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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

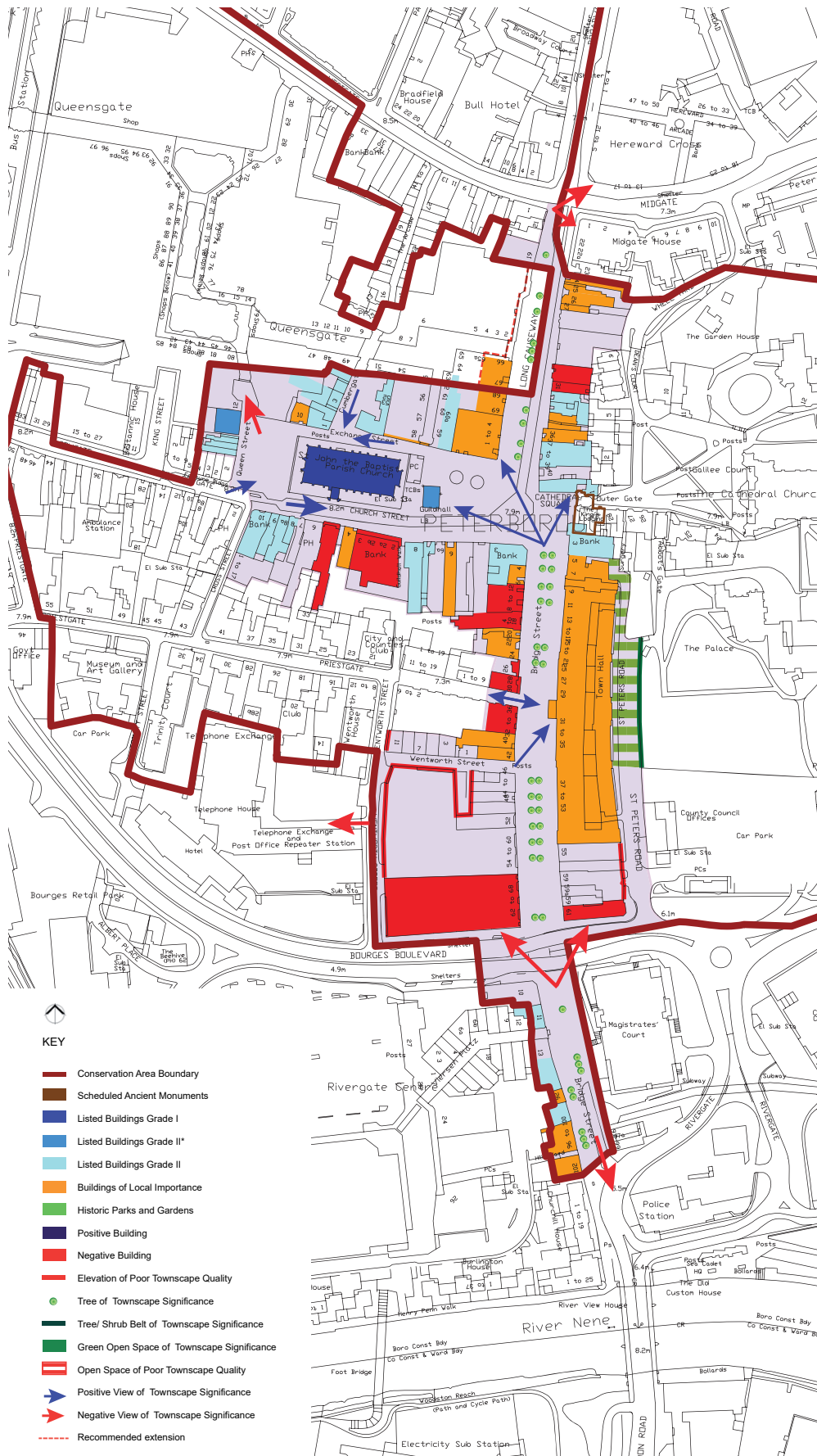


Historic postcards of Narrow and Broad Bridge Street, modern day Bridge Street

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



Town Hall, 1930s

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.





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.

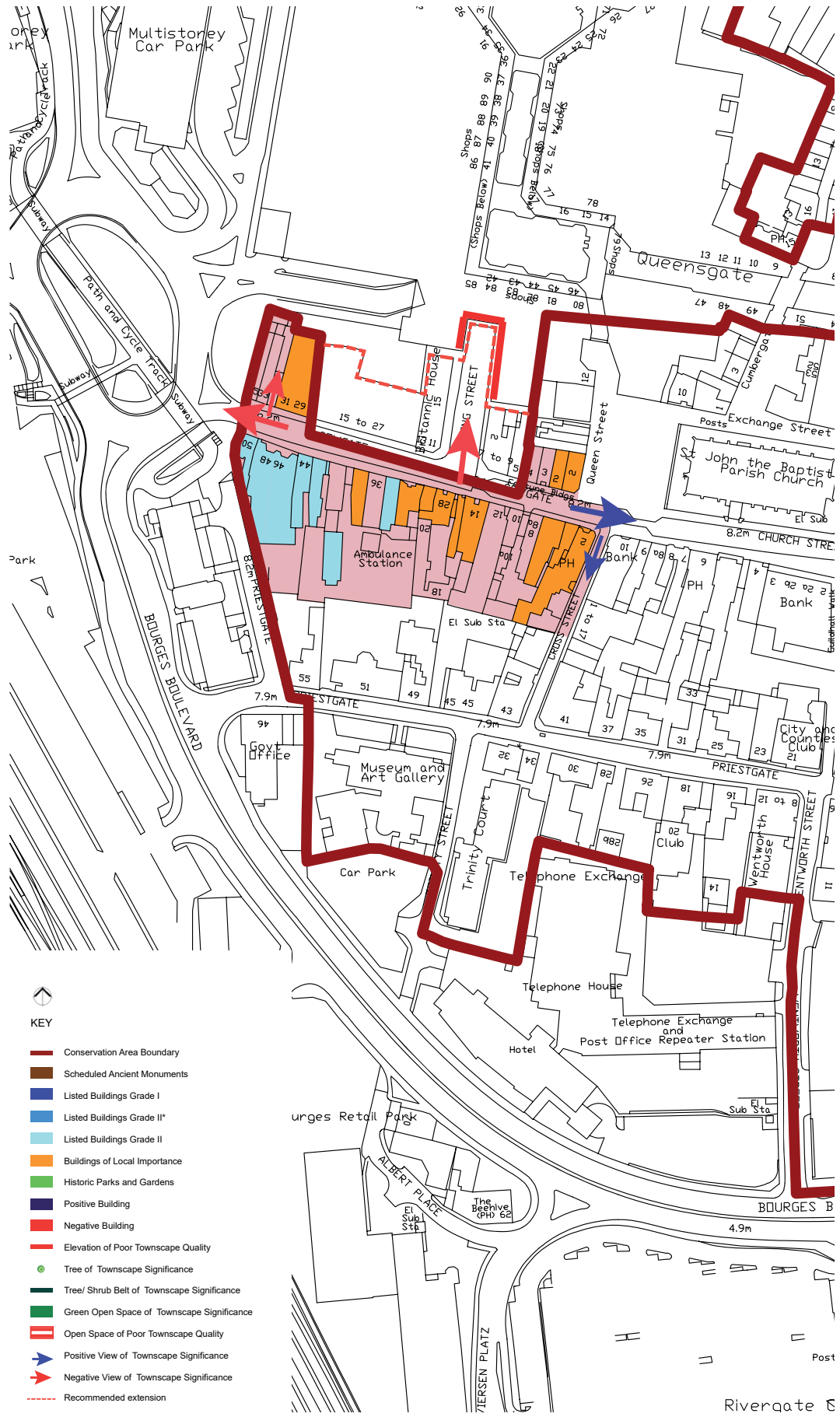
5.29 By 1926, a new road was added at the western end of Cowgate cutting through the old burial ground to meet the new bridge over the railway. The western section of Cowgate survived until the development of Bourges Boulevard when it was subsumed into the new roundabout. The effect of the ring road 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



Cowgate, south side

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.





View from western end of Cowgate

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



The Draper's Arms', C19

with perimeter path located behind buildings enclosing the southern side of the street. This has now largely been 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

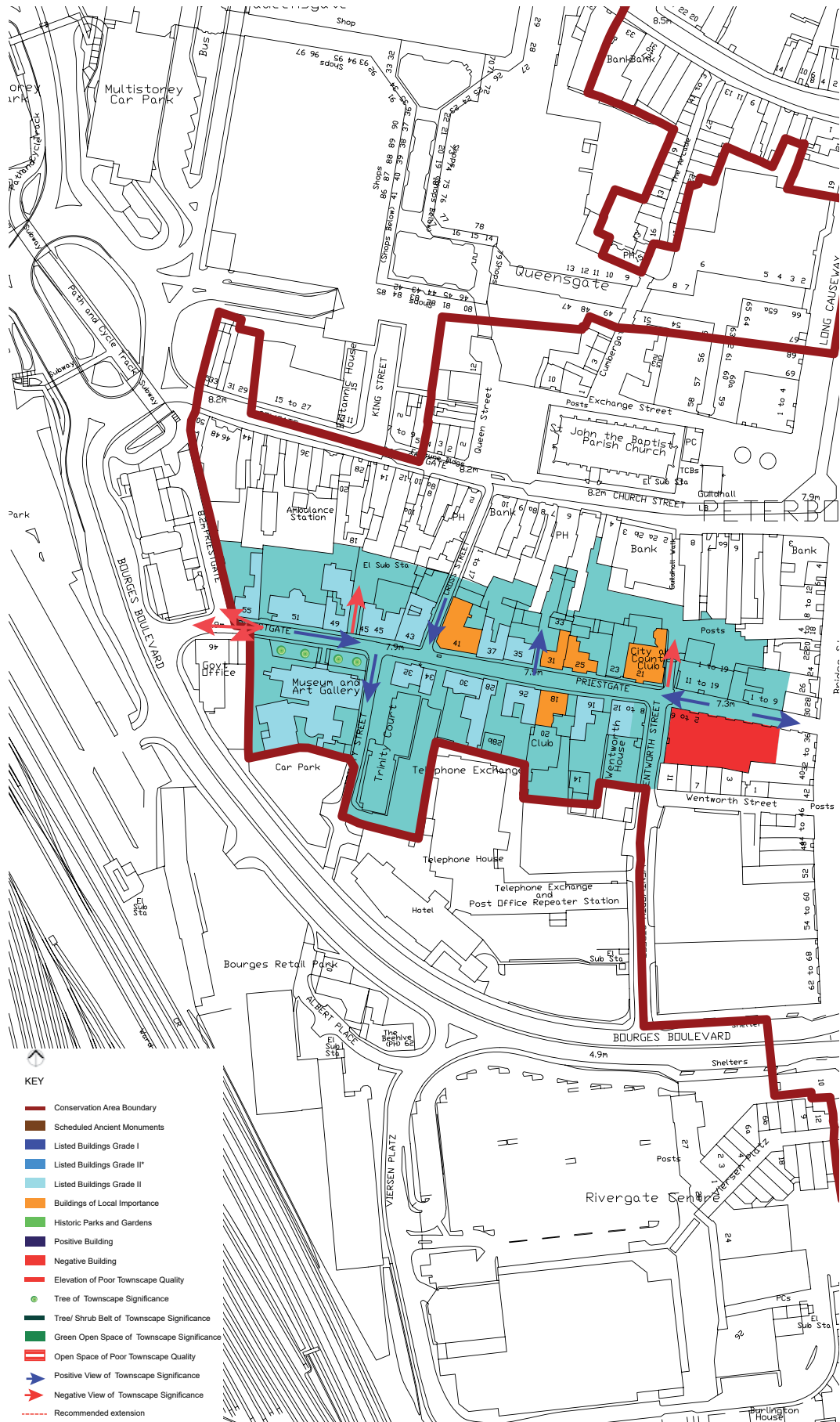
5.44 The linear nature of the street creates strong views along its length in easterly and westerly directions, the former terminating with the portico to the Town Hall which creates a striking backdrop to the eastern half of the road. The Former Presbyterian Church is the dominant landmark in views 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.





- KEY**
- Conservation Area Boundary
 - Scheduled Ancient Monuments
 - Listed Buildings Grade I
 - Listed Buildings Grade II*
 - Listed Buildings Grade II
 - Buildings of Local Importance
 - Historic Parks and Gardens
 - Positive Building
 - Negative Building
 - Elevation of Poor Townscape Quality
 - Tree of Townscape Significance
 - Tree/ Shrub Belt of Townscape Significance
 - Green Open Space of Townscape Significance
 - Open Space of Poor Townscape Quality
 - ➔ Positive View of Townscape Significance
 - ➔ Negative View of Townscape Significance
 - - - Recommended extension

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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.



North side of Priestgate, eastern end

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

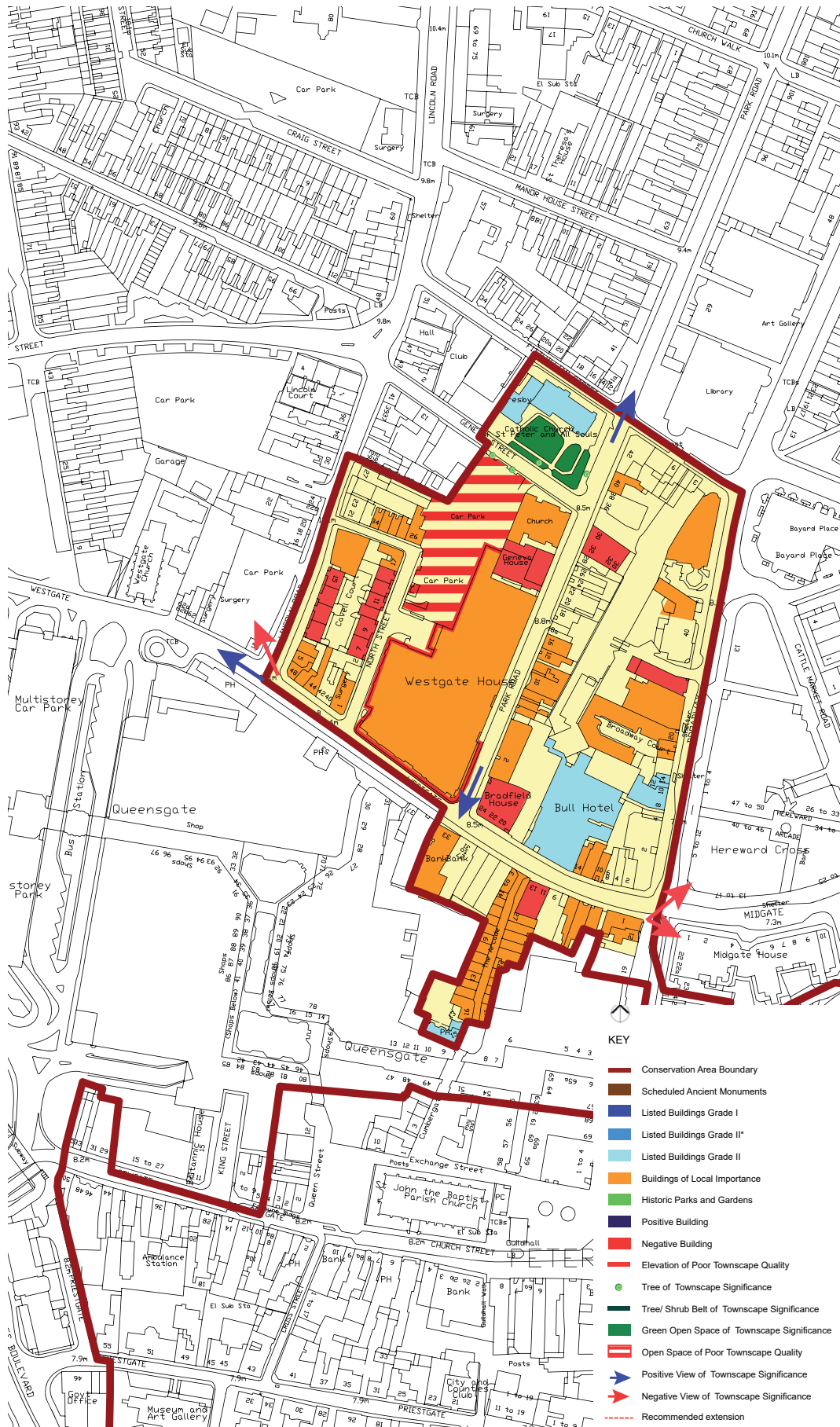
Key characteristics

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.





Westgate Department Store facade, Park 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.





- KEY**
- Conservation Area Boundary
 - Scheduled Ancient Monuments
 - Listed Buildings Grade I
 - Listed Buildings Grade II*
 - Listed Buildings Grade II
 - Buildings of Local Importance
 - Historic Parks and Gardens
 - Positive Building
 - Negative Building
 - Elevation of Poor Townscape Quality
 - Tree of Townscape Significance
 - Tree/ Shrub Belt of Townscape Significance
 - Green Open Space of Townscape Significance
 - Open Space of Poor Townscape Quality
 - ➔ Positive View of Townscape Significance
 - ➔ Negative View of Townscape Significance
 - Recommended extension

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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.

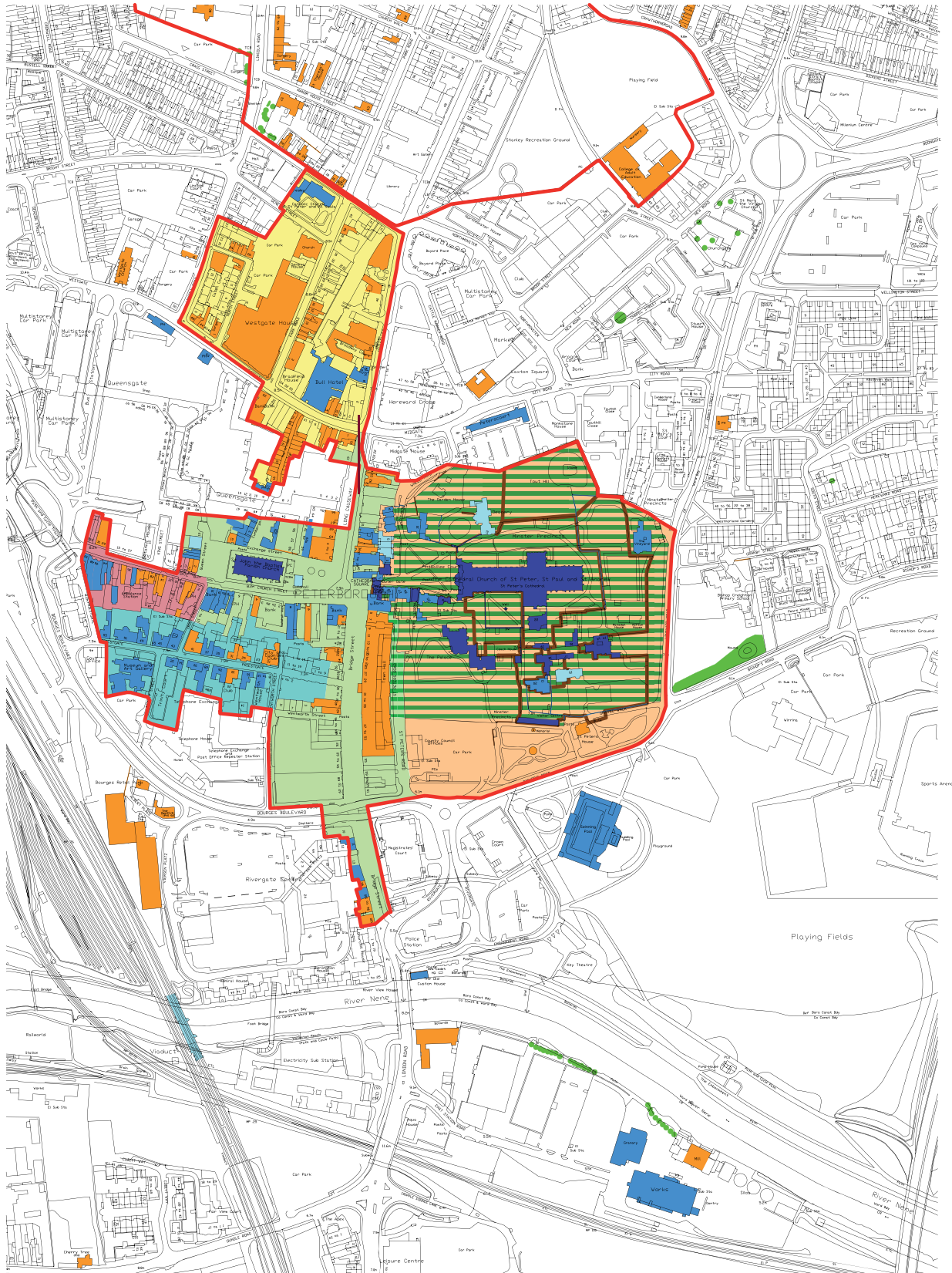
Landmarks and views

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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