designations

For the official copy of the statutory list descriptions and for up-to-date designation advice, please view the National Heritage List for England on the Historic England website at: <https://historicengland.org.uk/listing/the-list/>, or contact the conservation team at Peterborough City Council.

Listed Buildings

- II Grade II listed building
- II* Grade II* listed building
- I Grade I listed building
- GV Group value

ALL SAINTS ROAD

PETERBOROUGH
8/43
II
ALL SAINTS ROAD
Church of All Saints

Erected 1886, enlarged 1894. Temple Moore, architect. Largely subscribed by the first vicar, Canon Ball. Built in the Decorated Gothic style, of coursed rubble with stone dressings. Tile roof. Nave, south aisle, south-west porch and south-east tower. Six two light windows to aisle. The tower has two shallow offsets, two light bell openings and 2 battlemented parapets The interior has piers without capitals rising to four-centred arches. Nave and chancel in one.

BRIDGE STREET

PETERBOROUGH
1/402
II
BRIDGE STREET (West side)
No. 2

See Nos. 1 and 3 Cathedral Square.

PETERBOROUGH
3/100
II
BRIDGE STREET (West side)
No. 78 (ALSO KNOWN AS 11 RIVERGATE)

C18. Brick with ashlar front, rendered and painted. Slate mansard roof. Modillion eaves cornice. Two storeys and attics. Four gabled dormers, double hung sashes. Four windows, flat arches, no glazing bars. Panelled door. Elliptical carriage entrance to left. C19 and modern shop front.

PETERBOROUGH

3/101

II

BRIDGE STREET (West side)

No. 90

C18. Two storeys. Painted brick. Replaced tile roof. Eight windows, flat arches, glazing bars. One window to the left over the flat arched carriage entrance seven with wooden blind boxes. Right hand window has later glazing. Two C19 large shallow canted bay windows on ground floor. Door in plain stucco architrave. To right, modern shop front. Three brick chimney stacks. To rear, stone slate roof to extension. One C19 bay window and modern additions. Listed for its prominence in the street scene.

PETERBOROUGH

3/38

II GV

25.9.72.

BRIDGE STREET (West side)

No. 94 (Bull and Dolphin)

C16 core. Front timber work completely modernised with sawn fake half timbering, possibly covering the original timbers in replica. Two storeys. Repaired stone slate roof. Three gables overhang on oriel cornice bases, with carved bargeboards, two lights each with leaded casements. Three windows on first floor, two light narrow leaded casements. On ground floor, paired narrow plain pilasters with nine fielded double doors to centre and half glazed two fielded double doors to left. Early C19 shop front to right.

Nos. 94-100 (even) form a group.

PETERBOROUGH

1/401

II

BRIDGE STREET (East side)

No. 3 (National Westminster Bank)

1928-9 by FCR Palmer and WFC Holden in the style of Kirby Hall (Pevsner). Jacobean style. 2 storeys and attics. Ashlar with stone slate roof with 3 hipped dormers. Balustraded parapet with finials to bays and to moulded gable ends. 3 windows of 6 lights, mullion and transom above 3 round arched windows with keystones, bays marked by Ionic pilasters to full height. Left section has moulded gable with finial containing clock, attached columns to quoins and broken pediment. Tall round-headed doorway flanked by 4 pilasters with relief of a castle in niche over a recess with Bank name. A handsome building, and in a prominent position.

No. 3 and King's Lodging, The Precincts and No. 41 Long Causeway form a group

BROADWAY

PETERBOROUGH

1/408

II

BROADWAY (West side)

Nos. 8 to 14 (even)

Mid C19. Two storeys in ashlar with Welsh slate roof. Plain classical style. End blocks have open pediments with keystone. Block rustication. Three light mullion window. Name of the firm above the springing line and to the centre section entablature. Centre section has cornice and pediment, windows of 2:3:2 lights. Ground has modern shop fronts and obscured pilastered doorway to no. 12, with cornice.

CATHEDRAL SQUARE

PETERBOROUGH

1/105

II GV

CATHEDRAL SQUARE

The Bell and Oak Hotel

C18. Three storeys. Upper two storeys are in rusticated stucco. Parapet with four panels. Cornice above the keystones of the four windows, which have double hung sashes with glazing bars in moulded frames. The keystones of the first floor windows support a band between the storeys. Ground floor of modern brick with two doors and modern glazed bow window.

The Greyhound Hotel, The Bell and Oak Hotel, Old Guild Hall and Church of St John the Baptist, Church Street form a group

PETERBOROUGH

1/36

II* GV

CATHEDRAL SQUARE

Old Guild Hall (formerly listed under Market Place)

Dated 1671. Restored 1929. Stone. Hipped stone slate roof. Coved eaves cornice. Two storeys and attics. Two gabled dormers, leaded lights. The ground floor is open with round-headed arches with shield-shaped keystones, one dated. Four-light mullion and transom windows, casements with leaded lights in moulded frames. Centre window flanked by narrow pilasters. Gable on East elevation has Royal Arms on panel. Built by John Lovin, who restored the Bishop's Palace after the Interregnum.

Ancient Monument NMR.

The Greyhound Hotel, The Bell and Oak Hotel, Old Guild Hall and Church of St John the Baptist, Church Street form a group.

PETERBOROUGH

1/402

II

CATHEDRAL SQUARE (South side)

Nos. 1 & 3 (Midland Bank) **INCLUDES No 2 BRIDGE STREET!**

Includes No. 2 Bridge Street. Dated 1902 on rainwater head. Two storeys and attics in ashlar with slate mansard roof with 3 gabled dormers and balustraded parapet. Cupola to corner with plain half-columns under pediments, octagonal in form and with weathervane. Heavy modillion eaves cornice to building. Three blank cartouches above three windows, glazing bars, Gibbsian rustication with triple keystone. Three windows on ground floor with round arches, keystones, modern glazing, bays marked by half columns, bank name on entablature. Full-height pilasters to ends. No. 3 in part of the bank premises but is a sympathetic modern extension. No. 2 Bridge Street is part of the bank building and is similar in elevation, two windows on the first floor and one on the ground. Doorway in quoin is dated 1836, but is probably later, round arched, with female supports to cartouche beneath a 3-light window with half columns and pediment. The building is included for its very prominent position and as part of a visual group with other properties in Cathedral Square.

PETERBOROUGH

1/412

II GV

CATHEDRAL SQUARE (South side)

No. 7

Early-mid C19. Three storeys, rendered, with Welsh slate roof and dentil eaves cornice. Two windows, hung sashes with glazing bars. First floor has canted bay and one window without glazing bars. Modern shop front. Included for group value.

PETERBOROUGH

1/407

II

CATHEDRAL SQUARE (South side)

No. 8

Dated 1911, and listed solely as a curiosity. Three storeys, half-timbered. Three gables with finials contain three local coats of arms and pargetted plasterwork above two canted bays of six lights, with wood transoms and mullions and rounded bays on the first floor under pentice tile roofs. The main feature of the front is five brightly painted statues in niches. Athelwold Bishop of Winchester (over) Prince Rupert and King Peada (over) the Earl of Essex flank a central statue of Henry VIII. To the right an octagonal turret of two storeys with candle-snuffer roof. The ground floor is entirely occupied by a modern shop front. As a visual group with the Old Guild Hall this building has a certain curiosity value.

CHURCH STREET

PETERBOROUGH

1/2

I GV

7.2.52

CHURCH STREET (South side)

Parish Church of St John the Baptist

Rebuilt 1402-7, using materials from the nave of St Thomas' Church (see under The Precincts). Perpendicular style. Nave with clerestory north and south aisles and a chancel with chapels to the north and south. At the west end is a crenellated tower with four crocketed pinnacles at the angles and a clock. North and south walls supported by buttresses with diagonal buttresses at corners. On the north, a crenellated porch with two carved figures on either side. Large south porch with two crocketed pinnacles. In the centre of the gable is the antelope badge used by Henry IV as Earl of Derby. Groined roof. Doorway to left leads to chamber above. Square headed clerestory windows of three lights trefoiled, carved oak ceiling. Fine oak screens and stained glass windows. Portrait of Charles I. C15 embroidered crucifixion panel. Monument by Flaxman.
Church of St John the Baptist, Church Street and The Greyhound Hotel, The Bell and Oak Hotel, Old Guild Hall form a group.

PETERBOROUGH

1/107

II

CHURCH STREET (South side)

No. 8

Mid C18. Rendered. Slate roof, coved eaves cornice. Two hipped dormers, sliding sashes with glazing bars. Two storeys and attics. Two windows, plain stone architrave with keystones. Modern ground floor shop front.

PETERBOROUGH

1/33

II

CHURCH STREET (South side)

Nos. 8A and 9

C17 and later. Timber framed building with brick, rendered. Stone slate and tile roof. Two storeys. Two gables to road. Right hand section breaks forward with overhang on first floor. One window to each section, modern mullions of four and six lights. Modern ground floor shops.

PETERBOROUGH

1/406

II

CHURCH STREET (South side)

Nos. 10 and 10A

Mid C19. Two storeys in stone with Welsh slate roof behind parapet pierced with ovals and with elaborately moulded gable ends terminating in chimney stacks with cornice. Heavy cornice carved with foliation and modillions to front and Cross Street elevations. Two dormers. Rusticated quoins. First floor has two shallow canted bays of three lights with panelled bases and modern glass. Central blank plaque with elaborately moulded edges. Ground floor entirely occupied by modern shop fronts. Kneelers to gable ends.

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COWGATE

PETERBOROUGH

4/108

II

COWGATE (South side)

No. 34 (Nelson House)

Mid C19. Three storeys. Painted brick. Slate roof. Two brick piers at eaves support ball finials. Cornice on four lions' mask consoles. On second floor, two windows, flat arches, double hung sashes with glazing bars flank a segmental headed niche supported on two consoles, containing a bust of Nelson. Keystone to head which has 'Nelson House' carved on it. Plain heavy cornice above the first floor on four carved consoles supports an iron guard. Three windows to first floor. Modern ground floor shop front. Curiosity value.

PETERBOROUGH

4/109

II GV

COWGATE (South side)

No. 42

Early C19. Two storeys and attics. Painted brick. Temporary iron roof. Two flat topped dormers, double hung sashes with glazing bars. Wood eaves cornice. Two windows, flat arches, double hung sashes with glazing bars. Modern glazed late C19 shop front. Six fielded door to left with ornamental glazed semi-circular fanlight.

Nos. 42 to 50 (even) form a group

PETERBOROUGH

4/110

II GV

COWGATE (South side)

No. 44

Early to mid C19, later C19 decoration. Painted brick. Slate roof. Three storeys. Stone rusticated quoins and doorway. Six panel door with ornamental glazed semi-circular fanlight. Remains of C19 shop front, modern stall riser. One window to each storey. A canted oriel on a panelled base with four female masks supports a smaller three light canted oriel on the second floor, which has a panelled base with four carved consoles with female masks.

Nos. 42 to 50 (even) form a group

PETERBOROUGH

4/111

II GV

COWGATE (South side)

No. 46

Early C19. Later C19 decoration. Brick. Slate roof. Three storeys. Three carved consoles at eaves. At eaves an ornamental finial in stone shaped like a Gothic font cover. Two windows, stone arches, double hung sashes with glazing bars. Modern ground floor shop fronts.

Nos. 42 to 50 (even) form a group

PETERBOROUGH

4/112

II GV

COWGATE (South side)

No. 48

Early C19. Brick. Slate roof. One storey and attics. Two gabled dormers, flush framed casements with glazing bars. Modern ground floor shop front.

Nos. 42 to 50 (even) form a group

PETERBOROUGH

4/113

II GV

COWGATE (South side)

No 50

C18 and C19. Two storeys in painted brick. Iron roof, steep pitched. Brick eaves cornice. Two windows of four lights, leaded glazing. Six panel door. Rendered to side, with fire plaque in gable. Modern shop front. Included for group value.

Nos. 42 to 50 (even) form a group

PETERBOROUGH

4/403

II

COWGATE (South side)

Premises occupied by St John's Ambulance HQ (to rear of no. 40)

Originally a rubble barn of C18, much altered early C19 and in modern times. Steep stone slate roof with stone verges and one modern brick chimney. Stone quoins on first floor, brick on ground floor. Rear elevation has two windows on first floor, wood lintels C19 hung sashes with glazing bars. Ground floor has long lintel to opening now occupied by small window. Modern windows in gable ends. Front elevation in painted brick, rebuilt in early C19. Four windows on first floor, two with round arches, two with pointed arches. Three windows with arched heads on ground floor, the glazing given a simple Gothic treatment. Three modern doors in round-arched doorways and flat arched carriage entry used for ambulances. Modern extension to left, backed by old walling. Interior.- remains of original beamed ceiling.

CUMBERGATE

PETERBOROUGH

1/120

II GV

CUMBERGATE (East side)
Miss Pears' Almshouses

Built 1903 on the site of the old House of Correction. Two storeys in ashlar. Welsh slate roof. Paired diagonal set chimneys.

Cumbergate Elevation:- Matching end blocks, and centre section set back. Ends have four-centred door way with rusticated surround and 'Tudor' door. Windows have leaded lights. Centre is in brick with stone dressings. Stone drip moulds to leaded glazed windows, two sections with hipped roof project, with a plain door on ground floor. Stone string between storeys. Stone capped plinth.

Exchange Street Elevation:- Ashlar. Four gables to road, with finials. Each gable has 1 three-light mullion window. On the ground floor, four three-light oriel windows with stone roofs, ashlar rusticated dressings.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/120A

II GV

CUMBERGATE (East side)

Wall to Miss Pears' Almshouses

Small stone wall with two sets of plain piers with pyramidal caps. Forms a group with Miss Pears' Almshouses.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/121

II GV

CUMBERGATE (West side)

No. 15 (The Still)

Early C19 origin. Two storeys. Rough rendered. Welsh slate roof. Two windows, double hung sashes with glazing bars and three modern windows. Modern ground floor shop front. To rear, domestic extension in white painted brick. Two storeys. Brick band. Two three-light double hung windows, wood mullions. Two canted three-light bays on ground floor. Half glazed door in stone architrave.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/35

II GV

7.2.52

CUMBERGATE (West side)

The Almsrooms (Formerly Old Workhouse)

C17 and later. L-shaped building. Ground floor rebuilt in coursed rubble. First floor timber framed, rendered. Oversail supported on cut brackets and exposed timber corbels. First floor has four windows of two lights, flush framed, wood lintels. Ground floor has three flush set casements with glazing bars and one six light mullion window. Plain wood door in stone architrave. Steep pitched roof of Welsh slate. Small attics. Short two-storey two window bay wing. A further C19 back wing.

Rendered plinth. Interior:- Small C17 newel staircase, turned balusters. Extensively altered in early C20, when the dormers were demolished and the roof reslated in Welsh slates and not Collyweston and all the windows were renewed.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/125

II GV

7.5.73

CUMBERGATE (West side)

The White Horse Public House

C18 roof pitch, but mainly late C19 work. Rendered. Welsh slate roof. Two storeys. Two six-light windows, wood mullions. Band with name between storeys. Two three-light public house windows on ground floor. Modern Tudor four centred doorway. Rendered plinth. Included solely for group value.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/126

II GV

CUMBERGATE (West side)

No. 37

C18 origin. Two storeys. Rendered. Welsh slate roof. Three windows, flush frames. Two are double hung sashes, no glazing bars. Modern ground floor shop front. Included solely for group value.

All the Listed Buildings in Cumbergate form a group.

PETERBOROUGH

1/127

II GV

CUMBERGATE (West side)

No. 39

Probably early C19 origin. Two storeys. Rendered, carved as stone. Welsh slate roof. Gable to road. Modern ground floor shop front with one window above, casement, stone architrave with keystone, flush frame. Included solely for group value.

All the Listed Buildings in Cumbergate form a group.

GENEVA STREET

PETERBOROUGH

9/41

II GV

(address amended 3.3.1995)

GENEVA STREET

Church of St Peter and All Souls

1896. Leonard Stokes, architect. The Church is in the Gothic style, and is built of stone with a stone tile roof. Nave and chancel, north and south aisles, north transept, north-west porch and a bellcote on the east gable. Perpendicular tracery to the windows.

PETERBOROUGH

9/42

II GV

(address amended 3.3.1995)

GENEVA STREET

The Presbytery

1896. Leonard Stokes, architect. The Priest's house is attached to the Church of All Souls to the north. It is built of the same materials as the church and is of two storeys. It has sash windows with glazing bars and on the ground floor is a canted bay window. To the north is a gable and an off-centre Gothic porch.

LONG CAUSEWAY

PETERBOROUGH

1/404

II

LONG CAUSEWAY (East side)

Nos. 32 and 33

Late C19 or early C20. Three storeys in red brick with stone dressings, part painted. Tile roof. Three gables of a modified Dutch character to the road, stone dressing and with three urn finials as acroterion. These gables contain one small window over one of three lights, stone mullions. The small window is surmounted by an open pediment. The first floor has 3 canted bays of two:six:two lights, mullion and transoms, with scrolled parapet tops. Ground floor has three shop windows with elliptically-arched heads. Three tall brick and stone stacks.

PETERBOROUGH

1/413

II

LONG CAUSEWAY (East side)

No. 37

C18 origins. Four storeys in painted brick. Rebuilt parapet. Two windows, glazing bars. Modern shop front.

PETERBOROUGH

1/400

II GV

LONG CAUSEWAY (East side)

No 41

1913 by Alan Ruddle. (Pevsner) Portland stone. Plain neo-Tudor. Three storeys. Welsh slate roof. Gabled end with canted bay under crenellated parapet, two:six:two lights, mullion and transom. Segmental-headed door and one window on ground floor. Side elevation has five windows on two storeys, mullion and transom, of four:six:eight: six:four lights. Centre window beneath two Tudor chimney stacks to sides. Ground floor has three segmental-headed windows and two doorways. Black marble plinth.

No 41, Kings Lodging, The Precincts and No. 3 Bridge Street form a group in a prominent position

PETERBOROUGH

I/134

II

LONG CAUSEWAY (West side)

No. 15

Early C18. Two storeys and attics. Stone slate roof with two gabled dormers overhangs on dentil and bolection moulded cornice. Rendered, carved as stone. Two windows, double hung sashes with glazing bars. Modern ground floor shop front, panelled stall risers

PARK ROAD

PETERBOROUGH

PARK ROAD (West side)

Church of Saint Peter & All Souls

See under: Church of Saint Peter & All Souls GENEVA STREET.

PRECINCTS

PETERBOROUGH

1/1

I GV

7.2.52

PRECINCTS

Cathedral Church of St Peter, St Paul and St Andrew

Rebuilding, after a disastrous fire, commenced in 1118 under Abbot John de Seez. Barnack stone. Nave c. 1150 west end c.1177. West front and main consecration in 1238. Tower 1315. Porch late C14. Windows mainly renewed in C14 and C15. Main restoration by J.L. Pearson in 1882-6.

Specially important:-

Nave ceiling of c.1220 decorated with lozenge shaped panels containing the figures of Kings, queens, saints, monsters etc.

Retrochoir of 1496-1508 has four and three light windows with panel tracery separated by buttresses. Open parapet with seated figures on the tops of the buttresses. The interior has a handsome fan-vaulted roof on slender shafts, possibly designed by John Wastell who worked at King's College Cambridge.

Monuments Hedda Stone of c.800-grey stone with a pitched roof carved with an inhabited scroll with stiffly carved frontal figures. Effigies in Alwalton marble of four abbots of between 1195 to 1225. Remains of the tomb of Queen Katherine of Aragon. C15 brass lecture. Glass of 1862 by

Morris, Marshall and Faulkner in the south transept on the south wall. V.C.H. (Northants) Vol. II. NMR

PETERBOROUGH

1/7

I GV

7.2.52

PRECINCTS

Great Gate

(Outer Gate, Marsh Foregate)

Erected by Abbot Benedict c.1174-94, altered 1302-7. Chamber above originally a Chapel to St. Nicholas. Norman work in the archway with roll moulding to arch and columns with scalloped capitals, blank wall arcading above the doorways to north and south and the rib vaulting. Upper part of doorway is C14 with blank arcade of five lights containing two windows with cusped heads. Crenellated parapet and two flanking turrets (VCH Northants Vol. II p455).

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/350

II GV

PRECINCTS

No. 1

C19 front elevation, possible earlier origin. Three storeys in stone. Parapet with crenellations. Hipped stone slate roof. Top storey has one three-light window with flat dripmould. On first floor, three and two-light mullion windows with dripmould. One three-light window on ground floor. Door with dripmould.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/8

I GV

7.2.52

PRECINCTS

Chapel of St Thomas of Canterbury

Stone. Stone slate roof. Chancel only of church of 1330 survives. Five-light east window with reticulated tracery. Two three-light side windows with decorated tracery. Chamfered string course from the previous building of Abbot Benedict has been reused below the east window. VCH Northants Vol. II p456.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/381

II GV

PRECINCTS

No 2

C19 on earlier core. Rubble with ashlar quoins. Three sections, of one, two and three storeys. Slate roof. Gabled three-storey section to right with three-light windows on ground and second floors, three single light windows on first floor. Middle section has parapet, three windows with cusped heads in square headed architraves. One storey gabled section to left, partly rebuilt forms a link with the chapel of St Thomas.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/11

II* GV

7.2.52. (amended description and grade, 27.3.1995)

PRECINCTS

Nos. 3 - 5 (Consecutive) (Formerly listed as: Peterborough Precincts Nos. 3-5 (Consecutive))

Terrace of 3 houses, now flats. 1796, for Earl Fitzwilliam. Yellow brick with red brick and ashlar dressings. Collyweston slate M roof with and stacks. 3 storeys, attics and basements. 9-window range in all of sashes with glazing bars, under red brick segmental arches. Doorcases have semi-circular broken pediments on reeded pilasters and 6-panel doors, some partly glazed. Steps with iron railings to front gardens, formerly school playground raised on brick barrel vaults formerly used for storage. INTERIORS. Dogleg staircases with turned balusters. Raised and fielded dado and full panelling in halls, on staircases and in many rooms, and corner fireplaces in several. These houses, formerly known as The School Houses, were built for Earl Fitzwilliam as dormitories for the Kings School, and the modification of the terrace house plan to permit access across the houses reflects this use.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/351

II GV

PRECINCTS

Nos. 6 and 7

Late C19. Two storeys, attics and basement. No 7 has stone bay window of two storeys and attics and gabled two-light semi-dormer. Two-light dormer above four-light mullion window. Two side lights and two -light fanlight to nine panel door in stone architrave with dripmould. Steps with iron rail. No. 6 is similar, but the top of the bay has been built out in stone, and has an iron weathervane.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/352

II GV

PRECINCTS

Nos. 8 and 9

Pair of late C19 houses, later alterations. Yellow brick, stone dressings. No. 9 is of two storeys, attics and basement. Gabled semi-dormer of two lights, two-light sash window above a four-light mullion window. Canted stone bay window with tile roof to right below a four light window. Adjoining doors of nine panels in round arched moulded stone architrave with dripmould. Two four-light transom and mullion windows above the doors. Steps with iron handrail. No. 8 is similar but has a two-storey canted bay window with a semi-dormer above.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/353

II GV

PRECINCTS

Archway to Dean's Court

C19 archway in brick. Later work to right hand section. Stone dressings and moulding to the larger arch, which has a finial and shield of arms. Smaller arch to right linked by a stone string. Two small buttresses.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/356

II GV

7.2.72

PRECINCTS

No. 10 (Formerly listed as Almshouses)

Mainly C19, but probable earlier core. Two storeys in ashlar, brick to left side. Stone slate roof. Gabled projecting wings have a two-light window above a three-light window, dripmoulds with shield terminals. Centre has three gables with moulding. Two windows of two-lights, two below, leaded casements, dripmoulds with shield terminals. Centre light blocked, above door. Doors to side. Plinth.

The Great Gate, Chapel of St Thomas, Archway to Dean's Court and Nos. 1 to 10 (consec) form a group.

PETERBOROUGH

1/12

I GV

7.2.52

PRECINCTS

Deanery Gateway and Wall

Early C16. Built by Abbot Kirkton and displaying his rebus. Wide stone archways with narrower one for foot passengers to the right and with a wall in coursed stone with a moulded cornice and ashlar parapet to the left. Main arch has richly carved heraldic panels with foliated panels below. Carved arms of the See and Chapter in the spandrels of the arch. Lower arch in coursed rubble with stone dressings and cornice. Both have crenellated parapets. VCH Vol. II.

Deanery Gateway and Wall, Prior's Gate, No 12 and Stables and Wall to Prior's Gate form a group.

PETERBOROUGH

1/13

II* GV

7.2.52 (amended description and grade, 17.3.1995)

PRECINCTS

Nos. 12 and 12A (Formerly listed as: Peterborough Precincts Prior's Gate) and (formerly listed as: Peterborough Precincts No 12 (Little Prior's Gate))

House now 2 dwellings. C13 core, altered mid C17, with wing of c.1700, and with rebuilding and extensions of 1842 by W. J. Donthorne and again by E. Browning 1853 and 1870's. Coursed squared stone and ashlar with stone dressings and stone slate and parapeted roofs with stone ridge and end stacks. Gothic style. Irregular plan based on medieval hall plan. 1 and 2 storeys and attics. Central single-storey section has tall 2-light window with projecting entrance porch to left. Projecting section to right has 2 2-light windows over second entrance doorway and loophole to left. Further to right the facing gable of the c.1700 wing (No.12A), modified mid C19, has 2-light window over 3-light oriel window. Projecting section to far left has 2-storey canted bay. Further ranges beyond. Right side facing cathedral has 3-window range of 2-light windows and 2-storey canted bay. Battlemented parapet. Rear has tall windows in central section and 2-storey sections to left and right.

INTERIOR Central 2-storey hall forms the majority of the C13 hall, remodelled C17 and mid C19. It has carved stone fireplace and staircase to gallery. C.1700 range (No.12A) has fine dogleg staircase with turned balusters and 2 fully panelled and 2 partly panelled rooms with raised and fielded panelling. To left of hall the dining room has late C18 raised and fielded panelling and the drawing room has side sections remaining of an elaborate mid C19 ceiling. The house was the Prior's House before the Reformation and of this house the hall walling remains in part. Since at least the C17 it has been The Deanery.

Deanery Gateway and Wall, Prior's Gate, No 12 and Stables and Wall to Prior's Gate form a group.

PETERBOROUGH

1/355

II GV

PETERBOROUGH

PRECINCTS

Stables to Prior's Gate

C19 two-storey stable block in stone. Stone slate roof. Irregular flat arched window openings. Gabled porch.

Deanery Gateway and Wall, Prior's Gate, No 12 and Stables and Wall to Prior's Gate form a group.

PETERBOROUGH

1/355A

II GV

PRECINCTS

Walls to Stables to Prior's Gate

Stone wall. Two gate piers with stone ball finials.

Deanery Gateway and Wall, Prior's Gate, No 12 and Stables and Wall to Prior's Gate form a group.

PETERBOROUGH

2/357

II

PRECINCTS

The Vineyard

C18 and C19. Two storeys and attics. Two gabled dormers. Welsh slate roof. Rendered. Gabled wing in ashlar to right with round arched window without glazing bars. Left hand wing has three windows, two are C18 with moulded architraves and double hung sashes with glazing bars. Central two-storey canted three-light bay, no glazing bars. Pedimented porch with two plain columns, double door. Rectangular fanlight.

PETERBOROUGH

1/357A

II

PRECINCTS

Wall & Gatepiers to The Vineyard

Wall and three sets of gate piers in rubble, two with ball finials. C19 and modern.

PETERBOROUGH

3/358

II

PRECINCTS

Gatepiers to Gravel Walk

1820. Three stone gatepiers with crenellated cornice and shields with arms and heraldic motifs of the See. Iron gates.

PETERBOROUGH

3/359, 21/359

II

PRECINCTS

Wall to Gravel Walk

Rubble wall, containing remains of blocked doorway with fragmented column with capital. May date back to C14.

PETERBOROUGH

3/19

II

7.2.52

PRECINCTS

No 11

C17 and later. L-shaped building, Rendered. brick to side. Damaged six-panel door. Rusticated quoins. Gabled to left. Two storeys. One window, flush framers flat lintels Brick Togo storey rear extensions One window, flat arch. Two brick Chimneys

PETERBOROUGH

1/15

II* GV

7.2.52

PRECINCTS

Deanery (Formerly listed as No. 15)

Largely rebuilt in 1875-8, perhaps by Sir GG Scott, but dates in part from possibly as early as C12. Mainly of two storeys and attics in brick. Gables, windows with segmental relieving arches, brick herringbone infill. Modern bow on ground floor. Two small lights, cusped heads, to small window over doorway. Three stone chimneys. Interior: East half was late C13 hall with tall shafted windows with shaft rings. Further west is probably the former kitchen with large north fireplace and wide late C12 arch on shafts with waterleaf capitals.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

3/17

I

7.2.52

PRECINCTS

Former barns and stabling to south of No. 20

Dates in part from C14, but now used for storage and garages. Rubble. Irregular fenestration, some modern. Mullions and tall transomed one light windows of C14. Remains of gateway to west. Two storeys.

PETERBOROUGH

1/361, 2/361

I GV

7.2.52

PRECINCTS

Canonry House (Formerly listed as part of Nos. 16, 17, 18 and 19)

Right hand has an C18 front elevation. Medieval core. Both quoins buttressed. Two storeys. Three windows, moulded ashlar architrave, double hung sashes with glazing bars. Parapet. Stone slate roof. Plinth. Two brick chimneys at gable ends. Left hand was the Infirmary's Lodging. Late C13. Stone. Stone slate roof. One brick chimney. Windows of two pointed trefoiled lights with trefoil or quatrefoil in plate tracery. Lights separated by polygonal shaft. Segmental arched moulded doorways.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

2/361A

II GV

PRECINCTS

Wall to west of Canonry House

Rubble, recently breached for access to new buildings.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/363

I GV

7.2.52

PRECINCTS

Table Hall (formerly listed as part of Nos. 16, 17, 18 & 19)

C15 origin, C19 alterations. Right hand wing is of two storeys in ashlar. Stone slate roof. Brick chimney to right. C19 two-light trefoil headed window with quatrefoil in arcaded head over bay window with crenellated parapet and shields to cornice, lancet headed lights. To right, plain two light casement window. Drip mould to arched doorway with two older small windows over. Left hand wing at right angles has later stone chimney at stone gable end. Stone slate roof. Two storeys, of which the upper overhangs on wood bressumers. Two windows of three lights, flush frames, double hung sashes, no glazing bars. Two windows on ground floor, and door, boarded up. Left wing is rendered, brick infill of half-timber frame. Stone buttress. Rubble plinth. Originally part of Infirmary. Interior: Roof on braces, collar beams. In process of restoration. (1970) AM

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/364

I GV

7.2.52

PRECINCTS

No. 16

Rear of Table Hall. Blocks two arches of the Infirmary. Two storeys in stone. Dated 1762. Two windows, stone arch, rusticated head, glazing bars. Rusticated doorway with Gothic glazed round-arched fanlight. Six panel door. Two blocked windows on ground floor, one to left. AM.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/365

I GV

PRECINCTS

No 17 (Chapter Office) and No 18 (Chapter Officer now moved to No.12)

Opposite seven arches now incorporated in front elevation of Chapter Office and No. 18. Chapter Office is of two storeys, stone slate roof. Two bays have one window each, double hung sashes with glazing bars. One door with segmental arched head, ornamental fanlight. Third bay has one three-light mullion window on the first floor, four-light window below. Small arched doorway. One blank bay. No. 18 occupies two bays. Two windows with C18 double hung sashes with glazing bars. On ground floor, one two-light window over C19 doorway with moulded shouldered flat arched head. Third bay has one six-light window on first floor, two modern windows below. Buttress in quoin with angel corbel. At right angles are four blocked arcades. VCH Vol. II p450.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/366

I GV

7.2.52

PRECINCTS

No 19

House mainly early C19, but some features of C13, and C14 alterations. Stone. Stone slate roof. Two brick chimneys at gable ends. One hipped dormer, leaded casement. Two Storeys. Two storey early C19 three-light bay window, rendered between storeys, double hung sashes with glazing bars. Centre long recess has one four-light window, leaded glazing, above a six-panel door with rectangular ornamental fanlight. C13 buttress to right with one small lancet window. Two re-used C13 human mask corbels to the recess and one to the left. One window of three lights to each storey, leaded glazing. Left quoin and side repaired in brick.

PETERBOROUGH

1/16

II GV

7.2.52

PRECINCTS

No. 20 (Prebendal House)

Rubble. Apparently mainly C19 but contains work of C15 and later. Tile roof. Two and three storey building of irregular plan. Hostry Passage elevation consists of a one-storey mid C14 porch in Tudor style with a window to the right of four lights.

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/16A

II GV

PRECINCTS

Wall to No. 20

Garden wall to east of house contains part of lower east wall of small C14 building with a blocked central window opening. VCH Vol. II p452

Deanery, Canonry House & Wall, Table Hall, Infirmary, Nos. 16 to 18 (consec), No 20 and Wall form a group.

PETERBOROUGH

1/18

I GV

7.2.52

PRECINCTS

Laurel Court (Formerly listed as No. 22)

Early C18. Cloister elevation is of two storeys with five windows. The two bays to the left are in rubble, the three to the right in ashlar. Windows in stone architraves with triple keystone. On the ground floor, two C19 bay windows with crenellated parapets. Centre two window section breaks forward slightly. Parapet. Pedimented doorway with two half-columns. South elevation has four windows, one with Gothic glazing, centre window section breaks forward slightly. Centre section is balustraded.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/18A

I GV

PRECINCTS

Garden wall and gates to Laurel Court

Iron railing on stone walling. Two iron gates with finials. Wall to north side of the Chapter House. Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/368

I GV

PRECINCTS

Former outbuilding to Laurel Court facing Table Hall

C18 origin, some modern work to front elevation. Brick. Welsh slate roof. Two storeys. Two windows, sliding sashes with glazing bars. Four panel door, rectangular fanlight. Stone plinth. Rubble to side. Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/369

II GV

PRECINCTS

Wall to north of former outbuilding to Laurel Court

Coursed rubble wall of indeterminate date.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/370

II GV

PRECINCTS

Mounting block near front elevation of former outbuilding to Laurel Court

Stone mounting block. Probably C18 or early C19.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/371

I GV

PRECINCTS

Hostry Passage and Little Dorter

Ruins of Refectory. Wall vaulted in fourteen bays, shafts and springers remain. Blank arcading with varied paterae and stiff leaf. First six bays are C13. The next five bays are built up with later masonry. Three bays are unblocked, showing C14 transom windows. The twelfth bay contains an archway. The two remaining bays were part of the Little Dorter.

The Little Dorter, to the west of the south end of Hostry Passage, is a square building with two quadripartite rib vaults, which was part of an attachment to the Dormitory.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/372

I GV

PRECINCTS

Great Cloister

Two walls are of special interest. Early English, decorated and perpendicular architecture.

West side, was the east wall of the cellars. Now a solid piece of masonry. Remains of perpendicular arcading with blocked doorways, keystones. Three blocked round headed doorways, two to the south end and one to the north end. Early C12. South one has no detail, but the second has a plain round arched head with a label, square jambs. The third has no labels but has a plain round arch and recessed jambs.

South side has blank arcading and two doorways. West doorway, round arched, with four arcades of colonnettes and deep stiff leaf ornament, has tympanum with quatrefoil and two dragons. Frater door to right, moulded archway and colonnettes. Five of the arcades are from the monks lavatory, rebuilt in the C14. Some of the arcades have elaborately carved heads, while those to the left contain double arcading.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/373

I GV

PRECINCTS

Well in the Great Cloister

Modern cap, but contains Norman walling and steps.

Garden Walls & Gates, Former Outbuilding, Wall to North & Mounting block all to and including Laurel Court, Hostry Passage & Little Dorter, Great Cloister & Well form a group.

PETERBOROUGH

1/10

I

7.2.52

PRECINCTS

Bishop's Palace

Originally the Abbot's House. Present building mainly Victorian Gothic, but features of various dates survive. Two mid C13 undercrofts survive. The larger is of two naves divided by circular piers with moulded capitals. Smaller room also has rib vaulting, the east window being an original slit lancet. Stepped buttress. Solar wing at right angles to the Hall wing with two late perpendicular oriel windows facing north, one with the rebus of Abbot Kirkton, the room being known as Heaven's Gate Chamber. Triple shaft on a corbel, late C12, is a survival of the Monk's kitchens VCH. Vol. II Northants. NMR.

PETERBOROUGH

1/377

II

PRECINCTS

Lodge to the Bishop's Palace

C19. Two storeys in yellow brick, rendered ground floor. Brick dentil cornice between floors. Tile roof, hipped to left. Three windows of 2:3:2 lights, casements. One to right in gable with half-timber ornament. On ground floor, three lancet windows, divided by brick buttresses.

PETERBOROUGH

1/374

I GV

7.2.52

PRECINCTS

No. 24 (Diocesan House) (Formerly listed as Abbot's Gate and ranges to east and west)

Origins C14, largely altered in mid C19. Mainly rubble. Crenellated parapet with crossed arrow slits. Modillion cornice. External chimney to front. Two windows, arched heads with dripmould four-light transom and mullion, top lights have cusped heads. Band at cills. On ground floor, one window, four-light stone mullion with flat dripmould with shield stops. C19 gabled ashlar porch. Doorway with dripmould, double door. To left, a tower with small irregular windows. Stepped buttress to side, and,

on ground floor, a large arched recess, the remains of a former doorway or window, with a small later window with drip mould inserted. Rear elevation probably C16 origin.

Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group.

PETERBOROUGH

1/375

II GV

7.2.52

PRECINCTS

No. 25 (Formerly listed as Abbot's Gate and ranges to east and west)

Mainly C19, possibly incorporating earlier foundations. Ashlar, crenellated parapet. Welsh slate roof. Three storeys. Four irregular windows, stone mullions, four-centred drip moulds. Three storey porch. Two and four-light windows with drip mould over arched moulded doorway with drip mould. Two storey buttresses to side. Plinth. C18 rear elevation.

Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group.

PETERBOROUGH

1/376

I GV

7.2.52

PRECINCTS

Bishop's Gate (Formerly listed as Abbot's Gate and ranges to east and west)

Mainly built circa 1220 by Robert of Lindsay. Square turrets project at quoins, having crenellated parapets. Three storey height. Each of the two turrets has a trefoil headed niche containing a statue of an abbot and prior, one of which may represent Godfrey of Crowland. Centre is gabled containing a statue of King Edward, seated, above windows of four and eight lights, strings between storeys. Centre archway has four orders of colonnettes with moulded capitals. Inside the archway, the main chamber has blank arcading and quadripartite vaulting. The room above the entrance, known as the Knights' Chamber, was formerly decorated with pictures of the knights who met there. The windows have been altered in Jacobean style.

Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group.

PETERBOROUGH

1/378

II GV

7.2.52

PRECINCTS

Nos. 26 and 27 (Formerly listed as Abbot's Gate and ranges to east and west)

C19 front elevation, possible earlier core. Two storeys and attics. Stone. Diagonal set chimney stacks. Three stepped Dutch gables, each with one two-light stone mullion. Two two-storey canted bays flank the centre four-light window, between two-light windows. Stone band continues the heads of the windows. Central moulded doorway, double doors, and two four-centred doors with semicircular fanlights under square head beneath a glazed window with a quatrefoil in a square. Plinth of coursed stone, rusticated quoin. Rear elevation of C18 date.

Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group.

PETERBOROUGH

1/379

II GV

7.2.52

PRECINCTS

No. 28 (Formerly listed as Abbot's Gate and ranges to east and west)

Front elevation is C19, probably with remains of an earlier core. Two storeys. Shares a roof of Welsh slate with the C19 portion of the King's Lodging. Ashlar. One gable with kneelers. Irregular fenestration, including stone mullions of six and four lights. On ground floor, two windows of two lights and one of a single light. Four centred door in a square headed architrave with moulding.

Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group.

PETERBOROUGH

1/380

I GV

7.2.52

PRECINCTS

King's Lodging (including Abbot's Prison) (Formerly listed as Abbot's Gate and ranges to east and west)

Originally C12, later alterations. Cathedral Square elevation of two storeys and basement in ashlar with a crenellated parapet. External chimney stack. Large transom and mullion window on ground floor. Round arched doorway down steps and round arched window. Galilee Court elevation in stone with Welsh slate roof. Left hand section of front elevation rebuilt in C19. Plinth. One C19 window and two windows divided by a buttress. Interior: A late C12 room with short circular piers and slightly chamfered arches and ribs is now used as a bookshop, being below ground level. To the west, but on ground level is a room with a C13 vault and beyond this is 3 late C12 room of two bays, partly rebuilt. A small room near the Great Gate with a blocked C12 window is known as the Condemned cell. Through the jambs of the window runs the bar-hole of the gates VCH. Vol. II Nos. 24 to 28 (consec), Bishop's Gate and King's Lodging form a group, also King's Lodging forms a group with No. 3 Bridge Street and No. 41 Long Causeway.

PRIESTGATE

PETERBOROUGH

1/146

II

PRIESTGATE (South side)

Nos. 10 and 12

Early C19. Three storeys. Brick. Parapet. Stone cornice. Five windows; two are blocked single light windows, three are of three lights and rectangular in shape, double hung sashes with glazing bars. On ground floor, two six panel doors with three light rectangular fanlights. No 10 has a modern shop front. No. 12 has one three-light double hung sash window. The left hand quoin has been cut to include a modern shop front.

PETERBOROUGH

I/32

II

7.2.52

PRIESTGATE (South side)

No 16

Early C19. L-shaped building in brick with slate roof. Three storeys. Plain parapet. Five windows, flat arches, double hung sashes with glazing bars, two blocked. Panelled doorway with round arched ornamental fanlight.

PETERBOROUGH

I/148

II GV

PRIESTGATE (South side)

No. 26

C18 origin, C19 alterations. Brick, refronted in the mid to late C19 in ashlar. Modern tile roof. Two storeys and attics. Three hipped dormers, no glazing bars. Five windows in moulded architraves with tabs. Arcaded parapet with foliated capitals. Rusticated quoins. C19 doorway with bolection stone mouldings. Six panel door with plain rectangular fanlight. Plinth. Two steps. Two inset foot scrapers. Included for group value.

Nos. 26 to 30 (even) Trinity Presbyterian Congregational Church and the Museum form a group.

PETERBOROUGH

I/30

II GV

3.9.70

PRIESTGATE (South side)

Nos. 28 and 30 (Yorkshire House) (formerly listed as No. 30)

Probably C16 century origin, mainly refenestrated and much restored. Rubble and timber framed. Right hand and centre sections rendered. Irregular L-shape. Two storey irregular front elevation. Centre has gable to road with overhanging first floor, restored Three-light window with wood mullions. To the left, one four-light window to each floor. To the right, three two light windows. Modern gabled and rendered porch and panelled wood door. Modern 'Tudor' grouped chimney stacks. Overhanging eaves. Stone quoins.

Nos. 26 to 30 (even) Trinity Presbyterian Congregational Church and the Museum form a group.

PETERBOROUGH

1/147

II GV

PRIESTGATE (South side)

Trinity Presbyterian Congregational Church

Originally a five bay late Georgian house, converted into a church in 1864, when the centre bay was altered. Ashlar. Two storeys. Dentil and moulded eaves cornice. Four windows, double hung sashes with glazing bars, in moulded stone architraves with bolection moulded frieze and cornice, console

brackets to cills. Ground floor windows have pediments on consoles and with aprons beneath, causing the plinth to break forward. Rusticated quoins. Centre breaks forward. Ground floor has heavy rustication. Rusticated doorway with triple keystone with large blocked fanlight on the first floor in rusticated surround with console as keystone. Iron rectangular grille with palmette motif above the keystone. Round arched lower central window with keystone, flanked by pilasters, frieze and pediment with anthemion. Urns as acroteria at quoins. First floor window is below a low octagonal obelisk spire. Tall ashlar chimneys to left and right hand sections. Six panel double doors. Two steps.

Nos. 26 to 30 (even) Trinity Presbyterian Congregational Church and the Museum form a group.

PETERBOROUGH

4/28

II GV

7.2.52

PRIESTGATE (South side)

The Museum

1816. Originally a private house, then used as a hospital. Ashlar. Slate roof. Three storeys. Centre pedimented. Plain string course and parapet. Five windows; centre window section breaks forward under the pediment above the portico porch, which has plain fluted columns. Windows in recesses, stone architraves with string course continuing the heads. Longer windows to ground floor and over the porch. Iron balustrade to porch. Double doors of glass and wood. Two storey later wing to left.

Nos. 26 to 30 (even) Trinity Presbyterian Congregational Church and the Museum form a group.

PETERBOROUGH

1/31

II GV

7.2.52

PRIESTGATE (North side)

No. 35

Early C19. Brick. Slate roof. Three storeys. Heavy moulded stone cornice. Four windows, double hung sashes with glazing bars. Band at first floor sills. Ground floor windows in moulded shouldered stone architraves with recessed apron. Plinth. Plain shallow portico porch, band on frieze continues at sides supports stone bay window with pediment. Three steps; inset foot scrapers.

Nos. 35 and 37 form a group.

PETERBOROUGH

1/149

II GV

PRIESTGATE (North side)

No. 37

Probably early C19. Two storeys and attics. Modern tile roof. Two hipped dormers, casements, no glazing bars. Brick. Quoins and plinth rendered. Three windows, flat arches, double hung sashes, no glazing bars. Ground floor has two slightly segmental arched windows and six panel door with rectangular fanlight beneath a moulded wooden cornice. Overhang at eaves. Old brass name plate.

Nos. 35 and 37 form a group.

PETERBOROUGH

1/29

II GV

8.2.52

PRIESTGATE (North side)

No. 43

C18. Brick. Slate roof. Three gabled dormers, casements. Two storeys and attics. Plain stone cornice and band. Plain brick parapet. Double hung sash windows, flat brick arches. Later doorway in stone with cornice on carved consoles and modern double doors of eight panels

Nos. 43, 45, 49, 51 and 55 form a group

PETERBOROUGH

1/116

II GV

PRIESTGATE (North side)

No. 45

C18 origin, refronted in mid C19. Two storeys and attics in ashlar. Three flat topped dormers. Modern tile roof. Heavy dentil cornice and balustraded parapet. Five windows, moulded shouldered architraves, slightly segmental arches with keystone, band continues cills. Plinth. Doorway with modified Corinthian pilasters. Four fielded door under rectangular fanlight. Inset foot scrapers. Three modern steps. To rear, C18 wing of two storeys. Three windows, flush frames, double hung sashes with glazing bars. Two hipped dormers. Much altered.

Nos. 43, 45, 49, 51 and 55 form a group

PETERBOROUGH

4/27

II GV

7.2.52

PRIESTGATE (North side)

No. 49

C18. Brick. Modern tile roof. Modern brick to rear. Wood and moulded dentil cornice. Repaired parapet. Two storeys and attics. Three windows, double hung sashes with glazing bars. Three flat topped dormers with glazing bars. Three panel door with glazed rectangular fanlight in stone architrave with small cornice. Stone plinth. 'Sun' Insurance plaque.

Nos. 43, 45, 49, 51 and 55 form a group

PETERBOROUGH

4/26

II GV

PRIESTGATE (North side)

No. 51

Formerly the Vicarage. Late C17 and later. Brick parapet. Modern tile roof. Coursed rubble, stone dressings. Plain stone string course. Two storeys and attics. Rusticated quoins. Ashlar topped plinth. Three flat topped dormers with glazing bars. Moulded wood eaves cornice. Three windows, double

hung sashes with glazing bars, two of three lights, one of a single light, in stone architraves with keystone. Six panel door with semicircular plain fanlight, stone architrave with keystone.
Nos. 43, 45, 49, 51 and 55 form a group

PETERBOROUGH

4/25

II GV

7.2.52

PRIESTGATE (North side)

No. 55

C18. Brick, part rubble to side. Welsh slate roof. Two storeys and attics. Three flat topped dormers, slate hung sides, casements. Wood eaves cornice. Overhanging eaves. On first floor, three windows, segmental gauged brick arches. On ground floor, two flat arched windows. Two panel door, half glazed, set back in wood and glazed surround, rectangular fanlight. Moulded segmental architrave. Some panelling in entrance hall.

Nos. 43, 45, 49, 51 and 55 form a group

QUEEN STREET

PETERBOROUGH

1/152

II GV

QUEEN STREET (West side)

Nos. 4 to 8 (even)

Early to mid C19. Yellow brick. Slate roof. Red brick eaves cornice. Three storeys. Four windows, one blocked, gauged voussoirs, double hung sashes with glazing bars. C19 arcaded shop windows to Nos. 6 and 8. No. 6 has modern stall risers. Modern shop front to No. 4. All have half glazed door with one fielded panel. Passage door to right.

Nos. 4 to 10 (even) form a group.

PETERBOROUGH

1/34

II* GV

7.2.52

QUEEN STREET (West side)

No. 10

C18. Brick. Slate roof. Two storeys and attics. Three hipped dormers, casements. Four panel parapet with four stone urns. Moulded cornice. Five windows, double hung sashes with keystone. Glazing bars to first floor windows, modillion cornices to cills. Central Venetian window on four consoles flanked by four pilasters. Ground floor windows have no glazing bars. Recessed panels beneath all windows. Plinth with inset foot scraper. Pedimented doorway, double doors.

Nos. 4 to 10 (even) form a group

WESTGATE

PETERBOROUGH

1/21

II

7.2.52

WESTGATE (North side)

The Bull Hotel

Late C18, possibly on earlier core. Colourwashed stone, some brick and part roughcast. Hipped stone slate roof, overhanging on paired modillions. Two storeys and attics. Plain band. Seven hipped dormers, casements. Nine windows, flat arches, double hung sashes, no glazing bars. Carriage entrance. Modern doorway. Includes the Bull Hotel Buttery to the left in the same building. Two similar dormers. Rough rendered on brick ground floor. Plinth. Two windows have been ornamented later with moulded architrave with cornice and apron. Windows are flanked by two rendered labels with brewer's name. Two six-fielded doors.

Scheduled monuments

Name: Peterborough Cathedral Precincts, including Table Hall and Infirmary Arcade

UID: PE 140

List entry Number: 1003264

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Name: Touthill and site of castle bailey

UID: PE 153

List entry Number: 1006846

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Registered Parks and Gardens

Name: PETERBOROUGH CATHEDRAL PRECINCTS

List entry Number: 1001638

Grade: II

Date first registered: 30-Jul-2002

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

A series of gardens spaces dating from the C12, now of mainly C19 character, surrounding the Cathedral Minster Precinct buildings.

HISTORIC DEVELOPMENT

Roman remains occur on the site of the Minster Precincts at Peterborough and Bede's History of the English Church records Saxulf, made Bishop of Mercia in c 674, as the constructor of the first monastery. It was refounded in the C10 as a defended settlement named Burh which was fortified by the Normans and Tout Hill, a mount which survives in the Deanery Garden, survives from this period (Mackreth 1994). During the C13 the church was doubled in size and became an abbey and by 1539 a Benedictine monastery had developed around it, containing buildings, productive gardens, orchards, vineyards, cemeteries, and a herbarium. This layout is still reflected in the plan of the Precincts today. Extensive grounds were laid out around the Lodgings (later the Bishop's Palace) and the great Norman Gate was created. To the north of the abbey the Prior's Lodgings were developed (later to become The Deanery). Following the Dissolution of the Monasteries, the new Diocesan order came into being, the Bishop took over the Lodgings (the grounds of which were substantially reduced) and the Dean was installed in the Prior's Lodgings. The remaining monastic buildings became six Prebendal Houses and the occupation of the buildings and their gardens was ensured. At the beginning of the C19 a further phase of garden development took place as the Lay Folks' Cemetery was restored and given a picturesque quality under the direction of Dean Monk. Also during this period the gardens of the Bishop's Palace, The Deanery, and The Vinery were the subject of major developments, while all the Prebendal Houses were given Victorian gardens. At the beginning of the C20 the architect Edwin Lutyens (1869-1944) was commissioned to extend the Bishop's Palace, which he orientated on the existing refectory garden. During the C20 the layout of some of the garden spaces has been simplified but the general pattern and structure of the landscape retains its medieval origins, overlain by a Victorian character. The site remains (2002) in divided ownership, partly the responsibility of the Dean and Chapter and partly owned by the Church Commissioners.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The Minster Precincts lie in the centre of the city of Peterborough. The c 9.5ha site is bounded to the east by Vineyard Road, to the south by Gravel Walk and a car park, to the west by the Market Place and Causeway, and to the north by Wheel Yard and buildings running up to City Road. The generally level site is enclosed by walls and/or buildings which divide it from the city, the main view across its surroundings being afforded from a mount located in The Deanery garden.

ENTRANCES AND APPROACHES There are several vehicular and pedestrian entrances into the Minster Precincts. The main pedestrian entrance comes into the site from the Market Place on the

western boundary, through an arched gateway known as the Norman Gate into the Minster Court lying below the west front of the cathedral. Vehicular access is also afforded by the Wheel Yard entrance off Midgate in the north-west corner of the site, with a further pedestrian route entering the site off Bishop's Road in the south-east corner.

PRINCIPAL BUILDING Peterborough Cathedral stands at the centre of the site, surrounded by a collection of other historic buildings within the Minster Precinct wall. These include the Bishop's Palace, The Deanery, The Vineyard, Canonary House, Archdeanery, and The Infirmary. These structures and their interconnecting spaces span a period of over 1300 years of ecclesiastical use and together with walls and monuments contain sixty-two listed structures, including nineteen listed as grade I and six listed as grade II*.

THE GROUNDS The whole of the Precinct area is enclosed by either the Precinct buildings or a boundary wall. There have been few losses to the medieval wall which remains largely intact. Internally the grounds surrounding the Minster buildings are divided by walls into a series of discrete garden areas relating to each of the various buildings and their uses. From the main gate off Market Place the path leads into the Minster Court which is enclosed by the Precinct walls and is laid to grass, cut with paths. In 1718 this area was laid to gardens and orchards which by 1800 had become the garden for the Master of King's School. During the C19 the present character of grass areas set with paths was laid out and by 1886 (OS) the present (2002) straight path layout had been determined.

Immediately surrounding the cathedral building to north, east, and south are three cemetery areas. These include the Lay Folks' Cemetery (founded in the C7, remodelled by Dean Monk in 1822), the Monks' Cemetery (also remodelled in 1822), and the Canons' Cemetery. A perimeter carriage drive runs alongside boundary borders which are filled with mixed planting and some mature trees. The area within the drive comprises grass lawns set with flower and rose borders in a layout which changed little between 1718 and 1822. Alterations in the 1920s included the simplification of the planting, the removal of several mature trees, the relocation of headstones, and the redirection of the carriage drive, resulting in the character which survives today (2002). In 1828 Britton noted that:

in manner of laying out and embellishing the old Churchyard the Dean and Chapter have initiated one of the best practices of the Parisians. Here, as in Pere La Chaise cemetery in Paris, the graves are planted and embellished with willows, laurels, pines and various trees; shrubs and flowers.

To the north of the cathedral and Lay Folks' Cemetery stands The Deanery set in its own walled garden. Mainly laid to lawn with specimen trees, the garden is surrounded by a perimeter path running alongside mixed borders of Victorian character, containing a high proportion of evergreen shrubs on the south side and herbaceous planting on the north side. To the north-west lies the Deans Entrance and vegetable garden. In the north-east corner of the garden stands an C11 mound with a serpentine path running to its summit, and shrubs and evergreens planted on its slopes. From here there are views out over city. During the C11, Tout Hill, as the mound was known, was part of the motte and bailey defence of Peterborough Castle and in 1718 the Eayre map records it standing in the deer park attached to The Deanery, the grounds of which contained fishponds and orchards. In 1825 Dean Monk filled in the fishponds and began to develop the gardens, the mount being brought into the grounds at the end of the C19 when the deer park was lost to city developments. At this time Dean Barlow gave the gardens their present character.

Beyond the cathedral along the eastern boundary stands The Vineyard and its grounds. A vineyard was planted in 1147 but by 1718 the area had become a lawned garden to accompany the house. The lawns, dotted with trees and enclosed by a perimeter path alongside borders of mixed

evergreen shrubs and herbaceous planting, were laid out in the C19 and have changed little since that time, apart from the southern end of the grounds where two small C20 houses have been erected.

On the south-west corner of the cathedral is a small cloister, laid to grass with a cross path set beside a wellhead. This area formed the C12 cloister for the Benedictine monastery. It was destroyed in 1643 and then let to John Glover for use as a nursery garden on condition he supplied laurel leaves to the cathedral. In 1686 the diagonal path was laid in the grass and the area has changed little since that time. Beyond the cloister, in the south-west corner of the Precinct, is the Bishop's Palace, set in its own expansive garden which comprises lawns, a woodland garden, and a large kitchen garden. The kitchen garden is divided by box hedging which was planted after the Second World War when the area ceased to be used for growing vegetables. In 1302 Abbot Godfrey de Crowland's famed gardens stretched as far as the River Nene and were doubly moated (see plan in Harvey 1981). The Derby Yard, named as a corruption of 'herber', is now a city car park, but other sites identified by Harvey from 1302, persisting through Eayre's map of 1718, remain as garden areas. Bishop Hinchcliffe created a model farm here in 1769 which remained into the C20, but the main character of the gardens was determined in the C19 and much of this survives. In 1900 Edwin Lutyens designed a new service wing for the Palace which was orientated to fit in with the existing layout of the garden.

The south-east corner of the site is dominated by a collection of Precinct buildings including the Prebendal Hall, Norman Hall, Almoners Hall, Infirmary, and Canonry House. The medieval spaces surrounding these buildings were given a C19 garden character, which has subsequently been altered by C20 uses. The kitchen garden associated with Canonry House survives in part in the far south-east corner of the Precinct area, divided into two compartments by two rows of mature yews. The western half is now (2002) a car park, the eastern half partly laid to grass and partly cultivated for vegetables. The perimeter path surrounding the cultivated areas, shown in this position on the 1886 OS map, survives in this section of the garden.

REFERENCES

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Maps T Eayre, *Map of Peterborough*, c 1718 (BM Add Ms 32467 folio) *Map of the precincts of the Cathedral Church of Peterborough*, 1822 (Cathedral Library)

OS 6" to 1 mile: 1st edition published 1886

Archival items Many of the papers relating to the cathedral and its precincts are held in the Cathedral Library.

Description written: May 2002 Amended: September 2002 Register Inspector: EMP Edited: November 2002

APPENDIX B

Buildings of Local Importance

Buildings of Local Importance

The descriptions below have been extracted from the 'List of Buildings of Local Importance In Peterborough' (Draft for Consultation, February 2011) available to view at: www.peterborough.gov.uk/PDF/env-con-draftLocalistfinal140211.pdf and is intended to be a guide only. For further information please contact the conservation team at Peterborough City Council.

BRIDGE STREET

Peterborough Town Hall

Bridge Street

Reason for selection

Designed by E. Berry Webber (Southampton Civic Centre 1930, Dagenham Civic Centre 1936) Carefully detailed in a neo-Georgian style. Built between 1929 and 1933. The building provides considerable structure and interest to Bridge Street. Forms a significant local landmark.

Description

Built in red brick with Stamford (Clipsham) limestone dressings. Thirteen bay centre with lower two storey wings to north and south, ending in large arches (St Peters Arcade to north 'arch') Main entrance marked by a grant portico with decorated pediment (incorporating the crossed keys of Peterborough), and Corinthian columns. (White Hollington limestone, Staffordshire) This central feature is surmounted by a turret lantern and cupola. Central element with large tall arched windows. On the Bridge Street facade are 4 plaques, representing (from left) Civic Jurisprudence, with symbols of truth and justice: Education symbolised by the sphinx and the lamp; Biology with the human figure: and industry and Reward denoted by the sickle, scroll and hammer. Ground floor shops framed by stone pilasters and cornice.

4-6 Bridge Street

Reason for selection

The building reinforces the prominence of the listed grade II corner bank building (1-3, Cathedral Square & 2 Bridge Street). The building has very fine and distinctive architecture which adds considerable interest to the conservation area. Forms a local landmark with no. 1. and is an important part of the structure of the street. Well proportioned and retains most of its original features.

Description

Late C.19th. Two storeys above awkward shopfront; red brick built with dressings and band courses of stone. Elevation consisting of two identical bays beneath a pair of triangular gables. With stone dressings. Fenestration on each floor similarly organised. Each is of four single pane sashes divided by stone mullions, the centre two of each beneath a pediment (segmental to the first floor, scrolly and open to the second) so as to make these features tripartite. Large brick chimney stacks with projecting courses.

20, 22, 24 Bridge Street

Reason for selection

Likely that the building was erected by Burtons, the tailors, whose house style this once was. The first and second floor elevations retain their original features. Visually distinctive building providing significant definition to Bridge Street. Maintains continuity and adds variety to the street scene.

Description

Distinctive Art Deco / Jazz Modern façade, executed (probably) in reconstructed stone. Mid C.20th. Fenestration to both upper floors organised 1:2:1:2 1:2:1. where 2 is about three times the width of 1. Metal crittall framed windows. The bays articulated by attractive fin-like pilasters. Typically Art Deco decoration to window heads and aprons with chevrons, and to parapet.

40 & 42 Bridge Street

Reason for selection

The building has very distinctive architecture which adds variety and considerable interest to the conservation area. Forms a local landmark building opposite the Town Hall (building of local interest) and an important part of the structure of the street. Occupies a prominent position on the corner of Priestgate. Well proportioned and retains most of its original features.

Description

Ambitious, if overblown, neo-Georgian confection, offering some kind of challenge to the Town Hall portico opposite. Five bays; two storeys above detracting modern shopfronts. Brown brick with lavish stone dressings, including four rusticated quoins, the inner pair to the three bay centre which breaks forward. Timber sash windows with 6 over 6 panes. These quoins rise to a full entablature and a pediment loaded with tympanum sculpture – containing cartouche plaque and swags. – over the advanced centre. Above this again, a balustraded parapet. Part remains of the cornice and console brackets of earlier shopfronts.

92 Bridge Street

Reason for selection

Maintains continuity and adds variety to the street scene. Provides structure in the townscape and between grade II listed buildings.

Description

Retained façade to Rivergate scheme. Two storeys of yellow brick above modern shopfront. attempting to appear Victorian. Three bays; Subdivided timber sash windows – 2 over 2 panes – within chamfered reveals. Chamfered stone lintels. Deep platband at second story. Dentilled eaves cornice.

96-100 (even) Bridge Street

Reason for selection

Maintains continuity and adds variety to the street scene. Provides structure in the street scene.

Description

Three replica vaguely Georgian facades. Each of two storeys and two bays above unconvincing modern shopfronts with projecting bays and hooded doorways. Subdivided timber sash windows 4 over 4 panes. Two of the three facades are rendered; in the third the brickwork is left exposed for variety.

102 Bridge Street

Reason for selection

Maintains continuity with the larger group and adds variety and structure to the street scene.

Description

Later C19th retained façade. Three bays and two storeys. Yellow brick quite elaborately detailed with rusticated pilasters and quoins, frieze mouldings, etc. Architraved sash windows, those to first floor rather surprisingly furnished with bracketed pediments, the centre one with good decoration including swags. The ground storey has the entrance to Hill's Yard, perpetuating the memory that hereabouts the parents of Octavia Hill (late 19th c social reformer and co-founder of The National Trust) ran a seed merchants.

BROADWAY

Former Central Library (currently Imperial Bento)

Broadway

Reason for selection

The façade of the building has significant architectural quality which adds to character of Broadway, particularly the western side. Opened in 1905 by Mr Andrew Carnegie, the Scottish- American philanthropist and First Freeman of the City of Peterborough. The old library comprised reference, junior and adult rooms. Closed to the public in 1990. Landmark building.

Description

Square plan. Occupying a prominent site at the corner of Broadway and Fitzwilliam Street. Large two storey building with parapets. Built of red brick with stone detailing. Mansard slate roof. Four centre bays with lower end flanking bay to left and right with arched rusticated brick architrave to recessed first floor window and projecting keystone. Ashlar ground floor with projecting band. Ground floor windows have moulded architraves with keystones. Large flat roofed stone bay to north gable, stone mullion and transom windows with leaded panes. North gable ends in stone dressed oculus window. Modern glazed entrance doors.

Former Technical College

Broadway

Reason for selection

The façade of the building has significant architectural quality which adds to the character of Broadway, particularly the western side. Together with the former library and the adjoining building to the south (Weatherspoons) provides good structure to the street scene. Constructed in 1903 as the County Art and Technical school, a predecessor to today's Regional College.

Description

Rectangular plan set at right angles to Broadway. Two storey dark red brick building laid in Flemish bond under a Welsh slate roof with stone dressings. Five bays to north and matching bay to street with smaller bay to left. Left bay incorporates highly ornate stone door case with segmental pediment, single stone window to first floor with segmental pediment. Principle bays consist of paired tall windows at ground floor divided by stone mullions with stone surround and keystone. Large nine light timber transomed and mullioned windows with stone label moulding and keystone to first floor. Large shaped brick gables with stone coping and finials to principle front and end bays. Three smaller brick gables to intermediate bays.

16-22 Broadway

Reason for selection

The façade of the building has significant architectural quality which adds to character of Broadway, particularly the western side. Adjoins nos. 8-14 which are similarly expressed and grade II listed.

Description

Rectangular plan. The building embraces the entrance to Broadway Court. Late 19th c . Two storeys built in rust coloured ashlar with Welsh slate roof. A plain classical style. End blocks have open pediments with arched window. Tripartite window below to first floor with arch to central light. Central section has heavy and pronounced cornice. Three arched windows below, stone detailed with timber transomed and mullioned sections Three modern flat dormers to centre roof section Ground has modern shop fronts within stone fascias and pilasters, some with console brackets.

CATHEDRAL PRECINCTS

Gate to Minster Precincts Wheel Yard

Cathedral Precincts

Reason for selection

Provides definition to the Cathedral Precincts approaching from Midgate. The structure makes a significant contribution to the area and has local landmark quality.

Description

Stone (squared, coursed and with ashlar quoins) with iron (or mild steel) gates in George Paces' distinctive style. Separate pedestrian gate. Includes adjoining stretch of (mostly modern) wall running NE to, and including, gate piers to garden House.

CATHEDRAL SQUARE

Market Chambers / Long Causeway Chambers

Long Causeway & Cathedral Square

See entry under Long Causeway

Building above part of McDonald's

Cathedral Square

Reason for selection

The façade helps retain something of the street character of Exchange Street and is neighbourly to the listed group on the corner of Cumbergate.

Description

Façade only; subsumed into Queensgate. Painted brickwork and stone. Edwardian. Nicely detailed in a somewhat mannered Georgian style. Four bays, the outer pair breaking forward slightly and containing arched doorways, the tall keystones of which connect with the apron panels of the windows above. Between the doorways a modern shopfront, mostly glazed, replaces the original public house front. Above the shopfront architraved sash windows and a surmounting entablature and parapet.

Building above Queensgate entrance and flanking shops

Cathedral Square

Reason for selection

The façade helps retain something of the variety and incident of the street scene, and connecting this with the adjoining listed building (this again a façade) to the east, itself adjoining Market Chambers.

Description

Remnant of the former Greyhound pub (one of about half a dozen such once serving the market place). Probably later nineteenth century. Façade only, above reconstructed stone-faced ground storey; subsumed into Queensgate. Two upper storeys. Painted brickwork. Fenestration to each upper storey identical – sashes grouped 3-2-2-3. The whole beneath a Westmorland slated roof swept at the eaves (with, somehow supported, a brick stack at the ridge).

6 Cathedral Square

Reason for selection

Pleasantly detailed to first and second floors and provide interest to Cathedral Square. Maintains continuity of the building terrace and adds variety to the street scene.

Description

An unusual building but neighbourly to the curious listed buildings immediately adjoining to the west (Pizza Express building) and with them contributing a good deal to the limited surviving variety in the square. Inter-war; of three storeys beneath a steeply pitched tiled roof fronted by a peculiar pedimented gable – an equilateral triangle with mutules, like the cornice from which it is bracketed. Two storeys above a pair of modern shopfronts. Curiously, the upper storey is stone faced whereas that beneath is of brick. Both are evenly fenestrated, the latter with three shallow bows of five lights.

CHURCH STREET

4 Church Street

Reason for selection

Well proportioned and detailed building above ground floor. The form and composition of the building adds interest and distinctiveness in the street scene.

Description

Striking, if eccentrically detailed, later nineteenth-century building of four storeys. Four bays wide, the right hand bay incorporating a passageway through the building to the rear. Nondescript modern frontage at ground floor has replaced the fine Victorian shopfront of C.A. Barlow with its wide central fanlight. Otherwise, above this an effusive display of pilastered yellow stock brickwork, tripartite sash windows (lintels with keystones), cill and impost bands, as well as stringcourses decorated with paterae, rises through two storeys to a parapet, its once open balustrading now filled in. Above this again, in the two central bays, rises, improbably, a half-timbered gabled (again with paterae) loggia, once open but now glazed in.

COWGATE

Former warehouse / granary

To rear of 2 Cowgate

Reason for selection

A relatively rare and important surviving early predominantly stone commercial building.

Description

Rectangular stone and brick, gabled structure (former small warehouse or granary?) of at least eighteenth century origin, quite possibly earlier. West elevation, i.e. to yard: lower two thirds of stone – coursed rubble with intermediate courses of roughly dressed stone banding; upper third and visible gable wall of brick, in English bond. Three slit vents at high level under eaves. Pitched roof with modern clay tiles. East elevation (seen behind yard to Cross Street) now rendered under pitched slated roof. Centrally placed upper vent was formerly a hoist door; the hoist bracket only recently removed.

2 Cowgate

Reason for selection

Groups with Nos. 4 to 8 Cowgate to the west. Unique and distinctive architecture to the junction of Cowgate, Cross Street and Queen Street. A prominent local landmark building.

Description

Late nineteenth-century. Narrow entrance frontage to Cowgate – stone faced; long return into Cross Street – gault brick with quite lavish stone dressings. Cowgate frontage an oddly interesting design. A recessed centre beneath a wide segmental arch at first floor level above a projecting curved balcony. This between curved flanks, that to left carried up as a full rotunda, but now lacking its cap or roof (if this was ever completed). Large semi-circular windows, mullioned and transomed – some in stone, some in timber. The elevations generally bedecked with an attenuated superimposed pilaster order of dubious provenance. Heavy stone architraves to the upper windows towards Cross Street. The southernmost entrance bay to Cross Street the most extravagantly florid of all. Ashlar faced, and bearing the date 1897.

4-6 Cowgate

Reason for selection

Well proportioned and retains most of its original features above ground floor. The form of the building maintains continuity and adds interest in the street scene

Description

First half of nineteenth-century; still with Regency overtones. Two storeys of painted brickwork above modern shopfronts. Three bays of fenestration to each of the upper floors, but unequally

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spaced. At first floor three identical shallow bows, each with three sashes. At second, a pair of tripartite sashes and one single sash, all under stone lintels with keystones tight under eaves cornice; this latter projecting on paired brackets. Slated roof crowned by two prominent brick stacks each with a cluster of appropriate pots.

14-30 (even) Cowgate

Reason for selection

The long and uniform first and second floors elevations retain original character and provide significant definition to the area. The form of the building adds to the street scene and forms a local landmark.

Description

Long later nineteenth-century façade of two storeys of rendered (textured,) brick above modern shopfronts. Surviving console brackets suggest that there were originally, as now, three shop units with, in the centre, the narrow entrance passage to Keeble's yard. (To the rear extension in the north west corner of Keeble's Yard a pair of handsome Neoclassical stone architraves survive; presumably from an earlier building on the site). Fenestration to both upper floors groups identically in pairs or in trios; the individual lights, all with undivided sashes, divided by colonnettes but united by common lintels, those to the first floor with flat heads but the trios to the second with arched heads. String courses and a common eaves cornice emphasise the horizontality.

'The Drapers Arms'

29 & 31 Cowgate

Reason for selection

Until the 1990's the location for a long established Peterborough drapers shop of Armstrong and Sons, founded in the 1880's. The form of the building adds to the street scene and forms a local landmark. Well proportioned and retains most of its original features.

Description

Wide, quite ambitious, frontage of red brick with stone dressings above the full width shop front; this successfully adapted as a pub front with relatively minimal change. Both pub front and upper storey are tripartite in composition, the former retaining, in each third, an elliptical fanlight and coloured glazing.

Each of the three upper bays has itself, in turn a tripartite window, each of these a paraphrase of the ubiquitous 'Sparrow's House' or 'Ipswich' window popular with the late nineteenth-century. The bays are articulated by octagonal pilasters which rise through a parapet to finials, flanking in the central bay an elaborately shaped gable against the pitched roof behind and carrying an oculus with the date 1899.

32 Cowgate

Reason for selection

Another surviving nineteenth-century Peterborough oddity adjacent to a listed 'curiosity' next door at No. 34. No. 32, together with 2-6, 14-30, and 38, all on the south side of Cowgate, provide the 'tissue' in a very varied sequence of eighteenth and nineteenth-century commercial townscape, connecting groups of listed buildings. Important contribution to the character of the area. Adds to the street variety with lower ridge height and first floor detailing.

Description

Later nineteenth-century. Just a single storey above a modern shopfront and beneath a shallow pitched slated roof with decorative ridge and slender terminal stacks of brick and stone. But this first floor is most curiously fenestrated and detailed. The upper elevation, of painted brickwork and stone details, is articulated by pilasters between which sit a pair of tripartite sash windows, their mullions and architraves carrying cable mouldings rising to support triglyph-like blocks at the lintels, which, in turn, merge with a dentilled eaves cornice.

‘Milton House’

38 Cowgate

Reason for selection

Important in contributing to the linking ‘tissue’ of the townscape in Cowgate between groups of listed buildings. Well proportioned and retains most of its original features to first and second floor elevations. Its detailing and its size make a significant contribution to the street scene.

Description

Distinctively detailed later nineteenth-century building of two storeys above a single, not inelegant shopfront disfigured only by a nasty modern fascia, and the entrance to a yard containing the listed former barn at the rear of No. 40. Four bays of undivided sash windows, graduated in scale between the storeys. Yellow brick in Flemish bond, but enlivened by rather startling detailing to stone and brick dressings. The segmentally headed first floor windows have projecting lintels which start with stone haunches but between which are voussoirs of finely gauged red brick; both are hollow chamfered. The stone lintels to the second floor windows are simpler, but also project and merge with a red brick eaves cornice, its elaborated dentils between. Pitched roof with a pair of terminal stacks.

EXCHANGE STREET

10 Exchange Street

Reason for selection

Complements and completes an adjacent group of mostly listed buildings, returning around the corner into Cumbergate. Assists in keeping something of the remaining street character of Exchange Street. Will assume greater prominence in the NE corner of the new St Johns Square.

Description

Simple building of two storeys above a modern shopfront. Painted brickwork. Two window bays, widely spaced; altered fenestration beneath painted stone arches. Slated roof, a squat stack at the ridge.

GRAVEL WALK

St Peters House

Gravel Walk

Reason for selection

Picturesque building slightly at odds with its location. The style adds some distinctiveness and contributes to the character of the area. Forms a local landmark.

Description

Irregular plan. St Oswald’s Close, otherwise known as St Peter’s House. Two storey detached building rendered and painted. Display of early 20th c timber framing, used, largely decoratively, to principle elevations of an essentially brick structure. Pretty porch to gravel Walk. Single rectangular bay with timber railed balcony above. Two small gables to Bishops Road. Plain tiled roof with deep, swept eaves. Wood mullioned and transomed windows with glazing bars, casement windows to first floor. Originally tall decorative stacks now reduced. Purchased by public subscription as a memorial to Florence M Saunders, founder and benefactor of Peterborough District Nursing Association.

LINCOLN ROAD

Former Masonic Hall

Lincoln Road

Reason for selection

Former Masonic Hall. The entrance is currently (2009) from North Street, though the principal

elevation is to Lincoln Road (Entrance to the building seems to have varied from time to time; there is evidence of a blocked doorway towards the southern end of the main elevation). This main elevation is a curious likely expression of the symbolism of Masonic ceremonial activity. The origins of the Masonic Hall remain unclear though it would appear to have been constructed in 1864, possibly using materials (the limestone rubble at least) from the Boroughbury Maltings which earlier occupied the site. Architect R. Chamberlain, of Peterborough.

Description

Construction is essentially of random limestone rubble with brown brick dressings, apron panels, parapet, stack and decoration. Some minimal use of stone to window labels and mullions, all oddly detailed. The elements are symmetrically arranged about the prominent, centrally placed, stack save that at the north end of the elevation what appears as an extension, but which seems in fact to be coeval with the rest, is entirely in brick and has a two-light gothic window of sorts. The lower floor was, for nearly forty years, let to Messrs. Elgood, the brewers of Wisbech, for the storage of beer, before being converted by the masons for use as a dining room.

LONG CAUSEWAY

Market Chambers / Long Causeway Chambers

Long Causeway & Cathedral Square

Reason for selection

A series of buildings with very distinctive presence which provide considerable structure to the street scene and the City Centre conservation area. Well proportioned and retaining most of their original features above modern shops. Market Chambers was occupied for many years around the 1900's by R.J. Glass, Peterborough's first department store. Both are important local landmark buildings.

Description

Market Chambers: Substantial and dominant two and three storey building above modern shopfronts in 'high Victorian style'. Red brick with stone dressings and slate roof above modern shopfronts. Architecturally organised and richly decorated. Corner section formed in a series of three storey canted bays with stone bands incorporating window lintels. Cartouche with pediment to Cathedral Square. Coped gables above. Turreted to corner. Stone cornice and regular brackets. Tall brick chimney stacks with stone bands. To left, and linked, is a two storey symmetrical gabled building above shopfronts with two storey canted bay and flanking single windows with stone pediments. Series of four flat bays to Long Causeway with later two storey 3 bay addition. Together with Market Chambers provides a balancing element to No. 1 Westgate at the north end of Long Causeway. Long Causeway Chambers: Late 19th C. Built in a Neo-Georgian style. Regularly arranged and symmetrical two storey building above modern shopfronts. Red brick with stone dressings. Sixteen bays. End terminating gables with paired rusticated quoins forming three bays. Regular timber sash windows with 6 over 6 panes, keystones and stone cills. Central arched entablature containing cartouche plaque over the entrance. Stone cornice and regular brackets.

21 Long Causeway

Reason for selection

The building has very distinctive architecture which adds variety and considerable interest to the conservation area. Forms a local landmark with the adjoining no. 1 Westgate and is an important part of the structure of the street. Well proportioned and retains most of its original features.

Description

Very similar in style and detail to the adjoining return into Long Causeway of No. 1 Westgate (See ref C67) Probably a slightly later addition by the same architect (attributed to H. M. Townsend) Three storeys in red brick with stone bands and dressings above modern shopfront. Four light windowed

centre bay with mullions and transoms; single light windows flanking. Overall an elaborately shaped gable, without finial. Original stone console brackets survive to modern shopfront.

24 & 25 Long Causeway

Reason for selection

Nos. 24-27 & 34-36 (linked by listed nos. 34 to 36) comprise an extended group on the east side of Long Causeway which recalls the 'old market town' character of Peterborough, now substantially lost. An important element in the structure of the street. First and second floor detailing provide interest to the street. Maintains continuity and adds to the street scene.

Description

Pair of early nineteenth century buildings, each of two bays; rusticated quoins to outer party wall junctions. Two storeys above modern shops. Painted brickwork. Timber sash windows, subdivided 2 over 2 panes, with stone lintels, the 'keystones' delineated, over. Slated roofs; chimney stack to no. 24 only. Deeply projecting wooden eaves cornice supported on shaped paired wooden brackets.

26 Long Causeway

Reason for selection

Nos. 24-27 & 34-36 (linked by listed nos. 34 to 36) comprise an extended group on the east side of Long Causeway which recalls the 'old market town' character of Peterborough, now substantially lost. An important element in the structure of the street. First and second floor detailing provide interest to the street. Maintains continuity and adds to the street scene.

Description

Similar to Nos. 24 and 25, with which it groups. Painted brickwork. Sash windows, in this case divided 6 over 6 and 3 over 6 panes. Those to first floor having flat hood cornices supported on console brackets. At second floor simple stone lintels. Deeply projecting wooden eaves cornice on shaped paired wooden brackets.

27 Long Causeway

Reason for selection

Nos. 24-27 & 34-36 (linked by listed nos. 34 to 36) comprise an extended group on the east side of Long Causeway which recalls the 'old market town' character of Peterborough, now substantially lost. An important element in the structure of the street. First and second floor detailing provide interest to the street. Maintains continuity and adds to the street scene.

Description

Early / mid-nineteenth century. Two storeys above modern shopfront. Rendered brickwork. One bay wide only. Architraved surrounds to windows, that to first floor taller with flat cornice hood. Architrave to second floor cills supported on console brackets. Brick chimney stack with oversailing courses above roof of shallower pitch than those to nos. 24 to 26 to the north with which it groups. Hexagonal claypots to stack.

34 & 35 Long Causeway

Reason for selection

Nos. 24-27 & 34-36 (linked by listed nos. 34 to 36) comprise an extended group on the east side of Long Causeway which recalls the 'old market town' character of Peterborough, now substantially lost. An important element in the structure of the street. Lower roof form and dormers add interest to the street. Maintains continuity and adds variety to the street scene.

Description

Single storey above modern shopfronts. A pair, probably mid-nineteenth century, beneath a common roof with a pair of identical hipped dormers with timber divided sash windows. Rendered brickwork. First floor fenestration to no. 34 altered. Welsh slated roof overall, with swept eaves and

a pair of prominent dormers decoratively treated with slated cheeks, fancily wavy bargeboards and decorative leadwork. Groups with no. 36 to the south, with which the building line of Long Causeway breaks forward substantially.

36 Long Causeway

Reason for selection

No. 36 marks the southern end of the extended group comprising a residue of 'old market town' character in Long Causeway. An important element in the structure of the street. The building forms a focal point in views from the north. Pleasantly detailed to first and second floors and provide interest to the street. Maintains continuity and adds variety to the street scene.

Description

Former White Hart public house. Possibly of late eighteenth century origin. The building line of Long Causeway breaks forward considerably at this point (an element of the street pattern evident from the early eighteenth century, and very probably of much earlier origin) giving the building some prominence. Two storeys with three bays above modern shopfront. Brickwork now roughcast rendered. First floor with elegantly proportioned architraved window surrounds containing French casements with margin lights. Second floor fenestration with sash windows divided 3 over 6 panes, with stone cills but with central bay blind. Pitched slate roof behind coped parapet. Additional blind window recess to northern return which rises to a prominent chimney stack.

MEMORIAL GARDENS

Memorial fountain to Henry Pearson Gates

Bishops Road Gardens

Reason for selection

A locally significant monument. Provides some distinctiveness to Bishops Road Gardens.

Description

Set on north side of the garden, located against the wall of Almoners Hall. A stone memorial fountain erected in 1898 in honour of Henry Pearson Gates, the first Mayor of Peterborough in 1874. Once located in the centre of Cathedral Square and relocated to the garden in 1967. Fine Gothic Revival structure (designer possibly Pearson or Bodley) built by James Ruddle (1830-1898) Tall, octagonal, the middle stage largely open with delicate tracery. Crowning spire. The whole possible inspired by medieval friar's preaching crosses.

Soldiers memorial

Bishops Road Gardens

Reason for selection

The structure is well presented within the semi formal gardens and provides something of a focal point. Has landmark quality.

Description

In the centre of Bishops Road Gardens a simply arranged and constructed memorial to two British soldiers killed in N. Ireland. Small pile of boulders, artfully set with running water. Set on brick base and path.

NORTH STREET

The Ostrich Public House

North Street

Reason for selection

Forms a group with the Ostrich pub, Kilwinning Terrace, the former Masonic Hall, and, in the long view with St. Peter and All Souls Church. The building is an important part of the street scene and provides significant definition to the area.

Description

Public house at the angle of North Street where it turns west. Probably dating to the formation of North Street in 1837. Two storeys, brick, slated roof with a pair of tall stacks to the return. Painted brickwork, save for the slightly recessed brick quadrant which nicely turns the corner, this, from which the paint has been successfully removed, is comprised entirely of header courses, neatly corbelled out at the top angle. Three window bays to main elevation, all now with 8 over 8 paned sashes beneath flat gauged brick arches. Doorway between, asymmetrically placed. Two bay return, three of the four windows 'blind'. A band course, now carrying nicely appropriate lettering, wraps around at the storey height. Sympathetic recent additions to rear, including garden / yard enclosed by wall and railings.

1 North Street

Reason for selection

The building has good architectural quality and provides significant definition to the area. Adds considerable interest to the street scene and has a local landmark quality.

Description

Probably built at the end of first half of nineteenth-century. Still essentially in the Georgian tradition. Three storeys; yellow stock brick. Stone band course at first floor; surmounting stone cornice. Symmetrical five bay elevation to North Street, the central entrance bay breaking forward slightly with round arched doorway and architraved window over with tiny pediment. Two bay return to Westgate. Between, rounding the corner nicely, a curved, slightly inset, single bay. Sash windows throughout (beneath flat gauged brick arches) mostly not now subdivided. The first window bay to North Street 'blind'. Extended north in matching style in 1980's.

26 North Street

Reason for selection

Forms a group with the Ostrich pub, Kilwinning Terrace, the former Masonic Hall, and, in the long view with St. Peter and All Souls Church. The building forms an important part of the street scene and a landmark structure at the head of north street.

Description

Closing the view north along the north-south limb of North Street. First half of nineteenth century. Stone fronted; two storeys; slated roof with two stacks. Double fronted; almost symmetrical (entrance door not quite centrally placed). Identical tripartite sashes to all windows, beneath painted stone lintels. Plain band course at first floor. Randomly coursed rubble walling, but with quoins of ashlar. Brick flank to east elevation

'Kilwinning Terrace'

28-34 North Street

Reason for selection

Forms a group with No. 26, North Street, the Ostrich pub and former Masonic Hall. A terrace turning the corner from Lincoln Road into Geneva Street is similarly detailed. The terrace forms an important part of the street scene and provides good structure and enclosure to North Street.

Description

Dated 1875. Short terrace in yellow stock brick. Two storeys above altered shopfronts. Sparsely fenestrated, with altered sash windows in unusual rhythm, producing an elevation with markedly more solid than void than is general. Stone band courses are a continuation of cills at each storey – an unusual detail. Shallow eaves cornice on paired brackets. Flat hood architraves and console brackets with consoles to the cills.

PARK ROAD

Park Road Baptist Church

Park Road

Reason for selection

The building makes an important contribution to the character of the area, located at the junction of Geneva Street and Park Road. Highly distinctive architecture. An important part of the street scene, located opposite a grade II listed building and no. 40 Park Road (see above).

Description

Occupying a prominent site at the corner of Park Road and Geneva Street. Completed 1907 and built in red pressed brick with stone dressings beneath ample slated roofs. Planned originally (and paradoxically) in a roughly Greek cross configuration and executed, stylistically, in a late gothic idiom but with Arts and Crafts inflections, e.g. around the entrance and in the crowning lantern above the 'crossing'. The interior was extensively remodelled and subdivided horizontally in 1980's following the sale and demolition of the similarly styled and executed Barrass Memorial Hall. Both church and hall had been built directly following the loss by fire, in 1905, of the earlier Baptist Church in Queen Street.

2 Park Road

Reason for selection

The facade of the building has a distinctive and unique architecture which adds variety to the character of

Park Road and the conservation area. Adds to the structure of the street scene

Description

Curious inter-war building with a long two-storeyed elevation. Unaltered at first floor level above a parade of shops, these mostly altered save for some console brackets. The upper storey unusually and quite elaborately detailed in a mannered style of classical derivation. It may be that the façade is clad in a reconstructed stone rather than in ashlar, and that the mouldings are cast rather than cut. A pair of terminal 'pavilions', each of one bay set in a channelled rustication and delineated by elaborate panelled pilasters topped with curly pediments and carrying the monogram AT, or TA, scarcely rise higher than the five bay stretch between. The middle bay of these five is emphasised by a tripartite window. Otherwise all upper windows carry the same elaborate detailing to architraves, console brackets, entablatures and keystones.

4-16 even Park Road

Reason for selection

The buildings make an important contribution to the Victorian character of Park Road by providing structure and variety to the street scene opposite the Westgate Department Store which occupies the western side of Park Road. Significant and interesting detail to the varied range of buildings.

Description

Very varied group of 19th c buildings complementing the late 19th c additions to Westgate House opposite, representative of the whole stretch of the east side of Park Road between Westgate and Geneva Street, and similar in scale and variety to contemporary commercial and retail premises surviving in parts of Cowgate and Long Causeway.

Nos. 4 to 6 Now two premises. Two storeys of painted brickwork above modern shopfronts. Three equally spaced pairs of sashes to each storey, diminishing, and each with chamfered mullions and fancily detailed lintels. An equally fancy 'dentilled' eaves cornice, and a band of miniscule nailhead ornament marks the storey height.

Nos. 8 to 12). Pair of similarly gabled buildings above modern shop and restaurant fronts. Painted brickwork. Decorated verge to gables; an oculus to each lighting occupied roof storeys. Otherwise

the fenestration at first floor level differs – that to the southern one of the pair with five arched-headed lights.

No.14. Single storey above modern shopfront. Painted brickwork. Three recessed sash windows, their unequal spacing emphasised by a curiously continuous moulded label overall which collides with the fancy eaves cornice above.

No.16. Two storeys above modern shopfront, the upper one in a dormered roof storey. Painted brickwork. Two pairs of sash windows, each with cambered head, moulded reveals and mullion. A continuous flat stone band course is carried up over the windows. In the slated roof a pair of pretty dormers, their decorated gable tympana set within very deeply projecting verges.

40 Park Road

Reason for selection

A pleasantly articulated and detailed building which is an important part of the street scene, located opposite a grade II listed building and Park Road Baptist Church (see below).

Description

Small but distinctive and (externally unaltered) Victorian two-storeyed brick building beneath a slated roof. Yellow stock brick with bands and other dressings of red. Symmetrically double fronted about a slightly projecting entrance bay (the doorway, itself gabled and elaborately detailed with stone dressings, red and black brick relieving arch, sidelights, etc.) rising to a small gable, with decorative verge, projecting into the roof. Fenestration throughout of varied sash windows, those to ground storey paired and within slightly projecting bays on brackets.

PRIESTGATE

18 Priestgate

Reason for selection

One of several well mannered, mostly neo-Georgian C.20th. rebuilds which strive to maintain the illusion of Priestgate as the city's best surviving 'historic street'. Well proportioned building retaining most of its original features. The style and form add to the character of the area.

Description

Substantial mid-20th c. office building of three storeys. Neo-Georgian style. Brown brick, with stone dressings to entrance (pilastered and with shallow hood), plinth and cornice. Attention to detailing (though brickwork is in stretcher bond) such as to indented quoins to both the five bay centre, which breaks forward very slightly, as well as at the extremities. Fenestration is generally that of 6 over 6 sashes, save for a pair of tripartite sashes above the carriage entrance. The main entrance is within the outer western bay. The outer eastern bay spans the carriage opening through to the yard at the rear (which contains the Flying Services Association premises).

The City Club

21 Priestgate

Reason for selection

Significant architectural quality in the street scene – a prominent local landmark terminating views along Wentworth Street. Well proportioned building retaining most of its original features. Provides good definition to the area. Built by Henry Milnes Townsend (1845- 1917)

Description

Substantial, and quite proud, mid-C.19th commercial club of two main storeys above basement (railings to area) and nine bays wide in all. Double-pile plan expressed in end gables. The main elevation in its organisation, expression and articulation of 'latest Georgian' traditions. Gault brick laid in Flemish bond. The nine bays organised 3-2-2-2, pilastered between, and with a projecting porch in the first pair of bays from west. Sash windows, undivided, with shallow segmental arches and keystones; inset apron panels beneath. The pilasters rise to a balustraded parapet behind which

are slated pitched roofs from which rise substantial stacks. To the west is a lower gabled structure with a quite separate identity, which linked to the club. Buff brick, very plain if nicely detailed, save for three small windows, with oculus over, and simply indented quoins, all beneath a wide pediment-like gable with projecting eaves.

25 Priestgate

Reason for selection

Originally the Milton Estates Office. A carefully detailed building which, with others, contributes to the illusion of Priestgate as Peterborough's best surviving 'historic street'. An important contribution in the structure of the street. The style and form add to the character of the area.

Description

Mid-C.20th neo-Georgian office building of two storeys beneath tiled roof with hipped ends (with stacks) and half-hipped centre, all above deep eaves cornice. Reddish-brown brick in English bond; minimal stone dressings. Five bays, the centre, of three, breaking forward considerably and containing entrance. This has pilastered stone doorcase, shallow flat hood, panelled double doors and fancy fanlight over. Fenestration generally of 6 over 6 sashes (guaged brick arches over) save that a tall 6 over 12 sash lighting the staircase renders the facade slightly asymmetrical, as does an architraved opening in the left hand ground floor bay.

31 Priestgate

Reason for selection

Given the constraints of the time, quite a carefully detailed neo-Georgian paraphrasing. One of several rebuilds of the time which strove to maintain the illusion of Priestgate as Peterborough's best surviving 'historic street'. An important contribution in the structure of the street.

Description

Mid-C.20th rebuild. An office building of three storeys, rising to a parapet, and of five bays; the entrance in left hand bay. Buff brick, laid in Flemish bond. Subdivided sashes throughout, and hierarchically organised. Soldier arches over windows. Front door modestly pilastered and with shallow hood; five-panelled door with simple fanlight over. To the rear a much later wing. Limestone rubble of indeterminate date – All greatly patched, repaired and altered.

41 Priestgate

Reason for selection

Quite a carefully detailed neo-Georgian paraphrasing – one of several mid C.20th. rebuilds in Priestgate which contribute to the illusion of Priestgate as Peterborough's best surviving 'historic street'. An important element in the structure of the street. Focal point corner building.

Description

Mid-C.20th. office building of three storeys; brown brick and some stone dressings (e.g. to doorway on Priestgate frontage with scrolly open pediment). Main entrance from canted corner bay. Slightly longer return to Cross Street. Priestgate elevation bedecked throughout with tripartite, subdivided, sash windows; a tall staircase window between. Slated roof, hipped over canted corner, above eaves cornice.

QUEEN STREET

Queen Street Chambers

2 Queen Street

Reason for selection

A prominent local landmark building at junction of Cowgate, Cross Street and Queen Street. Provides significant variety and interest to the area. An important part of the street scene, particularly following the demolition of the former Norwich Union House and the creation of St Johns Square.

Description

Principal entrance to the Chambers from Queen Street, but with slightly longer return to Cowgate. (The four shops at ground floor level entered from the latter). Inter-war stone clad building of two storeys above shops, which will assume greater prominence with the creation of the new St Johns Square. Elevations to both Queen Street and Cowgate each of three bays between slightly projecting end bays; that to the former on a canted corner, those to the latter with the projecting bays, themselves canted. The cladding seems likely to be of reconstructed stone, with the detailing cast-mounted rather than cut, at least in part. For a similarly clad and detailed building see entry C50 (No.2 .Park Road)

WESTGATE**The Westgate Arcade****Westgate****Reason for selection**

The building adds distinctiveness to Westgate and the pedestrian link to the Queensgate centre Cumbergate. An important and visually distinctive market passage. The city's first 'modern' indoor shopping arcade.

Description

Built in the late 1930's to provide a link between Cumbergate and Westgate, old integral parts of the city centre. Two storey with a series of flanking shops to a standard design with timber frontages and recessed doorways. Marble floor. Lit by daylight from a high pitched central glass roof. Stairway access to a balcony at the northern end.

Westgate House Buildings**Westgate****Reason for selection**

A locally distinctive building which provides significant definition and character to the area and the conservation area.

Description

Westgate frontage contains principal entrances. Easternmost third: late nineteenth-century. Two storeys, including roof storey, above modern shopfronts with wrap-around canopy / fascia binding together the disparate additions and rebuilds of various dates. Orange pressed brick (Accrington / Ruabon?) with stone dressings to windows. Steeply pitched Westmorland slate roof with four oversized segmental pedimented dormers, originally behind balustrade. Same style returns for similar distance into Park Road via corner tourelle with copper domed roof and surmounting weathervane. Westernmost two thirds of frontage entirely modern (early 1980's?) reconstruction, but of interest in its own right.

The Park Road elevation, again in orange brick with lavish stone dressings, continues, first, with a bay with a large Serliana, followed by a stretch beneath a wide segmental pediment with swags (its windows lighting a former ballroom!). Then a spectacular procession of mullioned and transomed windows, in three or four tiers and of three, four, and in one case seven lights, all surmounted by a skyline with no less than sixteen varied shaped gables. The whole ensemble is of considerable townscape. A large projecting bracketed clock survives. (This is a memorial to the 31 Coop workers who did not return from WWI and was dedicated by the then Bishop of Peterborough before a huge gathering in 1921). A projecting bay towards the northern end is supported by consoles with masks and bears the legend 'The Peterborough Equitable and Industrial Cooperative Society Limited'. Several rainwater hopper-heads towards this end of the building carry the dates 1888 and 1895. A stone on this frontage indicates that the architect, for this part at least, was 'T HIND Esq. of

Leicester', and, although the wording is now largely obscured, the builder was very probably Thompsons of Peterborough.

The modern work to the Westgate frontage, together with its return into North Street, handles in a most imaginative manner the treatment of what are (save for the glazed curtain walling to the staircase bays above the entrances) essentially blind elevations. Considerable interest is imparted simply through the cleverly juxtaposed use and detailing of stock and common bricks in slightly contrasting colours, textures, bonds and planes, the latter advancing and recessing. The horizontality is broke by rounded vertical elements, more simply detailed, which rise full height in front of the steeply pitched Westmorland slated roof.

1 Westgate

Reason for selection

The building has very distinctive architecture which adds variety and considerable interest to the conservation area. Forms a local landmark in the city centre and is an important part of the structure of the area. Historical association being one of the two former retail stores (other opposite to Midgate / Long Causeway corner) owned by Peterborough family T. Barrett in the early 20th c.

Description

Substantial late Victorian building with an equally substantial return (including an addition in similar style see No.21) to Long Causeway; the latter providing something of a balancing element to Market Chambers at the other end of its western side. Facades organised essentially as comprising three gabled bays to Westgate with two to Long Causeway. Red brick with stone dressings. Three storeys above modern shopfront. Mullioned and transomed windows set into both canted and flat bays to both elevations. These rise to a distinctive style cornice. A narrow tourelle rises to turn the corner nicely; this is capped by a copper clad roof of oddly ogival profile. The upper storey has a series of shaped gables, all now lacking their crowning finials. This building has many of the characteristics typical of the late nineteenth century commercial development of London's Oxford Street (a building virtually identical in form and detailing survives in Oxford Street – west end, south side). Attributed to H. M. Townsend, Architect

3 Westgate

Reason for selection

No. 3 Westgate groups well with Nos. 1, 5 and 7 to form a sequence offering considerable variety and incident. The detailing and appearance of the building adds considerable distinctiveness to Westgate. The building forms an important part of the structure of the street and is close to listed buildings. Its position close to the junction with Midgate serves as a local landmark building.

Description

Late nineteenth-century. Two storeys above modern shopfront, in orange / red brick. Symmetrically organised tripartite composition, the parts separated by pilasters rising up into a stone coped parapet ramping up to dies carrying stone ball finials. Minimal entablatures above and below second floor mark the storey heights. Fenestrated with wood mullioned and transomed windows, that to the wider central bay, first floor with a flattened version of the 'Sparrow's House' or 'Ipswich window' beloved of late nineteenth-century commercial architects. Wide gauged brick arches to all windows.

5 Westgate

Reason for selection

The building forms an important part of the structure of Westgate. It relates well to the adjacent building (no. 7) and forms a good sequence with no. 1 Westgate providing variety and interest. Pleasantly detailed to first and second floors.

Description

Mid nineteenth-century. Two storeys and two unequal bays above modern shopfront. (The consoles of the original; shopfront survive) Painted brick. A low pitched tiled roof rises from a form of dentilled eaves cornice. Brick chimney stack to the western end of the roof. At first floor level the left hand bay has a single narrow sash window, whereas to its right is a projecting canted bay with sashes and a pitched roof. The asymmetry of the fenestration continues at second floor level, though here the right hand bay is simply a wider sash and consoles (brick) under the cill. Stone lintels to the windows are nicely chamfered.

7 Westgate

Reason for selection

The detailing and appearance of the building adds considerable distinctiveness to Westgate. The building forms an important part of the structure of Westgate. It relates well to the adjacent building (no. 5) and forms a good sequence with no. 1 Westgate.

Description

A fine and rare example of a building within the city centre with a surviving late Victorian timber shop front. Well proportioned and symmetrical about a recessed entrance door. Original timber mullions, pilasters and stallrisers remain. Two storeys and symmetrical arrangement above shop front. Painted brick. A low pitched tiled roof above oversailing timber eaves. Projecting canted flat roof timber bay with sash windows at first floor. To left and right are single narrow sash windows. A pair of 3 over 3 small sash windows at second floor, all with painted stone cills. Brick chimney stacks to centre and west gable.

Mansion House Chambers

10-14 (Even) Westgate

Reason for selection

The mid eighteenth-century Mansion House, demolished 1925/6, had been the home of Matthew Wyldbore (1722-87) MP for Peterborough in successive Parliaments. Well proportioned. The building adds distinctiveness to Westgate. The building forms an important part of the structure of the street and is close to listed buildings.

Description

Neo-Georgian. Inter-war. In massing, bulk and general character, and in the relationship with the Bull Hotel, to which the upper floors are now linked, evokes a memory in the townscape of the eighteenth-century Mansion House, demolished between the wars. Two storeys above modern shopfronts, to which some earlier console brackets survive. Ground floor entrance to left with rather grossly detailed consoles and hood. Upper floors in brown brick – Flemish bond – with three bays of sash windows between a pair of canted bays rising through both storeys, each with a flanking pair of rusticated brick pilaster strips. Finely gauged flat arches to sashes, but with stone keystones. Stone parapet.

15 Westgate

Reason for selection

The detailing and appearance of the building adds considerable distinctiveness to Westgate. The building forms an important part of the structure of the street and is close to listed buildings.

Description

Three storey façade above entrance to the Westgate Arcade. A sophisticated piece of pastiche Regency / early Victorian design. The building is presumably of 1928 and associated with the construction of Westgate Arcade (though this is usually given as mid -1930's). (It is possible that the façade is in fact a renovated and adapted structure of about a century earlier). Dated 1928 on rainwater hopper-head. Stuccoed finish Four bays wide, each with a vertical panelled treatment linking the sashes of first and second floors within moulded architraves. (The sashes subdivided 3 over 6 above 6 over 6 panes) The windows have apron panels and large superimposed keystones

over. Banded rustication between the window 'panels'. Moulded frieze and mutuled eaves cornice. Pitched slated roof with brick stacks at either end.

33 Westgate

Reason for selection

The building adds distinctiveness to Westgate and forms a focal point building viewed from Park Road. The building forms an important part of the structure of the street.

Description

Stone-faced, originally domestic, building in vaguely Jacobean style; now Co-op Bank. Provides a satisfactory termination to the vista from along Park Road. Upper storeys in coursed ashlar. Modern ground storey for bank in reconstructed stone, coarsely detailed. An oddly asymmetric composition of irregular bays, and variably recessive planes. Mullioned and transomed fenestration of two and three lights, but all with four-centred arched heads to the individual lights. The left hand bay projects slightly and rises, canted, to an ogival stone roof against a large shaped gable, sans finial. The square right hand bay breaks forward and rises to another, narrower, shaped gable, again minus its finial. Civic Society plaque – *'1985 to: Dr. Thomas James Walker MD FRCS JP 1835 – 1916 Lived and practised here He was a distinguished physician And surgeon and a Freeman of the City'* Dr Walker had the distinction of being the first provincial surgeon to be awarded an Honorary Fellowship of the English College of Surgeons, in recognition of pioneering work with hip and pancreatic surgery under anaesthetic. (Bracey)

44-48 (even) Westgate

Reason for selection

A visually prominent building to the corner of Westgate and Lincoln Road. Retains significant townscape interest at the entrance to the conservation area.

Description

Includes slightly longer return into Lincoln Road (properly Boroughbury Road) but principal entrance to upper storey at eastern end of Westgate frontage. Built 1928 (date on caratouche in gable / pediment of both elevations) possibly for Milton Estates. Single storey above shops. Interesting inter-war treatment of prominent corner site. Carefully detailed design executed in red brick with stone dressings unusually disposed in banks between fenestration retaining original Crittall or similar metal casements. Deeply projecting eaves cornice supported by paired shaped brackets. Slated roof above slightly swept eaves; two brick stacks atop. Shops (especially corner unit) retain much original detail – console brackets and coloured glazing to 'fanlight' zone. A subordinate entrance at northern end of Boroughbury elevation has arch formed with tile-creasing.

APPENDIX C

Chapter 5: Issues and Policies, Peterborough Cathedral Conservation Plan (2011)

Cathedral's anonymous and named architects are of **exceptional significance**.

4.7 ECOLOGY

The site is ecologically of **exceptional significance** for its size and position in the urban environment as a “green lung”. It contributes to the wider network of open spaces within the Peterborough area. The site as a whole is unique and special because of its size and extent within the tight urban environment and the fact that it has been in existence for centuries. The Bishop's Palace gardens are the most natural, with strong evidence that the grassland under the orchard and also the main lawn originates from ancient wildflower meadow, now a rare habitat type both in the Midlands region and the UK. This area supports a good range of habitats: old orchard, kitchen garden and woodland, creating an undisturbed refuge for wildlife because the area is in private use.

The building stone of the many ancient buildings, monuments, gravestones and garden walls is an often overlooked but significant habitat. It provides many opportunities for nesting and roosting sites, but also a micro-habitat for lichens, many of which take many years to establish.

The site contains a large collection of trees but their biodiversity potential has not been fully realised. There are many copses and small areas of woodland, but they suffer from a lack of structural diversity, in terms of age range and composition of the understorey layers (shrubs, field layer and ground cover). Sycamore is too dominant over the site and is further reducing the biodiversity of the wooded areas.

5 ISSUES AND POLICIES

5.1 INTRODUCTION

Peterborough Cathedral, its Precincts and associated buildings form a crucial element of the city's townscape. The Cathedral plays a central role in civic and cultural affairs, while continuing to perform the primary function that has been at the core of its existence since 1541: to be the seat of the Bishop, a vital symbol of Christian worship within the Diocese of Peterborough as well as on the national stage.

The Cathedral and Cloister represent the area covered under Ecclesiastical Exemption. Work therefore requires application to and approval of the Cathedrals Fabric Commission for England for major projects, or to the Cathedral's own Fabric Advisory Committee for lesser works. Any work within the Precincts likely to affect its archaeology also requires written permission from (and thus application to) CFCE. This is in accordance with the *Care of Cathedrals (Amendment) Measure 2005*. Many parts of the Precincts are also

designated within its two Scheduled Monuments. Most of the complex is also protected by Listed Building status at varying grades. The Cathedral and its Precincts also lie within the Peterborough City Centre Conservation Area – indeed, it is a defining element of it. This reflects the importance of the buildings, the functions they perform, and the spaces around them. Despite this protection and care the site and its significance can be vulnerable to threats, both physical and through inadequate information and/or understanding. This part of the Conservation Plan therefore addresses areas of vulnerability and establishes policies for dealing with them. The policies take due particular account of local, regional and national policies, especially as expressed in the Peterborough City Council local plan.

This Conservation Plan, once adopted, will be important in helping the Chapter to look after the Cathedral, its Precincts and its associated historic, culturally-significant buildings. It can be used as a basis for decision-making on conservation, maintenance and research in many areas, and will assist not only the Chapter but also its principal partners such as English Heritage and Peterborough City Council in this respect. It will help to underpin the prioritisation that will be necessary in deciding the order in which work should be done, in accordance with the Cathedral Architect's condition surveys, and which buildings and/or features should receive the most urgent attention. It will also be an integral part of applications for grant aid that may be required for the implementation of conservation and consolidation work.

The Conservation Plan should not be seen as a static document, however, not least because actions arising from it should render some of the policies obsolete. The Plan should therefore be reviewed on a regular basis, ideally at no more than five-year intervals and preferably in line with the quinquennial review of the Condition Survey. Reviews need not require a full re-consideration of every aspect of the Plan, but instead should look at advances in knowledge, appreciation of, and any perceived changes in, significance, and progress in dealing with issues and implementing policies. There may be merit in combining the review with the Quinquennial Inspection process, but this will depend on the timetables of each. It is also important to maintain the site-wide approach of the Conservation Plan, as Inspections may not be as extensive in coverage.

Policy A1: Subject to financial constraints, the Chapter and relevant partners will use the adopted Conservation Plan to assist them in managing the historic environment of Peterborough Cathedral, its Precincts and associated buildings. Management decisions will be taken in accordance with the principles and policies set out in the Plan, which will be subject to periodic review in the future at intervals of approximately five years.

The strategic, tactical and daily management of such an important and complex site is inevitably a major undertaking in its own right. It involves a wide and disparate group of organisations and individuals. The Chapter, clergy and their professional advisors are at the core of this, but others with vitally important roles include the Fabric Advisory Committee, the Company of

St Peter, the Friends of Peterborough Cathedral and the staff. The latter are a substantial and varied group in their own right, with vergers, choirs, bell ringers, gardeners, contractors, volunteer guides and welcomers all having important roles to play. The Church Commissioners hold an important portfolio of property within the Precincts, although they have been steadily reducing this in recent years. External partners with important roles and responsibilities include the Cathedrals Fabric Commission for England, English Heritage and Peterborough City Council.

Policy A2: The Chapter of Peterborough Cathedral will continue to engage with and call upon the assistance of a wide group of organisations and individuals in managing the buildings and grounds of the Precincts.

5.2 BACKGROUND TO THE SITE

5.2.1 Ownership, tenure, tenancy and management

The Chapter of Peterborough Cathedral is, and will continue to be, the main property owner within the Cathedral Precincts. This is obviously appropriate given the nature of the site and the principal purpose it serves, both ecclesiastically and in legal terms. No change to this principal right and responsibility is envisaged or required.

The disposition and ownership of properties and land holdings within and around the Precincts had been largely static for many decades, in the hands of the Chapter of Peterborough Cathedral, the Church Commissioners and the Bishopric Estate. The disposal of the southern part of the Bishop's Palace gardens to Peterborough City Council (or its predecessor bodies) was the only major exception to this, in stages during the 20th century. Until recently little variation from this position was expected, but more recently there has been a gradual and continuing reduction of the Church Commissioners' portfolio. Chapter are understandably reluctant to allow ownership of property within the Precincts to become fragmented. This would make it far more difficult to maintain control over management of the site, and could materially threaten the important ambience of the Precincts. Restrictive covenants and legal agreements could offer a degree of control, while statutory and planning authorities would exercise their roles irrespective of ownership. Nevertheless it would inevitably be more difficult to maintain unified management and control of the historic and built environment (and perhaps even the security of the site) if ownership were to become more fragmented. Chapter's response so far has been to purchase properties as they have been put up for disposal by the Church Commissioners. This has been possible so far because of the generous support of the Company of St Peter and others. Even so the financial pressure has been very considerable, and may not be sustainable if further significant disposals occur.

Both residential and commercial office tenancy arrangements are carefully

constructed and maintained by Chapter and its property and legal advisors. Monitoring of condition and arrangements for routine as well as larger works are aspects of leases. These are on full repairing terms where necessary. This needs to be properly monitored so that permission for work is requested before any changes are implemented, and all necessary ecclesiastical and secular consents are gained.

Policy B1: Chapter will maintain its portfolio of residential and commercial leasehold tenancies, and will take the appropriate professional advice (property and legal) in drawing up, reviewing and maintaining such leases. Chapter will ensure that all leaseholders and/or tenants are fully aware of and comply with all relevant requirements for ecclesiastical and secular permissions and consents to carry out work, eg application to Chapter and their professional advisors, and thereafter as necessary to the FAC and/or CFCE.

5.2.2 Use

The Cathedral Church of St Peter, St Paul and St Andrew in Peterborough is the seat of the Bishop of Peterborough and therefore is a centre of mission and the worship of Almighty God. It is the Mother Church of the Diocese and as such has a central role as a ministerial resource for the Diocese by providing a variety of liturgical services and supporting the ministry of the Bishop.

The uses to which the Precincts' properties and grounds are put is generally appropriate in type and level. There is currently no sense of over-capacity or undue intensity of use in any part of the Precincts, for instance, despite the commercial nature of many of the businesses based here. On the contrary, those businesses have a strong and appropriate sense of place, from their owners and managers down to junior staff. The mixture of church use, and ecclesiastical, private and commercial leases for residences and offices, and various other purposes (Education Centre, conference and hospitality facilities) provides a pleasantly varied aspect to the Precincts, and this is further enhanced by the respectful use of its open spaces by the city's population for congregation, rest and concourse. Buildings and open spaces alike are generally robust and well suited to their use, and the site as a whole stands up very well to the demands placed on it. There was no sense of 'fraying at the edges' during any of the site visits made during the preparation of this plan, even though many of them were carried out during busy times of the year (spring and summer) and usually at peak hours. Indeed the disruption caused by ongoing improvement works in Cathedral Square probably increased people's use of the Galilee Court in particular, but there did not appear to be any detrimental impact or anti-social behaviour.

Policy B2: Chapter in its management of the whole Cathedral Estate will always take regard of its primary purpose as a place of mission and ministry, which must always have the first call on the Chapter's resources of both buildings and finance.

Unfortunately some uses of buildings have been susceptible to the difficult economic conditions prevalent in the wider economy. Both the Cathedral's main catering facility (Beckets) and its Shop on the west side of Galilee Court have had to close within the last two years, and the Tourist Information Centre closed and relocated in 2009. The smaller Benedict Rooms and conference facilities appear to be better placed to respond to market conditions and have coped well thus far. The potential relocation of the Choir School into the areas vacated by Beckets and the Tourist Information Centre could open up Laurel Court for improvement. The changes likely to be needed in both sets of properties may be challenging for Chapter, their professional advisors and the Fabric Advisory Committee, and may require applications to the Cathedrals Fabric Commission for England as well as secular consents. Chapter will take the lead in these matters, and will continue to focus on the need for viable and appropriate uses for its buildings.

Policy B3: Chapter will continue to monitor the use of all parts of the Precincts and its buildings, ensuring appropriate types of intensity of use through its own practices, and through appropriate leases, terms and conditions wherever possible. Also Chapter will continually review its own commercial and other uses of its properties to ensure that these are viable financially and appropriate for the buildings and their fabric.

5.2.3 Records and disaster planning

Everyone involved with Peterborough Cathedral is all too aware of the sensitivity of historic fabric to disaster. This is not simply a matter of theory or observation of the problems visited on other buildings such as Hampton Court Palace, Uppark House and Windsor Castle. The fire in the Cathedral nave on 22 November 2001 was an appalling event (though the damage could have been far worse), and a reminder if one were ever needed of the vigilance required by everyone if we are to keep our priceless inheritance of historic buildings and contents. The potential loss of such a jewel as the nave ceiling is scarcely contemplatable, but something that could have occurred on that terrible occasion. Fortunately it did not. Many lessons were learned, however, with the immediate disposal of the remaining plastic chairs that were at the root of the fire being the most obvious one. It is difficult – perhaps impossible – to foresee every route or cause of disaster, and in the modern environment we live in, the potential for malicious damage is particularly difficult to predict. Nevertheless Chapter has been actively involved in devising fire and disaster plans, evacuation and salvage procedures, and general emergency planning. This has been carried out in consultation with its professional advisors and consultants, as well as with the local fire and emergency services and disaster response planners. Further work is probably required, both to ensure the currency and efficacy of current plans and to extend them to residences and offices within the Precincts where these are not yet covered.

Policy B4: Chapter will continue to maintain and disseminate the highest level of fire and disaster planning and awareness, and will continue to

maintain, develop and extend its fire, disaster, salvage and evacuation plans – not only for the Cathedral but for all its properties within the Precincts. Specialist safety audits and risk assessments will continue to be carried out as necessary to best current practice for fire, lightning, and other safety and security hazards. This includes provision for staff and contractors to receive appropriate and adequate induction and on-going training.

Considerable damage can be wrought by the actions of emergency services where they have no prior knowledge of major conservation and preservation issues, items of particular value (in its widest sense), management responsibilities, disaster plan contents etc. Regular contact at senior and day-to-day operational levels is very important, and this should be combined with joint planning and training exercises to ensure a secure and safe environment for the buildings and personnel in the case of an emergency. Chapter has six-monthly Fire, Health and Safety meetings with the emergency services.

Policy B5: Chapter will continue to maintain good working relationships with all local emergency services, including undertaking regular joint planning and training exercises.

Comprehensive records of the Cathedral, the buildings in the Precincts and their contents are or should be fundamental tools upon which sound management decisions are dependent. Decisions relating to physical intervention in particular should only be taken on the basis of the detailed understanding that such records provide. Accurate surveys will provide an essential repository of information in the unfortunate event of partial or complete loss of any aspect of the building in a disaster. They also provide a more thorough understanding of each element of the building and space around it and enable appropriate and effective research to be undertaken in a systematic fashion to inform future decision-making.

Policy B6: Chapter and their professional advisors will continue to develop and maintain a database (in hard copy and digital formats with appropriate storage locations and environments) of accurate architectural records for the interior and exterior of the Precincts buildings as resources and/or grant aid allow, to include:

- ***Site plan, floor/roof and ceiling plan.***
- ***Building sections.***
- ***Building services layout.***
- ***External and internal photographic records; photogrammetric records of each significant elevation (excluding modern fabric except in broad outline) and rectified photographs of all important interior structures.***
- ***A fabric typology survey (internal and external) identifying original fabric and subsequent phases of repair/restoration graphically, photographically and in text.***

5.3 CONDITION OF THE FABRIC

Peterborough Cathedral has been well served by generations of architects from at least the 18th century onwards, with numerous schemes of repair and renovation having been carried out on everything from a small scale to major campaigns such as the one just completed on the West Front. For the most part these have been dedicated to the conservation and preservation of historically significant fabric, and the generally good condition of the building today reflects this. The Cathedral's conservation, maintenance and repair needs are nowadays examined and reported on every five years through the preparation of a Condition Survey by the Cathedral Architect (with input from the Archaeological Consultant). This system is well established as best practice for historic buildings generally, and is clearly appropriate for Peterborough Cathedral. Maintaining the quinquennial inspection system, and implementing works according to the priorities established in the Condition Survey, will be critical for the future of the building.

In common with most Anglican cathedrals, the inspection regime is largely but not wholly restricted to the Cathedral. Condition surveys of specific buildings are always carried out before planning major works within the Precincts. This has happened in the last few years at the Precentor's Lodging, Canonry House and Canonry Cottage (the latter in particular having required comprehensive but sympathetic modernisation and conversion). Condition surveys are also sometimes commissioned where specific concerns arise over the current state of a particular building. Laurel Court House and Cottage were surveyed in this way in 2005, for instance. Finally some generic types of structure are also surveyed as and when the need arises. The Precincts' external and internal boundary walls were all surveyed in this way, again in 2005. Other buildings are examined at the start and termination (or review) of leases, but this may not be to the same standard as for full quinquennial inspections.

Policy C1: Chapter and its professional advisors will maintain the system of Quinquennial Inspection of the Cathedral fabric, and will act on the prioritised recommendations for action. Chapter will also continue to extend the system as appropriate and necessary to include Condition Surveys for other historic buildings within the Precincts, subject to the availability of financial and other resources and grant-aid. A co-ordinated and prioritised action plan for the whole estate would be the next step forwards to implementation.

Peterborough's Precincts appear from superficial examination to be mainly in fair order, but the built fabric and environment must be considered as being vulnerable to:

- Neglect arising from future funding pressures on the Chapter of Peterborough Cathedral, other property owners and leaseholders;
- Inappropriate tenancies or misuse of tenanted property;
- Inadequate protection to the built environment and fabric resulting from inappropriate or ambiguous wording of repairing liabilities in leasehold contracts;

- Inappropriate maintenance or repair works commissioned by property owners or tenants, as a result of lack of effective and practical guidance on the character, conservation value and needs of the built environment;
- Inappropriate alterations or new works to property, arising through lack of understanding or definitive controls established through leasehold terms, and/or lack of effective and practical guidance on the significance and vulnerability of the Precincts' built environment;
- The absence of a comprehensive quinquennial inspection programme for the whole estate and, by implication, a proficient planned maintenance programme;
- Vandalism or arson; and
- Unforeseen disaster or failings in the disaster management plan and related procedures for the Precincts.

Policy C2: Chapter has established and will maintain a cyclical maintenance schedule for the Precincts. This involves routine matters such as regular clearing out of drains and gutters, checking for loose or missing tiles, keeping external and internal paint finishes in good condition, and similar measures as advised by the Cathedral Architect.

Policy C3: Major programmes of work are an inevitable fact of life in large historic estates such as Peterborough Cathedral and its Precincts. Walls, roofs and other structural elements cannot be maintained in good condition indefinitely, even with good maintenance. Chapter will continue to plan for such future works within its annual and forward budgeting.

It is important to ensure the retention of historic fixtures and fittings in buildings whether listed or not. Many (eg right-angle exposed hinges, neo-classical door furniture) are highly characteristic and make an extremely important contribution to the visual appeal of the buildings. They are also of historic interest. The various fixtures and fittings designed by George Pace in the second half of the 20th century are a distinct and important element of this group/issue. While it may seem obvious that such items should be retained, it is not always something that is taken fully into account during restoration work. It is clear, for instance, that modern door handles and window furniture were used extensively during renovation of 3-5 Minster Precincts in 1999. It is possible that the original fixtures had survived (not least because right-angle hinges and other fixtures do survive in places), but it is difficult to demonstrate this now (it is not clear whether a pre-work photographic survey was made). No attempt seems to have been made to match the door handles with existing historic ones in Precincts buildings.

Policy C4: Chapter and its professional advisors will ensure that historic fixtures and fittings are retained during restoration or any other works to Precincts buildings unless the condition of those items means that they are beyond repair or retention, or they are demonstrably later insertions that are inappropriate in their context.

Policy C5: An archaeological photographic survey to at least English Heritage Level II will be carried out before substantial works to Precincts buildings.

The fabric of Peterborough Cathedral and the historic buildings within its Precincts are of exceptional importance. It is essential that any building, restoration, renovation or maintenance work is carried out in a sympathetic and sustainable way, normally using traditional materials and techniques. Where necessary this will involve like-for-like use of materials in as much as this is feasible and appropriate. It is not always advisable to use salvaged bricks in conservation work, for example, because it can be difficult to source enough material of an appropriate quality that matches the existing work. Similarly it can be very difficult to replace historic stone slates with new material because of quarry closures (eg Collyweston). Nevertheless it is axiomatic that a good conservation-based approach will usually require the use of materials that are as closely matched as possible to the original fabric. The use of inappropriate materials and replacements (eg uPVC windows) must be avoided in historic buildings and areas. Lime mortar should be used.

Policy C6: Appropriate conservation-based materials will be used in all works to historic fabric throughout the Precincts. Modern techniques and materials may be appropriate where buildings have little or no historic significance, or the materials enhance the preservation of the property without altering the appearance.

Furthermore, securing the ongoing good condition and structural stability of historic fabric will require the best technical knowledge available in the fields of building conservation and structural engineering. It is thus essential that the specification, execution and recording of any works to historic fabric (and any interventions that may affect the below ground archaeology) are undertaken by suitably qualified and experienced professionals and craftsmen. Normally this will take the form of appropriate conservation accreditation from the relevant professional institute or similar body. Preferably they should also have experience of working at the Cathedral and Precincts as well, or at the very least on similar historic buildings in Peterborough and its region. While the responsibility for day to day supervision would rest with the contractor it is important that Chapter and their professional advisors (in this context principally the Cathedral Architect) maintain an overview of the quality of works. This would be carried out in conjunction with the Cathedrals Fabric Commission for England and/or the Fabric Advisory Committee for the ecclesiastical exemption area, and by Peterborough City Council elsewhere. English Heritage has a clear and important remit, especially where the 20 Grade I Listed Buildings are concerned, but also more generally. They also have a specific statutory responsibility to ensure compliance with any scheduled monument consents that are granted. The Cathedral Archaeologist will be responsible for overseeing any recording works and must be fully involved in the planning of any interventions to the historic fabric or below ground interventions in the scheduled areas.

Policy C7: Where works are proposed to historic fabric, only consultants suitably accredited, qualified and experienced in working with the conservation of historic buildings and structures will be employed. Contractors engaged to work on historic fabric will also be suitably qualified and experienced in conservation techniques.

Policy C8: Chapter's professional advisors will monitor all conservation-based works to ensure a high standard of quality and the use of appropriate materials and techniques, consulting with CFCE, FAC, English Heritage and/or Peterborough City Council.

5.4 UNDERSTANDING

5.4.1 A framework for enhancing knowledge of Peterborough Cathedral

The Geographical Information System (GIS) being developed for Peterborough Cathedral and its Precincts is a very powerful tool for research and management. Its current use is mainly for archaeological purposes but it can be equally useful in virtually all other areas of Cathedral and Precincts management. There may be some adjustments needed to ensure maximum usability by all (eg in mapping levels and conventions) but this should be readily achievable.

The GIS also provides strong links to other resources, especially the Peterborough City Historic Environment Record in which it will be embedded. Other important sources of information include the National Monuments Record and online resources such as the Heritage Gateway and Magic.Gov.⁴ These also provide links to statutory designation information (eg Listed Buildings Online via the Heritage Gateway and an abridged version of the Registered Park and Garden entry via Magic.Gov). There are gaps, however, in that the Scheduled Monument description is not available online at Magic.Gov. The GIS also needs to be a dynamic tool, subject to constant development and addition as fieldwork and research are carried out in the future. It will not retain its value if it is viewed as a static or complete entity. A specific period of review may not be necessary, but could help to focus understanding in Chapter and at English Heritage of how the database needs to develop.

Policy D1: The City Council will maintain and continue to develop the Peterborough Cathedral and Precincts GIS as a major resource for the understanding and management of the site's historic and present environment. This will be supported by Chapter.

In archaeological terms there are essentially two types of project that are likely to occur at the Cathedral and within the Precincts. These are opportunistic (eg project-dictated watching briefs, evaluations etc) or

⁴ www.heritagegateway.org.uk; www.magic.gov.uk.

dedicated (research-based). The Cathedral Archaeologist is tasked with the preparation of a report on the Precincts' archaeological potential in line with requirements of the *Care of Cathedrals (Amendment) Measure 2005*, and to present a report annually thereafter on progress towards achieving the aims of this report. The Cathedrals Fabric Commission for England published guidance on this in October 2009. This establishes an outline of the anticipated content of the report but also acknowledges that the circumstances and thus the detailed content will vary considerably from cathedral to cathedral.

Policy D2: The Cathedral Archaeologist (on behalf of the Chapter) will prepare a report on the archaeological potential of the Cathedral and Precincts in line with the CFCE guidance, after budget approval. This will take full account of the assessments made in this Conservation Plan.

The report will need to consider both the plan extent *and* depth of below ground archaeological remains. Deeper features in particular may be waterlogged, with high potential for survival of organic remains and evidence of the past environment⁵ within the Precincts. This can also apply to 'moats'/the western culvert, canals and wells, as well as the reredorter or any garderobes/cess pits. It is important that due provision is made for the study of the Precincts' past environment when this is relevant in planning projects.

Archaeology, of course, is not restricted to buried remains. It includes surface remains such as earthworks and historic paving, and the built fabric of the site in stone, brick, tile, timber and other materials. These all merit full and detailed consideration. The Cathedral's potential for dendrochronological studies has already been demonstrated, for instance.

Policy D3: The professional advisors will advise Chapter on the Precincts' potential for environmental archaeology as part of the Precincts report, and due provision will be made for such work in planning projects. The professional advisors will also advise Chapter on the at-surface and above-ground archaeology of the Cathedral and Precincts both in the Precincts report and through specific provision in project planning in these areas, subject to external funding.

5.4.2 The development of the site through time

Any advances in understanding of the prehistoric, Roman and pre-monastic Anglo-Saxon background of the site are likely to come about through opportunistic work or as a secondary adjunct of monastic/cathedral-based research. These pre-ecclesiastical periods do not appear to be critical to the foundation and development of the religious community and its environment, and are therefore unlikely to be priority areas for the research agenda.

⁵ For example, ancient pollen, cereal grains, seeds, beetles, molluscs etc can be preserved in the right burial conditions. Many of these are very sensitive indicators of past environments, such as molluscs that can only survive in particular conditions (dry, wet, stagnant water etc).

In contrast, knowledge of the Anglo-Saxon monastic buildings will surely be a crucial part of the archaeology report. At the moment understanding of the form, use and extent of the monastic church is restricted, and seemingly of the later building rather than the primary church. The same can be said only more so for the contemporary Precincts and buildings, of which next to nothing is known at present. There is a much better understanding of the medieval and later Cathedral and Precincts, but there are still many important areas for research. These include (but are not limited to) the form and development of the cloister and its ranges (including the Chapter House), the Infirmary plan and development, other 'halls' around the south and east sides of the Precincts, the Abbot's Lodging/Bishop's Palace (and its own complex of buildings), land use and management, and the original whereabouts of the King's Lodging. There are also questions on the relationship of the bounds of the Precincts and the shifting city centre. This affects how we perceive buildings now, for example the Almoner's Hall, seemingly peripheral and on the wrong side of the Precincts now, but not so when it was built. This is important in understanding how the Precincts and its buildings developed. These are not only matters of academic interest – they feed through into better protection (especially the Scheduled Monuments) and management of the site. These questions extend fully through the Dissolution and throughout the post-medieval period, because the layout of medieval buildings clearly had some influence on how the Precincts was developed through into the 19th and early 20th centuries.

Policy D4: The professional advisors' reports will develop robust policies for enhancing understanding of the site's origins and development, especially in its ecclesiastical history, subject to external funding.

5.5 INFORMATION RESOURCES

The Chapters of all Anglican cathedrals are required to compile and maintain an Inventory of contents in their ownership. This is a statutory responsibility under the *Care of Cathedrals (Amendment) Measure 2005* (as indeed it was in the original Measure of 1990). The geographical coverage of the current Inventory, however, is not clear. The List of Outstanding Items only appears to contain and refer to objects in the Cathedral. CFCE Procedural Guide 6, para 5.3 is explicit that the Inventory should not be confined to the Cathedral but should 'include ... relevant objects in the Deanery and Canons' houses, or objects in gardens in the close'. There are many items of furniture, paintings, books, fixtures and fittings that do not appear to be in the Inventory.

Policy E1: Chapter and the Fabric Advisory Committee will review the current extent of the Inventory, and if necessary will update it to take account of objects owned by Chapter in buildings other than the Cathedral if these are not already included.

Unfortunately it is rarely possible or advisable to allow extensive open access to historic collections because of security concerns, especially where valuable collections are concerned. This is undoubtedly true of the Cathedral's collections, which include valuable artefacts, artworks and church plate. Information such as the Cathedral Inventory will therefore need to be kept on reserve to protect the security of the collections.

Policy E2: Chapter will reserve access to security-sensitive information in the Cathedral Inventory.

The Cathedral has a small but very useful library of antiquarian, historical and archaeological publications to do with the monastic/cathedral site and its place within Peterborough and its wider context. The library is probably an under-appreciated resource but it is well used by local historians and the Cathedral Archaeologist. The Cathedral's primary archives, of course, are a vital source not only for the Cathedral's building, history and mission but also for the wider history and development of the city and its community. The building has been central to the city's life throughout its history, and the resources of one can help in understanding the other. Most Cathedral papers are and continue to be lodged at the Northamptonshire Record Office. The NRO is an excellent facility and provides a permanent repository with full archival storage conditions – for as long as Northamptonshire County Council maintains it. Museums, libraries and archives regularly come under funding, and thus political, pressure unfortunately, but the NRO seems secure in the long term despite this. The Peterborough Record Office could offer an alternative location in the future but there would be issues of transfer from NRO to deal with as well as the same issues of funding and political changes. Therefore there is no immediate prospect of a change in archiving policy, but the paper produced for Chapter by the Cathedral Architect and Archaeologist should form the basis for further consideration of all issues surrounding the Cathedral's own archives, as well as its archaeological archives and collections.

Policy E3: Chapter and the Fabric Advisory Committee will revisit the issue of general and archaeological archives with the 2007 paper by their professional advisors as the starting point for discussion and decision-making, including the possibility of bringing the archives back to Peterborough. Wider public awareness of and appropriate access to the Cathedral's archives and collections is an important longer-term aim.

The collection of architectural fragments and other worked stones held in the Lapidarium provides invaluable insights into the form and development of the abbey and cathedral through time – especially the lost monastic elements. Unfortunately there is no comprehensive catalogue of the worked stones, and therefore it is not fully integrated into the Cathedral Inventory. There is little or no point in starting this process, however, until the long-term storage of the stones is addressed, as stated in the Cathedral Architect and Archaeologist's joint paper (2007).

Policy E4: Chapter and its professional advisors will move forward to establishing an adequately sized, controlled and resourced space for the Lapidarium, which should then be catalogued as the first stage in a proper assessment of its research potential as funds permit.

5.6 INTERPRETATION, PRESENTATION AND TOURISM

The provision of interpretation and information at the Cathedral and around the Precincts is varied both in media and content. Most of the welcoming and other information about the daily round of services and events at the Cathedral is provided on display boards on the outside of the Norman Gate and on a large board inside at the entry to Galilee Court. These are obvious and sensible locations given that the majority of visitors will approach and enter from this direction. The main display board is very large but not obtrusively so. Interpretative provision is more widespread. There is a good exhibition in the north aisle of the nave, and various display boards around the cloister and elsewhere in the Precincts (eg Hostry Passage and the Deanery Garden). Several of these were in poor condition and were renovated successfully during 2009, but in some cases the content may also need review. The boards in the Deanery Garden are more recent and not in the same format and style as others in the Precincts. The lack of uniformity is not a major issue, as access to the Deanery Garden is mostly at specific times (eg open days) or by arrangement. It would be appropriate, however, to examine the overall style and content of display boards in the Precincts sooner rather than later.

Policy F1: Chapter will review the condition and content of interpretative display boards in the Cathedral and Precincts, and amend or renew these as they pass beyond reasonable repair.

Guidebooks and information leaflets are updated as necessary, and need to inter-relate with boards and other interpretative media. Interpretation through information technology and audio-visual devices has excellent potential at historic sites. Peterborough Cathedral seems to be reasonably well catered for in these areas, with an online VR tour and interactive panels in the nave. The latter are excellent, particularly in their presentation of the nave ceiling, but they seem somewhat under-used – this may be a matter of location or of audience resistance, although people are usually very keen to use this kind of display. The ‘Petercam’ on the website is also a good and innovative, if remarkably simple, idea.

Policy F2: Chapter will continue to research and develop the use of modern media in the interpretation of Peterborough Cathedral, taking care not to let the media intrude either physically or visually onto the Cathedral or the appropriate spirituality of visitors’ experience of it.

The Cathedral and Precincts are one of, if not the, main attractions in the city for visitors. The current improvements in the city centre will enhance the overall environment of the site, and other attractions such as the city museum

and other historic buildings will continue to be a draw. Despite this the Cathedral and Precincts are likely to remain as the principal attraction. It is therefore important to maintain contacts between the city and Cathedral authorities so that information, interpretation and facilities are mutually supportive at all times.

Policy F3: Chapter will continue to work closely with Peterborough City Council on all matters related to tourism, security and visitor management within the city and the Precincts.

5.7 PHYSICAL ACCESS

The provisions of the *Disability Discrimination Act 1995* came fully into force in 2004. The provision of equivalent and inclusive access for all to historic sites and buildings open to the public is therefore a legal requirement as well as a desirable aim. Having said that, it is accepted in law (and Part M of the associated Building Regulations) that the historic, archaeological and architectural sensitivity of the fabric must be taken fully into account when devising new access arrangements, and will take precedence if access proposals would involve unacceptable intervention in and loss of significant fabric. The exceptional visual quality of the Cathedral's and Precincts' architecture and landscape are also extremely important and need to be protected. The visual impact of any proposals and their effect on this aspect of the site's significance would therefore be vital considerations as well.

Accessibility generally seems to be good in the public areas at the cathedral, and to a lesser extent within the Precincts. Most of the grounds are level or with minor gradients (which are common to all), and where steps do exist (eg from the nave directly into the cloister) alternative routes are available. There are some areas where access to cellars/basements or upper floors are difficult, such as the St Nicholas Chapel in the Norman Gate and the Knight's Chamber in the Bishop's Gate, but these are not currently in public use.

Policy G1: Chapter will take full account of equivalent and inclusive access in all its planning for use of space within the Cathedral Precincts, using and updating its access plan as the yardstick for decision-making. It will always be the case, however, that accessibility must be balanced with concerns over the fragility, sensitivity and character of historic fabric and below-ground archaeological remains.

5.8 PROTECTION

The ecclesiastically exempt Red Line area established by and with the CFCE seems appropriate, with no obvious need for revision or amendment. The areas of the two Scheduled Monuments (PE 140 and 153), however, do not appear to be soundly based. Many open areas are excluded (part of the Deanery Garden, all of Galilee Court and the cemetery), while the ground under several important historic buildings (eg most of the Infirmary complex,

Norman Hall and Archdeaconry House) also appears to be excluded (this is not usually the case). The site of the Chapter House is also not covered. This could be less of an issue if a unified system of Heritage Asset designation were introduced as envisaged in the 2008 White Paper, but there seems to be little prospect of this in the next year or two at least given the nature of the parliamentary process and timetable.

Policy H1: Chapter will support the suggestion that the status and extent of the Precincts' two Scheduled Monuments need to be reviewed. It is important to have a common understanding of the extent of ground that ought to be deemed as of schedulable quality. This can be the first step towards a review by English Heritage of designation and unified Heritage Assets if such a system were brought forward in the near future.

Listed Buildings within the Precincts may also need some review of the status and/or grade in some cases. The majority of cases are clearly correct and appropriate, although it is not always easy to determine which lengths of boundary walls (both to the Precincts and individual gardens) are listed. There is also one apparent anomalous entry – the Victorian north-west gate into the Precincts is still included on the List even though it was demolished to make way for the existing gate in the late 1970s. That is presumably an accidental anomaly that needs to be removed, but it is unclear whether the old Listing is still deemed to apply to the existing gate. Any listing review would be carried out by English Heritage's regional or specialist architectural teams, in consultation with Chapter, their professional advisors, and Peterborough City Council's planners and conservation officers.

Policy H2: Chapter would support a review of the status of listed buildings where necessary and appropriate.

The Registered Park and Garden covers virtually the whole of the Precincts (only 3-9 Minster Precincts are excluded). The extra-mural strip of land alongside Vineyard Road is also included. The gardens and car park along the southern margin are not, but this is not a cause for concern as they are included (as indeed is the whole of the Precincts) within the City Centre Conservation Area. Peterborough City Council has been working on an Appraisal and Management Plan for the Conservation Area, in parallel with the preparation of this Conservation Plan.

Policy H3: Chapter and Peterborough City Council will continue to have coordinated and common goals for the conservation and management of the Precincts as part of the City Centre Conservation Area. Chapter will also take due note of all local plan (and successor) policies specifically or generically relevant to the Cathedral and Precincts.

5.9 ECOLOGY

A substantial two-volume Historic Landscape Survey and Restoration Plan for

the Minster Precincts was prepared in 1998-9 on behalf of the Chapter (Dejardin Design nd). This was based on numerous reports that had been prepared from 1993 onwards, and was part-funded by the Heritage Lottery Fund as part of an application to them for a landscape restoration grant. Much of the content remains valid and could be revisited relatively straightforwardly, though it would need to be updated to take account of work carried out by the Chapter and others in the new millennium, and on a revised cost basis.

Policy J1: Chapter will look to develop a new landscape management plan, utilising as much as possible of the Dejardin study, and taking account of the further comments deriving from the assessment carried out as part of this Conservation Plan, subject to external funding.

The rapid ecological appraisal carried out for the Conservation Plan confirms that even small changes in management could significantly boost the biodiversity value of the whole site without compromising its amenity value. A Management Plan should be developed to concentrate on key areas: the buildings and monuments, grassland management and a long term tree strategy including the development of woodland. Interpretation of the site's wildlife value would raise the profile and understanding of the biodiversity value and cultural history of the Cathedral Precincts' landscape.

Policy J2: Chapter will support ecological surveys being carried out, subject to funding, on detailed surveys for bats and protected bird species (including the roof spaces of buildings), as these need to be taken into account when planning work anywhere within the Precincts.

Policy J3: Chapter will draw up a Management Plan, or revise the 1998-9 Plan, to protect and enhance the natural features of interest and increase the biodiversity value of habitat types and species (see also Appendix 4), subject to financial resources.

5.10 INTRUSIONS

The Precincts is remarkably free of visually intrusive elements. There are a few mildly unsightly garages near the Education Centre, but they are acceptable so long as they are well maintained. There are no other significantly obtrusive or intrusive buildings anywhere within the Precincts. This is a testimony to the Chapter's management and policy in this respect, which has been supported by Peterborough City Council's local planning policies as far as development on non-Chapter land in and around the Precincts is concerned. Neither is signage nor the seemingly inevitable infrastructure of modern life such as satellite dishes, property alarms and central heating boiler vents a major issue in the Precincts. Such items are difficult (at the very least) to avoid, but where they are present they have been located carefully to minimise, and wherever possible avoid, physical and visual intrusiveness. The satellite dish on the west elevation of 19 Minster Precincts and the central heating vent on the same side of 16 Minster

Precincts are cases in point. Neither is easily visible, if at all, from public spaces.

Policy K1: Chapter will continue to try to control and prevent visually intrusive features, fixtures and fittings in all areas of the Precincts under its control, and will encourage the same policy elsewhere.

The Cathedral is iconic for the city of Peterborough. It is a highly visible building in many views, from all sides and in long, medium and short perspectives. The height of the towers over the crossing and West Front is especially important in this respect. It is obviously difficult for any building to be permanently visible through a 360 degree panorama in a highly developed townscape, but it is crucial to protect existing views and the framing for them. The Vineyard, for instance, is a fine building itself but also provides a good reference point for views of the Cathedral from the east. Views can be extensive or they can be in narrower corridors where glimpses are as significant as grand perspectives. The Chapter can and will protect views within its boundaries, but it is for others to look after the wider perspectives beyond and into the Precincts.

Policy K2: Chapter will support the Cathedral's importance for landmark views to and across Peterborough being guarded carefully and protected through local planning policy and through all other means that may be appropriate.

6 IMPLEMENTATION STRATEGY

The Chapter of Peterborough Cathedral will doubtless face many specific and individual issues over the next five years and beyond in managing the Cathedral and its Precincts. It seems likely, however, that the disposal of further property by the Church Commissioners will provide the single greatest challenge. Even after recent disposals to the Chapter, the Commissioners still retain a significant portfolio within the Precincts. The Bishop's Palace and its Gate owned by the Bishopric Estate cover a substantial area of the Precincts. It is difficult to envisage this property becoming redundant given its nature, but other Anglican bishops live at some distance from their seat.

Other issues that can be highlighted and which will need careful consideration to bring them to fruition include:

- Continuation and extension as necessary of the Cathedral Architect's quinquennial inspections.
- Robust business planning for the Chapter's own ventures, to include consideration of the buildings being used.
- Maintaining a high level of occupancy and therefore rental income in Chapter's leased/let properties.
- Plans for re-use of the now-vacant Cathedral shop and Tourist Information Centre. Can they (and Becketts) become the Choir School, and if so can this be achieved without major losses of historic fabric?
- Plans for Laurel Court House and Cottage if the Choir School moves to

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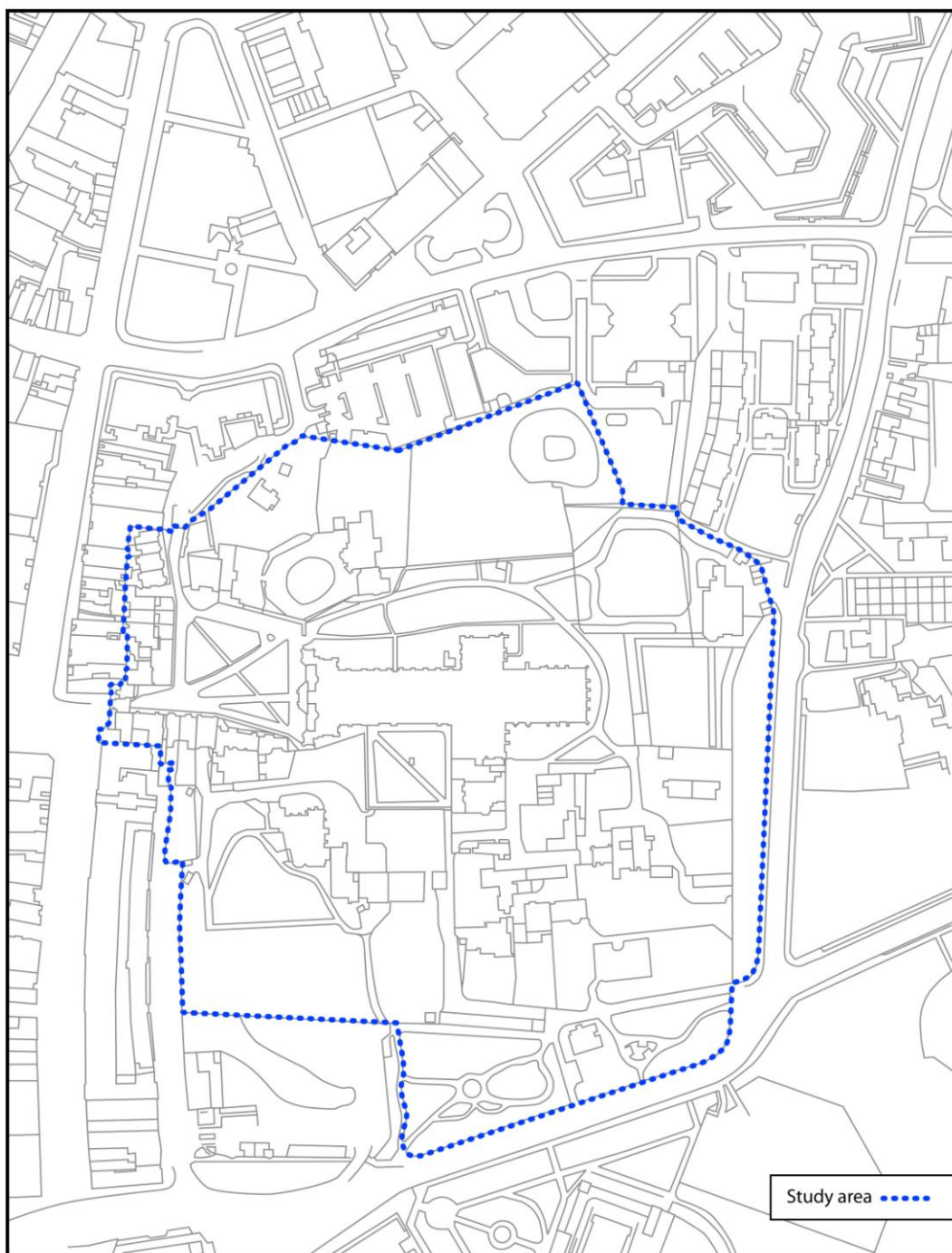
PETERBOROUGH CATHEDRAL CONSERVATION PLAN



The West Front of Peterborough Cathedral. Photograph courtesy of Peterborough Cathedral.

1st edition, 2011

Report prepared for the Chapter of Peterborough by the Keevill Heritage
Consultancy



The study area for the Peterborough Cathedral Conservation Plan. Map based on Ordnance Survey data, Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100051221.

Peterborough Cathedral Conservation Plan – Volume 1

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The Dean officiating during a service in the cathedral. Photograph courtesy of Peterborough Cathedral.

Photographs in this document are by Graham Keevill except where otherwise stated in the picture caption.

1 MESSAGE FROM THE CHAPTER OF PETERBOROUGH CATHEDRAL AND EXECUTIVE SUMMARY

1.1 MESSAGE FROM THE CHAPTER OF PETERBOROUGH CATHEDRAL

The completion of this Conservation Plan for the Cathedral Church of St Peter, St Paul and St Andrew in Peterborough and its Precincts is a significant event. The Chapter is most grateful to all who have contributed to its production, especially to the principal author, Graham Keevill.

This Conservation Plan is not a condition survey, nor is it a property management plan. Its purpose is to enable a better understanding of the Cathedral and its Precincts, and of their significance. It will act as a benchmark against which to test future proposals for repair and development. The policies proposed will act as a guide to best practice in all that is undertaken. However, as Policy A1 rightly indicates, there may be “financial constraints” so some policies may be aspirational rather than achievable.

Above all, the Plan will be an invaluable tool for the Cathedral Chapter as it seeks to utilize the Cathedral and its estate for their prime and overriding purpose – that of providing for the worship of Almighty God and the sustaining and developing of mission and ministry.



The Very Rev'd Charles Taylor
Dean of Peterborough

1.2 EXECUTIVE SUMMARY

Peterborough seems to have been a small place through much of its history. The Anglo-Saxon and medieval population is unknown but probably stood in the high hundreds or low thousands at most. Even as late as 1801, census information still puts the city's population at only 4,075,¹ but this grew steadily during the 19th century. The population doubled to around 15,500 between 1841-1871, and had reached approximately 30,000 by 1901. By 1961 62,340 people lived in Peterborough, rising steadily to 156,060 according to the 2001

¹ These figures are from www.peterboroughuk.co.uk, and www.peterborough.gov.uk.

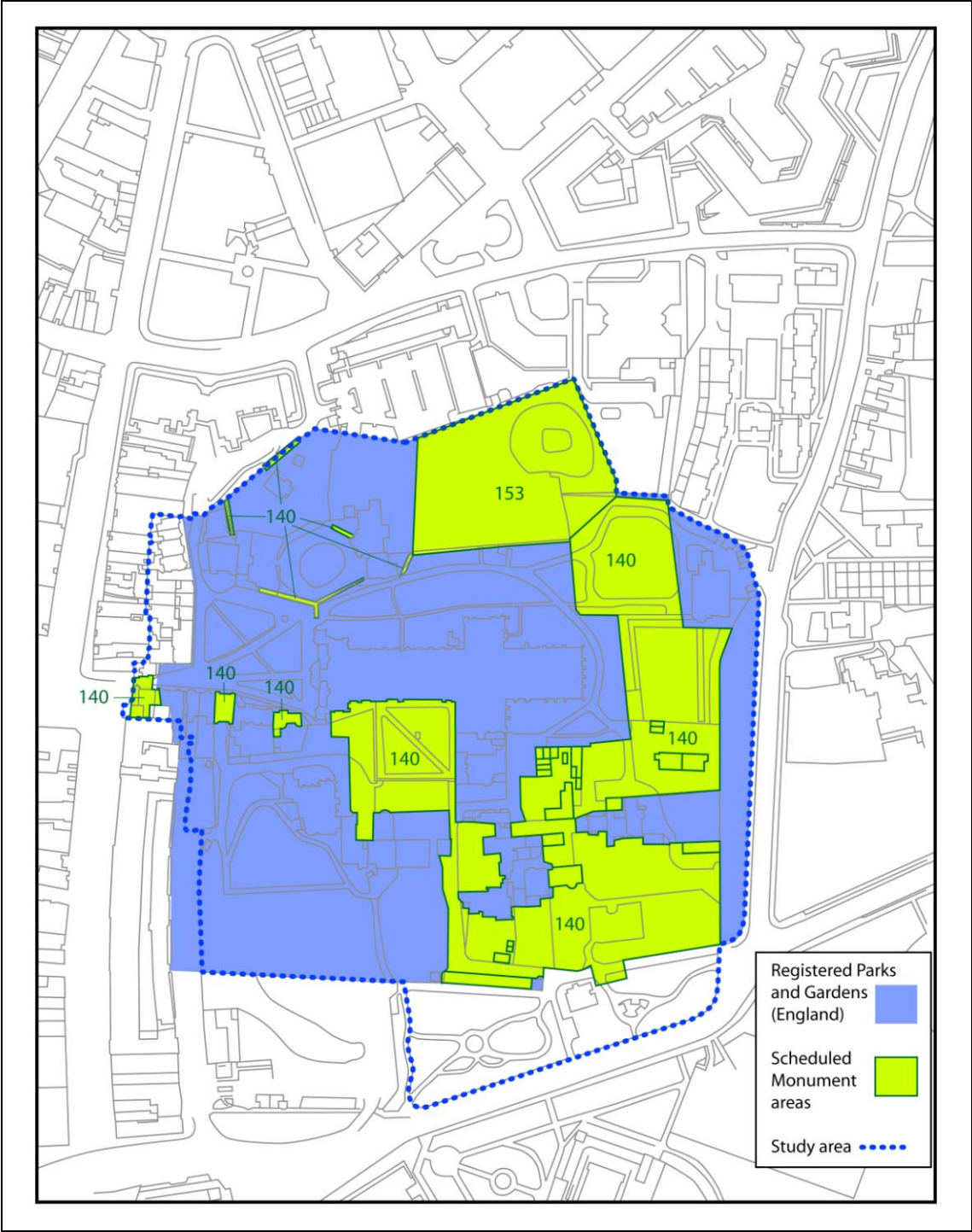
census. Current estimates place the city's population around 163,300.

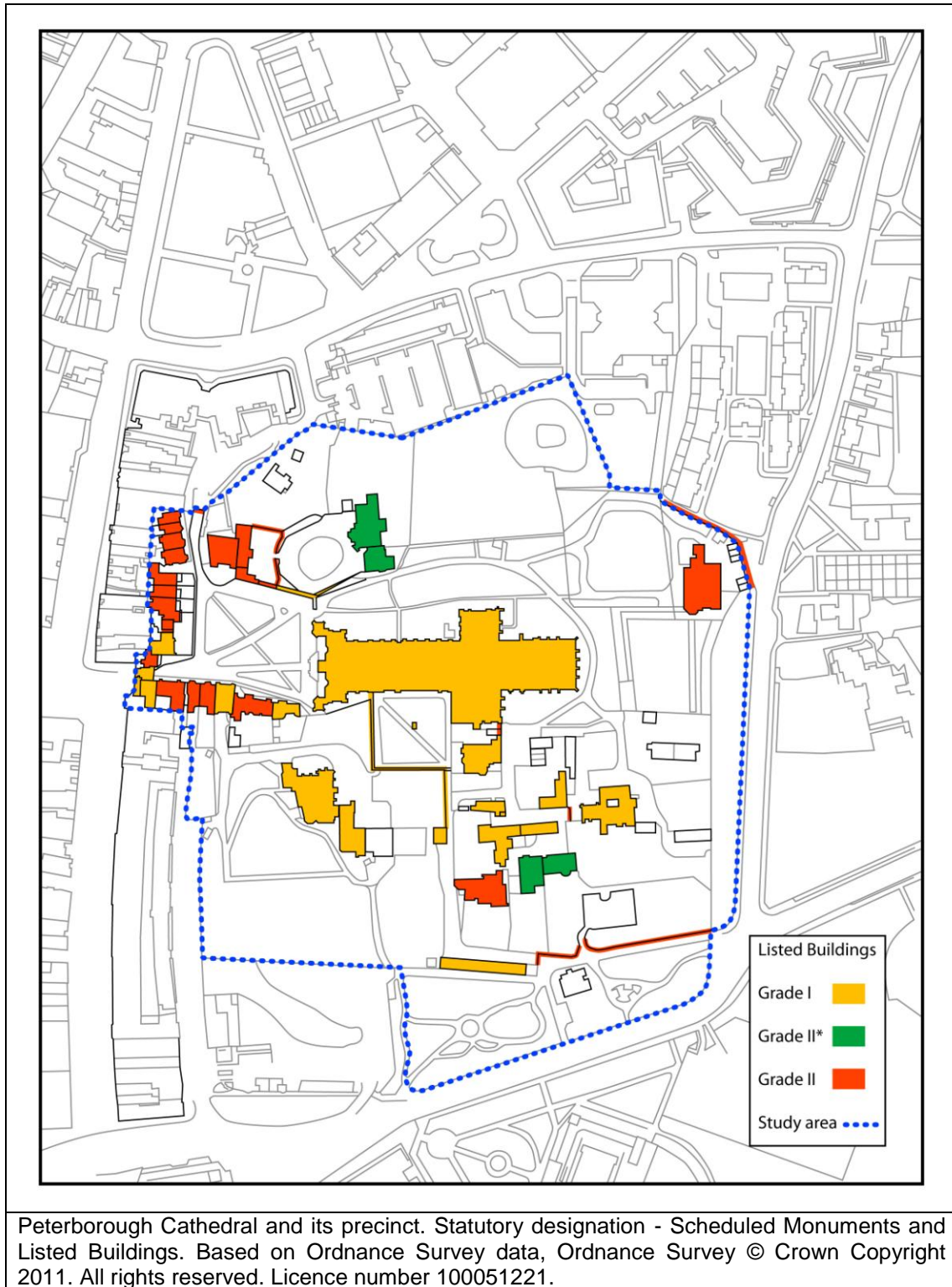
Irrespective of Peterborough's population, this was the site of a regionally (indeed nationally) important abbey throughout the Anglo-Saxon and medieval periods. The abbey was closed in 1539 under the Dissolution of the Monasteries, but re-opened two years later as a Cathedral. It has continued in that use to the present day. Thus Peterborough Cathedral is, as it always has been, a vital part of the city's religious, cultural and economic life. It is a landmark building in long, medium and short views, and is the most important visitor attraction for the city and the surrounding area. It is not difficult to see why. The Cathedral is a grand and hugely impressive building, both internally and externally. It also sits within the Precincts, a distinct and clearly defined area within the city centre. The Precincts contain large areas of green open space, making it a vital 'green lung' within the otherwise heavily developed urban core, where hard landscaping is the norm. The Precincts also contain numerous other buildings: the Bishop's Palace and its gardens, the Deanery, other houses, gates, a chapel, offices, garages and outbuildings. Many of these are of high quality in their own right, with substantial amounts of surviving historic fabric.



The cathedral seen from the west (across Cathedral Square) and south.

It is not surprising, therefore, that the Cathedral and Precincts enjoy a high level of statutory and planning protection. The Cathedral and cloister are designated under the *Care of Cathedrals (Amendment) Measure 2005*, and thus fall within the remit of the Cathedrals Fabric Commission for England in planning terms. The rest of the Precincts lie under normal planning rules. The Precincts contain some 44 listed buildings, 20 of which (including the Cathedral itself) are of the highest grade (I). This marks them out as among the top 2.5% of England's most significant historic buildings. The site's archaeology is also very important, both below and above ground, and this is recognised by the designation of two Scheduled Monuments covering approximately one-third of the Precincts. The whole of the Precincts, with the exception of 3-9 Minster Precincts, is listed at Grade II on English Heritage's Register of Parks and Gardens of Special Historic Interest, acknowledging its landscape value within the city. This is also covered by its inclusion within the Peterborough City Centre Conservation Area.





Statutory designation is not the only way to ensure the preservation of our precious historic environment. The Chapter of Peterborough Cathedral has a long and established pedigree of looking after its own property – buildings and landscape – and employs professional advisors to this end. Conservation planning also helps in the management of historic estates, especially ones as diverse, extensive and rich in both history and archaeology as Peterborough's Precincts. The Chapter has therefore commissioned this Conservation Plan

as an independent report to assist them in planning for the immediate and longer-term future of their estate.

An executive summary does little more than paint a broad-brush picture of the situation at any given moment in time. In essence, this Plan shows that the Cathedral has benefited from a long-standing tradition of conservation, maintenance and repair that has been increasingly conscious of the architectural, historic and archaeological sensitivity of the fabric from the 19th century onwards. This is most clearly expressed through the system of five-yearly review of, and reporting on, the condition of the fabric by the Cathedral Architect, but the regular annual cycles of maintenance and repair that are carried out are important as well. The same annual programme is extended to all other Precincts' properties as well, though by no means all of them have current Condition Surveys like that for the Cathedral. This has been identified as an issue in the Conservation Plan. In general terms, however, the buildings and grounds within the Precincts are in very good condition, and well maintained. The majority of buildings are in good decorative order as well, though there are some exceptions (eg parts of Laurel Court House).

The economic recession has had an impact on the Cathedral and its Precincts, leading to the closure of two businesses run by the Chapter (Becket's cafeteria and the Cathedral shop). The effect of the recession is a continuing challenge. Fortunately the remaining residential and commercial leases within the Precincts have been stable through the last few years. Indeed two properties (Archdeaconry House, below left, and Canonry Cottage) came back into active use (residential and offices respectively) while



this Plan was being prepared. The current state of the estate therefore looks reasonably sound and secure, although there are never any grounds for complacency on such matters. One pressing issue for Chapter in recent years has been the disposal of properties within the Precincts by the Church Commissioners. So far the Chapter has managed to purchase these properties and thus secure them within its own management, but such disposals look set to be a continuing challenge in the future.

This Conservation Plan therefore looks at the current situation as a baseline, building upon the Condition Surveys already completed by the Cathedral Architect, Julian Limentani, and the extensive research carried out by the Cathedral Archaeologist, Jackie Hall, and her predecessor, Don Mackreth. The current joint project with Peterborough City Council to establish a Geographical Information System (GIS) for the Cathedral and Precincts as part of the City's GIS has been especially valuable during the preparation of this document, demonstrating its potential as a research database. The Conservation Plan provides a full description of the whole study area, with a

comprehensive gazetteer. It gives a wide-ranging assessment of the site's significance, and identifies areas where significance is vulnerable. Lastly it establishes conservation policies to deal with vulnerability in areas such as conservation and condition, the existing knowledge base (including the GIS), interpretation, access and ecology. It is impossible to define (let alone answer) all questions and issues for the future, but it is vital to address issues within a defined timescale - in this case over the next five years. This provides a vital framework for the Chapter of Peterborough Cathedral to continue moving forward with its stewardship of such a precious estate.

2 INTRODUCTION

2.1 PETERBOROUGH CATHEDRAL: THE LIFE OF THE COMMUNITY

Mission Statement

The Cathedral's mission is to promote the glory of God and to be a sign of His kingdom in the world.

Role of the Cathedral

The Cathedral Church of St Peter, St Paul and St Andrew in Peterborough is the seat of the Bishop of Peterborough and is a centre for mission and the worship of Almighty God. It is the Mother Church of the Diocese and as such has a central role as a ministerial resource for the Diocese by providing a variety of liturgical services and supporting the ministry of the Bishop.

Building strong and lasting relationships with other bodies and organisations has always been an active policy of the Chapter. Indeed it believes that it is only through mutual understanding and an appreciation of the problems faced by sympathetic organisations that it can further develop its ministry and be truly integrated as a part of the local community and economy.

Therefore, Mission and Worship are the core activities of this Cathedral Church. This is a multi-faceted role where the Cathedral is depicted as:

Cathedra – the seat of the Bishop and a focus for the life and work of the churches in the Diocese of Peterborough;

Custodian of the Tradition – telling and shaping the on-going Christian story;

Icon – a symbol and focus for the wider community in Peterborough, the surrounding region and beyond; and

Community – a body of people committed to worship and prayer, pastoral care and nurture, welcome and hospitality.

This is a Cathedral Community whose diverse members, each in their own role, enable the work of Mission and Worship. There are some fifty full-time or part-time staff, some of whom both live and work within the Cathedral

Precincts. Their work is supported by about three hundred volunteers who undertake work as diverse as bell-ringing, providing hospitality for both visitors and worshippers, flower arranging, cleaning and stewarding for Cathedral services and events. Both staff and volunteers also form part of the various Cathedral congregations alongside the regular members who come day by day or week by week to worship and to pray.

This Conservation Plan sets out “...to enable a better understanding of the Cathedral and its significance”. The fundamental significance of this Cathedral Church is that it is a gathering place for the Body of Christ - the Christian community and fellowship – and a place of encounter with Almighty God. This, of course, has been its role throughout its history, as an abbey during the Anglo-Saxon and medieval periods, and as a cathedral from 1541 to the present day. Current and future members of the Cathedral Community therefore maintain a long and rich tradition, faith and historic inheritance. Our buildings and estate are an impressive physical embodiment of all those aspects.



A Christingle service in the cathedral, presided over by Canon Bruce Ruddock. Photograph courtesy of Peterborough Cathedral.

There is no better assessment of the Cathedral's significance than that set out in Dean William Bullock's great hymn *"We love the place of God"*. Here we are reminded that it is the place *"Wherein thine honour dwells"* and from *"the sacred font ... the Holy Dove is ever wont to pour his blessing from above."* At *"thine altar Lord, we find thy presence near"*. Here we hear *"the word of life that tells of peace, of comfort and joys that never cease"*. It is the place where we *"sing below for mercies freely given ... and long to know the triumph song of heaven."*

2.2 A CONSERVATION PLAN FOR PETERBOROUGH CATHEDRAL

Conservation planning is increasingly understood to be crucial to the beneficial use and guardianship of important historic structures and estates. Conservation Plans are designed to describe a place and define its significance. They then go on to assess the vulnerability both of the place and its significance. Finally they establish conservation policies to ensure the long-term protection of the place, and the retention, or if possible enhancement, of its significance.

The Chapter of Peterborough Cathedral has commissioned this Conservation Plan in order to understand, assess the importance of, and provide policies for, the management of Peterborough Cathedral, its Precincts and buildings. The Conservation Plan process has been supported by the Peterborough Cathedral Development and Preservation Trust, English Heritage and Peterborough City Council through grant aid, information and involvement in the project's Steering Group. This consisted of The Reverend Canon Richard Cattle (Dean's Assistant), Julian Limentani (Cathedral Architect) and Jackie Hall (Cathedral Archaeologist) on behalf of Chapter; Ron Baxter on behalf of the Fabric Advisory Committee; David Eve and Ian Harper on behalf of English Heritage; and Jim Daley on behalf of Peterborough City Council.

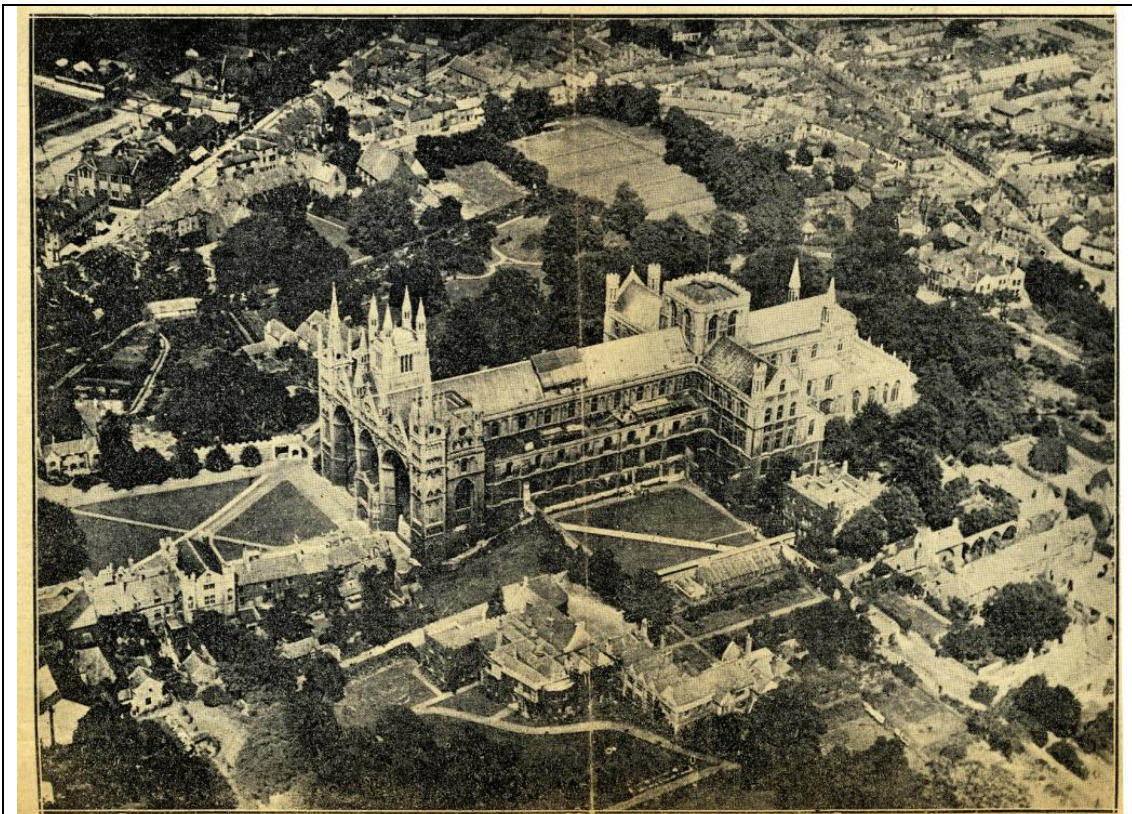
This Conservation Plan for Peterborough Cathedral has been devised in accordance with the general parameters laid down in the Cathedrals Fabric Commission for England and the Association of English Cathedrals' Advisory Note 4, *Conservation Plans for Cathedrals* (2002). Full reference has also been made to the Heritage Lottery Fund's guidance note, *Conservation Plans for Historic Places* (1998), and to James Semple Kerr's *The Conservation Plan: a guide to the preparation of Conservation Plans for places of European cultural significance* (2000). Various English Heritage publications on Conservation Plans have been used, and examples of other Cathedral Conservation Plans have also been consulted, eg Rochester Cathedral (2005), Blackburn Cathedral (2004) and the Canterbury Cathedral, St Augustine's Abbey and St Martin's Church World Heritage Site Management Plan (2002).

The objectives of the Conservation Plan are to:

- **Understand the site** by drawing together information including documents and physical evidence in order to present an overall description of the place through time. This includes a summary description of the site today, including its buildings and open spaces, supported by a more detailed Gazetteer describing each separately defined element.
- **Assess its significance** both generally and for its principal components, again with supporting detail in the Gazetteer.
- **Define issues** affecting the significance of the site and building remains, or which have the potential to affect them in future.
- **Develop conservation policies** to ensure that the significance of the site is retained in any future management, use or alteration. If possible the site and its significance should be enhanced through implementation of the conservation policies.

2.3 THE STUDY AREA

The Chapter of Peterborough Cathedral defined the study area on a plan agreed by the partners in the Steering Group (see inside front cover). The area consists of the whole of the Precincts as defined by its boundary walls, with small additional areas along the southern and eastern margins outside of the walls but inside the urban inner ring roads (Bishop's Road and Vineyard Road). The few buildings within these external areas, however, are specifically excluded from the Plan. One building that lies partly outside the west gate is included (the King's Lodging), as it is of historic significance.



Aerial photograph of Peterborough Cathedral and Precincts in the 1920s. Photograph courtesy of Peterborough Cathedral.

2.4 NATURE AND LIMITATIONS OF THE STUDY

As the name implies, a Conservation Plan is essentially concerned with the protection of our fragile cultural, historic and natural resources so that they can be sustained into the future. Plans are usually specific to a site or place and seek to explain why it is significant and whether there are any threats to it or where the significance might be vulnerable. It must be emphasised, however, that this is not a Condition Survey, although the condition of the Chapter of Peterborough Cathedral's estate as a whole has been appraised during the Plan process. Extensive reference has also been made to existing and newly commissioned Condition Surveys by the Cathedral and Precincts

Architect. Neither is this document a Management Plan, and it does not seek to provide detailed instructions on how the place should be looked after. Rather it is intended to determine what is important about the site and why. It then establishes policies for retaining and, where relevant, enhancing significance into the future.

The study was carried out through numerous site visits from March to August 2009 to examine the site and its buildings in detail. Most buildings were examined internally as well as externally, though this was done on a sample basis for those that have been turned into flats (eg 3-5 Minster Precincts). Meetings were also held with members of the Chapter and their professional advisors, Cathedral staff, clergy and residents. Extensive research was also carried out in archives, via archaeological databases (eg the National Monuments Record, Peterborough City Council's Historic Environment Record, and especially through the Cathedral's own Geographical Information System), online and through publications.

An ecological survey was also carried out on 13 August 2009 to provide a general overview of the ecological value of the site by recording the habitat types and notable species found there. The survey concentrated on external spaces and none of the buildings was surveyed.

2.5 CONSULTATION PROCESS

The Conservation Plan Steering Group includes representatives from all of the Chapter of Peterborough Cathedral's major partners, and thus potential or actual consultees:

- English Heritage,
- Peterborough City Council, and
- The Fabric Advisory Committee.

The Chapter of Peterborough Cathedral also dealt with the co-ordination of site visits, especially to the interiors of the various domestic and commercial properties throughout the Precincts. Project Team and Steering Group members also met Cathedral staff and tenants during the numerous site visits, and discussed aspects of site management, access and other issues. Informal consultations thus took place with a wide range of directly interested parties, with most of the initial consultation done by and through the Project Team and Steering Group. The latter also provided feedback and comments on successive drafts of the Plan as the text developed.

A second level of formal consultation was carried out during winter 2009, with the full draft of both the main text and the gazetteer being circulated on CD-ROM or paper copy as requested by the consultees. Comments, suggestions and observations were elicited, and a period of approximately one month was allowed subsequently for the submission of written responses. A number of comments were duly received from individuals, and from organisations such as the Cathedrals Fabric Commission for England and Peterborough Civic Society. Only one of these responses required any changes to the Plan text (Don Mackreth made many valuable comments on the Gazetteer). All of the

responses were lodged with the project documentation at the Cathedral Office. Following further discussion by the Chapter of Peterborough Cathedral, the Conservation Plan was adopted in March 2010.

2.6 AUTHORSHIP

Graham Keevill and Catherine Underwood have drafted the greater part of the Conservation Plan text, with the assistance of and documentation from Canon Richard Cattle (Chapter of Peterborough Cathedral), Julian Limentani (Cathedral and Precincts Architect) and Jackie Hall (Cathedral Archaeologist). The sections on the condition of buildings and spaces were written by Stephen Bond. The sections on ecology have been prepared by Liz Brandon-Jones. All authors have based their work on the results of site visits and research, the sources for which are cited in the bibliography.

2.7 RELATIONSHIP WITH OTHER RELEVANT PLANS AND SOURCES

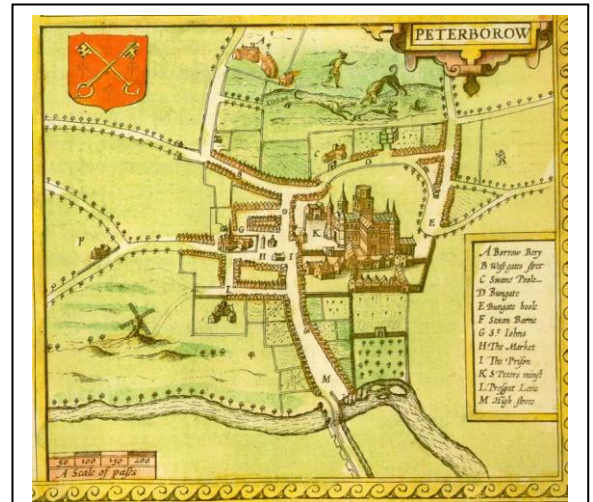
The report has been devised with reference to:

- The Chapter of Peterborough Cathedral's Annual Reports for the years ended 31st March 2008 and 31st March 2009.
- The existing (2006) Quinquennial Survey of the Cathedral's condition prepared by the Cathedral Architect.
- The Peterborough Cathedral Precincts archaeological GIS (geographical information system).
- A draft Master Plan for the Precincts prepared by Dejardin Design in 1999.
- The Peterborough City Centre Conservation Area as defined by maps available online from Peterborough City Council's website. The Council has prepared a draft Conservation Area Appraisal in parallel with this Conservation Plan; a consultation draft of this document was received in May 2011. Associated Peterborough City Council local plan policies and guidance have been referred to as needed. Discussions have also taken place with Jim Daley, Conservation Officer, and Ben Robinson, formerly City Archaeologist.
- Scheduled Monument mapping. No descriptions are available for the two monuments that cover approximately one third of the Precincts.
- Listed Building descriptions, both in their original form in the 'Greenback' volumes for Peterborough, and through the relevant revised texts (these are available through Listed Buildings Online at the Heritage Gateway). David Eve (also a member of the Steering Group) and other officers of English Heritage provided further information on the Scheduled Monuments and Listed Buildings.

3 UNDERSTANDING THE SITE

3.1 INTRODUCTION

The Cathedral Church of St Peter, St Paul and St Andrew lies in the south-east corner of the medieval city of Peterborough, adjacent to the commercial heart of the city, which is centred on its former market place (now named Cathedral Square). The remaining 14th-century part of the Chapel of St Thomas stands just inside the principal gate into the Precincts from the Square. The chapel formed an important physical and spiritual link between the Cathedral and the city, straddling the boundary between the two. The nave of the Chapel, which was outside the Norman Gate, was dismantled in 1402 and the stone was used in the building of the Church of St John the Baptist to the west of the market place. The latter still stands there, a major and impressive historic building in its own right. The Cathedral is, of course, a fundamental part of a living and vital Christian community, at the core of Peterborough's daily life. The building and the open spaces around it are a vital resource for the city and its people.



John Spede's map of Peterborough in 1610, with the Cathedral and Precincts clearly shown. Courtesy of Peterborough Cathedral.

This section of the Conservation Plan presents a detailed description of the site in all its aspects including history, archaeology, architecture and ecology. The description forms the first step in assessing and defining the importance of the Cathedral and the Precincts.

3.2 CHRONOLOGY DEFINING CULTURAL PHASES

3.2.1 *Geology, physical geography and the fen edge location*

Peterborough occupies an area of Jurassic limestone, clays and alluvial deposits as a result of the continual flooding of the River Nene. The Cathedral and its Precincts lie on predominantly level ground at around 8m above Ordnance Datum (OD), with very little natural physical relief in the underlying land form. There are relatively minor gradients from north to south and east to west, but the only feature of any note is the man-made Tout Hill in the north-eastern corner of the Precincts. This is a motte, part of the city's short-lived medieval castle, now incorporated into the Deanery Garden (as it has been since the mid/late 19th century).

One other characteristic of the Precincts' physical geography is its proximity to the fen edge, with the fenland approximately 2km away to the east and south-

east. The low lying nature of the fens, and the importance of water within them, was used to good advantage by the abbey community (and subsequently the Cathedral). The rivers and canals were used extensively for the supply of materials to the Precincts, especially during building works.

3.2.2 Prehistoric and Roman

Prehistoric material has been found in the area of Peterborough. A mound to the north of Bishop's Road may possibly be a barrow. There is a Neolithic Causewayed Camp at Northborough about 10km north of Peterborough (Wessex Archaeology 2005). Bronze Age activity is known within the Thorney area, at Eye and Fengate. Bronze Age field systems have also been found and extend within the raised area of Peterborough itself (BIAB, 2000 2/402).

The area of Peterborough was well situated on major Roman roads, with Ermine Street crossing the River Nene near Castor and Water Newton. The Fen Causeway ran from east to west between East Anglia and the Midlands. The site of *Durobrivae*, an important Roman town, is west of the present city centre on Ermine Street.

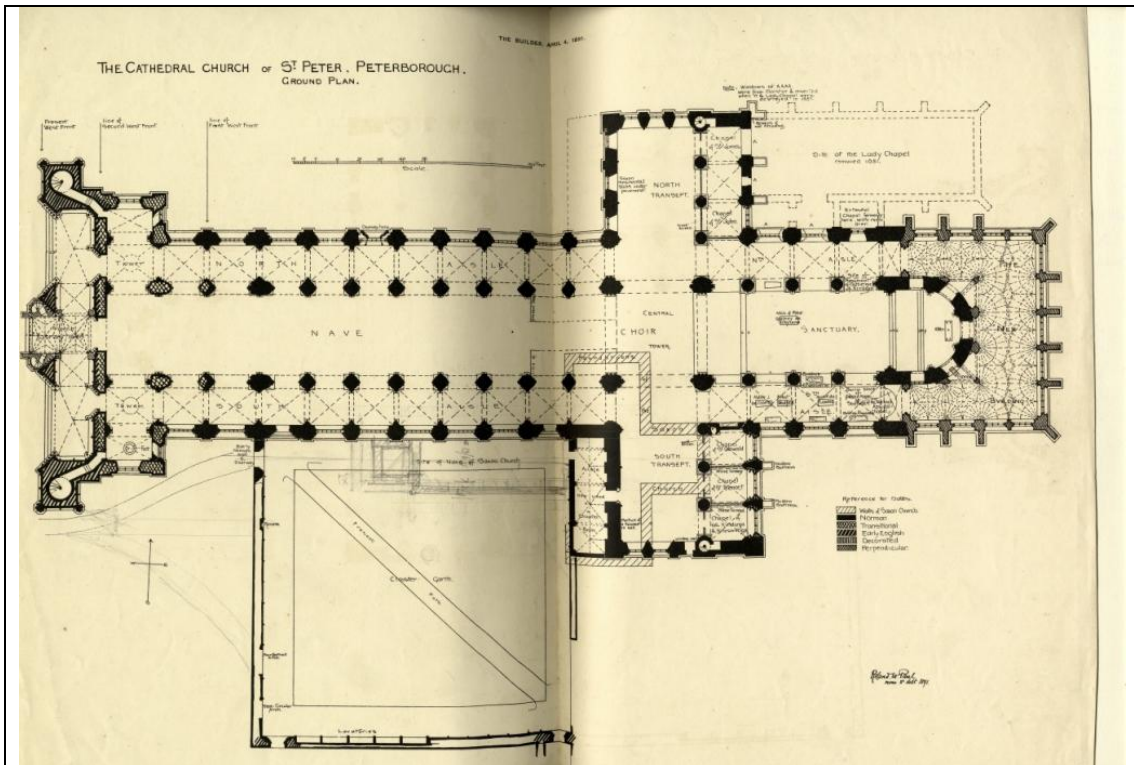
The site of the Cathedral may also have been the site of a Roman settlement. Numerous Roman finds were recovered in the 19th century, including 4th-century coins found in 1886 and 1900 (Peterborough Museum Annual Reports 1890-1 and 1906). A possible well was uncovered at the West Front, and Roman stone may have been re-used in the foundations of the Anglo-Saxon church. Pottery, burnt clay and wedge-shaped tiles that indicate a possible kiln site were discovered in an 'old ditch' under the west wall of the north transept of the Cathedral in 1889 (JBAA 1889). Stone fragments with inscriptions, a sculptured column and Roman tiles were recovered during restoration work in the Cathedral between 1884 and 1889. Romano-British pottery has also been found in Bishop's Road Gardens to the south of the Precincts boundary walls.

3.2.3 Anglo-Saxon

A monastery was established in the middle Saxon period in Medeshamstede (the Anglo-Saxon name for Peterborough). In Bede's History of the English Church a foundation date is proposed of between 653-6 AD. Peada of Mercia is said to have founded the monastery in 655. The monastery may have been linked to a Mercian royal centre at Castor (Mackreth 1994). Several early charters refer to the site, although some of these are later forgeries.

The original monastery may have had a plan like that at Brixworth (Mackreth 1980), and one of the plaster floors noted by Irvine may be a Saxon floor level. Most of the detail of the Saxon monastic church was recovered in the rebuilding of the central tower in 1884, and consists of the foundations of a wide transept/porticus and the north and south walls of the possible sanctuary. These could be the original Saxon monastery or more likely the

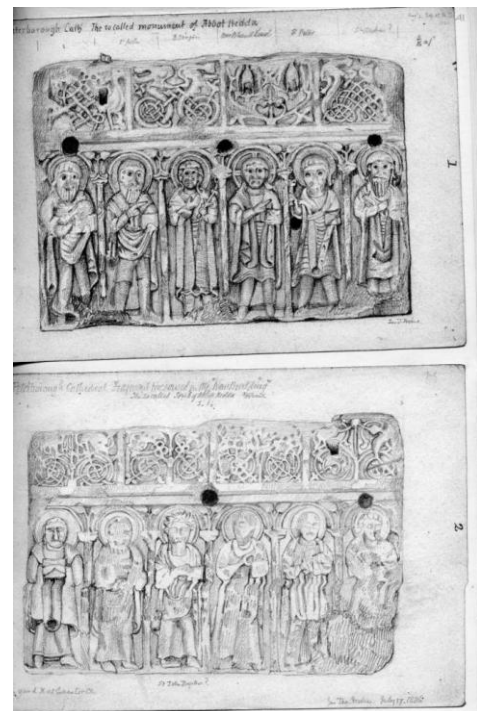
10th-century rebuilding. The wide transept/porticus and the walls of the chancel are extant below the present south transept and part of the crossing.



Evidence for the Anglo-Saxon cathedral recorded in J T Irvine's papers. Courtesy of Peterborough Cathedral.

An Anglo-Saxon bronze mount dated to the 9th century was found on the site of the school on the north side of the Cathedral Precincts in the 19th century (PSA 1861-4; Wilson 1964). A small glass cup was found in the Cathedral Precincts in 1876. The cup has been dated to the 7th century. The coffins, however, are 10th/11th-century grave covers. The Hedda Stone (right, courtesy of Peterborough Cathedral) in the retrochoir of the Cathedral is dated to c 800 with carved figures of the apostles, a pitched top with interlaced scrollwork and pairs of animals.

The Danes are reputed to have destroyed the monastery in 870. The monks and Abbot Hedda were killed, the altars and monuments were demolished, the library and charters were destroyed and the church and buildings fired (Serjeantson 1906, 83). The fire was said to have lasted for fifteen days. The monastery was derelict for a century but was refounded by Aethelwold of Winchester in about 963, and was a successful house in the later Saxon period. The abbey had jurisdiction over



the area later known as the Soke of Peterborough. It also controlled trade and commerce along the River Nene.

The site was mentioned as a burh in the time of Aethelwold in the 10th century. A wall around the monastery was added in the time of Abbot Kenulf (992-1005) according to the Anglo-Saxon Chronicle. The town may have lain within these walls or just to the east of the abbey (ie on the opposite side from the later medieval market place and urban core). Archaeological work suggested the presence of a 'burghal ditch' in the area of Bishop's Road Gardens. This may have been the Precincts boundary (1997).

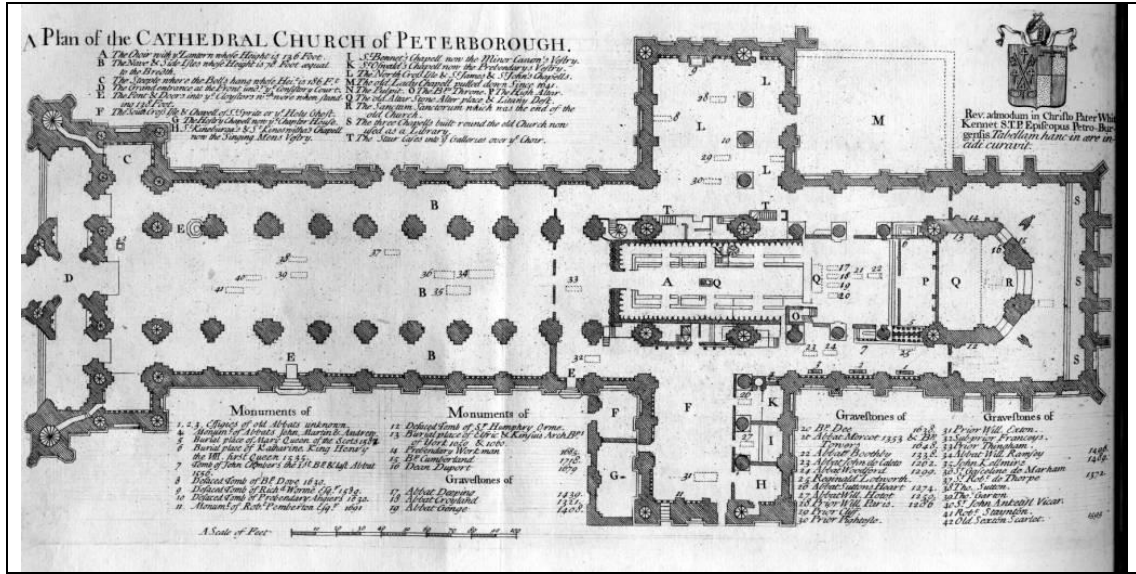
3.2.4 The Norman foundation and building

In Domesday Book, Peterborough is described as a vill, although it was a large one with 52 inhabitants. Anglo-Saxon and later 11th-century grave markers found as part of a renovation project indicate that some of the inhabitants may have been buried within the abbey grounds (Hall 2010).

Hereward's rebellion had implications for Peterborough. A Norman abbot, Tuoldus (Thorold) de Fécamp, was installed at Peterborough in 1069 and Hereward with his supporter Osbern instigated resistance to this. Osbern was a Dane based in the Isle of Ely. Houses near the abbey gateway were fired and the monastic buildings and the entire town were burnt. The abbey church survived, but the relics and riches of the abbey were removed to Ely (Serjeantson 1906, 84) and only partially recovered later on. According to legend Tuoldus was taken prisoner by Hereward some time after the main attack on the abbey. The monastery struggled to recover from this and other actions of Hereward, and was impoverished as a result. A motte and castle has been attributed to the time of Tuoldus as part of the northern defences of the monastery. The castle is known as Tout Hill and lies in the north-east corner of the Precincts (now within the Deanery Garden). It is traditionally dated to 1070. Excavations in the area of Tout Hill uncovered a ditch line that could extend further into the Dean's garden and could possibly be the circuit line of a bailey. A quarry pit might be associated with the construction of the castle or the early phases of the monastery. The building of the Precincts walls took place between 992-1006, and some of the monastic buildings were rebuilt after 1070 (Mackreth 1974, 26-7). Replacement abbots proved short lived and in about 1102 robbers stole several rich items.

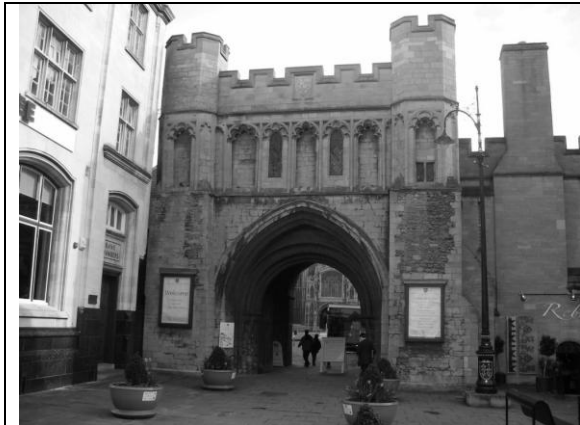
In 1107 Abbot Ernulf (1105-14) restored the abbey's finances and started on a building campaign. This included the building of the dormitory and refectory, and the completion of the chapter house. Ernulf had been associated with work at Canterbury and equivalent work was repeated at Peterborough. However in 1116 almost the whole monastery was destroyed by fire. John de Sais (1114-25) began the process of building a new abbey, though this would not be completed until 120 years had passed. A new monastic church was begun in about 1118. The East End of the Norman church is still present in part, with the central of the three apses at the end of the presbytery surviving. Zig-zag decoration on the level of the sills of the windows in the aisles of the

presbytery also dates to this period. The rib-vaulted aisles of the chancel are early for both England and Europe.



Plan of the cathedral by Browne Willis. Courtesy of Peterborough Cathedral.

The number of monks had risen to 60 by this period. The monastery was the sixth wealthiest in England until the Black Death in the 14th century. The monastic Precincts included a bakehouse, brewhouse, a tailory (for clothes and shoes and washing clothes), an infirmary, stonemason's yard and refectory.

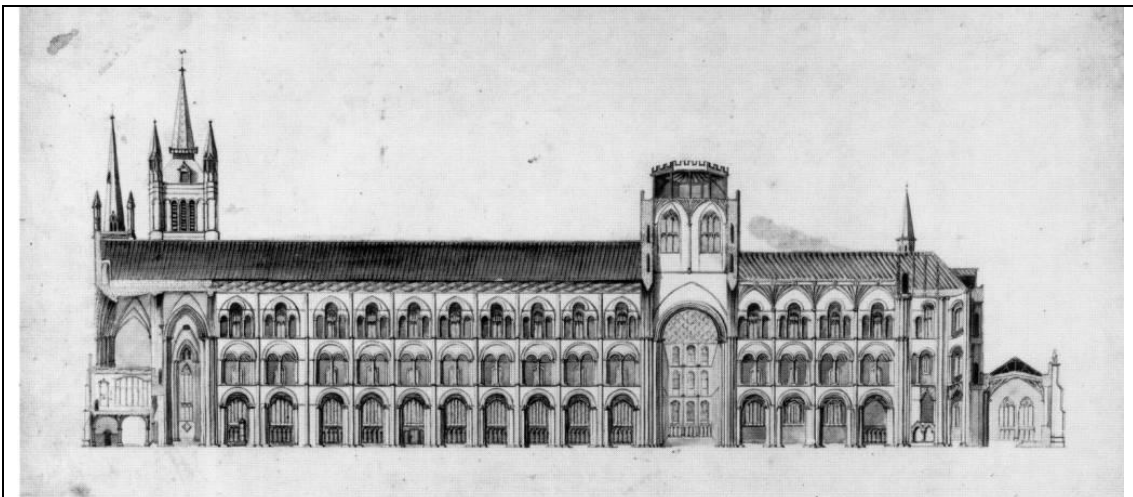


The Norman Gate (left) and Tout Hill (right).

The town was re-founded to the west of the monastic Precincts; this required the construction of a new monastic gate (the Norman Gate), the hithe and the market place under Abbot Martin de Bec (1133-55). The vineyard was established on the east side of the Precincts as land pressure there eased. The destruction of the castle on Tout Hill was said to have also taken place at about this time. The monastery drew revenue from increasing lands and from the miracles associated with the enshrined arm of St Oswald. Abbot Martin continued with construction work. The monks of the abbey were also involved with the last edition of the Anglo-Saxon Chronicle in about 1120.

The Crown occasionally held the abbey's lands and revenues during inter-regnums, eg under Henry II for two years before the installation of Abbot Benedict. King John controlled the revenues in the early 13th century. Abbot Benedict (1177-1193) was present and a participant in the coronation of Richard I, Keeper of the Royal Seal and raised funds for Richard's ransom by selling church plate. He was also said to have brought several relics to the monastery, which had already acquired a wide range of relics in the early 11th century under Abbot Aelfsige.

The relics reputedly included the swaddling clothes of Jesus, relics of Ss Peter, Paul and Andrew, the arm of St Oswald, and contact relics of St Thomas Becket. A former prior at Canterbury, Abbot Benedict had witnessed the murder of Becket and he finished both the nave and the chapel to St Thomas. Benedict's work on the nave respected the Romanesque style of what had already been built, even though he had seen the glories of the French Gothic style at Canterbury under William of Sens. The West Front was originally meant to be a Norman style front with two towers like Southwell. The supposition is that this was started but then demolished before completion in about 1170 and replaced with the present façade. Abbot Benedict may have started the western transepts with their towers.



A 'cut-away' view of the cathedral looking north. Reproduced with permission from The British Library and the Northamptonshire Record Society.

Development was also taking place within the Precincts at this time. There would have been many buildings scattered around this substantial area from early times, though nothing is known of Anglo-Saxon Precincts buildings and little more of early Norman successors except for the Great Cloister. The picture becomes clearer from the 12th century, and several Precincts buildings are attributed to the period of Abbot Benedict or the 12th century more generally. The Norman (or Great) Gate on the west side of the Precincts is probably the most important of these, while there is a late 12th or early 13th-century vaulted room in the so-called King's Lodging to its south. Arcade piers and arches of 12th-century date in Norman Hall and to its west suggest that there was a substantial and important building to the south-east of the cloister as well. This may have been a predecessor of the infirmary complex

of the next century. A very small part of the 12th-century monastic kitchen also survives within the Bishop's Palace gardens.



Norman Hall – 12th-century arcading.

3.2.5 The 13th century

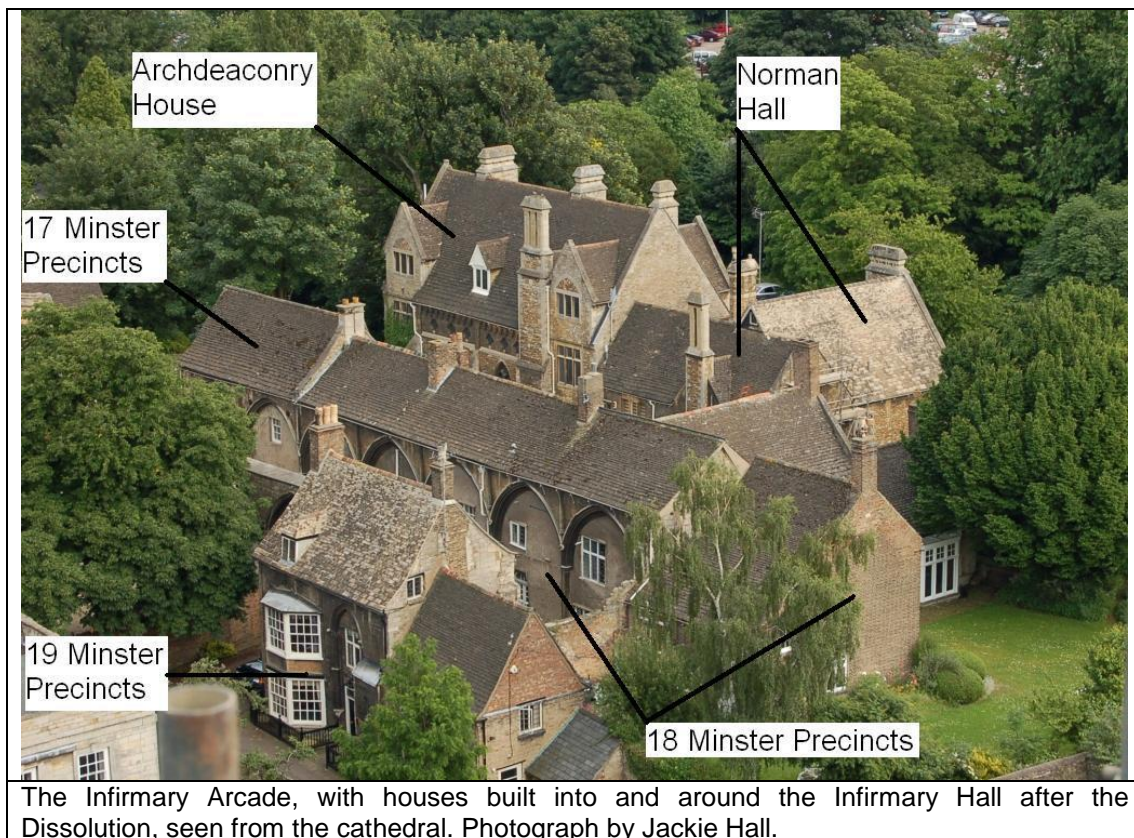
The west front of the church (right and front cover) was finished in the late 1220s (based on dendrochronology dates). It consists of an elaborate front with three entrances, and biblical statuary including the main saints associated with the abbey. The central door is more ornate and would have been the main ceremonial door; the other two doors were for worshippers. Abbot Robert of Lindsey (1214-22) instigated many improvements to the appearance of the abbey church and ancillary buildings. These consisted of glazed windows to the church, chapter house, dormitory and chapel of St Nicholas. The ceilings of both transepts were built in the first two decades of the century; tree-ring samples suggest a date of 1204-16 (Hall 2009, 52). The nave ceiling followed soon afterwards, probably being started shortly after 1238 (again from dendrochronology evidence; *ibid*, 53-4). These



ceilings feature lozenge-shaped panels, in the case of the nave richly painted and with biblical scenes, figures of kings, queens and saints, and other emblems.



The Lady Chapel was started in 1272 and completed in 1286. It has since been demolished but the north transept still retains the two former entrance arches to the Chapel (left). The Infirmary dates to about 1250-62 (Pevsner 1968, 324) and consisted of a hall with aisles for the patients and a chapel at one end. The main arches of the Infirmary remain, with a large arch to the east marking the entrance to the chapel's chancel. The abbey church was improved under the rule of Richard of London (1274-95), who completed the bell tower and expanded the library collections. Changes were also made to the windows in the transepts.

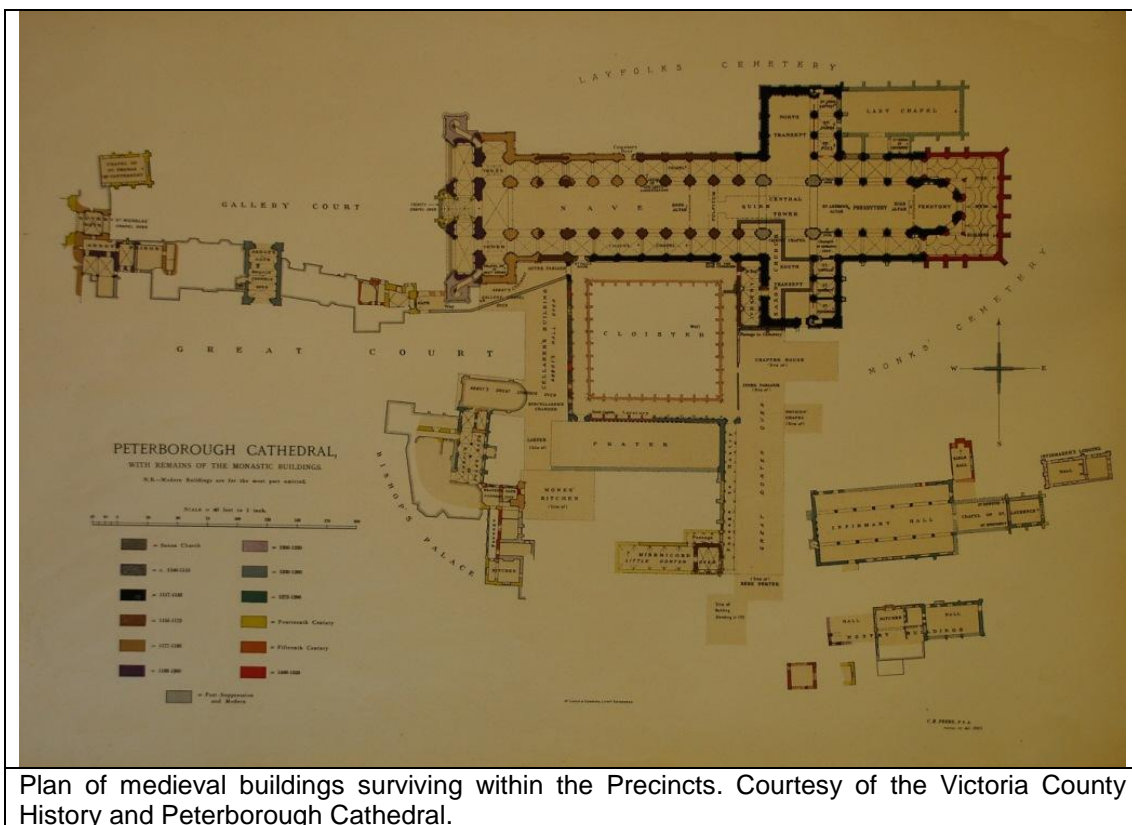


The Infirmary Arcade, with houses built into and around the Infirmary Hall after the Dissolution, seen from the cathedral. Photograph by Jackie Hall.

The conflict between King Henry III and his barons was a difficult time for the abbey, which suffered from fines from Simon de Montfort and his supporters and then from the King. By about 1274 the abbey had huge debts of 3,000 marks. Abbot Richard of London had to spend 20 years in legal disputes to maintain and retrieve abbey revenues. A monk, Robert Swaffham, wrote the late 12th/early 13th-century history of the abbey. This continued the chronicle

of Hugh Candidus, who had written the earlier history.

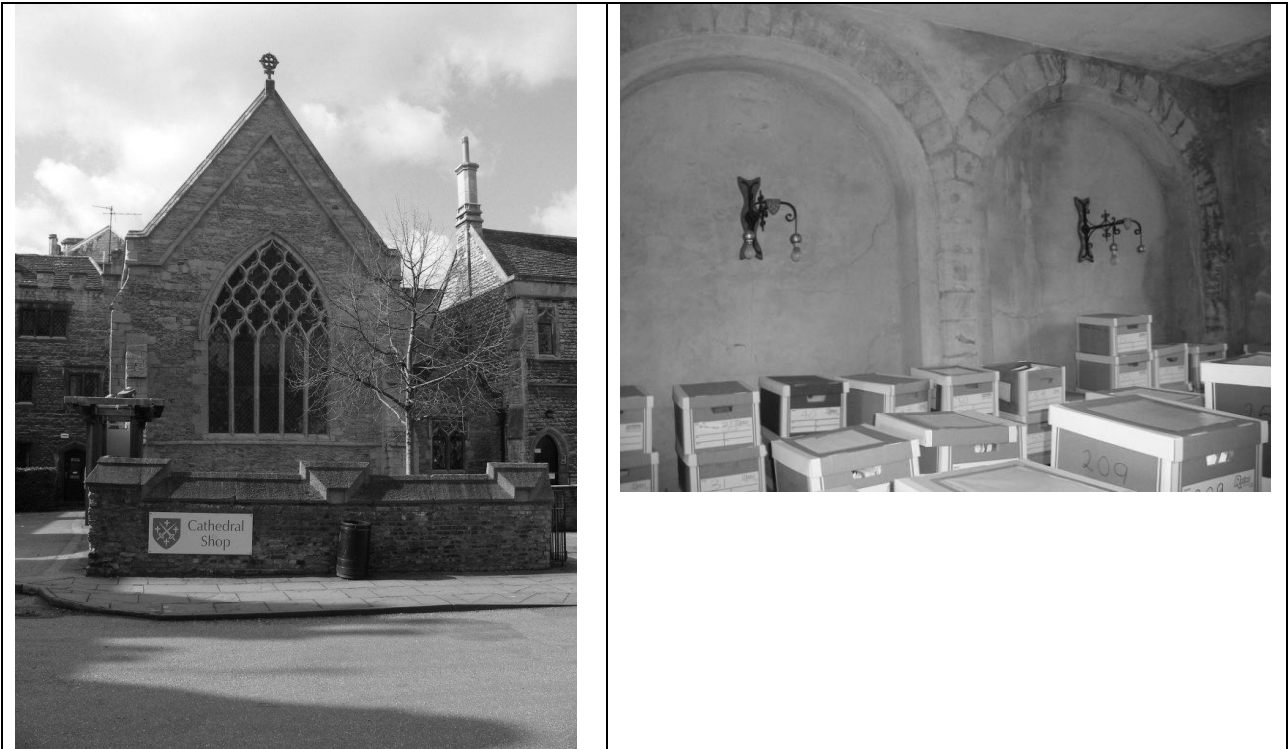
Development continued within the Precincts during the 13th century, and several buildings retain fabric of this era. These include two vaulted undercrofts in the Abbot's Lodging (now the Bishop's Palace), the very fine and largely intact gatehouse to the same buildings, a fine hall in the Deanery (the medieval Prior's Lodging), and the north vault windows from a further hall contained within the otherwise 19th-century Archdeaconry House. The Infirmary complex retains some of the most impressive 13th-century fabric, however, with a gauntly impressive unroofed nave to the hall. Most of its aisle arcades are encapsulated within later residences to either side (16-19 Minster Precincts). The Infirmary Hall lies immediately to the south-east of the Great Cloister. The nave of the Infirmary Chapel underlies a small garden to the east of the Hall, with some masonry still visible above ground. The chancel of the chapel is largely intact beyond this, with the blocked arch being a very distinctive visual feature. The greater part of an exquisite piscina survives within the chancel, which was converted for, and remained in, domestic use after the Dissolution (now Canonry House). The Infirmary's Lodging survives largely intact in the Canonry House/Precentor's Lodging complex as well. The Almoner's Hall close to the south-east gate into the Precincts may also be of 13th-century origin, but with the earliest windows dating to c 1300 (Pevsner 1968, 325).



Plan of medieval buildings surviving within the Precincts. Courtesy of the Victoria County History and Peterborough Cathedral.

3.2.6 Later medieval development

The chapel dedicated to St Thomas of Canterbury was remodelled in the early 14th century. It lay adjacent to the Great Gate, over which was the Chapel of St Nicholas. The upper part of this building was also re-modelled in the 14th century. The monastery, however, claimed that it was in debt partly due to the obligations of hospitality, and to expenses and exactions. These were due to the disputes between Piers Gaveston and the barons, gifts to Edward II and Gaveston, and financial aid for the wars in Scotland. Visits by the King and Court to Peterborough also proved expensive.



The Chapel of St Thomas seen from the east (left), and the upper room on the Great (Norman) Gate looking north.

Half of the monks died in the Black Death of 1349-50. The number of monks was reduced to 32. Work continued despite this. The crossing tower of the church was replaced by a lower, possibly more stable one. Samples from three of its timbers have been dated by dendrochronology to the winter of 1371/2, while a further six samples are also consistent with this date (Hall 2009, 54). This included a wooden octagonal tower similar to the one at Ely. The inner porch was added to the west front in the late 14th century.



Abbot Robert Kirkton (1496-1528) rebuilt the east end with a new retrochoir behind the original central apse (left). The retrochoir is two bays deep and in line with the choir and the nave. The abbot's insignia and heraldic device, a church standing on a tun (a play on his surname), are

evident all over the east end. The building has four and three-light windows with panel tracery and fan vaulting over. The two Norman apsidal chapels to either side of the main eastern apse had already been squared off in the 13th century. Now they were opened up to allow an ambulatory passage to the new building. Abbot Kirkton also built the Prior's Gate to the north of the West Front.

Table Hall is an impressive late medieval timber-framed building to the south-east of the Great Cloister. It is of two storeys, with single large chambers on each floor (a passage has been inserted into the south end of the ground floor). Dendrochronology dating has shown that the building was erected in 1461 or shortly afterwards (Hall 2009, 54-5).

3.2.7 *The Dissolution and post-medieval changes*

Abbot John Chambers, Prior John Walpole and 40 of the monks signed the Act of Supremacy in 1534. The Valor Ecclesiasticus of 1535 reveals the wealth of the abbey. Its revenues were valued at £1,679 15s 8¼d. Katharine of Aragon, as a Princess Dowager, was buried in the choir in 1536. Fragments of her tomb survive. It was said that the burial site of his former Queen caused Henry VIII to be more lenient to Peterborough.

Peterborough Abbey was dissolved in 1539 and was made a cathedral in 1541. The revenues were divided between the King, the newly appointed Bishop and the Dean and Chapter. The See of Peterborough was to include a new bishop (the last abbot, John Chambers), a dean and six prebendaries, eight minor canons, lay men for the choir and choristers, a choral master, six almsmen and some inferior officers. The new diocese took in Northamptonshire and Rutland. The monastic school was refounded as the King's School for twenty poor boys with two masters and formed part of the establishment of the new cathedral in 1541. The abbot's lodging was converted into the Bishop's Palace (below left – photograph by Jackie Hall), while a substantial residence to the north of the West Front (possibly the



former prior's lodging) became the new Deanery (above right). Numerous other buildings around the Precincts were also converted or found new uses. The Almoner's Hall, for instance, was used for storage and stabling. The Infirmary complex was also put to new use, though in this instance the medieval buildings were carved up somewhat to make several separate

dwelling. The nave of the hall was unroofed but the arcades were left intact, and new houses were then built into both the north and south aisles. The Infirmary Chapel, meanwhile, was also converted and extended, again primarily for residences. Most of these dwellings underwent further changes and/or extensions in subsequent centuries, but they all remain in use today (though as a mixture of residences and offices). The Dean and Chapter retained some control in Peterborough through the manorial court.

Mary Queen of Scots was buried in Peterborough Cathedral after her execution, at nearby Fotheringhay Castle, in 1587, but her body was removed to Westminster Abbey by her son James I in 1612. A slab marks the place of her former burial site.

3.2.8 17th to 19th-century changes

In 1643 parliamentary soldiers removed the glass, statuary and choir stalls from the Cathedral. Some fragments of window glass were subsequently saved and re-used in the apse windows. King Charles I stayed in the King's Lodging in the Precincts on the way to his trial and execution in London.

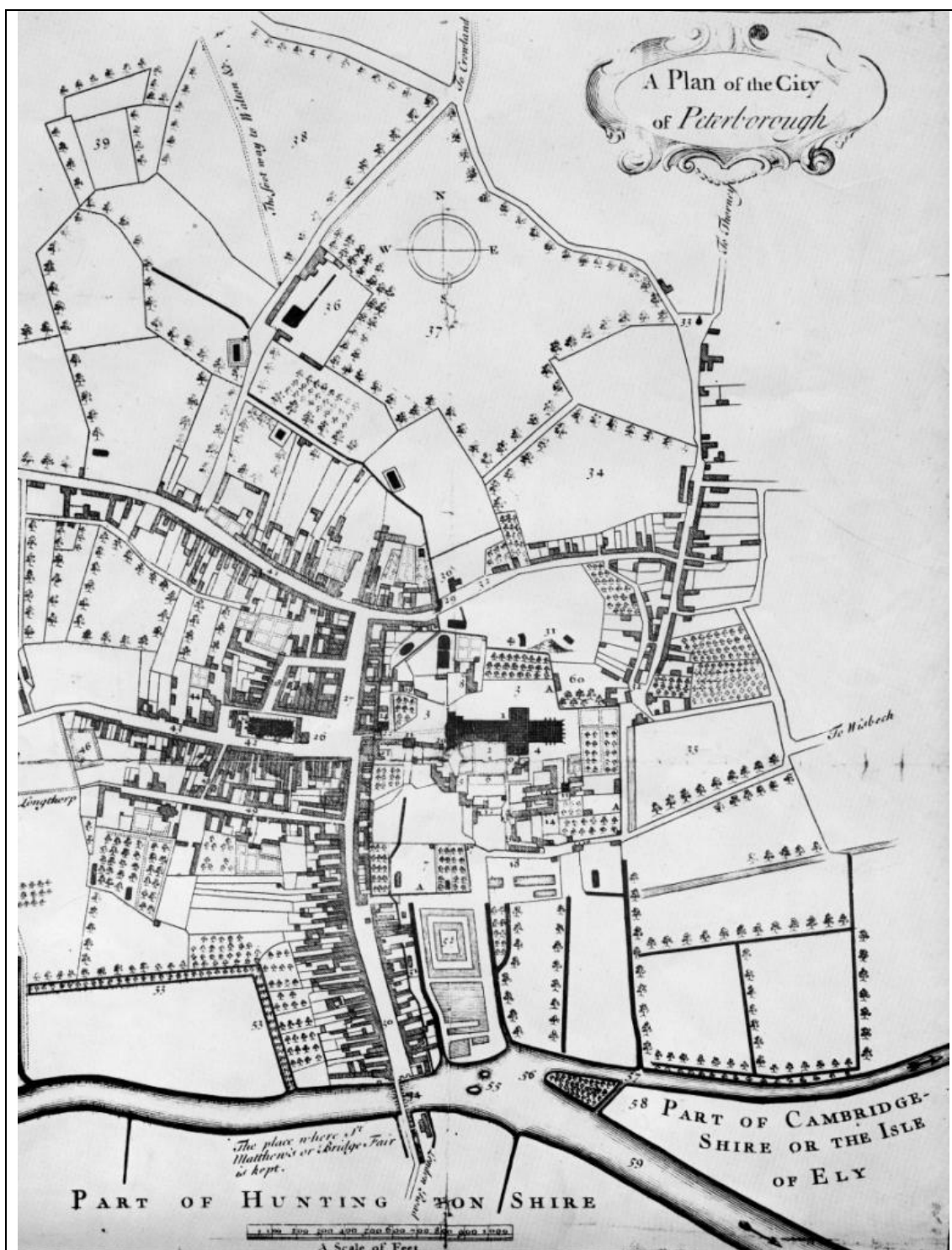
In 1651 an act was passed that made the Cathedral the place of worship for the people of Peterborough and a place of employment (a workhouse) for local workers and firms to repair and maintain the building. In 1661 after the Restoration the Lady Chapel was pulled down and the masonry sold off to raise money for repairs to the Cathedral. The painted boards from the roof of the Lady Chapel were reused for the backs of the choir seats. These are shown in an 18th-century print.



Development within the Precincts also began to gather pace in the 18th century, and possibly beforehand. Laurel Court and the adjacent cottage were built on part of the site of the east range of the Great Cloister (left), and houses were further developed in and around the old Infirmary complex. Most of these were detached or semi-detached, and made clever use of medieval fabric (especially the tall arcades of the Infirmary Hall) as divisions between (and sometimes within) the new houses. The terrace of

3-5 Minster Precincts formed a different kind of development, seemingly designed and built as apartments for residential letting despite their location firmly within (albeit on the western edge of) the Precincts. At or before this time the landscape of the Precincts also started to take on some distinctive

aspects, such as the orchards and gardens that are shown on Eyre's city map of 1721 (below).



The Eyres map. Reproduced courtesy of Peterborough Museum and Art Gallery.

Both the landscaping and the development of the built environment continued to gather pace during the 19th century. Victorian Gothic is much in evidence in the Bishop's Palace, the Deanery and all of the houses along the south side of the Galilee Court in front (west) of the Cathedral. Many, perhaps all, of these buildings retain medieval cores, but clad in the language of 19th-century

medievalism. New buildings also continued to appear, such as the substantial terraces of 6-9 Minster Precincts and the grand detached residences of the Vineyard, Archdeaconry House and Prebendal House. These had gardens carved out of the former orchards and open spaces of the Precincts, gradually making it more private in character. A similar process occurred at the Deanery, where the gardens were extended east to occupy the old orchards around Tout Hill. This culminated in the erection of two mock-medieval ‘folly’ arches in the gardens around the Hill in 1906.



A 19th-century engraving of Galilee Court. Reproduced courtesy of Tim Halliday.

3.2.9 Restoration and repair from the middle of the 18th to the 21st century

A survey of the Cathedral in 1742 showed that some of the windows were bricked up and others were broken, while the nave floor was damaged and broken. More positively, the wooden ceiling in the nave was repaired and repainted. The Dean and Chapter set aside £700 for repairs. In the 18th century (or perhaps earlier) the medieval window glass that survived was put in the apse windows and a new organ screen and altar screen were put in place.

Before about 1800 the wooden octagon on the tower was removed and later Dean Kipling (1798-1822) had the four corner turrets added. An appeal for money from public subscription from 1827 onwards combined with money from the Dean and Chapter paid for an extensive plan of repair and renewal of the Cathedral. New roofs were put on the transepts, nave and bell tower, decorative work to columns and mouldings were redone, and some of the west front detail was repaired or replaced. Blocked windows were opened and reglazed. Internal fittings such as extra seats in the choir for Honorary Canons, and further new seats were installed. A new altar screen and organ

screen was built with brightly painted heraldic devices of the main subscribers on the West Side (Sweeting 1926).

Windows in the south transept were put in place in the 1860s with an early William Morris Pre-Raphaelite example in the south wall to the east (Morris, Marshall and Faulkner 1862). A window by A Gibbs dated to 1861 lies to the west.

Major restoration of the Cathedral took place in 1882-6 and included the rebuilding of the crossing piers and the crossing tower under the architect J L Pearson. He also designed and built the choir stalls, the bishop's throne, the marble floor and the Ciborium in 1891-4. Work was planned for the West Front and William Morris wrote to be assured that the work would not involve wholly replacing the decoration and structure (letter 2nd April 1895). The north and south gables on the top of the West Front (the north one in particular) were rebuilt, and the arches were underpinned.

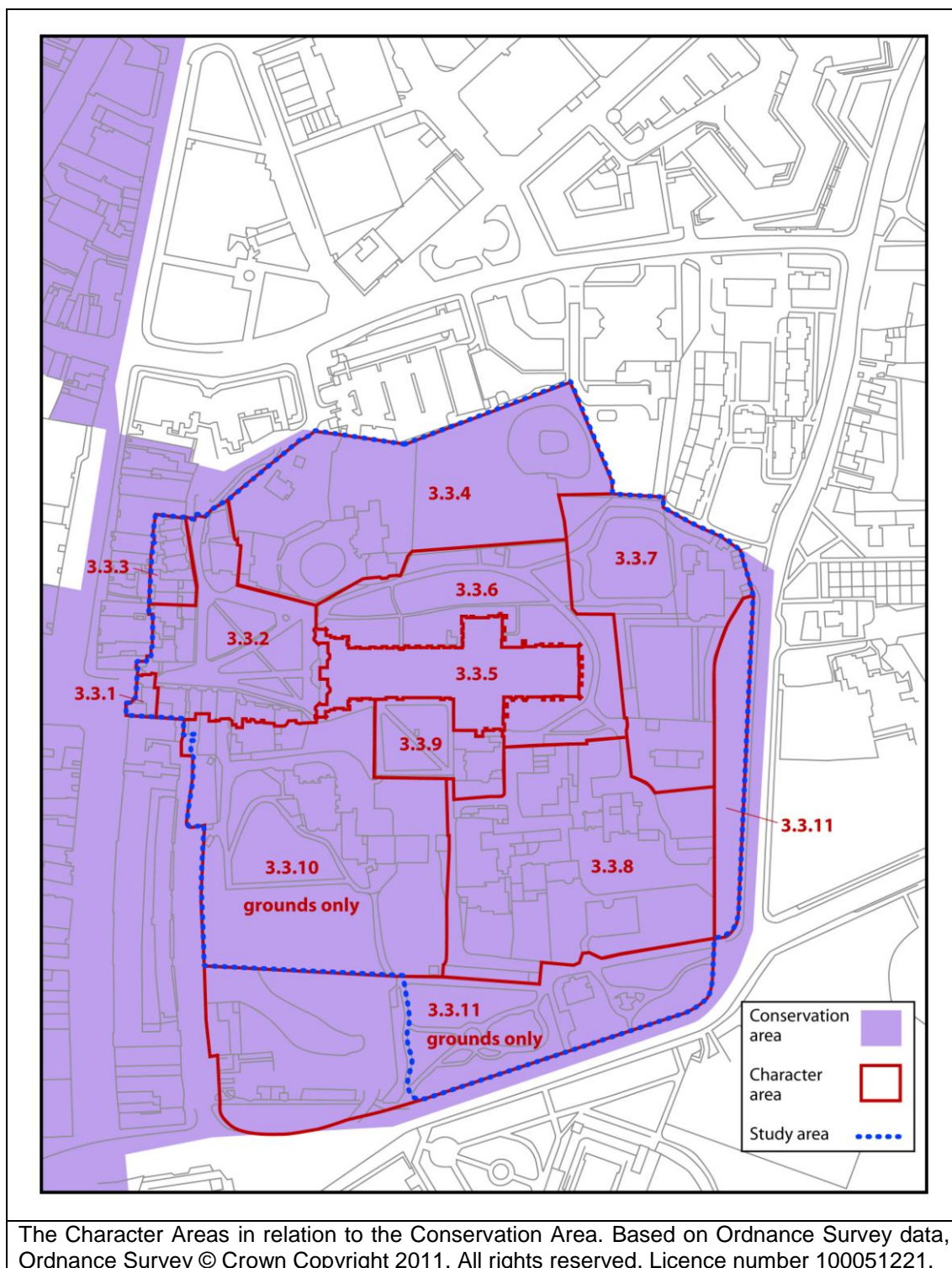
Leslie Moore designed the pulpit and reading desk in a Neo-Georgian style, in 1920-40. Alan Durst carved new or replacement figures for the West Front from 1949-65. The rood figure of Christ Crucified was added to the interior of the nave in 1975. The cross was designed by George Pace – one of many striking additions to the Cathedral and Precincts by this architect – while the aluminium gilt figure of Christ is by Frank Roper (right). The Latin text at His feet reads *Stat crux dum volvitur orbis*. This is Carthusian in origin and means 'the Cross stands while the earth rotates'. The stark and powerful image created by the crucifix suspended high above the nave is an appropriate addition to the centuries-old tradition of embellishing our major churches.



A less welcome 'tradition' re-visited the Cathedral on 22 November 2001. The Very Reverend Michael Bunker, then Dean of Peterborough, received a simple but awful message that no-one connected with a historic building would ever wish to hear: "The Cathedral's on fire!" (Bunker 2006, 11). This had started in plastic chairs stacked in the northern choir aisle, and it spread to destroy the screen behind the choir organ and cause serious smoke damage to much of the nave. Indeed much of the interior of the building was coated with oily residue, all the more disheartening because the fire came at the end of a seven-year campaign of cleaning, conservation and restoration (ibid). The cleaning had to start all over again to reverse the effects of the fire, but it was found that the conservation work remained intact. In retrospect it is remarkable that the damage was not far worse, and one beneficial outcome was the removal of all remaining plastic chairs – these had caused so much of the damage when they burned. They were replaced with new steel and wooden ones of types used successfully at many other cathedrals and larger parochial churches. The repair work was completed by 2005, at which point a

programme of repairs to the architecture and statuary in the niches in the West Front started. This was completed by the end of 2009.

3.3 DESCRIPTION: CHARACTER AREAS AND THEIR COMPONENTS



The following summary description of the Cathedral and its Precincts has been divided into a number of character areas. These represent distinct zones

within the wider study area. They have been defined through an assessment of the buildings and landscaping of the site as it stands today. This largely reflects the historic development of the site as well, although some of the complexities of the historic Precincts are difficult to characterise accurately because of gaps in current understanding of the layout and function of the medieval monastic buildings and spaces. This is especially the case in the south-east quadrant of the Precincts.

The character areas are described in a broadly geographical sequence. This starts at the western entrance into the Precincts (indeed in Cathedral Square beyond it) and then works around it in a broadly clockwise direction. The extra-Precincts 'marginal' areas are described at the end of this section, which concludes with a short description of the condition of the Chapter of Peterborough Cathedral's estate. The Gazetteer numbers are included in the text for ease of cross-reference to the more detailed descriptions there.

3.3.1 Approach and entry: the Norman Gate and King's Lodging

For most visitors to the city, the first impression of Peterborough Cathedral will be gained on the approach to and across Cathedral Square. This gives a most impressive view, with the upper stages of the 13th-century West Front of the Cathedral rising magnificently above and behind the imposing Norman Gate (**G1**). While the West Front can be read as a statement of majesty in stone, the gatehouse acts as the principal point of invitation, entry, control and exclusion into and from the Precincts as required. The Norman Gate is visually impressive in its own right, with its Norman arches and arcading surmounted by the upper façade rebuilt in the 14th century (but reduced in height in the early 19th century). Its visual strength is enhanced by the so-called King's Lodging (**G42**) attached to its south side, also of 12th-century origin but largely rebuilt around 1930. This lies at a slightly lower level than the gate, but the chimney stack on its outer (west) elevation rises to the same height as the turrets flanking the Norman Gate. The King's Lodging also has a battlemented parapet mirroring that over the gatehouse. Until 1840 this formed part of the post-medieval town gaol (the medieval abbot's prison had been on the site of the current 28 Minster Precincts, just to the east). The King's Lodging now enjoys a more prosaic function as a clothes shop entered from the west along the east side of Cathedral Square. The fine Town Hall designed in 1928 by E Berry Webber extends north towards the King's Lodging. This thus forms a direct link between the city centre's ecclesiastical and civic buildings, separated only by the National Westminster Bank building.

Ecologically this area is predominantly paved and provides no place for vegetation to establish. The only evidence of wildlife was within the Norman Gate where a bird's nest was found on a ledge.



The Norman Gate and King's Lodging seen from the west, across Cathedral Square, with the West Front rising behind.

Summary of essential character: the western approach towards and into the Precincts is a visually and physically strong one, with a real sense of an important spiritual destination. The Norman Gate is important to this, but the Cathedral itself is the main focus, with the West Front rising as a point of inspiration and invitation behind the gatehouse.

3.3.2 The Cathedral forecourt (Galilee Court) and buildings defining it

The visitor entering the Precincts through the Norman Gate enters a broad open space known as the Galilee Court (**G44**) approached through a funnel-like zone of buildings. These are 1-2 Minster Precincts and the Chapel of St Thomas to the north (**G2-4**), and 24-28 Minster Precincts with the Bishop's Gate (**G36-8** and **G40-1**) to the south. The Chapel, Bishop's Gate and most of number 24 are wholly medieval buildings, although numbers 1 and 28 contain remnants of medieval vaults. Numbers 1-2 and 26-8 are otherwise Victorian but in a consciously medieval style in keeping with their surroundings. Finally 10 Minster Precincts (**G9**), a 19th-century building of domestic scale on the east side of Dean's Court, provides a strong sense of enclosure at the north-west corner of the area. The north-western entrance to the Precincts (**G8**) lies directly beyond Dean's Court.



Galilee Court, July 2009. The Bishop's Gate is at centre-right, with the West Front of the cathedral at top left.

The Precincts opens out into a broad, open space immediately beyond these buildings. This space provides a suitably large forecourt for the Cathedral itself and is well used by visitors and city residents for access and as a pleasant place to sit on the lawns during good weather. The grassed areas are bounded by roadways from the west and north-west gateways to the Bishop's Palace, the Deanery and the north-eastern Precincts. Footpaths also cross the lawn to the West Front and around its south side to the cloister. Access to the latter is sometimes locked, however, to prevent the south side of the Cathedral from becoming a 'rat run' for pedestrians wanting to get to the city centre from the south-east.

This large open space in front of the west face of the Cathedral consists of close mown lawn with a row of five lime trees on the north side. There is no other vegetation cover in this area. The grass sward is comparatively species-rich and may not have been altered by the use of horticultural chemicals, but the continuous mowing is likely to have reduced species diversity over the years. It is unlikely that grass cutting regimes could be reduced significantly because this is a heavily used area.

Summary of essential character: the Galilee Court is a vital space for meeting and rest, surrounded on all sides by buildings. These range from the magnificence of the Cathedral itself to domestic terraces on two sides. Other major buildings include the Chapel of St Thomas, while the Bishop's Gate offers a point of contact with another vital space within the Precincts.

3.3.3 3-9 Minster Precincts: urban terraces in the north-west corner of the Precincts

The north-west corner of the Precincts has a strong and distinctive character of its own, and is substantially different from virtually the whole of the rest of the study area. Numbers 3-9 Minster Precincts (**G5-7**) represent two terraced groups of roughly equal size to either side of an access passage between them. The southern terrace (3-5, **G5**) of three-storey brick houses under attics and on basements is of early 18th-century date. There is a substantial raised area in front of them over detached vaulted cellars running to the edge of character area 3.3.2. This group is especially strong and unified in its design and materials, though many of the original sashes in the windows looking out onto the Cathedral were replaced in the 19th century. It may have been built to create residential accommodation for commercial letting. Each house is divided into four flats, one per floor (ie 12 in all), with little variation in treatment, fixtures and fittings at each level. This is not what one would expect in a standard Georgian townhouse, where the status of the occupants and uses of each floor would be reflected in their detailing.



3-5 Minster Precincts (centre), and 6-9 Minster Precincts (centre-right).

The northern terrace is of two unequal pairs in design and does not have quite the same visual impact because of this, but it still has a strong character. All four houses are of two storeys on semi-basements and under attics, but the southern pair of houses (6-7, **G6**) is taller than the northern one (8-9, **G7**). The first three (6-8) feature bay windows rising fully to attic level in their southern

halves, but the fourth (9) has a bay to the ground floor only. The north end of the group aligns with the north-west gateway into the Precincts. The two sets of terraces thus provide a real sense of boundary demarcation and enclosure at the north-west corner of the Precincts.

These properties have hard landscaped courtyards to front and rear, with occasional raised borders. There is no ecological value, and little potential for providing it.

Summary of essential character: 3-9 Minster Precincts form an important group of domestic terraces framing the west side of the Precincts, and especially the Galilee Court.

3.3.4 The Deanery, Deanery gardens and other buildings north of the Cathedral



The Deanery seen from the cathedral. Photograph courtesy of Jackie Hall.

The Cathedral forecourt is bounded to the north by the Prior's Gate and its flanking walls (G11). The gate is a particularly fine early 16th-century feature with rich decoration. It forms the entry to a private area of residential and office buildings: the Deanery (G12), the Cathedral Office (G13), Deanery Mews (G10) and Garden House (G14). The Deanery was probably the Prior's Lodging during the medieval period, but has served its current purpose as the Dean's residence for most of the period since the 17th century at least.² It retains important medieval fabric (principally a late 13th-century great hall) as

² The building now known as Archdeacons House seems to have served as the Deanery for a time during the 19th century. Other houses have also served as the Deanery (see GIS entry).

well as post-medieval masonry, but it was extended (including much of the adjacent Cathedral Office) in the 1840s/50s by W J Donthorn, E Browning or both. The new work was well and carefully matched to the original stylistically so as to be sympathetic to, but recognisably different from, the medieval fabric. The Deanery now has a particularly impressive east-looking aspect. Deanery Mews (1860s) was built to the west of, and as stables for, the Deanery but is now used as offices. Garden House was built in the north-west corner of the gardens c 1937.

The Deanery and Garden House to its north-west have substantial formal gardens associated with them. That for Garden House is private and not generally accessible. The Deanery Garden, however, is open to the public on an occasional basis and can also be a subject for guided tours. The garden is very large, occupying most of the north-eastern corner of the Precincts. Its central and eastern portions are part of the Tout Hill and Site of Castle Bailey Scheduled Monument (PE 153). Before the 19th century the Garden consisted of separate orchards and closes, and the Deanery garden was to the west of the house. Tout Hill itself is an artificial earth mound standing tall in the north-east corner of the garden. It is a motte, a medieval defensive earthwork, and may have had a timber tower on its top. There is no known evidence for a masonry structure. The Hill was adopted as a garden feature in the 19th century, when an anti-clockwise 'screw walk' was cut into its slope. Such features are quite common on deliberately created new mounds (eg Lyveden New Build, Northamptonshire) and on existing earthworks (eg medieval mottes at Oxford Castle and Hamstead Marshall, Berkshire).

Tout Hill has both immature and mature trees growing on it and has also been planted with spring bulbs. Otherwise it is a low-maintenance feature; the screw-walk footpath is now overgrown and barely used. There was a Millennium brazier on top of the mound but this was removed in 2010. The rest of the Deanery Garden is largely laid to lawn with some impressive flower and shrub borders and a number of feature trees. There is also a group of picturesque follies to the south and west of Tout Hill, consisting of two arches and a well built in 1906 from medieval architectural fragments and freestone. The round-headed arch contains a complete order from a Norman arch with chevron decoration, while pieces of a second have been used in the other.

The history of Tout Hill and the garden is described in a number of interpretation boards, reflecting the partial accessibility of the site. The garden is bounded by high walls, sections of which are brick-lined on the garden side but of stone on the outer side. These are in variable condition. Part of the inner face on the south side of the garden had collapsed away from the core in the winter of 2008/9 but has been rebuilt.

The Deanery possesses a large and varied enclosed garden. Near the Deanery the garden is laid out as formal lawn with some mature planted specimen trees, shrubs and herbaceous planting. The garden becomes informal to the east towards Tout Hill. This mounded site is dominated by mature trees and many self-seeded saplings, especially sycamore. The area is densely shaded; the ground cover is overwhelmingly dominated by ivy.

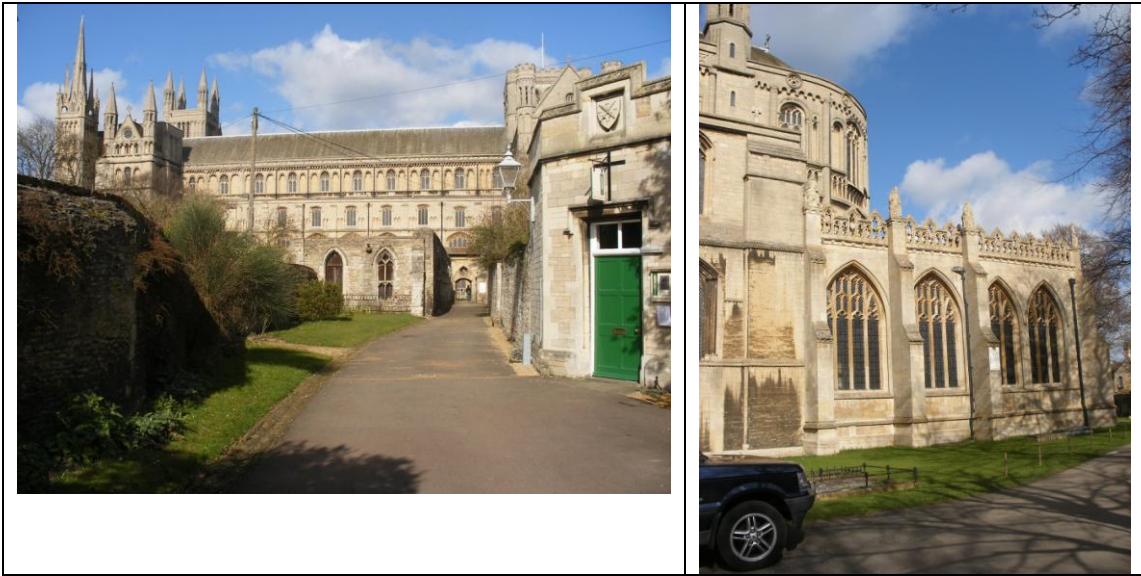
There is a small patch of dog's mercury, which is an indicator species for ancient woodland, possibly signifying that this area has been woodland for a considerable time. The garden to the north and north-west of the Deanery contains a small area of orchard with mature pear and apple trees. There is also a rough area with a patch of nettles, a wood pile and some old stone rubble. This habitat provides good cover for amphibians, reptiles, small mammals and invertebrates.

Summary of essential character: the Deanery complex and its gardens have varied character both in terms of buildings and spaces. The Deanery dominates the former, while Tout Hill is the major feature of the latter. There are other good examples of historic buildings in this site, however, and the grounds are pleasingly varied. This is a largely private area, but with some public access.

3.3.5 The abbey church (the Cathedral)

The abbey church (**G15**) – elevated by Henry VIII to cathedral status in 1541 – is obviously both the focal point of and the dominant building within the entire Precincts. It is 146.6m (481ft) long, and up to 24.68 m (81ft) high internally. The tower is 43.59m (143ft) tall. Barnack limestone is the main source for the masonry. The interior is one of the most impressive Norman spaces in England, with tiers of monumental arches rising one off the other throughout the nave, transepts and choir. This is reflected in the external elevations, though here the dirt and sulphate encrustations on the masonry dims the effectiveness of the architecture somewhat. Irrespective of this, it is the later phases of construction that tend to dominate external views of the building. The extraordinary west front, though criticised by Pevsner (1968, 314-7), is unquestionably a grand and impressive structure. As already mentioned, it is a highly visible feature not only inside the Precincts but also from beyond it. The statues in its niches are a mixture of medieval originals with 19th and 20th-century replacements. Unfortunately many of these were suffering from ill-advised past attempts at consolidation with hard, cement-based mortar. A recent programme of repair and conservation has dealt with these and other condition issues across the west front.

The east end of the Cathedral also displays an equally magnificent late phase of medieval masonry. This is the New Building, the retrochoir built by Abbot Kirkton in the early 16th century. The exterior of the Norman apse at the original east end of the Cathedral is now contained within and surrounded by Kirkton's masonry at ground floor level. The latter has fine three and four-light windows featuring panel tracery with buttresses between them. The parapet at the top of the external walls features exquisite openwork decoration, while the buttresses are topped with seated figures. These have suffered through erosion of the stone, with the features and limbs mostly missing, but the drapery is still clearly recognisable. The gaunt figures are still quietly impressive as they look out over the cemetery (see below).



The nave seen from the south along Hostry Passage (left), and the New Building also seen from the south.

Internally the Cathedral has a number of important features. The buried remains of the Anglo-Saxon church have been revealed by excavation on the south side of the crossing and in the south transept. They are visible via a Victorian underground passageway and represent an extremely important survival. The Hedda Stone, an important Anglo-Saxon sculpture dating to c 800, stands in the retrochoir. The medieval nave and presbytery ceilings retain a largely intact medieval decorative scheme of incomparable importance and rich decorative details. Other significant features include the monument of an abbot, possibly Kirkton, early 13th-century abbatical effigies and the burial places of Katharine of Aragon and Mary Queen of Scots. There are also three 14th-century misericords in the Holy Spirit Chapel. Glass of the late 1840s to the 1860s by Clayton & Bell, Morris, Marshall & Faulkner and others, and the late 19th-century Ciborium in the chancel (probably by J L Pearson) represent an important phase of Victorian work on the building.

The limestone walls have many nooks and crannies, which could provide habitat for bats, owls, house martins and swallows as well as small mammals, although none of these were evident during this rapid survey. It was noted that fine gauge netting has been installed to prevent pigeons settling on the building. This may also be preventing other species from using it. The survey was carried out during daylight hours and access into the roof of the building was not feasible.

Summary of essential character: the Cathedral is one of England's finest historic buildings. It is a lasting testament to the contribution of the Church to the life of our nation over more than 1,350 years, with buried and visible features reflecting the whole of that history. It is also magnificent architecturally.

3.3.6 The Cathedral cemetery

The area of open ground around the north, east and south-east sides of the Cathedral was the town (north and east) and clergy (east and south) cemetery (G45). The clergy cemetery is still in use, and there is a small memorial garden for ashes at the east end of the town part. The area still retains numerous tomb memorials and gravestones, though many more have been cleared away. Some of these now stand around the edges of the cemetery, especially to the south and east of the New Building. The lawns are well maintained by the Cathedral's gardeners, and are crossed by the Precincts access road (with driveways off to the Vineyard and other properties) and footpaths. The Precincts' two Scheduled Monuments exclude the cemetery. Its burial archaeology thus receives no statutory protection. It is highly unlikely that it would come under threat from development or other significant disturbance, however, while Peterborough City Council planning controls and policies would provide good protection in that context. Furthermore the area of the cemetery to the north of the Cathedral was heavily disturbed during late 18th-century landscaping by Repton. This probably caused severe damage to the burials. The ground level was also raised during this work.



The cemetery on the north (left) and south-east (right) sides of the cathedral.

The cemetery is an area of close mown grass with a number of scattered specimen trees. The limestone surface of gravestones dating back to the 18th century and earlier provides a valuable micro-habitat for lichens, which can take decades to develop. Numerous species are evident and further surveys could be conducted. Many lichens grow as a thin crust on walls and stone surfaces. Many are grey or black and may be mistaken for grime, and could be in danger of being removed inadvertently during cleaning.

The specimen trees in this area are a mixture of native and non-native species. Most are mature but none appear to be of any great age. A number of yew trees and rowan species have been planted. These are traditionally associated with graveyards and they seem appropriate for this area. The lawns over most of this area do not contain a great variety of species. The rest has a greater number of species occurring including yarrow and smooth hawk's-beard, often associated with more natural meadows. This grassland is likely to be of ancient origin. A small triangle of land to the north-west of the

cemetery area is bounded off by railings (ie the courtyard in front of the Cathedral Office). Here the ground flora is more diverse because maintenance is less rigorous.

Summary of essential character: this area is largely one of peace and quiet becoming of a place for the city's and church's dead. It is also an important thoroughfare for pedestrian and vehicle movement around the Precincts and to other character areas.

3.3.7 The Vineyard and its gardens

The Vineyard (**G16**) is a substantial property set in extensive grounds in the north-east corner of the Precincts, immediately to the south-east of the Deanery Garden. The house itself is mainly of two storeys with attics, and was probably built in a number of stages during the 18th and 19th centuries. It does not have a single unifying style because of this, and consequently is not one of the most successful Precincts structures. It is not without character, however, and its southern elevation in particular has a satisfying inter-relation with the adjacent garden. The property has several garages and other outbuildings on its east side, where it also has a separate access onto St John's Street. This means that vehicular access need not be achieved via the Precincts or its gates.



The Vineyard and its gardens seen from the north-west.

The garden of the Vineyard is in two parts, north and south, separated by a high boundary wall. There is a memorial to W T Mellows' only son, who died

in World War II. It is maintained by the War Graves Commission. The north garden is largely laid to lawn with some mature trees, and has a raised path on its south side. An access drive runs round its outer edge and connects with the rear courtyard, garages and external access. The south garden is also mostly laid to lawn, but has the remains of a raised terrace along its west side. It was originally larger – the properties known as Ashton House and Mandell House, two grandly named semi-detached bungalows (**G17**), were built in the south end in the late 20th century. The remainder of the two gardens are offset, and if the terrace continued it would run through the centre of the northern garden. This fact and the boundary wall between the two gardens, may reflect documentary evidence which suggests that part of the Vineyard was added to the Monks' Cemetery in the 13th century. It is not clear whether this has any implications for buried archaeological remains, but both gardens fall within the Cathedral Precincts Scheduled Monument (PE 140). The house itself and its immediate surroundings are excluded from the scheduled area.

The Vineyard garden possesses a mature specimen Bhutan pine (originating from Afghanistan) as the centre point. Surrounding this is an extensive area of shrubbery containing mature trees, which create a shaded environment. The ground cover is dominated by ivy. There is a lack of native shrubs in this area. Incidental areas of dry-stone walls provide good habitat for amphibians, toads and frogs.

Summary of essential character: the Vineyard is one of the largest single properties in the Precincts, occupying the second or third largest plot within it. The site is not in Chapter management, and has separate access from St John's Street.

3.3.8 Buildings and spaces in the south-east quadrant of the Precincts

The south-east quadrant is arguably the most historically, archaeologically and structurally complex part of the Precincts. It contains numerous buildings and associated open spaces, ranging in size from small to large. The buildings include many of medieval origin and/or retaining important medieval fabric (for example **G20-G28**). The mid-13th century Infirmary Hall and associated buildings that may have been the Infirmary's Lodging form the core of the area. The Hall consists of substantial arcades from a 'nave with aisles' structure. Parts of this stand in their own right (**G28**), while later houses have been built into and incorporate more of the aisles (eg **G24-G27**). The arcade piers and capitals (many with very high quality stiff-leaf carving) vary from good, near-original quality to badly damaged across the various buildings (and sometimes even within them). The chancel of the building is completely within the Canonry House and Precentor's Lodging complex (**G20-G21**). The central building of this group is called the Infirmary's Lodging and is the earliest (12th-century). Table Hall (**G24**) is a 15th-century structure, and is very unusual within the Precincts as being timber-framed. The roof structure is particularly impressive, and has been dated to 1461 or shortly thereafter by dendrochronology (Hall 2009, 54-5).



Canonry House/the Precentor's Lodging (left), and 17 Minster Precincts (right), both seen from the upper floor of Archdeaconry House.

The so-called Norman Hall (**G23**) and the attached Archdeaconry House (**G22**, right) lie just to the south of the Infirmary area. The House is largely a late 19th-century building, generally ascribed (if uncertainly) to Sir George Gilbert Scott. It includes substantial amounts of a 13th-century structure, probably another hall. The Norman Hall, meanwhile, contains a tall and wide 12th-century arch in the middle and a hooded fireplace in its north wall. The later changes to these houses make it doubly difficult to interpret what is already a complex set of structural remains. It is possible, however, that the medieval masonry belongs to an earlier Infirmary Hall, replaced by the one described above in the middle decades of the 13th century. Further remains possibly associated with the earlier structure can be seen at the north-east corner of Prebendal House (**G30**). The Almoner's Hall (**G31**) just inside the south-east gate is another building now firmly associated with the medieval abbey's charitable work. Finally the Hostry Passage (**G32**) is an important access linking the south-east quadrant (and the area beyond it) with the cloister and the western Precincts. The Passage had been designed as an important access and circulation route within the medieval abbey, especially between the abbey church and the predominantly domestic ranges to its south. It is now a long, narrow path flanked on its west side by a wall incorporating blind and infilled arcades from the Refectory to the Little Dorter. The arcading of the Refectory can also be seen in the Bishop's Palace garden (**G39**).



This area is divided into a number of private residences with individual gardens. Most are enclosed by limestone rubble walls. The garden of 18 Minster Precincts contains a fairly species-rich lawn which may have originated from meadow land. It also contains herbaceous flower beds and a large old hornbeam tree, possibly formerly pollarded. The garden of Canonry House (**G20**) is larger and less formal. It contains a significant area of shrubbery with self-seeded native tree and shrub species; this provides a good habitat for nesting birds. The garden of Norman Hall contains mature trees including horse chestnut and a number of young yew trees. The lawn contains very few species and has probably been re-seeded recently.

In the Infirmary Hall area the communal open spaces are laid to gravel and there are various nooks and crannies that are only loosely maintained. Many herbaceous native and non-native species have self-seeded including herb Robert and bramble. These small areas provide good habitat for invertebrates and other small forms of wildlife such as butterfly, bee species and hoverflies.

Summary of essential character: the south-east quadrant of the Precincts is physically diverse in both its structures and spaces. Buildings range from small cottages to grand houses and offices. This is reflected in their gardens and courtyards. The complexity is increased as a result of post-Dissolution changes, which saw the important monastic infirmary complex divided by and into at least six separate clergy residences.

3.3.9 The Great Cloister and Laurel Court

The Great Cloister (**G35**) lies in the conventional medieval position to the south of the abbey (cathedral) church's nave. Surviving and highly ornate doors gave access from the nave into the north-west and north-east corners of the cloister. Corbels and scars on the south wall of the nave and west wall of the south transept also attest to the former positions of covered walkways on the north and east sides of the cloister. These walks would originally have existed around all four sides of the central garden (garth). A medieval well with a modern capping still exists in the centre of the garth, which is otherwise crossed by a footpath. The Cloister also contains several interpretation panels mounted on simple metal upstands. The boards were in poor condition but were renovated during 2009.

The Cloister is still an enclosed courtyard defined by masonry walls, and to that limited extent the visitor can experience something of its original medieval sense of enclosure, privacy and peace. Even so the Cloister is now little more than a shadow of what the medieval monastic community would have seen and lived in. The surrounding walls are no more than fragments of the substantial buildings that, with the church itself, formed the framework for their daily lives. The Chapter House was the literal and metaphorical centrepiece of the east side of the Cloister. This ornate room was where the whole community met daily to contemplate life within their walls and enforce monastic discipline. The Chapter House is often likened to the Board Room of

a modern commercial enterprise, but this does not do justice to the complexity of its spiritual role. Somewhat more prosaically, the east side of the Cloister was also the location of the monks' dormitory, a long first-floor range where they slept communally (at least in the first century or so of the Norman abbey, though more privacy was usually introduced later). Little trace of the dormitory now survives. There would have been a toilet block (reredorter) at its south end. Part of the Little Dorter survives at the south end of the Hostry Passage, a vaulted corridor leading off the south-east corner of the Cloister. The south side of the Cloister was backed by the monks' dining room (fratry or refectory), while the west side was occupied by the cellarer's range (where food, drink and other goods were stored) with the abbot's hall on the first floor. Both are difficult to envisage now, but the south side in particular retains magnificent 13th to 15th-century decoration, in particular in the Lavatorium (where the monks would wash and ritually cleanse themselves before meals and the daily round of worship).



The cloister garth and well, with the nave and south transept behind (left); the south elevation of Laurel Court (right).

Laurel Court (**G33**) is a fine 18th-century detached house occupying much of the former course of the east cloister range. The house seems to have a complex development history, with both major and more minor episodes of extension and alteration. It has a double aspect, with impressive stone elevations facing both west (featuring two fine bay windows) into the Cloister and south towards the Infirmary Hall complex. The north elevation is plain and of brick, while an attached cottage (**G34**) runs along the east side of the house. The interior has a number of very fine rooms, including a very characterful entrance lobby at the south-west corner, but the upstairs rooms tend to be more plain. Laurel Court served as the Choir School for some years. The upper floors in particular are in a poor decorative state. The house

has small private gardens, with a boundary wall, railings and gates between these and the Cloister.

The Cloister is an enclosed area containing a close-mown lawn. It is quite species- rich including smooth hawk's beard and selfheal. The limestone roof slates to the Cloister support an abundant growth of moss, and the overhanging eaves have the potential to provide nesting and roost sites for bats and birds.

Summary of essential character: the Great Cloister was at the heart of medieval monastic life, and it is still a central area for the Cathedral and its visitors. It retains a strong sense of peace and spirituality, although a careful examination is required if the visitor wishes to understand how the buildings that once stood around the Cloister would have looked and functioned. Laurel Court is a fine 18th-century house.

3.3.10 Medieval Bishop's Palace, its gardens and associated buildings

The Bishop's Palace and its gardens (**G39**) occupy the whole of the south-western quadrant of the Precincts, bounded by 24-28 Minster Precincts and their gardens to the north and the Great Cloister to the east. A grand 13th-century gatehouse (**G38**) between 25 and 26 Minster Precincts controls access to the Palace, and is one of the finest medieval buildings within the Precincts. It survives largely in its original state, with three very fine statues in each of the front (north) and rear (south) elevations. The upper Jacobean-style windows light the Knight's Chamber, a sadly under-used space of high quality reached via a square staircase in the south-west corner of the gate.



The Bishop's Gate seen from the north (left), and medieval vaulting inside the Bishop's Palace.

The Palace itself is a mix of medieval (mainly 13th-century) fabric – two undercrofts and parts of a solar range are very fine survivals – with the majority of the house now having a Victorian Gothic appearance. There is also an extension by Edwin Lutyens. Paintings and illustrations show that the building had a complex development history. This is only to be expected, as this was the medieval Abbot's Lodging, its role subtly transformed into the Bishop's residence after the Dissolution. In either case its resident was the most important man in the community (though priors and deans may sometimes have begged to differ), with both the extent and quality of the building reflecting that. The Palace still fulfills its role as the Bishop's house, though a substantial part of it is also used as the Diocesan offices.

The Palace grounds and gardens are very extensive. Substantial traces of the monastic refectory survive in its north-east corner (the only part of the gardens within Scheduled Monument PE 140). The Abbot's Lodging and Bishop's Palace are both very likely to have had numerous service buildings associated with them (eg stables, a bakehouse, a brewhouse, and stores). A hall is known to have been attached to the Little Dorter (now within these grounds), for instance. Little or no trace of these survives above ground, but buried remains can be expected (in currently unknown locations).

This is the most biodiverse area of the whole site. It contains many habitat types, some of which may be of ancient origin. The area consists of a formal lawned area with rose beds surrounded by extensive shrubbery. There is also an extensive kitchen garden with orchard trees, and a small enclosed garden, which had been quite wild and unkempt until recently but has now been cleared and tidied. The kitchen garden provides plentiful opportunities for wildlife: food plants include soft fruit and vegetables, with numerous flowers providing a rich source of nectar. Cultivation provides bare ground where arable wildflowers can establish. Good nesting sites and shelter are provided by the extensive box hedges. There are various nooks and crannies, which are only loosely maintained, including bramble and small trees. Many herbaceous native and non-native species have self-seeded, providing good cover for wildlife. The rough rubble walls also provide hiding places and perch sites for wildlife. The small orchard contains numerous old apple, pear, fig and plum trees (some of which may prove to be rare or old varieties). There are some dead trees, and the provision of standing dead wood provides additional habitat for wildlife, particularly invertebrates, which in turn provide food for birds.

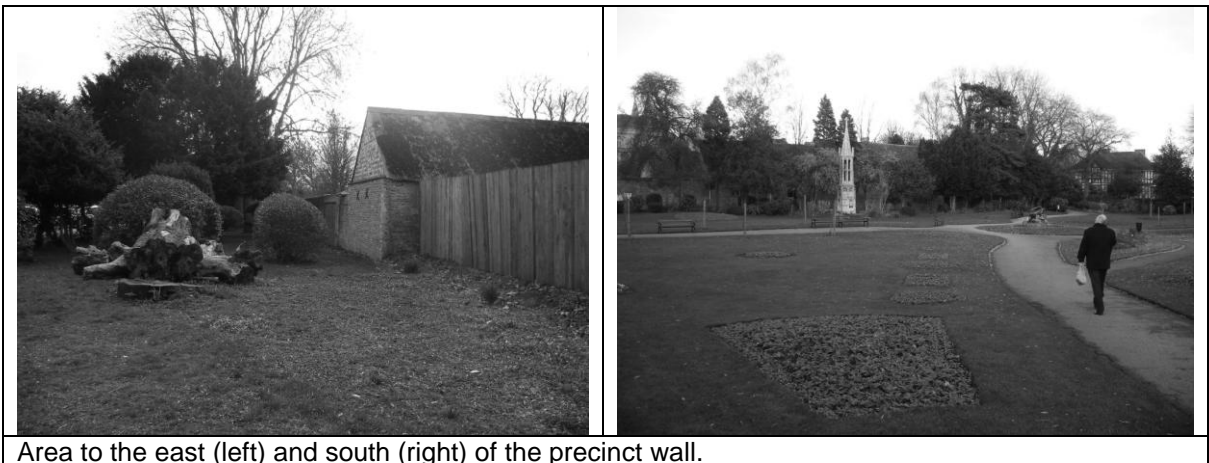
The grassland under the orchard trees is particularly species-rich and contains lady's bedstraw with other species such as selfheal, smooth hawk's beard, ribwort and plantain. Fine leaved grasses indicate that this is semi-natural grassland. Its position within the Bishop's private gardens and under a well established orchard could well mean that the area has never been grubbed up or chemically treated. Under the orchard the grass is quite long and so the richness of the sward is quite obvious. The main lawn of the Bishop's Palace is also species-rich although the lady's bedstraw is less dominant. By relaxing the mowing regime of the grassed areas wildflower

meadows would become evident. This would make an attractive feature under the orchard and around the periphery of the formal lawned area.

Summary of essential character: this is the most important residence within the Precincts, providing not only the Bishop's Palace but also the Diocesan Offices. The buildings are a mixture of fine medieval remains with post-Dissolution additions. Victorian Gothic is much in evidence inside and out.

3.3.11 Extra-mural fringes of the Precincts

Two distinct strips of ground outside of the Precincts and its boundary walls have been included within the study area. The first is a narrow area of ground outside the eastern boundary (**G47**). The second is a series of public and private gardens, and a municipal car park, on the south side of the Precincts (**G48**). The latter seem to have formed part of the area historically controlled by the abbey and cathedral. Dykes ran from the River Nene up to the southern boundary of this open ground, which was gradually developed as informal and formal gardens during the post-medieval period. Part of the area seems to have been an adjunct to the Bishop's Palace gardens, eventually disposed of. The name of the central area, Bishop's Road Gardens, partly reflects this. It is maintained as a municipal garden, early 20th-century in origin. The area immediately to the east of these gardens is private, and the far east of the area is largely laid out as a formal public garden (some of the former houses have been demolished). The area to the west of Bishop's Road Gardens again was part of the Bishop's Palace gardens until well into the 20th century, but now houses a substantial car park. The area along the east side of the Precincts has no formal use, and is little more than a wide verge for Vineyard Road, an important part of the inner ring road. The Vineyard has a separate access off St John's Street, where this meets Vineyard Road, as well as the one through the Precincts.



Area to the east (left) and south (right) of the precinct wall.

The amenity areas on the fringes of the Cathedral are quite extensive and managed for public access. The pleasure gardens to the south consist of close mown lawn with bedding areas, surrounded by a mix of mature trees

and shrubs of native and exotic origin. This area is not particularly high in biodiversity interest although bedding plants provide a good nectar source for insects.

The area between the central and eastern gardens is private and not publicly accessible. It is dominated by close cut lawn. This has been reseeded and is therefore of low biodiversity interest. There is also a small area of orchard, a cultivated area and rough composting areas. There are some mature trees. The site is enclosed by limestone rubble walls. This area provides nest sites, perches and food sources for wildlife. An area of amenity land runs parallel to Vineyard Road to the east of the Precincts. It contains numerous mature trees that cast heavy shade. There is an absence of ground cover caused by the intense mowing regime and the high level of shade. The trees provide nest and roost sites but there is little else of biodiversity interest.

Summary of essential character: the areas outside the east and south sides of the Precincts are potentially valuable public open spaces, but they are no longer important for the Cathedral in the way they once were. They are a mixture of public and private spaces, and include a ground-level car park.

3.3.12 The condition of the Cathedral Precincts

3.3.12.1 Introduction

This overview assessment of condition has been produced following a single day's inspection of the Cathedral Precincts from publicly accessible vantage points only. Building interiors were not inspected. The level of examination and evaluation possible in the available time did not amount to that necessary to prepare a detailed report on the condition of any part of the built environment. Accordingly, the information provided in this overview must be regarded as being for guidance purposes only and should be backed up in due course by more detailed survey inspections before any corrective or follow up action is taken. It is not possible to comment upon the condition or adequacy of inaccessible and concealed parts of the structure and fabric of buildings and built elements around the Precincts.

3.3.12.2 Buildings within the Precincts

There are roughly 40 separate buildings distributed around the Precincts and these are variously in residential, commercial and educational use, as has been described previously within this Conservation Plan. Freehold ownership of these properties is mainly split between the Chapter of Peterborough Cathedral and the Church Commissioners. Much Church Commissioners' property and several buildings owned by the Chapter of Peterborough Cathedral are leased to other parties for approved uses.

The character and qualities of the built environment of the Precincts have been described elsewhere in this Plan. Inevitably, material usage in the visible external envelopes of the buildings plays a significant part in these. Generally, roofs are of ridged design (although a few hipped roofs can be found, along with a sprinkling of monopitched and flat roofs). For the most part, roof slopes are covered with clay tiling, natural blue slates or stone slates, although less pleasing corrugated sheeting and mineral felt can also be seen occasionally used as roof coverings around the Precincts. The external walls of the buildings are variously constructed in stone (ashlar, coursed, squared and rubble stone can all be found) or mellow brown, yellow or reddish-orange brick. Some elevations are dirty, although some cleaning has happened.

With one notable exception, superficial cursory external examination suggested that the maintenance management regimes applied variously to the Precincts buildings are reasonably effective and appropriate. The exception is Laurel Court, an important building owned by the Chapter of Peterborough Cathedral. Even from the oblique and restricted views possible from publicly accessible pathways, this is clearly in poor condition, with extensive decay to its external joinery, fractured and distorted elevations, marked deterioration to stonework at parapet level, and at least one significantly bowed chimney stack. Parts of the interior are also in a neglected state. Notwithstanding that, where evident the standard of conservation and repair work being applied to the buildings appears to be good.

3.3.12.3 Boundaries, roads and pavings

Boundary walls are mainly of stone, but with sections of high brick walling, especially to the north-east corner of the Precincts, and some localised sections of fencing. One section of the eastern boundary between Ashton House and the garages close to Canonry Cottage has been replaced recently with an incongruous and visually jarring length of hopefully temporary boarded fencing.

Plentiful evidence was seen of ongoing repair activity to boundary structures. The old stone boundary wall lining the north side of Gravel Walk to the south-east was the subject of extensive repair and conservation work in 2009. It must be stressed that only the publicly accessible faces of boundaries were viewed, but generally such repair seems to be undertaken with sensitivity and care, although renewal of degraded historic brick using paint-covered, salvaged, common stock bricks can be seen in places on the coping. Perhaps inevitably, given the extent of boundaries involved, some sections of walling remain in poor condition and awaiting repair. Elsewhere, for instance along the northern Precincts boundary, defective stonework, brickwork and mortar jointing can be found, which, if left unattended, will lead to premature deterioration of the historic wall fabric. The northern boundary is also heavily overgrown in places by ivy and other climbing plants. This prevents adequate access for inspection and maintenance, and can cause damage to mortar jointing if allowed to grow unchecked. Tree root and sapling growth have also

contributed to distortion and degradation in some boundary walls. This mostly seems to have been kept under control in recent years, although some ongoing damage and associated wants of repair can be found – for example, along a short return section of the western boundary of the Vineyard.

Roads and paths appear mainly to be in fair to good order, but some related safety hazards exist around the Precincts. The condition of paving inside the gate from Wheel Yard is of particular concern in this respect.

3.3.12.4 Repair liabilities and maintenance management arrangements

Copies of leases were not available for examination. However, it is understood that three properties – 10, 11 and 19 Minster Precincts - are let (by the Hastings Music Endowment Fund in respect of number 10 and by the Chapter of Peterborough Cathedral in respect of numbers 11 and 19) to commercial tenants on full repairing and insuring terms, while all other tenanted properties are let on internal repairing terms only. This leaves maintenance management responsibilities in the hands of the freehold owner of each property.

It can be seen, therefore, that maintenance and repair liabilities for the Precincts' built environment are split between a variety of parties, each with differing legal and intellectual interests, as well as varying capacity to fund and manage conservation-oriented building works. The precise terms and demands of individual leases are not known at the time of writing. The split in responsibilities for repair and maintenance is a significant issue, potentially placing the character and significance of the heritage asset at risk. It is understood that no direct employed labour force has ever existed, although much of the repair and maintenance work commissioned by the Chapter of Peterborough Cathedral is let to two local building contractors. However, no contractual obligation is in place to dictate employment of suitably skilled contractors and/or operatives by responsible leaseholders when ordering repair and maintenance works to the Precincts' buildings or boundaries. Equally, it is understood that no care and repair guidance is made available by the Chapter of Peterborough Cathedral or incorporated within leasehold contracts for property in the Precincts to help control, influence and maintain high conservation standards. The same is as true for alterations and new works as it is for repair and maintenance activities.

Under the Care of Cathedrals Measure 1990 as amended, the Chapter must ensure that an architect or surveyor makes quinquennial inspections and prepares reports on all property, other than the cathedral church and any ancillary buildings, which the Chapter is liable to repair and maintain. This includes any such properties which lie outside the Precincts as defined by the 1990 Measure. This person may be the Cathedral Architect or Surveyor of the Fabric, but it may be another architect or surveyor. Where the Cathedral Architect or Surveyor of the Fabric does not personally prepare these reports, he/she should be given the opportunity to comment on them to the Chapter and to the Fabric Advisory Committee (see *'The Role and Duties of the*

Cathedral Architect or Surveyor of the Fabric published by the Cathedrals Fabric Commission for England, 2008). It is understood that many of these quinquennial surveys and reports for the Precincts are currently outstanding, partly perhaps due to the variety of tenancies and leasehold arrangements. It is a given that, without regular detailed cyclical inspections of built assets, a fully effective planned maintenance programme cannot be established to allow efficient use of resources and appropriate and defensible prioritisation of actions.

3.4 THE CATHEDRAL INVENTORY, COLLECTIONS AND MUSIC

The *Care of Cathedrals Measure 1990*, as amended by the *Care of Cathedrals (Amendment) Measure 2005*, places a duty on the administrative body or Chapter to 'compile an Inventory of all objects in the possession of the Chapter that the Fabric Advisory Committee (FAC) considers to be of architectural, archaeological, artistic or historic interest' (paragraph 1.1). The Chapter and FAC of Peterborough Cathedral have established an Inventory to conform with the terms of the *Measure*.

In common with most Inventories, this includes a list of Items of Outstanding Interest. Any sale, disposal or loan of items on this List can only occur with the approval of the Cathedrals Fabric Commission for England. The summary list of these Items is broken down into material categories.

- **Metalwork**, of which Abbot William Ramsey's brass lectern of 1471-96 is probably the most important. It is one of 45 left in the country. Various items of post-medieval church plate in the Treasury are also included, such as an alms dish, candlesticks, altar cross, chalices and pattens. Larger items such as the Presbytery screens of 1894 and 19th-century gates in the West Porch are also included, as is the Turret clock (16th to 19th-century).
- **Glassware**. One item, an exceptionally important Anglo-Saxon palm cup or lamp, is included on the summary list under this category. It is not in the Inventory.
- **Monuments**. Ten monuments or effigies of abbots and bishops are on the summary list. Six are of 13th or 14th-century date, while the remainder are of 16th or 17th-century. They include the effigy of John Chambers, who died in 1556, having been successively Abbot and Bishop.
- **Paintings**. The 17th-century wall painting and 18th-century painting on canvas of Old Scarlett above the west doors of the Cathedral are the only outstanding items listed in the summary.
- **Stonework**. These items include several Anglo-Saxon sculptural fragments (including the Hedda Stone), the 13th-century font (with its 19th-century base), and fragments of Katharine of Aragon's tomb (the list notes that these could 'perhaps be better classed under monuments'). J L Pearson's Ciborium over the High Altar and tiled floor in the Presbytery are also listed. Finally the entire Lapidarium of architectural fragments is listed under a single entry, with a note that it has not been catalogued.

- **Textiles.** This comprises two altar frontals with superfrontals, two Flemish tapestry panels, a veil and burse, and a second burse. Most of these items are of 16th or 17th-century date.
- **Windows.** Nine windows are included on the summary list. Six contain fragments of medieval glass; two date from 1863, one by Dante Gabriel Rossetti for Morris & Company and the other by Clayton & Bell; the final one dates from 1825 and is by M O'Connor.
- **Woodwork.** Fourteen items, including the Cathedra, two pulpits, reredos and other screens in the south transept and its chapels and the north transept, the West Front doors, a chest, and the Consistory Court Chair.
- **Archives.** This is another item of outstanding interest that is evidently not on the Inventory at the moment. Cathedral papers are on deposit at the Northamptonshire Record Office, with papers also at Cambridge University Library. Some information on Peterborough Abbey is also contained within archives held by the Fitzwilliam Estate and the Canterbury Archives, and Chancery Papers, held by the National Archives.

The list does not include the Cathedral Library, housed in the former Trinity Chapel over the West Front porch. This comprises a good collection of published documents relating to the history of the abbey and cathedral, several Victoria County History volumes, and a variety of other historic and ecclesiastical publications. These include several of the published collections and summaries of Peterborough's monastic documents (eg Karn and King 2008 and Martin 1978). The documents form an important historic collection in their own right, of course. It is a valuable collection, of considerable use to researchers both within the Cathedral community (eg the architect and archaeologist) and beyond it. The library is well organised but in somewhat cramped conditions. The room is also not subject to environmental controls or monitoring on a systematic basis. It is not clear whether fire detection and prevention is in place, but the room is isolated and only accessible by a spiral staircase. Salvage of books would be difficult in the event of fire, flood or other major event.

It is notable that all of the Items of Outstanding Interest are located within the Cathedral itself. Nothing in the Chapter's ownership is mentioned on the summary list from any other buildings within the Precincts or beyond it. Many of the buildings lived in and used by Chapter members and the wider Cathedral community contain interesting and potentially important paintings, furniture, books and fixtures (eg various items of metalwork designed by the architect George Pace, usually for their specific locations). While some of these are the private property of residents and others, more are Chapter's property. Even a cursory examination of these as part of this study suggests that these collections certainly include items of outstanding interest that would merit inclusion on an extended Inventory.



The Cathedral Choir singing as part of the Festival Chorus, conducted by Andrew Reid, Director of Music. Photograph courtesy of Peterborough Cathedral.

Music has always been an important feature at Peterborough. This was true in its monastic days, but perhaps more so as a cathedral, where choral and organ music has always been a vital part of public liturgy. The Cathedral's full and voluntary choirs continue to play an extremely important role, not only at home but also on overseas tours. The Victorian choir stalls carved by the Thompsons of Peterborough (whose work is also much in evidence in several of the larger Precincts houses) are a fine feature of the building, as is the organ. The choir school also has a very large collection of printed church music.

3.5 ASSOCIATED COLLECTIONS

Various items associated with the abbey, the cathedral and their administrative bodies are held in other collections. A 13th-century psalter of Robert of Lindsey is held by the Society of Antiquaries, and there is a Customary at Lambeth Palace Library. Abbey and Cathedral papers are currently held in the Northamptonshire Record Office (NRO) and Cambridge University Library. Bailiffs' accounts and court records of abbey holdings and court cases from the 13th to 15th-centuries are at the NRO. All of these still belong to the Cathedral and are held by the relevant libraries and record offices on the Chapter's behalf. The NRO also contains the vast majority of the Cathedral's own paper archive, including Chapter minutes and documents, architectural drawings, and a wide range of other documentation. Other papers no longer in Chapter ownership are held elsewhere, eg the British Library.

3.6 ASSOCIATED PERSONALITIES

Peterborough Cathedral is associated with a virtually unbroken list of Abbots and Bishops, the former from Saxulf in c 655-74 to John Chambers in 1528-39, and the latter from Chambers again (1541-56) to Donald Allister (2010). The full list is contained in Appendix 1. Chambers inevitably occupies a special place as the man who oversaw the difficult transitional period during and after the Dissolution of the Monasteries under Henry VIII. Abbots such as John de Sais (1114-25), Martin de Bec (1133-55), Benedict (1177-93), Robert of Lindsey (1214-22), Godfrey of Crowland (1299-1321) and Robert Kirkton (1496-1528) are all important both as people and for their works in and on the Cathedral. Kirkton in particular can hardly be avoided, his rebus (symbols) being present on many buildings, including the Bishop's Palace and the Prior's Gate. The line of Bishops also includes many important names, matched for the entire period from 1541 onwards by the Deans who looked after the life of the Cathedral and Precincts while the Bishop ministered to his Diocese. Others with a strong connection to the Cathedral include the two queens who were buried here, Katharine of Aragon and Mary Queen of Scots.

Generations of masons and architects have also held the fabric of the building in their care. While many of the medieval and even post-medieval masons must remain anonymous, architects come into greater focus during the 18th and 19th centuries. They include important figures in ecclesiastical architecture such as Edward Blore, John Carter, William John Donthorn, Sir George Gilbert Scott and J L Pearson. In more recent times the Cathedral has had the benefit of successive Cathedral Architects/Surveyors of the Fabric, whose professional duty is to ensure proper care for the Chapter's buildings. George Pace was particularly influential in the 1970s. Lists of Cathedral masons and architects are provided in Appendix 2.

3.7 ECOLOGY

Peterborough Cathedral is situated in the heart of the city, within an urban environment. To the south it meets the River Nene floodplain, a wide area of flat open land forming a continuous corridor of open space extending out into the countryside. Land use is highly urbanised to the north and west.

The Cathedral Precincts is extensive: it covers an area of approximately 100,000 square metres. The majority of it is publicly accessible but there are also significant areas not open to the public providing undisturbed refuge for wildlife, which can be especially important in the urban environment. There is a varied collection of habitats, ranging from highly maintained lawned areas with bedding displays to shaded shrubberies, private kitchen gardens, orchards and meadow areas. The main area around the Cathedral is a conventional burial ground with headstones and monuments. Many of the ancient buildings themselves are significant as micro-wildlife habitats. Precincts habitats include:

- Wildflower meadow (semi natural neutral grassland)

- Improved grassland
- Specimen trees
- Shrubbery
- Native copse
- Hedges
- Flowerbeds
- Orchard
- Kitchen/allotment gardens
- Exposed stone outcrops (buildings, walls and gravestones)
- Rough areas such as compost heaps, piles of rotting wood and stone and loose gravel.

Short descriptions of ecological interest are provided in sections 3.3.1-11.

4 ASSESSMENT OF SIGNIFICANCE

4.1 THE CONCEPT OF SIGNIFICANCE

This section assesses the significance of the Conservation Plan study area. Firstly the background of statutory and other protection is examined. Then the Key Significance Factors of the site are described; these are aspects of the place that can be recognised by specialist and popular audiences alike, and may include intangible concepts which are difficult to define scientifically, but which can be appreciated in spite of this. Finally the significance of the site is examined at various stages in its history to the present day. Significance may lie in one or more categories such as architecture, archaeology, landscape, collections, ecology, society and associated personalities. A number of factors have been used in defining significance such as rarity, dates/periods present, condition, extent, group value, user value and fragility. Many of these relate to guidelines currently in use for the evaluation of sites and monuments at national and regional levels. The assessment also takes account of English Heritage's new *Conservation Principles*, which places evidential, historical, aesthetic and communal values at the heart of conservation planning.

Significance is essentially a hierarchical concept, using ascending levels of value. These follow guidelines established by James Semple Kerr (*The Conservation Plan*, 1996) and adopted by the Heritage Lottery Fund, English Heritage and others. Starting at the highest end, the levels of significance are:

- *Exceptional* – important at national to international levels, reflected in the universal recognition of World Heritage Sites, and in the UK's statutory designation of Scheduled Monuments, Grade I and II* Listed Buildings and equivalent nationally graded sites (including those of ecological and nature conservation value).
- *Considerable* – important at regional level or sometimes higher, eg Grade II Listed Buildings.
- *Some*, of local to regional significance, often for group value, eg a vernacular architectural feature.

- *Little*, of limited heritage or other value, or *Neutral*, of no heritage or other merit, but also without any detrimental impact on the site or its significance.
- *Negative* or *intrusive* features, ie those that actually detract from the value of a site. A modern corrugated iron shed adjacent to an important medieval building might be a good example.

A low designation of significance does not necessarily imply that a feature is expendable. Furthermore there are many instances where parts or aspects of the place may be susceptible to *enhancement* or *reduction* of significance as currently perceived, especially where there is a lack of information or understanding at the moment. Instances of this are highlighted in the following text.

4.2 DESIGNATION: THE BACKGROUND TO SIGNIFICANCE

Designation provides an important reference point because a site can only be granted protection (especially at the levels of Scheduled Monument, Listed Building or Site of Special Scientific Interest) if it meets certain criteria. All of these relate to importance in some way, usually at a national level. Statutorily-protected sites are therefore inherently among the most significant examples of a type; they may even be unique. Scheduled Monuments in particular must be of national importance by definition if they are to be so designated. All these protective measures, however, are subject-specific. In most cases there is only one recognised grade of importance usually at a national level. The grading system for Listed Buildings does take this into account by providing a three-tier hierarchy, with Grade I being the most important (approximately 2% of all listed buildings), Grade II* next (approximately 4%), and Grade II last (approximately 94%). Even here, however, all listed buildings are considered to be of national importance. The assessment of significance undertaken for a Conservation Plan has the advantage of being able to use all relevant criteria across many specialist disciplines rather than concentrating on one of them.

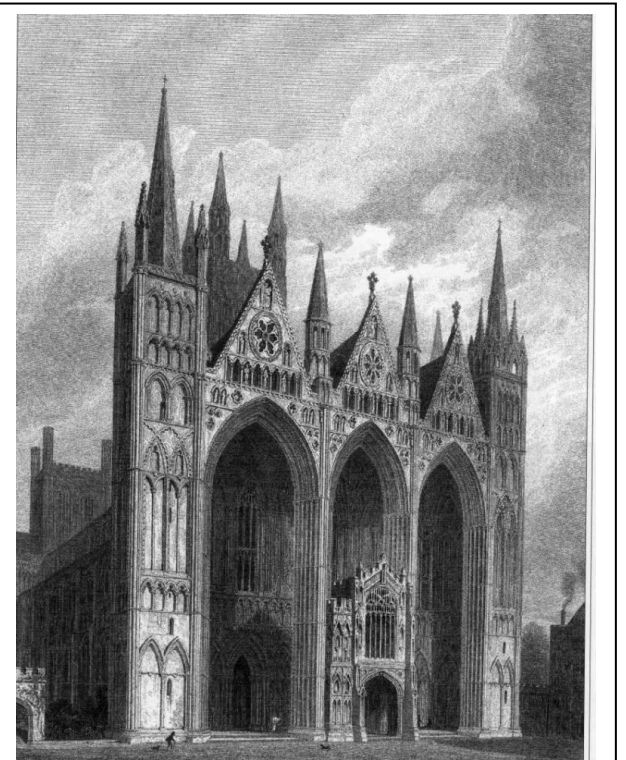
Peterborough Cathedral and its Precincts enjoy a high level of statutory and other heritage protection. The Precincts contains two Scheduled Monuments (PE 140 and PE 153, broadly covering the south-east and north-east parts of the Precincts respectively with detached parts to the west) designated under the *Ancient Monuments and Archaeological Areas Act* (1979). They satisfy all eight of the Secretary of State's scheduling criteria in the strongest way: Period, Rarity, Documentation, Group Value, Survival/Condition, Fragility/Vulnerability, Diversity and Potential. The site also contains numerous listed buildings – 20 at Grade I, two at Grade II* and 22 at Grade II. Further information on the listing grade of individual buildings is contained in the Gazetteer volume. The Precincts is also listed at Grade II on English Heritage's Register of Parks and Gardens of Special Historic Interest (site reference number 5155). Only the terraced houses and their yards (3-9 Minster Precincts) on the west edge of Galilee Court are excluded from the RPG area.

The entire Precincts lies within the Peterborough City Centre Conservation Area, designated on 19 June 1969. Peterborough City Council is currently working on Appraisals for all 29 Conservation Areas within its boundaries. Eleven of these had been approved by the Planning and Environmental Protection Committee, and a further three were currently out for consultation in 2009. The City Centre Conservation Area Appraisal was not among either group, but its preparation is complete in draft and it was out for consultation in May 2011. The Precincts has no statutory or local ecological designation, eg as a county wildlife site.

4.3 STATEMENT OF KEY SIGNIFICANCE FACTORS

Peterborough Cathedral is of **exceptional significance** as a **centre of Christian worship** that has been in continuous use for more than 1,300 years. It started as an Anglo-Saxon abbey founded by Saxulf, seemingly encouraged by Peada, the first Christian king of Mercia. It became a centre for regional evangelism, with churches being founded as its daughter houses. These may have included important establishments at Breedon on the Hill, Leicestershire, and Brixworth, Northamptonshire, though the evidence for this is not certain. Peterborough was re-established under the Benedictine Rule in the 10th century and continued to follow this until the abbey's closure in 1539 under Henry VIII's Dissolution of the Monasteries. It was then converted to a cathedral church under a bishop in 1541. The Dean and Chapter (now the Chapter of Peterborough Cathedral) took the place of the prior and abbey community. A cathedral school was also established (now outside the Cathedral Precincts). The Cathedral still serves the community today as a vibrant and vital regional centre of faith and spirit.

The exceptional religious and spiritual value of the Cathedral cannot be doubted, but it is also iconic physically. The length and height of the building are imposing, while its profile (especially the West Front and towers) mark it out as iconic for the city as a whole. The Cathedral is undoubtedly the city's most important building, and it is of **exceptional significance** in this context. It is the tallest building in the city, and is thus of particular importance in many views and view corridors. These include those from close up (eg on the approach through Cathedral Square) but also in medium and longer-distance views from all sides. The Cathedral's visual contribution to the historic and visual character of its skyline is a matter of civic pride as well as being important for the church community, and is something to be both treasured and protected.



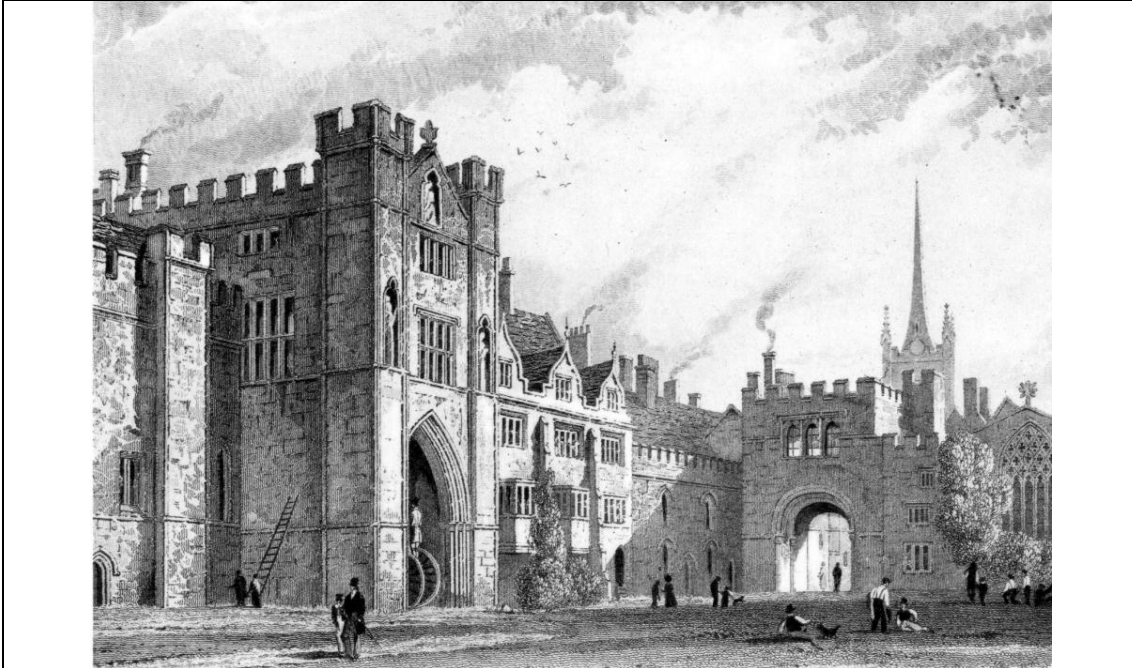
J Britton's 1828 illustration of the West Front. Courtesy of Peterborough Cathedral.

The Cathedral retains evidence of the construction and development of the abbey/cathedral church over hundreds of years. This reflects an extraordinary continuum of adornment, building and renovation. The Romanesque work still dominates, and indeed the pervading impression (especially internally) is of a building largely of this era. Even so English architectural styles from the late 13th to the 16th century and beyond are visible. The buildings exemplify the investment of money, skill, faith and commitment of the abbots and bishops, monks and canons, in a unique building for Christian worship. Most elements of the Cathedral, its fixtures and fittings are therefore of **exceptional significance** in architectural and art historical terms. The remains of the Anglo-Saxon church, the austere but very grand Norman architecture, the remarkable mid 13th-century painted ceiling in the nave, the 13th-century West Front with its inset 14th-century porch, and the New Building of 1496-1528 are all of **exceptional significance** individually and in their totality. The surviving medieval stained glass collected in the six apse windows of the original Norman east end are also of **exceptional significance** in giving an indication of the medieval abbey's ornamentation. Later window glass includes important examples by Morris & Company (designed by Rossetti) and Clayton & Bell.

Though largely ruinous, the Cathedral's cloister is also of **exceptional significance**. As with so many areas of the Cathedral and its Precincts, this is a multi-faceted significance. The excellence of the surviving architecture, for instance, presents a visual history of medieval ornament set within walls that are spatially impressive. The below-ground archaeology of the cloister and its ranges has not been fully demonstrated by excavation, although part of the Anglo-Saxon abbey church has been revealed during excavations in the cloister in 1894 and 1982. The cloister can be ranked at the highest level of importance for structural remains and burials. The area may also contain remains of the Anglo-Saxon monastic complex; if anything, such remains would be of greater potential significance than the medieval archaeology. The cloister continues to be very important as a means of access and circulation in the Cathedral and Precincts for clergy, the local community and visitors alike. It also provides a particular haven of peace within a busy world, providing an opportunity for quiet contemplation or simple relaxation.

In common with most of England's ancient cathedrals, however, the glory of Peterborough's architecture extends well beyond the core ecclesiastical buildings. The Precincts of Peterborough Cathedral contains many buildings that are unquestionably of **exceptional significance** individually and for their group value. Some of these are essentially of single-phase architecture, whether medieval (the Prior's and Bishop's Gates and Table Hall) or later (eg the Georgian 3-5 Minster Precincts). Others, however, are more complex multi-period structures. In some cases medieval fabric was carefully and skilfully blended with 19th-century Gothic work (eg W J Donthorn or Browning's and later work on the Deanery, and buildings to either side of the Bishop's Gate). In others new work was wrapped around important medieval fabric so that the latter becomes a startling feature seemingly concealed by the later fabric. The various structures built into and around the Infirmary Hall

complex offer many examples of this (eg 16-19 Minster Precincts, Norman Hall and Archdeaconry House). There are also examples where medieval buildings were adapted but then extended, so that the original fabric reads more clearly as a separate entity (eg Canonry House and the Precentor's Lodging). These varying approaches, from the archaeological and scholarly to something verging on the picturesque, provide a fascinating insight into contemporary architectural attitudes to medieval buildings.



The Bishop's and Norman Gates (left and right), with 19th-century Gothic work between and to the sides of them. Reproduced courtesy of Peterborough Central Library, Local Studies.

The Cathedral Precincts is also of **exceptional significance** in another quite distinct sense, because it contains the most substantial area of open ground within the city centre. There are large areas that are fully or largely open to the public, respected by users as public realm but nevertheless private property of the Chapter. There are also marginal areas of open space that are permanently open, particularly the municipal gardens on the outside of the southern Precincts wall. Other spaces are open to the public on a regular basis for open days and tours but are otherwise private spaces. The Deanery Garden and the grounds of the Bishop's Palace are the principal examples of this type. Many other gardens are largely or wholly private, principally on the east and south-east sides of the Precincts (eg the Vineyard, Archdeaconry House) but may still be open to visitors by invitation or on an occasional basis. Irrespective of the extent of public access that is allowed, these spaces represent a vital 'green lung' for Peterborough, which is otherwise a heavily developed urban townscape with more hard landscaped than green open spaces. The following table summarises the significance of the buildings and spaces within the Precincts, as defined in detail in the Gazetteer.

Gaz No	Name	Significance
1	Norman Gate and St Nicholas	Exceptional

Gaz No	Name	Significance
	Room	
2	1 Minster Precincts	Considerable
3	Chapel of St Thomas of Canterbury	Exceptional
4	2 Minster Precincts	Considerable
5	3-5 Minster Precincts	Considerable
6	6-7 Minster Precincts	Considerable
7	8-9 Minster Precincts	Considerable
8	The north-west Precincts Gate	Some
9	10 Minster Precincts	Considerable
10	11 Minster Precincts (Deanery Mews)	Considerable
11	Prior's Gate and adjacent walling	Gate, exceptional; walls, considerable
12	The Deanery and gardens	Exceptional
13	Little Prior's Gate (Cathedral Office)	Considerable
14	Garden House	Neutral
15	Cathedral	Exceptional
16	The Vineyard, garden, walls and gate piers	Considerable
17	Ashton House and Mandell House	Neutral (boundary wall to east is of considerable significance)
18	Garages east of Canonry Cottage	Stone parts, some; brick parts, little
19	Canonry Cottage	Some
20	Canonry House	Exceptional
21	Precentor's Lodging	Exceptional
22	Archdeaconry House	Medieval fabric, exceptional; 19th-century parts, considerable
23	Norman Hall	Medieval fabric, exceptional; later parts, some to considerable
24	Table Hall and 16 Minster Precincts	Exceptional
25	17 Minster Precincts	Exceptional
26	18 Minster Precincts	Exceptional
27	19 Minster Precincts	Exceptional
28	Infirmary Arcade	Exceptional
29	Education centre etc	Little
30	Prebendal House	Considerable
31	Almoner's Hall	Exceptional
32	Hostry Passage	Exceptional
33	Laurel Court House	Exceptional
34	Laurel Court Cottage	Considerable
35	The Great Cloister	Exceptional
36	24 Minster Precincts	Exceptional
37	25 Minster Precincts	Considerable

Gaz No	Name	Significance
38	Gatehouse to Bishop's Palace	Exceptional
39	The Bishop's Palace	Exceptional
40	26-27/27A Minster Precincts	Considerable
41	28 Minster Precincts	Considerable
42	The King's Lodging	Exceptional
43	Precincts boundary walls	Exceptional
44	Galilee Court	Exceptional
45	The Cathedral cemetery	Exceptional
46	The orchard	Some
47	Land outside the east Precincts wall	Some, historically; little, as open space
48	Land outside the south Precincts wall	Considerable, historically; some, as open space (but little as far as the Cathedral is concerned)

The inter-relationship of the Cathedral and city is an attribute of **considerable significance** for the historic development of both. The abbey and cathedral seem to have been largely static entities for most of their long history, though lack of knowledge makes it all but impossible to assess the nature and extent of the Anglo-Saxon monastic enclosure. The city, however, commenced its development on the east side of the Precincts before switching to the west side during the medieval period. This fluctuating bi-polar development is unusual in English urban planning. The subsequent late and post-medieval development of the religious and borough spaces have largely gone in parallel. The Great or Norman Gate has thus been a pivotal point of access, security and control for several hundred years. The religious world of abbey and cathedral has lain on one side, centred on the Galilee Court. The secular and commercial has lain on the other, centred on the former Market Place. The commercial element was also represented by the equally important bridge, wharves and the Almoner's Hall on the south side.

All English cathedrals place great importance on education, and Peterborough is no exception to this. It is part of a tradition dating back certainly to medieval times and perhaps to the Anglo-Saxon period as well, when education was a fundamental aspect of life within the abbey community both for novices and the older monks. The abbey also had an important educational role in the local community. After the Dissolution this became formalised with the foundation of the King's School, an establishment that still has close links with the Cathedral. The latter, of course, has its own long-standing choir school; the Junior choir is drawn from pupils of the King's School. The Cathedral itself, meanwhile, provides an important regional educational resource for the many schools that visit it, both as a centre of Christianity and as a magnificent historic building. The Chapter has established an Education Centre in the core of the Precincts specifically to support this important area of outreach. It also runs groups and courses to help people find out about the Christian faith, while clergy are always available to offer spiritual counsel and advice. This is vital in our often confused and troubled times. In all respects, the Cathedral's past and present educational roles are of **exceptional significance**.

shown here, courtesy of Peterborough Cathedral), for Irvine was exemplary (he is known and recognised from other excavations such as Silchester and Bath). Inevitably, however, the work was not carried out to modern professional standards. It is therefore difficult to reassess Irvine's results in the light of the much more extensive work that has since been undertaken on contemporary abbeys (eg Eynsham, Flixborough, Hartlepool, Whitby and Whithorn) and cathedrals (eg Canterbury and Winchester).

Furthermore the late 19th-century work was entirely restricted to the (presumed) abbey church, and little is known of the wider Precincts/enclosure or its buildings. To suggest that the Saxon Precincts might have been of similar or the same size as its medieval successor is little more than speculation, for instance. The Anglo-Saxon phase at Peterborough Cathedral is thus of **exceptional significance** historically, and of at least **considerable significance** for its known archaeology. There is very strong potential for **enhancement of significance** to national levels and perhaps beyond if more of the Saxon abbeys can be discovered, or more particularly if the contemporary Precincts and buildings can be researched.

Notwithstanding this, the Cathedral contains a small but important collection of Anglo-Saxon sculpture. The Hedda Stone is certainly the most important of these, together with the two figures in the south transept, but several others have merited inclusion in the Inventory as Items of Outstanding Interest. The liturgical glass bowl dated to around 700 is also a very rare piece of very great importance. Unquestionably these items are of **exceptional significance** in their own right as ancient artworks, but more particularly they shed a light – no matter how limited – on contemporary life and liturgical practice within the abbey. They also provide a hint of the potential for further discoveries.

4.4.3 Medieval

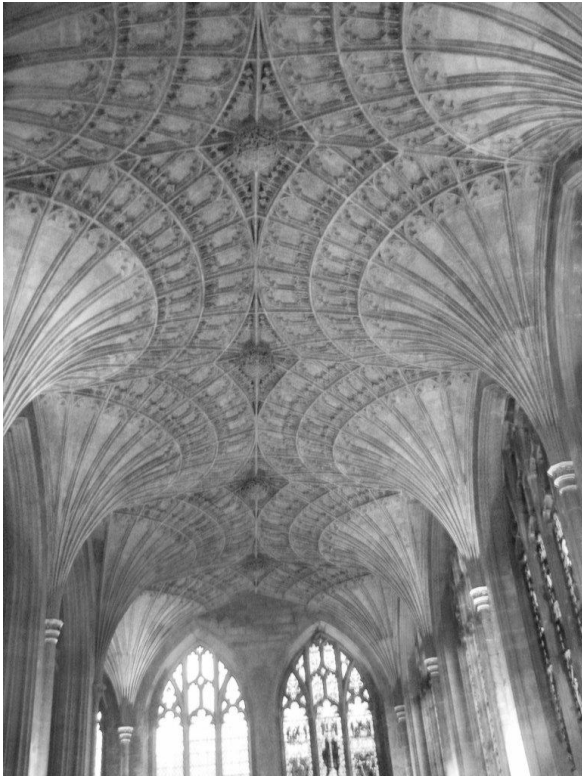
Peterborough Cathedral as we see it today is the third abbey church built on the site, started in 1118 by Abbot John de Sais after a fire two years earlier. Despite the alterations of later centuries at the west and east ends, the interior is one of the best surviving Romanesque spaces in England. It does not quite have the decorative splendour of Durham's arcade piers but it is its equal in most other respects. Its scallop capitals and the zig-zag ornament rising in waves off them present a truly magnificent spectacle, as awe-inspiring now as it must have been in the 12th century. The magnificent painted ceiling of the mid 13th-century is among the most important survivals of its type in England. The Cathedral interior is therefore of **exceptional significance** for its Romanesque structure and painted nave ceiling. The exterior does not quite live up to this, partly because the masonry is very dirty in places. The architecture is otherwise of the same quality and will be **enhanced** if planned cleaning goes ahead as recommended in the 2006 Report on the State of the Fabric.



Tiers of Norman arches (left), and the painted nave ceiling.

The exact form of the original west end (or even if it was completed) is unclear, but its successor (started around 1200 and completed by the late 1220s) stands as one of the Cathedral's grandest and most majestic statements in stone. Pevsner (1968, 314-7) disparaged the West Front in its current form as a misconceived and poorly executed piece of design that was not helped by the insertion of the porch in the following century. His analysis of the design faults has some validity. The five irregular bays feature three 'giant niches' that do indeed cause problems of proportion and integration with the masonry behind and above the niches, including the corner turrets and their spires. Nevertheless the West Front (including the later porch) presents an impressive façade to the visitor, not only from inside the Precincts but from even further back in Cathedral Square. Anyone approaching from the west is presented with a grand vista as the upper stages of the West Front rise above the buildings along the west side of the Precincts, and in particular the Great or Norman Gate. Despite the design problems, therefore, the West Front is of **exceptional significance** architecturally and as a medieval statement of intent regarding God's power and majesty.

The third major medieval phase at the Cathedral is the New Building at the east end, built by Abbot Robert Kirkton in the final generation before the Dissolution of the Monasteries. This was cleverly contrived so that the central apse of the Norman east end could be retained, albeit now as an internal feature (its flanking apses were demolished). Internally and externally the New Building is truly wonderful. The inside features an excellent fan vault rising from slender shafts, and has a sense of 'comfortable as well as rich enclosure' (Pevsner 1968, 318). Externally the elevations have an openwork parapet similar to that at King's College Chapel, Cambridge, topped with fine seated figures (they have suffered from erosion, though not as badly as their



equivalents on the West Front). It has been suggested that John Wastell, who worked at the King's College Chapel from 1508 (ibid) and built the fan vaults there, may also have designed the New Building. Whether or not this is so, the structure is another element of the Cathedral that is of **exceptional significance**.

While the cathedral church is undeniably and unsurprisingly the greatest of the Precincts' medieval buildings, many other structures are wholly or largely of this period as well. The Norman, Bishop's and Prior's Gates, the Chapel of St Thomas, Table Hall and the Almoner's Hall (the latter two extensively renovated in modern times) can be singled out in this respect, but several other structures around the Galilee Court to the east of the Norman Gate also retain medieval fabric, while the Deanery contains a medieval hall of very

high quality and the Bishop's Palace has a small gem in its 13th-century undercroft now used as a chapel. The cloister and its ranges are ruinous but very impressive nonetheless, while the remnants of the Infirmary complex stand out for their very high quality. These buildings are of **exceptional significance** individually and for their group value.

4.4.4 The Dissolution, and the transition to Cathedral status

This was obviously a crucial period in the life of the Cathedral, and thus of Peterborough as a whole. They suffered two years of uncertainty before the abbey and its community were reformed into a cathedral, as also happened at Chester, Christ Church Oxford and elsewhere at about the same time. There is relatively little fabric at the Cathedral that can be positively identified to this period, but in historical terms it is still of **exceptional significance**.

4.4.5 17th and 18th-century changes

This period again saw relatively few additions to the cathedral church, but it was at this time that the importance of conservation began to be realised. During the Commonwealth the Cathedral and buildings were subject to deliberate destruction (eg of the Chapter House) or became delapidated, and work was only done on the Cathedral in the late 17th century. Many buildings began to be altered as well, including the Bishop's Palace and Deanery as well as other buildings around Galilee Court and elsewhere. 3-5 Minster Precincts and Laurel Court seem to be the only complete purpose-built structures to be erected, perhaps rather surprisingly for a cathedral

community of this size. Furthermore 3-5 Minster Precincts seems to have been built independently of the cathedral (the clergy presumably had enough space in existing buildings), and may even have been a speculative development of commercial housing. Along with other contemporary changes at Peterborough Cathedral, it is of **considerable significance** architecturally and historically.

4.4.6 19th century

Three quite distinct architectural trends can be distinguished at Peterborough Cathedral during the 19th century. The first was the accelerating development of a conservation philosophy that took the buildings as worthy of preservation in their own right, as well as for their religious use. Secondly (as mentioned above) there was a growing interest in and appreciation of the site's early building stock, which led to numerous examples of their adaptation and incorporation into new structures. Finally there was an acceleration in the construction of new, substantial residences. Some of these were wholly new (6-9 Minster Precincts, for instance), while others were mainly so but incorporated some earlier fabric (eg Prebendal House, Norman Hall and Archdeaconry House). In all three cases, however, a strong element of scholarly interest in and respect for the existing fabric of the place can be detected. This was part of a wider national movement, of course, championed by William Morris and others. The founding of the Society for the Protection of Ancient Buildings reflected and represented this interest. It can also be seen in the accurate recording, publication and academic research into abbeys and cathedrals, something which increasingly included excavation. The work of Irvine and others must therefore be seen in a national as well as a regional context. While there may have been some infelicities and losses, the 19th century can rightly be seen as of **exceptional significance** at Peterborough Cathedral for the drawing together of all these strands.

4.4.7 20th and 21st centuries

The 20th and 21st centuries have seen the continued development of conservation philosophy at Peterborough Cathedral, as elsewhere, building on the pioneering work of 19th-century architects. There have been few completely new buildings within the Precincts, Garden House and the new north-west gate designed by Pace and built after his death being the main ones. Otherwise the trend has been toward conservation-based renovation projects,³ often on a large scale. Examples include Table Hall, 3-5 Minster Precincts, the Almoner's Hall, and the new Education Centre. This means that the historic legacy of both grand and vernacular architecture is respected *and* conserved in a sustainable manner for the future. Equally, there has been a conscious decision not to encourage or allow extensive new development

³ This category does not include regular programmes of repair or the periodic redecoration and re-furnishing of clergy accommodation. The latter in particular tends to happen cyclically between the vacation of a property by one incumbent and the occupancy of their successor, whether it be bishop, dean or canon.

during the 20th century and into the new millennium. Where new buildings have been erected, they have been relatively small and in private areas tucked away from general view (eg Garden, Ashton and Mandell Houses). The conservation-based philosophy that continues to be espoused by the Chapter of Peterborough Cathedral and their professional advisors is of **exceptional significance** in its own right, and for the maintenance and sustainability of the Cathedral's historic built environment.

Modern cathedral life is not only about conservation and respect, of course. It is also about finding ways of adding to the extant fabric, fixtures and fittings in ways that both respect and enhance them. There have been many examples of this in recent decades, including Alan Durst's replacement of worn figure sculptures on the West Front from 1949-75, and the rood figure of 1975 by Frank Roper on a cross by George Pace. The latter's work is also much in evidence in many other buildings within the Precincts, eg Norman Hall and the Precentor's Lodging. These additions are important for the presentation of liturgy and mission at the Cathedral, and they are thus of **considerable significance** at least.

More recently exhibitions have been created at the west end of the north aisle and by the tombs of Katharine of Aragon and Mary Queen of Scots, offering useful information and interpretation for the visitor. Interpretation boards have also been erected elsewhere in the cloister and Precincts, but some are now in poor condition and due for replacement. The process of interpretation has been taken a stage further with the installation of a touch-screen terminal in the south aisle, with an excellent presentation of the decoration of the nave roof and ceiling. A welcome leaflet and guidebooks are also available, giving simple and basic information for the visitor. The provision of information and interpretation at the Cathedral is very important in an age when many visitors may have had relatively little contact with or direct involvement in the Church. This aspect of the Cathedral is also of **some significance**, though there is potential for **enhancement** through improvements in information and the replacement of facilities that are in poor condition.

4.5 COLLECTIONS AND MUSIC

The Chapter of Peterborough Cathedral owns substantial collections of artworks, furniture, books, stonework and many other materials. They are catalogued in the Cathedral Inventory. This includes a list of Items of Outstanding Interest. By definition these are of **exceptional significance**, but the same can justifiably be said of the collection as a whole because of its extent and breadth. This is especially so because the collections are not restricted to the Cathedral itself. There are important collections of paintings, books, furniture, fixtures and fittings in many other buildings around the Precincts. Not surprisingly much of this is focused in the more substantial buildings, especially residences. It is of course important to distinguish private collections owned by residents from items owned by the Chapter, not least because of the impression of shared ownership between the two.

Relevant associated collections are also held by various other organisations. The Cathedral Papers and Archives held at the Northamptonshire Record Office and at Cambridge University Library are unquestionably the most important of these, representing nationally important documents both for the ongoing life of the Cathedral, Chapter and its officers, and for academic and professional researchers. This collection alone is of **exceptional significance**, and the same can be said for individual items and smaller collections held elsewhere but not still owned by Chapter (eg at the British Library, the Society of Antiquaries and Cambridge University). It is important to reflect a **negative** aspect on the locations of these collections, especially the papers in the Northamptonshire Record Office. They are placed at some distance away from the Cathedral and its community, who might often require access to the information contained within the archives. Unfortunately the Chapter is not in a position to establish the kind of environmentally controlled store that would be required to maintain its archives permanently on site. Neither was any such repository available elsewhere in the city until relatively recently when the Peterborough Record Office was opened. Any alteration to the current position on archive deposition is likely to be a longer-term issue.

The smaller collections of historic books and items are also important for demonstrating the way in which parts at least of the medieval monastic library and other collections became dispersed in the aftermath of the Dissolution of the Monasteries. This pattern was repeated across the country, so that organisations such as Oxford and Cambridge Universities, the Society of Antiquaries and others often have incomparably important libraries of works that originated in abbeys both great and small. The corollary of this, of course, is that the dispersal of collections has meant that cathedrals such as Peterborough do not retain much if anything of their medieval stock, although some is at Cambridge University Library (Hereford is unusual and exceptional in retaining a substantial part of its medieval library). To some extent the disassociation of such collections from their place of origin is a **negative** factor, but the survival of the works and their availability for researchers (and where appropriate public display) overrides this.

The collection of printed choral music held in the Choir School is clearly of **considerable significance** for the work of the Choir and the Cathedral generally. On a wider level the collection is also of **considerable significance** as a substantial music library that has been built up during generations of the Anglican choral tradition.

Archaeological archives are an important category of collections. There is some overlap with the Cathedral Inventory, as the Lapidarium and other items such as the Anglo-Saxon glass lamp fall within an archaeological remit. There have been many excavations at the Cathedral and in the Precincts from the 19th century onwards, and inevitably these generate both papers (more recently, formally created project archives) and finds such as pottery, tile and metalwork. Many of the finds and some of the archives are at Peterborough Museum. Others are still retained by the Chapter on a somewhat ad hoc basis. The archaeological collections are of **considerable significance** at least, but their current dispersal and the lack of a clearly focused policy for the

future retention or disposal of finds, and their storage together with associated project archives, are **negative** factors. The Cathedral Architect and Archaeological Consultant wrote a paper for the Chapter on this subject in 2007, but no action has yet been taken on its recommendations.

The Cathedral's Geographical Information System (GIS) is a new resource that has been developed by Chapter and the Cathedral Archaeologist with support from English Heritage and others. It contains extensive and detailed records of the Precincts' buildings, spaces, history and archaeology, with an extensive library of historic and contemporary images. It will be invaluable as a research and management database for the site, and is of **exceptional significance** as one of the first such resources to be developed specifically for a cathedral and its precincts.

4.6 ASSOCIATED PERSONALITIES AND ORGANISATIONS

The primary personalities of any cathedral perhaps inevitably derive from its religious community – in the case of Peterborough, both abbey and cathedral. As in so many areas the people involved may be known by name – Abbots, Bishops, Priors and Deans. Other senior officers may also be known, whether medieval Almoners, Infirmarers and Cellarers, or later Canons, Masters of the Music and choristers. Many others will either be anonymous or perhaps less willing to be known – generations of monks and congregation members, or bell ringers, vergers, and volunteers in so many areas of community life. Some of their names have passed into history anyway, such as Old Scarlett, the grave digger. Whether famous or anonymous, they represent the life-blood of the abbey and cathedral throughout its long history, the people who have borne witness to Christ and have taken forward His mission on earth in this particular corner of England. This community, individually and together, is of **exceptional significance**.

In common with most English cathedrals, Peterborough has had a long history of association with architects. Most of its medieval designers and masons are unknown, and major structural phases are more likely to be associated with the abbots who 'built' them rather than an architect in the modern sense. This is still true well into the post-medieval period, but individual architects come into much greater prominence from the 19th century, and then include several important figures on the national stage. These include W J Donthorn, G G Scott, Edward Blore and J L Pearson in the 19th century, and Lutyens, Moore and Pace in the 20th. Donthorn was a pupil of James Wyattville who went on to practise nationally, but always with a strong base in East Anglia and the East Midlands. Scott, of course, was one of the most important 19th-century architects nationally. Pearson had strong associations with many English cathedrals, with strengths in both conservation work and new design as in the Ciborium and presbytery tiled floor at Peterborough. Edward Blore worked at Lambeth Palace, St James' Palace and at Windsor Castle and was associated with medieval-style baronial castles. Their successors include George Pace, and the current Cathedral Architect, Julian Limentani. Individually and collectively as people, and for their built legacy, Peterborough

Cathedral's anonymous and named architects are of **exceptional significance**.

4.7 ECOLOGY

The site is ecologically of **exceptional significance** for its size and position in the urban environment as a “green lung”. It contributes to the wider network of open spaces within the Peterborough area. The site as a whole is unique and special because of its size and extent within the tight urban environment and the fact that it has been in existence for centuries. The Bishop's Palace gardens are the most natural, with strong evidence that the grassland under the orchard and also the main lawn originates from ancient wildflower meadow, now a rare habitat type both in the Midlands region and the UK. This area supports a good range of habitats: old orchard, kitchen garden and woodland, creating an undisturbed refuge for wildlife because the area is in private use.

The building stone of the many ancient buildings, monuments, gravestones and garden walls is an often overlooked but significant habitat. It provides many opportunities for nesting and roosting sites, but also a micro-habitat for lichens, many of which take many years to establish.

The site contains a large collection of trees but their biodiversity potential has not been fully realised. There are many copses and small areas of woodland, but they suffer from a lack of structural diversity, in terms of age range and composition of the understorey layers (shrubs, field layer and ground cover). Sycamore is too dominant over the site and is further reducing the biodiversity of the wooded areas.

5 ISSUES AND POLICIES

5.1 INTRODUCTION

Peterborough Cathedral, its Precincts and associated buildings form a crucial element of the city's townscape. The Cathedral plays a central role in civic and cultural affairs, while continuing to perform the primary function that has been at the core of its existence since 1541: to be the seat of the Bishop, a vital symbol of Christian worship within the Diocese of Peterborough as well as on the national stage.

The Cathedral and Cloister represent the area covered under Ecclesiastical Exemption. Work therefore requires application to and approval of the Cathedrals Fabric Commission for England for major projects, or to the Cathedral's own Fabric Advisory Committee for lesser works. Any work within the Precincts likely to affect its archaeology also requires written permission from (and thus application to) CFCE. This is in accordance with the *Care of Cathedrals (Amendment) Measure 2005*. Many parts of the Precincts are also

designated within its two Scheduled Monuments. Most of the complex is also protected by Listed Building status at varying grades. The Cathedral and its Precincts also lie within the Peterborough City Centre Conservation Area – indeed, it is a defining element of it. This reflects the importance of the buildings, the functions they perform, and the spaces around them. Despite this protection and care the site and its significance can be vulnerable to threats, both physical and through inadequate information and/or understanding. This part of the Conservation Plan therefore addresses areas of vulnerability and establishes policies for dealing with them. The policies take due particular account of local, regional and national policies, especially as expressed in the Peterborough City Council local plan.

This Conservation Plan, once adopted, will be important in helping the Chapter to look after the Cathedral, its Precincts and its associated historic, culturally-significant buildings. It can be used as a basis for decision-making on conservation, maintenance and research in many areas, and will assist not only the Chapter but also its principal partners such as English Heritage and Peterborough City Council in this respect. It will help to underpin the prioritisation that will be necessary in deciding the order in which work should be done, in accordance with the Cathedral Architect's condition surveys, and which buildings and/or features should receive the most urgent attention. It will also be an integral part of applications for grant aid that may be required for the implementation of conservation and consolidation work.

The Conservation Plan should not be seen as a static document, however, not least because actions arising from it should render some of the policies obsolete. The Plan should therefore be reviewed on a regular basis, ideally at no more than five-year intervals and preferably in line with the quinquennial review of the Condition Survey. Reviews need not require a full re-consideration of every aspect of the Plan, but instead should look at advances in knowledge, appreciation of, and any perceived changes in, significance, and progress in dealing with issues and implementing policies. There may be merit in combining the review with the Quinquennial Inspection process, but this will depend on the timetables of each. It is also important to maintain the site-wide approach of the Conservation Plan, as Inspections may not be as extensive in coverage.

Policy A1: Subject to financial constraints, the Chapter and relevant partners will use the adopted Conservation Plan to assist them in managing the historic environment of Peterborough Cathedral, its Precincts and associated buildings. Management decisions will be taken in accordance with the principles and policies set out in the Plan, which will be subject to periodic review in the future at intervals of approximately five years.

The strategic, tactical and daily management of such an important and complex site is inevitably a major undertaking in its own right. It involves a wide and disparate group of organisations and individuals. The Chapter, clergy and their professional advisors are at the core of this, but others with vitally important roles include the Fabric Advisory Committee, the Company of

St Peter, the Friends of Peterborough Cathedral and the staff. The latter are a substantial and varied group in their own right, with vergers, choirs, bell ringers, gardeners, contractors, volunteer guides and welcomers all having important roles to play. The Church Commissioners hold an important portfolio of property within the Precincts, although they have been steadily reducing this in recent years. External partners with important roles and responsibilities include the Cathedrals Fabric Commission for England, English Heritage and Peterborough City Council.

Policy A2: The Chapter of Peterborough Cathedral will continue to engage with and call upon the assistance of a wide group of organisations and individuals in managing the buildings and grounds of the Precincts.

5.2 BACKGROUND TO THE SITE

5.2.1 Ownership, tenure, tenancy and management

The Chapter of Peterborough Cathedral is, and will continue to be, the main property owner within the Cathedral Precincts. This is obviously appropriate given the nature of the site and the principal purpose it serves, both ecclesiastically and in legal terms. No change to this principal right and responsibility is envisaged or required.

The disposition and ownership of properties and land holdings within and around the Precincts had been largely static for many decades, in the hands of the Chapter of Peterborough Cathedral, the Church Commissioners and the Bishopric Estate. The disposal of the southern part of the Bishop's Palace gardens to Peterborough City Council (or its predecessor bodies) was the only major exception to this, in stages during the 20th century. Until recently little variation from this position was expected, but more recently there has been a gradual and continuing reduction of the Church Commissioners' portfolio. Chapter are understandably reluctant to allow ownership of property within the Precincts to become fragmented. This would make it far more difficult to maintain control over management of the site, and could materially threaten the important ambience of the Precincts. Restrictive covenants and legal agreements could offer a degree of control, while statutory and planning authorities would exercise their roles irrespective of ownership. Nevertheless it would inevitably be more difficult to maintain unified management and control of the historic and built environment (and perhaps even the security of the site) if ownership were to become more fragmented. Chapter's response so far has been to purchase properties as they have been put up for disposal by the Church Commissioners. This has been possible so far because of the generous support of the Company of St Peter and others. Even so the financial pressure has been very considerable, and may not be sustainable if further significant disposals occur.

Both residential and commercial office tenancy arrangements are carefully

constructed and maintained by Chapter and its property and legal advisors. Monitoring of condition and arrangements for routine as well as larger works are aspects of leases. These are on full repairing terms where necessary. This needs to be properly monitored so that permission for work is requested before any changes are implemented, and all necessary ecclesiastical and secular consents are gained.

Policy B1: Chapter will maintain its portfolio of residential and commercial leasehold tenancies, and will take the appropriate professional advice (property and legal) in drawing up, reviewing and maintaining such leases. Chapter will ensure that all leaseholders and/or tenants are fully aware of and comply with all relevant requirements for ecclesiastical and secular permissions and consents to carry out work, eg application to Chapter and their professional advisors, and thereafter as necessary to the FAC and/or CFCE.

5.2.2 Use

The Cathedral Church of St Peter, St Paul and St Andrew in Peterborough is the seat of the Bishop of Peterborough and therefore is a centre of mission and the worship of Almighty God. It is the Mother Church of the Diocese and as such has a central role as a ministerial resource for the Diocese by providing a variety of liturgical services and supporting the ministry of the Bishop.

The uses to which the Precincts' properties and grounds are put is generally appropriate in type and level. There is currently no sense of over-capacity or undue intensity of use in any part of the Precincts, for instance, despite the commercial nature of many of the businesses based here. On the contrary, those businesses have a strong and appropriate sense of place, from their owners and managers down to junior staff. The mixture of church use, and ecclesiastical, private and commercial leases for residences and offices, and various other purposes (Education Centre, conference and hospitality facilities) provides a pleasantly varied aspect to the Precincts, and this is further enhanced by the respectful use of its open spaces by the city's population for congregation, rest and concourse. Buildings and open spaces alike are generally robust and well suited to their use, and the site as a whole stands up very well to the demands placed on it. There was no sense of 'fraying at the edges' during any of the site visits made during the preparation of this plan, even though many of them were carried out during busy times of the year (spring and summer) and usually at peak hours. Indeed the disruption caused by ongoing improvement works in Cathedral Square probably increased people's use of the Galilee Court in particular, but there did not appear to be any detrimental impact or anti-social behaviour.

Policy B2: Chapter in its management of the whole Cathedral Estate will always take regard of its primary purpose as a place of mission and ministry, which must always have the first call on the Chapter's resources of both buildings and finance.

Unfortunately some uses of buildings have been susceptible to the difficult economic conditions prevalent in the wider economy. Both the Cathedral's main catering facility (Beckets) and its Shop on the west side of Galilee Court have had to close within the last two years, and the Tourist Information Centre closed and relocated in 2009. The smaller Benedict Rooms and conference facilities appear to be better placed to respond to market conditions and have coped well thus far. The potential relocation of the Choir School into the areas vacated by Beckets and the Tourist Information Centre could open up Laurel Court for improvement. The changes likely to be needed in both sets of properties may be challenging for Chapter, their professional advisors and the Fabric Advisory Committee, and may require applications to the Cathedrals Fabric Commission for England as well as secular consents. Chapter will take the lead in these matters, and will continue to focus on the need for viable and appropriate uses for its buildings.

Policy B3: Chapter will continue to monitor the use of all parts of the Precincts and its buildings, ensuring appropriate types of intensity of use through its own practices, and through appropriate leases, terms and conditions wherever possible. Also Chapter will continually review its own commercial and other uses of its properties to ensure that these are viable financially and appropriate for the buildings and their fabric.

5.2.3 Records and disaster planning

Everyone involved with Peterborough Cathedral is all too aware of the sensitivity of historic fabric to disaster. This is not simply a matter of theory or observation of the problems visited on other buildings such as Hampton Court Palace, Uppark House and Windsor Castle. The fire in the Cathedral nave on 22 November 2001 was an appalling event (though the damage could have been far worse), and a reminder if one were ever needed of the vigilance required by everyone if we are to keep our priceless inheritance of historic buildings and contents. The potential loss of such a jewel as the nave ceiling is scarcely contemplatable, but something that could have occurred on that terrible occasion. Fortunately it did not. Many lessons were learned, however, with the immediate disposal of the remaining plastic chairs that were at the root of the fire being the most obvious one. It is difficult – perhaps impossible – to foresee every route or cause of disaster, and in the modern environment we live in, the potential for malicious damage is particularly difficult to predict. Nevertheless Chapter has been actively involved in devising fire and disaster plans, evacuation and salvage procedures, and general emergency planning. This has been carried out in consultation with its professional advisors and consultants, as well as with the local fire and emergency services and disaster response planners. Further work is probably required, both to ensure the currency and efficacy of current plans and to extend them to residences and offices within the Precincts where these are not yet covered.

Policy B4: Chapter will continue to maintain and disseminate the highest level of fire and disaster planning and awareness, and will continue to

maintain, develop and extend its fire, disaster, salvage and evacuation plans – not only for the Cathedral but for all its properties within the Precincts. Specialist safety audits and risk assessments will continue to be carried out as necessary to best current practice for fire, lightning, and other safety and security hazards. This includes provision for staff and contractors to receive appropriate and adequate induction and on-going training.

Considerable damage can be wrought by the actions of emergency services where they have no prior knowledge of major conservation and preservation issues, items of particular value (in its widest sense), management responsibilities, disaster plan contents etc. Regular contact at senior and day-to-day operational levels is very important, and this should be combined with joint planning and training exercises to ensure a secure and safe environment for the buildings and personnel in the case of an emergency. Chapter has six-monthly Fire, Health and Safety meetings with the emergency services.

Policy B5: Chapter will continue to maintain good working relationships with all local emergency services, including undertaking regular joint planning and training exercises.

Comprehensive records of the Cathedral, the buildings in the Precincts and their contents are or should be fundamental tools upon which sound management decisions are dependent. Decisions relating to physical intervention in particular should only be taken on the basis of the detailed understanding that such records provide. Accurate surveys will provide an essential repository of information in the unfortunate event of partial or complete loss of any aspect of the building in a disaster. They also provide a more thorough understanding of each element of the building and space around it and enable appropriate and effective research to be undertaken in a systematic fashion to inform future decision-making.

Policy B6: Chapter and their professional advisors will continue to develop and maintain a database (in hard copy and digital formats with appropriate storage locations and environments) of accurate architectural records for the interior and exterior of the Precincts buildings as resources and/or grant aid allow, to include:

- ***Site plan, floor/roof and ceiling plan.***
- ***Building sections.***
- ***Building services layout.***
- ***External and internal photographic records; photogrammetric records of each significant elevation (excluding modern fabric except in broad outline) and rectified photographs of all important interior structures.***
- ***A fabric typology survey (internal and external) identifying original fabric and subsequent phases of repair/restoration graphically, photographically and in text.***

5.3 CONDITION OF THE FABRIC

Peterborough Cathedral has been well served by generations of architects from at least the 18th century onwards, with numerous schemes of repair and renovation having been carried out on everything from a small scale to major campaigns such as the one just completed on the West Front. For the most part these have been dedicated to the conservation and preservation of historically significant fabric, and the generally good condition of the building today reflects this. The Cathedral's conservation, maintenance and repair needs are nowadays examined and reported on every five years through the preparation of a Condition Survey by the Cathedral Architect (with input from the Archaeological Consultant). This system is well established as best practice for historic buildings generally, and is clearly appropriate for Peterborough Cathedral. Maintaining the quinquennial inspection system, and implementing works according to the priorities established in the Condition Survey, will be critical for the future of the building.

In common with most Anglican cathedrals, the inspection regime is largely but not wholly restricted to the Cathedral. Condition surveys of specific buildings are always carried out before planning major works within the Precincts. This has happened in the last few years at the Precentor's Lodging, Canonry House and Canonry Cottage (the latter in particular having required comprehensive but sympathetic modernisation and conversion). Condition surveys are also sometimes commissioned where specific concerns arise over the current state of a particular building. Laurel Court House and Cottage were surveyed in this way in 2005, for instance. Finally some generic types of structure are also surveyed as and when the need arises. The Precincts' external and internal boundary walls were all surveyed in this way, again in 2005. Other buildings are examined at the start and termination (or review) of leases, but this may not be to the same standard as for full quinquennial inspections.

Policy C1: Chapter and its professional advisors will maintain the system of Quinquennial Inspection of the Cathedral fabric, and will act on the prioritised recommendations for action. Chapter will also continue to extend the system as appropriate and necessary to include Condition Surveys for other historic buildings within the Precincts, subject to the availability of financial and other resources and grant-aid. A co-ordinated and prioritised action plan for the whole estate would be the next step forwards to implementation.

Peterborough's Precincts appear from superficial examination to be mainly in fair order, but the built fabric and environment must be considered as being vulnerable to:

- Neglect arising from future funding pressures on the Chapter of Peterborough Cathedral, other property owners and leaseholders;
- Inappropriate tenancies or misuse of tenanted property;
- Inadequate protection to the built environment and fabric resulting from inappropriate or ambiguous wording of repairing liabilities in leasehold contracts;

- Inappropriate maintenance or repair works commissioned by property owners or tenants, as a result of lack of effective and practical guidance on the character, conservation value and needs of the built environment;
- Inappropriate alterations or new works to property, arising through lack of understanding or definitive controls established through leasehold terms, and/or lack of effective and practical guidance on the significance and vulnerability of the Precincts' built environment;
- The absence of a comprehensive quinquennial inspection programme for the whole estate and, by implication, a proficient planned maintenance programme;
- Vandalism or arson; and
- Unforeseen disaster or failings in the disaster management plan and related procedures for the Precincts.

Policy C2: Chapter has established and will maintain a cyclical maintenance schedule for the Precincts. This involves routine matters such as regular clearing out of drains and gutters, checking for loose or missing tiles, keeping external and internal paint finishes in good condition, and similar measures as advised by the Cathedral Architect.

Policy C3: Major programmes of work are an inevitable fact of life in large historic estates such as Peterborough Cathedral and its Precincts. Walls, roofs and other structural elements cannot be maintained in good condition indefinitely, even with good maintenance. Chapter will continue to plan for such future works within its annual and forward budgeting.

It is important to ensure the retention of historic fixtures and fittings in buildings whether listed or not. Many (eg right-angle exposed hinges, neo-classical door furniture) are highly characteristic and make an extremely important contribution to the visual appeal of the buildings. They are also of historic interest. The various fixtures and fittings designed by George Pace in the second half of the 20th century are a distinct and important element of this group/issue. While it may seem obvious that such items should be retained, it is not always something that is taken fully into account during restoration work. It is clear, for instance, that modern door handles and window furniture were used extensively during renovation of 3-5 Minster Precincts in 1999. It is possible that the original fixtures had survived (not least because right-angle hinges and other fixtures do survive in places), but it is difficult to demonstrate this now (it is not clear whether a pre-work photographic survey was made). No attempt seems to have been made to match the door handles with existing historic ones in Precincts buildings.

Policy C4: Chapter and its professional advisors will ensure that historic fixtures and fittings are retained during restoration or any other works to Precincts buildings unless the condition of those items means that they are beyond repair or retention, or they are demonstrably later insertions that are inappropriate in their context.

Policy C5: An archaeological photographic survey to at least English Heritage Level II will be carried out before substantial works to Precincts buildings.

The fabric of Peterborough Cathedral and the historic buildings within its Precincts are of exceptional importance. It is essential that any building, restoration, renovation or maintenance work is carried out in a sympathetic and sustainable way, normally using traditional materials and techniques. Where necessary this will involve like-for-like use of materials in as much as this is feasible and appropriate. It is not always advisable to use salvaged bricks in conservation work, for example, because it can be difficult to source enough material of an appropriate quality that matches the existing work. Similarly it can be very difficult to replace historic stone slates with new material because of quarry closures (eg Collyweston). Nevertheless it is axiomatic that a good conservation-based approach will usually require the use of materials that are as closely matched as possible to the original fabric. The use of inappropriate materials and replacements (eg uPVC windows) must be avoided in historic buildings and areas. Lime mortar should be used.

Policy C6: Appropriate conservation-based materials will be used in all works to historic fabric throughout the Precincts. Modern techniques and materials may be appropriate where buildings have little or no historic significance, or the materials enhance the preservation of the property without altering the appearance.

Furthermore, securing the ongoing good condition and structural stability of historic fabric will require the best technical knowledge available in the fields of building conservation and structural engineering. It is thus essential that the specification, execution and recording of any works to historic fabric (and any interventions that may affect the below ground archaeology) are undertaken by suitably qualified and experienced professionals and craftsmen. Normally this will take the form of appropriate conservation accreditation from the relevant professional institute or similar body. Preferably they should also have experience of working at the Cathedral and Precincts as well, or at the very least on similar historic buildings in Peterborough and its region. While the responsibility for day to day supervision would rest with the contractor it is important that Chapter and their professional advisors (in this context principally the Cathedral Architect) maintain an overview of the quality of works. This would be carried out in conjunction with the Cathedrals Fabric Commission for England and/or the Fabric Advisory Committee for the ecclesiastical exemption area, and by Peterborough City Council elsewhere. English Heritage has a clear and important remit, especially where the 20 Grade I Listed Buildings are concerned, but also more generally. They also have a specific statutory responsibility to ensure compliance with any scheduled monument consents that are granted. The Cathedral Archaeologist will be responsible for overseeing any recording works and must be fully involved in the planning of any interventions to the historic fabric or below ground interventions in the scheduled areas.

Policy C7: Where works are proposed to historic fabric, only consultants suitably accredited, qualified and experienced in working with the conservation of historic buildings and structures will be employed. Contractors engaged to work on historic fabric will also be suitably qualified and experienced in conservation techniques.

Policy C8: Chapter's professional advisors will monitor all conservation-based works to ensure a high standard of quality and the use of appropriate materials and techniques, consulting with CFCE, FAC, English Heritage and/or Peterborough City Council.

5.4 UNDERSTANDING

5.4.1 A framework for enhancing knowledge of Peterborough Cathedral

The Geographical Information System (GIS) being developed for Peterborough Cathedral and its Precincts is a very powerful tool for research and management. Its current use is mainly for archaeological purposes but it can be equally useful in virtually all other areas of Cathedral and Precincts management. There may be some adjustments needed to ensure maximum usability by all (eg in mapping levels and conventions) but this should be readily achievable.

The GIS also provides strong links to other resources, especially the Peterborough City Historic Environment Record in which it will be embedded. Other important sources of information include the National Monuments Record and online resources such as the Heritage Gateway and Magic.Gov.⁴ These also provide links to statutory designation information (eg Listed Buildings Online via the Heritage Gateway and an abridged version of the Registered Park and Garden entry via Magic.Gov). There are gaps, however, in that the Scheduled Monument description is not available online at Magic.Gov. The GIS also needs to be a dynamic tool, subject to constant development and addition as fieldwork and research are carried out in the future. It will not retain its value if it is viewed as a static or complete entity. A specific period of review may not be necessary, but could help to focus understanding in Chapter and at English Heritage of how the database needs to develop.

Policy D1: The City Council will maintain and continue to develop the Peterborough Cathedral and Precincts GIS as a major resource for the understanding and management of the site's historic and present environment. This will be supported by Chapter.

In archaeological terms there are essentially two types of project that are likely to occur at the Cathedral and within the Precincts. These are opportunistic (eg project-dictated watching briefs, evaluations etc) or

⁴ www.heritagegateway.org.uk; www.magic.gov.uk.

dedicated (research-based). The Cathedral Archaeologist is tasked with the preparation of a report on the Precincts' archaeological potential in line with requirements of the *Care of Cathedrals (Amendment) Measure 2005*, and to present a report annually thereafter on progress towards achieving the aims of this report. The Cathedrals Fabric Commission for England published guidance on this in October 2009. This establishes an outline of the anticipated content of the report but also acknowledges that the circumstances and thus the detailed content will vary considerably from cathedral to cathedral.

Policy D2: The Cathedral Archaeologist (on behalf of the Chapter) will prepare a report on the archaeological potential of the Cathedral and Precincts in line with the CFCE guidance, after budget approval. This will take full account of the assessments made in this Conservation Plan.

The report will need to consider both the plan extent *and* depth of below ground archaeological remains. Deeper features in particular may be waterlogged, with high potential for survival of organic remains and evidence of the past environment⁵ within the Precincts. This can also apply to 'moats'/the western culvert, canals and wells, as well as the reredorter or any garderobes/cess pits. It is important that due provision is made for the study of the Precincts' past environment when this is relevant in planning projects.

Archaeology, of course, is not restricted to buried remains. It includes surface remains such as earthworks and historic paving, and the built fabric of the site in stone, brick, tile, timber and other materials. These all merit full and detailed consideration. The Cathedral's potential for dendrochronological studies has already been demonstrated, for instance.

Policy D3: The professional advisors will advise Chapter on the Precincts' potential for environmental archaeology as part of the Precincts report, and due provision will be made for such work in planning projects. The professional advisors will also advise Chapter on the at-surface and above-ground archaeology of the Cathedral and Precincts both in the Precincts report and through specific provision in project planning in these areas, subject to external funding.

5.4.2 The development of the site through time

Any advances in understanding of the prehistoric, Roman and pre-monastic Anglo-Saxon background of the site are likely to come about through opportunistic work or as a secondary adjunct of monastic/cathedral-based research. These pre-ecclesiastical periods do not appear to be critical to the foundation and development of the religious community and its environment, and are therefore unlikely to be priority areas for the research agenda.

⁵ For example, ancient pollen, cereal grains, seeds, beetles, molluscs etc can be preserved in the right burial conditions. Many of these are very sensitive indicators of past environments, such as molluscs that can only survive in particular conditions (dry, wet, stagnant water etc).

In contrast, knowledge of the Anglo-Saxon monastic buildings will surely be a crucial part of the archaeology report. At the moment understanding of the form, use and extent of the monastic church is restricted, and seemingly of the later building rather than the primary church. The same can be said only more so for the contemporary Precincts and buildings, of which next to nothing is known at present. There is a much better understanding of the medieval and later Cathedral and Precincts, but there are still many important areas for research. These include (but are not limited to) the form and development of the cloister and its ranges (including the Chapter House), the Infirmary plan and development, other 'halls' around the south and east sides of the Precincts, the Abbot's Lodging/Bishop's Palace (and its own complex of buildings), land use and management, and the original whereabouts of the King's Lodging. There are also questions on the relationship of the bounds of the Precincts and the shifting city centre. This affects how we perceive buildings now, for example the Almoner's Hall, seemingly peripheral and on the wrong side of the Precincts now, but not so when it was built. This is important in understanding how the Precincts and its buildings developed. These are not only matters of academic interest – they feed through into better protection (especially the Scheduled Monuments) and management of the site. These questions extend fully through the Dissolution and throughout the post-medieval period, because the layout of medieval buildings clearly had some influence on how the Precincts was developed through into the 19th and early 20th centuries.

Policy D4: The professional advisors' reports will develop robust policies for enhancing understanding of the site's origins and development, especially in its ecclesiastical history, subject to external funding.

5.5 INFORMATION RESOURCES

The Chapters of all Anglican cathedrals are required to compile and maintain an Inventory of contents in their ownership. This is a statutory responsibility under the *Care of Cathedrals (Amendment) Measure 2005* (as indeed it was in the original Measure of 1990). The geographical coverage of the current Inventory, however, is not clear. The List of Outstanding Items only appears to contain and refer to objects in the Cathedral. CFCE Procedural Guide 6, para 5.3 is explicit that the Inventory should not be confined to the Cathedral but should 'include ... relevant objects in the Deanery and Canons' houses, or objects in gardens in the close'. There are many items of furniture, paintings, books, fixtures and fittings that do not appear to be in the Inventory.

Policy E1: Chapter and the Fabric Advisory Committee will review the current extent of the Inventory, and if necessary will update it to take account of objects owned by Chapter in buildings other than the Cathedral if these are not already included.

Unfortunately it is rarely possible or advisable to allow extensive open access to historic collections because of security concerns, especially where valuable collections are concerned. This is undoubtedly true of the Cathedral's collections, which include valuable artefacts, artworks and church plate. Information such as the Cathedral Inventory will therefore need to be kept on reserve to protect the security of the collections.

Policy E2: Chapter will reserve access to security-sensitive information in the Cathedral Inventory.

The Cathedral has a small but very useful library of antiquarian, historical and archaeological publications to do with the monastic/cathedral site and its place within Peterborough and its wider context. The library is probably an under-appreciated resource but it is well used by local historians and the Cathedral Archaeologist. The Cathedral's primary archives, of course, are a vital source not only for the Cathedral's building, history and mission but also for the wider history and development of the city and its community. The building has been central to the city's life throughout its history, and the resources of one can help in understanding the other. Most Cathedral papers are and continue to be lodged at the Northamptonshire Record Office. The NRO is an excellent facility and provides a permanent repository with full archival storage conditions – for as long as Northamptonshire County Council maintains it. Museums, libraries and archives regularly come under funding, and thus political, pressure unfortunately, but the NRO seems secure in the long term despite this. The Peterborough Record Office could offer an alternative location in the future but there would be issues of transfer from NRO to deal with as well as the same issues of funding and political changes. Therefore there is no immediate prospect of a change in archiving policy, but the paper produced for Chapter by the Cathedral Architect and Archaeologist should form the basis for further consideration of all issues surrounding the Cathedral's own archives, as well as its archaeological archives and collections.

Policy E3: Chapter and the Fabric Advisory Committee will revisit the issue of general and archaeological archives with the 2007 paper by their professional advisors as the starting point for discussion and decision-making, including the possibility of bringing the archives back to Peterborough. Wider public awareness of and appropriate access to the Cathedral's archives and collections is an important longer-term aim.

The collection of architectural fragments and other worked stones held in the Lapidarium provides invaluable insights into the form and development of the abbey and cathedral through time – especially the lost monastic elements. Unfortunately there is no comprehensive catalogue of the worked stones, and therefore it is not fully integrated into the Cathedral Inventory. There is little or no point in starting this process, however, until the long-term storage of the stones is addressed, as stated in the Cathedral Architect and Archaeologist's joint paper (2007).

Policy E4: Chapter and its professional advisors will move forward to establishing an adequately sized, controlled and resourced space for the Lapidarium, which should then be catalogued as the first stage in a proper assessment of its research potential as funds permit.

5.6 INTERPRETATION, PRESENTATION AND TOURISM

The provision of interpretation and information at the Cathedral and around the Precincts is varied both in media and content. Most of the welcoming and other information about the daily round of services and events at the Cathedral is provided on display boards on the outside of the Norman Gate and on a large board inside at the entry to Galilee Court. These are obvious and sensible locations given that the majority of visitors will approach and enter from this direction. The main display board is very large but not obtrusively so. Interpretative provision is more widespread. There is a good exhibition in the north aisle of the nave, and various display boards around the cloister and elsewhere in the Precincts (eg Hostry Passage and the Deanery Garden). Several of these were in poor condition and were renovated successfully during 2009, but in some cases the content may also need review. The boards in the Deanery Garden are more recent and not in the same format and style as others in the Precincts. The lack of uniformity is not a major issue, as access to the Deanery Garden is mostly at specific times (eg open days) or by arrangement. It would be appropriate, however, to examine the overall style and content of display boards in the Precincts sooner rather than later.

Policy F1: Chapter will review the condition and content of interpretative display boards in the Cathedral and Precincts, and amend or renew these as they pass beyond reasonable repair.

Guidebooks and information leaflets are updated as necessary, and need to inter-relate with boards and other interpretative media. Interpretation through information technology and audio-visual devices has excellent potential at historic sites. Peterborough Cathedral seems to be reasonably well catered for in these areas, with an online VR tour and interactive panels in the nave. The latter are excellent, particularly in their presentation of the nave ceiling, but they seem somewhat under-used – this may be a matter of location or of audience resistance, although people are usually very keen to use this kind of display. The ‘Petercam’ on the website is also a good and innovative, if remarkably simple, idea.

Policy F2: Chapter will continue to research and develop the use of modern media in the interpretation of Peterborough Cathedral, taking care not to let the media intrude either physically or visually onto the Cathedral or the appropriate spirituality of visitors’ experience of it.

The Cathedral and Precincts are one of, if not the, main attractions in the city for visitors. The current improvements in the city centre will enhance the overall environment of the site, and other attractions such as the city museum

and other historic buildings will continue to be a draw. Despite this the Cathedral and Precincts are likely to remain as the principal attraction. It is therefore important to maintain contacts between the city and Cathedral authorities so that information, interpretation and facilities are mutually supportive at all times.

Policy F3: Chapter will continue to work closely with Peterborough City Council on all matters related to tourism, security and visitor management within the city and the Precincts.

5.7 PHYSICAL ACCESS

The provisions of the *Disability Discrimination Act 1995* came fully into force in 2004. The provision of equivalent and inclusive access for all to historic sites and buildings open to the public is therefore a legal requirement as well as a desirable aim. Having said that, it is accepted in law (and Part M of the associated Building Regulations) that the historic, archaeological and architectural sensitivity of the fabric must be taken fully into account when devising new access arrangements, and will take precedence if access proposals would involve unacceptable intervention in and loss of significant fabric. The exceptional visual quality of the Cathedral's and Precincts' architecture and landscape are also extremely important and need to be protected. The visual impact of any proposals and their effect on this aspect of the site's significance would therefore be vital considerations as well.

Accessibility generally seems to be good in the public areas at the cathedral, and to a lesser extent within the Precincts. Most of the grounds are level or with minor gradients (which are common to all), and where steps do exist (eg from the nave directly into the cloister) alternative routes are available. There are some areas where access to cellars/basements or upper floors are difficult, such as the St Nicholas Chapel in the Norman Gate and the Knight's Chamber in the Bishop's Gate, but these are not currently in public use.

Policy G1: Chapter will take full account of equivalent and inclusive access in all its planning for use of space within the Cathedral Precincts, using and updating its access plan as the yardstick for decision-making. It will always be the case, however, that accessibility must be balanced with concerns over the fragility, sensitivity and character of historic fabric and below-ground archaeological remains.

5.8 PROTECTION

The ecclesiastically exempt Red Line area established by and with the CFCE seems appropriate, with no obvious need for revision or amendment. The areas of the two Scheduled Monuments (PE 140 and 153), however, do not appear to be soundly based. Many open areas are excluded (part of the Deanery Garden, all of Galilee Court and the cemetery), while the ground under several important historic buildings (eg most of the Infirmary complex,

Norman Hall and Archdeaconry House) also appears to be excluded (this is not usually the case). The site of the Chapter House is also not covered. This could be less of an issue if a unified system of Heritage Asset designation were introduced as envisaged in the 2008 White Paper, but there seems to be little prospect of this in the next year or two at least given the nature of the parliamentary process and timetable.

Policy H1: Chapter will support the suggestion that the status and extent of the Precincts' two Scheduled Monuments need to be reviewed. It is important to have a common understanding of the extent of ground that ought to be deemed as of schedulable quality. This can be the first step towards a review by English Heritage of designation and unified Heritage Assets if such a system were brought forward in the near future.

Listed Buildings within the Precincts may also need some review of the status and/or grade in some cases. The majority of cases are clearly correct and appropriate, although it is not always easy to determine which lengths of boundary walls (both to the Precincts and individual gardens) are listed. There is also one apparent anomalous entry – the Victorian north-west gate into the Precincts is still included on the List even though it was demolished to make way for the existing gate in the late 1970s. That is presumably an accidental anomaly that needs to be removed, but it is unclear whether the old Listing is still deemed to apply to the existing gate. Any listing review would be carried out by English Heritage's regional or specialist architectural teams, in consultation with Chapter, their professional advisors, and Peterborough City Council's planners and conservation officers.

Policy H2: Chapter would support a review of the status of listed buildings where necessary and appropriate.

The Registered Park and Garden covers virtually the whole of the Precincts (only 3-9 Minster Precincts are excluded). The extra-mural strip of land alongside Vineyard Road is also included. The gardens and car park along the southern margin are not, but this is not a cause for concern as they are included (as indeed is the whole of the Precincts) within the City Centre Conservation Area. Peterborough City Council has been working on an Appraisal and Management Plan for the Conservation Area, in parallel with the preparation of this Conservation Plan.

Policy H3: Chapter and Peterborough City Council will continue to have coordinated and common goals for the conservation and management of the Precincts as part of the City Centre Conservation Area. Chapter will also take due note of all local plan (and successor) policies specifically or generically relevant to the Cathedral and Precincts.

5.9 ECOLOGY

A substantial two-volume Historic Landscape Survey and Restoration Plan for

the Minster Precincts was prepared in 1998-9 on behalf of the Chapter (Dejardin Design nd). This was based on numerous reports that had been prepared from 1993 onwards, and was part-funded by the Heritage Lottery Fund as part of an application to them for a landscape restoration grant. Much of the content remains valid and could be revisited relatively straightforwardly, though it would need to be updated to take account of work carried out by the Chapter and others in the new millennium, and on a revised cost basis.

Policy J1: Chapter will look to develop a new landscape management plan, utilising as much as possible of the Dejardin study, and taking account of the further comments deriving from the assessment carried out as part of this Conservation Plan, subject to external funding.

The rapid ecological appraisal carried out for the Conservation Plan confirms that even small changes in management could significantly boost the biodiversity value of the whole site without compromising its amenity value. A Management Plan should be developed to concentrate on key areas: the buildings and monuments, grassland management and a long term tree strategy including the development of woodland. Interpretation of the site's wildlife value would raise the profile and understanding of the biodiversity value and cultural history of the Cathedral Precincts' landscape.

Policy J2: Chapter will support ecological surveys being carried out, subject to funding, on detailed surveys for bats and protected bird species (including the roof spaces of buildings), as these need to be taken into account when planning work anywhere within the Precincts.

Policy J3: Chapter will draw up a Management Plan, or revise the 1998-9 Plan, to protect and enhance the natural features of interest and increase the biodiversity value of habitat types and species (see also Appendix 4), subject to financial resources.

5.10 INTRUSIONS

The Precincts is remarkably free of visually intrusive elements. There are a few mildly unsightly garages near the Education Centre, but they are acceptable so long as they are well maintained. There are no other significantly obtrusive or intrusive buildings anywhere within the Precincts. This is a testimony to the Chapter's management and policy in this respect, which has been supported by Peterborough City Council's local planning policies as far as development on non-Chapter land in and around the Precincts is concerned. Neither is signage nor the seemingly inevitable infrastructure of modern life such as satellite dishes, property alarms and central heating boiler vents a major issue in the Precincts. Such items are difficult (at the very least) to avoid, but where they are present they have been located carefully to minimise, and wherever possible avoid, physical and visual intrusiveness. The satellite dish on the west elevation of 19 Minster Precincts and the central heating vent on the same side of 16 Minster

Precincts are cases in point. Neither is easily visible, if at all, from public spaces.

Policy K1: Chapter will continue to try to control and prevent visually intrusive features, fixtures and fittings in all areas of the Precincts under its control, and will encourage the same policy elsewhere.

The Cathedral is iconic for the city of Peterborough. It is a highly visible building in many views, from all sides and in long, medium and short perspectives. The height of the towers over the crossing and West Front is especially important in this respect. It is obviously difficult for any building to be permanently visible through a 360 degree panorama in a highly developed townscape, but it is crucial to protect existing views and the framing for them. The Vineyard, for instance, is a fine building itself but also provides a good reference point for views of the Cathedral from the east. Views can be extensive or they can be in narrower corridors where glimpses are as significant as grand perspectives. The Chapter can and will protect views within its boundaries, but it is for others to look after the wider perspectives beyond and into the Precincts.

Policy K2: Chapter will support the Cathedral's importance for landmark views to and across Peterborough being guarded carefully and protected through local planning policy and through all other means that may be appropriate.

6 IMPLEMENTATION STRATEGY

The Chapter of Peterborough Cathedral will doubtless face many specific and individual issues over the next five years and beyond in managing the Cathedral and its Precincts. It seems likely, however, that the disposal of further property by the Church Commissioners will provide the single greatest challenge. Even after recent disposals to the Chapter, the Commissioners still retain a significant portfolio within the Precincts. The Bishop's Palace and its Gate owned by the Bishopric Estate cover a substantial area of the Precincts. It is difficult to envisage this property becoming redundant given its nature, but other Anglican bishops live at some distance from their seat.

Other issues that can be highlighted and which will need careful consideration to bring them to fruition include:

- Continuation and extension as necessary of the Cathedral Architect's quinquennial inspections.
- Robust business planning for the Chapter's own ventures, to include consideration of the buildings being used.
- Maintaining a high level of occupancy and therefore rental income in Chapter's leased/let properties.
- Plans for re-use of the now-vacant Cathedral shop and Tourist Information Centre. Can they (and Becketts) become the Choir School, and if so can this be achieved without major losses of historic fabric?
- Plans for Laurel Court House and Cottage if the Choir School moves to

- new accommodation.
- Review of statutory and other protective designations.
- Fire safety, emergency, disaster, salvage and evacuation planning.
- Access planning.
- Landscape and open spaces planning.
- Archives, archaeological finds and the Lapidarium.
- Archaeologist's Report, as required under the Care of Cathedrals (Amendment) Measure 2005.
- Interpretation and information planning and delivery.

It will be for the Chapter to decide how to proceed on these and other matters, but some possible further moves may be suggested here:

- Prepare a Management Plan, developing the themes and issues addressed in this Conservation Plan and past reports such as the 1998/9 Historic Landscape Survey and Restoration Plan and taking them forwards towards implementation.
- Prepare a prioritised Action Plan, effectively merging and co-ordinating the recommendations contained in the various Condition Surveys carried out by the Cathedral Architect and others, and adding in further desired actions. This should not be seen as a 'wish-list' but as a carefully considered and achievable set of targets.
- Continue discussions with partners such as English Heritage, Peterborough City Council and the Cathedrals Fabric Commission for England on the potential for joint ventures, grant aid, Management Agreements and other possible initiatives.
- Approach funding bodies such as the Heritage Lottery Fund and various charitable bodies to investigate the potential availability of grants from such sources.
- Continue to encourage and work with the Company of St Peter, the Friends and others in their fund-raising efforts, perhaps initiating a new campaign to raise personal donations to the Cathedral.

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Peterborough Cathedral welcome leaflet

Peterborough Cathedral Geographical Information System (GIS)

Registered Park and Garden entry

Scheduled Monument details

APPENDIX 1: SENIOR CLERGY AND MUSICIANS OF PETERBOROUGH

ABBOTS OF PETERBOROUGH

c655 – 674	Saxulf
675 – c709	Cuthbald
Before 716	Egbald
?	Pusa
758 – 789	Bothwin
c789 – 823	Beonna
c852	Ceolred
? - 870	Hedda
971 – 992	Aldulf (Archbishop of York, 992)
992 – 1005	Kenulf (Bishop of Winchester, 1005)
1005 – 1042	Aelfsige
1042 – 1052	Earnwig
1052 – 1066	Leofric
1066 – 1069	Brand
1069 – 1098	Tuoldus (Thorold) de Fécamp
1099 – 1103	Godric
1103 – 1105	Matthias
1105 – 1114	Ernulf (Bishop of Rochester, 1115)
1114 – 1125	John de Sais
1128 – 1133	Henri d'Angely (banished, 1133)
1133 – 1155	Martin de Bec
1155 – 1175	William de Waterville
1177 – 1193	Benedict
1193 – 1201	Andrew
1201 – 1214	Acharius
1214 – 1222	Robert of Lindsey
1222 – 1226	Alexander of Holderness
1226 – 1233	Martin of Ramsey
1233 – 1245	Walter of St Edmunds
1246 – 1249	William of Hotot

1249 – 1262 John de Caux
 1262 – 1274 Robert of Sutton
 1274 – 1295 Richard of London
 1295 – 1299 William of Woodford
 1299 – 1321 Godfrey of Crowland
 1321 – 1338 Adam of Boothby
 1338 – 1353 Henry of Morcot
 1353 – 1361 Robert of Ramsey
 1361 – 1391 Henry of Overton
 1391 – 1396 Nicholas of Elmstow
 1396 – 1408 William Genge
 1408 – 1438 John Deeping
 1438 – 1471 Richard Ashton
 1471 – 1496 William Ramsey
 1496 – 1528 Robert Kirkton
 1528 – 1539 John Chambers

BISHOPS OF PETERBOROUGH

1541 - 1556 John Chambers, last Abbot of Peterborough Abbey; died in office
 1556 - 1559 David Pole, deposed
 1560 - 1584 Edmund Scambler, translated to Norwich
 1584 - 1600 Richard Howland, died in office
 1600 - 1630 Thomas Dove, died in office
 1630 - 1632 William Peirse, translated to Bath and Wells
 1632 - 1634 Augustine Lindsell, translated to Hereford
 1634 - 1638 Francis Dee, died in office
 1638 - 1649 John Towers, died in office
 1649 - 1660 *vacant*
 1660 - 1663 Benjamin Laney
 1663 - 1679 Joseph Henshaw, died in office
 1679 - 1685 William Lloyd, translated from Llandaff; translated to Norwich
 1685 - 1690 Thomas White, deprived
 1691 - 1718 Richard Cumberland, died in office
 1718 - 1728 White Kennett, died in office
 1728 - 1747 Robert Clavering, translated from Llandaff; died in office
 1747 - 1757 John Thomas, translated to Salisbury
 1757 - 1764 Richard Terrick, translated to London
 1764 - 1769 Robert Lamb, died in office
 1769 - 1794 John Hinchliffe, died in office
 1794 - 1813 Spencer Madan, translated from Bristol; died in office
 1813 - 1819 John Parsons, died in office
 1819 - 1839 Herbert Marsh, translated from Llandaff; died in office
 1839 - 1864 George Davys, died in office
 1864 - 1868 Francis Jeune, died in office
 1868 - 1891 William Connor Magee, translated to York
 1891 - 1897 Mandell Creighton, translated to London
 1897 - 1916 Edward Carr Glyn
 1916 - 1923 Frank Theodore Woods, translated to Winchester

1924 - 1927 Cyril Charles Bowman Bardsley, translated to Leicester
 1927 - 1949 Claude Martin Blagden
 1949 - 1956 Spencer Stottisbury Gwatkin Leeson, died in office
 1956 - 1961 Robert Wright Stopford, Bishop of Fulham; translated to London
 1961 - 1972 Cyril Eastaugh, Bishop of Kensington
 1972 - 1984 Douglas Russell Feaver
 1984 - 1995 William John Westwood, Bishop of Edmonton
 1996 - 2009 Ian Patrick Martyn Cundy, died in office
 2010 - Donald Spargo Allister

DEANS OF PETERBOROUGH

1541 – 1543 Francis Abree, last Prior of St Andrew's, Northampton
 1543 – 1549 Gerard Carleton, died in office
 1549 – 1557 James Curthopp/Curthop, died in office
 1557 – 1560 John Boxall, deprived, 1560
 1560 – 1585 William Latymer, died in office
 1585 – 1589 Richard Fletcher, Bishop of Bristol, 1589
 1590 – 1597 Thomas Nevill, Dean of Canterbury, 1597
 1597 – 1607 John Palmer, died in office
 1607 – 1612 Richard Clayton, died in office
 1612 – 1616 George Meriton, Dean of York, 1617
 1616 – 1622 Henry Beaumont, Dean of Windsor, 1622
 1622 – 1630 William Peirse, raised to the see, 1630
 1630 – 1638 John Towers, raised to the see, 1638
 1638 – 1640 Thomas Jackson, died in office
 1640 – 1660 John Cosin, exiled 1643-1660; Bishop of Durham, 1660
 1660 – 1664 Edward Rainbow, Bishop of Carlisle, 1664
 1664 – 1679 James Duport, died in office
 1679 – 1689 Simon Patrick, Bishop of Chichester, 1689
 1689 – 1691 Richard Kidder, Bishop of Bangor, 1691
 1691 – 1707 Samuel Freeman, died in office
 1707 – 1718 White Kennett, raised to the see, 1718
 1718 – 1721 Richard Reynolds, Bishop of Bath and Wells, 1721
 1721 – 1722 William Gee, Dean of Lincoln, 1722
 1722 – 1725 John Mandeville, died in office
 1725 – 1740 Francis Lockier, died in office
 1740 – 1744 John Thomas, Bishop of St Asaph, 1744
 1744 – 1764 Robert Lamb, raised to the see, 1764
 1764 – 1791 Charles Tarrant, died in office
 1791 – 1792 Charles Manners Sutton, Bishop of Norwich, 1792
 1792 – 1797 Peter Peckard, died in office
 1798 – 1822 Thomas Kipling, died in office
 1822 – 1830 James Henry Monk, Bishop of Gloucester, 1830
 1830 – 1842 Thomas Turton, resigned, 1842
 1842 – 1853 George Butler
 1853 – 1878 Augustus Page Saunders
 1878 – 1891 John James Stewart Perowne, Bishop of Worcester, 1891
 1891 – 1892 Marsham Argles

1893 – 1901 William Clavell Ingram
 1901 – 1908 William Hagger Barlow
 1908 – 1928 Arnold Henry Page
 1928 – 1943 James Gilliland Simpson
 1943 – 1966 Noel Charles Christopherson
 1966 – 1981 Richard Shuttleworth Wingfield Digby
 1981 – 1992 Randolph George Wise
 1992 – 2006 Michael Bunker
 2006 - Charles William Taylor

MASTERS OF THE MUSIC AT PETERBOROUGH CATHEDRAL

1540 Richard Storey
 1569 John Tyesdale
 1574 Richard Tiller
 1584 John Mudd
 1631 Thomas Mudd
 1632 David Standish
 1643 *Vacant*
 1661 David Standish
 1677 William Standish
 1691 Roger Standish
 1714 James Hawkins
 1750 George Wright
 1773 Carter Sharp
 1777 James Rogers
 1784 Richard Langdon
 1785 John Calah
 1799 Samuel Spofforth
 1808 Thomas Knight
 1812 Edmund Larkin
 1836 John Speechley
 1870 Dr Haydn Keeton
 1921 Dr Richard 'Henry' Coleman
 1944 Dr Charles Francis
 1946 Dr Douglas Hopkins (later became Organist of Canterbury Cathedral)
 1953 Dr Stanley Vann
 1977 Christopher Gower
 2004 Andrew Reid (Director of Music)

Sources: Serjeantson R M and Adkins W R D (Eds) 1906, Houses of Benedictine monks: The abbey of Peterborough, *A History of the County of Northampton: Volume 2*, 83-95 (Victoria County History). Higham J 2001, *Peterborough Cathedral*, Pitkin guide. Peterborough Cathedral website. Wikipedia entry for Peterborough Cathedral.

APPENDIX 2: MASONS AND ARCHITECTS AT PETERBOROUGH CATHEDRAL

LIST OF MASONS

Robert Man, monk	1425-1444	
John Kilham, mason	1473-1488	
John Wastell, master mason	1485-1515	New Building
Henry Seamark, mason	1482-1534	New Building
William Wetying, mason	1505-1508	New Building
Richard Tugney, mason	1518-1519	
Thomas Green, mason	1659-1730	Bishop Cumberland memorial
Robert Wright, master builder	1734	General repairs
Robert Taylor, mason	1690-1742	Thomas Deacon memorial
Farnell, mason	1759	Thomas Whitwell memorial
Edward Bingham	d 1796	Richard Tryce and William Grey memorials

LIST OF CATHEDRAL ARCHITECTS

	<u>Born</u>	<u>Died</u>	<u>At Cathedral</u>
Edward Blore	1787	- 1879	1820s and 1830s
Sir George Gilbert Scott	1811	- 1878	1855
John Loughborough Pearson	1817	- 1897	1882-1897
George Frederick Bodley	1827	- 1907	1897- ?
Temple Moore	1856	- 1920	1919-1920
Leslie Moore	1883	- 1957	1920-1955
George Gaze Pace	1915	- 1975	1956-1975
Alan Rome	1930	- 2010	1975-1989
Julian Limentani	1946	-	1989-

APPENDIX 3: RELEVANT SAVED PLAN POLICIES

The Cathedral Precincts is located within the City Centre Conservation Area and is covered by the Peterborough Local Plan (First Replacement) 2005. The following is a summary of the main policies that apply to the Cathedral Precincts:

Policy H7	Housing development on unallocated sites
H15	Residential density
H16	Residential design and amenity
OIW5	Office uses in City and District Centres
T9	Cycle parking requirements
T10	Car and motorcycle parking requirements
CC8	Housing development
CC9	Loss of housing
CC15	Car parking

CC17	Cathedral views
DA1	Townscape and urban design
DA2	The effect of development on an area
DA7	Design of the built environment for full accessibility
CBE1	Archaeological remains of national importance
CBE2	Other areas of archaeological potential or importance
CBE3	Development affecting conservation areas
CBE4	Controls over demolition of buildings in conservation areas
CBE5	Controls over demolition of listed buildings
CBE6	Control of alterations and extensions to a listed building
CBE7	Control of development affecting the setting of a listed building
CBE8	Sub-division of the grounds of a listed building
CBE9	Controls over change of use of listed buildings
IMP1	Planning obligations

Policy CC17 is particularly important for, and indeed specifically about, the Cathedral. It is therefore reproduced here.

CC17 Planning permission will not be granted for any development, whether located within the City Centre or elsewhere, whose height, location, design or bulk would unacceptably detract from views of the Cathedral or its setting.

6.113 Peterborough has developed around one of England's great Cathedrals. The Cathedral remains the most architecturally and historically important building in the City as well as being one of the most prominent visually. It contributes enormously to the image and character of Peterborough and its centre.

6.114 We have a duty to protect the historical legacy we have inherited for future generations. To this end, the City Council will not allow development, wherever located, which would detract from views of the Cathedral or its setting. Views from the north and south/south-east across open space are of particular importance in townscape terms.

APPENDIX 4: FUTURE ECOLOGICAL MANAGEMENT IN THE CATHEDRAL PRECINCTS

The following paragraphs provide some suggestions as to areas and topics that may be addressed in a landscape management plan.

Grass: The Bishop's Palace garden supports the richest area of neutral grassland. This is typical of the semi natural grassland found on alluvial soils over calcareous bed rock, once common in the Midlands but now scarce due to agricultural improvements over the last century. This grassland type is also found on other parts of the site but is not so species-rich. The Management Plan should identify these areas and recommend where grass should be allowed to grow longer to create wildflower meadow. Weed out thistles and nettles from the main areas, but a corner can be kept for them. Nettles are a

food plant for caterpillars of red admiral, peacock and tortoiseshell butterflies. Thistles provide late nectar for many insects as well as seeds for small birds. They can be grown in a container to stop them spreading too much.

Trees and shrubs: Although there are many areas of trees and shrubbery on the site, they lack structural diversity; sycamore dominates the canopy layer creating dense shade with a resulting absence of understorey trees (such as yew, field maple, hawthorn, birch and holly) and field layer. The ground layer is overwhelmingly dominated by ivy because it is shade tolerant. Therefore the overall biodiversity of these areas is poor. Sycamore should be cleared and in the more wild areas native trees and shrubs should be reintroduced. These are best for wildlife, as the species are naturally adapted to each other. Old trees are also of great benefit and veteran trees should be encouraged throughout the site. Away from public areas, it would be safe to leave dead standing trees to provide good habitat for invertebrates.

When introducing new planting, species that have value for birds include those bearing fruit, berries, seeds and nuts, for example hazel, hawthorn, wild cherry, rowan, holly, elder, spindle and orchard trees including walnuts and almond. For butterflies and other insects flowering trees and shrubs should be planted (eg lime). Those that flower early and late are especially good, when food sources are scarce. Because this is such an extensive site there are opportunities for encouraging large forest trees such as oak (one of the best for supporting insects), birch, hornbeam and ash. Species with dense canopies such as laurel, sycamore and horse chestnut should be discouraged as their leaves shade and kill everything underneath.

Hedges: Maintain dense hedges to provide good nesting sites for birds. This is best done by traditional laying, or by cutting tightly, preferably in an "A" shape, wider at the base than at the top. Trimming should take place outside the nesting season (between March and August). Allow a foot or two of uncut grass at the base of hedges to give cover for wildlife. Preferably hedges should be of native species such as hawthorn, blackthorn, holly, field maple and hazel.

Flower-beds: Perennial planting is the easiest to maintain and can provide good ground cover. Some are also valuable for insects, eg marjoram, lavender, sage, savoury, mints, golden rod, Michaelmas daisy, bugle and Welsh poppy. Creepers on sheds or walls can be attractive. Ivy provides late flowers for insects, honeysuckle gives nectar, virginia creeper gives good autumn colour, and all provide nesting places.

Compost heap: Good for worms, spiders, slowworms.

Piles of rotting wood and stones: There are many areas of rotting wood and stones around the site. These form a good habitat for many insects, mice, voles, hedgehogs, wrens and other small birds.

Kitchen/allotment garden areas: There are a number of small orchards and kitchen gardens within the Cathedral site. Species that are attracted to this

type of habitat include house sparrow, blackbird, robin, wren, song thrush, goldfinch, kestrel, sparrow hawk, frog, newt, hedgehog, fox, wood mouse and slowworm. The use of chemical control of pests should be avoided in order to prevent harm to wildlife. Wherever possible, small areas should be left unkempt allowing rough vegetation such as bramble to grow.

Buildings, walls, roof slates and tiles: Walls are important for mosses and lichens, which vary according to the type of stone, its age, and exposure to weather. Lichens need light, and mosses need damp. Ivy and other plants climbing over the church and boundary walls smother the existing lichen flora and inhibit lichen establishment. They should be actively discouraged by cutting at the root and allowing the dead plant to fall away naturally. Physical removal may damage mortar and stone.

Check regularly (at least once a year) for self-setting bramble, elder, ivy etc. Hand weed or, when necessary, spot treat with a herbicide. Other plants will also flourish on walls, such as ice plant (a late flowerer), thrift, wallflower, wild thyme, and rock rose. The garden walls of rough limestone with lime mortar joints provide a good habitat for small mammals, reptiles, amphibians and invertebrates. Holes in walls can also be useful for nests for birds and bats.

Bats and buildings: Along with the Cathedral there are numerous old buildings on the site that may be providing good habitat for bats. They will roost in a variety of different areas of churches, often at eaves level, or in the porch and sometimes under roof tiles or lead-covered boarding. They usually return every year to the same favoured crevice. The eaves also provide opportunities for roost and nest sites for birds such as house martin and swallow.

Gravestones: In lowland England, where natural outcrops of rock are largely absent, the churchyard is the most important site for lichens growing on stone. Some species rarely occur in other habitats. They should not be cleaned. The gravestones at Peterborough Cathedral are mainly of limestone, which is an especially rich habitat for lichens compared with granite or sandstone. Lichens enhance the appearance of a stone adding a patina and an appearance of antiquity. The older stones often have the greatest lichen diversity. Ancient chest tombs often have significant lichen communities, particularly on the flat tops. Ivy and other vegetation should not be permitted to grow over them.

The aspect or orientation of a memorial is very important. If this were to be altered some lichen species will die. Removing or relocating a tombstone should be avoided; where removal is unavoidable a lichenological survey should be undertaken first, and the new location should replicate the original aspect and light conditions. Leaning stones against a church or boundary wall kills the lichens on the memorial as well as those on the wall covered by the tombstone.

Repair work to the church fabric: Repair only where necessary. If repairing a wall, for example, try to do small sections at a time with an interval of several years between repairs. This allows for lichen re-colonisation from the

original stonework. Re-point with lime-based mortar rather than cement. Take particular care of areas of intact medieval stonework where significant lichen communities are often present. Those on the south and west walls of the church flourish in the unshaded conditions usually found there, whereas those on the north wall are adapted to damper and shadier conditions. Try not to alter these conditions. Reuse original materials as far as possible and do not brush or clean roof tiles before re-positioning, or reverse natural slates. Replace eroded stone with a stone similar in geology to that used in the building.

Water: Even very small areas of water can provide a major benefit to wildlife. There is a lack of water over the whole site. Small ponds and simple water features could provide spawning sites for newts, toads and frogs.

Nesting boxes: Nesting boxes can be erected in trees and on buildings for bats, birds and insects, different species having different requirements.

Other areas:

- Bats and other protected species – seems unlikely that there would be none. If present they will require survey, and projects must allow for mitigation if and as necessary to avoid impacts on roosts and roosting season. Policy for an initial survey at least.
- Landscaping and gardens/grounds maintenance on public areas – good in general though a little variation in grass lengths and mowing regimes could be beneficial.
- Private and periodically opened areas such as the Deanery Garden generally seem better for ecological management and biodiversity, more variation in management regimes, cut trees and branches left as ecological habitat, which is acknowledged good practice (same applies to the extramural strip along the east Precincts wall).

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Peterborough Cathedral Conservation Plan - Volume 2: the Gazetteer



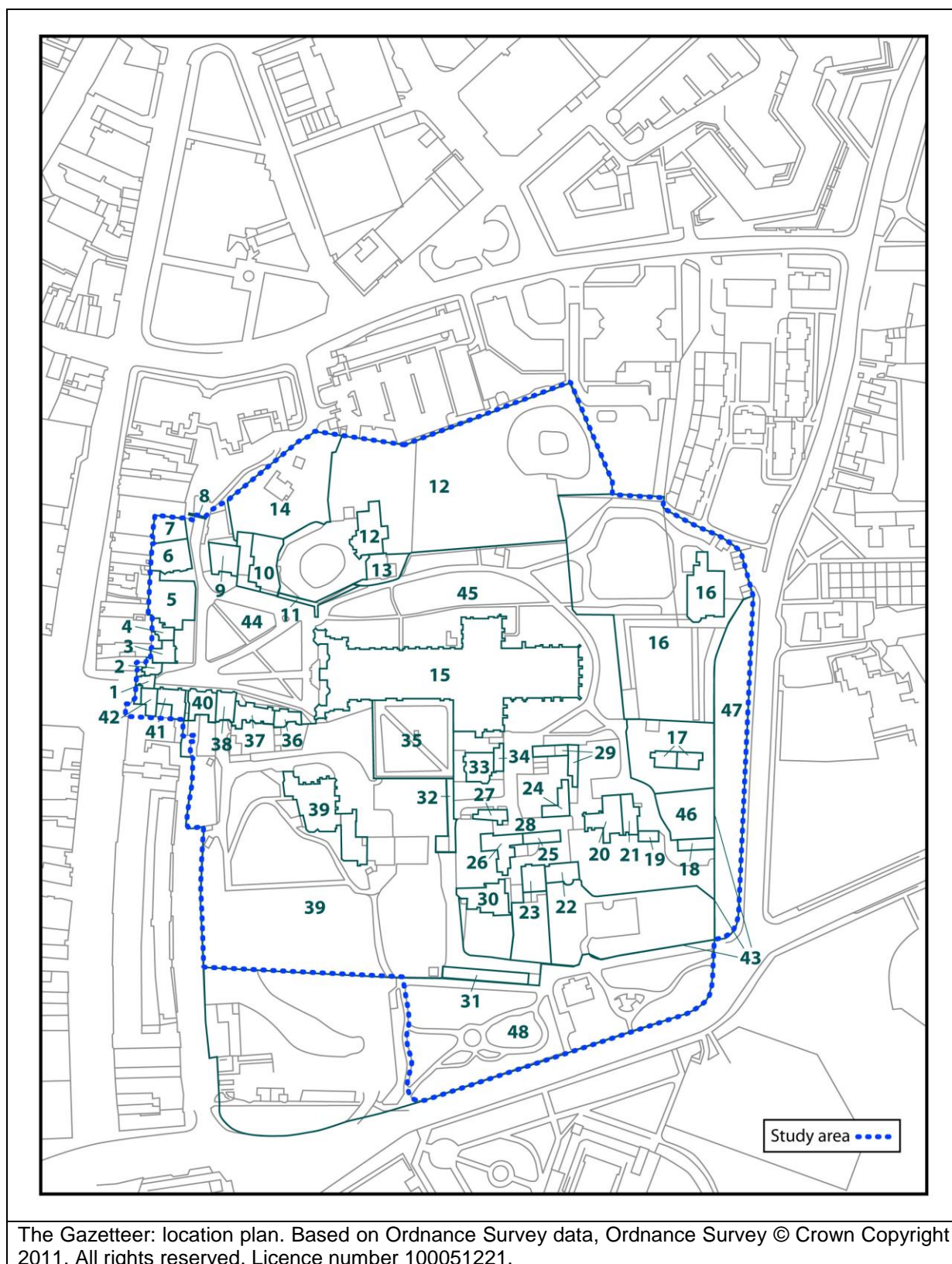
The south side of the Cathedral, with the West Front to the left. View looking north toward and through the Hostry Passage (Gazetteer entry 32), with the entrance to Prebendal House (Gazetteer entry 30) in the right foreground.

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All photographs in the Gazetteer are by Graham Keevill unless stated otherwise.



BUILDINGS AND ASSOCIATED OPEN SPACES

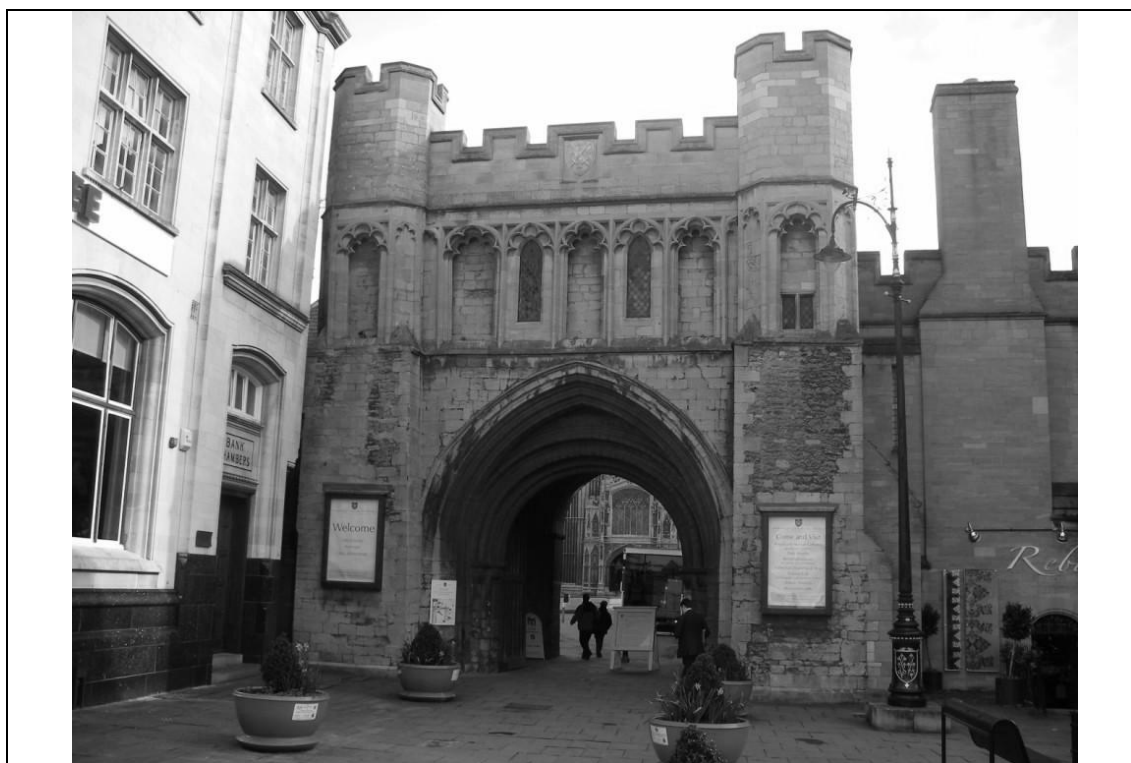
1 NORMAN GATE AND ST NICHOLAS ROOM

STATUTORY DESIGNATION

The Gate forms a detached part of Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral
Management:	Chapter of Peterborough Cathedral.
Use:	Main gateway to the Precincts. Upper floor is used for storage.



The west elevation of the Norman Gate, seen from Cathedral Square.

DESCRIPTION

The Norman (or Great) Gate is the principal entrance into the Cathedral Precincts, approached from the market place in the city centre (now called Cathedral Square). The structure is of late 12th-century origin, built by Abbot Benedict (1177-1193) but altered in the 14th century (an often-quoted reference of 1302-7 could refer to any one of three gates into the Galilee Court). The gatehouse is suitably grand on the western elevation facing out to the city, with the gateway flanked by turrets. The gate arch has Norman roll moulding, while the side walls feature blind arcading of the

same period with a door into 1 Minster Precincts in the north side and a door leading to a spiral staircase to the St Nicholas Room in the south side. The columns have scalloped capitals from which the ribbed vault springs. The 14th-century upper part was reduced by the early 19th century (early 19th century prints show the lowered building). There is still a 14th-century wall on the west side of the ground floor; this retained a portcullis. An illustration of 1799 (published example 1856) shows a further stage (with a traceried window in the east elevation), which would have risen above the surviving blind arcade on the west side. This is of five trefoiled bays, the



second and fourth of which contain simple windows under the cusped heads. Both the turrets and the parapet between them are crenellated. The room over the arch was the Chapel of St Nicholas, although all evidence for this has gone and it is not clear how long it was used for this purpose. The room is now used for storage. It retains broad Norman arches internally despite the later rebuilding of the west elevation. Some graffiti has been carved into the masonry, eg the initials SI with the date 1719 (left). The east window dates to the 1920s or 1930s and is by Leslie Moore, then the Cathedral Architect. The spiral staircase to the room continues up to the roof. The medieval gate is very fine, but the fragility of such structures was demonstrated by a car strike in 2008. This caused substantial damage to the south leaf, but this has been expertly repaired by Hugh Harrison.

ASSESSMENT OF SIGNIFICANCE

The Norman Gate is of **exceptional significance** as a very fine building in its own right with two principal masonry phases (late 12th and early 14th century). It is also of **exceptional significance** as the principal entry into the Precincts, a function reflected in the ornamentation on the west elevation facing Cathedral Square.

CONSERVATION ISSUES AND POLICIES

The large signs on the lower stages of the flanking turrets detract from the appearance of the building, but they provide important points of welcome and information. The car strike on the gate in 2008 demonstrated the vulnerability of the historic fabric to vehicular traffic. The use of the upper room for storage only seems unfortunate given its historic usage and significance, but the spiral stair up to it makes access difficult.

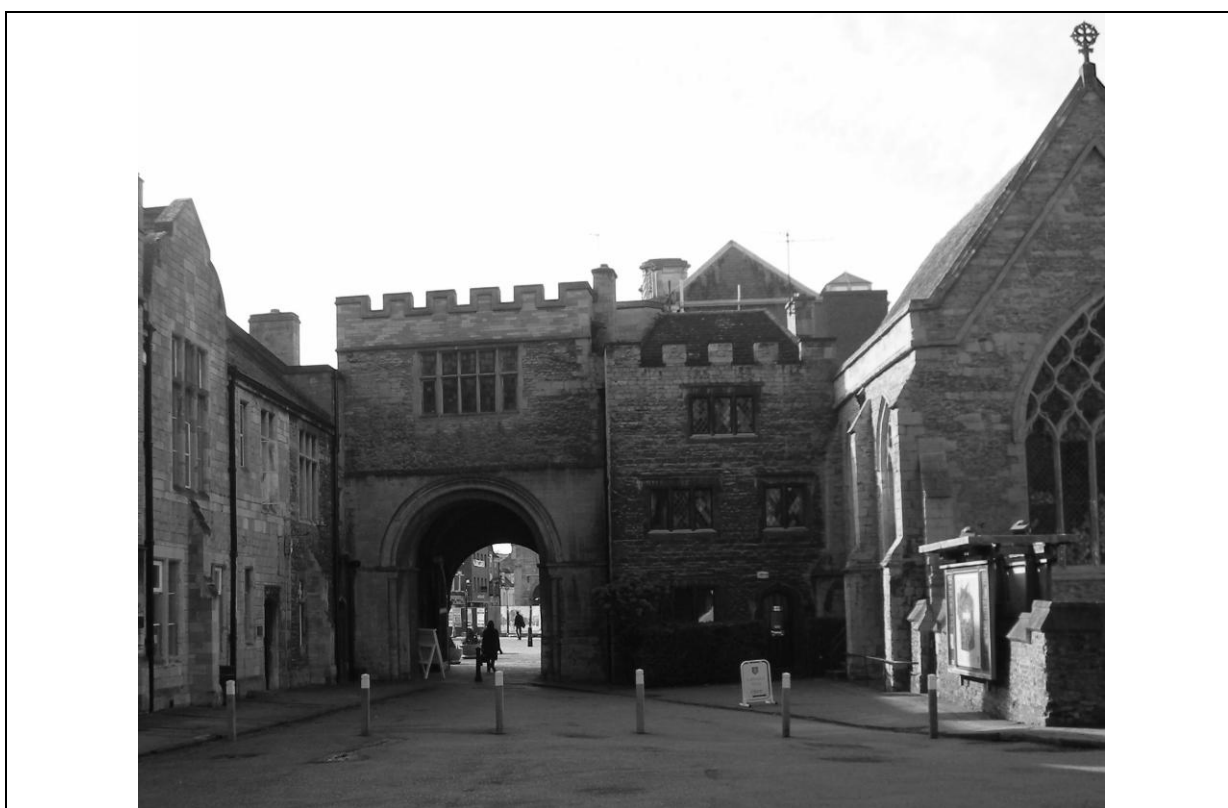
2 1 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Leaseholder.
Use:	Commercial offices.



The Norman Gate (left) and No 1 the Precincts viewed from the east.

DESCRIPTION

Much of the fabric of this three storey stone building is of 19th-century date, but like many Precincts buildings it has earlier origins (see GIS 80112). The front (east) elevation facing into Galilee Court was rebuilt and moved forward in the 1920s or 1930s. A Norman pilaster buttress with an arch springing eastwards from it inside demonstrates the presence of earlier fabric. The front elevation has simple mullioned windows, a door with drip moulding, and a crenellated parapet under a hipped stone slate roof. The main entrance to the building is by a doorway in the north side wall of the Norman Gate. With the exception of the medieval features noted above, the

interior is generally plain with few features of any merit. This perhaps reflects its modern office usage as much as anything.

ASSESSMENT OF SIGNIFICANCE

This building is of **considerable significance** as a Grade II listed (albeit relatively late) building, its style consciously and carefully chosen to reflect the medieval architecture of the Norman Gate area. Its group contribution is also of **considerable significance**. The surviving medieval features inside are certainly of **considerable significance** in their own right and as apparent evidence for an earlier generation of building on the site, presumably associated with the Norman Gate and perhaps broadly contemporary.

CONSERVATION ISSUES AND POLICIES

The interior is largely plain and with few distinguishing features other than those of medieval date. The office usage is appropriate and will provide useful rental income. The building appears to be in good condition, and its usage means that the interior is well maintained and decorated.

3 CHAPEL OF ST THOMAS OF CANTERBURY

STATUTORY DESIGNATION

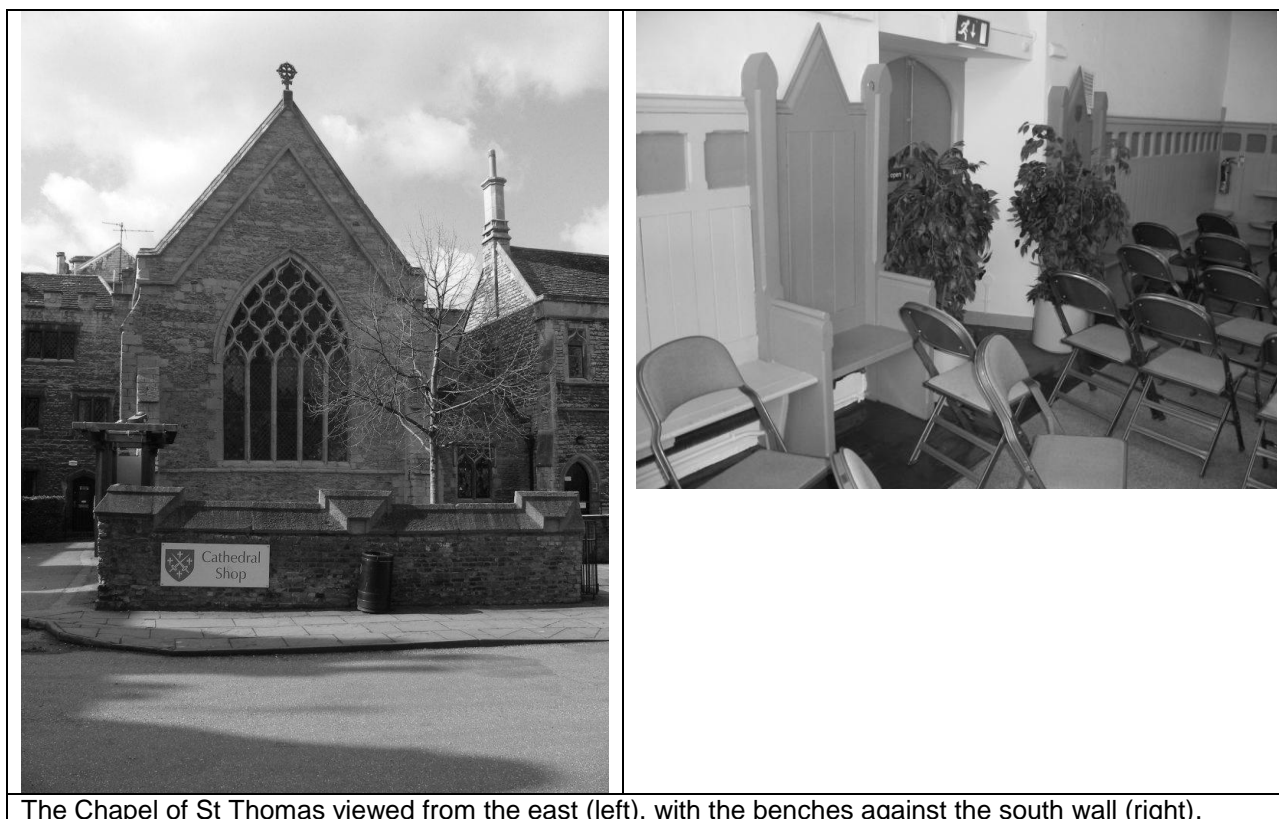
Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Currently used for conferences, meetings and catering. It housed the Becket's restaurant and cafeteria until this closed in 2008.

DESCRIPTION

The Chapel of St Thomas was begun by Abbot William de Waterville (1155-75) and completed by his successor Benedict (1177-93). It may also have been associated with a hospital of St Thomas. The chapel nave was taken down in 1402, the stone being used in the construction of the Church of St John the Baptist on the west side of the market place (now known as Cathedral Square). The remaining part is largely of 14th-century date. The five-light east window has reticulated tracery, while two three-light side windows have decorated tracery. A late 12th-century chamfered string course under the east window may have been re-used from the predecessor of the current building, or it may be in its original position. The roof is 19th-century.



The Chapel of St Thomas viewed from the east (left), with the benches against the south wall (right).

The chapel was used by the grammar school founded by Henry VIII in 1541 (this was later known as the King's School) until 1885. Since then it has served a number of functions, including as a museum and the Cathedral Choir's song school. More recently it was converted into a catering facility, Becket's. Unfortunately adverse economic conditions forced the closure of the latter in 2008. The interior features fine panelled benches and cathedra-like seats on the north, east and south walls.

ASSESSMENT OF SIGNIFICANCE

The Chapel is of **exceptional significance** for its architectural quality, history of use (chapel, choir school, catering etc) and as a direct link with and into the city centre. The demolition of the nave and re-use of its stone in the Church of St John the Baptist in a sense provides a spiritual and metaphorical link between the Cathedral and the wider community it lives within. Though the chapel is obviously not the primary or fundamental religious building within the Precincts, it nevertheless provides an important articulation in stone of the links between Peterborough's sacred and secular worlds.

CONSERVATION ISSUES AND POLICIES

The longer-term use of the chapel has been open to question since the closure of Becket's in 2008. The building is now used for conferences, meetings and catering on an irregular basis, but would benefit from a permanent use or, if necessary, mixture of uses. The building is in good condition and the interior is well maintained

and decorated though the colour scheme may have to be revisited depending on future uses.

4 2 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Catering facilities for the former Becketts restaurant and storage for the Cathedral Shop.

DESCRIPTION

Like 1 Minster Precincts, this is an 18th and 19th-century building on an earlier core. It is built of stone rubble with ashlar quoins, effectively in three sections of one, two and three storeys (see G5 for photograph). The single-storey 18th-century part is the north annexe to the Chapel of St Thomas to its south. The middle part is of two storeys, and the northern three-storey block has the appearance of a tower; both of these date to the mid 19th century. The ensemble has been carefully designed to blend in with the medieval architecture of the buildings to its south and east (ie the Cathedral itself) while deferring to them in terms of features and detailing. Unlike No 1, therefore, most of the windows are cusped within square heads. The slate roofs are pitched. The interior includes catering facilities for the former Becketts restaurant in the chapel, and part of the Cathedral Shop in the bottom of the northern block. The Shop closed in 2009 but it remains in use for storage.

ASSESSMENT OF SIGNIFICANCE

This building is of **considerable significance** despite its relatively late date. Its design complements the medieval architecture around it well, especially the chapel, and it contributes well to the group value of the buildings at and just within the western entrance to the Precincts. The interior has been affected to some degree by modern catering equipment, but this is unlikely to have a major or long-lasting detrimental impact on the fabric of the building.

CONSERVATION ISSUES AND POLICIES

The longer-term use of this building is likely to be bound up with that of the adjacent Chapel of St Thomas, although much of No 2 can operate as a separate entity. The building is in good condition, and is well maintained and decorated internally. The

exact extent of any surviving earlier fabric (as suggested by the list description) is unclear, and it would be advisable to examine this. Any gaps in knowledge such as this can make historic fabric vulnerable to unwitting change or damage.

5 3-5 MINSTER PRECINCTS AND THE VAULTS IN FRONT

STATUTORY DESIGNATION

Grade II listed buildings. Within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residences – four flats in each building.



3-5 Minster Precincts, right of centre, with the three and two-storey sections of 2 Minster Precincts to the left.

DESCRIPTION

This terrace of three houses was built in 1727-9 for Earl Fitzwilliam. They are of three storeys under an attic level (which would have been known as a garret at the

time), and with basements. A further set of detached basements (or vaults) in front of each house extends forward to a common boundary line with 2 and 6-9 Minster Precincts to the south and north respectively. The substantial terrace thus formed on the east side of the front elevations facing the Cathedral provides valuable open space for properties that are otherwise tightly constricted to the rear by the old monastic boundary between them and private and commercial properties fronting onto Long Causeway with minimal courtyards there. The terrace is higher than the pavement and lawns immediately to the east, and is approached via steps through iron railings along the east edge. The houses may have been built to create residential accommodation for commercial letting. Contrary to some suggestions, there is no evidence that they were built for the King's School, although they were in school use in the 19th century.



The interiors are of good quality, with similar detailing and standards on all floors rather than the gradual lessening of quality expected from single residences of the 18th century. The houses have been used as flats (four per house) since the 1970s at least. They were restored in 1999; a plaque on the outer wall of the detached front cellars commemorates this. These vaulted cellars housed the city's Tourist Information Centre until November 2009, while those under the houses were part of the Cathedral shop and its offices, that also closed in 2009, and are now used for storage. There are very small paved courtyards to the rear, backing onto the Precincts wall.

The east-facing elevation is of yellow brick with red brick window frames (the basement wall is of stone). The brickwork is now somewhat dirty. There are three windows per house to the first and second floors and two on the ground floor to

accommodate the front doors. No 3 retains 12-pane sashes on the ground floor and nine-pane ones on the second floor, but otherwise the rest are of four panes, presumably replacements (perhaps of 19th-century date). There are ashlar string courses above the ground and second floor windows. In the former case the string runs across the tops of the three door cases. These have semi-circular broken pediments on reeded pilasters, framing six-panel doors. The upper panels are wholly or partly glazed. The attic contains four dormers looking out towards the Cathedral. They are located above the 'even' bays of the frontage windows (ie 2, 4, 6 and 8) so that the outer ones (with triangular pediments) sit over the middle windows of 3 and 5 Minster Precincts, while the inner pair (with semi-circular pediments) are above the outer windows of No. 4. The Collyweston slate roof has end and central chimneys. The one at the south end is offset on the east side of the ridge while that at the north end lies on the west side. The two central chimneys are on the party walls between 3-4 and 4-5, both also on the west side of the ridge. These retain their stacks and clay pots except for the truncated one between Nos. 4 and 5.

The interior features dog-leg staircases with turned balusters, raised and fielded dado rails and full panelling in the halls, staircases and many rooms. Fireplaces survive in most rooms, though usually blocked. Panelled doors also survive throughout much of the terrace, with characteristic right-angle hinges. Unfortunately few original door knobs survive, as most were replaced with new ones in 1999. Similarly the staircase windows overlooking the rear courtyards have a mixture of early and modern hinges and fastenings, often on the same window. Several basements retain corner fireplaces, and all of them have brick flooring; some of this is original but other areas have been re-laid, possibly after some localised reduction in levels. This does not appear to have been as extensive as previously suspected. There are original passages between the detached basements, with much of the early horsehair plaster still in place. Many original partitions may survive upstairs as well. These are unusual and precious survivals but they will be under pressure if proposed conversion of the vaulted cellars to a part of the new song school takes place.

ASSESSMENT OF SIGNIFICANCE

The terrace of three houses is of **considerable significance** in its own right and for the group value with the buildings to the north and south. This is expressly commented on in the list descriptions for these buildings. Nos. 2-9 in particular present a very strong sense of boundary and containment along the west side of the Precincts and can be read as a near continuous terrace (though there is actually a gap between 5 and 6) despite the somewhat disparate architectural styles of 2, 3-5 and 6-9. This particular terrace is also of **some significance** for its historical association with Earl Fitzwilliam and its later use as accommodation for the King's School. The restrained, even somewhat plain nature of the eastern elevation no doubt reflects this function and status.

CONSERVATION ISSUES AND POLICIES

The buildings are generally in good condition, and their use as private flats in multiple occupancy per house should ensure good ongoing maintenance and

decoration by Chapter and the tenants. Maintenance and repair of the roof could become an issue in the future, as the closure of the Collyweston slate quarry some years ago has left this material in very short supply. It may be possible to effect small-scale repairs through the use of salvaged material from elsewhere, but any larger programmes of work might need a more creative approach. This could mean moving good slates from the barely visible rear slopes to the front. This would require careful consideration, and Peterborough City Council's Conservation Officer would need to be consulted.

6 6-7 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed buildings. Within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners.
Management:	Church Commissioners.
Use:	Private residences.



6-7 Minster Precincts, with the first bay of 8-9 Minster Precincts to the right.

DESCRIPTION

This is a substantial pair of late 19th-century terraced houses, identical in plan and elevation except for what appears to be an addition to the attic level of No. 6. Each house is of two storeys raised over a semi-basement, with an attic level above. The

unaltered front (ie east-facing) elevation of No. 7 has a stone bay window rising fully through the ground and first floors on the southern bay of the frontage. Each floor features six mullioned and transomed lights to the front with two lights to each side. The attic gable above is fronted by a parapet with a balcony or veranda behind it, and a two-light window set centrally within the gable. The northern bay is of yellow brick and has a fine feature doorway approached by eight steps from the pavement, with flanking iron railings. The door itself is of nine panes, with double side and top lights surmounted by a stone architrave with drip moulds to either side. There is a four-light mullioned window set directly above the door in the first floor, with a two-light dormer in the attic. No. 6 is essentially identical except that the attic bay has been built out in stone, and has had an iron weather vane added to it. A string course runs continuously across the two buildings between the ground and first floors, taking a double step down before continuing in the same position across the elevations of Nos. 8 and 9. This, and the continuous coursing of the stone facing between Nos. 7 and 8, suggests that the whole terrace of four houses is of a single build. They were built by Henry Pearson Gates as speculative lettings, along with Nos. 8 and 9.

ASSESSMENT OF SIGNIFICANCE

These buildings are of **considerable significance** in their own right, and for their group value with the terraces to their north and south. This is expressly commented on in the list descriptions for these buildings, which also mentions the arguably less relevant No. 10 to the east. Nos. 3-9 present a near-continuous terrace along the west side of the Precincts (despite the narrow passage between 5 and 6). They present a slightly discordant note of Georgian and Victorian urban planning in an area that otherwise retains a strongly medieval and Victorian Gothic feel, although the distinctive architectural character of Nos. 6-7 and Nos. 8-9 compared to Nos. 3-5 helps to dissipate this. As noted above Nos. 2-9 provide a very strong sense of boundary and containment along the west side of the Precincts.

CONSERVATION ISSUES AND POLICIES

The Church Commissioners own these private dwellings. They are well maintained and appear to be in good condition. The Commissioners have embarked on a substantial programme of property disposals within the Precincts in recent years. Where possible the Chapter will seek to purchase the freehold when this happens so that the integrity of the Precincts as a whole is maintained in full. This places significant strains on Cathedral resources, however, and could cause major problems if the programme of sales continues or accelerates.

7 8-9 MINSTER PRECINCTS

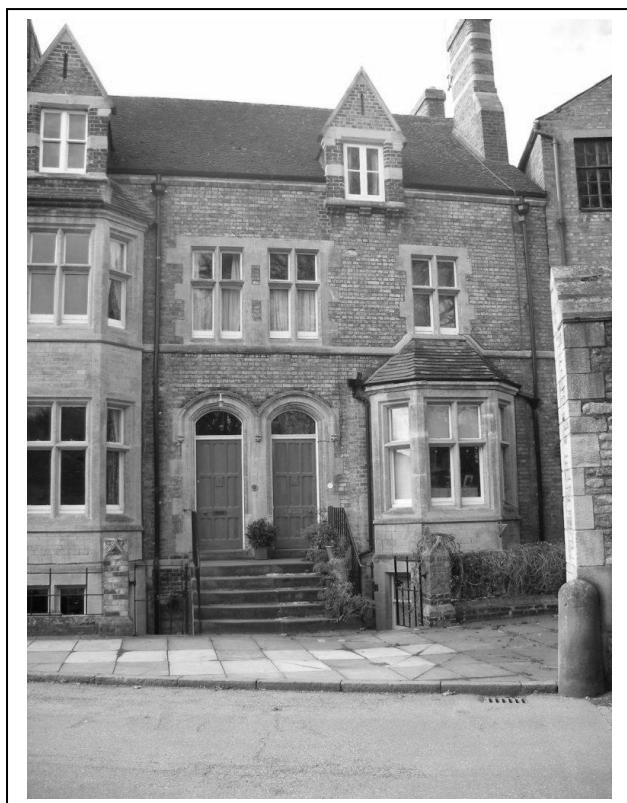
STATUTORY DESIGNATION

Grade II listed building. Within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners.
Management:	Church Commissioners.
Use:	Private residences.

DESCRIPTION



The final two buildings in the group of terraced houses on the west side of the Precincts are of late 19th-century date and contemporary with Nos. 6-7. Like them, Nos. 8-9 (right) are of two storeys under an attic, with basements below. Indeed No. 8 continues the pattern and elevational form of the two houses to the south, but its bay windows are of four mullioned and transomed lights with two-light sides, giving a narrower and more squat bay. The height of the elevation is thus reduced, forcing the double down-turn in the string course from No. 7 to No. 8 already described. The lower level of the bay also means that the basement ceiling is somewhat lower, with only five steps required to the front doors of Nos. 8 and 9. The latter, however, is otherwise an unmatched pair with No. 8, having only a ground-floor bay window and paired four-light mullioned and transomed windows in the flat first-floor elevation. The inner one of these, above the front door, is matched in No. 8.

Both have a two-light semi-dormer window in the attic, that of No. 8 rising off the bay window while that of No. 9 punctures the line of the simply moulded cornice. The north side of No. 9 is hard against a commercial property outside the Precincts gate that fronts onto Long Causeway.

ASSESSMENT OF SIGNIFICANCE

These buildings are of **considerable significance** in their own right, and for their group value with the terraces to their south and No. 10 to the east. This is expressly commented on in the list descriptions for these buildings. Nos. 3-9 present a near-continuous terrace along the west side of the Precincts (despite the narrow passage between Nos. 5 and 6). They present a slightly discordant note of Georgian and Victorian urban planning in an area that otherwise retains a strongly medieval feel, although the distinctive architectural character of Nos. 6-7 and Nos. 8-9 compared to Nos. 3-5 helps to dissipate this. As noted above Nos. 2-9 provide a very strong sense of boundary and containment along the west side of the Precincts, while No. 9 lies adjacent to (but set back from) the north-west gate into the Precincts.

CONSERVATION ISSUES AND POLICIES

The Church Commissioners own the private dwellings. They are well maintained and appear to be in good condition. The same concerns over the Commissioners' programme of property disposals noted under 6-7 Minster Precincts, and the pressure this can put on the Cathedral's resources, apply here as well.

8 THE NORTH-WEST PRECINCTS (WHEEL YARD) GATE

STATUTORY DESIGNATION

There is some confusion over the listed status of the Wheel Yard entry to the Precincts. The Archway to Dean's Court (the road between Nos. 6-9 and No. 10 Minster Precincts) is listed at Grade II. This, however, must be the predecessor of the current gate. The list entry was written in 1973 and describes the arch as a 19th-century brick structure. The current gate was built in 1977-8 and is of stone facing. The gate is at the north-west corner of the Peterborough Cathedral Precincts Registered Park and Garden and is within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Vehicular and pedestrian entry to the Precincts.

DESCRIPTION

The north-west gateway into the Precincts from Wheel Yard was 'almost ready for use' according to the Dean's Report in the 1978 *Annual Report of the Friends of Peterborough Cathedral*. A photograph from 1978 in the Cathedral GIS (image 1030) confirms that the gate was new at that stage; the surface on the east side had not been made good at the time the photograph was taken. The gate is sometimes referred to as the Pace Gate after the architect George Pace (1915-75). His partner Simms designed it, and construction took place after Pace's death. Alan Rome was the Cathedral's architect in 1977-8, and may have supervised the building work. The new gate evidently replaced a 19th-century arch (see above comments on listed status). The Enclosure Awards Map surveyed in 1811 (published 1821; Cathedral GIS image 1158) shows a building in or a little to the south of this position, while later 19th and early 20th-century Ordnance Survey coverage shows Wheel Yard approaching a line where the 19th-century arch must have been. There is a building in approximately this location on Eyre's 1721 plan of the city, but it is not clear whether this was a gate. Wheel Yard was created after 1821. The earlier part was in fact an access alley leading north from the Precincts to plots of ground cultivated as gardens.



Wheel Yard Gate seen from the outside (north) of the Precinct.

The modern gateway is in three parts. The central vehicular passage is flanked by long walls, with very fine wrought iron gates at the north (ie external) end of the passage. There are two pedestrian gateways, one on either side of the central passage; they also have wrought iron gates. Contemporary stretches of high wall run away from the gate to the west and east. They and the gate are clad with coursed rubble stone masonry (the nature of the core is not known) with stone quoins and coping. A modern bust of Henry VIII is built into the pedestrian side of the eastern flanking wall, adding a whimsical touch to the character of the structure.

ASSESSMENT OF SIGNIFICANCE

The north-west gate is of **some significance** historically (despite its modern origin) as the latest version of an important (if late) access into the Precincts from the early 19th century; the frontage northwards onto Midgate was solidly built up until then. It is now the principal vehicular access for the vast majority of properties within the Precincts, though a few (eg the Vineyard and Archdeaconry House) have separate external accesses.

CONSERVATION ISSUES AND POLICIES

The gate is in very good condition, and is well maintained. The associated roadway and pavements are also in good order. It is assumed that there is a division of responsibility between the Chapter of Peterborough Cathedral and the city council (as highway authority) to either side of the gates. The latter have reflective panels to warn approaching drivers of the collision hazard. External signage provides

information for pedestrian visitors and the speed limit for vehicles. A security barrier was installed immediately south of the gate in 2009.

9 10 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Hastings Music Endowment Fund.
Management:	Leaseholder.
Use:	Commercial offices.



10 Minster Precincts seen from the south-west.

DESCRIPTION

This building appears to be of 19th-century date. It replaced the Sister House in function and was filled, in effect, with bedeswomen. It provided almshouse accommodation (the building is described as such on the 1926 Ordnance Survey map) but is now a commercial office, operated in tandem with 11 Minster Precincts. The interior of No. 10 has been wholly modernised, presumably as part of the later 20th-century conversion; it is largely featureless and lacking in interest because of

this. The exterior is largely of brick but with a stone ashlar facing to the principal (south-facing) elevation. There are two gabled projecting wings here, each with three-light ground floor and two-light first floor windows. The centre between these wings has two-light windows on both floors, those on the ground floor flanking the door and those above to either side of a blank single opening containing a plain shield in relief. All the windows feature drip moulds over them, with shields on the label stops. The three first-floor openings in the centre are also surmounted by moulded gablets. This whole elevation seems consciously anachronistic, with a 16th or 17th-century feel, but there seems to be no reason to ascribe the building as a whole to that date. Rather, it seems to fit in with the almost piecemeal attitude to architectural style displayed throughout 1-10 Minster Precincts. There is a modern single-storey extension to the rear (north) of limited architectural aspiration or quality.

A small ceramic panel on the side (west) elevation names the passage between it and 6-9 Minster Precincts as Dean's Court. This panel sits within a brick elevation that is at a distinct angle to the main (south) elevation. The brickwork rises through the full two-storey height on the southern part of the elevation, but drops down to a single storey beyond this. A stone rubble gabled elevation rises for a further storey behind but in the same plane as this, eg still at an angle with the south frontage. The rear elevation is also of stone, partly in alternating courses of ashlar and rubble. This is similar in character to the masonry of the wall on the west side of the 16th-century Prior's Gate (see below). The rear walls of 10 Minster Precincts may therefore represent fabric of an earlier structural phase.

ASSESSMENT OF SIGNIFICANCE

This building is of **considerable significance** as an unusual Grade II listed building on the east side of the access road into the north-west corner of the Precincts. Its historic use as an almshouse reflects the Cathedral's long-standing ministry to the poor, but unfortunately there is little or nothing about the building as it now survives that reflects this former use. Physically, however, it helps to contain and frame views in to the Precincts and of the Cathedral itself on this approach. The building's south elevation is quite characterful, and contrasts well (almost playfully) with the terraces to the west. The list descriptions for all of 1-10 Minster Precincts, the Chapel of St Thomas and the Archway to Dean's Court refers to them as a group, recognising their value as a distinctive part of this corner of the site; taken together they are of **considerable significance**. No. 10 has little in common with the rest of the group architecturally and, as a semi-detached building (it actually reads as detached) does not follow the terracing of 1-9. Despite this it has a strong physical relationship with them in terms of the overall setting of the Cathedral, the Precincts, their plan form and interlocking landscape value. It reinforces the nature of Dean's Court as an entrance road into the Precincts from the Wheel Yard Gate.

CONSERVATION ISSUES AND POLICIES

The building appears to be in good condition, and to be well maintained. The interior is in good decorative order but, as already noted, is generally plain and featureless. The possibility that earlier phases are represented deserves further exploration. The modern extension is mildly **negative** but provides valuable office space.

10 11 MINSTER PRECINCTS (DEANERY MEWS)

STATUTORY DESIGNATION

Grade II listed building. The boundary wall to its east is separately listed, also at Grade II. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

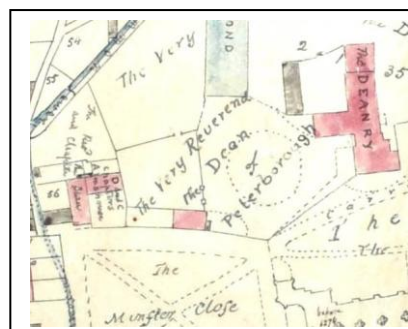
Ownership: Chapter of Peterborough Cathedral.
Management: Leaseholder.
Use: Commercial offices.



The east elevation of Deanery Gate Mews. Photograph from Cathedral GIS.

DESCRIPTION

This substantial two-storey building was originally the Deanery Stables and Coach House, built during the 1860s to the west of the Deanery itself and abutting 10 Minster Precincts. The building is shown on the 1886 Ordnance Survey map, with a smaller structure to its south-east. This is called the Fowl House on a plan of 1878 (Cathedral GIS image 1182). It had been demolished by the time of the 1926 Ordnance Survey. The Stables do not appear on the 1822 survey (Cathedral GIS image 1158 – see extract, right), although the smaller structure does.



The Stables lie within a separate courtyard, with a curving boundary wall on the east side. This has stone gate piers with ball finials set slightly to the north of centre. The 1878 plan labels the northern half of the site as the Stable Court Yard and the southern half as the Yard for Fowls. Deanery Mews occupies the south-west corner of the Deanery complex. There is a cottage at the southern end of Deanery Mews.

The Stables are built with a mixture of coursed stone masonry on major visible elevations, and uncoursed rubble stone with brick on lesser ones. The south elevation is of coursed rubble stone with a crenellated parapet to match the boundary wall running east from it to Prior's Gate. The porch on the east elevation is gabled and faced with semi-coursed ashlar. The hipped roof is of stone slate. All windows have simple flat lintels, and most are likely to post-date the conversion of the building. The roof structure is visible on the first floor rooms and, though clearly of 19th-century factory-sawn timber, it is of some interest and character. Like 10 Minster Precincts, however, modern conversion of the Stables into offices has rendered the interior all but devoid of any other interest.

ASSESSMENT OF SIGNIFICANCE

Deanery Mews is of **considerable significance** as a Grade II listed building with a distinctive historic function, relationship with (facing) the Deanery itself, and for the quality of its elevations. The roof structure appears to be the only remaining feature of interest internally (unless anything else is hidden by partitions etc). The modern conversion hides much of the timberwork, however, and has had a mildly **negative impact** because of this. Most of the partitions and false ceilings appear to have had little direct impact, however, and they could probably be removed without further impact. They may be seen as reversible in conservation terms.

CONSERVATION ISSUES AND POLICIES

The building is generally in good condition, though a substantial crack was noted in the rear (west) elevation. This is only visible from rear windows in 10 Minster Precincts. The crack appears to be old and inactive, but it may be advisable to point it up with lime mortar and install a tell-tale monitor to check this. The interior is generally in good decorative order.

11 PRIOR'S GATE AND ADJACENT WALLING

STATUTORY DESIGNATION

The gate and adjacent walling form a detached part of Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

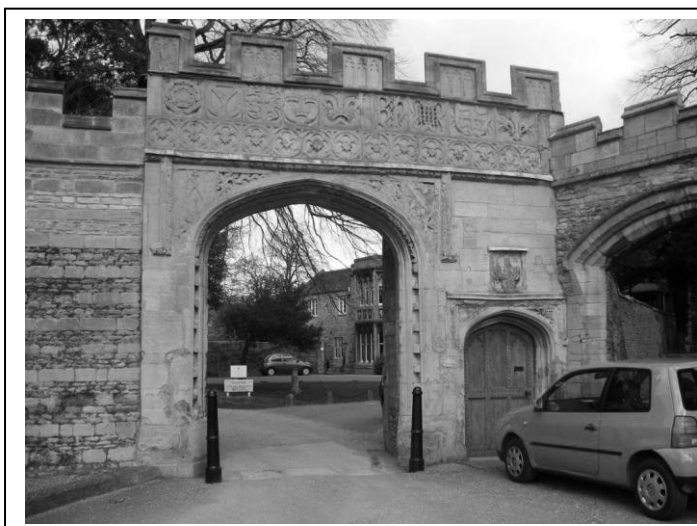
Ownership: Chapter of Peterborough Cathedral.

Management: Chapter of Peterborough Cathedral.
 Use: Boundary feature and entrance to the Deanery complex.



Prior's Gate (right) and the second arch to its south-east (far right), with boundary wall running west.

DESCRIPTION



The entrance into the Deanery complex consists of a fine early 16th-century gateway (photograph, left) set into a masonry boundary wall. The wall west of the gateway has a crenellated parapet, but this was for show rather than any practical defensive purpose. The parapet over the gateway has trefoil-cusped blind arcading between the crenellations. Bands of heraldic and foliate panels run below the parapet and above the gate arch, the spandrels of which have carved episcopal and Chapter arms under a drip mould. The main arch has bollards

in front of it for protection from vehicle strikes, but none behind. There is a smaller pedestrian portal to the east; this is still gated, unlike the main arch. The spandrels of the smaller arch are also decorated, but these and the drip moulding above are heavily eroded so that virtually all detail is lost. The rebus (cypher) of Abbot Kirkton, the gate's builder, survives above the pedestrian gate but again is heavily eroded.

Lead 'eyebrows' have been inserted above the drip mouldings of both arches for protection. The wall to either side of the gateway consists of alternate bands of coursed rubble and ashlar masonry.

There is a further wide gate arch running south from the south-east corner of Prior's Gate. This marks the boundary between the forecourt in front of the Cathedral and the cemetery to its north. The arch appears to abut (and is thus later than) Prior's Gate. Its stone masonry is similar to the wall on the west side of the main gate but is of poorly coursed rubble stone except for the quoins and the crenellated parapet.

ASSESSMENT OF SIGNIFICANCE

Prior's Gate is of **exceptional significance** as an important portal between public and private spaces within the Precincts, now and throughout its history. The structure features decoration of very high quality, literally marked with the signs of the Cathedral community and Abbot Kirkton. The associated boundary walls and the lesser gate arch through to the northern cemetery are of **considerable significance** as boundaries and points of demarcation between different areas within the Precincts.

CONSERVATION ISSUES AND POLICIES

Prior's Gate and its boundary walls are in generally good condition, though the masonry displays a considerable amount of erosion locally. Unfortunately this has badly affected the decoration and drip moulding over the pedestrian gate. The temptation to replace the eroded masonry and restore the original design has been resisted. Lead 'eyebrows' have been inserted above the remaining masonry of both arches as protection from water penetration. Fortunately the armorial and foliate panels above the arches survive in much better condition. The building would benefit from a full measured archaeological survey to record its current state, and especially that of the decoration.

12 THE DEANERY

STATUTORY DESIGNATION

The central and eastern part of the garden is in Scheduled Monument PE 153 (Tout Hill and Site of Castle Bailey). The Deanery is a Grade II* listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Dean's residence.

DESCRIPTION

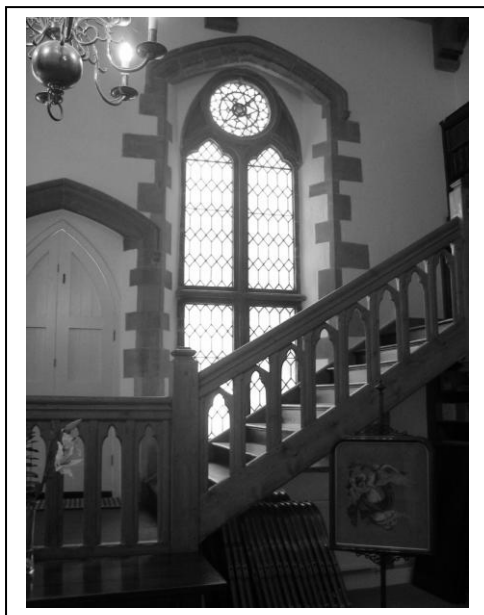
The Deanery is a complex structure of medieval monastic origin, when it may have been in use as the Prior's Lodging (though this is not proven). The Prior was the senior member of the abbey community specifically responsible for the overall management of the Precincts, in much the same way that Deans have been since the foundation of the Cathedral. The building has been in use as the Deanery for much of the post-Dissolution period, although Archdeaconry House was used for the Dean's residence for a time during the 19th century and the present Deanery was let out as a private residence from 1928 to 1965 before returning to its proper official use.



The eastern elevation of the Deanery.

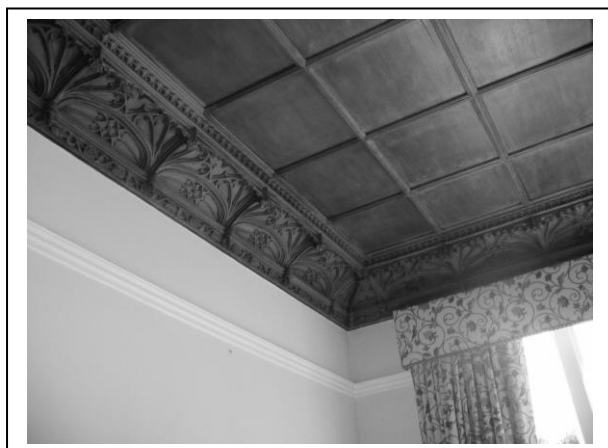
The Deanery is an impressive building, as one would expect given the status of its occupants over the centuries, although both internally and externally it displays a mixture of architectural periods and styles. Broadly original (or at least restored) late 13th-century windows sit alongside Victorian Gothic cusped and trefoiled examples, while the drawing room on the ground floor features a fine mullioned and transomed picture window looking out over the eastern gardens (see below). The mixture of styles, and indeed the varying heights of the different blocks (most of which are essentially of two storeys), creates a visually pleasing if somewhat confused appearance. The eastern elevation is now dominant, although this only appears to have been established in the 19th century when the orchards and Tout Hill were taken into the gardens. Before then it is likely that the western elevation would have

been the more important, a fact still reflected by the feature entrance porch on this side.



The hall is the main medieval survival, with the rere-arches and parts of the windows on the east side being late 13th-century work (photograph, left). The outline of blocked windows of the same era can also be seen in the much altered and restored west wall. There is further fabric of probable medieval date at the south end and off the south-east corner of the hall, while a blocked door at half-height at the east end of the north wall would have opened out to where the drawing room now lies. The hall has a mezzanine gallery or corridor on the south and west sides, with stairs leading down to the floor from this. Corbels bearing the Arms of successive Deans support the ceiling.

The rest of the building may well reflect the medieval plan, at least in part, but it was heavily restored and altered in the 18th and 19th centuries, including by Dean Monk in the 1820s, and with a major mid 19th-century remodelling by W J Donthorn and/or by E Browning, predominantly in Victorian Gothic. Impressive sets of plans and elevations from both campaigns give a good idea of the nature and extent of the changes. Extensive and impressive day-rooms occupy the ground floor, with a complex of bedrooms on the first. There are a few pieces of simple but good quality furniture in these rooms and associated vestibules, corridors and landings. The drawing room is raised to about half-height from the ground-floor level, and features



an excellent timber panelled ceiling with very finely carved decoration in the coving (left), and a fine carved stone fireplace as well. The dining room has panelled walls, and a good-quality table made for this space. A number of rooms on the first floor, originally for servants, have separate access stairs off the ground-floor corridor. The simple, utilitarian northern elevations are mainly of stone, but with a brick first floor jettied out and supported by simple square-sectioned and chamfered columns in the western part. There is a modern brick garage to the west of this elevation.

There is an inscription on the buttress in the centre of the east elevation of the hall. This is a small war memorial commemorating the death of Harold Baker, an undergardener at the Cathedral. He died at Gaza in 1917 while serving in the Bedfordshire Regiment. The positioning is apt, looking out over the Deanery gardens, as these are among the most varied and delightful in the whole of the Precincts. There are small areas of orchard, lawn, flower beds and gravelled drives on the north and west sides of the house. These, and a narrow strip along the east front of the building, form the

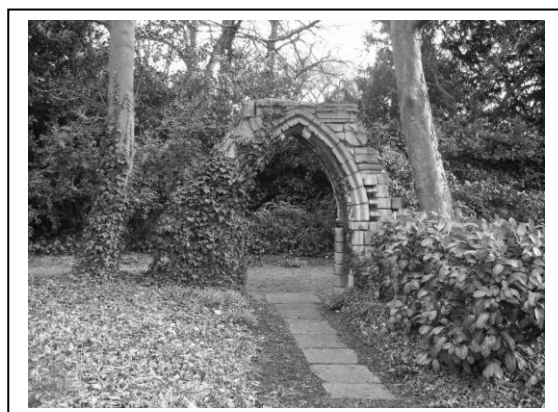
historic garden of the Deanery, but the principal area lies to its east. Here the gardens occupy the whole of the north-east corner of the Precincts up to the neighbouring Vineyard gardens. Indeed the Precincts walls define the north and east sides of the Deanery garden, the wall along the south side being the boundary between the garden and the cemetery. This segment was in separate use as orchards into the 19th century, and was only then taken into the Deanery gardens.

The eastern garden falls into a number of distinct areas. The central part is largely laid to lawn, with some mature and specimen trees. There are extensive areas of flower and shrub borders around the three sides away from the house, again with mature and specimen trees as distinct features. Physically the artificial mound known as Tout Hill dominates the garden (right). It is a Norman motte in origin and an extremely important historic and archaeological feature in its own right. In common with many such earthworks, however, it was incorporated into the landscaping of the site, with a 'screw-walk' cut into the sides (now overgrown and barely used) with fine views across the gardens and to the Cathedral.



The then Dean took advantage of the creation of the Teachers' Training College – now Peterscourt – on Dean and Chapter land to take Tout Hill into his garden. It is not clear whether this path was created before or after the Hill became part of the Deanery garden in the 19th century. Eyre's map of 1721 appears to show Tout Hill lying beyond the limit of the Precincts walls as they existed at that time (the current walls here are 19th-century replacements on a slightly different course). Air-raid shelters were cut into the motte during World War II. A brazier erected as part of the Millennium celebrations crowned Tout Hill until its removal in 2010.

The eastern gardens also feature two very contrasting pieces of interpretation. The first of these is a group of masonry structures erected as follies in the early 20th century, re-using medieval stonework (especially architectural fragments taken from the Cathedral during restorations under Dean Barlow; photograph, right). These consist of two arches and a well. The round-headed arch contains a complete order from a Norman arch with chevron decoration, while pieces of a second have been used in the other; this also contains a small plaque commemorating its erection by Barlow in 1906. The second piece of interpretation consists of two groups of information panels to the south and east of Tout Hill. These substantial panels explain the history of the motte, and that of the gardens more generally, with a mixture of text and graphics. The panels are especially useful when the Deanery garden is opened to the public.



ASSESSMENT OF SIGNIFICANCE

The Deanery and its gardens are of **exceptional significance** in many ways. The building has a complex history of development, with very important surviving medieval and Victorian Gothic rooms and features. It has strong and clear associations with the Priors of the medieval abbey and the Deans of the post-Dissolution Cathedral. It also has important associations with known architects (eg Donthorn and Browning). It is second only to the Bishop's Palace in the hierarchy of residential buildings within the Precincts. There are many fine fixtures and fittings internally, and several rooms (most notably the hall and drawing room) are of very high quality indeed. Both the building and its gardens are very important archaeologically for the wealth of detail they retain concerning the history of this part of the Precincts. Much of the eastern garden was an orchard during the post-medieval period (and probably before that), falling under separate management. Tout Hill is an extremely important site in its own right, as far as both the Cathedral Precincts and the city are concerned. In landscape terms the gardens make an extremely important contribution to the Precincts' function as the city's 'green lung', and they are equalled only by the Bishop's Palace gardens in design quality.

CONSERVATION ISSUES AND POLICIES

The Deanery is in very good condition and decorative order throughout, with no obvious issues in this area. The use of the building is clearly the most appropriate possible for a residence of this quality, long-standing (but not continuous) official status and historic associations. The visual character of the house and gardens are extremely important to and within the Precincts, and particularly its northern half, and merit strong protection as far as the Chapter and Peterborough City Council are concerned. The gardens themselves are largely private but are opened to the public on several occasions each year, and are well maintained by the Cathedral gardeners. The boundary walls are mostly in fair to good condition, although they need to be monitored regularly (part of the internal face collapsed from the southern garden wall in early 2009 but was rebuilt later in the year).

13 LITTLE PRIOR'S GATE (CATHEDRAL OFFICE)

STATUTORY DESIGNATION

Grade II* listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Cathedral Office.

DESCRIPTION

The Cathedral Office occupies the southern third of the Deanery. There is a door between them at first-floor level, where the upstairs corridor of the offices joins up with the mezzanine gallery in the Deanery hall. The rooms in this part of the building would also have been predominantly living rooms downstairs and bedrooms upstairs. They are all now offices, but most retain their full panoply of domestic fixtures and fittings such as panelling, hearths, coving and shutters. Some possibly early fabric is evident on the west elevation, but the building underwent extensive renovation (as part of the Deanery) in the middle and later 19th century, when the south elevation was 'Gothicised'.



Little Prior's Gate – the south (left) and east (right) elevations, with the Deanery further to the right.

The southern elevation, facing the Cathedral, is arguably the most impressive in the whole of the Deanery. The building itself is early 18th-century and was built to improve the Dean's living accommodation under White Kennett. A grand bay window rises through both storeys, with corner turrets that are purely decorative and a crenellated parapet. In all likelihood this would have been the principal façade of the pre-19th-century Deanery. The east end of the building has an attached two-storey tower, very castle-like in appearance with its false machicolations but wholly domestic in purpose. The building is now entered via a door close to the Deanery porch, but when the whole of the Deanery was used as such, the porch at the east end of the south elevation (in the 'tower') was the Dean's route to his door in the north wall of the Cathedral nave.

The offices have minimal separate grounds, although there is a small area of garden around the south and east sides. This is contained by railings, with a timber fence at the northern end separating it from the Deanery Garden. The driveway on the west side is shared with the Deanery.

ASSESSMENT OF SIGNIFICANCE

Little Prior's Gate is of **considerable significance** in its current guise as the Cathedral Office. Arguably it could be ranked as of **exceptional significance** for its group value with the Deanery, which it fully belongs with. Its separate use is recent and does not materially affect the character of the building. Its interiors are largely intact, and the conversion to offices was achieved with commendable restraint. Very few substantive alterations were made (or indeed would have been necessary), and the building could easily revert to its original use. The south-facing rooms have splendid views of the Cathedral and cemetery with oblique, partial views to the Galilee Court as well.

CONSERVATION ISSUES AND POLICIES

The building is generally in good condition and decorative order, although there are instances where panelling, plaster and paintwork have cracks or are flaking. These would merit some remedial work. None appeared to be particularly serious or severe, but they should be monitored. The office use is reasonable given that there is an obvious need for such accommodation for Cathedral and Chapter officers. The Deanery is still a very substantial house even without the use of these rooms, but it would be easy to convert them back to domestic use should that be required in the future.

14 GARDEN HOUSE

STATUTORY DESIGNATION

Not scheduled or listed. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

DESCRIPTION

This modern residence lies in former Deanery gardens north-west of the Deanery. It is not shown on the 1926 Ordnance Survey map, but is present on the 1967-78 edition. The overall style of the building suggests a date in the inter- or early post-

war years; the GIS entry suggests a date of c 1937. It is a substantial two-storey property with long picture windows flanking a French window on the ground floor (west elevation), and six windows on the first floor. These all appear to be the original Crittalls. The overall design is rather like that of a custodian's house on heritage sites of a similar date.



Garden House (photograph from Cathedral GIS).

ASSESSMENT OF SIGNIFICANCE

The building is **neutral** in terms of its own design and in its relationship to the Deanery complex. It is clearly not a building of any great pretensions, but it does not detract from or intrude on its surroundings.

CONSERVATION ISSUES AND POLICIES

The building appears to be in good condition, is well maintained and in good decorative order. It is good that the Crittall windows appear to have survived the seemingly irresistible tide of uPVC replacement, but this is of little consequence given the age of the building.

15 CATHEDRAL CHURCH OF ST PETER, ST PAUL AND ST ANDREW

STATUTORY DESIGNATION

Grade I listed building. Exemption under the *Care of Cathedrals Measure 1990 (Amended)*. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership: Chapter of Peterborough Cathedral.
Management: Chapter of Peterborough Cathedral.
Use: Ecclesiastical.



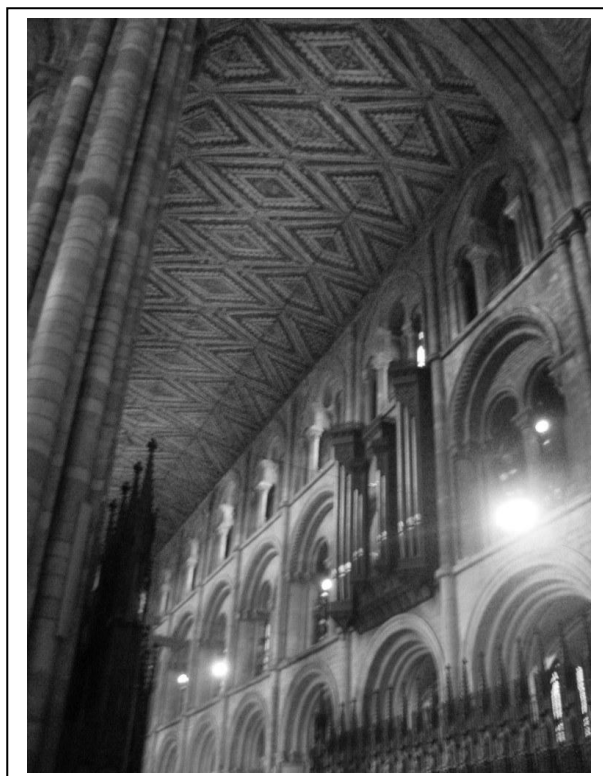
The West Front of the Cathedral from Galilee Court.

DESCRIPTION

Peterborough Cathedral has its origins in the Anglo-Saxon period but it is not surprising that little of this era can be seen today. It was common practice for the Normans to rebuild existing Saxon abbeys and cathedrals on a systematic and entirely deliberate basis. Canterbury and Winchester provide perhaps the best-known examples, and in both cases archaeological excavation has been required to reveal and understand the plan and development of the pre-Norman buildings. The rebuilding at Peterborough came somewhat later than at either of those sites, starting in 1118 after a great fire two years earlier had caused very extensive damage. The rebuilding was just as comprehensive at Peterborough, however, and again it required Irvine's excavation in the late 19th century to reveal part of the second Saxon church. This lies under the south side of the crossing and in the south transept. The remains are visible via an underground passageway. There are two important artefacts from the original Anglo-Saxon church and dated to c 800: the Hedda Stone in the retrochoir and the stone carving of a king and bishop incorporated into the west wall of the south transept.

Much of the east end, crossing and transepts of the Norman church begun in 1118 survives today, though altered by later building campaigns (especially during the 13th century). The masonry is predominantly of Barnack limestone throughout. The original early 12th-century central chancel apse has been opened out at ground level but survives above this. Its flanking aisle apses were probably remodelled in the 13th century but were demolished to make way for the New Building erected by Abbot Kirkton in 1496-1528. The tiers of intersecting arches, solid arcade piers and zig-zag decoration dominate the interior and make it one of the finest early to mid 12th-century ensembles in the country. The timber ceilings in both the transepts have been dated to the early 13th century by dendrochronology.

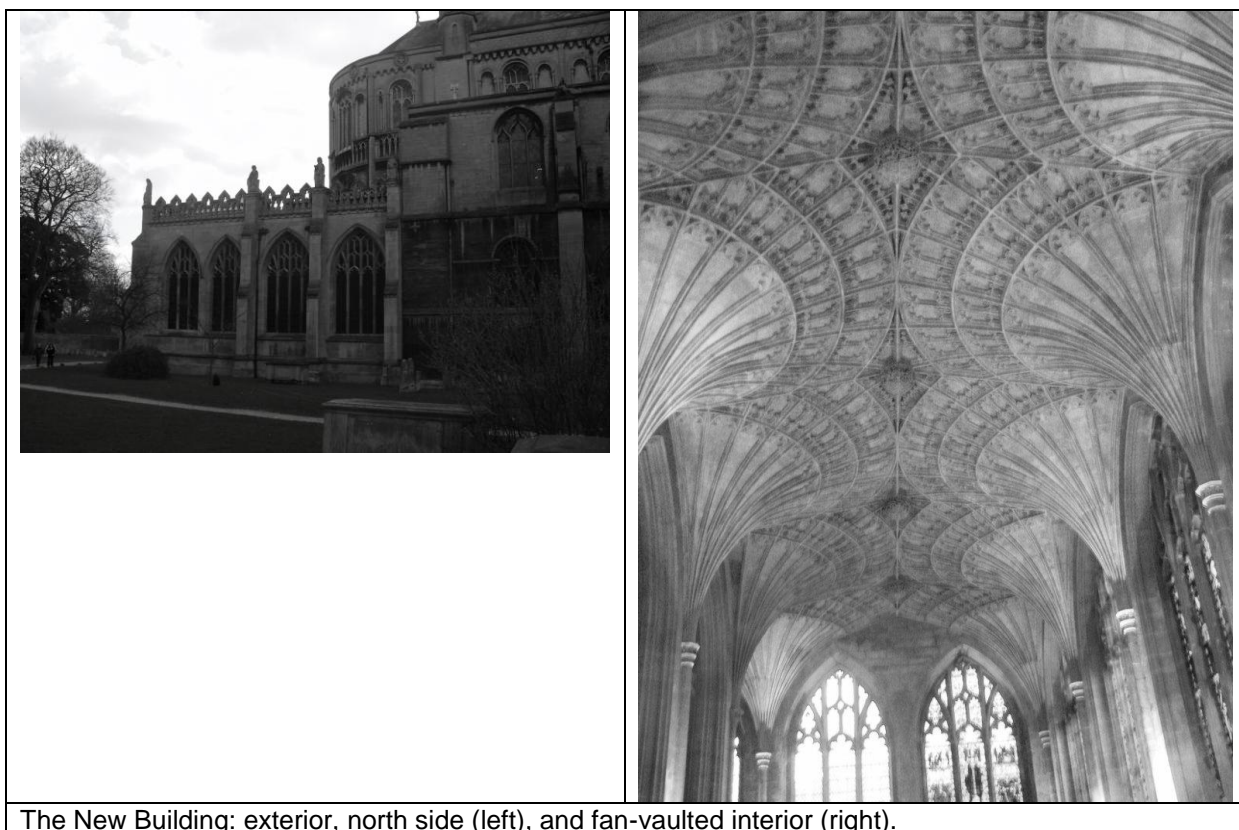
The earliest Norman work in the nave is the first seven bays of the south aisle south wall, as far as the west door into the Great Cloister. The bulk of the nave, however, was built during the third quarter of the 12th century (photograph, right). Fortunately the existing design was largely retained, though slightly archaic by this time, so that the effect internally is of a largely continuous and very satisfying architectural style. Work may have commenced on the west end as well, but this was transformed in stages from 1177. The nave was originally meant to be of eight bays, plus a Norman-style façade with twin towers flanking the centre, like Southwell. This was either unfinished or demolished and replaced with the present ninth and tenth bays, western transept and west front. The latter is truly monumental in scale, with triple giant niches (the central one narrower than the other two) under gables, flanked by corner turrets. The result is not wholly satisfactory in purely architectural terms, but is thoroughly impressive even so.



The West Front was ready for consecration in 1238. By then work to create the highly decorated nave ceiling had been planned. Dendrochronology has been used to date the timbers, and places the start of construction to around 1238 (Hall 2009, 53). The ceiling itself is among the most important of its type in Europe because of the profusion of surviving 13th-century decoration (re-painted in the 1740s) covering its 62m (202ft) length and 11m (36ft) width. There are 20 central lozenge-shaped panels running along the centre of the ceiling, with 19 flanking it on either side. These feature biblical scenes (eg the Creation, the Agnus Dei, St Peter etc), Church and State figures (presumably recognisable to contemporary viewers), musical instruments and various other subjects. It is fortunate indeed that this great treasure did not suffer any significant damage when the nave suffered smoke damage from a fire on 22 November 2001.

The gables over the central three bays of the West Front feature numerous niches, which contained figure sculptures. Some of the medieval originals survive, but others are 19th and 20th century replacements, some of which are of poor design quality.

The tower was added in 1372 (re-built in the 1880s), and the porch in the central bay of the West Front is of late 14th-century date. The windows were mainly renewed in the 14th and 15th centuries. The New Building was added to the east end by Abbot Robert Kirkton (1496-1528), wrapping around the chancel apse. It has fine three- and four-light windows featuring panel tracery with buttresses between them. The parapet at the top of the external walls features exquisite openwork decoration, prefiguring that of King's College Chapel, Cambridge. The buttresses of the New Building are topped with seated figures. These have suffered through erosion of the stone, with the features and limbs mostly missing, but the drapery is still clearly recognisable. The gaunt figures look out impassively (and impressively) over the eastern parts of the cemetery. The interior has fan-vaulting of the highest quality, probably by John Wastell, who carried through similar and broadly contemporary work at King's College Chapel, Cambridge.



The New Building: exterior, north side (left), and fan-vaulted interior (right).

The interior contains effigies in Alwalton marble of four abbots of between 1195 to 1225 and the Victorian slab marking the grave of Queen Katharine of Aragon. Mary Queen of Scots was also buried in the Cathedral in 1587, but her son James I had her body removed to Westminster Abbey in 1612. A matching Victorian slab marks the former burial place. J L Pearson extensively restored Peterborough Cathedral in 1882-6. Stained glass was inserted into several windows at about the same time, by Morris, Marshall & Faulkner, Clayton & Bell and O'Connor. Pearson also added the highly ornate Cosmati-style pavement, altar and Ciborium in the early 1890s.

ASSESSMENT OF SIGNIFICANCE

The Cathedral church is unquestionably of **exceptional significance** as a magnificent example of Norman architecture in a remarkably complete state despite later additions and alterations. The interior in particular is dominated by Norman work, even though the nave was being completed in the later 12th century when new styles were coming to dominance. The ceilings over the north and south transepts, and especially the richly decorated one over the nave, are among the most important and extensive survivals of medieval carpentry and ornament in Europe. These are among Peterborough's true glories. The 13th-century West Front and the New Building of 1496-1528 are also of the highest quality (though Pevsner levelled some harsh criticism at the West Front). Taken together with its monuments, chantries, and all other fixtures and fittings, it is no surprise that the Cathedral should be ranked among the most important buildings in England. This is recognised in its Grade I listed status.

CONSERVATION ISSUES AND POLICIES

The Cathedral is generally in very good condition, and is subject to a regular programme of inspection, maintenance, conservation and repair. This is laid down in the Cathedral Architect's quinquennial inspections. These define the condition of the building at set intervals and establish a prioritised programme of work going forward across five-year terms. The inspections also identify works that may be desirable or that could require attention over a longer time-span.

The Cathedral continues to fulfil its prime function as a regional and national centre of and focus for Christian worship and mission. It is also a major regional visitor attraction and, in particular, the most important attraction in the city of Peterborough. The building and its surrounding spaces are large enough to absorb the substantial numbers of people who come to experience the wonders of the site each year, and there is no sign of undue stress on the structure or spaces as a result of this. Interpretation and information is concentrated at the west end and in the north aisle of the nave, creating a somewhat cramped feel here. This is at odds with the spacious nature of the architecture and layout of the interior, and the area would benefit from some de-cluttering. A sensitive extension or enhancement of existing IT provision could help to relieve the pressure on space. More interactive touchscreen stations could be used, for instance, while personal audio tours and audio-visual presentations are being introduced with some success elsewhere. All such initiatives need to be planned carefully and sensitively to ensure that the technology and infrastructure do not have a negative impact on the fabric and ambience of the building. There is a second information area in the south transept, but this is more restricted in extent and does not detract from the building.

The Cathedral has reasonably good accessibility from the outside. There is a ramp at the West Front, and level access via the south transept. The interior is largely free of steps and major changes of level, except at and within the presbytery.

16 THE VINEYARD, GARDENS, GARDEN WALLS AND GATE PIERS

STATUTORY DESIGNATION

The gardens of the Vineyard mostly lie within Scheduled Monument PE 140 (Cathedral Precincts). The Vineyard is a Grade II listed building. Its garden walls and gate piers are also listed at Grade II. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners.
Management:	Church Commissioners. The War Graves Commission manages the memorial in the garden.
Use:	Private residence.



The west elevation of the Vineyard.

DESCRIPTION

The Vineyard is a substantial two-storey house with attics set in extensive grounds at the north-east corner of the Precincts. It is of 18th and 19th-century date. The building has two access points: a gate in the wall between its gardens and the north cemetery, and a separate gate out onto St John's Street. The driveway from the cemetery gate sweeps round the northern part of the garden to a pedimented porch flanked by two plain columns, set towards the south end of the west front. The porch gives on to double doors with a rectangular fanlight over them. There is a canted bay

window rising through both floors just to the left (north) of the porch. The north wing just beyond this is of three windows, two of which are of 18th-century date with moulded architraves and double-hung sash windows with glazing bars. The south wing is of ashlar masonry, unlike the rest of the building, which is rendered. The south wing's west elevation has a single round-arched window on each floor, but its principal elevation faces south and features a fine ground floor bay window at its west end, surmounted by a balustraded parapet. Double hung sashes dominate this elevation as well. The return wing at the east end also has a bay window facing south, but of two storeys with a parapet pierced by linked stone hoops under the gable. The roofs are of Welsh slate and are penetrated by several tall chimney stacks. The house is now divided into flats.

The gardens are divided into roughly equal halves by a tall wall running between the Precincts wall on the east side and the cemetery wall on the west. The character of the gardens is superficially similar, with both being dominated by lawns, but the southern garden includes a substantial terraced walk along its west side. This would have provided a raised view over the garden itself and the Precincts to the west until the trees bordering this side grew towards their current height, thus largely blocking out views in either direction between the garden and the cemeteries within the Precincts. This lack of inter-visibility now works in favour of both the Vineyard (for privacy) and the Cathedral (for similar reasons and also because the trees and foliage preclude any intrusiveness from the Vineyard on views within the Precincts. The distinct character of both halves of the garden, as well as the substance, character and age of the boundary wall between them, might suggest that the ground now occupied by the Vineyard was formerly two properties. The wall dividing the garden appears to abut the south-west corner of the house, however, which could make the garden wall later. Furthermore the elevation of the south wing looking out over the south garden is probably the best one in the building. The Vineyard has distinct areas of orchards and gardens on Eyre's 1721 plan. This may explain the different outlook visible today. The southern end of the Vineyard's original gardens became the plot for Ashton House and Mandell House (see below).

The east wall of the Vineyard, and the associated gate piers, are separately listed, at Grade II like the house itself. The wall is also the boundary of the Precincts, and as such may pre-date the house. There are three sets of gate piers, two of which are surmounted by ball finials. There are a number of garages and other minor outbuildings backing against the inner face of the wall. These are probably curtilage listed, but they are of lesser heritage merit than the house, boundary wall and gardens. There is a small memorial in the gardens to Mellor's son, who died in World War II.

ASSESSMENT OF SIGNIFICANCE

The Vineyard is of **considerable significance** as a substantial Grade II listed private house within the Precincts. Its peripheral location and the screen of mature trees on its western boundary with the cemetery mean that the house and its grounds barely feel as though they are part of the Precincts at all. Indeed the property can be accessed by vehicles and pedestrians from St John's Street to the east without needing to come through the Precincts, though there is a route to both the west and

east fronts of the house this way as well. The house is of good architectural quality but is not of the first order. The grounds are quite plain, although the surviving terrace along the west side of the southern lawn hints at a more grandiose designed scheme that has now largely been lost.

CONSERVATION ISSUES AND POLICIES

The building appears to be in good condition, with no immediately obvious conservation or maintenance issues. The interior was not visited but again seemed to be in good order from what could be observed externally. The gardens are also well maintained, but largely plain and surprisingly lacking in character (except for the remnant of terrace). Although the building's scale is imposing, its marginal location means that it has very little impact on views to or within the Precincts. This is one of several remaining properties in the ownership of the Church Commissioners, who have been reducing their portfolio in the Precincts substantially in recent years. Disposal of the Vineyard could be less of a concern for the Chapter. It does not lie within a core area of the Precincts for the Cathedral, while its substantial scale probably would not fit in with the requirements of clergy or administration.

The archaeological potential of this site is unclear. The area was in use as a vineyard from the 12th to the 16th century, and seems to have continued in broadly this use (or as orchards and gardens) thereafter. There is potential for survival of monastic or earlier archaeological remains. The extent of the scheduling seems somewhat arbitrary. The eastern margin of the north garden, the north-east corner of the south garden, and the courtyard on the east side of the house all lie outside the Scheduled area. It is not clear whether there is any specific reason for this.

17 ASHTON HOUSE AND MANDELL HOUSE

STATUTORY DESIGNATION

A pair of unlisted buildings occupying a garden plot that lies within Scheduled Monument PE 140 (Cathedral Precincts). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners.
Management:	Smiths Gore for the Church Commissioners.
Use:	Private residences.



The north elevation of Ashton House and Mandell House.

DESCRIPTION

This pair of semi-detached modern bungalows lies in generous gardens within the Cathedral Precincts Scheduled Monument. The plot was part of the Vineyard's gardens until it was divided off so that the bungalows could be built. It is still shown as such on the 1967-78 Ordnance Survey map, so development is likely to have occurred during the 1970s. The buildings are mainly of brick, with stone ashlar panels under the windows at either end of the north and south elevations. They are quite plain and unassuming, with no outstanding features, but the design is well proportioned and balanced. The windows were originally Crittalls but these have been replaced recently with uPVC items. The gardens are mostly laid to lawn, with tarmac paths, shrub borders, a greenhouse and some semi-mature to mature trees. The Precincts boundary wall is on the east side of the properties.

ASSESSMENT OF SIGNIFICANCE

The bungalows and their gardens (as opposed to the ground beneath) are of no heritage merit but they are of **neutral significance**. The Precincts boundary wall on the east side of the properties is of **considerable significance** both individually and for its group value with the rest of the boundary walls and gates around and within the Precincts. The ground within the plot is part of the Cathedral Precincts Scheduled Monument.

CONSERVATION ISSUES AND POLICIES

The bungalows appear to be in good condition, well maintained and well decorated. The gardens are also well looked after. The site is very largely hidden from the rest of the Precincts and, like the Vineyard, feels somewhat peripheral. The Church Commissioners own the bungalows as well as the Vineyard. The Chapter may have more concern over and interest in this site if the Church Commissioners were to decide that it is surplus to their requirements and sell it. The site is adjacent to an important area of properties as far as the Chapter are concerned (Canonry House, the Precentor's Lodging and the education centre). The bungalows are also of a convenient domestic scale and could be useful as clergy or staff accommodation.

The archaeological potential of the whole plot is not clear. The Vineyard was in use from the 12th to the 16th century and as a garden thereafter. The site lies within a Scheduled Monument area; archaeology would therefore be a substantial factor in any disposal, conversion, extension or redevelopment of the bungalows. The area of open ground immediately to the south of the bungalows is omitted from the Scheduled area. The reason for this is not known but it seems a curious omission.

18 GARAGES EAST OF CANONRY COTTAGE

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Not a listed building but possibly curtilage listed with Canonry House. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Garages and storage for the Cathedral's gardeners and building contractor.

DESCRIPTION

This single-storey range in the south-east corner of the Precincts consists of four garages. The central and eastern two garages are of uncoursed but good quality stone masonry, while the western one is of brick and is probably an addition. The pitched roof over the central and eastern two garages is of corrugated sheeting and the remainder is of slate. The eastern two garages have open-fronted doors and are used by the Chapter's building contractors as their stores together with the central garage that has hinged timber doors. The western garage has two hinged timber doors and a small separate office that has its own front door, and is used by the Cathedral's gardeners. A tarmaced forecourt extends to the south of the garages. These buildings may originally have been stables for Canonry House.



The south side of the garages.

ASSESSMENT OF SIGNIFICANCE

The garages are of some historic interest given that they may have originated as stables, and the stone-built central and eastern bays are arguably of **some significance** because of this. The brick western bay, by contrast, is of **little significance**. The ground on which they stand, however, and indeed the yard as a whole, is within the Cathedral Precincts Scheduled Monument and thus must be deemed to be of **exceptional significance** by definition. That said, as with much of the eastern margin of the Precincts the archaeological potential is not wholly clear.

CONSERVATION ISSUES AND POLICIES

The buildings are in reasonable condition and are well used. There may be some sensitivity in the storage of equipment and machinery here, but the garages seem to be robust enough to cope with this. Any interventions in the ground will of course require Scheduled Monument Consent.

19 CANONRY COTTAGE

STATUTORY DESIGNATION

Probably treated as part of the Grade I listed Canonry House or as curtilage to it. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership: Chapter of Peterborough Cathedral.
Management: Chapter of Peterborough Cathedral.
Use: Private residence.



DESCRIPTION

This small two-storey cottage is attached to the south-east corner of the Precentor's Lodging (part of the Canonry House group). It began life as a stable and outbuilding of Canonry House and may have been a service wing, perhaps of 18th-century date, but possibly incorporating some earlier fabric. It was a cottage in the 19th century and was completely renovated as a small residence during 2009. This included work to convert the garage at the east end of the range into part of the cottage accommodation. The modern interior is now of high quality, but incorporating original or early features such as a water pump. The cottage is now occupied by tenants for the first time in 40-50 years.

ASSESSMENT OF SIGNIFICANCE

The cottage's relatively plain exterior does not suggest anything more than **some significance**, though some interesting internal features such as the water pump perhaps suggest a higher level of significance. A higher value could also be ascribed for its group value with Canonry House and the Precentor's Lodging, although it makes a relatively minor contribution to this.

CONSERVATION ISSUES AND POLICIES

The cottage is in good structural and decorative condition now that the building has been converted and updated, and is now occupied by tenants. There is uncertainty over whether it enjoys listed building status – it does not appear in the published list or on a Listed Building Online search under Peterborough Cathedral Precincts. It is probably not separately listed, but may be considered as a curtilage structure for Canonry House.

20 CANONRY HOUSE (14 MINSTER PRECINCTS)

STATUTORY DESIGNATION

The grounds of Canonry House lie within Scheduled Monument PE 140 (Cathedral Precincts), but the house plot appears to be excluded from the scheduling (see comments below regarding Prebendal House). Grade I listed building. The garden wall to the west of the house is separately listed at Grade II. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.



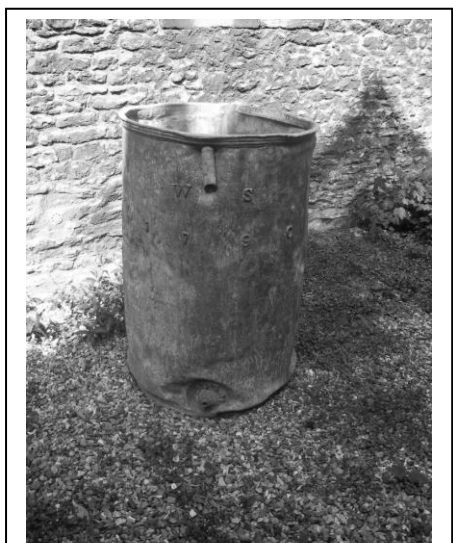
Canonry House (central part with lancet windows, and right with sashes) and the Precentor's Lodging (left) with mullioned windows. The left-hand of the two downspouts marks the approximate boundary between the two residences.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

DESCRIPTION

At present Canonry House (No 14) and the Precentor's Lodging (14A) are two separate but attached houses with a courtyard in the middle. This is only accessible from No. 14. There is a large lead water butt in the courtyard, with the initials WS



and the date 1790 on it (left). Canonry House is a two-storey building that has mostly stone exteriors under a stone slate roof. Parts of the building, especially the north elevation of the western part, have been rebuilt or clad in the 18th century with sash windows. Elsewhere medieval and earlier post-medieval fabric survives. The building is therefore complex. The lounge (west end room, described below) and the hall (also described below) shared with 14A are medieval (12th/13th-century). The east end of the building has a core that may be of 16th/17th-century date on the basis of the fine four-light mullioned and transomed windows surviving at first-floor level. The southern of these overlooks the back garden of the house, but the northern one is now only visible internally, as there is a later corridor and bathroom in front (north) of it. The rest of the fabric appears to be of 18th and 19th-century date, and it seems that the earlier elements were conjoined into a single residence during that period. The interiors have some impressive features, such as a fine Victorian encaustic tiled floor in the entrance hall and dining room (left). The latter also has Tuscan columns supporting the ceiling, in a similar manner to the entrance hall at Laurel Court House.



The two medieval rooms are clearly the most important ones in Canonry House. The lounge was originally the chancel of the Chapel of St Leonard attached to the east end of the Infirmary Chapel's nave. Fragments of the nave survive in (and no doubt under) the small garden to the west of this,

and the west wall of the room itself contains the blocked chancel arch (photograph on following page). This is particularly impressive when viewed from outside, where the tall pointed arch is flanked on either side by a small niche, again under pointed arches supported by slender attached shafts. The stone blocking contains a former

door, also blocked in stone, and there is a window lighting the first-floor bedroom in the upper part of the arch. An inserted brick chimney stack runs up the left-hand side of the blocked arch. Internally the chancel side of the arch is visible in the lounge, where the inner orders survive in reasonable condition on the north side of the fireplace. The bases and capitals also survive on the south side, but the shafts have been lost here. The upper part of the arch is also visible internally in the bedroom above, while a fragment of the arch for the east window is also visible in its en-suite bathroom. Finally an exquisite piscina survives in the lounge, at the east end of the south wall. It had been blocked up during the post-medieval period but was re-exposed in recent times. Squat engaged shafts support the twin pointed arches, with a central colonnette. The whole feature is in excellent condition.



The blocked chancel arch in the east elevation of the Precentor's Lodging (left), and the piscina (right).

The Infirmarer's Lodging or hall is a substantial late 12th-century room attached to and accessible from both properties. It is generally (and reasonably) assumed to have been the *officium* of the infirmarer, the member of the monastic community responsible for running its infirmary (hospital). It consisted of a hall and a chamber block, the latter accessed from a staircase on the north side. After the Dissolution the infirmary complex was gradually broken up and incorporated into several different properties, including Canonry House and the Precentor's Lodging. This hall housed the Infirmarer's servants and would have had a central open fire. It may well have had a screen at the west end connecting the two opposed doors there. The decorated panelling of the ceiling is of good quality and is of 19th-century date. The plate tracery windows are of two pointed lights each, separated by polygonal shafts, and with trefoils, quatrefoils and a cinquefoil above. They all appear to be original, but the ironwork in the windows is by George Pace. He also designed the light fittings and re-plastered the walls internally.

ASSESSMENT OF SIGNIFICANCE

Canonry House is of **exceptional significance** for its elements dating from the 12th and 13th-century (the Infirmary's Lodging and Infirmary Chapel's chancel). The post-medieval, Georgian and Victorian fabric and features are of **considerable significance** at least, and their contribution to the group value of the building as a whole (and its structural and architectural complexity) arguably places them in the higher category of significance. The Grade I listing may be predicated on the medieval fabric but the later elements will have been taken into account when determining this grade. The gardens are of **little significance** individually in terms of the Precincts' landscaping, but they contribute to the overall ambience of mixed private and public areas within the south-eastern quadrant of the Precincts. The western part of the garden has strong archaeological potential because this is on the site of the nave of the Infirmary Chapel; it thus has at least **considerable significance**, and there is the potential for enhancement of this through archaeological fieldwork and research. The archaeological significance of the rest of the gardens has yet to be determined but is probably not as high. The garden walls, meanwhile, have recently been shown to incorporate some re-used medieval masonry. This seems to be quite common in the Precincts, and reflects post-medieval attitudes to re-cycling medieval stone, often with the decorative faces buried. The masonry and its re-use are of **considerable significance**, possibly higher if the original provenance of the material can be demonstrated.

CONSERVATION ISSUES AND POLICIES

The building is generally in good condition but areas of the masonry are very dirty and encrusted with soot and sulphates on the north elevation of the Infirmary's Lodging and, more locally, on the blocked chancel arch of the Infirmary Chapel. Much of this elevation seems to have been cleaned, or at least is in much better condition. There is also evidence of poor past maintenance of the rainwater goods on the north elevation of the Infirmary's Lodging, in the form of areas of 'cleaned' masonry below the two hoppers. This has been rectified, however, and rainwater goods are now cleaned out twice a year throughout the Precincts. The use of the House as a clergy residence is clearly appropriate. No interpretation is provided for these complex buildings, largely because they are in a private area. The blocked chancel arch is overlooked from the Infirmary Arcade, which is a semi-public area used to access various commercial offices in this area.

21 PRECENTOR'S LODGING (14A MINSTER PRECINCTS)

STATUTORY DESIGNATION

The grounds of the Precentor's Lodging lie within Scheduled Monument PE 140 (Cathedral Precincts), but the much of the house plot (excepting its north side) appears to be excluded from the scheduling (see comments below regarding Prebendal House). Grade I listed building (as part of Canonry House – 14 and 14A are not separately listed). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

DESCRIPTION

The Precentor's Lodging is the companion building to Canonry House and formed part of that until it was divided off sometime in the post-war period (see photograph on page 41). The Lodging is L-shaped in plan (when one includes the Infirmary's Lodging or hall) and mostly of two storeys (except for the hall). The north elevation is of stone, and is mostly medieval fabric, under a stone slate roof. The hall windows are original but the rest are later replacements, probably of 18th or 19th-century date. The threshold at the front door is substantially below the surrounding ground surface. This suggests that the external level is higher than it would have been in the medieval period. The current front door is an insertion like the windows, but an earlier blocked door just to its east has its base at about the same level as the current one. The rear (south) and side elevations are of brick, under slate roofs. With the exception of the medieval hall the rooms internally are pleasant and airy but not especially distinguished. The main living room at the rear of the Lodging has a good Venetian window with French doors in the side panels opening out onto the small rear garden (right). The latter also backs onto Canonry Cottage. Some Crittall windows are present as well as the more common sashes.



ASSESSMENT OF SIGNIFICANCE

The significance of the Infirmary's Lodging (called the hall in this entry to avoid confusion with the main building) has already been dealt with under the Canonry House entry. The remaining medieval fabric is also of **exceptional significance**, and indeed the north elevation generally merits this ranking because of its clear medieval aspect (even with later inserted windows and door). Indeed virtually all surviving fabric of medieval monastic buildings will be ranked at this level. The remainder of the Precentor's Lodging is not as impressive, but it is of **considerable significance** for its group contribution to this part of the Precincts.

CONSERVATION ISSUES AND POLICIES

The building is in very good condition, in excellent decorative order, and is well maintained. The use of the Lodging as a clergy residence is thoroughly appropriate. It lies within a predominantly private area of the Precincts where interpretation is scarcely necessary, but the Infirmary's Lodging would be a viable candidate for occasional public access, either by arrangement or, more likely, on specific open days.

22 ARCHDEACONRY HOUSE

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade II* listed building (formerly known as the Deanery, now incorrectly described as such in the listing). The southern garden wall along Gravel Walk is separately listed, at Grade II. The western garden wall (ie between this and the garden of Norman Hall) does not appear to be separately listed but is presumably covered under curtilage listing. The whole property is within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.



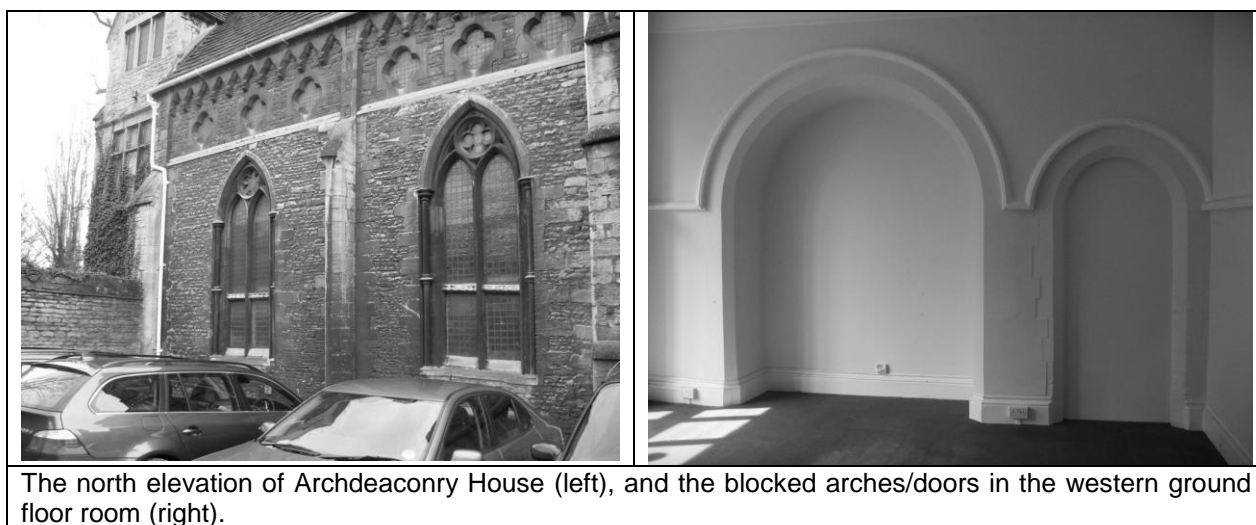
Archdeaconry House, south elevation, with Norman Hall to the left (see G23).

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership: Chapter of Peterborough Cathedral.
 Management: Chapter of Peterborough Cathedral.
 Use: Commercial offices.

DESCRIPTION

This substantial building retains extensive medieval fabric along its north side, with tall shafted windows of later 13th-century date, and traces on the south where there are contemporary buttresses. This part of the building was a hall immediately south of the infirmary, and perhaps associated with it. There is one major *officium*, which has yet to be identified, and that is the Sacristan's. The principal ground-floor room at the west end retains one large arched former opening and a door to its north, with traces of early fabric associated with them. These seem to have been incorporated from the medieval building, but their simple round-headed form suggests an earlier, possibly 12th-century, date. They certainly establish a link between this building and the attached Norman Hall to the west. The ashlar buttresses on the south elevation may also be of medieval origin. Unfortunately little more than these features and the north wall with its 13th-century windows survive, although these features are exceptionally fine.

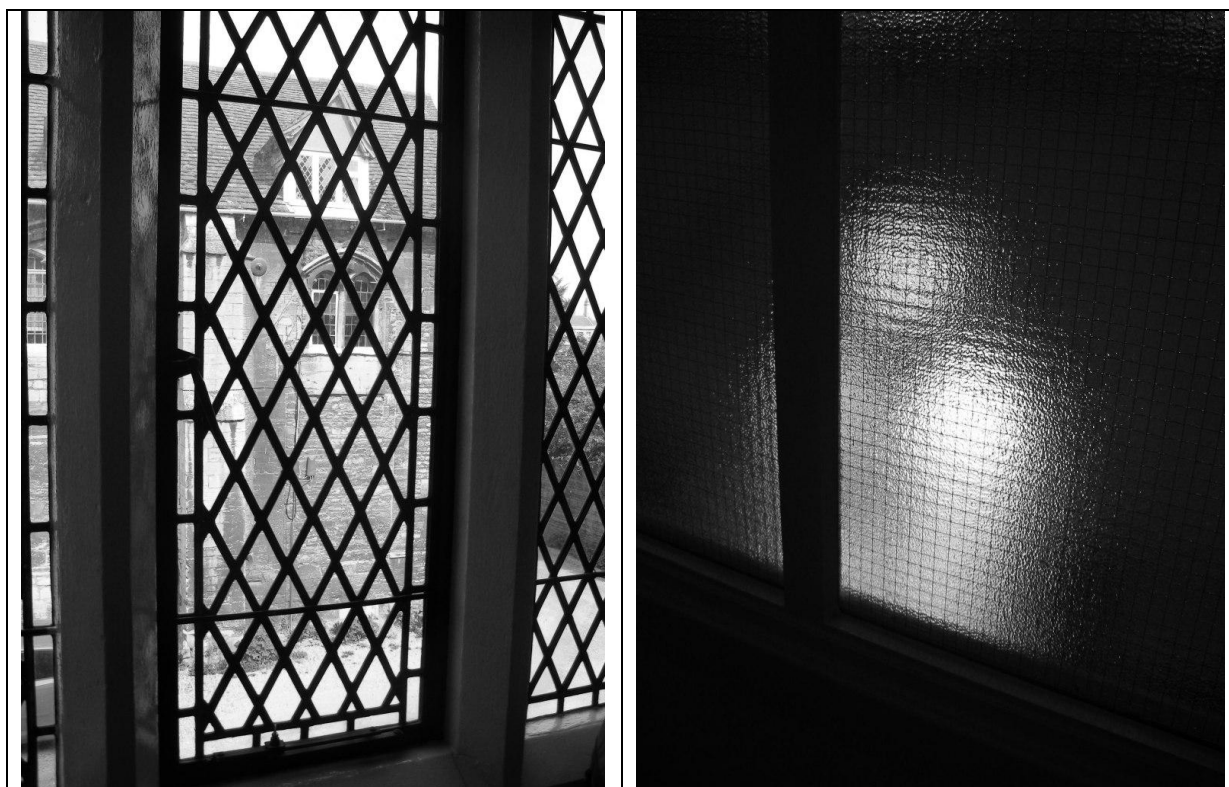


The north elevation of Archdeaonry House (left), and the blocked arches/doors in the western ground floor room (right).

The rest of the building is largely of later 19th-century date, and is attributed to Sir George Gilbert Scott by Pevsner (1968, 324) though only as a probability and in the list description (again, 'perhaps by G G Scott'). The substantial house he created (presumably as the Deanery given the ascription in the listing) is of two storeys with attics. The ground and first floor rooms are generously proportioned and well lit from the south-facing windows overlooking the garden. Many of them retain very fine mouldings and features such as fireplaces, cornices and skirting boards. Several panelled doors appear to be original to the 19th-century building, and these usually retain fine brass lock plates and door knobs. Sadly other doors are obviously modern replacements with standard brass or chrome fixtures. There is a fine moulded 19th-century staircase rising from the entrance hall at the east end of the building fully through to the attic level. The glazing consists of a mixture of most characterful

diamond-lead window panels, usually in the smaller single windows on all floors. There are three tall east-facing lancets at the ground-floor landing of the staircase. These also feature leaded panes, but some of these show evidence of slippage of the glass within their came, with a slight gap around the edge of the pane. All of the windows on the south elevation are of plain glass, perhaps representing 20th-century replacements. The frames, however, are largely of iron like the diamond-lead panes and may thus be earlier or even original.

Though formerly the Deanery, the house has been in use for some time as offices. Unfortunately, this has involved the insertion of modern partitions and an extension of the ground-floor ceiling in the rear corridor, which have hidden the upper parts of the 13th-century windows from view. The use of frosted security glazing along the first-floor corridor compounds this by making the finest upper parts of the lights all but invisible internally. Removal of these modern partitions to re-unite and display the internal embrasures and features of the medieval windows would be highly desirable. There has been limited partitioning within some of the larger rooms as well to form smaller offices, but this would all appear to be reversible with minimal or no impact on the historic fabric.



Diamond-lead window on the upper floor of Archdeaonry House, with 17 Minster Precincts visible through it (left), and frosted safety glass in an internal partition obscuring 13th-century window (right).

Archdeaonry House has very large grounds extending south to Gravel Walk and east to the Precincts boundary. The garden walls on both these sides are separately listed, also at Grade II. The area in front of the south elevation is laid to lawn with flower and shrub borders. The south-east part of the grounds contains some further lawns and a substantial gravelled car park.

ASSESSMENT OF SIGNIFICANCE

The remaining medieval fabric and features in this building are of **exceptional significance**, especially the windows in the north wall. Unfortunately the modern partitioning, ceiling/floor and frosted glass that have been inserted across them are highly visually **intrusive**, though there appears to have been little or no damage to the medieval masonry. The 19th-century building is of **considerable significance** for its good quality design, incorporation of earlier fabric as intact and featured elements, for the use of the building as the Deanery (east half of – see also the Norman Hall), and for the association (if confirmed) with the eminent Victorian architect G G Scott.

CONSERVATION ISSUES AND POLICIES

The building is in good condition, well maintained and very well decorated. The retention of original fireplaces, decorative features, doors and windows is most welcome. They should all be retained. Where insipid and characterless modern doors or windows have been used to replace earlier ones, it would be desirable to replace these with more historically appropriate and characteristic ones if the opportunity were to arise. The current replacements are no worse than neutral and functional, however, and there is no urgency on this issue. The crass use of poor quality partitioning and frosted security glass to box in, cover and hide the 13th-century windows on the north side of the building is more difficult to ignore, however, and the careful removal of the modern work would be highly desirable. There is no obvious reason to hide the medieval features, as they appear to be in good condition from what can be seen of the remaining visible parts on the ground floor.

23 NORMAN HALL

STATUTORY DESIGNATION

The grounds of Norman Hall lie within Scheduled Monument PE 140 (Cathedral Precincts), but the house plot appears to be excluded from the scheduling (see comments below regarding Prebendal House). Grade II* listed building (included within the 'Deanery' – see 22, above). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

DESCRIPTION

The so-called Norman Hall seems to have been part of the later Victorian Deanery, with Archdeaconry House. This part of the building is more varied in character, with a

principal room at the west end that is open to the ceiling. There is a mezzanine floor over the east end of the room, accessible via a modern timber staircase inserted alongside the southern partition wall with the adjoining passageway. The remainder of the building is of two storeys with attics and appears unremarkable except for some timber framing and a few features such as doors and windows. Fortunately the main downstairs room makes up for this, as it contains a wide 12th-century arch of truly impressive proportions. Though blocked, the form of the arch is clear to see. It is chamfered and rises off water-leaf capitals at each end, though these and the responds they surmount have suffered some damage in antiquity.



The blocked arcade arch (left) and one of the pier capitals (right) in Norman Hall.

The room also features a substantial fireplace on its north wall, with a chamfered round-headed arch under the hood. Both the materials and form of the arch appear similar to the wide and tall arcade opposite, but it is difficult to accept it as an in situ medieval feature. The exposed timber roof structure is of simple A-frame form but could be fairly early, while the presence of a few larger irregular timbers may hint at a further phase of roof or an attic floor level. The fireplace has been used to suggest that Norman Hall may have been the kitchen to the hall encapsulated within Archdeaconry House. The latter's present north door opened into what was effectively a screens passage with two doorways opening to the west towards the 12th-century kitchen (ie Norman Hall), the only part of the 12th-century Infirmary to survive.

The external walls are of stone rubble, with simple pilaster buttresses present on the west gable and the north elevation. There is a straight joint probably for a window towards the west end of the latter, with the arch of a second opening on the other side of the pilaster buttress immediately to the east of it. This elevation also has traces of a simple square-sectioned string course, again to either side of the

buttress. The remaining windows are mainly 19th-century mullioned and transomed types. The west window features a segmental relieving arch with brick herringbone infill similar to that in the south-facing attic gables of Archdeaconry House, and also has diamond-lead panes. This suggests that these windows are all part of the 19th-century conversion and incorporation of the medieval remnants into the new Deanery. The attics and gables of Norman Hall also feature a number of very small single-light, square-headed windows.

George Pace renovated much of the interior of Norman Hall during his time as Cathedral Architect. The light fittings in the main room/hall are particularly characteristic of his work. The stairs here are also his work, as well as all the concrete work. This is the finest of Pace's interiors to survive within the Precincts.

Norman Hall has a substantial garden to the south, extending down to the wall on the north side of the roadway to the south-east gate. The garden is laid to lawn with flower and shrub borders and some trees.

ASSESSMENT OF SIGNIFICANCE

Norman Hall is of **exceptional significance** because of its surviving medieval elements. These are difficult to interpret individually, as a group, and with the corresponding features noted in Archdeaconry House. They do appear to be inter-related, but it remains to be seen whether this is in the context of a hall with an attached kitchen, as the list description suggests. The later fabric and features within Norman Hall are of **some significance** individually, and of **considerable significance** for their group value with Archdeaconry House. The modern inserted staircase and other alterations in Norman Hall could be seen as **moderately intrusive**, but they appear to have little or no impact on the ancient fabric. Such damage as has been caused to the arch responds is clearly of considerable age in its own right. Furthermore the alterations have ensured the successful and continued domestic use of the building as a whole. On balance the staircase and other changes may therefore be seen as **neutral**.

CONSERVATION ISSUES AND POLICIES

Norman Hall is in good condition, is very well maintained, and is well decorated internally. The building is in a very private cul-de-sac location, and is thus not publicly accessible except by arrangement or, perhaps, on Precincts tours. In both cases this would obviously depend on the agreement of the occupants. Some virtual display and interpretation may be feasible (eg on the Cathedral website), but only if further survey makes it easier to understand the nature and layout of the medieval buildings.

The origins and function of the medieval windows, arches, doors and other features contained within Norman Hall and Archdeaconry House merit more attention and research, including detailed survey to establish the precise physical inter-relationship of all the surviving features. This should provide the starting point of a better understanding of these complex remains. It would be worthwhile extending the survey and research to the apparently isolated section of arcading near the north-

east corner of Prebendal House (see below). This appears to be broadly in line with the arch in Norman Hall, but they may not be in exactly the same alignment and the spacing of the arcade piers may not be consistent.

24 TABLE HALL AND 16 MINSTER PRECINCTS

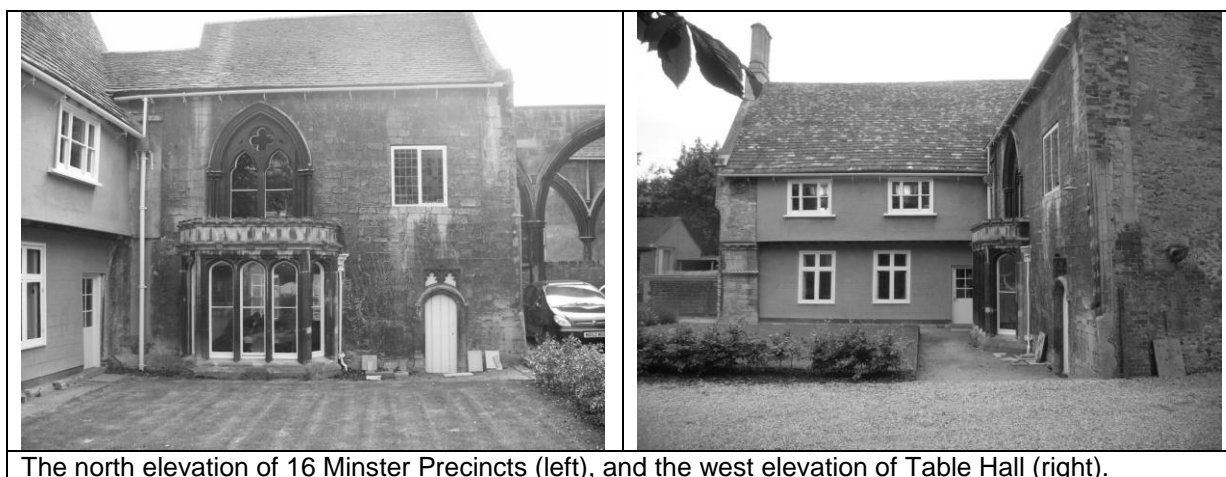
STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Leaseholder.
Use:	Commercial offices.

DESCRIPTION

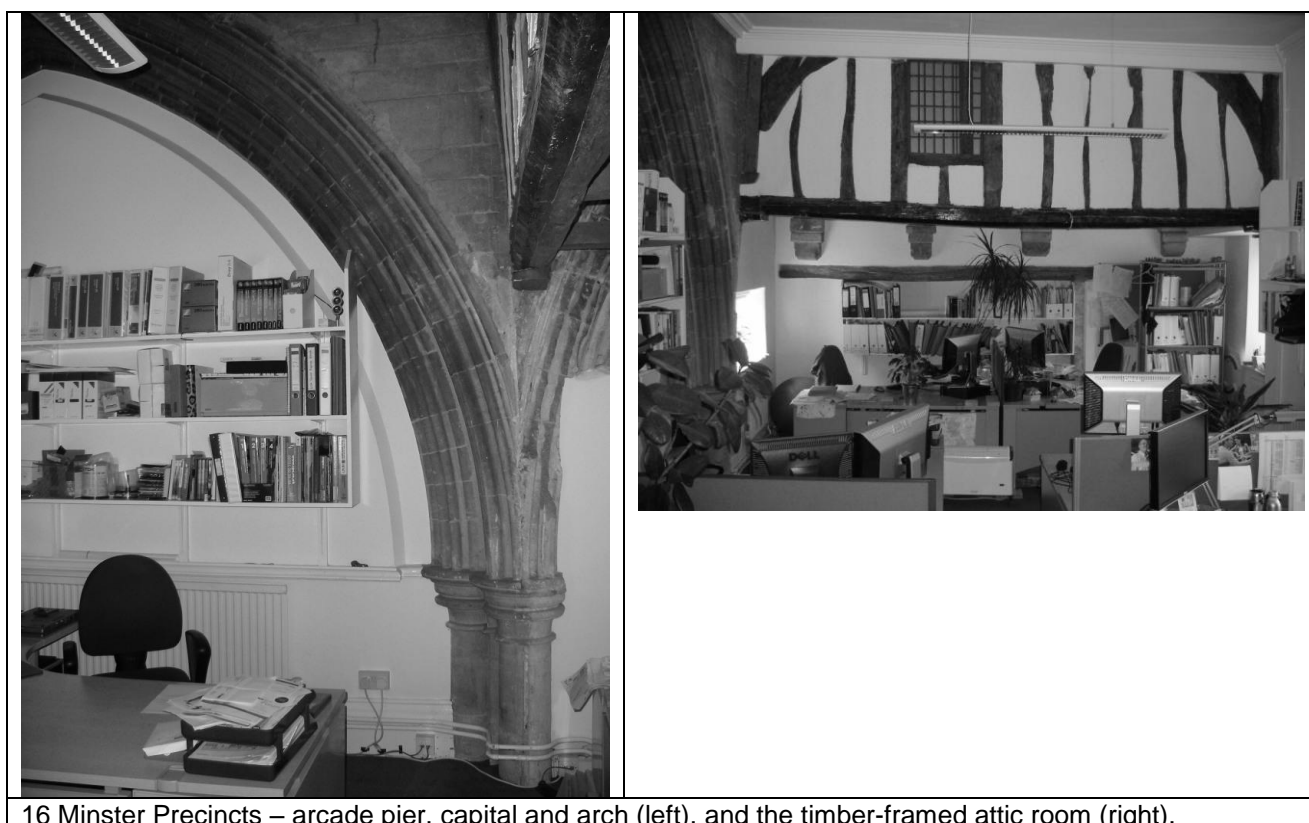


The north elevation of 16 Minster Precincts (left), and the west elevation of Table Hall (right).

16 Minster Precincts and Table Hall are two distinct but attached buildings. The former is one of four domestic structures inserted into the aisles of the medieval Infirmary Hall in the post-medieval period, and is of two storeys in stone under a stone slate roof. Table Hall is a late medieval timber-framed structure running north from the north-east corner of No. 16. It is also of two storeys, the upper jettied out on the west side, again under a stone slate roof. The two buildings are used together as a commercial office, currently leased by the same business that occupies No. 17.

No. 16 is built into the eastern one and a half bays of the Infirmary Hall's north aisle, and also into the contiguous western bay of the north aisle of the Infirmary Chapel. As elsewhere the arches of the arcade are in good condition, and the south-facing masonry is somewhat less affected by soot and dirt than that facing north. Internally the tops of the piers, capitals and arches mostly survive in exceptionally good condition on the first floor, though the western one has suffered some damage to its

arcade orders. A tall window rising through the full two storeys of the north wall is presumably one of the original aisle windows of the Infirmary Hall. A bay window has been inserted in front of the ground-floor element, however, and the first-floor window within the frame appears to be Victorian Gothic. The east jamb of a further tall window on this elevation is preserved in the west gable end of the building. The original thickness of the south wall can be seen here as well, with the depth of the splay defining this (old brick underpinning beneath it also shows the width). A late medieval door has been inserted into a small two-light window with cusped trefoil heads just to the east of the gable.



16 Minster Precincts – arcade pier, capital and arch (left), and the timber-framed attic room (right).

There is also a curious timber-framed attic room at the west end of the building, probably of later medieval date, supported on corbels (presumably re-used in this position). The attic is now open into the first floor due to later alterations that have removed its floor, and has a window looking east within the range. The original corbels for the north aisle roof survive above the arch on the south side of the attic room. The office use has removed most other traces of the post-medieval residential arrangements. The ground-floor rooms are mostly of the later domestic period, with a good fireplace in the eastern one. The house has a datestone of 1762. Its rusticated doorway has a Gothic glazed round-arched fanlight above it, framing a six-panel door. This part was added to the original east wall of the aisle to fill the angle between that and the south end of Table Hall identifiable in the exposed gable.

Table Hall was restored in 2004, but retains the vast majority of its original fabric. It dates to the 15th century; recent dendrochronology dating suggests that the primary construction happened in 1461 or soon afterwards (Hall 2009, 55). The north gable end, with a substantial chimney stack (there is a good fireplace on the first floor), is of stone, and the east elevation appears to be clad in this way as well. The possible

location of the original eastern frame can be seen on the undersides of beams supporting the roof above in the corridor at the south end of the ground floor. The chamfered bottom edges of these now terminate more than 300mm (1ft) in from the existing wall plane, and empty pegs just back from the chamfer-stop presumably relate to former vertical timber positions. The west wall, when the timbering was exposed, revealed the former existence of an original window, possibly two, which had wooden mullions with no trace of glazing bars but with the relevant slots for sliding shutters on the inside. The ground-floor room to the north of the passage has excellent carved timber 'coving' (in fact a beam) to all walls, extending into the corridor (which was thus integral with the room originally). There are two fine two-light windows in the east wall, with cusped trefoil heads. These are in fact the remains of a single window, possibly originally in this position. The remaining windows are either sashes or modern replacements.¹ The roof over the upper storey is very impressive indeed, not least because it has been fully opened up to view. It is essentially an A-frame structure without king or queen posts, but with extensive use of sling-braces. The rooms on both floors are otherwise quite plain, in keeping with their office function.



The timber roof and framing of Table Hall, looking north (left) and south (right).

¹ The list description states that the two ground floor windows and door on the west side were boarded up in the 1960s/70s.

There is a small garden and courtyard area in the angle between the two buildings. It is mostly laid to lawn but with a gravel area for parking, and footpaths. This is a private area entered through gates off the passage between Laurel Court Cottage and the Infirmary Arcade.

ASSESSMENT OF SIGNIFICANCE

Both buildings are of **exceptional significance**, No. 16 for the preservation of medieval fabric from the Infirmary Hall, and Table Hall as the only substantially timber-framed late medieval building within the Precincts. No. 16 has a substantial amount of very high quality medieval fabric (mainly the arcade arches) on the first floor. As with most of the other houses along the Infirmary Arcade, much of the masonry is in very crisp condition because it has been within the interior of the house since the 18th century at least. The quality and confirmed dating of the timber framing of Table Hall clearly marks it out as an exceptional building both within the Precincts and in Peterborough as a whole. The two structures do not sit entirely comfortably together given their very different materials, form and architectural styles, but it might be difficult, at least in commercial terms, to make either function independently of the other given that they are both quite small units.

CONSERVATION ISSUES AND POLICIES

Both buildings are in good condition, well maintained, and in excellent decorative order internally. The decoration is largely plain, reflecting the functionality of the offices. The exposed attic upstairs in No. 16 is a quirky feature, and the exposed medieval masonry also adds considerable charm. Iron tie-bars high up in the west gable wall of No. 16 suggest that there was a concern about the wall moving outward in the past, but there does not appear to be much remaining concern on this front. There is some evidence of minor cracking in the upper wall on the south side of No. 16 as well (eg over the arcade arches) in the form of re-pointed areas, but again this does not appear to be a current issue.

The office use of these buildings is understandable given their compact nature, and a good alternative to the original residential function. The office use has had a degree of detrimental impact in that most of the domestic character of the buildings has been lost. It would not be easy to re-convert either No. 16 or Table Hall back to dwellings (individually or together) because of the sensitivity of the fabric and the likely difficulty in obtaining Listed Building Consent. Continued office use seems sensible, especially as there is plenty of existing residential capacity elsewhere in the Precincts.

The lack of accessible interpretation of the building is understandable given its commercial use. Limited and occasional public access could be allowed through Heritage Open Days and similar programmes (this may already happen). Some interpretative provision for the Infirmary Hall generally could be provided in the arcade, and photographs of the timber roof over Table Hall could be used in this (or alternatively via the VR element of the Cathedral website).

25 17 MINSTER PRECINCTS

STATUTORY DESIGNATION

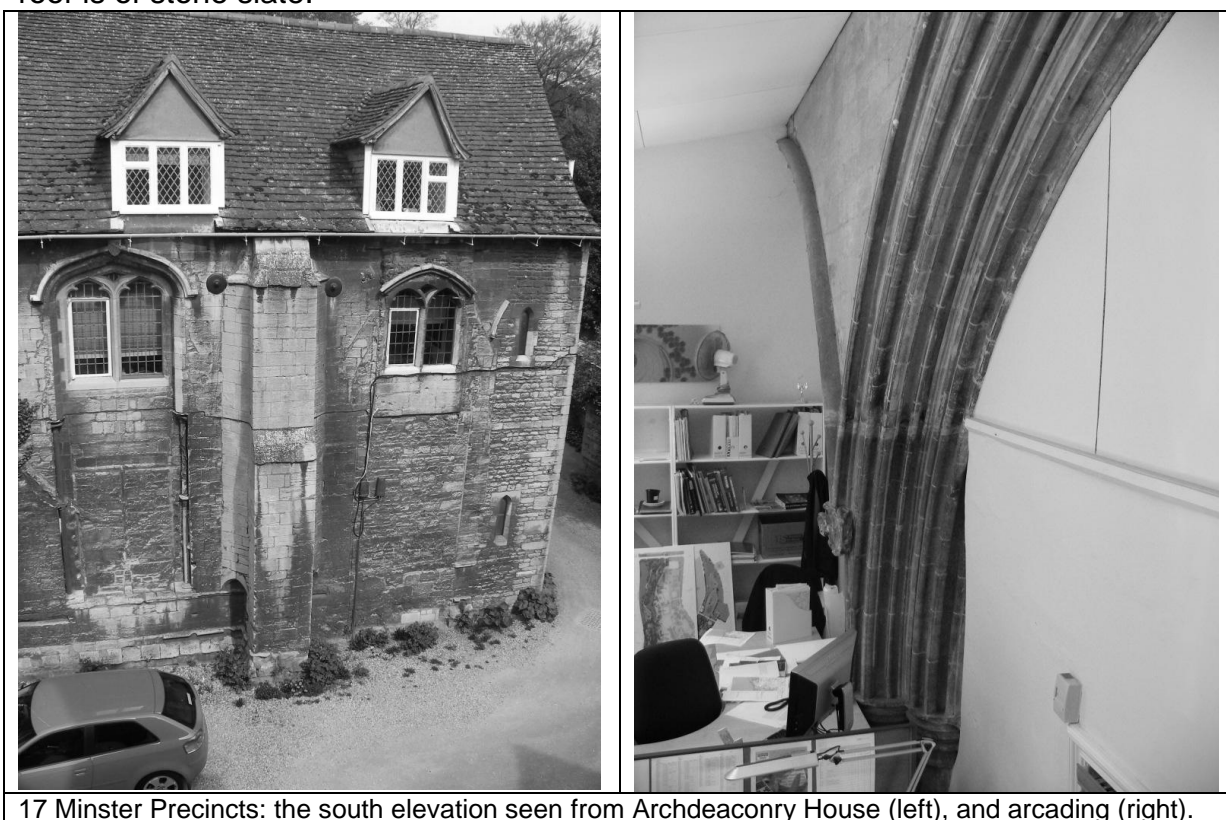
East half of building lies within Scheduled Monument 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership: Chapter of Peterborough Cathedral.
Management: Leaseholder.
Use: Commercial offices.

DESCRIPTION

This is one of the four post-medieval domestic buildings inserted into the aisles of the Infirmary Hall. No. 17 forms a pair with No. 18 (see below) to the west, and is on the same two-storey scale. No. 17 was the Chapter Office for many years but more recently has been leased as commercial offices. The walls are predominantly of stone, with rendered infill panels in the arcade arches on the north side. The pitched roof is of stone slate.



17 Minster Precincts: the south elevation seen from Archdeaconry House (left), and arcading (right).

Like No. 18, this property contains a great deal of original 13th-century masonry from the Infirmary Hall, including four bays of the arcade between the nave and south aisle. As elsewhere the arcades are in reasonably crisp condition externally, though

the masonry is rather dirty from soot/sulphates. This seems to be a particular problem for north-facing elevations within the Precincts (including the Cathedral itself) and is presumably related to atmospheric and environmental conditions spreading pollution in this way. Internally the arcades are in very fine condition, including at least one stiff leaf carving that is in very close to original condition (others have suffered some local damage, especially at the intersection of carved planes).

Unusually for the Infirmary Hall complex, traces of the aisle windows are also visible internally on the southern side of the building at first floor level. These include the upper parts of engaged colonnette shafts, their capitals, and the arches springing from them (right). They all display some degree of later disruption, and at least one area of masonry (on the staircase up from the ground floor) has clearly been moved from its original location and reset here but the wrong way round. Even so these are rare and important survivals. Fortunately these features are reflected in the external southern elevation, where the eastern two bays retain the near-intact frames for tall 13th-century windows under flat arches (see photograph above). There is a massive buttress between them. The windows have been blocked but have later windows inserted in their tops. The blocking of the western window, however, shows that it would have been of two lights, with a slender mullion between them. There is a suggestion of a transom position as well, but this is not certain. The frame also retains good engaged shafts with carving below the later first-floor window inserted in the top of the arch. Unfortunately all of this kind of detail has been lost from the eastern window, but its outline is still visible clearly enough. There are two narrow lancets to the east of the blocking, at ground and first-floor level, obviously later insertions into the blocking of a third tall window that would have continued to the east of the current gable end of the house. An important point to note is that there is a reduction in detail in the original windows facing north, showing that the principal aspect was to the south.



Like No. 18, No. 17 seems to have been built in the 18th century, though an earlier origin for the domestic range is not improbable. The house retains some good sash windows (and one later Crittall) in the north elevation, and the inserted first-floor windows in the south elevation are also Crittall. The attic has two dormers on this side as well, also seemingly Crittall. The interior of the house has some good coving, panelling, doors and other features, but has suffered somewhat from the conversion to office use. The original domestic layout on both floors has largely gone.

ASSESSMENT OF SIGNIFICANCE

17 Minster Precincts is of **exceptional significance** for the extensive survival of the 13th-century Infirmary Hall within the later house built into its south aisle. The medieval fabric is of very fine quality and is mostly in good condition despite some

localised damage in the past. Some of the stiff leaf carving between the arches internally (ie on the aisle side of the arcade) is of particularly good preservation and quality. It retains a strong sense of the original architectural character of the Hall, especially in the arcade arches (the same is true throughout the Infirmary Arcade area). The end two bays on the south elevation are also extremely important, as they give a clear idea of how the south aisle of the Hall would have appeared externally.

The conversion of the former house has had a **negative impact** on the post-medieval interiors. There has been some loss of original or early domestic fixtures and fittings, and the character of the residential layout has largely been lost on both floors (though much of this can be reconstructed from early plans).

CONSERVATION ISSUES AND POLICIES

The building is generally in very good condition, and well maintained. The dirty character of the medieval masonry on the north elevation provides a sense of age/patina, but perhaps requires investigation (jointly with No. 18 at least) to assess whether there is any cause for concern over its effect on the condition of the stonework. The iron plates for tie-bars at high level on the south elevation suggest that there has been some concern over outward movement of the masonry in the past, but this does not seem to be an issue at the moment. The offices are in good decorative order internally. Substantial areas of the inner wall faces are exposed in some of the upstairs offices, enhancing the atmosphere and working environment here (although they would originally have been plastered). Elsewhere – especially on the ground floor – the decoration is somewhat bland and nondescript (though still of good clean quality), typically in reception and functional areas.

The office use is understandable and a good alternative to the original residential function. The house served as the Chapter Office for a number of years, and there is plenty of residential capacity within the Precincts. The office use has had a degree of detrimental impact in that some losses of fixtures and fittings seem to have occurred over the years (when compared with No. 18, for example). Even so conversion back to a dwelling would be relatively easy to achieve should there be a wish for reversion to domestic use in the future.

The lack of accessible interpretation of the building is understandable given its commercial use. The fine south elevation is in a private area between Nos. 17 and 18, and Archdeacons House and Norman Hall, which inevitably restricts public access. Some interpretative provision for the Infirmary Hall generally could be provided in the arcade, and photographs of the south side of No. 17 could be used in this (or alternatively via the VR element of the Cathedral website).

26 18 MINSTER PRECINCTS

STATUTORY DESIGNATION

The grounds of 18 Minster Precincts lie within Scheduled Monument PE 140 (Cathedral Precincts), but the house plot appears to be excluded from the scheduling

(see comments below regarding Prebendal House). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

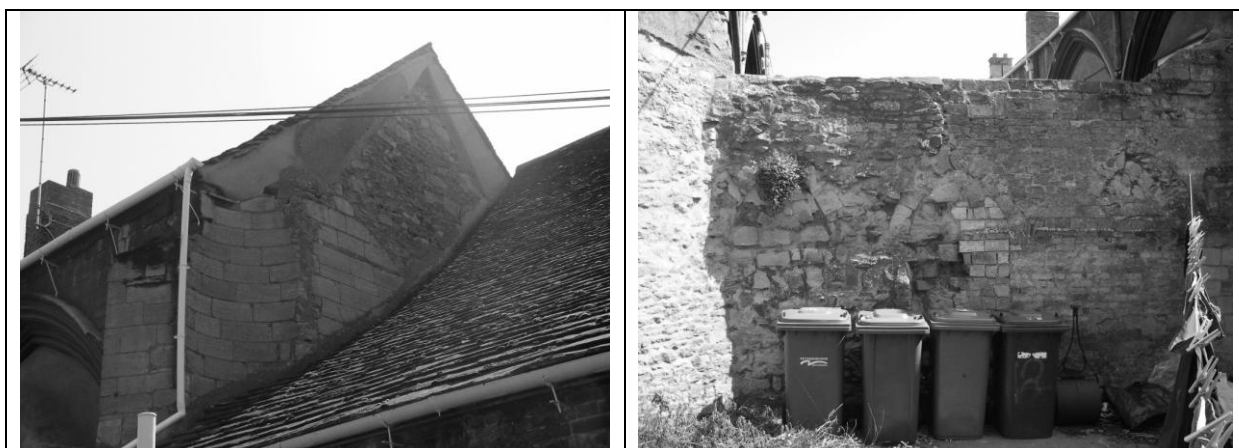


18 Minster Precincts (left) and 19 Minster Precincts (right), with the surviving part of the Infirmary's west end wall between them.

DESCRIPTION

18 Minster Precincts lies at the south-west corner of the Infirmary Arcade. It is a substantial residence built into the west end of the Infirmary Hall's former south aisle, and running beyond it to the south and west. No. 18 occupies the western three of seven standing bays of the Hall, and is attached at its east end to No. 17, which occupies the other four bays. Like all the other domestic buildings that have been inserted into the Hall's aisles, No. 18 retains a significant amount of fabric of the 13th-century Hall. This includes the intact arcade arches between the nave and south aisle of the Hall (several of the arcade piers are visible internally), part of the south wall, and the southern part of the west gable end (including part of a spiral

staircase). The garden wall to the north is the remains of the central part of the west end of the Infirmary Hall, where its four bays of blind arcading are an impressive feature. Blocking in the rear of these arches, clearly visible on the garden side of the wall, suggests that they must have been open at some stage, only to be blocked subsequently. The south side of the west window is also visible from both sides of the wall. Internally the house includes several in situ 13th-century features, including the tops of three pointed arches in a first-floor cross passage that mark the west end of the south aisle, with the springing for a further arch returning eastward at their south end. A fragment of arcading springing into the interior of the house, also on the first floor, is probably from a window in the south aisle. There is also a very fine in situ door in the ground-floor kitchen opening to spiral stairs rising to the south end of the watching gallery overlooking the nave.



West elevation of 18 Minster Precincts (left) and blocked arches in the west end of the Infirmary (right).



The arches at the west end of the Infirmary Hall's south aisle (left), with a detail of the return arch springing (right).

The insertion of the house into the south aisle occurred after the Dissolution, but the exact date is unclear although it must have been within a few years of the setting up of the Cathedral establishment. The parts of the building that extend south and west beyond the original limits of the Hall appear to be of 18th-century date. A plaque bearing the date 1772 high in the west gable end seems to confirm this (the date is 10 years after the one on No. 16). Two windows on the front (north) elevation have 18th-century double hung sashes with glazing bars. It may be that the original insertion was earlier than this, and that the house was extended in the 18th century. Further alterations occurred in the 19th century, when the current main entrance was established. This has moulded shoulders under a flat arched head. Both the outer and inner doors of the entrance vestibule are of very fine quality, with timber panelled lower halves and coloured glass in leaded framing in the upper halves. The outer door also has leaded glazing in the arch above, while the inner door has leaded fanlights using both plain and coloured glass, the latter in checkerboard pattern. The interior has many other fine panelled doors, including several with neo-classical fixtures. The main staircase up to the first floor is of good quality but appears to be a later, possibly Victorian, replacement for an earlier one. The house also has some excellent living and reception rooms, including a finely proportioned dining room to the east of the entrance, a lounge at the west end, and an excellent library/office in the wing off the south side towards the west end.

The house has a reasonably substantial garden to the south and west sides. This is mostly laid to lawn, with flower and shrub borders and a handful of mature trees. It is largely an informal and 'lived-in' garden, but no less pleasant for that. Very good, and essentially private, views of the historic fabric of both Nos. 18 and 19 are available from the north-west corner.

ASSESSMENT OF SIGNIFICANCE

18 Minster Precincts is of **exceptional significance** both for the extensive survival of masonry and features from the 13th-century Infirmary Hall and for the adaptation and inclusion of these within a fine 18th-century clergy residence. This forms a pair with No. 17 (above), and the two thus have strong group value together as well as with Nos. 16 and 19 opposite. The high quality of the interiors and the majority of fixtures and fittings also mark these (and the house itself) out as being of at least **considerable significance**. The garden is of **some significance** as a discrete and private green space within the complex area of mixed private and public space in the south-east quadrant of the Precincts. The views of historic fabric available from the garden are of **considerable significance** as the only place from which the outside of the medieval Infirmary Hall's west end can be seen. The fragmentary historic fabric here includes the upper parts of the gable end, the blocked central arcading at the base of the wall, and the west window.

CONSERVATION ISSUES AND POLICIES

The building is generally in very good condition externally and internally, though the front (north) elevation is quite dirty and heavily sooted. This does not appear to be an imminent threat to the masonry. Several of the adjacent buildings have a similarly discoloured appearance, giving them a group patina. This would either have to be

dealt with all together, or left as it is (so long as there is indeed no detrimental effect on the masonry). It may be worth a specific assessment of the condition of all surviving medieval fabric in the Infirmary Hall area to determine whether there has been any damage or deterioration from the sooting. The interior is in excellent decorative order and is clearly very well maintained. This building retains a very high level of original or early domestic fixtures and fittings. Retention of these is clearly very important. Continuity of the wholly appropriate private, especially clerical, residential use should be the best way of ensuring this.

The lack of accessible interpretation of the building is understandable and appropriate given its private residential use. Some interpretative provision for the Infirmary Hall generally could be provided in the arcade, and photographs of the medieval fabric that can only be seen from the rear garden of No. 18 could be used in this (or alternatively via the VR element of the Cathedral website).

27 19 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.



The north elevation of 19 Minster Precincts.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership: Chapter of Peterborough Cathedral.
 Management: Leaseholder.
 Use: Commercial offices.

DESCRIPTION

This relatively small property lies diagonally to the south-east of Laurel Court House, and to the east of the Hostry Passage. It is of two storeys with attics under a stone slate roof. Domestic in origin, it is now in use as a stockbrokers' office. Substantial parts of the stone masonry are of 13th-century origin and formed part of the Infirmary Hall, though the house extends out west beyond the former end wall of the Hall at a lower level. The eastern half of this extension is of stone but the western half is of brick. The medieval west wall projects above this western annexe, and includes some good quality ashlar, a blocked door at first-floor (clerestory) level, and a fragmentary and damaged buttress. The central chimney stack, however, is of brick. The south elevation features one and a half bays of the tall arcade down the north side of the Hall, dividing its nave from the north aisle. The arches have been blocked in stone to form the south side of the house. There is a curiously shaped window in the top of the half-arcade that is now blocked and rendered. The east end and the chimney stack in it are of brick.



19 Minster Precincts: the west gable of the Infirmary Hall with the later extension to it (left), and walls of the house inserted into the Hall arcading (right).

The insertion of the house into the medieval fabric is dated to the early 19th century in the listed building description, though the blocking of the arcades and thus the origin of the house may be earlier than this. This was presumably at the same time as the rest of the Infirmary was adapted to its new uses under the newly created Dean and Chapter. The front (north) elevation is of stone (rendered between storeys), and has a good hipped dormer, leaded casement windows, and early 19th-century three-light bay windows, with double hung sashes and glazing bars to the ground and first floors at the east end. These have been inserted in front of a tall pointed arch that remains visible only at the tip and is presumably an original aisle window of the Infirmary Hall. The central tall recess under a second pointed arch has one four-light window with leaded glazing, above a six-panel door with rectangular ornamental fanlight. Three re-used 13th-century human mask corbels can be seen,

one to either side of the window just above the capitals of the attached shafts defining the recess and one to the east of the bay window to the first floor. There is a 13th-century buttress to the right (west) with a small lancet window.

The interior is largely of early 19th-century date, and the downstairs in particular retains some very fine panelling of that date. This consists of multiple small panels rather than the larger examples that are present in many other buildings. Most of the doors, coving, fireplaces and other fixtures are also of good quality and original to the early 19th-century domestic use. Substantial parts of the Infirmary Hall arcading can also be seen in the attics, often boxed into cupboards. Unfortunately the detailing of the arcade orders has been quite severely damaged in places, presumably during the insertion of walls and fixtures when the house was built into the former north aisle.

ASSESSMENT OF SIGNIFICANCE

19 Minster Precincts is of **exceptional significance** both for the extensive survival of 13th-century fabric from the Infirmary Hall encapsulated within the house, and for the house itself. This contains very fine interiors, and is a very pleasing building visually despite (or perhaps because of) the conjunction between medieval and early 19th-century fabric. It also makes a very important contribution to the group significance of the buildings and within the south-east quadrant of the Precincts. This is especially so for the Infirmary Arcade area, where No. 19 acts as a gateway structure on the road from the Hostry Passage through to the Arcade itself.

CONSERVATION ISSUES AND POLICIES

The building is generally in very good condition externally and internally, though the masonry on the front (north) elevation is quite dirty and encrusted with soot and sulphates. There is some evidence of past problems with the rainwater goods in the form of clean areas of stonework immediately below the gutter, probably caused by overflow or splashing from blockages. This appears to have been resolved, and as noted elsewhere rainwater goods are now checked and cleaned twice per year as a matter of routine maintenance. The interior is maintained in generally excellent decorative order, though less attention seems to be given to the attics. These are mostly used for storage and printing facilities where a high level of decorative quality is not necessary, but even here the level of maintenance is perfectly adequate.

The office use is understandable given that there is plenty of residential capacity elsewhere in the Precincts. The income from the commercial rent is doubtless valuable as far as Chapter is concerned. The compact nature of the house is well suited to the business of the current occupiers, and indeed the homely style of the decoration and furniture is in keeping with the building's original function. The commercial use has minimal impact on the fabric, and reversion to domestic use would be easily achieved if required in the future. The lack of interpretation outside the building is understandable and appropriate given the commercial and security-sensitive nature of the business user.

28 INFIRMARY ARCADE

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building (partly incorporated in 16-19 Minster Precincts). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Access passage and roadway.

DESCRIPTION

The 13th-century arcade piers between the nave and side aisles of the former Infirmary Hall form an impressive frame to the access road around and between 16-19 Minster Precincts. Indeed parts of the arcading and other fabric of the Hall are incorporated into those buildings. The arcades on the north side of the road, however, form a distinctive and visually impressive feature in their own right, rising high above the roadway and seemingly 'pulling' the four separate buildings into one whole. The most obvious part of the group is the three full and two half, largely open, arches between the south-west corner of No. 16 and the south-east corner of No. 19 (right). Half of the western bay is fully open from ground level to the crown of the pointed arch. The rear (south) wall of No. 19 has filled in half of this arch and the next one to the west, to the full height of the arcade. The open east half of the bay and the next bay to its east take the road from Laurel Court and the west side of Table Hall round to No. 18 and 17, and thence to the north side of Archdeaconry House and Norman Hall. The remaining two and a half bays have the garden wall of Table Hall between the columns at low level but are open above these. The one and a half most easterly bays are incorporated into the south wall of No. 16. Part of the west end of the Infirmary Hall runs between No. 18 and 19, forming part of the former's garden wall and closing it off from the access road. The south end of this wall is incorporated within No. 18, while the north end must lie within No. 19 but is less easy to recognise there, though associated features are visible in the attics.



ASSESSMENT OF SIGNIFICANCE

The arcade is of **exceptional significance** in its own right and for its group value with the associated features contained within the four buildings around it. The Infirmary Hall was an important building within any monastic establishment, though it would scarcely be recognisable in terms of modern medical practice and hospitals. The infirmary was a place for palliative care for the sick and infirm of the community. The infirmary would have been subdivided from the 13th century to manage different levels of care for the very sick and to provide rooms for retired abbots and obedientiaries. Relatively few infirmary halls survive in good condition. Ely Cathedral has an example in a similar roofless state and partly incorporated into later buildings as at Peterborough. Furness Abbey (Cumbria) and Rievaulx Abbey (North Yorkshire) also have good ruinous examples. The hall at Peterborough certainly stands comparison with those, although it is difficult to interpret or visualise readily because of the extent to which it is incorporated into the adjacent buildings.

CONSERVATION ISSUES AND POLICIES

The masonry appears to be in good condition generally, though some stones are in poor condition individually (spalling, lost detail of mouldings etc). Some of the masonry is also dirty and sooted and might benefit from cleaning when resources allow. The tarmac road surface is also far from ideal in this location, and is visually intrusive. This part of the Precincts is largely private, and is not normally accessible to the general public because of this. The lack of interpretation is therefore less of an issue than it might be, although it is conceivable that guided tours could be taken here on occasions. There is also potential for remote access to the arcade, ie by including a reconstruction on the Cathedral website. It would be especially useful to have a drawing, painting or photo-montage that overlies a picture of how the hall might have looked onto the surviving remains.

29 EDUCATION CENTRE, ADJACENT BUILDINGS AND GARAGES

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). These buildings do not appear to be listed in their own right but might be classed as curtilage elements of the Grade I listed Table Hall. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Cathedral education centre and storage for the Cathedral's vergers team.

DESCRIPTION

A small outbuilding immediately to the north-east of Table Hall has recently been converted into the Cathedral's education centre. It is mainly built of Fletton bricks and painted except the east wall, which is 18th-century or later. There are three garages (used for storage) and a further outbuilding to the west of this, between the centre and Laurel Court Cottage. The buildings are largely nondescript and unimpressive, though the education centre conversion has been handled with both sensitivity and imagination, and has improved the visual amenity of the structure. It is often very difficult to establish adequate (or even any) facilities of this sort within a complex environment of historic buildings. This is therefore a particularly welcome initiative, and it is to be hoped that its success is sustained.



The education centre and herb garden, seen from the north-west.

The small courtyard between the education centre and the gardens has also been used to good effect. There is a small square herb garden laid out in four borders around a central cross, in keeping with our understanding of medieval monastic herb gardens. A similar small garden has been established at Lewes Priory (West Sussex) for some years, but its plan form is less authentic. Larger and more impressive examples have been planted at Rievaulx Abbey (North Yorkshire), Jedburgh Priory (Scotland) and Ramsey. These are mostly major heritage tourist attractions, however, and the requirement is thus very different to that at the education centre. The scale of the garden here is fully appropriate for its function and use.

The garden also provides a good view of Table Hall and the Infirmary Arcade, both exceptionally fine examples of historic architecture. This must add to the potential value of the educational resource.

ASSESSMENT OF SIGNIFICANCE

The buildings themselves are of **little significance** individually except for the medieval masonry, which is of at least **some significance**. The buildings could perhaps be assessed as of **some significance** for group value and as framing elements (with adjacent garden walls) for two Precincts character areas (the south-eastern corner of the cemetery, and the south-east quadrant of the Precincts). The conversion and use of the education centre is also of **some significance** (this could be upgraded in future if the longer-term success of the facilities merits it).

CONSERVATION ISSUES AND POLICIES

The buildings generally seem to be in good condition. The education centre in particular is very well maintained and decorated, though presumably there will be a relatively frequent and recurrent need for some re-decoration if it is heavily used. There may also be concerns over noise emanating from the education centre as far as the occupiers of adjacent properties are concerned.

30 PREBENDAL HOUSE

STATUTORY DESIGNATION

The grounds of Prebendal House lie within Scheduled Monument PE 140 (Cathedral Precincts), but the house plot is excluded from the scheduling. The ground underneath a building is often included in the designation, but that does not appear to be the case here. Grade II listed building. The eastern garden wall is separately listed, also at Grade II. Curtilage listing will cover the remaining garden walls. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Leaseholder.
Use:	Educational facility (horticultural college).

DESCRIPTION

This large former residence lies in between the Infirmary and Almoner's Halls, roughly in the centre of the southern part of the Precincts. The building is mostly of rubble construction and is thought to be predominantly of 19th-century date. It does appear to retain fabric (probably the remains of a square block) of the 15th and later

centuries. The plan layout and scale of the building are both irregular, with single, two and three-storey ranges at various points. The range fronting on to the Hostry Passage has a single-storey porch, in Tudor style but of mid 19th-century date, with a four-light window on its south side. This is now the main entrance to the horticultural college that occupies the building.



The south elevation of Prebendal House (photograph from Cathedral GIS).

There is a substantial garden to the south of the house, mostly laid to lawn. The eastern wall of this incorporates the east end of a small 14th-century building with a blocked window. The remaining garden walls are important in framing the roadway that extends south from Hostry Passage before turning east to pass through the south-east gate into Gravel Walk.

ASSESSMENT OF SIGNIFICANCE

Prebendal House is of **considerable significance** individually as a Grade II listed building. The list description highlights its group value with the other buildings in the south-east quarter of the Precincts. While this may be valid for listing purposes, it is arguably less so in terms of the built character of the area. Prebendal House has few clear points of contact with the other historic buildings around it, and to some extent sits in visual isolation. The one exception to this is at the extreme north-east corner of the building, where the column and part of an arch of an arcade can be seen springing eastward towards Norman Hall. The significance and relationship of this arch (and implied arcade) are unclear, but it must belong to a further aisled building to the south of the Infirmary Hall. It may be related to the tall and extremely broad arcade contained within Norman Hall.

CONSERVATION ISSUES AND POLICIES

The condition of the building generally appears to be good, though the arcade remnant accessed from the Norman Hall area and looked after by Chapter is overgrown and probably in need of attention. Otherwise the college looks after the maintenance and decoration of Prebendal House. The educational function is not wholly appropriate for a former house, but it is too large for the residential needs of the Chapter, clergy or staff of the Cathedral in this respect. College use is therefore reasonable, and provides welcome variety from the commercial office function of many other former houses within the Precincts.

The extent of the Scheduled Monument coverage is questionable at Prebendal House, as indeed it is in several other areas adjacent to it. The designated area covers the grounds of the various houses within the south-east quarter of the Precincts, but the houses themselves appear to be omitted. As noted above Schedule descriptions frequently refer to the omission of modern (but usually not older) buildings from the protected area. Usually, however, they go on to affirm that the ground underneath omitted buildings is included in the scheduled area.

31 ALMONER'S HALL

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Commercial meeting and conference facilities.

DESCRIPTION

This low range of buildings was described (ie in the listing) as 'former barns and stabling' to the south of Prebendal House. They were very dilapidated until 1989/90, when they were completely renovated by Don Gillatt (then the Precincts Architect). It is now recognised as the Almoner's Hall, in a typical location towards the edge of the monastic Precincts. In this instance it lies just inside the south-east entrance to the abbey grounds from Gravel Walk, and thus on an extra-mural route into the Precincts. As the name suggests, the Almonry had a strong charitable function. It was a place where alms of money, food, clothes and other items could be given to the poor and needy as part of the more public functions and duties of the monastic community. In core scriptural and spiritual terms, however, it could easily be argued that Almoner's Hall was a key building despite the marginal location.

The building is of stone rubble with windows at irregular levels on its northern elevation. Some of the windows appear to be of 14th-century date and are

presumably original (though perhaps re-set). Others are mullioned and later, though it is difficult to suggest an accurate date (the original list description suggests an 18th-century date for parts of the building). Some are modern, probably dating from the complete restoration of the building in 1989/90. There is a single door in each of the lower western and slightly taller eastern halves of the range, again on the north side. There is also a blocked door at the east end of the same elevation, at first floor or mezzanine height. The other elevations are largely plain, though there are a few windows on the south elevation, which overlooks Bishop's Road gardens and forms the Precincts' boundary wall at this point. There is a brick double garage built on to the west wall and at the south-east corner of the Bishop's Palace gardens.



The north elevation of Almoner's Hall.

The interior has been comprehensively restored, but retaining original features such as timber partitions, floors, niches and embrasures. It is now used as a meeting and conference space, available to the Chapter as well as for private hire. There is a small kitchen space at the east end of the building to facilitate this, as well as toilets.

ASSESSMENT OF SIGNIFICANCE

Almoner's Hall is of **exceptional significance** as a good quality and very rare surviving example of a once-ubiquitous structural type in monastic Precincts. The almonry was physically isolated and on the edge of the Precincts, but the wharfs were nearby to the south. The modern restoration of the building is of good quality, although the interior is now a little characterless (perhaps due to the furnishing as



much as anything else). The brick double garage built onto the west end of the Hall is of **little significance**. It is mildly **visually intrusive** seen from within the Precincts (ie from the north along Hostry Passage and east along Gravel Walk, left), largely because of its white-painted double doors.

CONSERVATION ISSUES AND POLICIES

Almoner's Hall is in very good condition following its recent restoration. It is also well maintained and decorated to a high standard, although the neutral paint schemes are unimpressive. The current use of the building is not over-intensive, and seems appropriate. A function more closely aligned with its historic antecedents may be worth exploring in the future, but the location on the edge of the Precincts might militate against this. It could all too easily appear to marginalise disadvantaged groups, for instance, while the several internal stepped changes of level would hinder its accessibility. The visual impact of the double garage could be ameliorated by a different colour of paint on the double doors, but this is not a high priority.

32 HOSTRY PASSAGE

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

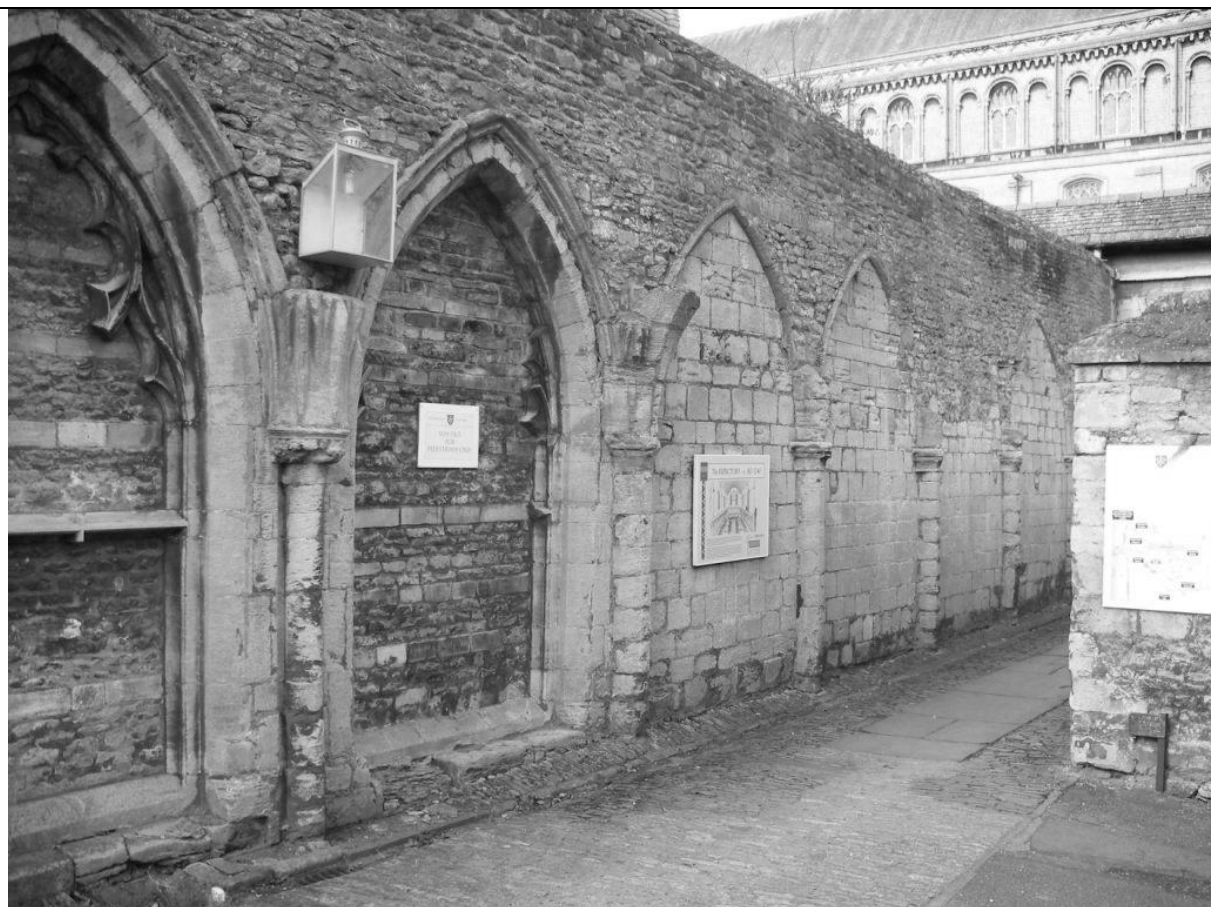
CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Access passage and roadway, with interpretation boards.

DESCRIPTION

The Hostry Passage is now an access route from the gate on Gravel Walk past Prebendal House to the Great Cloister on the south side of the Cathedral. In the medieval period, however, this was a covered corridor or passageway between the monastic Refectory to the west and the dormitory range to the east. The passage also had a further small building to the south of the Refectory. This is often interpreted as the Little Dorter, perhaps an annexe to the main dormitory that would have run from the South Transept at first floor level over the Chapter House and on to the south. The passageway itself is now of little consequence except as a short cut from Bishop's Road on the south side of the Precincts through the cloister to the town centre (when the cloister gates are unlocked). It would have been an extremely

important link between the domestic and ecclesiastical buildings for the medieval monastic community.



Blocked arcading at the north end of Hostry Passage.

The west flanking wall of the passage contains impressive remains of the medieval buildings. These consist of 14 arcaded and formerly vaulted bays. The first 12 from the north belonged to the passageway next to the dormitory undercroft, with the first five of these also being the east wall of the 13th-century Refectory. This structure ran east-west along the south side of the Great Cloister (see below) and represented the communal dining hall for the monastic community. The next six bays contain infilled 14th-century mullioned and transomed windows and retain sufficient of their early form to link them visually with the other bays. The windows in bays eight, ten and eleven are almost complete with the other three bays having only partial remains. The 12th bay contains an infilled arch for the corridor from Hostry Passage to the area behind the Refectory. It has a Fletton brick infill and is rendered on the east side above stone blocking. These seven bays containing windows and the corridor arch framed a courtyard that lay on the south side of the Refectory. The final two (13th and 14th) bays back on to a small rectangular building with four-part ribbed vaults in its bays. The two eastern bays of the south elevation survive and retain their mullioned and transomed windows boarded from behind. Most of the bays in the Hostry Passage retain many elements of the shafts and springing for the vaults, including those which sprang across the corridor to form its rib-vaulted roof. The former outline of this roof is reflected in the decoration in the arch over the gateway into the south-east corner of the Great Cloister.

Interpretation panels have been attached to the walls on either side of the passage. The one on the west side shows the Refectory as it may have looked c 1240. The other panel, on the south corner of the road leading towards Table Hall, shows the Dormitory as it may have looked c 1220.

ASSESSMENT OF SIGNIFICANCE

The Hostry Passage is of **exceptional significance** despite its ruinous and incomplete state. It represents and reflects the former existence of at least four important medieval buildings: the dormitory (at first floor level) and its undercroft to the east, the Refectory and 'Little Dorter' to the west, and the passageway itself. Examples of all these buildings are relatively common on monastic sites in England, Scotland and Wales, and the passageway is thus not unusual in itself. The survival, extent and quality of its architectural detailing are very important, however, and this justifies both the high listing grade and the assessment of significance. Furthermore the Passage has strong group value with the Great Cloister, further ruins of the Refectory in the north-east corner of the Bishop's Palace garden (which is not publicly accessible), and with the infirmary buildings to the east.

CONSERVATION ISSUES AND POLICIES

The masonry is in good condition considering that the west wall is essentially a ruin and fully open to the elements. It is regularly maintained both in terms of any conservation or repair that may be required, and in de-vegetation when necessary. The roadway is also well maintained. It is not an adopted highway, so the responsibility for this falls on the Chapter (here as throughout the Precincts). The iron gate into the Great Cloister is usually kept locked to prevent this becoming a desirable route for a short-cut into the city centre via the Cathedral grounds. This seems appropriate given the sensitivity of the residential and commercial properties to the east.

The complex nature of the arcading and vaults is not easy to understand either at first sight or after more extended study. Indeed there are anomalies in the layout and later infilling or rebuilding of the arcades which are not fully understood. The masonry does not appear to have been fully surveyed, and neither does a detailed drawn and annotated record seem to be available. Given the fragility of ruinous structures and their susceptibility to accidental damage, it is important that this gap is rectified as soon as resources allow. A detailed record of this sort would allow the development and nature of the passage and its surrounding structures to be better understood. Such a survey would have great practical as well as academic benefits, however, through its contribution to future management, conservation and repair of the ruins. This issue extends to the adjacent and equivalent ruins in the Great Cloister and the Bishop's Palace garden. The interpretation boards along the Hostry Passage are helpful in showing something of the three-dimensional character of the medieval buildings.

33 LAUREL COURT HOUSE

STATUTORY DESIGNATION

Laurel Court and its gardens lie outside of Scheduled Monument PE 140 (Cathedral Precincts) despite the fact that the Chapter House is partly located under the north garden. Grade I listed building. The garden wall and gates are separately listed, also at Grade I. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Song school for Cathedral Choir.



Laurel Court House seen from the cathedral. Photograph by Jackie Hall, from the Cathedral GIS

DESCRIPTION

This substantial predominantly three-storey building with sash windows is currently in use as the Cathedral choir's song school, and faces onto the Great Cloister (see below). The list description ascribes an early 18th-century date to it but both the plan and elevations are irregular, suggesting that the house was built in at least two phases. A central, thick, stone spine wall appears to be the earliest element. The west elevation looking across a small garden to the Great Cloister is of five bays. The central one and southern two are of ashlar facing but the northern two are of

coursed rubble (as is the returning north end; the south is all of ashlar). The second bay from the south (probably the middle section of the original building) stands forward slightly from the bays to either side. This is partly masked by the later bay window on the ground floor. The northern two bays are recessed from and appear to abut the present central one. The building currently has a flat roof, but aerial photographs from the 1920s show it with three parallel pitched roofs running east-west.



Laurel Court – the southern (left) and northern (right) elevations.

The south elevation would have been at least as important, with an entrance at the west end. This is one of two at the south-west corner, that at the south end of the west elevation now being the principal one. It has a fine pediment on half columns framing the door itself. The pediment breaks through a moulded string course from just underneath it however, perhaps indicating that the pediment and possibly the doorway is secondary. The south elevation, meanwhile, is of four uneven bays. The larger western one is in effect a double bay but with single windows on the upper floors, and fronts onto the entrance hall at ground floor level. The next (central) bay steps forward slightly, interrupting the string course which continues round onto this elevation. There are single windows on the upper floors but the ground floor fronts onto the main staircase. The parapet above this central bay is balustraded. The eastern two bays then step back to the original plane of the elevation, and feature a bay window with a crenellated parapet and a French door out to the garden. Bay windows are also present on the second and central, and the northern two ground floor bays of the west elevation, but these do not contain French doors. All other windows to both of these principal elevations have strong framing of stone architraves with keystones.

The western three-storey part of the north elevation has two string courses. The upper plain one runs across the whole of this part but the lower moulded one terminates very soon after turning the corner. The elevation is plain except for a door on the ground floor at the east end, with small two-light windows on each of the floors above marking the positions of toilets and bathrooms. A matching door at the west end of the elevation is blocked. There is a vertical patch of brickwork up the centre of the wall to full height, widening to the whole width of the ground floor between the two door positions. This suggests that the present integral chimney stack replaced one which projected from the wall, with a substantial range on the ground floor. There is a two-storey brick extension to the east, with broad windows. This appears to have been a service range containing a kitchen and perhaps servants' quarters. These extend east into the attached Laurel Court Cottage.



Laurel Court – the entrance foyer (left), and the northern of the two reception rooms on the west side, with its fine colonnettes.

Internally the ground floor has a fine stone-paved entrance hall with simple fluted Tuscan columns in front of, but not supporting, the principal staircase. This has elaborately turned balusters and very ornate ends to the treads. The inner side of the staircase has good panelling. There is a slight irregularity in the flooring at the north-east corner of the entrance hall, where the tiled floor of the corridor from the back door (ie that in the north elevation) continues into and behind the stone floor. This may suggest that the area was configured in a slightly different manner originally, but it is difficult to determine the form of this. There is a secondary staircase opening off the rear corridor, with good balusters but less elaborate than on the main stairs. It is assumed that the secondary staircase was designed for access to servants' quarters originally on the second floor. The ground floor also has three very fine reception rooms, one behind each of the bay windows on the south and west elevations. The western rooms in particular retain exceptionally fine decoration, with Corinthian

colonnettes supporting the ceiling in the room to the north and an elaborately moulded recess in the room nearer the entrance hall and projecting into it. The southern room is not as impressive, but this may reflect losses rather than a different original treatment. The room is now the main choir practice room. The main rooms on the first floor retain good quality panelling, doors, coving, fire places and other features. They were bedrooms but are now used as choir offices. Most rear rooms on this and throughout the second floor are plainer and in a poor decorative state. The same applies to the two-storey extension.



There are small gardens to the south and west sides and to the rear (north). All are largely plain and laid to lawn. The rear garden is an extremely important space because it occupies a small portion of the medieval Chapter House and all of the slype. The blind arcading of its north side survives on the south wall of the south transept (left). The wall and gates along the west side of the gardens are separately listed together, at Grade I. The low southern section has iron railings and gates. The taller northern section is coped and has an arched

opening towards the north end. This runs along the line of the Chapter House's west wall up to the south transept, and was built in the 19th century. An arch (now blocked) in the garden wall was built to allow a view of the 13th century arcading against the south transept wall.

ASSESSMENT OF SIGNIFICANCE

Laurel Court is of **exceptional significance** as probably the finest example of 18th-century architecture within the Precincts. The exterior reflects the internal layout with rooms opening off the substantial entrance hall at the south-west corner and the corridor from the back door. This affects the treatment of both the west and south elevations, neither of which is wholly successful because of this. The single fenestration of the double bay at the west end of the south elevation breaks what would otherwise be a symmetrical façade. Equally on the west elevation one might expect the two bay windows to flank a central entrance, but this could not be achieved because of the phased construction of the house, leaving the entrance hall in an unusual location. In addition, the planes of the central and southern bays conflicts with the bay window on the ground floor across them. Internally, however, the ground and first floors contain several delightful rooms. Much of the rest is plain, reflecting 'movements' of status in the occupancy and use of the rooms upwards and from front to back of the house. This is particularly notable in the rear corridor and the two-storey extension. Finally the house and its northern garden also occupy part of the former Chapter House site and all of the slype/sacristy, with the arcading of its north wall still being visible on the external face of the south transept.

CONSERVATION ISSUES AND POLICIES

Laurel Court is in poor condition both internally and externally. The interior has many problems on all floors and in the majority of rooms. The main western rooms are well maintained and decorated, but otherwise there seems to have been little investment in maintaining the property. Many of the rear and upper rooms have wallpaper and other decoration of a particular vintage – 1970s or thereabouts – that does nothing for the building. Fortunately most of these problems are superficial and relatively easy to deal with, though in some areas (including the staircase and the main ground-floor room on the south elevation) there are more serious problems such as holes in plaster finishes and damp penetration. Externally some of the masonry is in poor condition with damaged or eroded stonework, areas of pointing that need attention, and vegetation growth. The west elevation retains timber baulks above the first and second floor windows (both timbers protected by lead ‘eyebrows’) from former retaining/restraining props, visible on an aerial photograph taken in 1955/6 (Cathedral GIS image 1012). Clearly there was a major concern over the stability of the masonry, although equally clearly this seems to have been resolved successfully or the support works would not have been removed. Overall the condition is worrying but not severely so, and all issues look to be readily addressable subject to funding.

The omission of Laurel Court (or at least the ground underneath it) and especially of its gardens from the scheduled area is difficult to understand. The north garden in particular occupies a small part of the site of the monastic Chapter House, a fundamentally important structure within the daily life of the community, and the slype. The structure extended to, or partly under, Laurel Court itself, so that the latter may in part re-use the medieval foundations. Chapter houses were a favoured location for the burial of senior members of the monastic community (Alwalton stone effigies in the church were moved from the Chapter House) and, on occasion, important benefactors as well. This omission is therefore especially surprising.

34 LAUREL COURT COTTAGE

STATUTORY DESIGNATION

Grade I listed building. The wall to the north of the cottage and a mounting block are also separately listed, at Grade II. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Storage.



Laurel Court Cottage – east elevation.

DESCRIPTION

This two-storey building has brick elevations to the east and west, with stone north and south elevations. It is attached to the east side of Laurel Court is a concomitant part of Laurel Court being of the same initial date and built as the kitchen and service element. It is listed as an outbuilding, an assessment supported by the lack of fenestration except at first-floor level on the east elevation. Somewhat unusually within the Precincts, these windows are side sliding sashes, the southern of four panes each and the northern of 16 each. This elevation rises off a chamfered stone plinth of three courses; the top of a possible fourth is just visible over the external tarmac. This masonry looks to be part of an earlier building on the same site, with slightly wider doors than the surviving examples (one of which is blocked, also in brick, with a central timber that suggests initial reduction to a window before its complete blocking). The roof is of Welsh slate, with chimney stacks at either end. The stone wall of coursed rubble running north from the north-east corner of the outbuilding is separately listed at Grade II. It forms the east wall of a single-storey extension on the north side of the building. A mounting block abutting the chamfered plinth to the north of the door on the east elevation is also separately listed at Grade II (above left). The outbuilding is now used for storage only.



ASSESSMENT OF SIGNIFICANCE

Laurel Court Cottage is of **considerable significance** as a secondary but still important adjunct to Laurel Court itself. Indeed it is possible that the cottage pre-dates Laurel Court (Mackreth 2005). The simple form and unusual nature of the elevations adds to the varied character of the south-eastern quadrant of the Precincts. The scale of the building clearly defers to Laurel Court, as well as the Cathedral rising tall behind and to the north of it. The building thus helps to emphasize the long-standing 'homely' nature of this area in the lee of the presbytery.

CONSERVATION ISSUES AND POLICIES

The Cottage is in good condition and well maintained. The low grade use is appropriate to a former outbuilding, but conversion for other use (including residential) would be possible with careful and sensitive planning. The Grade I status seems to reflect the listing of Laurel Court itself – a form of curtilage definition, perhaps – rather than the character of the Cottage itself. It is notable that the masonry wall to the north and the mounting block are Grade II listed. In some ways this would appear to be a more appropriate grade for the Cottage. Set against that, however, the stone plinth hints at foundations of an earlier building, perhaps of monastic origin, which if proved would **enhance significance** and justify retention of Grade I status. Nevertheless it may be appropriate for English Heritage to consider the current grading of the building to determine whether it should remain at Grade I.

35 THE GREAT CLOISTER

STATUTORY DESIGNATION

Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building (the well in the centre of the cloister is separately listed, also at Grade I). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Public open space, usually only accessible from within the Cathedral.

DESCRIPTION

The cloister was a vital space in any medieval monastery, both physically and spiritually. It provided a link (via covered walkways) with a variety of buildings such as the Chapter House, refectory and cellarer's range. The walkways themselves

were used for a variety of purposes, such as study and the scriptorium where manuscripts would be written and illuminated. They were also commonly used for burial of members of the monastic community. The central garden (or garth) was often cultivated as a *herbarium* for both culinary and medicinal purposes. The cloister was also the venue for one of the most important individual structures for the community, but now perhaps one of its least understood elements – the *lavatorium*. This could be free-standing in the garth or built into the south wall, and provided the monks with a basin (or set of them) for washing before entering the refectory in one direction or the church in another. This was not only a feature of personal hygiene and sanitation; it was at least as much a spiritual and liturgical cleansing allied to and reflecting the baptismal process.

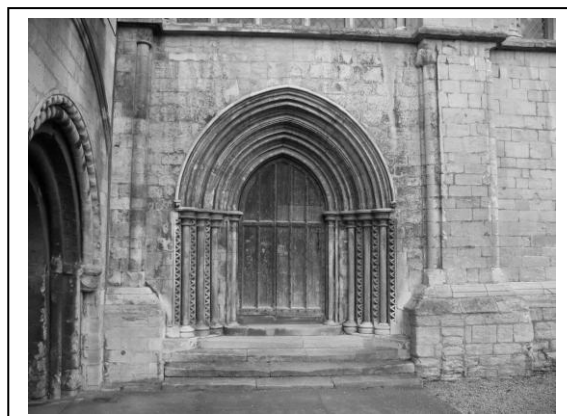


The Great Cloister looking west, with the west wall and the gate to Galilee Court on the far side.

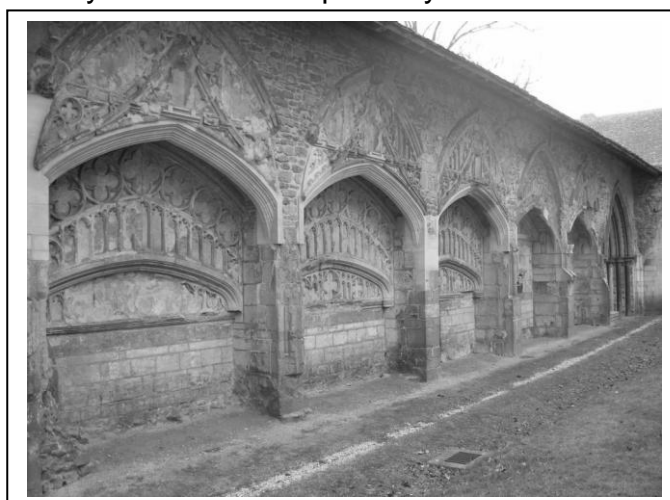
The Great Cloister at Peterborough Cathedral lies in the conventional (but by no means inevitable) location to the south of the nave. The cloister is square, and slightly shorter than the nave due to the need to fit the western range in behind or level with the original west front of the pre-1116 abbey church. Gravel paths around the four sides of the cloister broadly reflect the layout and widths of the covered walkways. The positions of the roofs are recognisable on the north and east sides where the horizontal weathering courses that protected them from water penetration run under the windows of the nave and sacristy. Supporting corbels are also present on the east side. A path runs diagonally across the centre from the north-west corner to the Hosty Passage. This passes by the central well, which has a modern cap but Norman walls and steps. The rest of the garth is now laid to lawn. Much detail has been lost since the Dissolution, but windows and stonework from the cloister were

used to block two of the north Presbytery Aisle openings when the Lady Chapel was removed. Thus details of the mouldings and bay sizes in the cloister are preserved on the other side of the Cathedral.

The north walk has very fine doors giving access from the nave to the cloister at either end (the western door is shown here), with blank masonry along the inner face between them (ie the south elevation of the nave below its windows). This would be appropriate for its likely use for the *scriptorium* – this location would receive maximum daylight. The other three sides feature arcading in various forms. The east walk has three blank two-centred arches with piers and traces of the springing for ribbed vaulting, and remnants of a fourth. This now stops at the end of the sacristy, but there would probably have been enhanced embellishment of architectural details across the entrance to the Chapter House befitting the status of the room within. The Chapter House was at the heart of the monastic community and its daily administration, often leading to a comparison (not wholly appropriate) to the boardroom of a modern business.



The south wall has six 13th-century Early English pointed arches running west from the Hostry Passage, each featuring double blind arcades, also pointed. The 13th century vaulting was replaced by a 15th century vault. The next five bays (below right) contain the *lavatorium*, rebuilt in the 15th century and with exceptionally fine Perpendicular panelling. An interpretation panel in the garth depicts a free-standing *lavatorium* in its south-west corner (a conventional position), but the evidence for this is unclear. The final bay contains the door into the refectory, which ran behind and for the full length of the south walk. The door itself has a round arch with rich and deeply cut stiff-leaf decoration, under a 13th-century pointed arch of three further orders of colonnettes. The tympanum between the round and pointed arches has a central quatrefoil with a dragon to either side. A small excavation here exposed the bases of all the columns intact with about three levels of steps into the Bishop's Palace garden. A very worn pre-Reformation tiled floor was also found.



Finally the west wall was common with the cellarer's range (with the abbot's hall above), running from the nave to the refectory. As the name suggests this was the main provisions store, convenient for the kitchens and refectory. The wall retains several blocked arches and doorways, ranging in date from the 12th century (one at the north end has a fine roll and cable moulding) to the 14th. Remnants of the 15th-century Perpendicular arcading survive, superimposed on and across the earlier blocked arches. The floor of this walkway survives.

ASSESSMENT OF SIGNIFICANCE

Though incomplete and fragmentary, the Great Cloister is unquestionably of **exceptional significance**. It retains features and decoration that make it a veritable pattern book of English medieval architecture from the 12th to the 15th century. The cloister was an absolutely fundamental feature of any abbey, and that was certainly the case here. Though its walkways are long lost, they are identifiable and comprehensible with a little effort of observation and interpretation. The ranges of buildings around and accessed off the three sides of the cloister away from the nave included several of the most important to the monastic community. The Chapter House on the east side was perhaps second in importance after the church itself, but the refectory on the south side was not far behind it. The cellarer's range formed a vital part of the dining complex, its stores being essential for the kitchens and refectory. Finally the quality of the surviving architectural detailing is of the highest order, especially in the Perpendicular *lavatorium* and the mid 13th century door. The diagonal path across the cloister and its plain lawns do not reflect the historic layout and use of this area. They may have a negative impact on interpretation of the cloister, although the recently renovated display boards and architecture help to counteract this. The cloister is also a valued place of peace and calm for visitors.

CONSERVATION ISSUES AND POLICIES

The Great Cloister is well maintained despite, or perhaps because of, its ruinous state. The remaining masonry and its detailing are of excellent quality, and the condition is as good as one could expect for buildings that have been left without roofs for several hundred years. Replacement of weathered and eroded details with new stone seems to have been kept to an absolute and necessary minimum as a matter of policy over a long period. The new is clearly distinguishable from the old, and will remain so for many decades to come. Meanwhile good conservation practice continues to be applied to this most precious of spaces through the work of the Chapter, their professional advisors and the Fabric Advisory Committee. Removal of the diagonal path across the cloister garth would be beneficial for interpretation, although there is a risk that the route would continue to be used (it is an obvious desire-line across the cloister). This would be detrimental to the grass. The garth might also benefit from an alternative planting scheme, eg as a herbarium. This would aid interpretation and provide a valuable sensory experience, thus extending and improving access.

Interpretation is an area that merits further attention in the Great Cloister. Four display panels ranged along the east side of the cloister provide graphic reconstructions of how it might have looked during the medieval period, particularly during the 13th century. The panels appear to be of the same age as those in the Hostry Passage, but they had suffered badly from exposure to the elements. Unlike the wall-mounted panels in the Passage, these are free-standing on concrete plinths, and they are raked back for easy visibility for people walking round the cloister. This means that they take the full force of rain, sun and other weather. The surfaces of the boards had become heavily stained, but they have been cleaned recently. This should extend their life for a few years at least.

36 24 MINSTER PRECINCTS

STATUTORY DESIGNATION

The ground underneath 24 Minster Precincts is a detached part of Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Cafeteria, with meeting rooms in upper floors.



24 (left) and 25 (centre and right) Minster Precincts.

DESCRIPTION

This building is late medieval in origin, but with 19th-century alterations. It is likely to have been built as a residence but has had a variety of uses in more recent times, including Diocesan offices. It now houses a cafeteria on the ground floor with function and meeting rooms and offices on the first floor and attic level. The north

elevation is of two storeys, with a crenellated parapet featuring crossed arrow slits over a modillion cornice. There is also an external chimney on this elevation, which is of mixed uncoursed rubble stone and ashlar. The ground floor has a 19th-century gabled porch with four- and six-light mullioned and transomed windows to the left (east) and right respectively. Both have drip moulds with shield stops, a characteristic feature of several buildings around the open court to the west of the Cathedral. A small post box is set into the wall between the east window and the porch. The first floor has two windows with pointed arches, each of four lights with mullions and transoms under cusped heads. The attic dormer windows are on the south side. The stair turret at the north-east corner has a blocked door at ground level, with a transomed fanlight above, and small blocked single fanlights to either side. There is a small two-light window above the blocked door, with a slit window further up the turret above this. The east elevation faces the passageway beside the Cathedral that leads to the cloister. This elevation has a large two-storey buttress, an infilled archway and two small infilled windows. There are also the remnants of a gateway on the east side. The building has a small courtyard on its south side that opens directly onto the Cathedral forecourt to the north.

The interior features a central staircase rising to the attic. The rooms are quite plain and functional throughout, probably reflecting the building's modern use. Roof timbers are exposed in the attic rooms.

ASSESSMENT OF SIGNIFICANCE

Externally at least, this building is of **exceptional significance** as a domestic building of late medieval, probably late 14th-century origin, with 19th-century alterations. Its north elevation facing onto the Cathedral forecourt has very fine visual quality, partly because of its varied fabric and features. The arrow slits and modillion cornice on the crenellated parapet are both particularly unusual in the Precincts. The corner turret and external chimney are strong vertical elements, reflected in porches and bay windows in the rest of the terrace to either side of the gatehouse to the Bishop's Palace. No. 24 occupies the east end of the terrace and thus has a particularly important physical and visual relationship with the West Front of the Cathedral and the forecourt in front of it. The interior is a little disappointing in comparison to the exterior but this does not detract from the high significance of the building as a whole.

CONSERVATION ISSUES AND POLICIES

The building is in good condition, is well maintained, and has been decorated to a high, if plain, standard internally. Its current uses are appropriate, though a variety of other functions could be envisaged in future if necessary. This could include reversion to a residence, but the location so close to the Cathedral makes 24 Minster Precincts ideal for more public functions as well.

37 25 MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Private residence.

DESCRIPTION

This very substantial private residence occupies the whole space between 24 Minster Precincts to the east and the Bishop's Gate to the west. No. 25 is of three storeys under an attic in the central and west sections only, but the building is the same height as No. 24 to the east. It may be of late medieval origin but the rear and front elevations are of 18th and 19th-century date respectively. The front is of ashlar under a crenellated parapet, and has strong vertical emphasis in the porch which rises through the full three storeys of the building as a sort of giant order. The parapet thus continues round the top of the porch. There is a large six-light mullioned and transomed window to the ground and first floor on either side of the porch, with smaller windows of the same form and number of lights on the second floor. All the windows have drip moulds, those at first-floor level extending to either side to form a string course. Further string courses run above each level of windows, the upper one forming a cornice under the parapet. The ground and first-floor strings terminate on a two-storey buttress marking the junction with a slightly recessed further bay to the east. The central and western parts of the elevation are therefore symmetrical, except that a secondary porch has been fitted into the angle between the west end and the Bishop's Gate. This porch is polygonal and of two storeys only, with a pitched roof over it.

The recessed eastern bay is also of ashlar facing but is otherwise quite different. It features a fine twelve-light mullioned and transomed oriel bay window under a crenellated parapet rising through the full height of the ground and first floors of the rest of the elevation. Here then is a tall hall running back through the building. There is a small two-light window on the floor above. The roof (of Welsh slate) over the rest of the building does not continue across this bay, which has irregular crenellation including an upstand from it. Chimney stacks rise high above the roofs at the party wall with No. 24, at the west end of the recessed bay, and to the west of the porch. There is a garden to the rear up to a small cottage (known as Gardener's or Chauffeur's Cottage) in its south-west corner that faces into the Bishop's Palace grounds.

ASSESSMENT OF SIGNIFICANCE

This very substantial building is of **considerable significance** as an example of consciously antique (though not neo-Gothic) Victorian architecture within the Precincts. In that sense it is part of a group that includes much of the Deanery and its associated stables, Archdeaconry House and others that tend to incorporate earlier fabric but add new facades to them and modify the interiors as well. No. 25 is also part of the terraced group of buildings to either side of the Bishop's Gate. This ensemble is of **exceptional significance** as an architectural and historic group (this is explicitly recognised in the list descriptions for each of the buildings), and as a frame for the West Front of the Cathedral and the forecourt in front of it. The terrace mirrors and responds to the Deanery group of buildings in this respect.

CONSERVATION ISSUES AND POLICIES

No. 25 is mostly in good condition, but the north (front) porch and the rooms above it display cracks and have moved away from the rest of the building. This will require remedial work to prevent further movement. It is well maintained, and appears to be in very good decorative order internally. Its continued use as a private residence is wholly appropriate. Along with other properties on the south and west sides of Galilee Court it retains a strong sense of group value while still having a distinct visual and physical presence of its own. This should be retained unless there are overwhelming reasons for alterations.

38 GATEHOUSE TO BISHOP'S PALACE, AND THE KNIGHT'S CHAMBER

STATUTORY DESIGNATION

The Bishop's Gate is a detached part of Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

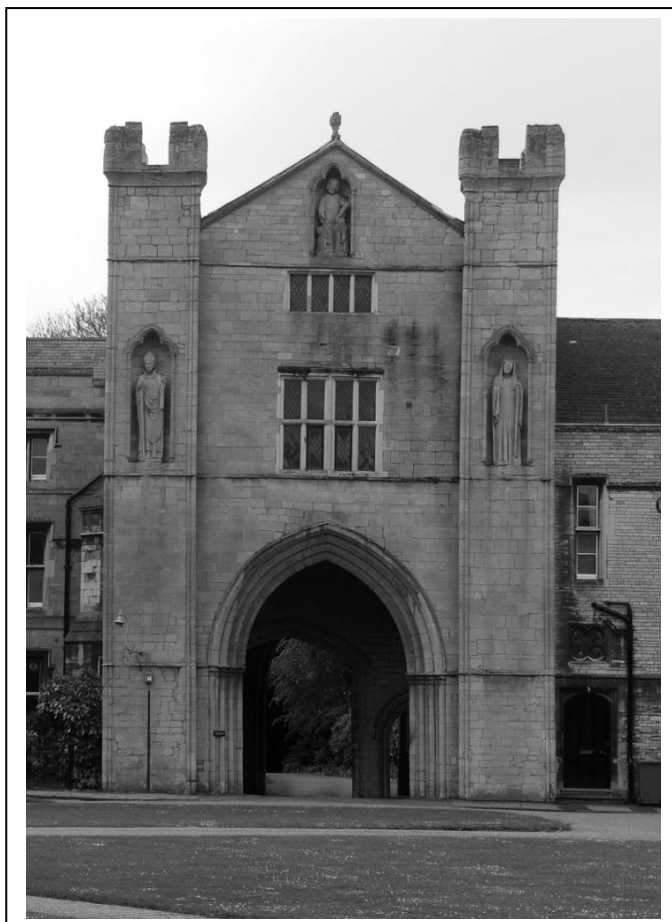
CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Bishopric Estate.
Management:	Bishopric Estate.
Use:	Access to the Bishop's Palace and grounds. The Knight's Chamber appears to be unused.

DESCRIPTION

The Bishop's or Abbot's Gate was started in the early 13th century (the list description suggests c 1220) by Robert of Lindsey. Documentary evidence for alterations to the structure in the medieval period appear to be matched by subtle changes in the fabric above and below the first string course. The gate provided access to the Abbot's Lodging, now the Bishop's Palace, and its courtyard. The gatehouse itself is a suitably impressive structure of ashlar facing throughout,

standing forward from and rising well above the terraces to either side of it. Rectangular in plan, turrets rise from each corner for the full height of the structure. This was of three storeys originally, and the fenestration still reflects this. Each gable has an eight- and four-light mullioned and transomed window with drip moulds and strings. These originally lit the first and second floors respectively. They are of Jacobean style and clearly are not original, though the medieval windows are likely to have occupied much the same positions. Both the turrets and the side walls of the gatehouse have crenellated parapets, while the front and rear elevations are gabled. The turrets and both gables feature medieval statues of abbots, priors and King Edward (see list description), in trefoil-headed niches. The statues are all of very fine quality, and in remarkably good condition for their age. The gate passage has very fine blind arcading under three sexpartite vaults. There are two portals, one for carriages (now cars etc) and the other for pedestrians. A sunken area in the south-west corner where the original bases of the arcades are exposed shows that the ground level through the gateway has been raised above its former level. The timber gates are not the originals but are of good quality.



The room above the gateway is now of full height, with the former internal floor having been removed. It is known as the Knight's Chamber, reached via a door in the western wall of the passage, behind the line of the gates, leading to a Jacobean timber staircase in a block off the south-west corner. The panelled door at the top of the stairs has the same type of right-angled hinges seen in many 19th-century buildings in the Precincts (eg Archdeaconry House). The roof appears to be a replacement for an earlier one, the corbels for which still survive on the side walls. There is a door high in the south-east corner of the room giving access to the roof from the original upper floor, but now stranded (above right). Its cill shows roughly where the floor would have been. There is a string course just below this which runs into the window splays just beneath the lintel of the lower (first floor) windows. The room also features a fine hearth in the west wall, with the chimney flue standing just proud of the wall face above this. It seems to be little used now, with ageing paintwork and a



poor quality kitchenette at the south end. The spiral staircase has an accumulation of plaster and other detritus on the floor and treads.

ASSESSMENT OF SIGNIFICANCE

The Bishop's Gate is of **exceptional significance** as an extremely important individual building both architecturally and historically, and as the entrance into the Bishop's Palace – a true gateway between public and private spaces. It is also the dominant feature not only within the terrace on the south side of the Cathedral forecourt, but also within the entire area to the west of the West Front.

CONSERVATION ISSUES AND POLICIES

Externally the gatehouse is in good condition, and is well maintained. The Knight's Chamber and the spiral staircase up to it, however, are in a poor state of decoration. This is largely a superficial problem, and there is no obvious evidence for more serious issues (eg structural cracks or extensive damp penetration). The main problem would appear to be under-use of this very fine and historically resonant space. It would clearly be desirable to bring it back into regular use. This would involve at least upgrading, and preferably removal, of the kitchenette and other poor-quality furniture. It may also be feasible to re-open the blocked door to 25 Minster Precincts.

39 THE BISHOP'S PALACE AND ITS GARDENS

STATUTORY DESIGNATION

An L-shaped area in the north-east corner of the Palace garden is included in Scheduled Monument PE140 (Cathedral Precincts). This corresponds with the south (refectory) and west (cellarer's undercroft and abbot's hall) ranges of the Great Cloister. The Palace is a Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Bishopric Estate.
Management:	Bishopric Estate.
Use:	The Bishop's Palace and its grounds. The latter are very extensive. They include formal and informal gardens, and cultivated areas.

DESCRIPTION

The Bishop's Palace complex occupies the entire south-west quadrant of the Precincts, by some distance the largest property within the Precincts at any time in its history. This befits the status of the abbot as head of the medieval monastic

community, and his successor, the bishop at the head of both Cathedral and Diocese. The Palace itself is a mixture of original medieval fabric, Victorian Gothic work and a garage and associated outbuildings by Lutyens. The main buildings are in two uses, with the Bishop's residence in the body of the house and the Diocesan Offices in the south-east wing. The Bishop's residence includes a very fine pair of vaults, the smaller one now used as a private chapel. The larger is now the entrance hall, and has two bays running north-south divided by circular piers with moulded capitals supporting rib vaulting. Parts of the capitals and vaulting have been renewed, probably in the 19th century and perhaps on previous occasions before this. The chapel, originally a medieval undercroft, also has rib vaulting and is more intact. The east window is an original slit lancet. The Expressionist stained glass in this and another window in the north wall is by Patrick Reyntiens and was inserted in 1958. Several areas of very thick walls in the corridor to the west of the vaulted rooms are probably medieval as well, incorporated into later rooms. There is also a fine original buttress on the east elevation of the building, with very deep steps. The rest of this part of the Palace is of good quality 19th-century work, with much use of timber panelling in the living rooms. Many original fixtures and fittings survive.



West elevation of the Bishop's Palace, with the Cathedral behind (photograph from Cathedral GIS).

The Diocesan Offices occupy what would have been the solar range of the medieval Abbot's Lodging. It has two late Perpendicular oriel windows facing north. One of these features the rebus of Abbot Kirkton (1496-1528), a pun on his name in the form of a church standing on a tun. The ground floor of this range was originally open but has been partly sub-divided. Two four-centred arches are now blocked because of this. A late 12th-century triple shaft on a corbel is a remnant of the monks' kitchen, and would have linked up with the buildings around the cloister. Significant traces of these survive in the north-east corner of the Palace gardens. The remaining part of the Little Dorter on the west side of the Hostry Passage is in use as the gardener's store room; it is of two bays, each with a four-part ribbed vaulted roof. There is a small cottage (Gardener's or Chauffeur's Cottage) on the

north edge of the Palace grounds, behind No. 25 Minster Precincts (see Gazetteer No. 37).

The extensive grounds of the Palace are now mainly gardens with a few ancillary buildings of post-medieval date. There probably would have been many more structures here in the medieval period, as the abbot would have maintained an essentially private court in parallel with the monastic community. A substantial hall is known west of the Lutyens buildings, for instance. Stables, a kitchen, bakehouse and brewhouse, workshops and a variety of other buildings are likely to have been present. They are likely to survive as below-ground archaeological remains. The grounds are bounded by other Precincts properties to the north, the Precincts boundary wall to the west and south, and a further wall to the east. This section runs south from Hostry Passage and was in poor condition; it was propped up externally by raking shores until repaired in 2009.

The gardens are also one of the best areas of the Precincts for ecology and biodiversity. The lawns contain a surprisingly diverse range of grasses, and the gardens generally have a good mix of habitats.

ASSESSMENT OF SIGNIFICANCE

The Bishop's Palace and its grounds are of **exceptional significance** in many ways. Historically this has been the residence of the senior person within the ecclesiastical community throughout the medieval and later periods to the present day. The buildings are of very high quality, with very fine medieval, post-medieval, Victorian and 20th-century fabric. The interiors of the residential part also retain a great deal of excellent panelling, doors, coving, fireplaces and many other fixtures and fittings. The Diocesan Offices are also crucial to the administration of the See, although they are not fundamental to the Palace's functions. The grounds are likely to contain very important archaeological remains associated with the Palace and various service or other buildings belonging to it. The grounds are also extremely important as one of the largest individual open spaces within the 'green lung' of the Precincts, and as its most ecologically diverse and interesting area.

CONSERVATION ISSUES AND POLICIES

The Bishop's Palace and its grounds are in good condition and very well maintained (by the Bishopric's Estate). The interior is maintained to a high standard of decoration. The continuing episcopal use represents an unbroken tradition now spreading across many centuries. The Diocesan use of the solar wing is also appropriate and has some pedigree, in that the abbot and the successor bishops would have had their household and official staff nearby. These would quite probably have been housed within the palace complex. There is no issue of appropriateness about the Diocesan Offices, therefore, not least because the residential part of the Palace is still more than adequate.

While the Scheduled status of the Gatehouse (G38) is incontestable, it does point up the idiosyncratic nature of the scheduling. Virtually all of the Bishop's Palace gardens are excluded, except for those parts corresponding principally to the refectory and

cellarer's range off the Great Cloister. There may be some potential for inadvertent and accidental disturbance of archaeological remains because of this, given that the Palace is owned and managed by the Bishopric Estate. The Cathedral Architect and Archaeologist thus have no formal remit in this area. It would be advisable for the Bishopric Estate to carry out or commission a thorough review of the archaeological potential and sensitivity of the Palace grounds.

The Palace and its grounds are largely private in nature, though official and private functions such as garden parties provide a degree of controlled accessibility. This is appropriate given the high profile of the Bishop and the need for some privacy and security. Some consideration could be given to extended access through open days, and interpretation boards like those in the Deanery Garden would be useful additions (particularly in the area of the cloister ranges).

40 26–27 AND 27A MINSTER PRECINCTS

STATUTORY DESIGNATION

Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners (26). Chapter of Peterborough Cathedral (27, 27A).
Management:	Church Commissioners (26). Chapter of Peterborough Cathedral (27, 27A).
Use:	Private residences.

DESCRIPTION

Though divided into two houses (and built as such), 26-27 Minster Precincts was conceived and designed as a single entity in the 19th century, replacing a probably 17th-century house. The Eyre map of the city in 1721 shows a range of buildings here, and a block of similar plan is shown on the 1822 survey of the Precincts (Cathedral GIS image 1158). The present building is of two storeys with an attic over, and its front (north) elevation divides into five bays. The second and fourth have bay windows rising to balconies at attic level, with stepped Dutch dormer gables. The ground and first-floor windows are 10-light mullioned and transomed, with six lights to the front and two on either side. The central bay also has a Dutch stepped gable to the attic with a door at ground floor level and a four-light mullioned and transomed window to the first floor. The outer bays have the same pattern of a door at ground level and two-light transomed window at first floor level. These doors have a glazed quatrefoil above but detached from them. The door in the western bay leads to an enclosed passageway to the rear garden and the detached 27A. There are string courses at the springing of the central door, and at the top of the first-floor

windows. Various chimney stacks rise tall from the roofs, those to the south of the ridge and at the west end of the roof being of brick.



The Bishop's Gate (centre-left), and 26-28 Minster Precincts.

The list description has the rear elevation as of 18th-century date. The large garden to the rear shares a wall along its east side with the Bishop's Palace garden. A gateway along the south side provides access to St Peter's Road. No. 27A is in the south-west corner and comprises an 18th-century two-storey brick core (possibly a former coach house) with 20th-century single-storey extensions to the north and east. It was formerly in use as a doctor's surgery but is now a private residence; it incorporates the Precincts boundary wall along its west and south sides.

ASSESSMENT OF SIGNIFICANCE

26-27 Minster Precincts are of **considerable significance** individually and for their contribution to the group including, and to either side of, the Bishop's Gate. Nos. 26-27 (and No. 28 to their west) were built in a consciously different style to the gate and the terrace to its south. Dutch gables replaced the crenellated parapet that is such a familiar feature of the Precincts. To that extent these houses provide a visual reference to and link with buildings immediately to the west of the Precincts, where Dutch and hipped gables are more common. No. 27A is also of **considerable significance** as a building associated with No 27, perhaps a coach house for it, and as part of the Precincts boundary.

CONSERVATION ISSUES AND POLICIES

The buildings are in good condition, well maintained and appear to be in good decorative order. They are in residential use, which is clearly appropriate; the former uses of 27A do not affect this assessment.

41 28 MINSTER PRECINCTS

STATUTORY DESIGNATION

The north-west corner appears to be within the Norman Gate and King's Lodging detached element of Scheduled Monument PE140 (Cathedral Precincts). Grade II listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Ecclesiastical and commercial offices.

DESCRIPTION

Like many of the buildings to either side of the Bishop's Gate this former house has a 19th-century front elevation (the rear appears to be of similar date). In this case there is a demonstrably medieval core in the north-west section of the building at least, with part of a very fine quadripartite vault (probably of late 12th-century date) cut across by later partitioning (right). The cellars also appear to retain some medieval walls, though the extent of original fabric here cannot be determined without a level of survey and analysis that is beyond the limits of this study.



The building is of two storeys under a Welsh slate roof, partly shared with the King's Lodging to the west. The north elevation is irregular but falls into three roughly equal portions. The eastern third has a stepped Dutch gable different in form to those over Nos. 26-27, and with a pitched roof running back from it. There are two-light mullioned window on the ground floor, one each to either side of a central single-storey buttress, with a single very large six-light mullioned and transomed window for the high-ceilinged first-floor room. The central third has a door on the ground floor with a single-light window to its left (east). The first floor has a four-light mullioned and transomed window with a single-light window to its east. The western third has two-light transomed windows on the ground floor, one to either side of a central single-storey buttress, and a single six-light mullioned and transomed window to the

first floor. Documentary evidence and an engraving show that the north elevation lay further forward than this until the early 19th century, when the masonry was revealed and restored in its current position.

The building was briefly vacant until recently but is now in active use, again as offices. The interiors are mostly plain and functional because of this, with false ceilings in several rooms. In some cases these are significantly lower than the original ceiling. It is therefore impossible to assess the extent of survival of original features such as coving and picture rails. There is a small enclosed courtyard to the rear of the property.

ASSESSMENT OF SIGNIFICANCE

This Grade II listed building is of **considerable significance**, partly due to its irregular design. The medieval fabric at its core, though not perfectly understood, is certainly of **considerable significance** and could be higher than this if future study can demonstrate more of the original form and development of the structure, and its relationship to other buildings around it (especially the King's Lodging).

CONSERVATION ISSUES AND POLICIES

This building is in good condition, well maintained and generally in good decorative order. The building is reasonably well suited to office use. Its location is particularly good for this purpose, being at the margin of the Precincts but close to its main pedestrian entrance.

The Grade II listing is mostly appropriate, but could be higher in the context of the vaulted bay at the north end of the ground floor, and perhaps in the cellars as well. The vaulting appears to relate to similar masonry features in the King's Lodging and the Norman Gate and may relate to the abbot's gaol that had previously occupied this site.

42 THE KING'S LODGING

STATUTORY DESIGNATION

A detached part of Scheduled Monument PE140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Church Commissioners.
Management:	Leaseholder.
Use:	Commercial shop (Reba).

DESCRIPTION

Like the attached Norman Gate to the north, this building is a 12th-century structure in origin. The ascription as the King's Lodging is questionable. There is no doubt that royal apartments would have been available, and used, within the medieval abbey, but a marginal and exposed location such as this would not have been appropriate or adequately secure. The Lodging is more likely to have been attached to the Great Cloister (as was the case in several Scottish abbeys, eg Dunfermline and Holyrood) or the Abbot's Lodging.



The King's Lodging (right) next to the Norman Gate.

The so-called King's Lodging was quite extensively rebuilt around 1930 though much of this work is restricted to the west elevation. Internally the structure retains very fine vaulting with short circular piers supporting slightly chamfered arches and ribs. This vault is below the external ground level and is thus approached down steps. It now forms the main shop space. Two further rooms have 12th and 13th-century vaults. The so-called Condemned Cell might be of medieval origin, and other parts of the King's Lodging were formerly within the post-medieval town gaol. The remainder of the interior is more plain and affected by alterations, and thus of lesser interest.

Externally the elevations are largely of ashlar facing. The north-east elevation aligns with the north elevation of 28 Minster Precincts and adjoins the southern stair turret of the Norman Gate. It contains a door at ground level with two single-light windows in the upper storeys. The west elevation looking onto Cathedral Square has a crenellated parapet, an external chimney stack (of the same height as the turrets of

the Norman Gate) and an eight-light mullioned and transomed window. The south side is hard against the National Westminster Bank building.

ASSESSMENT OF SIGNIFICANCE

The King's Lodging is of **exceptional significance** irrespective of whether or not the name is correct. It retains very fine 12th and 13th-century vaulting in good and relatively intact condition, and is part of an important group with the Norman Gate and the terrace running east to the Bishop's Gate. The later alterations are part of the building's historical development and thus cannot be seen as **negative** or **intrusive**. The external signage and feature lighting for the shop is less appropriate for a building of this importance, but the intrusion is low and at an acceptable level.

CONSERVATION ISSUES AND POLICIES

The building is in good condition, well maintained, and is in good decorative order internally. The commercial use is perhaps unfortunate but economically sensible in a prime location such as this. There are few if any negative consequences for the fabric, though internal fixtures and fittings must have no impact on the historic fabric. Externally no further advertising, signage, lighting or similar paraphernalia should be installed.

43 PRECINCTS BOUNDARY WALLS

STATUTORY DESIGNATION

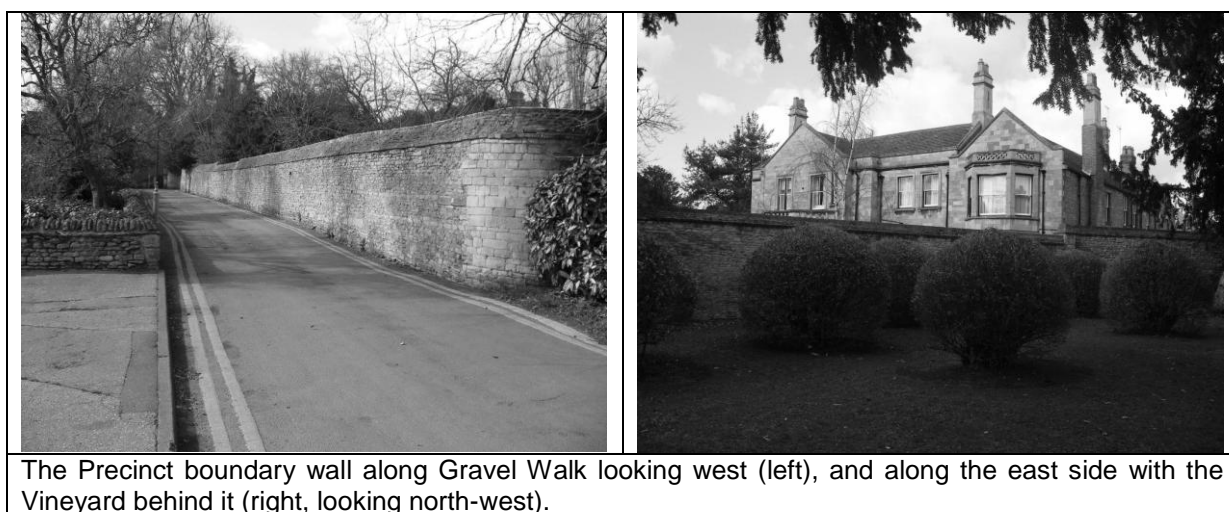
Substantial stretches of the Precincts walls form the edges of, and are likely to be included within, Scheduled Monuments PE 140 and PE 153. At least two sections of walls and associated gate piers are separately listed, at Grade II. These are the sections along Gravel Walk, where the gate piers are separately listed, and behind the Vineyard, where they are included with the walls. Most of the Precincts boundary walls also represent the edges of the Peterborough Cathedral Precincts Registered Park and Garden and all are within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral, except for the Church Commissioners for the section at 6-9 Minster Precincts, The Vineyard, Ashton House and Mandell House, and Bishopric Estate for the sections around the Bishop's Palace gardens.
Management:	Chapter of Peterborough Cathedral, except for the Church Commissioners for the section at 6-9 Minster Precincts, The Vineyard, Ashton House and Mandell House, and Bishopric Estate for the sections around the Bishop's Palace gardens
Use:	Boundary walls with access to properties.

DESCRIPTION

High boundary walls of coursed stone rubble with coursed coping largely define the Precincts. These incorporate a blocked door or gate of probable 14th-century origin in the section along Gravel Walk at the south-east corner of the Precincts. There is also a fine gate attached to the walls here, with three stone piers capped with a crenellated cornice. The central pier lies between a carriage entrance to the north and a pedestrian gate to the south. It features a carved shield with the arms of the Diocese just below the cornice. This gate is now of low importance as far as access to the Cathedral is concerned, but it would have been far more important when the urban centre lay to this side of the Precincts rather than to the west.



Buildings that have been developed around the edge of the Precincts hide sections of the walls on the north side. The north wall does not follow the line of the earlier Precincts as shown on Eyre's map, and it is likely that this section is a 19th-century build. The walls along the west side are partly incorporated in courtyard walls (eg behind 3-9 Minster Precincts); it is therefore difficult to examine and assess the walls in these areas.

ASSESSMENT OF SIGNIFICANCE

The Precincts boundary walls are of **exceptional significance**, particularly where they survive on their medieval line, although they have been rebuilt repeatedly over the centuries. They continue to fulfil their purpose of demarcation and security, establishing a perimeter that can be closed off at night or other times if required.

CONSERVATION ISSUES AND POLICIES

The boundary walls are generally in reasonably good condition, and the Cathedral Architect reported on their state in 2005. There has been a substantial programme of repair and conservation since then, but further work is required. Chapter is aware of this. Regular repair and conservation includes de-vegetation when needed. Root systems are left in place but killed if their removal would cause more harm than good through damage to the masonry. There are areas where failed pointing and/or

missing facing stones are an issue, especially in the section along Gravel Walk. These do not appear to be a cause for serious concern at this stage; they will continue to be monitored on a regular basis and repaired and conserved as necessary.

OPEN SPACES NOT INCLUDED WITH BUILDINGS

44 GALILEE COURT

STATUTORY DESIGNATION

Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Public open space.



View looking north-west across Galilee Court.

DESCRIPTION

The Galilee Court is an area of open space lying between the western entrance to the Precincts and the West Front of the Cathedral. It is very strongly defined by buildings on all sides, with the West Front being the most obvious of these. 2-5

Minster Precincts define the western edge of the Court, while Nos. 24-28 define the south side. 10 Minster Precincts and the Deanery complex run along the north side. Given the strength of the built environment around it, therefore, it is appropriate that the Court is treated very simply in landscape terms, as it could not compete with either the grandeur of the West Front or the solid vertical edges created by the other buildings. Instead the ground is laid to lawn, with footpaths crossing it and access roads running around the edges. Galilee Court is a major and important point of congregation and rest for residents of and visitors to Peterborough and the Cathedral. It is therefore remarkable that it usually manages to retain an air of peacefulness and contemplation even when busy on a hot and sunny summer's day.

ASSESSMENT OF SIGNIFICANCE

This open space is of **exceptional significance** for its contribution to the ambience and atmosphere of privacy within the Precincts, even though it is so close to the city centre, and as an important point of congregation for people immediately inside the Precincts. It is also likely to be important archaeologically, though the precise level is difficult to determine without further information on the date, extent and density of surviving deposits. This area is always likely to have been used as an informal meeting point given its location 'under' the West Front, and is likely to have been important in ceremonial and processional use. It has always been an important area for access through and around the Precincts as a whole, and especially for access to the Cathedral itself. It also provides the main points of entry to the other two 'senior' buildings within the Precincts, the Abbot's and Prior's Lodgings (now the Bishop's Palace and Deanery respectively).

CONSERVATION ISSUES AND POLICIES

The Cathedral's gardeners keep Galilee Court in an excellent state of maintenance. The roads and paths are important for access to properties around the Precincts, and are in good order as well. The whole of this area is excluded from the Precincts' Scheduled Monuments, though the ground under 24 Minster Precincts and the Bishop's Gate are included in PE 140. This seems curious given the physical and spiritual centrality of the Court within the western part of the Precincts.

45 THE CATHEDRAL CEMETERY

STATUTORY DESIGNATION

Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Public open space.

DESCRIPTION

The area around the north, east and south-east sides of the Cathedral consists of lawns crossed by tarmac and bound gravel roads and pathways. The area is publicly accessible like the Galilee Court, but is more often used for access around the Precincts and to properties within it. The Cathedral cemetery used to occupy this space. Many grave monuments are still present (probably in situ) and cleared gravestones have been reset around the outer edges. There is a small memorial garden area for cremated ashes in the centre of the eastern part of the cemetery. The town cemetery was on the north and east side of the Cathedral. Repton raised the ground on the north side of the Cathedral by a metre in the late 18th or early 19th century. This appears to have involved intensive disturbance of burials, as the ground now contains a substantial amount of disarticulated and stray bones. No intact skeletons or parts thereof were found when a water main was put in and when the war memorial was built, both recently. The latter had to be piled because the ground was so soft. The early monastic cemetery was also on the east side, extending round the south-east side as well; this became the clerical and chapter cemetery after the Dissolution.



The cemetery to the north (left) and south-east (right) of the Cathedral.

ASSESSMENT OF SIGNIFICANCE

This open space is of **exceptional significance** for its contribution to the ambience and atmosphere of privacy and calm within the Precincts, even though it is so close to the city centre. It is also important archaeologically, though the precise level is difficult to determine without further information on the date, extent and density of medieval burials. Underpinning of the New Building revealed traces of Anglo-Saxon archaeology (see GIS). It seems likely that the archaeology of this area will be of **exceptional significance**.

CONSERVATION ISSUES AND POLICIES

The Cathedral's gardeners keep the cemetery areas in an excellent state of maintenance. The memorial garden is also carefully tended. The roads and paths

are important for access to properties around the Precincts, and are in good order as well. The whole of this area is excluded from the Scheduled Monuments. This seems curious given its use as the Cathedral and former city cemetery.

46 THE ORCHARD

STATUTORY DESIGNATION

Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Chapter of Peterborough Cathedral.
Management:	Chapter of Peterborough Cathedral.
Use:	Garden.

DESCRIPTION

This small area of open space between Ashton House and Mandell House to the north and the Canonry House complex to the south was an orchard. It retains some fruit trees but does not appear to be maintained as a working orchard. It is defined by the Precincts wall to the east (replaced, hopefully temporarily, with boarded fencing) and garden walls to the remaining sides.



ASSESSMENT OF SIGNIFICANCE

This garden area is of **some significance** as a remnant of the vineyards that used to cover much of the east side of the Precincts. It is within an area of generally high archaeological potential, although it is excluded from the Cathedral Precincts Scheduled Monument PE140.

CONSERVATION ISSUES AND POLICIES

The garden seems to be maintained on a 'caretaker' basis but it does not appear to be under active orchard management. Its exclusion from the Scheduled area is difficult to understand, and does not seem to be based on historical or archaeological reasoning.

47 LAND OUTSIDE THE EASTERN PRECINCTS BOUNDARY WALLS

STATUTORY DESIGNATION

Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Peterborough City Council.
Management:	Peterborough City Council.
Use:	Public open space.

DESCRIPTION

This narrow strip of land runs alongside and outside of the eastern Precincts wall. It consists of rough grass with some trees, and has a footpath along its east edge. Vineyard Road runs north-south immediately beyond this. The original course of the road was tight against the boundary wall, however, where the rough grass now is. The former course of the road is shown on the 1822 Precincts survey and the 1886 Ordnance Survey map, but the current course had been established by the time of the 1926 Ordnance Survey map.



ASSESSMENT OF SIGNIFICANCE

This marginal land is of **some significance** historically as it may relate to the earlier town and is close to the original site of the church of St John the Baptist. It is of **little significance** as open space, and is blighted by the busy main road.

CONSERVATION ISSUES AND POLICIES

The relatively low-key maintenance of this marginal land is appropriate for its location, though improvements could be highly beneficial in terms of enhanced public realm. Some deadwood from a felled tree has been left in place to provide habitat for wildlife. This is good ecological practice.

48 LAND OUTSIDE THE SOUTHERN PRECINCTS BOUNDARY WALLS

STATUTORY DESIGNATION

Within the city centre Conservation Area.

CURRENT OWNERSHIP, MANAGEMENT AND USE

Ownership:	Peterborough City Council; Private (St Peter's House).
Management:	Peterborough City Council; Private (St Peter's House).
Use:	Municipal gardens (east and centre), car park (west); commercial offices (east of centre).



The municipal gardens (left) and car park (right) to the south of the Precinct.

DESCRIPTION

Eyre's map of the city in 1721 shows Gravel Walk continuing around the east and south sides of Almoner's Hall, ie into an area that is now beyond the Precincts boundary. The area covered by this gazetteer entry was mostly open space with areas of orchard, gardens and other features that may have been ponds. A few small buildings are shown as well. The network of water courses or canals approaching the Precincts off the River Nene was evidently still important (or at least open) at this time. They had been a vital feature for the supply of stone and other materials to the abbey during various building campaigns in the medieval period. These canals seem to have terminated on or just within the southern edge of this area. A similar picture is shown in the 1822 survey of the Precincts (GIS image 1158), though only the western and central canals still survived. They seem to have been joined by a cross-arm or channel at their north ends – the Gravel Walk path crossed this over a bridge at the north-east corner. The western third of the area (Derby Yard) had evidently been incorporated within the gardens of the Bishop's Palace. The small pond at the south-east corner of the gazetteer site also seems to be shown on the 1721 map. It is perhaps rather small for a fish pond, and may have been an old quarry pit. Only the central canal is still shown on the 1886 Ordnance Survey map, but otherwise the rest of the area was as in 1822.

The 1926 OS map shows that Bishop's Road had been established by then along the south side of the site. Its east end turned slightly to the north of the former boundary lines here, thus clipping off part of the former open area. This east end seems to have been plain, but with the house that still stands on this plot established along with a few smaller buildings (now lost) shown on the earlier maps back to 1721. The west third was still in the Bishop's Palace gardens, while the central portion had been laid out as a formal garden as well; it was called Bishop's Road Garden. This was still entered via a gate at the east end of Almoner's Hall, ie where the Gravel Walk path continued through to the south. The 1967-78 OS map shows that the west end had been given up by the Bishopric Estate and was now a municipal car park. The central portion was still a public garden, and the house (St Oswald's, now renamed St Peter's House) occupied the west part of the east end. This is privately owned and now used as offices with a small car park and garden within its boundaries. The smaller buildings were still present (one was called Ivy Cottage) – they can only have been demolished in the latter half of the 20th century, when the current formal garden to the east of St Peter's House was laid out.

ASSESSMENT OF SIGNIFICANCE

This area is of **considerable significance** in the historic development and use of the Precincts and its marginal areas due to the commercial use of the medieval wharves. Its current layout and use is of **little significance** as far as the Cathedral is concerned. It is of **some significance** for municipal and public realm and amenity as gardens and car parking.

CONSERVATION ISSUES AND POLICIES

Both the gardens and car park are well maintained. The gardens were little used when visited in the spring of 2009 but may be a greater attraction during the summer. The location adjacent to what is now a very busy urban inner ring road probably affects their attractiveness. Unfortunately small parks of this type can attract antisocial behaviour, which can deter other users and be difficult to combat. It is not clear whether this is a problem here.

SOUTHORPE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



Prepared by: Growth & Regeneration, Peterborough City Council

Date: July 2017

SOUTHORPE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN

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1.0 Introduction

The Southorpe Conservation Area was designated in 1990. This document aims to fulfil the City Council's statutory duty to 'draw up' and publish proposals for the preservation and enhancement of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and provide planning guidance in support of Policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD).

A character appraisal is a way of identifying and recording what makes Southorpe an area of special architectural and historic interest. This is important for providing a sound basis, defensible on appeal, for Development Plan policies and planning decisions, as well as for the making of proposals for the preservation and enhancement of Southorpe.

The clear definition of this special interest is important for those who have an interest in the area to be aware of what must be preserved or enhanced.

The draft report can be viewed or downloaded at www.peterborough.gov.uk. Copies are available on request from Planning Services, Town Hall, Bridge Street, Peterborough. A summary on public consultation and any revisions made will be available.

The character appraisal will:

- Identify the areas special character
- Review existing Conservation Area boundaries
- Provide a basis for considering planning proposals that affect the area
- Provide an understanding of what it is about the conservation area that should be cared for and what improvements could be made;
- Make recommendations to ensure its special qualities are retained and enhanced in the future.

The information will be used as a basis to monitor the general appearance and condition of the Southorpe Conservation Area and assess progress in implementing the Management Plan. It is expected that further periodic reviews will take place with residents and Southorpe Parish Council during the next 5-10 years.

The report can be viewed / downloaded at www.peterborough.gov.uk and inspected at: Planning Services, Peterborough City Council, Town Hall, Bridge Street, Peterborough. A copy is available on request.

2.0 Scope of the appraisal

The appraisal covers the existing conservation area and adjoining land of historic, architectural, and landscape significance where these have an influence on the conservation area.

The appraisal reflects the advice given by Historic England in "Conservation Area Designation, Appraisal and Management" (2016)
See <https://historicengland.org.uk/advice/planning/conservation-areas/>

No appraisal can be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

3.0 Planning Policy Context

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local authorities are required to designate Conservation Areas to ensure that the special character of a place is preserved and enhanced. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a Conservation Area.

Designation increases the Council’s controls, with planning applications judged by their impact on the character and appearance of the area and consent required for the demolition of unlisted buildings. The rights that owners have to carry out works to their properties without the prior need to obtain planning permission (known as ‘permitted development’ rights) are reduced. There is also special protection given to trees.

3.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (2012) sets out in one document the Government’s planning policies to help achieve sustainable development. The presumption in favour of sustainable development is the guiding principal of the document. Sustainable development has three dimensions: economic, social and environmental. The environmental role involves contributing to the protection and enhancement of the historic environment.

Under the NPPF a Conservation Area is a ‘designated heritage asset’ and is defined in Annex 2 as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning divisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Paragraph 132 of the NPPF advises that great weight should be given to the conservation of designated heritage assets.

3.3 Peterborough Local Development Framework

The Peterborough Local Development Framework (LDF) provides the local planning policies with which to make planning decisions in the district. The two key documents of the LDF are:

The Peterborough City Council Core Strategy Development Plan Document (2011). This sets out the key principles for the conservation of the historic environment in Policy CS17: The Historic Environment. New development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value.

Southorpe is identified as a ‘small village’ in Policy CS1: The Settlement Hierarchy and the Countryside of the Core Strategy. The settlement hierarchy ranks settlements in the district according to their size and the scale and range of its services and facilities.

The Peterborough Planning Policies Development Plan Document (2012) contains detailed policies. Policy PP17 covers designated and non-designated heritage assets including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes. The documents are consistent with the provisions of the NPPF.

The 'Further Draft Local Plan 2016' document proposes no change to the current adopted local plan and policies relevant to Southorpe. Further consultation on the plan will take place in autumn 2016 followed by independent Examination in Public then adoption as the next Local Plan expected in early 2018.

The Southorpe Conservation Area Appraisal and Management Plan was adopted on 25th July 2017 as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and the emerging policies in the new Local Plan. The Appraisal and Management Plan will be a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed.

4.0 Summary of Special Interest

The special architectural, landscape or historic interest of the Southorpe conservation area derives from the following:

- A small elongated historic linear settlement.
- Detached buildings on medium sized plots with a low density of development.
- A small range of building types, and modest scale and form of buildings from a few high status houses to small cottages and farm buildings.
- A limited building material palette of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends with widespread use of Collyweston slate (and replica) and some Welsh slate.
- The setting and historic relationship of Southorpe to its surrounding agrarian landscape; pockets of development interspersed with open countryside.
- Frequent views across open countryside to distant fields and woodland give a sense of a 'settlement in countryside' and creates a strong connection with the past.
- The curving alignment and informality of Main Street generates a sense of anticipation, particularly south of The Cottage, preventing straight views.
- Extensive grass verges (uncurbed and absence of footways), field hedges and trees and stone boundary walls with 'cock and hen' coping in the local tradition contribute towards a rural character, and as enclosing elements in views.
- Open fields and paddock are vital to the character of the village.
- The attractive planned view along the avenue of lime trees.

All of these aspects combine to create a place and conservation area which has a unique and distinctive character that it is desirable to preserve and enhance.

5.0 Southorpe Conservation Area

Southorpe is a small linear settlement and a Civil Parish 1 mile south of Barnack and 8 miles west of Peterborough (Appendix 1 Parish Boundary). For electoral purposes it forms part of Barnack Ward in North West Cambridgeshire Constituency.

The conservation area was designated in 1990 and includes the whole of the settlement. There are 42 residential properties in Southorpe (3 listed, and 7 curtilage listed buildings) in the conservation area, and a population estimate of 115 persons. (2016).

The boundary includes the landscape east of Main Street to the former Stamford and Essendine Railway branch line from Wansford to Stamford. To the south the historic site of the former Manorial Hall, medieval hospital and fish ponds. The boundary then turns north along the west of Grange Farm, Stud Farm, fields west of Main Street and rear property boundaries to Hill Farm. The boundary continues north-east past Boundary House and along a field drain to return to Main Street. The boundary then turns south along the former railway line to the railway bridge on the southern approach to the settlement. The boundary is shown on the aerial map and illustrated on the map below, which also shows the village envelopes.



Aerial view of Southorpe Conservation Area



Conservation area and Village Envelope (red lines)

6.0 Brief History of Settlement

Early development

Archaeological research shows that the wider area was settled in Neolithic times. By the Bronze Age, people had cleared large areas of woodland to form pastures, heaths and fields and it is likely that the Southorpe, Sutton and Helpston Heaths nearby have their origins from this period.

Southorpe is an old name. A permanent settlement had certainly evolved by the later Saxon period and may have been earlier, though there is no archaeological evidence of the houses and barns that would have existed. It is first mentioned in the Anglo-Saxon Chronicle of the 9th c where it is spelt *Sutyorp*. It became, and appears in the Great Domesday Book (1086) as *Sudtorp*, turning by mid-16th c to *Sowthorpe* and pronounced almost as it is today. The name would seem to derive from 'south village' probably called because south of Barnack, itself an early Saxon settlement, so perhaps a daughter settlement of Barnack. It was too small and late to have its own church.

In the Domesday Book, Southorpe is recorded as having a population of 24 households, clarifying it as a 'medium settlement'; 4 villagers, 2 smallholders and 18 freemen providing a total assessed tax of 4.5 geld units. The community would have consisted of families living together by subsistence farming under the Lord of the Manor.

In 1276 the Manor of Southorpe is recorded as held by Stephen of Cornhill, a London merchant. After the dissolution of the monasteries (1536-1541), Southorpe Hall (the Manor and lands) were given to the Abbots of Peterborough to be used as a summer residence. In 1577 the Bishop surrendered the Manor to Elizabeth I who subsequently granted this to Lord Burghley. The site was located south of Grange Farm, marked as 'Southorpe Palace' on Ordnance Survey maps. (See Archaeology)

In the East Midlands, the Normans adapted the communal system of Saxon agriculture into the open field system. The land around Southorpe is quite fertile. By the 14th C peasants would have cultivated strips in the open fields, grazed stock in the meadows during the summer, in the woodlands in the autumn and on the upland commons and heaths in the winter. Southorpe has always been an agricultural community.

Mapping reconstruction of the landscape of the 1300's around Southorpe shows mostly ridge and furrow with some heath and open land. By 1770, shortly before the main Enclosure, it can be seen how small fields are beginning to replace the long strips, particularly close to the settlement (Appendix 2). The field boundaries to these parts of the Parish form the basis of field boundaries today.

Later development

During the 18th century, landowners began to set up farms to put into practice new farming methods. Bottom (Briers) Farm, Middle Farm and Hall Farm are shown on the 'Open Field' map of Southorpe 1790 as established at this time (Appendix 3). Some of the traditional strips had been amalgamated to form small fields to respond to this agricultural revolution. Along with the construction of stone houses came the building of stone walls, to define boundaries to newly acquired land to keep in stock. The character and appearance of the settlement was largely formed during this period.

The Barnack with Pilsgate and Southorpe Inclosure Act 1841 led to the medieval farming system of open fields, strips and common land being privatised. The Southorpe Inclosure Map 1834 (Appendix 4) gives a good picture of the village at this time. Grange Farm is thought to have recently been built, reflecting the increased prosperity of the period. The map depicts Southorpe as a small linear settlement comprising the four farm groups dispersed along Main Street, with occasional cottages and barns each likely enclosed with a stone wall at least to the front. These early buildings are the core of the village and a

tangible reminder of its agricultural history. Surviving within and around the conservation area are many boundaries which date back to at least the Enclosure and some may be earlier. These are important links with the agricultural history of the village and every effort should be made to protect them.

A point of note is that by the time of the Enclosure the road north to Ufford and Barnack had been realigned. The dog-leg' route seen on the 1790 map (Appendix 3) and the Oakham OS First Series map (Appendix 5) was replaced by the straight and more direct route of today, north-east of Hall Farm.

The historic Ordnance Survey map 1886 (Appendix 6) provides good evidence of the character and appearance of the settlement. The opening in 1857 of the Stamford and Essendine Railway branch line from Wansford to Stamford brought social and economic change that may partially account for the rise in population. The line closed to passengers in 1929 and to good traffic in 1931.

The population of the Parish in 1834 was 137, increasing to 227 in 1870, then declining to 139 in 1891, possibly due to mechanisation of agriculture and opportunities in the growing towns. In the period to 1921 the population increased to 176 then declined to 138 in 1961. Today the population is estimated at 115 (2016).

The 1967-1978 OS map show that there was very little change in the settlement from the late 1800's to the mid 1960's. (Appendix 7) Only a small number of new buildings: the pair of stone cottages dated 1892 south of the former school, 12 dwellings since the 1960's, and the extension of an earlier building at Willowgate. The only structures demolished are the smithy near the telephone box, a pound for stray animals south of Rosemead Cottage and three small outbuildings. A few ponds have been filled in.

Apart from the new buildings, the main visual change has been the more formalised nature of Main Street being surfaced and kerbed in places. Otherwise, the rural setting of Southorpe and the present day layout and size have changed very little. It retains an undisturbed deeply rural quality. The limited new building has not brought a more intensive form to the settlement.

Southorpe has been almost exclusively an agricultural community within its rural location. Today this has changed significantly and Southorpe is now a quiet residential village. It is unlikely that more than 2 or 3 people are employed in agriculture today, most commute to work elsewhere.

Southorpe is designated a 'small village' in the Planning Policies Development Plan Document (2102). The unique linear character is reflected in there being four small and separate village envelopes with the land between designated as open countryside.

7.0 Archaeology

The Peterborough City Council Historic Environment Record (HER) contains records on historic buildings, sites, structures, below and above ground archaeology, individual finds and reports. There are no scheduled monuments within the conservation area or its setting, but there is some underlying archaeology of the early settlement of interest.

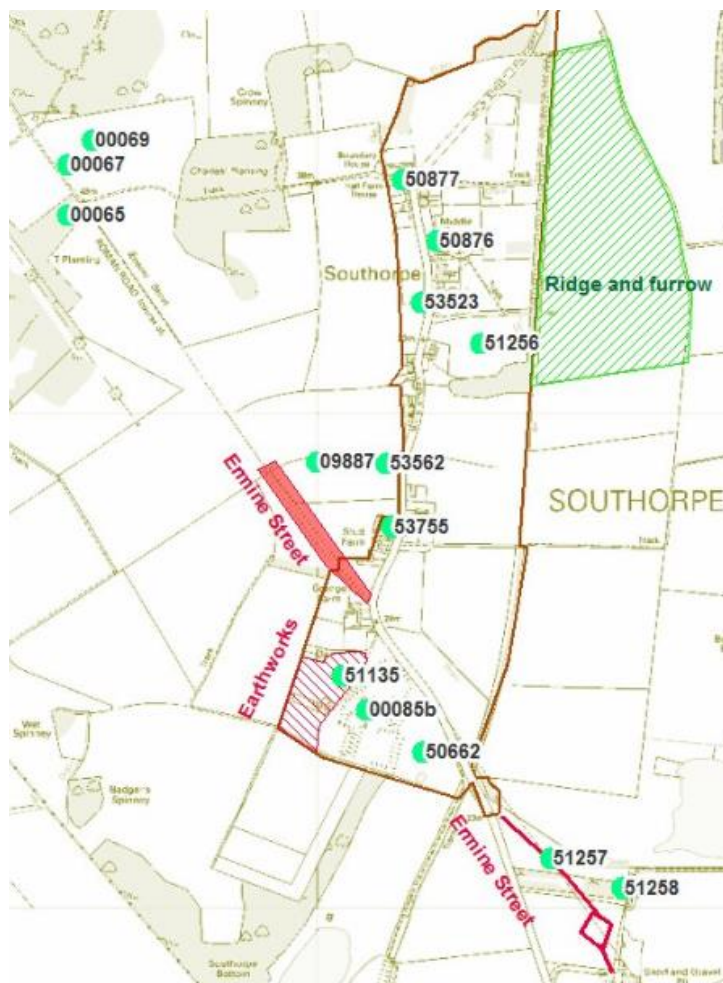
The Roman Ermine Street (London-York) bisects the southern end of Southorpe, to the north of Grange Farm, where its ancient route is marked by the NW-SE section of Main Street and seen as a parchmark visible on aerial photographs. A portion of the broad agger of the road (about 8m wide, indicating the importance of the route) may survive as earthworks visible on the ground immediately to the west of the conservation area shown coloured red on the map

of archaeological records below. Known locally as '40 foot way'. The agger was the embankment supporting the road's surface to give it a properly drained base. Stray finds have been located on either sides of the Roman road, between Southorpe and Walcot Park. These include a coin, pottery, a brooch and the torso of a small male figure carved in Barnack stone (HER 00065, 00067 and 00069 and 51227).

To the south of the railway bridge are linear banks and irregular hollows visible on a natural limestone spur that projects northwest. These may also be the remnants of the agger of the Roman road that has been quarried or eroded by subsequent use as a track (HER 51257).

At the southern end of the conservation area is the likely site of Southorpe Hall (HER 00085, HER 00085a, HER 00085b), which is traditionally associated with the medieval manor granted to Queen Elizabeth I by the Bishop of Peterborough in 1577 (Victoria County History Northamptonshire, 2, 1906, pp463, 466). There seems to be no substance to the claim for an Abbot's Palace or summer residence, as Bridges suggested (Bridges 1791, *History of Northamptonshire*, 2, p496). Bridges described the ruins as those of 'not a large house', the remains then being a dovecote, part of a garden wall, and several fishponds.

It is possible that the ruins noted by Bridges were those of the hospital known from documentary sources to be extant in Southorpe in 1294 and belonging to Peterborough abbey. Its site is unknown but may be that of Southorpe Hall (Knowles & Hadcock 1954, *Medieval Religious Houses*, p307).



Sites of archaeological interest

Aerial photographs clearly show a complex of ditches and fishponds, which lie in the southern part of the site, together with a holloway along the eastern side of the current north-south aligned farm track. Amongst the earthworks extensive remains of possible house platforms are visible at TF/0798/0236, as depicted on the OS.1886 map. In addition, degraded earthworks survive to the west, within the Conservation Area (HER 51135).

Aerial photographs show broad ridge and furrow structure created by a medieval oxen-plough run East-West within an extensive area east of the former railway line outside the conservation area. Traces of earthwork headland survive at both the west and east extents of the ridge and furrow. A broad dry ditch runs north-south across the field, approximately in line with the current rear boundary of properties fronting Main Street.

A second earthwork ditch, later than the ridge and furrow and studded with mature trees, runs east to west across the centre of the area, known as Southorpe Meadow Site of Special

Scientific Interest, a wildflower-rich hay meadow where the ridge and furrow is visible, indicating farming tenure and practice and medieval in origin (HER 51256). These remains are likely to be associated with the medieval and post-medieval open fields of the historic hamlet.

8.0 Geology and landscape setting

Southorpe Parish is located on the higher land around 25-28m above Ordnance Datum at the watershed between the River Welland and River Nene valleys, in an area known historically as The Nassaburgh Hundred: a medieval sub-division of Northamptonshire between Stamford and Peterborough. (later The Soke of Peterborough) The Southorpe Brook drains to the south. Main Street is quite level through the settlement.

The settlement is located within the Nassaburgh Limestone Plateau Character Area. (Peterborough Landscape Character Assessment 2007). The bedrock geology is principally Lower Lincolnshire Limestone (Oolitic) and sand on higher ground. This area is a backbone of limestone and dry heathland and the landscape is characterised by an undulating land form between the rivers Welland and Nene.

This is a region rich in natural resources, with favourable landscapes of limestone grasslands and remnants of ancient woodlands. Historically most of the high land was left as dry sandy heath and used for common grazing. The most significant change has been the loss of heaths, notably Southorpe and nearby Sutton Heath and small water meadows.

Southorpe has a close historic relationship with the landscape. It is surrounded by gently rolling agricultural farmland enclosed by hedges and interspersed with small areas of ancient deciduous woodland enclosing the landscape all of which has not changed for generations. The land is very fertile and cultivated with a pattern of open irregular sized fields with hedge boundaries allowing long views. The landscape is an important part of the setting of the conservation area; open countryside is interspersed with pockets of development and there are long ranging views to distant fields and woodland.

The approaches to the settlement

Southorpe has only one road, which runs north to south. The distinctive linear form with separate staggered groups of buildings interspersed by open countryside is quite different to typical historic settlements where it is more usual to “read” a cluster of buildings that appear to be informally grouped around the church steeple with building roofscapes.

From both the north and south approaches the settlement is barely visible until one is almost upon it. Both approaches have attractive rural views over the landscape and there is little in the views to signal the arrival at a settlement. The driver passing through is left with a sense of a small, deeply rural, clustered settlement in the landscape. The village is effectively within open countryside, reflected in the four small and separate village envelopes in the Peterborough Development Plan Document

The Southern Approach

The approach from the south is rural with some enclosure to the road by field hedges and trees. It is not until cresting the railway bridge does the viewer have a sense of an impending settlement, from partial views of Stud Farmhouse, Bottom Farmhouse, Grange Farm and their outbuildings. Even then the sense of arrival at a settlement is not really apparent, despite passing the signage marking the ‘entrance’ gateway, until rounding the bend at Grange Farm where Stud Farm and Bottom Farmhouse help to ‘draw the eye’.



Approach from south:

The Northern Approach

The approach has a strong rural character, particularly from views to the open landscape to the west. Passing the former railway bridge to Walcot Road, the road turns south-west and straightens, taking on a formal character from the avenue of tall mature lime trees and open fields to either side, and gives an enclosed and distant view of Hall Farmhouse which becomes the focus of attention. It is not until close to the bend where the group of buildings south of the corner is revealed is there notice of arrival at a settlement. This is an outstanding and attractive entrance and transition from landscape to the village.



Approach from north-east:

Good rural views of the village are obtained from Herward Way, the long distance footpath that arrives from the south passing, Keepers Cottage then leaves north-east along Ermine Street.

These positive entrances provide a very gentle transition between the landscape and the settlement and are a key aspect of the character of the conservation area. Southorpe is inextricably linked to its setting in and part of the landscape, which provides strong rural views and has influenced the nature of the settlement.

9.0 Character and Appearance

9.1 Spatial character

Southorpe has evolved as an elongated linear plan form connecting five dispersed 18th and 19th century farmsteads along the medieval road to Barnack and Ufford to the north and the Leicester to Peterborough Road and River Nene to the south. Interspersed between the farms are a few former farm labourers' cottages, and some limited 20th century infill housing

giving a low density of development. Southorpe is somewhat distinct in that it does not have a historic core.

A comparison of the 1790 open field map and the present day settlement shows that the layout has changed very little. The 1886 OS map clearly shows that the character of the village was made up of groupings of farm buildings and cottages and open paddocks, fields and orchards bounded by stone walls. A key part of the character and appearance of the conservation area comes from the historic development of the village; the grouping of vernacular buildings and the series of open landscape between them.

Within the conservation area there are no distinct character areas, rather a series of small transitions between building groups. There is a varied alignment along Main Street, flanked by fields, extensive hedges, stone walls and verge, with buildings standing to the rear of the road or set back and enclosed by boundary walls. All add visual interest to break up long views along the street.

Grange Farm to Farrendon / The Cottage

The arrival from the south has been described. To the south, beyond the field stone wall is the undulating open landscape and earthworks of the former Manorial site and medieval fishponds with distant views of Keepers Cottage and Grange Farm Cottages.



Landscape south to Manorial Site View north towards Stud Farm barns and Bottom Farm

The tall field hedge to the north-east side of the road focusses attention towards the former outbuildings and walls of Grange Farm (now residential conversion to Abbots Barn) and Grange Farmhouse, both on slightly higher land. These buildings provide an agricultural flavour of the character of the settlement to come.

The sense of Main Street as a winding rural lane becomes apparent on rounding the bend with the short sightline terminating in the walls and hipped roofs to Stud Farm barns and Bottom Farm barns opposite. The rural sense is evident by the open aspect to the north-west across the pasture field and earthworks of Ermine Street and the continuation of the field hedge on the east. The long stone boundary wall (west) and tall hedge opposite provide a pleasant sense of enclosure. The grass verges adjacent to the footway and along the hedge line and the absence of kerbs all add to the visual interest. At points along the field boundary on the east there are uninterrupted long views across the open countryside

The position of the Stud Farm and Bottom Farm barns close to the road provide strong enclosure to the street scene.



Stud Farm barn and Bottom farmhouse

Past Bottom Farm the tall mature field hedge to the west, interspersed with occasional trees partially overhanging the road, un-kerbed rough verge, absence of a footway, sporadic street lamps fixed to telegraph poles and stone boundary walls to the east combine to create a strong rural scene. Ermine Lodge and the new Brooke House, by their form, materials and set back positions have a largely neutral impact in the street scene. The importance of the open space and view eastwards between Ermine House and Brooke House is recognised in the Peterborough Local Plan where the land is annotated as open space for protection.



View North along Main Street beyond Bottom Farm / Ermine Lodge towards Rosemead Cottage

Beyond Brooke House the curving alignment of the road and a view of mature boundary hedges and field trees conceal buildings. The positions of the historic Rose Cottage and April Cottage aligned to the back edge of the road on the inside of the slight bend with The Cottage beyond create a pinch point in the street and an enclosed character. Throughout the village telegraph poles and overhead wires are noticeable and detract from the street scene, particularly here.



View north to Rose Cottage, April Cottage and The Cottage

Main Street North of Farrendon / The Cottage

The road edge position of The Cottage restricts views north before the view opens out across the farmland to the west. The open character continues for a distance, with the entrance to the Southorpe Pasture SSSI, the historic field track on the east and framed by stone walls and hedge until the next building, Willowgate is reached.

The small area formed by the Parish notice board, seat, trees, traditional K6 red telephone box, and boulder of Barnack Rag stone and its information plate provides a pleasant focus

and adds interest to the scene. From here, and for a distance ahead, fine vistas out into the open countryside are gained across the fields and to the distant Charles wood. The presence of the countryside and views across the open landscape with grazing animals and the tree belts are a defining characteristic of the village and the setting of the conservation area.



Views north beyond The Cottage



Boulder, seat and telephone box



Entrance to SSSI



View west to open countryside

This part may be considered to be something of the centre of the village by the stronger presence of housing and a footway and kerb to the west. Willowgate incorporates part of an earlier building, evidenced by older stonework, ashlar chimney stack and comparison with the 1886 OS map. To the north, a group of mid-late 20th C infill bungalows and dormer bungalows are set back from the highway in medium sized plots behind low stone and brick walls and a deeper grass verge. The infilling of spaces with 20th c properties has changed the nature of this part of the village. The variation in brick and stone frontages emphasises the changing character.

The focus of the vista back south is The Cottage and its large rear converted barn which combined with Farrendon and The Tent opposite, terminate views and form a gateway.

Midstone House (Middle Farmhouse) and the arrangement of its barns and outbuildings set back behind their stone boundary wall feature strongly in views. The mature willow tree to the north is a particular focal point. The farmstead is shown on the 1790 Open Field map

The road takes on a more enclosing character from the flanking beech hedge and stone wall to the paddock opposite, though slightly detracted by the three large Anglian Water Authority cabinets. The Old Wood Yard, Hall Farm Cottage and Masons Cottage positioned at the rear of the footway with Middle Farm Cottage opposite add enclosure to the street. These buildings help define part of the street and form a pleasant group. They 'draw the eye' to the former barns of Hall Farm which terminate the view at the north end of the village before Main Street turns north-east. Again, the scene is detracted by the presence of telegraph poles and overhead wires which would benefit from being located underground.



View north: The Old Woodyard, Hall Farm Cottage, Middle Farm Cottages towards Hall Farm barns

There is a pleasant rural vista west between Hall Farmhouse and the tall walls and buildings of the crewyard along the unsurfaced track leading to the rising ground to the woodland on the skyline. The wide grass verge outside Hall Farm, the walls and roof of the crewyard barns, the simple timber bench and footpath stile provide a pleasant arrangement.

The approach to the village along the magnificent avenue of trees has been described. The avenue of trees and the rural setting is a positive feature of the conservation area.

The key positive townscape elements are:

- The curving alignment and informality of Main Street, verges, walls, hedges and trees combine to create a sense of unfolding spaces and generate a sense of anticipation, particularly south of The Cottage, preventing straight views.
- The irregular aligned and uncurbed grass verges and absence of footways.
- Mature field hedges and trees, some overhanging the road, forming small gateways and enclosure provide a strongly rural character
- Vistas across open countryside give a sense of a 'settlement in countryside'
- Detached buildings on medium sized plots providing a low density character often facing the road with small gardens protected by walls and fronted by narrow grass verges with no defined edge.
- Traditional buildings to the edge of the road providing visual 'pinch points'
- Extensive stone boundary walls defining frontages, typically with 'cock and hen' coping in the local tradition. These have high amenity value and are enclosing elements in views.
- The attractive planned view along the avenue of lime trees.

Negative townscape elements are:

- Telegraph posts and overhead cables detract from the setting and character.
- Concrete kerbs and traffic bollards to verges
- Speeds signs and utility cabinets.
- Over height side boundary fence close to highway at Ashdene

9.2 Materials, buildings and architectural detail

The character and appearance of the Conservation Area is heavily shaped by the distribution of five mid-18th to early 19th century farmsteads and a small number of farm labourers cottages constructed as a result of the agricultural revolution.

There are 41 properties in Southorpe, including 3 semi-detached providing 44 residential addresses. No building, other than part of the crewyard barns to Hall Farm is in agricultural use.

Some 27 buildings (66%) are pre-1900 and are the 5 farmhouses and their 10 outbuildings, all converted to residential use, a further 2 converted former barns, 3 paired semis and 7 detached houses.

Materials

All historic buildings draw on local woodlands and quarries for limestone and Collyweston slate to provide construction materials. Southorpe is located on the Lower Oolite Lincolnshire Limestone, and until the 20th century the only walling material was locally quarried limestone. All 27 pre-1900 properties are built of local limestone with 18 roofed in Collyweston slate (66%), 6 Welsh slate (22%), 2 (11%) manufactured tile, and 1 (5%) in replica stone slate.

Today, 34 properties (83%) are built of limestone (one in reconstructed stone), of which 18 (53%) are roofed in Collyweston slate, 9 (26%) in Welsh slate and 6 (18%) in replica stone slate. The use of local limestone, Collyweston slate (and replica) are unifying characteristics.

Only 14 (34%) properties are built after 1900, and all post mid-1960's. Of these, 6 of the 9 built to the mid-1980's are in buff brick (15%) and 3 in limestone, (Holly Tree House in reconstituted stone), and the majority have manufactured interlocking concrete Roman tiles. Stronger conservation policies since the mid-1980's have resulted in the re-adoption of traditional local building materials with the good visual qualities of replica Collyweston slate. Consequently, the 5 buildings built since the mid-1980's, are faced in natural limestone, 3 with replica Collyweston slate, and 2 Welsh slate roofs.

Just under half of all buildings are roofed in Collyweston Slate (18), 9 in Welsh slate, 8 manufactured Roman tile and 5 in replica Collyweston slate. The availability of cheaper Welsh slate with the coming of the railway in the mid-19th century partially explains the use of this material. Buildings in brick with concrete tiles only make up 15% of all buildings.

Analysis of Walling Materials		
material	number	percentage
Coursed limestone	33	80
Artificial coursed stone	1	3
Modern bricks	7	17
totals	41	100%

Analysis of Roofing Materials		
material	number of roofs	percentage
Collyweston slate	18	44
Replica stone slate	5	12
Welsh slates	9	22
Concrete (Roman) tiles	8	20
Clay (Rosemary) tiles	1	2
totals	41	100%

Buildings

The former barns and outbuildings to the crewyards of the five farms, with the exception of part of Hall Farm crewyard which remains in agricultural use, have been converted to dwellings. The introduction of fenestration and other domestic requirements has inevitably altered the character of the buildings. However, these have been pleasantly detailed and

still retain the impression of courtyards of farm buildings, in vernacular materials and local stone.

There is a range of building scale in the conservation area, but a pleasant harmony, from bungalows and single storey former barns to 1½ storey cottages and 2 storey with Midstone House the tallest, having attic dormers. Some traditional buildings are aligned to the rear of the footway and these make a positive contribution to the distinctive 'linear character of the conservation area and the street scene.

Grange Farm dates from the early 1800's and is an attractive simple vernacular three bay style in coursed limestone with stone quoins under a Collyweston slate roof and gable end chimney stacks with a large timber and lead open porch, set back behind stone boundary walls enclosing gardens. The adjacent former barns and crewyard have been sympathetically converted to residential use and are themselves a positive feature. (Abbots Barn).

Next along is Stud Farmhouse built in the early 19th C and typical of the Victorian estate farmstead style. This is a pleasant symmetrical 2 bay 'L' shape plan building, built of coursed limestone with a Collyweston slate roof and steeply pitched forward gable with two-light half-dormers and two tall central chimney stacks and original pots. The original cruciform timber windows have ashlar dressings. The farmhouse is set back from the road with a southern aspect visible in the view.

To the north are the single storey hipped barns of limestone laid in banded courses of thick cropped stone and thin rubble stone and Collyweston slate. These have recently been converted to a dwelling. They help define the street and the absence of new openings retains character. The artificial grass surface laid to the north is somewhat unfortunate.



Stud Farmhouse and adjacent former agricultural barns

Springfield House is a newly constructed large plan three bay 2 storey house, set back from the road behind a new stone boundary wall with cock and hen coping. The house replaced former silos and portal sheds and is built of coursed limestone and replica Collyweston slate, with a double pitched roof and two ground floor bays.



Springfield House

, Bottom Farmhouse and barns

Opposite is Bottom Farmhouse (grade II listed), a small and simple 18th C 1½ storey 2-bay cottage built of coursed limestone with a modern manufactured tiled roof and red brick gable chimney stacks. Although only single storey with attic dormers, it is a fine building, only detracted by the tile roof and the concrete boundary wall and railings. Replacing the concrete tiles with a more sympathetic material, and constructing a traditional stone front boundary wall, would restore much of the historic significance of the building.

The adjacent converted barns of limestone and Collyweston slate retain much of their former agricultural appearance. The farmstead is shown on the 1790 Open Field map.

Set back from the street behind an historic stone boundary wall is Ermine Lodge, a 1980's built well-proportioned 2 storey house of limestone with quoins and replica Collyweston slate roof. The replacement Brooke House is under construction; this will be a 2 storey stone and replica Collyweston slate property and retained historic stone boundary wall.



Ermine Lodge



Rosemead Cottage



Rose Cottage

Continuing along Main Street on the west side is Rosemead Cottage, an early-mid 19th C small 2 bay 1 storey with attic dormers building, with a later outshot to the north side. Built in limestone and Collyweston slate, and extended to the rear. The visual impact of inappropriate of UPVC windows is apparent. Traditional flush fitting timber casement windows would significantly enhance the appearance of the property.

The 1960's brick and tile dormer bungalow that follows, set back from the street with a small front garden and low brick wall does not have the character of the traditional buildings nearby and has a neutral impact on the conservation area.

The 2 storey Holly Tree House was built in the 1980's in reconstituted stone and small clay roof tiles and has visual merit. Unfortunately the front boundary three rail timber fence is out of character, and the small 5 course stone wall in front should have been extended in height to provide the enclosure.

Rose Cottage is an extended 2 storey house built in the early 19th c located in a prominent position. The original part, parallel to the edge of the road, is built of variable coursed limestone with a Collyweston slate roof. A later 2 storey element to the south is set gable end to the road and is built of larger coursed stone, and has a more recent replica Collyweston stone slate. The majority of the windows are modern.

April Cottage to the north is also 19th c and set gable to the footway. Built of coursed limestone under a Collyweston slate roof with brick chimney stacks it has been heavily modernised.

Infilling to the north at The Tent and Farrendon are two late 20th dormer bungalows built in brick and manufactured tile roofs set back from the road behind historic stone walls. Two later bays at Farrendon have limestone base walls. While they lack the character of traditional buildings their position, partially screened by garden trees, and the uniformity of their roofs they have a largely neutral impact on the street.

Opposite to the east side of Main Street is The Cottage, a 19th c 3-bay house built of limestone and Collyweston slate with segmental headed window openings. The timber casement windows are unfortunately storm-proofed with heavy glazing bars. The traditional stone wall to the north allows views to the east of the neatly ordered converted and extended barns to form The Meadows. The buildings do not visually compete with the original house. The modern half multi-paned doors stand out.

Willowgate is based around an earlier building and is somewhat out of keeping due to the uncharacteristic deep projecting eaves, detailing and dominant bargeboards to the dormer gables. The gables and bargeboards may be less obtrusive if painted a darker colour.



Willowgate and buildings north



The Styx & Whispering Willow

The three early 1960's infill brick bungalows beyond are built to the same standard floor plan which is unrelated to the local building tradition. Built in mass-produced bricks and tiles they are unprepossessing, and fall short of what would be expected today in the conservation area. They are not informed by the local vernacular 1 1/2 storey cottage style, which The Styx and Whispering Willow to the north have tried to attain. The front boundary walls would have provided a stronger presence and coherence in the street had they been traditionally constructed as at Willowgate and the new walls to the north. The buildings have little architectural merit though due to their form and set back position have a neutral impact on the conservation area.

The Styx and Whispering Willow are both early 21st c and built as 1 1/2 storey cottage forms in limestone and welsh slate, perhaps only 'let down' by their forward projections.

Midstone House retains the character of a 'high' Georgian 18th century farmhouse. Built of limestone with Welsh slate to an 'L' shape plan, with tall red brick chimney stacks the eaves were raised in the 19th c to provide attic accommodation with narrow dormer windows. The house retains its original 6 over 6 first floor and 8 over 8 ground floor sash windows. It is a fine substantial building in the street scene. The original 19th c farm complex buildings are built of limestone and Collyweston and Welsh slate and converted to residential units.



Midstone House



Bridle Cottage



The Old Woodyard

On the west side of the road abutting the footway is The Old Wood Yard, a sympathetically extended and converted two storey 19th C limestone with replica Collyweston slate roof. Hall Farm Cottage to the north, also set back edge of the footway, is a 2 storey 19th c house originally two cottages now combined into a single dwelling. The limestone built building has an uncharacteristic hipped Collyweston slate roof with a large tall brick central chimney

stack. These buildings help define part of the street and formal pleasant group with Middle Farm Cottages (no's 1 and 2 Main Street).

Next and set slightly back behind a stone boundary wall is Masons Cottage. This two storey symmetrical three bay 19th c house is built of limestone with a Collyweston slate roof and end chimney stacks without pots. The two later modest simple bays add interest. The UPVC windows at Masons Cottage, and particularly Hall Farm Cottage, illustrate the unfortunate impact of non-traditional windows and architectural detail.

Middle Farm Cottages opposite is a pair of two storey semi-detached properties, (no's 1 and 2 Main Street), built in 1892 to a decorative Victorian estate design. Built of coursed limestone of varied width bands under a Welsh slate roof with ashlar quoins and dressings to the windows, with over-sailing eaves and a forward cross-gable. A large tall central ashlar chimney stack adds to the symmetry of the building. No. 2 has an enclosed timber porch which detracts from the symmetry and the low stone wall is visually awkward.

Stonecroft is a modern two storey dwelling of limestone with small clay roof tiles. The building fits relatively comfortably in the location behind a front stone wall and beech hedge.

Next is Hall Farmhouse (grade II listed) at the northern edge of the village. This two storey 18th c house is built in limestone with a steeply pitched Collyweston slate roof with a two light dormer window. The tall brick gable end chimney stacks add interest. The windows and wood stained part-glazed entrance door are modern. Replacement flush fitting casement windows and a more traditional painted solid timber door would benefit the property.



Middle Farm Cottages



Stonecroft

Hall Farmhouse

Opposite on the corner behind evergreen planting is the former village school. This mid-19th c building was converted to a house in the late 20th C and significantly extended and altered. The segmental arched window heads and large three light windows to the front and over-sailing eaves and gable roof are the clearest reminders of the original building. The timber rail fence to the road is somewhat out of keeping but blends with the planting.

Architectural detail

Many original architectural features remain to earlier buildings such as simple pointed eaves and gutters fixed into the masonry on rise and fall brackets.

The windows on the most prominent buildings within Southorpe are typically multi-paned timber casements and some vertical sliding sash windows. Windows at older buildings include simple casement windows subdivided into small panes. The replacement of traditional timber windows with inappropriate uPVC windows to storm-proofed designs, detracts from the appearance of individual buildings and the conservation area. This leads to a lack of variety and the loss of traditional building styles and materials is detrimental to the appearance of the village.



Photos of architectural details

Doors are a mixture of period panelled and part glazed doors. The latter have a detrimental impact on the appearance of older buildings. When non-original doors are considered for replacement these should be correct to the period of the property.

Historic buildings have simple pitched roofs, some with gabled dormers. Modern dormers tend to be of varying sensitivity. Flat roofs are not found in the village.

The dominant traditional roofing materials used in the conservation area is Collyweston slate and Welsh slate. New buildings until the early 1980 were mostly roofed in interlocking concrete tiles. Houses built since the 1980s have used replica Collyweston slate and Welsh slate.

Traditional properties have chimneys constructed typically of brick and located to the gables which contribute to the distinctiveness of the building. Pots are mostly round and made of buff or red clay. It is important that these features are retained and that any works to the roof or chimneys are undertaken in a sympathetic manner with repairs undertaken on a strictly 'like for like' basis.

Key Architecture and building materials.

- A limited building material palate of coursed local limestone, reconstituted stone and some buff brick for walling.
- Roofs are mostly steep with gabled ends with widespread use of Collyweston slate (and replica) and some Welsh slate.
- Coursed limestone and Collyweston slate to traditional buildings
- Varied building height, mainly 1½-2 storey height
- Dormer windows at or below eaves level where building heights are generally low (1½-2 storeys high)
- Painted timber fenestration, usually casements in proportion to house scale and character, sometimes with multi-paned lights
- Wooden lintels, segmental arched headers and stone cills, rainwater goods on rise and fall brackets and brick chimney stacks are common features on small scale vernacular building.

Negative matters.

- Erosion of character through loss of original architectural details (e.g. UPVC windows)
- Concrete interlocking tiles have unfortunately replaced the traditional roofing materials on a few vernacular buildings.
- Stained timber doors, some with top lights.

9.3 Key Views

The immediacy of the countryside in the village and sense of a 'settlement in countryside' means there are many places where there are views out into the open countryside.

Long distance views out from the conservation area towards distant woodlands and fields are extremely important to the setting of the conservation area. Those of particular note include the expansive views west from the centre of the village and south across the historic landscape of the Manorial site.

Long views into the conservation area from the public footpath along Ermine Street to the north-west and the path to the south through the Manorial site landscape are important and contribute to the setting of the conservation area.

There are a number of important views within the conservation area, most of these are informal, shaped by the winding alignment of Main Street and the position of buildings, walls, trees and hedgerows. The long straight avenue of trees create an attractive entrance into the conservation area from the direction of Barnack.

The following key views have been identified as being important to the setting of the conservation area and are shown in the Southorpe Townscape Analysis Map.

- North-easterly view on arrival from the south after the railway bridge
- Southerly views across the historic Manorial site to the open countryside
- View from Hereward Way public footpath near Keepers Cottage looking towards the village
- North-west view across the countryside between Grange Farm and Stud Farm and the route of Ermine Street
- Views from Hereward Way public footpath north of Main Street looking toward the village.
- Views from Main Street looking east across open countryside
- View in both directions along Main Street looking towards Stud Farm, barns, Two Hoots, The Grange and Abbots Barn.
- View from Main Street looking east over countryside between Everdon and Brooke House (under construction)
- View in both directions along Main Street looking north towards The Cottage and south towards Springfield House.
- Views from Main Street looking east across open countryside.
- View from Main Street looking east across Southorpe Paddock SSSI
- Views from Main Street looking west of the countryside
- View from Main Street looking north towards Hall Farm near Midstone House.
- Westerly view north of Hall Farm towards the countryside
- View in both directions along Main Street of the avenue of lime trees
- Views from the public footpath to Walcot towards Southorpe

If a particular view is not identified this does not mean that it is unimportant



Examples of key views: south



north to Ermine Street



west

9.4 Trees, Hedges, verges and stone walls

Trees

Trees make a positive contribution to the character and appearance of the conservation area. They frame key views and form the backdrop to views within and approaching the settlement. Views of distant woods and field trees outside the village add to the rural setting of Southorpe. The avenue of lime trees on the northern approach are protected by Tree Preservation Orders.

A number of front garden trees (deciduous and evergreen) add to the street scene and provide a counterpoint to the buildings. Many of these trees are located close to the road and with the curving alignment of Main Street are a prominent feature in views. The formal avenue of lime trees are of significant interest, winter and summer, in their own right.



Trees in the street scene

Hedges

Field boundary hedges of hawthorn and some blackthorn are prevalent in the village, particularly south of The Cottage and on the road approaches to the village. These are a significant characteristic of the conservation area and the rural setting of the village. Approximately 40% of the street edge in the conservation area has a tree / hedge boundary.

In the village there are only four lengths of hedge, all clipped, at Rosemead Cottage, Midstone House and Stonecroft (both beech) and Hall Farmhouse which contrast with the native field hedges. These ornamental hedges make a pleasant contribution to the street scene by softening the frontages of their plots. In the surrounding landscape, the 18th and 19th century enclosure hedges mark field boundaries.

Stone walls

Stone boundary walls are fundamental to the character and appearance of Southorpe. They are the predominant form of boundary treatment. By the time of the 1790 open field map, there was a patchwork of small and large fields adjoining Main Street, most were likely enclosed by a stone wall. Almost all the walls we see today will represent historic boundaries since the majority will date from the 18th and 19th century. Some will have been rebuilt, so it is not possible to accurately estimate their age.

Approximately 30% of the street frontage is walled. The principle walls are shown on the Southorpe Townscape Analysis Map. The walls (and hedges) that form the frontage boundaries to Main Street are noted in the Peterborough Development Plan for protection.

The distinctive local style is coursed limestone blocks with neat cock and hen coping, and occasional older half round shaped saddle back stone coping (Grange Farm - Stud Farm). The walls greatly add to the character and sense of place in the conservation area and landscape.



Stone boundary walls

Some walls have become heavily overgrown with ivy and brambles which should be removed before they become de-stabilised. Some are in a poor condition and in need of repair.

The loss of these important historic features would harm the character and appearance of the conservation area. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

Verge

Grass verges are a very important feature of the conservation area and with the absence of concrete kerbs in places soften the impact of Main Street and give a strong rural feel to the village. This is particularly noticeable in combination with stone boundary walls and field hedges. They also enhance the setting of buildings fronting on to them. The wide verge outside Hall Farm at the entrance to the village from the north is another positive feature.



Semi-formal and informal verge

outside Hall Farm

9.5 Highway, Street Furniture and Services

Main Street is classed as a minor rural road and has no road markings. It is used as a local short-cut and the presence of 20mph signs and an electronic speed indicator board suggests that vehicle speed through the village is an issue. There is no evidence of surviving traditional surface materials.

The K6 red telephone box, seat and notice board add visual interest and are positive features in the street scene.

Telephone posts and overhead wires, utility cabinets and bollards are visually obtrusive and impact on the appearance of the village. The removal of unsightly overhead wires and poles would remove skyline clutter and enhance the street scene.



Posts and overhead utility wires

9.6 Building Uses

Southorpe was almost exclusively an agricultural community at the start of the 20th c. The mechanisation of farming and changed agricultural production has led to the amalgamation of smaller farms. Of the five farms identifiable on the 1886 OS map only Hall Farm continues as a working farm. Part of the adjacent barns remain in agricultural use. All other buildings in the village, including the barns and outbuildings of former farms, are in residential use. There are no shops or public houses serving the settlement, as it is too small to support such business.

10.0 Historic buildings

10.1 Listed buildings

There are 3 listed buildings within the Southorpe conservation area: Bottom Farm (Briars), Midstone House (Middle Farm) and Hall Farm. All are listed grade II and date to the 18th century. Some 7 curtilage listed buildings at Bottom Farm and Middle Farm are converted to residential units. In total these make up 24% of the 41 separate buildings in the conservation area. The listed buildings are identified on the Southorpe Townscape Analysis Map.

10.2 Positive Unlisted Buildings

The appraisal has identified a number of unlisted buildings which it is considered make a positive contribution to the character of the conservation area; Grange Farmhouse, Abbots Barn, Stud Farmhouse, Rosemead Cottage, Rose Cottage, April Cottage, The Cottage, The Old Woodyard, Hill Farm Cottage and Middle Farm Cottage.

These properties are interesting vernacular building types of coursed limestone under Collyweston slate (8) and Welsh slate (2) roofs. In most cases these are unaltered externally. With the exception of Middle Farm Cottage (built 1892) these buildings are mid-19th C and earlier, being evident on the 1886 OS map.

Although the buildings are not worthy of statutory listing, an Article 4 Direction would ensure that future alterations to the elevations visible from Main Street are sympathetic to the character of the building and to the benefit of the conservation area.



Middle Farm Cottages (nos. 1 & 2)



Hall Farm Cottage



Rosemead Cottage



The Old Woodyard



Abbots Barn



April Cottage



The Cottage

11.0 Management plan

Introduction

The quality of any place depends on the actions of people who live there. In a Conservation Area the owners of property play a key role in how the area looks. Minor alterations such as replacement doors, windows and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance.

Designation as a conservation area raises the awareness of residents to the quality of their surroundings and to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the Southorpe Conservation Area, and the need for sympathetic alterations and repairs.

The City Council does not intend to prevent change or development in the Southorpe Conservation Area. The purpose of the Management Plan is to preserve and enhance the area's special character. The following recommended actions would assist in retaining and enhancing the character and appearance of village. A timescale is not given for some of these

actions since this will in part be dependent on consultations between Southorpe Parish Council, Peterborough City Council, and other interested parties.

The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Southorpe Conservation Area Appraisal.

As part of the management proposals, the conservation area appraisal will need to be reviewed periodically and updated and modified where appropriate.

11.1 Planning policies and controls

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions that apply to properties, in order to maintain the character and appearance of the area. Permission is needed for:-

- The demolition or substantial demolition of a building (apart from some minor exceptions)
- Demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- A satellite antenna on a chimney or a wall fronting a highway
- A new building in the garden of a house over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels

Trees valued for their visual amenity are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required to be given to the council for any works involving lopping or felling of a tree greater than 75mm in diameter and 1m above ground level. All development proposals should be discussed with the Local Planning Authority in the first instance, to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The proper management of the conservation area will be achieved mainly by the positive use of planning and enforcement powers.

The National Planning Policy Framework (NPPF) (2012) sets out the Governments planning policies to help achieve sustainable development, the historic environment and heritage assets. One of the three dimensions of sustainable development includes the protection of the historic environment. Specific policies for the conservation of the historic environment are set out at Section 12: 'Conserving and enhancing the historic environment'. The objective of the policies is to manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek that new development enhances the character or appearance of the area, in line with adopted policy and other guidance. New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area and inappropriate development within its setting. Important views into and from the conservation area are identified on the Southorpe Townscape Analysis Map. The Council will seek to ensure that all development respects these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. An Article 4(2) Direction can be made by the Council to protect important features of a building fronting a road where the change would harm the street scene. An Article 4(2) Direction withdraws 'permitted development' rights of the General Permitted Development Order (GPDO) and requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Southorpe.

11.2 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1990. Historic England guidance is that conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly around the core of the place. The guidance advises that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.

The appraisal has considered the surrounding land where this has an influence on the conservation area, and it is concluded that there would be no benefit in changing the current boundary. The existing conservation area boundary reflects Southorpe's special historic and architectural interest.

11.3 New and extended buildings

The Peterborough Development Plan Document (2012) identifies Southorpe as a 'small settlement' where new development is unsustainable, and therefore will be resisted unless it relates to agricultural activity. The village is composed of four small and separate village envelopes. Land outside village envelopes is defined as 'open countryside' where there is a strong presumption against further residential development.

Within the four village envelopes there is no opportunity for infilling; development being limited to the re-development of existing buildings that have little architectural merit.

New development has recently taken place at Springfield House, Stud Farm which replaced silos and steel portal buildings, and a replacement dwelling at Brooke House, without adverse impact on the conservation area. The special character of Southorpe would be vulnerable to unsuitable new development either within the conservation area or land which forms its setting. There are no plots left within the village and further increase in density by sub-division of plots or development in the surrounding countryside would have an adverse impact on the character and appearance of the conservation area.

The aim should be to maintain the existing small-scale low density character of housing of the village. The modest scale and character of buildings can be damaged by inappropriate extensions, and if the character and appearance of the village is to be preserved, then future developments will need to be judged very carefully.

From the mid 1980's there has been an increasing awareness of the need for more sympathetic designs to try and retain the particular character and appearance of historic areas. In the early 1980's artificial stone and clumsy stone slate like tiles were used in villages. By the 1990's natural stone and far more sophisticated replica Collyweston stone slates have

been available in response to more restrictive conservation policies, and the advantages can be seen in more use of these materials in the village.

It is recommended:

- **Proposals for infill development should be resisted unless it can be demonstrated that there would be no detrimental effect on the amenity, character and appearance of the area.**
- **Alterations or extensions to existing buildings should be carried out in natural materials appropriate to the location should be subordinate to the to the main house building and reflect this character in terms of scale appearance and detailing.**
- **Roof lights to front roof slopes detract for the character and appearance and will normally be unacceptable**
- **Stone walls to the public view rather than fences and bricks walls will be supported.**
- **Opportunities should be taken to consolidate and repair existing features such as stone walls.**

11.4 Historic Buildings Additional protected Buildings

The conservation area contains a number of unlisted buildings of some historic note that make a positive contribution to the character and appearance of the conservation area. (shown on the Southorpe Townscape Analysis Map) It is acknowledged that a few have been altered by replacement windows in UPVC material, which detract from the character of the building and the wider group. However, major structural elements such as roof, chimneys, and window and door openings remain intact. It is considered that these could be given a level of protection through Article 4 Directions for the opportunity to reinstate more sympathetic windows and doors when future alterations are considered.

It is recommended:

- **Discuss with English Heritage and owners the further protection through Article 4 Directions of the following properties:**

Grange Farmhouse	Abbots Barn
Stud Farmhouse	Rosemead Cottage
Rose Cottage	April Cottage
The Cottage	The Old Woodyard
Hill Farm Cottage	Middle Farm Cottage

This is in line with Historic England's guidance and the importance of identifying and protecting such buildings. It does not appear that there are any other buildings that meet the criteria for inclusion on the statutory list as listed buildings.

11.5 Alteration to historic buildings

In the case of most historic properties, the challenge is to retain original fabric such as old windows and catches and stays, doors, brick and stone floors, staircases etc. in houses that have already been modernised, extended and in many cases amalgamated.

It is noticeable that modern designs of windows and doors have been installed in many older buildings. Many of the modern windows may require replacement in the foreseeable future. If this is the case there should be a presumption that the replacement windows will revert to designs that correspond to the date and character of the building.

To safeguard the historic character of buildings and the conservation area, it is important that historic fabric is retained and sympathetically repaired as required. It would also enhance the appearance if more sympathetic detailing replaced some current unsympathetic alterations.

It is recommended:

- **Encourage awareness of original design detail, good conservation practice and the re-instatement of original features where they have been removed.**
- **Discourage the use of modern materials and detailing.**
- **Cottage window and doors and frames surviving from before 1920 should be repaired and/or taken as patterns for the re-manufacture of replica doors and windows for use in repair and restoration on other similar buildings in the conservation area where modern patterns have replaced traditional fabric.**
- **Where modern windows in historic buildings are to be replaced, the replacement windows should be of designs and materials that are sympathetic to the date and character of the building.**

11.6 Stone Walls

Stone boundary walls are an essential part of the character and appearance of Southorpe. They are the predominant form of boundary treatment. Some of these will represent historic boundaries since the majority will date from the 18th and 19th century. The principle walls are shown on the Southorpe Townscape Analysis Map.

Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

It is recommended:

- **All existing stonewalls should be retained, maintained and repaired as necessary and where there are opportunities old walls restored to their original height.**
- **Article 4(2) Direction Orders should be considered to protect the integrity and uniformity of the boundary walls that make positive contribution to the street scene.**
- **The City Council, in conjunction with the Parish Council, Historic England and other bodies will consider ways to assist the repair of existing walls and the building of new walls, where appropriate, in the local tradition.**
- **Proposals to install fences behind existing walls should be resisted, the presumption being that the wall will be made structurally sound and if necessary increased in height, all using local materials and methods.**

11.7 Highways and Street Furniture

When replacement street lights are due, the design, siting, materials and finish of the new columns and lights should be sympathetic to the character and appearance of the conservation area.

The removal of telegraph poles and overhead wires, and wires run underground would significantly enhance the rural character of the village and remove skyline clutter. A long-term objective should be the undergrounding of overhead wires and cables. Discussions should

be held with the appropriate agencies to examine the feasibility and opportunities to replace overhead cables with underground cables.

The grass verges are especially important to the character of the conservation area. The Highway Authority and statutory undertakers should ensure that verges are not removed or damaged and where excavation is necessary, proper repair and re-seeding where necessary is carried out. Where private drives cross over verges, owners will be encouraged to use bound gravel or other visually 'softer' material than more formal 'suburban' block paving.

It is recommended:

- **Overhead wires and their poles have a negative effect in many places and if the opportunity arises these should be replaced with underground cables**
- **As up-grading and replacement schemes for streetlights, signage etc. come forward these should be rationalised and designs and materials should be sympathetic.**
- **Utility services cabinets (broadband, telephone, electricity etc.) should be placed in unobtrusive locations and / or painted in a visually neutral colour**

11.8 Tree Planting

Trees play an important role in the character and appearance of the conservation area. There are a number of mature trees which frame views, soften the street scene or form the backdrop to views within and outside the boundary. Some of these are in private gardens but most are in fields and hedgerows. As trees are removed for arboricultural reasons, replacement trees should be planted to ensure that long term the wooded rural character of village and the conservation area will not be adversely affected.

11.9 Community involvement

The quality of any place depends on the actions of people who live in the area. In the conservation area the owners of property play a key role in affecting how the area looks.

Minor alterations such as replacement doors, windows and the removal of original boundary enclosures and curtilage and external lighting may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance.

Designation raises the awareness of residents to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the conservation area, and the need for sympathetic alterations and repairs.

12.0 References

The following sources of information were used in the preparation of the appraisal:-

A Topographical Dictionary of England. Originally published by S Lewis, London, 1848
The Place names of Northamptonshire English Place Names Society Vol X 1933

“The Open Fields of Northamptonshire “ David Hall 1995.

<http://opendomesday.org/place/TF0803/southorpe/>

‘Imperial Gazetteer of England and Wales’ John Marius Wilson 1834

‘An Atlas of Northamptonshire: The Medieval and Early-Modern Landscape’ Partida, Hall and Foard

Peterborough Reference Library Local Studies Archive: - Southorpe Enclosure Plan 1843; Open Filed Map 1790; Population Census Records 1891 forwards

Peterborough Museum Archive

The Statutory List of Buildings of Architectural Interest & Historic Merit – Historic England.

The Sites and Monuments Record – Historic England

Conservation Area Designation, Appraisal & Management Advice Note 1 (2016) – Historic England

Victoria County History – Northants

Peterborough City Council Planning Services Department Archive
Peterborough City Council Core Strategy (2011) and Planning Policies Development Plan Document (2012).

Historic England’s Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management 2016

Historic England’s Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)

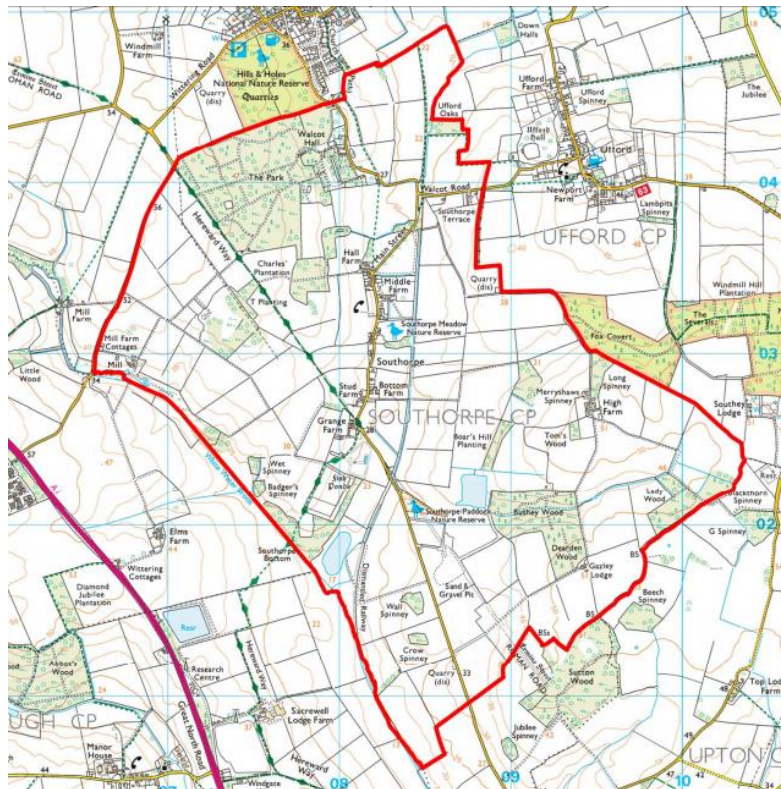
13.0 Useful Contacts

For advice on conservation areas and listed buildings: www.peterborough.gov.uk or write / telephone: **Built Environment, Growth & Regeneration, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474 or e-mail: builtenvironment@peterborough.gov.uk

For advice on planning permission: www.peterborough.gov.uk ; or write to address above Tel: (01733) 453410; or e-mail: planningcontrol@peterborough.gov.uk

For advice on trees, works to trees and Tree Preservation Orders: www.peterborough.gov.uk or write to **Natural Environment Section, Planning Delivery, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474; or e-mail: bryanclary@peterborough.gov.uk

Appendix 1: Southorpe Parish Boundary



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Appendix 2: Landscape mapping around Southorpe 1300 and 1770



Landscape 1300



Landscape 1770

Comparison of the landscape around Southorpe 1300 and 1790 from 'An Atlas of Northamptonshire: The Medieval and Early-Modern Landscape' Partida, Hall and Foard

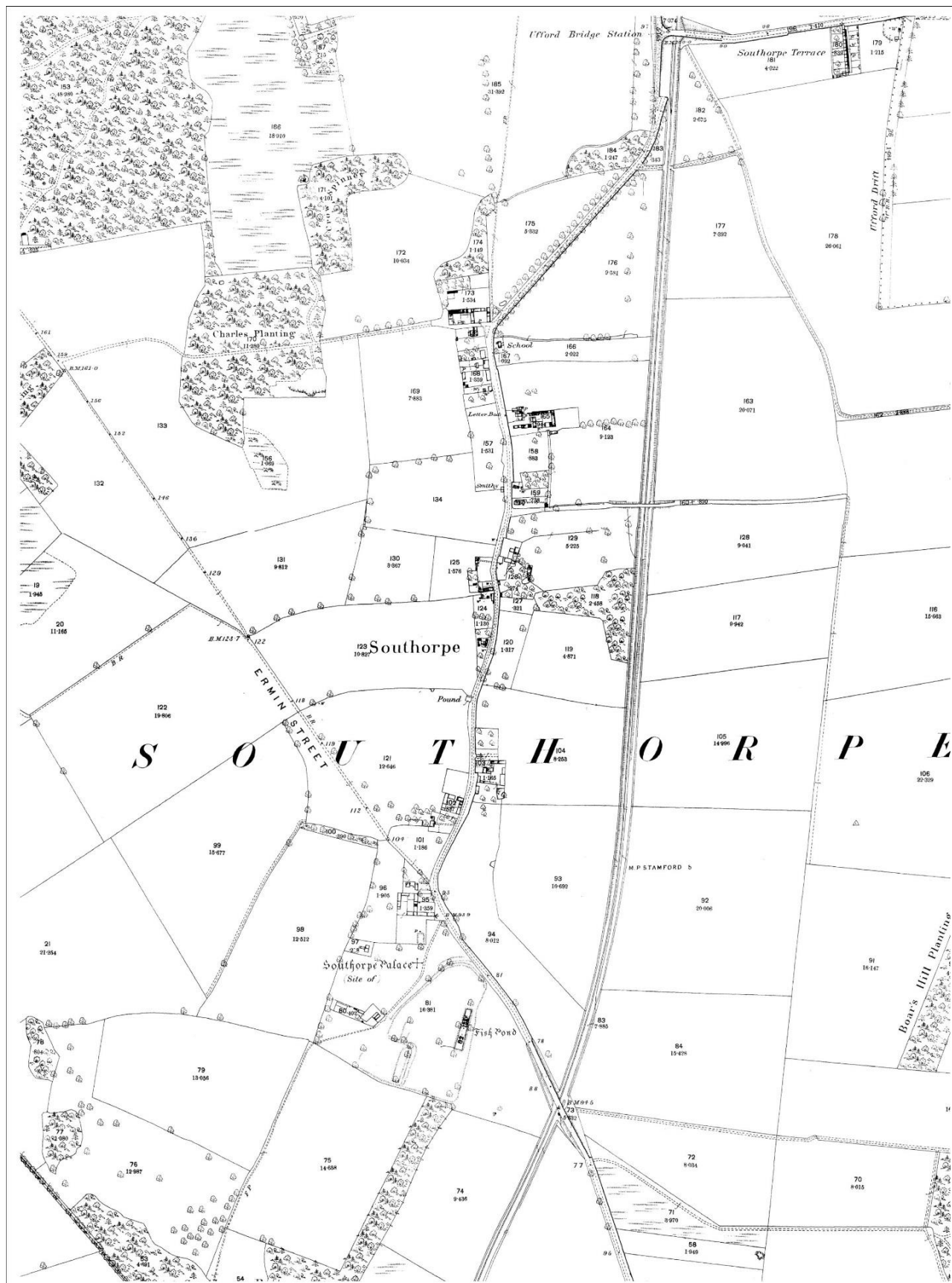
Appendix 4: Extract from Inclosure Map 1834



Appendix 5 - Extract from O.S. First Series Oakham Sheet 44 (1" to mile) (believed to be dated 1824 or shortly afterwards)



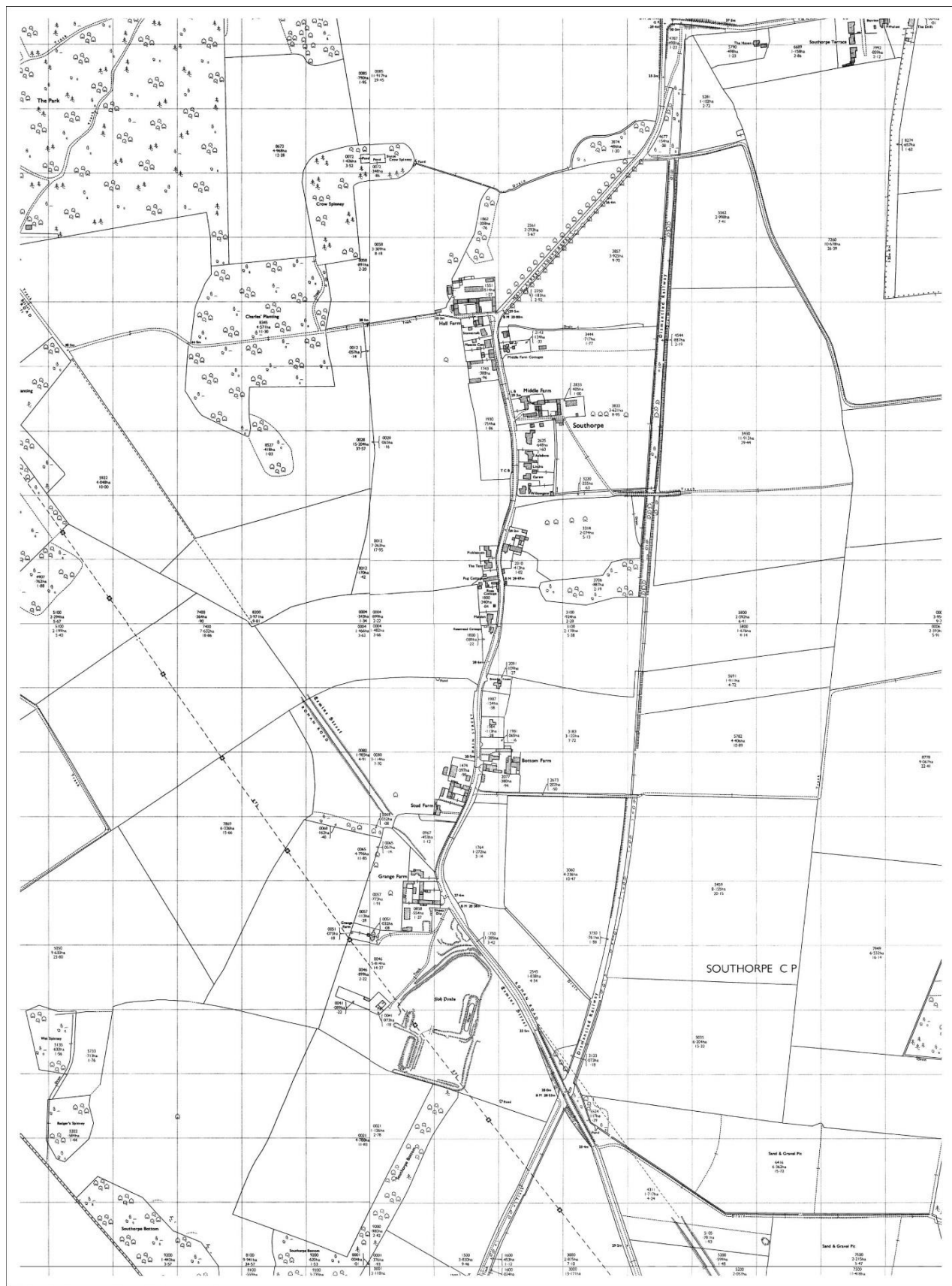
Appendix 6: Ordnance Survey 1886-1889 Series



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Appendix 7: Ordnance Survey 1967-1978 Series



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PILSGATE CONSERVATION AREA APPRAISAL REPORT AND MANAGEMENT PLAN



Prepared by: Growth & Regeneration, Peterborough City Council

Date: June 2017

PILSGATE CONSERVATION AREA APPRAISAL DRAFT REPORT AND MANAGEMENT PLAN

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Appendix 1 Pilsgate Townscape Analysis Map

1.0 Introduction

The Pilsgate Conservation Area was designated in 1979. This document aims to fulfil the City Council's statutory duty to 'draw up' and publish proposals for the preservation and enhancement of the conservation area as required by the Planning (Listed Buildings and Conservation Areas) Act 1990 and provide planning guidance in support of Policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD).

A character appraisal is a way of identifying the key features that define the special character and interest of a conservation area and identify proposals for its enhancement. This report assesses the historic and architectural qualities of Pilsgate and makes recommendations for the management of the area so that this special character, historic fabric and appearance are retained and enhanced. It is important that all those who have an interest in the area are aware of those elements that must be preserved or enhanced.

The draft report can be viewed or downloaded at www.peterborough.gov.uk. Copies are available on request from Planning Services, Town Hall, Bridge Street, Peterborough. A summary on public consultation and any revisions made will be available.

The character appraisal will:

- Identify the areas special character
- Review existing conservation area boundaries
- Provide a basis for considering planning proposals that affect the area
- Provide an understanding of what it is about the conservation area that should be cared for and what improvements could be made;
- Make recommendations to ensure its special qualities are retained and enhanced in the future.

The information will be used as a basis to monitor the general appearance and condition of the Pilsgate Conservation Area and assess progress in implementing the Management Plan. It is expected that further periodic reviews will take place with residents and Pilsgate Parish Council during the next 5-10 years.

The report can be viewed / downloaded at www.peterborough.gov.uk and inspected at: Planning Services, Peterborough City Council, Town Hall, Bridge Street, Peterborough. A copy is available on request.

2.0 Scope of the appraisal

The appraisal covers the existing conservation area and adjoining land of historic, architectural, and landscape significance where these have an influence on the conservation area.

The appraisal reflects the advice given by Historic England in "Conservation Area Designation, Appraisal and Management" (2016)
See <https://historicengland.org.uk/advice/planning/conservation-areas/>

No appraisal can be completely comprehensive and the omission of any particular building, feature or space should not be taken that it is of no interest.

3.0 Planning Policy Context

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and are defined as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Local authorities are required to designate conservation areas to ensure that the special character of a place is preserved and enhanced. It is the quality and interest of an area as a whole, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Designation increases the Council's controls, with planning applications judged by their impact on the character and appearance of the area and consent required for the demolition of unlisted buildings. The rights that owners have to carry out works to their properties without the prior need to obtain planning permission (known as ‘permitted development’ rights) are reduced. There is also special protection given to trees.

3.2 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (2012) sets out in one document the Government's planning policies to help achieve sustainable development. The presumption in favour of sustainable development is the guiding principal of the document. Sustainable development has three dimensions: economic, social and environmental. The environmental role involves contributing to the protection and enhancement of the historic environment.

Under the NPPF a conservation area is a ‘designated heritage asset’ and is defined in Annex 2 as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning divisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Paragraph 132 of the NPPF advises that great weight should be given to the conservation of designated heritage assets.

3.3 Peterborough Local Development Framework

The Peterborough Local Development Framework (LDF) provides the local planning policies with which to make planning decisions in the district. The two key documents of the LDF are:

The Peterborough City Council Core Strategy Development Plan Document (2011). This sets out the key principles for the conservation of the historic environment in Policy CS17: The Historic Environment. New development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas of high heritage value.

Pilsgate is identified as a ‘small village’ in Policy CS1: The Settlement Hierarchy and the Countryside of the Core Strategy. The settlement hierarchy ranks settlements in the district according to their size and the scale and range of its services and facilities.

The Peterborough Planning Policies Development Plan Document (2012). This contains detailed policies. Policy PP17 covers designated and non-designated heritage assets

including conservation areas, statutory listed buildings, locally listed building, archaeology and historic landscapes. The documents are consistent with the provisions of the NPPF.

The 'Further Draft Local Plan 2016' document proposes no change to the current adopted local plan and policies relevant to Pilsgate. Further consultation on the plan will take place in autumn 2016 followed by independent Examination in Public then adoption as the next Local Plan expected in early 2018.

The Pilsgate Conservation Area Appraisal and Management Plan was adopted on 25th July 2017 as City Council approved planning guidance in support of policy PP17 of the Peterborough Planning Policies Development Plan Document (DPD) and the emerging policies in the new Local Plan. The Appraisal and Management Plan will be a material consideration when making planning decisions and considering other changes affecting the area to ensure that its special character and appearance is not harmed.

4.0 Summary of Special Interest

The special architectural, landscape or historic interest of the Pilsgate Conservation Area derives from the following:

- A small linear settlement with a low density of development.
- A defined building line as the buildings face the footway, most with stone boundary walls and mature planting providing enclosure to the streetscene.
- A cohesive character of historic buildings with traditional building materials of limestone and Collyweston slate and original architectural features.
- A small range of building types, and modest scale and form of buildings from high status houses to small cottages and farm buildings.
- The stone walled paddock and mature horse chestnut tree in the centre of the village provide a high quality focal point.
- The paddock to Pudding Bag Lane is a key space.
- The prominence of mature trees in views along Stamford Road.
- The grass verges and stone walls along Stamford Road and Pudding Bag Lane.
- The setting and historic relationship of Pilsgate to its surrounding agrarian landscape.

5.0 Location and boundary

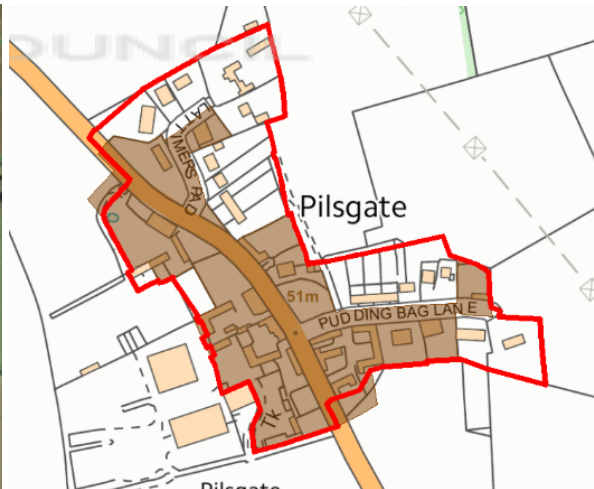
Pilsgate is a small hamlet in the Civil Parish of Barnack. It is located on the edge of the south terrace of the River Welland valley, 1 mile north-west of Barnack and 3 miles south-east of Stamford. The river Welland is located ½ mile to the north.

There are 38 properties in Pilsgate, of which 23 are in the Conservation Area. A population estimate indicates that there are approximately 90 people resident in the village.

The Conservation Area was designated in 1979. The boundary is tightly drawn around the core of the settlement, generally excluding the small amount of 20th c development. The boundary includes the traditional buildings of Pilsgate Farm and north to Pilsgate House and Westways. The boundary then shifts to the north-east and the entrance to Latimers Paddock, and continues south incorporating Unity Houses, Ragstone House, 8 Stamford Road and the stone walled paddock. The boundary then turns east along Pudding Bag Lane including buildings fronting to the south. The boundary is shown over page.



Aerial view of Pilsgate



Conservation area (brown) Village Envelope (red line)

6.0 Geology and landscape setting

Pilsgate is located within the Nassaburgh limestone Plateau Character Area. (Peterborough Landscape Strategy: Landscape Character Assessment 2007). This landscape is characterised by an undulating land form which rise to the prominent scarp along the edge of the River Welland valley. Foreground views are typically characterised by large arable fields and seasonal meadows with hedges, road verges and mature trees, copses and small woodland.

Much of the settlement, like neighbouring Barnack, is located on higher ground above the south terrace of the river Welland valley on an outcrop of Oolitic limestone and clay.

Pilsgate is surrounded by agricultural land. To the north the landscape is flat and broad fields lead gently down to the meadows of the Welland. To the south is gently rolling limestone country with open arable fields and large woodlands enclosed by hedges and copses.

Pilsgate has a close historic relationship with the surrounding landscape as a rural settlement with an agricultural focus. The land is very fertile and cultivated with a pattern of open irregular sized fields with hedge boundaries allowing long views.

Pilsgate is approached by road in two directions, from the north-west and south-east along Stamford Road. Both approaches have open views over the surrounding landscape and provide a gentle transition between the countryside and the settlement. There is little in the approaching views to signal the arrival at a settlement.

The approach from the south east is pleasant. East of the Burghley Estate the road rises steeply from the valley floor in a series of tight bends with some enclosure from tall field hedges, and it is not until the viewer turns the final bend that there is a sense of an impending settlement, mainly from the 20th century buildings at Latimers Paddock. The

view ahead is partially screened by garden trees to the road entrance, and the settlement does not fully emerge in a legible form until the long stone boundary wall at Silver Birches and Hunters Hill is reached.

The approach from Barnack also has a strong rural prospect. With rising ground flanked by verge, field hedge and trees it is not until the viewer rounds the bend at the junction with Mill Road that buildings are visible on the right, and there is notice of arrival at a settlement. These positive entrances to Pilsgate are a key aspect of the character of the conservation area.

7.0 Brief History of Settlement

Pilsgate is situated in an area known as the 'Nassburgh Hundred', a region rich in natural resources, with favourable landscapes which fuelled prosperity. Bounded by the River Welland to the north and Nene to the South, the higher grounds in between provided extensive timber resources and habitats for game, while the fertile river terraces were ideal for agriculture.

The area has been occupied by earlier communities from the Bronze Age, Iron Age, and Roman Periods, and the earliest known settlements are found beside the river Welland. The present settlement is believed to be of Anglo Saxon origin, though there is relatively little surviving archaeological evidence of the houses and barns that would have existed.

The first documentary evidence of a settlement is in the Domesday Book of 1086 which records Pillesgete as being composed of thirty eight households, forty acres of meadow, five acres of woodland and a mill, classifying it as a 'large' settlement. Pilsgate's tenant-in-chief was the Abbey of St Peter, Peterborough and it is also recorded that 6 hides of land with a mill are the fee of the Abbey.

By 1125 Pilsgate was only assessed for 3 hides of land, although the population and value had increased. The manor remained the property of Peterborough Abbey until at the dissolution in 1535 when the manor passed to the King, who then granted it to David Vincent, who used it to consolidate holdings he had already acquired in Barnack Parish. Pilsgate descended from him to Thomas and Jane Vincent, who, in 1579, sold their consolidated holdings to William, Lord Burghley. There are no remains, or reference to the former manor house in contemporary or later sources. It is believed that the manor was located close to Pilsgate House.

It is interesting to note that at this time Barnack was smaller than Pilsgate, being composed of twenty households. The change in relationship between the two close settlements is likely due to the economic rise of Barnack, particularly from its quarrying industry, acting as a counter-weight on the prosperity of Pilsgate.

A chapel existed at Pilsgate from the 12th to the 16th century, indicating the relative importance of the settlement.

The first map evidence of a settlement and street pattern is shown by the 1773 Estate survey by William Murray for Lord Exeter (below). The map gives a good picture of the settlement at the end of the 18th C showing houses, cottages, farm groupings and a recognisable street plan of today. It is also important as it shows the Saxon communal open field and strip system of farming. Most of the residents would have been directly connected with the land.



Source: Map of Pilsgate 1773.
Exeter Map 275 by William Murray



Source: Exeter map 40 1806 Inclosure map.

Pilsgate was Enclosed in 1806, which benefited the Exeter Estate and larger farms. The 1806 Enclosure map shows that the medieval farming system of open fields, strips and furlong boundaries had already largely been enclosed. The map depicts Pilsgate as a small settlement astride the Stamford Road comprising farm houses and cottages, most set to the front of their plots. Some plots would have been defined by stone boundary walls. Another point of note is that post Enclosure Pudding Bag Lane is terminated at its current position, where before it had continued south east to give access to common lands.

In 1870-72, John Marius Wilson's *Imperial Gazetteer of England and Wales* described Pilsgate as 'a hamlet in Barnack parish, Northampton; 2¾ miles east-south-east of Stamford. Real property, £1,775. Population, 152. Houses, 27. Pudding Bag Lane takes its name from the process of boiling suet puddings in muslin bags, but no history of this activity has been discovered.

Historic map evidence shows the rural setting of Pilsgate and that the present day layout and size have changed very little. The early OS map 1886 (below) shows the village relatively unchanged from the Enclosure map. This is also the case in comparison with later OS maps (1900 and 1967). The main visual change being the more formalised nature of Stamford Road being surfaced, kerbed and in places widened.

Pilsgate escaped the ribbon development of the 1930's and 1960's. From the 1950's relatively limited infill and back land housing took place at Latimers Paddock, Unity Houses, and Pudding Bag Lane, notably the terraced housing built for Barnack Rural District Council, and also a number of agricultural sheds at Pilsgate Farm. It is also apparent that a small number of older dwellings and agricultural buildings were demolished to make way for the new development.

The redevelopment of the Stackyard, the former farm crewyard on the corner of Pudding Bag Lane in 2005 with its converted barns and new buildings respects the traditional character and form of traditional closely grouped farm buildings enclosed by stone walls to the edge of the highway.

The settlement today remains small, and retains a very rural character and appearance.



Ordnance Survey 1886 series



Ordnance Survey 1900

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8.0 Archaeology

The Peterborough City Council historic environment record (HER) contains records on historic buildings, sites, structures, below and above ground archaeology, individual finds and reports.

There are no scheduled monuments within Conservation Area or its setting, but there is some underlying archaeology of the early settlement of interest.

A chapel was present in the centre of Pilsgate from the 12th to the 16th century. According to documentary sources by the 17th century the site was derelict and subsequently was dug up and planted as an orchard. There is a field named Chapel Close, however, no remains of a chapel are evident and research in the past has not identified a site.

An Anglo-Saxon furnished burial of an adult female dating back to the 6th century was discovered in 2000 at Waverly House, Pudding Bag Lane. Although there were no indications of other burials in the immediate vicinity, it is possible that this individual belonged to a larger burial ground.

Archaeological investigations carried out in 2004 at the Stackyard and Pudding Bag Lane, revealed three small pits which contained early medieval pottery shards.

Excavation undertaken in 2011 at Everdon, Pudding Bag Lane revealed a medieval stone/sand quarry which had been backfilled around the 16th century. The medieval pottery assemblage was fairly typical of what would be found in the area at this time and was associated with cooking and storage wares. The area was then enclosed by a limestone wall

in the late 17th century and the plot then used as a garden and the former quarry became a shallow depression within the garden area.

An area of shrinkage in the surface is visible on air photographs to the north of Pilsgate Farm, and north and east of Pudding Bag Lane, beyond the limits of the Conservation Area.

Sites within the settlement, and in some cases the materials of previous structures, have been used and re-used. Boundaries and enclosures of certain plots shown on the 19th c maps represent boundaries continuous since at least the medieval and possibly Saxon periods. It would be expected that areas within the settlement are likely to contain archaeological remains that would add to our understanding of mediaeval and pre-medieval history.

9.0 Character and Appearance

9.1 Spatial character

Arriving from the south, Pilsgate is approached slightly uphill across a broadly flat rural landscape, with the road bordered by hedgerow and verge. Pilsgate comes into view after passing a right hand bend at the junction of Mill Lane, in glimpsed views of the Stackyard development over the field hedge and Pilsgate Farm outbuildings to the west.

Trees to the farm paddock initially screen views of the farmhouse beyond. The field hedges quickly give way to stone walls to the edge of The Stackyard and Pilsgate Farm.

On entering the village the transition from the open landscape to a road flanked by stone walls and barns to Pilsgate Farm and the converted barns of the Stackyard give an immediate sense of enclosure and more human scale. The buildings provide an agricultural character of the settlement on arrival.



Street enclosure and an agricultural character at the southern gateway to the village

Stamford Road is a historic road running through the settlement, but as part of the main highway network there is noticeable amounts of traffic and noise. The road alignment with twists and increasing decent down the hill out of the village is flanked by verge, walls, buildings, and mature trees that all add visual interest to break up long views along the road.

The junction of Pudding Bag Lane and Stamford Road and the stone walled paddock to the corner brings an openness to the view. The paddock enhances the rural character and setting of the conservation area. The veteran horse chestnut tree to the paddock is a significant landmark and focal point in most views, and with the paddock adds a rural character. The retention of the paddock and its historic boundary walls are important for the character and appearance of the conservation area, and the setting of nearby listed buildings.

A very important aspect of the character of the conservation area is the numerous stone boundary walls, for their amenity value and as enclosing elements in views.

Opposite the junction, Pilsgate Farmhouse and Pilsgate House positioned to the rear of the footway strongly enclose the west side of Stamford Road.

The east side is framed by the continuation of the grass verge from Pudding Bag Lane and the stone wall of the paddock. The grass verge softens the impact of the road and brings a rural feel and spaciousness into the village.



Walled paddock



Stamford Road view north west



Ragstone House

Beyond the paddock, Stamford Road begins a steepening decent. The pleasant Ragstone House is prominent in views when travelling in both directions, due to the curve in the road, though the telegraph pole and overhead wires are very noticeable.

The strong sense of enclosure to the street formed by Ragstone House on the east side is continued by the tall retaining stone wall and mature trees to Pilsgate House and Westways and Hillside on the west, to the end of the village



Street enclosure Ragstone House



Trees framing the open green space at Lattimers Paddock



Beyond Ragstone House the building line steps back from the highway at Unity Houses, with an increase in the depth of the grass verge.



The small green at the junction of Lattimers Paddock, with a pleasant village sign, is an important feature. Mature trees in the gardens of neighbouring houses help frame the space and act as a focal point in views when passing Ragstone House from the south.

Green space at junction of Lattimers Paddock

Lattimers Paddock is a modern cul-de-sac and part of the conservation area, largely due to the high quality mature trees in private gardens and boundary walls.



Beyond the small green is the entrance to the village from the north-west. Arriving at the village from this direction the experience is similar to that from the south; very rural and relatively low key until the stone walls of Silver Birches, Hunters Hill and Hillside are reached giving enclosure and awareness of a settlement.

View north-west from village entrance (Google Street View)

Pudding Bag Lane is a quiet, narrow, and informal cul-de-sac off Stamford Road. Grass verges to both sides of the lane are attractive, and being un-kerbed adds to the rural character.



Entrance to Pudding Bag Lane



The Stackyard development



Terrace and recent addition



View west to Stamford Road

The pleasant wall of the paddock is detracted by the plastic waste bin and signpost. On the right, the grade II listed K6 telephone box sits pleasantly alongside the gable end of a historic stone barn that forms part of The Stackyard residential development.

The focus of the vista back to Stamford Road is the chestnut tree, Pilsgate Farmhouse and view across the paddock to Pilsgate House.

Beyond the paddock the terraced houses, which are outside the conservation area, have pleasant front boundary walls that add to the enclosure of the lane opposite the walls of the Stackyard and the tall evergreen mature trees to The Hollies. The removal of walls could compromise their contribution and erode the character of the conservation area. An Article 4 (2) Direction on these properties could prevent incremental damage. Parked vehicles detract from the amenity of the street.

Continuing along Pudding Bag Lane, a pleasant vista is formed by the mixture of trees, grass verge, and the anticipation of views across the Welland Valley at the end of the lane. The view is somewhat detracted by the presence of a number of telegraph poles and overhead wires which would benefit from being located underground.

A number of mid to late 20th century detached dwellings form the remaining character and are set further back in their spacious plots behind stone boundary walls.

The undated image below was likely taken in the early 1900's, showing the informal nature of the lane and a now demolished thatched cottage. The part of the front elevation of the former cottage now forms part of the boundary wall to Everdon.



The lane is terminated by a metal field gate, and pleasant views across the surrounding landscape. This focal point adds significant interest by way of anticipation when approaching the end of the lane.

9.2 Architecture and building materials.

The buildings in the Conservation Area are a mix of two storey houses and cottages with attic dormer windows. The majority of the traditional buildings date from the late 17th century to early 19th century.

Buildings face Stamford Road and Pudding Bag Lane, either located on the back edge of the footway or set back behind stone boundary walls enclosing gardens. Typically they are detached stone with Collyweston slate roofs and chimney stacks. There are a few 20th C buildings adjacent to the conservation area which in terms of their size, design and materials fit relatively comfortably in the historic townscape.

At the southern end of the conservation area is Pilsgate Farm, a large listed 18th century farmhouse with associated stone farm buildings. The two storey building has a long linear narrow plan form and an 'L' shape plan, set to the back edge of the footway. The house is built of coursed limestone rubble under a Collyweston slate roof and is five bays with a canted bay and door with segmental arch. The windows are a mix of 2 and 3 light timber casements.

Next is Pilsgate House, a large grade II listed building built of stone and Collyweston slate. The south wing is 17th century with later larger 19th century additions with high quality ashlar detailing to moulded mullion and 3 light tripartite sash windows and tall chimney stacks. This is a substantial building set behind a stone wall with hedge and addresses the road very well.



Pilsgate Farmhouse



Pilsgate House



Ragstone House

Opposite Pilsgate House and set back is 8 Stamford Road, a late 19th century two storey house of stone with a tile roof, gable to road with a later 1½ storey rendered extension. The entrance drive and low stone boundary wall give views to the property.

Next along is Ragstone House, an attractive 2 storey coursed stone and Collyweston slate building with attic dormers, amalgamated from 2 or 3 cottages. Ground floor windows have segmental stone and brick arches. Although in part single storey it is long and has a large eastern wing making it a fine substantial building in the street scene.

Continuing north, and outside the conservation area, are Unity Houses, 2 pairs of mid 20th c semi-detached properties built of brick with manufactured tile roofs and two brick built bungalows all set back from the road behind short stone walls. The buildings do not impact on the character of the area. The trees to the front gardens add to the setting and character of the small open space to the junction with Lattimers Paddock.

In Latimers Paddock located to the bend, at the southern end of the conservation area, is a small converted stone built barn with tile roof behind a small stone wall. Opposite is Silver Birches, a modern stone built two storey house. The tall stone boundary wall that forms part of the north western entrance to the village and mature trees to the garden add to the character of the area and frame the adjacent open space.

Immediately opposite on the west side of Stamford Road, and set back on higher ground above retaining stone walls, are Westways and Hillside. This is an imposing late 17th century extended two storey listed grade II building, originally a single house, now divided into two properties. Built of long coursed stone rubble with a steeply pitched Collyweston stone roof with stone copings to the gables and ashlar chimney stacks.



Westways and Hillside

Pudding Bag Lane includes a mix of building styles. On the south side are the converted agricultural barns of the Stackyard. They retain much of their former character and appearance, having few openings in the stone elevations and uniform Welsh slate roofs.

The two storey terraced houses on the north side, recently extended to the west end, are outside the conservation area. Their architectural uniformity of painted render, matching timber bracket door canopies and same roof tiles and chimneys provide a coherence and have a neutral effect on the conservation area.

The next two modern houses are also outside the conservation area. They have a neutral impact due to the use of subdued materials, their set back positions, and tree and shrub planting behind stone boundary walls.

Opposite, is a small white rendered bungalow of no architectural quality set behind a stone wall and screened by tall evergreen trees. Next is Bake Oven Cottage, a 1½ storey 3 bay vernacular cottage with small outshut to the front, built of coursed stone with a Collyweston slate roof. The original side barn now provides further accommodation. A recent three bay tall stone garage building is to the west.



12 Pudding Bag Lane



Bake Oven Cottage



Former Stackyard

At the end of the Lane on the north side is no. 12, a pleasant small late 19th century 1½ storey cottage in the traditional symmetrical style of coursed stone under a Collyweston slate roof with gabled attic dormers, tall red brick chimney stacks and a central door. Although the windows and door are not traditional, the cottage character remains. Replacement flush fitting casement windows and a simple vertically planked timber door would restore much of the historic significance of the building.

The last two buildings on the south side are mid-20th century and have limited architectural merit, but due to their location and design have a neutral impact on the conservation area.

Pilsgate contains an equal proportion of stone and brick built structures. The older southern 'uphill' part has more coursed limestone and rubble buildings, compared with the northern 'downhill' part with more modern brick built buildings. Collyweston slate is the most prominent roofing material in the conservation area. The table below shows the composition of roof materials of buildings and structures visible within the Conservation Area.

Material	Number	Percentage
Collyweston	13	57%
Clay Pantile	3	13%
Concrete Tile	1	4%
Welsh Slate	5	22%
Plain tile	1	4%
Total	23	

The properties with welsh slate and pantile roofs are located in the redeveloped Stackyard.

Unsurprisingly, given the settlements location, the majority of the pre 20th century buildings are roofed with Collyweston Slate.

Many original architectural features remain to earlier buildings such as simple pointed eaves and gutters fixed into the masonry on rise and fall brackets.

The windows prevalent on the most prominent buildings within Pilsgate are timber casements and sashes, with some metal casements set into stone mullion windows to historic building. Windows at older buildings include simple casement windows subdivided into small panes.

Doors are a mixture of period panelled and part glazed doors. The latter have a somewhat detrimental impact on the significance of the buildings. When non-original doors are considered for replacement, these should be correct to the period and status of the property. Larger houses typically have fine panelled doors with cottages and agricultural buildings having simple timber vertical 'plank' doors.

9.3 Key Views

Long and short views to and from the village are important to the setting of the conservation area. The following views have been identified as having a positive impact on the character, appearance and enjoyment of the conservation area.

Key views include:

- Across the paddock, from Pudding Bag Lane, towards Pilsgate House.
- East along Pudding Bag Lane aided by the enclosure of wall wither side.
- North along Stamford Road adjacent to the paddock towards Ragstone House.
- Panoramic view of countryside from the end of Pudding Bag Lane.
- Looking west from mid-way along Pudding Bag Lane towards Pilsgate Farmhouse and the mature Horse Chestnut Tree.
- View north with Ragstone House as the focal point.
- View south with Ragstone House as the focal point.
- Entering the village from the south with paddock and focal point.

If a particular view is not identified this does not mean that it is unimportant. Important views are shown in the Pilsgate Townscape Analysis Map.

9.4 Trees, Hedges, verges and stone walls

Trees

Trees make a significant contribution to the character and appearance of the conservation area. They frame key views and form the backdrop to views within and approaching the settlement. Views of distant trees add to the rural setting of Pilsgate.

The gardens of the larger 19th c houses of Westways, Pilsgate House and Pilsgate Farmhouse are heavily planted with specimen trees (deciduous and evergreen) and shrubs. Other gardens contain single or grouped semi and mature trees such as beech, chestnut and conifers and provide a counterpoint to the buildings.

Many of these trees are located close to the road and in a small settlement are a prominent feature in views on arrival and along Stamford Road and Pudding Bag Lane and so make a major contribution to the rural character of Pilsgate.

The small open space at the entrance to Lattimers Paddock is framed by mature trees that provide high amenity value



Trees at Lattimers Paddock

Of particular note, is the veteran horse chestnut tree to the paddock which visually dominates the junction of Stamford Road and Pudding Bag Lane. This veteran tree may require works in the near future to ensure its health and well-being.



Veteran horse chestnut tree

Hedges

On the road approaches to the settlement are field boundary hedges, and these make a positive contribution to the wider rural settling of Pilsgate.

In the settlement there is only one small length of clipped hedge behind the front stone front boundary wall of Pilsgate House. The hedge makes a pleasant contribution to the street scene by softening the strong stone character of this side of the road. Otherwise, hedges are not a significant characteristic of the conservation area.

Stone walls

Stone boundary walls are a significant feature of the character and appearance of the conservation area. It is estimated that approximately 80% of road facing frontages are walled. The majority are coursed stone walls with characteristic 'cock and hen' coping, with variable heights between 1 and 2 metres.



Boundary wall: Pilsgate House Hunters Hill

the paddock at Pudding Bag Lane

A number of these walls will date from the 18th and 19th centuries, though some will have been re-built. Some walls appear to require repair and attention and the loss of these important historic features would harm the conservation area.

The relatively modern development of Latimers Paddock continues this character, though two walls do not reflect traditional stone wall detail. Westways, Hillside and Pilsgate House have tall substantial front stone walls, which retain higher land to the rear reflecting the change in the topography from south to north. These walls provide protection, privacy and give strong enclosure to street.

Verges

Grass verges are a very important feature of the conservation area and add significantly to the character of the place. They soften the impact of Stamford Road and Pudding Bag Lane and maintain a rural feel to the village.

The wide grass verge on the east side of Stamford Road at the entrance to Pilsgate from the west, leads into the open space at the junction with Lattimers Paddock. Outside Ragstone House verge continues to Pudding Bag Lane, and then is matched opposite, and continues towards Barnack. Similarly verge in Pudding Bag Lane is a positive feature. The

combination of verge and stone walls within the village creates a sense of spaciousness and a pleasant street scene.



Verge: Stamford Road



Ragstone House



Pudding Bag Lane

9.5 Street Furniture and services

The red telephone box and wall located post box at the corner of Pudding Bag Lane add visual interest and are positive features in the street scene.



Telegraph posts and overhead wires are obtrusive and impact on the rural character of the village. The removal of unsightly overhead wires and poles would remove skyline clutter and enhancing the street scene.

Positive townscape features

9.6 Building Uses

Pilsgate was an agricultural community and farming remains a village industry but only at Pilsgate Farm. The mechanisation of farming means only a small number of people are involved in agriculture. Most of the residents commute to work.

The vast majority of buildings within the village are in residential use. There are no shops or public houses serving the settlement, it is too small to support such business.

Townscape Summary:

The positive townscape elements are:

- Stone and Collyweston slate traditional buildings and barns.
- The focal point of the walled paddock and large veteran horse chestnut tree
- Strong enclosure from numerous stone boundary walls.
- The rural character and appearance of Pudding Bag Lane.
- The enclosed, shaded and green character to the entrance to Latimers Paddock.
- Stamford Road rising steeply and changing alignment through the village.
- Extensive grass verges and absence of kerbs
- Large specimen trees in key views.
- Views out to open countryside, particularly from the end of Pudding Bag Lane.

The *negative* townscape elements are:

- Telegraph posts and overhead cables.
- Modern concrete lamp standards and columns.
- Plastic bin and signpost adjacent to paddock on Pudding Bag Lane.
- Volume, speed and noise of traffic on Stamford Road.
- Wide hard surface near bus stop
- Some loss of fabric and original architectural details

10.0 Historic buildings

10.1 Listed buildings

There are 4 listed buildings within the Pilsgate Conservation Area (including the K6 telephone box). These make up 17% of the 23 separate buildings and structures within the conservation area. The earliest of the three buildings are Pilsgate House and Westways & Hillside which date to the 17th century. Pilsgate Farmhouse (listed as Webster's Farmhouse) is 18th century. On the corner of Pudding Bag Lane is the K^A type telephone box. All are Grade II listed. The listed buildings are identified on the Pilsgate Townscape Analysis Map.

10.2 Positive Unlisted Buildings

The appraisal has identified a number of unlisted buildings which it is considered contribute positively to the character of Pilsgate Conservation Area. Most of these buildings are 19th C in date and are generally unaltered externally.

Ragstone House is a prominent and attractive building in views. Although this building is not worthy of statutory listing, an Article 4 Direction would ensure that future alterations to the elevations visible from Stamford Road are sympathetic to the character of the building and to the benefit of the conservation area.



Ragstone House



12 Pudding Bag Lane



Bake Oven Cottage, Pudding Bag Lane

12 Pudding Bag Lane and Bake Oven Cottage opposite are typical vernacular 1½ storey cottages built of coursed limestone under Collyweston slate roofs. These buildings make a positive contribution to Pudding Bag Lane and the Conservation Area

11.0 Management plan

Introduction

The quality of any place depends on the actions of people who live in the area. In the conservation area the owners of property play a key role in affecting how the area looks. Minor alterations such as replacement doors, windows and the removal of original boundary enclosures may be insignificant as individual alterations. However, the cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles and decorative timber work leads to erosion of character and appearance.

Designation as a conservation area raises the awareness of residents to the quality of their surroundings and is intended to encourage an active interest in the care and maintenance of their properties. The appraisal provides residents with an understanding of what should be cared for and preserved in the Pilsgate Conservation Area, and the need for sympathetic alterations and repairs.

The City Council does not intend to prevent change or development in the Pilsgate Conservation Area. The purpose of the Management Plan is to preserve and enhance the area's special character. The following recommended actions would assist in retaining and enhancing the character and appearance of village as a whole. A timescale is not given for some of these actions since this will in part be dependent on consultations between Barnack Parish Council, Peterborough City Council, and other interested parties.

The proposals follow national planning policy guidance and the relevant policies of the Peterborough Core Strategy and the Planning Policies Development Plan Documents. The Management Plan complements the Pilsgate Conservation Area appraisal.

As part of the management proposals, the Conservation Area appraisal and Management Plan will need to be reviewed periodically and updated and modified where appropriate.

11.1 Planning policies and controls

In conservation areas there are a number of extra planning controls in addition to normal planning restrictions that apply to properties, in order to maintain the character and appearance of the area. Permission is needed for:-

- The demolition or substantial demolition of a building (apart from some minor exceptions)
- Demolition of walls, gates or fences over a metre high next to a highway or over two metres elsewhere
- Cladding of the exterior of a building with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- A satellite antenna on a chimney or a wall fronting a highway
- A new building in the garden of a house over a certain size
- Building extensions over a certain size, including installation of dormer windows
- Installation of certain micro generation equipment, such as solar panels

Trees valued for the visual amenity are protected by 'Tree Preservation Orders' (TPO) and consent is required to prune or fell them. In conservation areas, if not already protected by a TPO, 6 weeks written notice is required to be given to the council for any works involving lopping or felling of a tree greater than 75mm in diameter and 1m above ground level. All development proposals should be discussed with the Local Planning Authority in the first instance, to determine whether permission is required.

Special attention must be paid to the character and appearance of the conservation area when determining planning applications. The proper management of the conservation area will be achieved mainly by the positive use of planning and enforcement powers.

The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies to help achieve sustainable development, the historic environment and heritage assets. One of the three dimensions of sustainable development includes the protection of the historic environment. Specific policies for the conservation of the historic environment are set out at Section 12: 'Conserving and enhancing the historic environment'. The objective of the policies is to manage change to heritage assets in a way that sustains and, where appropriate, enhances its significance.

The Peterborough Planning Policies Development Plan Document (DPD) contains policies for making decisions on new development, including extensions. The council will seek that new development enhances the character or appearance of the area, in line with adopted policy and other guidance. New development, including extensions and alterations, should be carefully thought out and well designed, respect the context and use locally relevant materials.

The council will oppose proposals which would harm the special character of the conservation area. Important views into and from the conservation area are identified on the Pilsgate Townscape Analysis Map. The Council will seek to ensure that all development respects these important views.

Unauthorised works and breaches of planning control can cumulatively harm the quality of a conservation area. To protect character of the area the Council will ensure that unauthorised development is subject to effective enforcement action where legal powers permit.

The main protector of the character and appearance of the conservation area are residents who are responsible for maintaining their property. The character of the area can be harmed through the use of inappropriate materials and unsympathetic alterations. An Article 4(2) Direction can be made by the Council to protect important features of a building fronting a road where the change would harm the street scene. An Article 4(2) Direction withdraw 'permitted development' rights of the General Permitted Development Order (GPDO) and requires planning permission to be obtained for these changes. There are currently no Article 4 Directions in Pilsgate.

11.2 The Conservation Area Boundary

This is the first conservation area appraisal since the designation of the conservation area in 1979.

Historic England guidance states that current conservation area boundaries should be reviewed as part of the appraisal process, particularly if there is evidence to suggest that the earlier boundary was drawn too tightly. The guidance also states that if the original interest has been eroded by subsequent changes or inappropriate development the boundary should be revised.

The appraisal has adjoining land where these have an influence on the conservation area but it is concluded that there is no evidence to suggest that benefit would arise in changing the boundary as it currently exists. The existing conservation area boundary reflects Pilsgate's special historic and architectural interest.

11.3 Historic Buildings

The conservation area contains a number of unlisted buildings (shown on the Pilsgate Townscape Analysis Map) that make a positive contribution to the character and appearance of the conservation area, particularly: -

- Ragstone House, Stamford Road
- Bake Oven Cottage, Pudding Bag Lane
- 12 Pudding Bag Lane

The buildings should be considered for additional recognition either as part of a future revision of Peterborough's 'Buildings of Local Importance' (the Local List) or protection by Article 4(2) Directions to protect their particular interest.

11.4 Stone Walls

Stone boundary walls are fundamental to the character and appearance of Pilsgate. Some of these may represent historic boundaries. The majority will date from the 18th and 19th century. The principle walls are shown on the Pilsgate Townscape Analysis Map.

All existing stone walls should be retained, maintained and rebuilt if necessary. Peterborough City Council has available some detailed practical guidance notes on the building and repair of walls in the local style.

The serving of an Article 4(2) Direction Order should be considered to protect the integrity and uniformity of the boundary walls of unlisted building that make

11.5 Highways and Street Furniture

Street lights in concrete and galvanised steel do not enhance the conservation area. When replacement is due, the design, siting materials and finish of the new columns and lights should be sympathetic to the character and appearance of the conservation area.

The removal of telegraph poles and overhead wires and wires run underground would significantly enhance the rural character of the village and remove skyline clutter. A long-term objective should be the undergrounding of overhead wires and cables. Discussions should be held with the appropriate agencies to examine the feasibility and opportunities to replace overhead cables with underground cables.

The grass verges are especially important to the character of the conservation area. The council will work with the Highway Authority and statutory undertakers to ensure that verges are not removed or damaged. Where private drives cross over verges, owners will be encouraged to use bound gravel or other visually 'softer' material than more formal block paving or setts.

11.6 Tree Planting and Landscape enhancement

Many of the significant trees that were planted in the 19th c within the area are close to reaching maturity and some may soon be lost through natural decay process. It is likely that most ash trees will be diseased or dead within the coming 15- 20 years

As trees are removed for arboricultural reasons replacement trees should be planted to ensure that long term the wooded rural character of village and the conservation area will not be adversely affected.

12.0 References

The following sources of information were drawn upon:-

- Peterborough Reference Library Local Studies Archive
- Population Census Records 1891 to 1991
- The Statutory List of Buildings of Architectural Interest & Historic Merit – Historic England.
- The Sites and Monuments Record – Historic England
- Conservation Area Designation, Appraisal & Management Advice Note 1 (2016) – Historic
- Peterborough Museum Archive
- Victoria County History – Northants
- Peterborough City Council Planning Department Archive
- The Soke of Peterborough; A Portrait in Old Photographs and Picture Postcards
- Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas English Heritage 2016

- The Pilsgate Manor of the Sacrist of Peterborough Abbey – Edited by Margaret E. Briston and Timothy M. Halliday
- Pastscape. Historic England.

13.0 Useful Contacts

For advice on conservation areas and listed buildings: www.peterborough.gov.uk or write / telephone: **Built Environment, Growth & Regeneration, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474; or e-mail: builtenvironment@peterborough.gov.uk

For advice on planning permission: www.peterborough.gov.uk ; or write to address above Tel: (01733) 453410; or e-mail: planningcontrol@peterborough.gov.uk

For advice on trees, works to trees and Tree Preservation Orders: www.peterborough.gov.uk or write to **Natural Environment Section, Planning Delivery, Peterborough City Council, Town Hall, Bridge Street, Peterborough. PE1 1DD** Tel: (01733) 747474; or e-mail: bryanclary@peterborough.gov.uk

Pilsgate Character Appraisal Map

