

## Peterborough Cathedral Conservation Plan - Volume 2: the Gazetteer



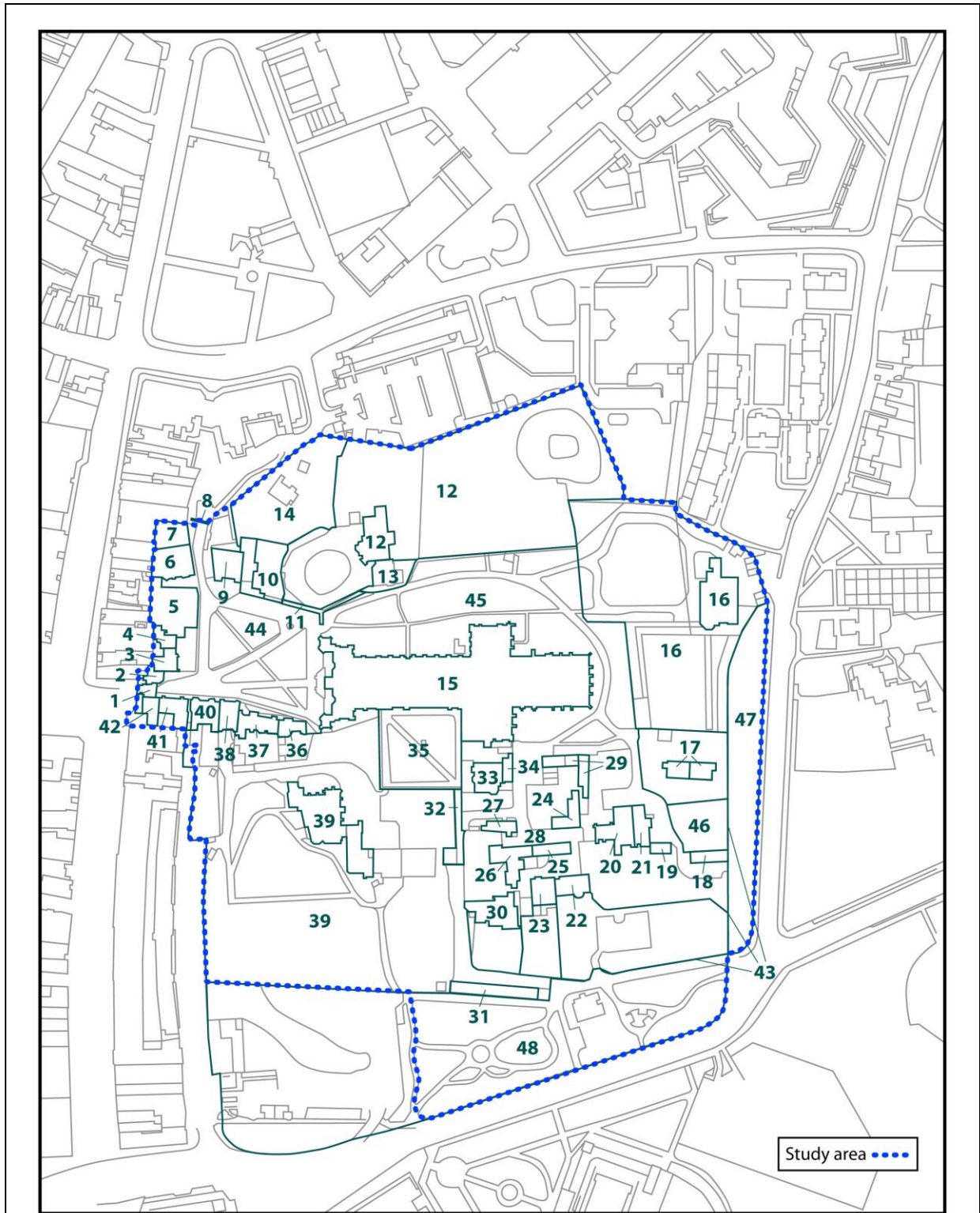
The south side of the Cathedral, with the West Front to the left. View looking north toward and through the Hostry Passage (Gazetteer entry 32), with the entrance to Prebendal House (Gazetteer entry 30) in the right foreground.

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## BUILDINGS AND ASSOCIATED OPEN SPACES

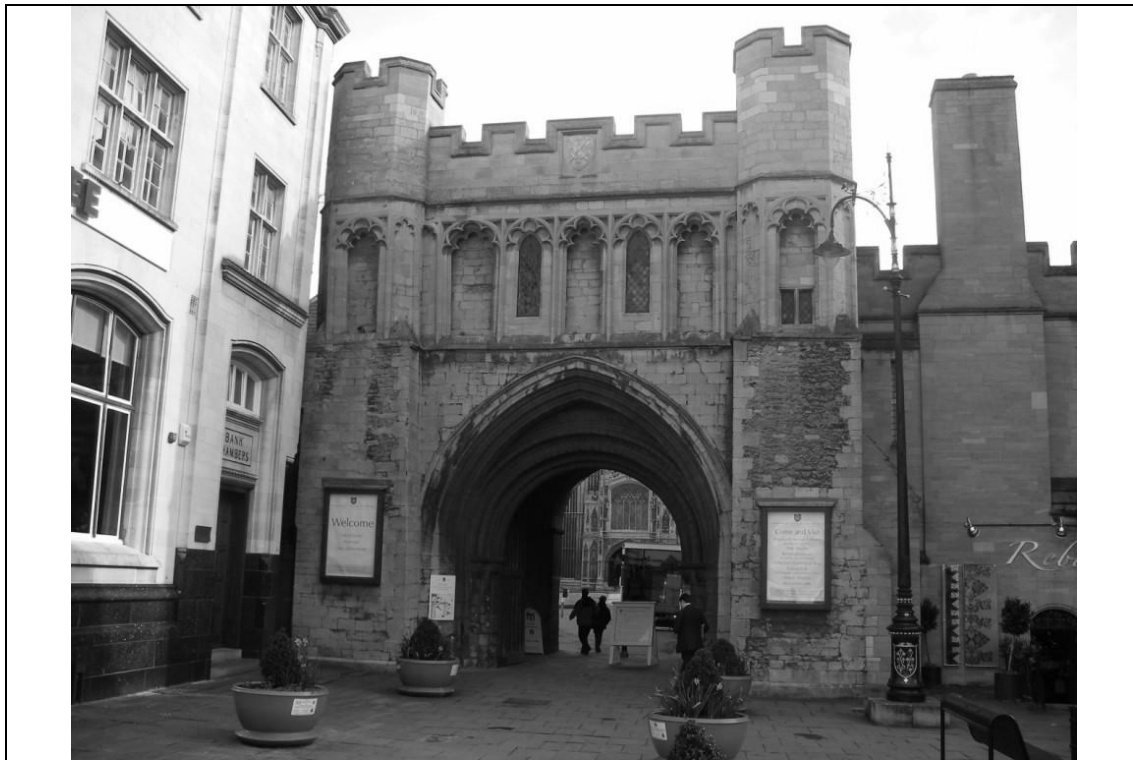
### 1 NORMAN GATE AND ST NICHOLAS ROOM

#### 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.

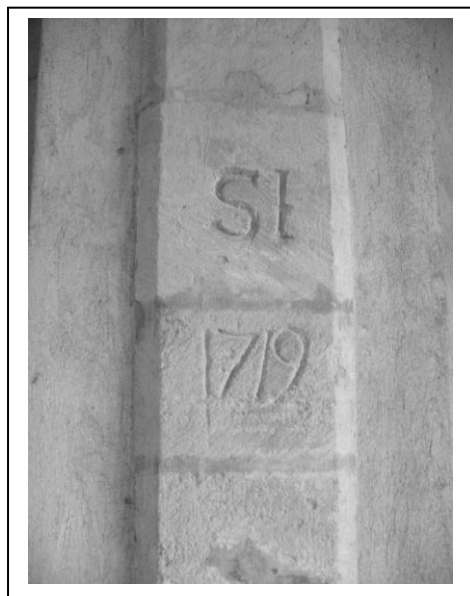


The west elevation of the Norman Gate, seen from Cathedral Square.

#### 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.

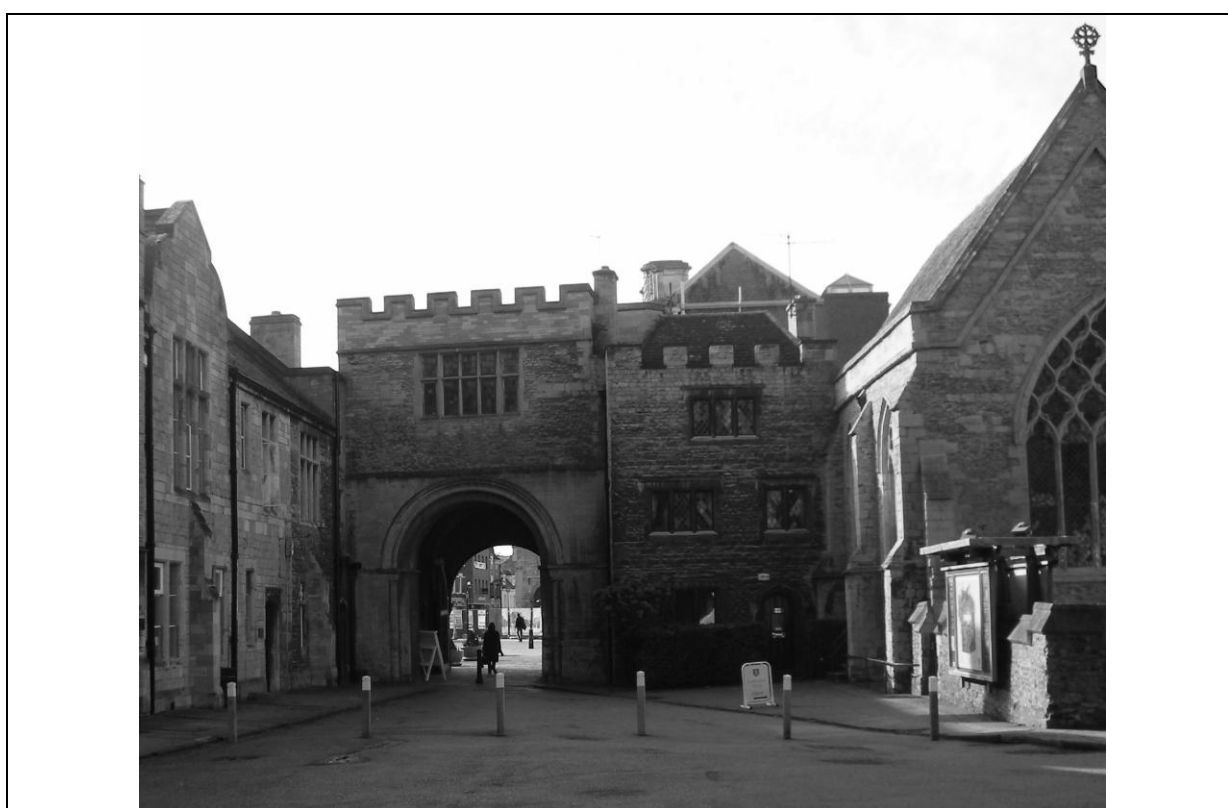
## 2 1 MINSTER PRECINCTS

### 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

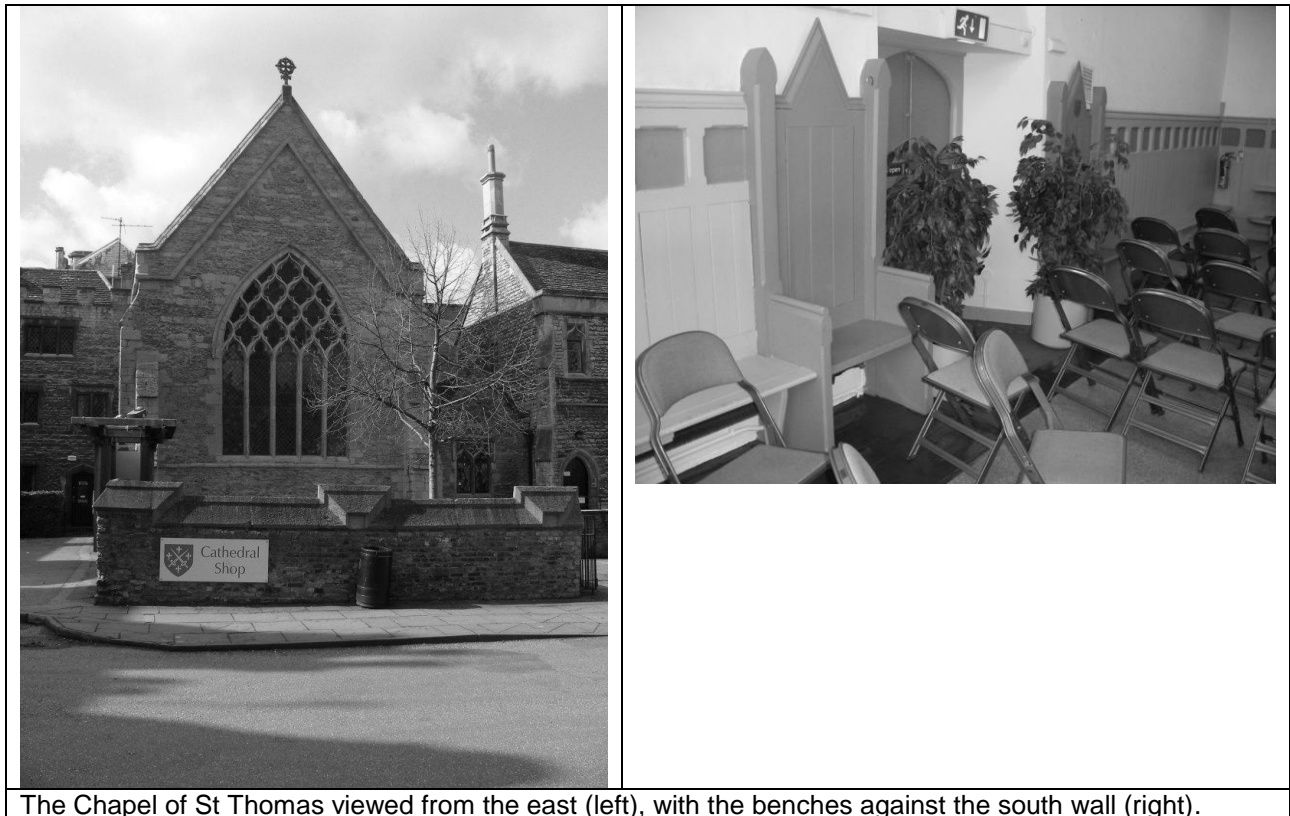
Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

### 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, Beckets. 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 Beckets 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

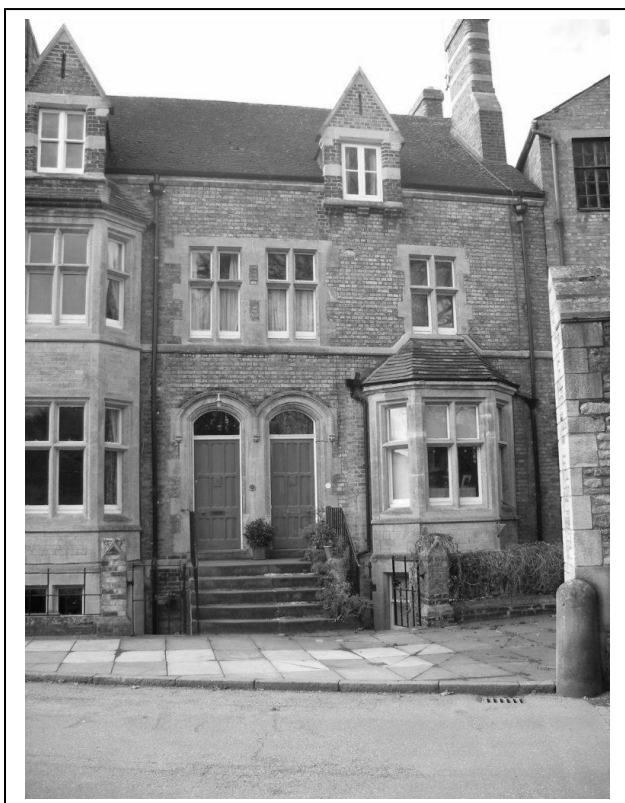
### STATUTORY DESIGNATION

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

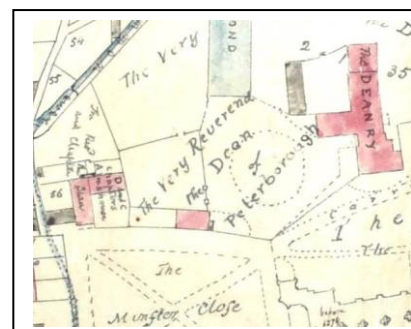
Ownership: Chapter of Peterborough Cathedral.  
 Management: Leaseholder.  
 Use: Commercial offices.



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

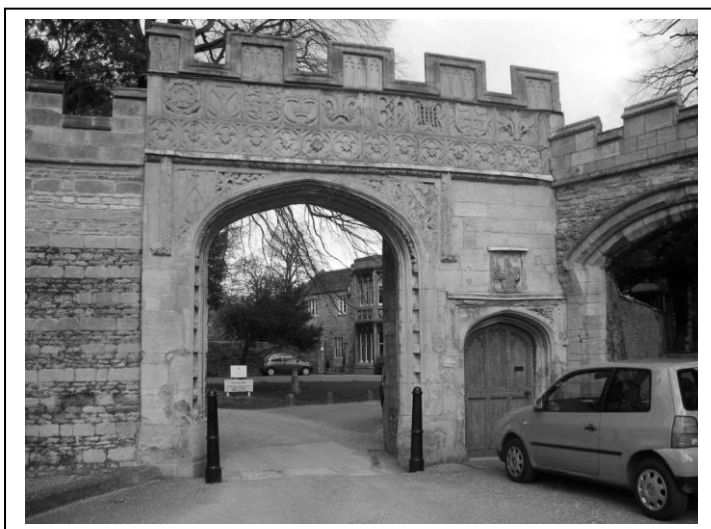
Ownership: Chapter of Peterborough Cathedral.

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

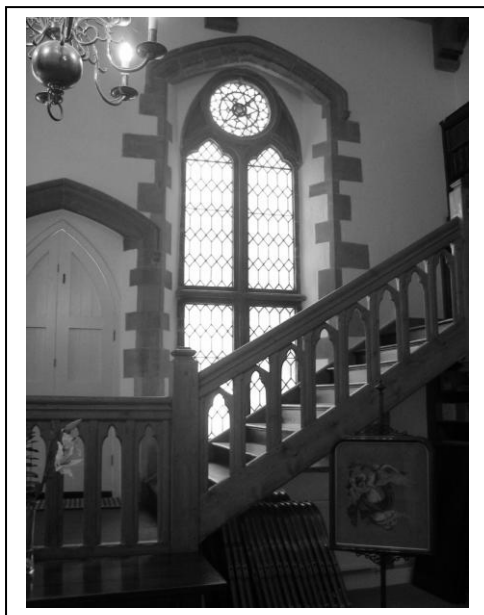
The Deanery is a complex structure of medieval monastic origin, when it may have been in use as the Prior's Lodging (though this is not proven). The Prior was the senior member of the abbey community specifically responsible for the overall management of the Precincts, in much the same way that Deans 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.

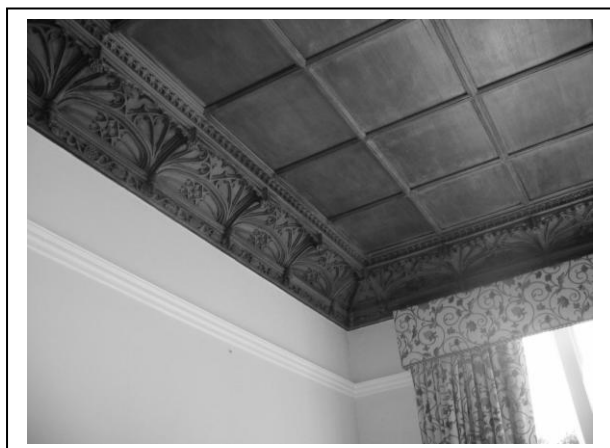
The Deanery is an impressive building, as one would expect given the status of its occupants over the centuries, although both internally and externally it displays a mixture of architectural periods and styles. Broadly original (or at least restored) late 13th-century windows sit alongside Victorian 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.

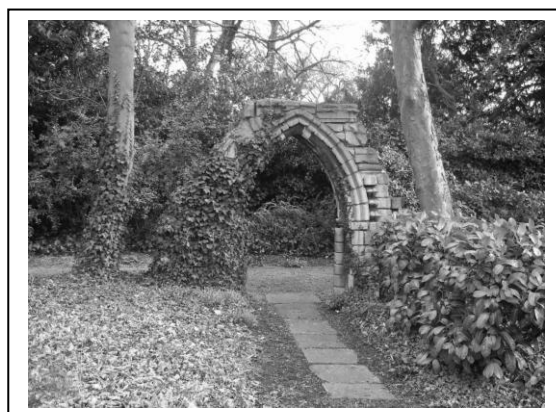
There is an inscription on the buttress in the centre of the east elevation of the hall. This is a small war memorial commemorating the death of Harold Baker, an undergardener at the Cathedral. He died at Gaza in 1917 while serving in the Bedfordshire Regiment. The positioning is apt, looking out over 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.



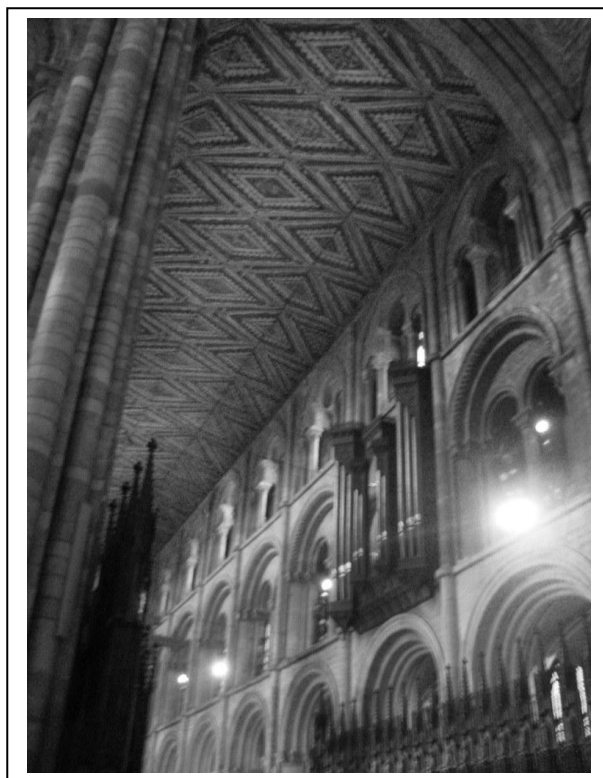
The West Front of the Cathedral from Galilee Court.

## 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.

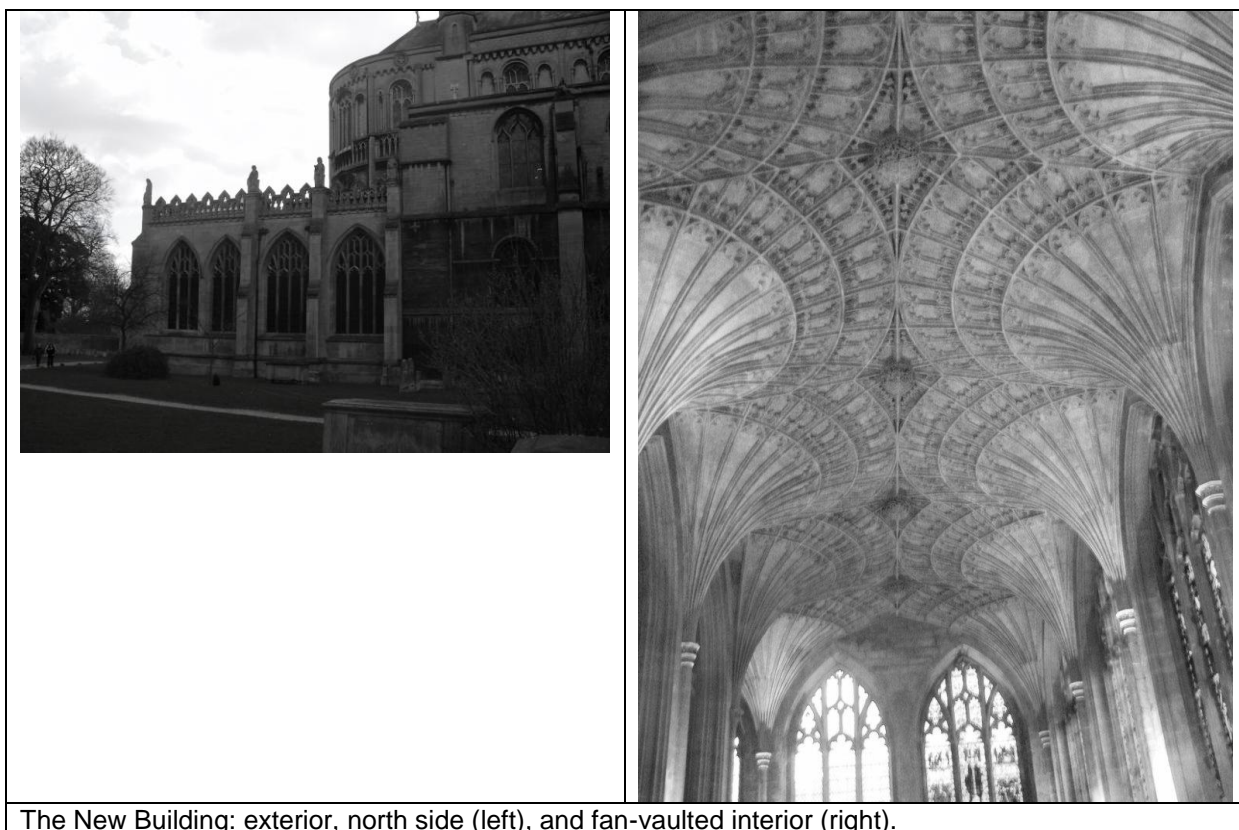
The earliest Norman work in the nave is the first seven bays of the south aisle south wall, as far as the west door into the Great Cloister. The bulk of the nave, however, was built during the third quarter of the 12th century (photograph, right). Fortunately the existing design was largely retained, 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.



Canonry Cottage – north elevation. The left-hand bay was converted from a garage in 2009.

## 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.



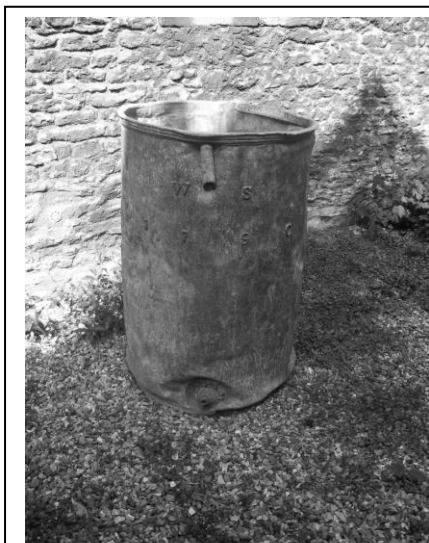
Canonry House (central part with lancet windows, and right with sashes) and the Precentor's Lodging (left) with mullioned windows. The left-hand of the two downspouts marks the approximate boundary between the two residences.

## 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 Infirmarer'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.

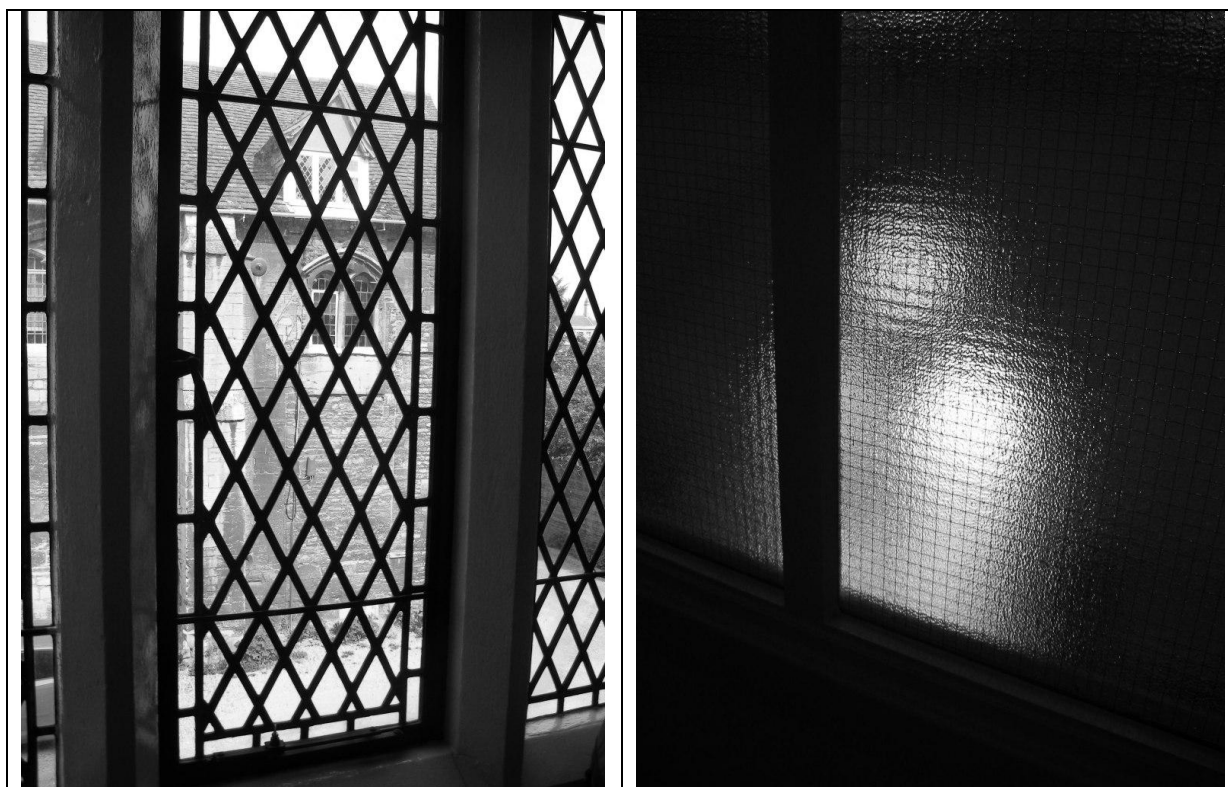


The north elevation of Archdeaconry House (left), and the blocked arches/doors in the western ground floor room (right).

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 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 comes, 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

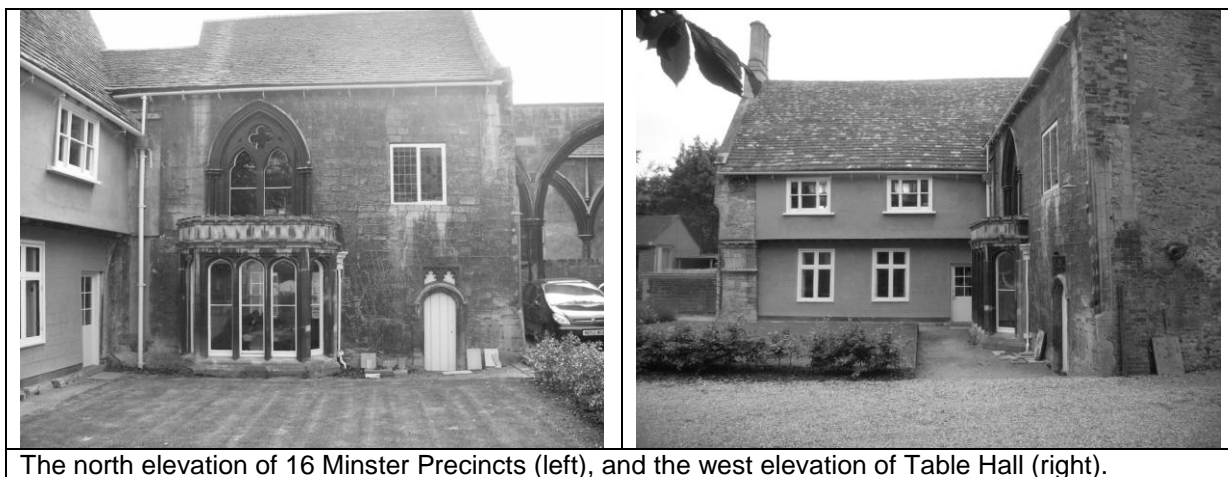
### STATUTORY DESIGNATION

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

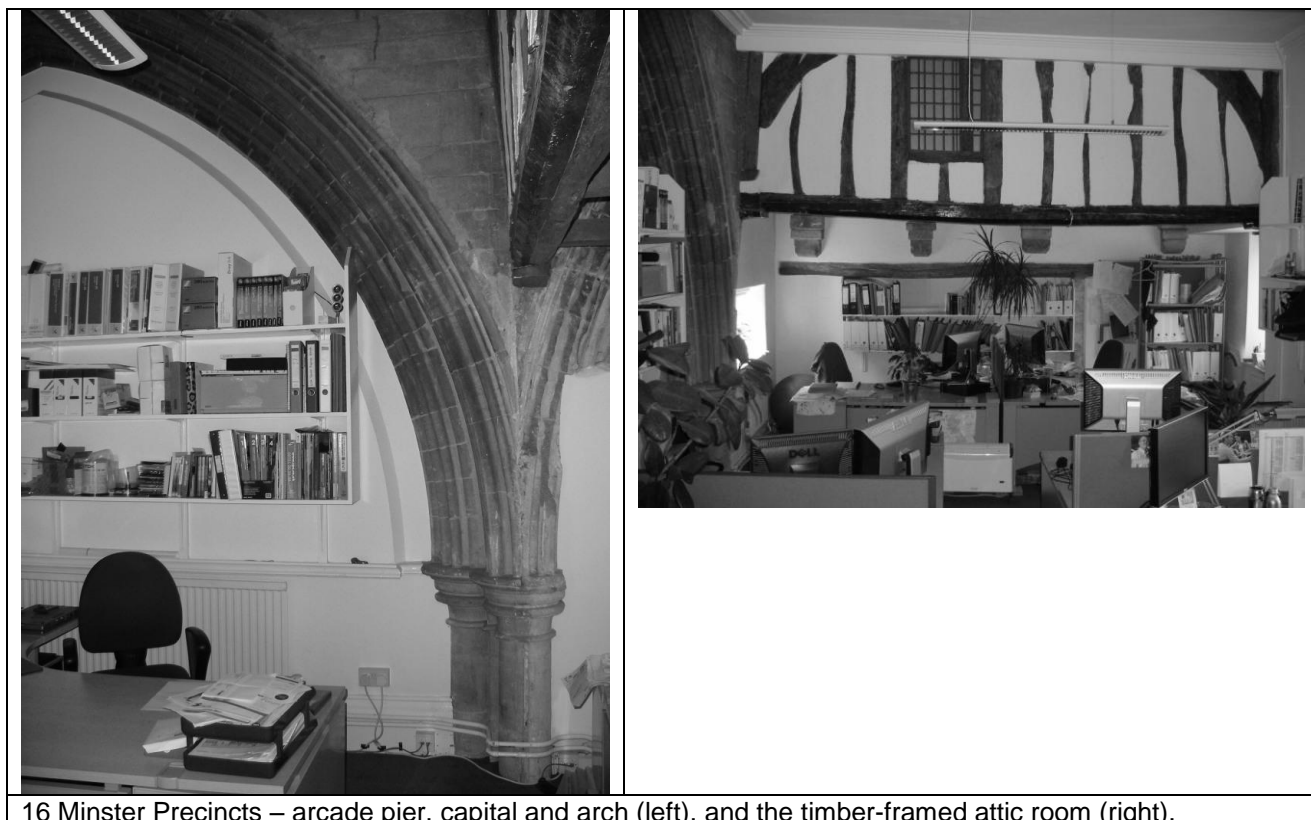


The north elevation of 16 Minster Precincts (left), and the west elevation of Table Hall (right).

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 gablet.

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.<sup>1</sup> 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.



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<sup>1</sup> 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

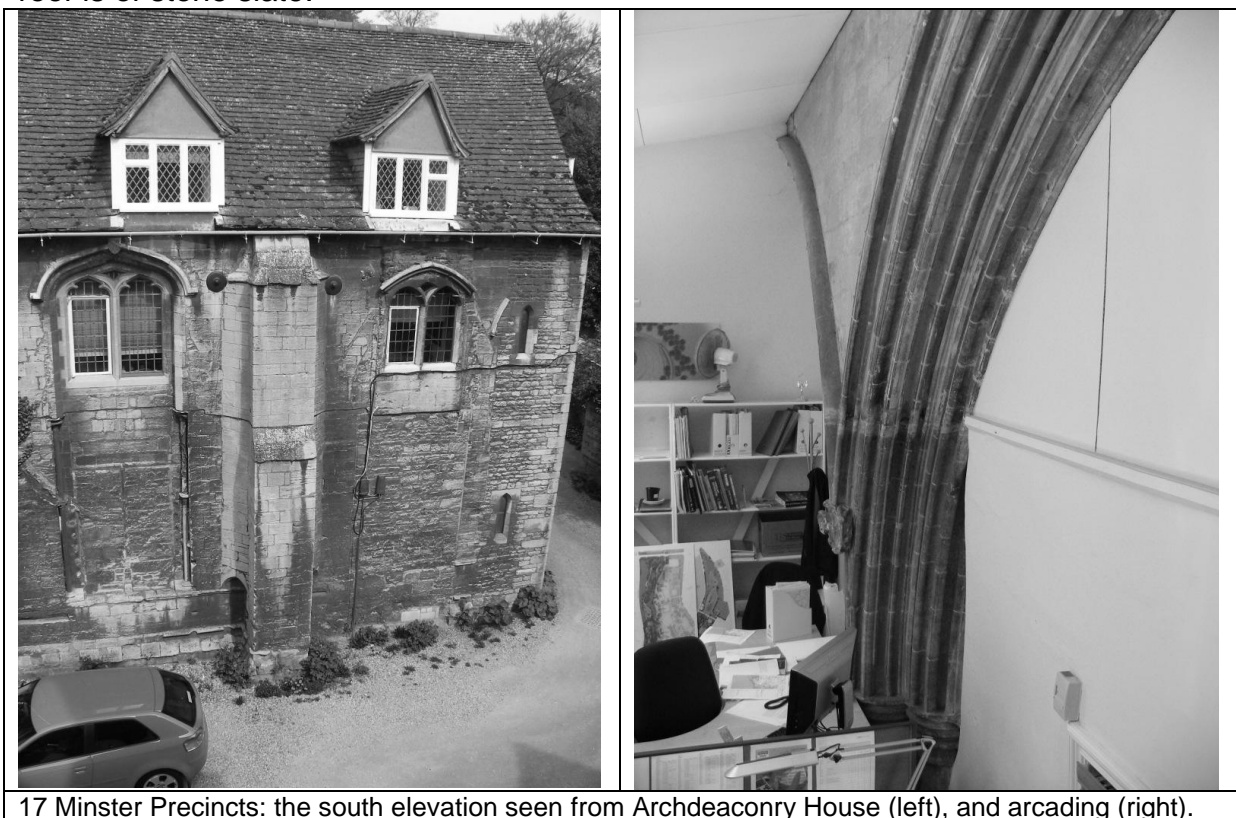
East half of building lies within Scheduled Monument 140 (Cathedral Precincts). Grade I listed building. Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

### 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 Archdeaconry 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.

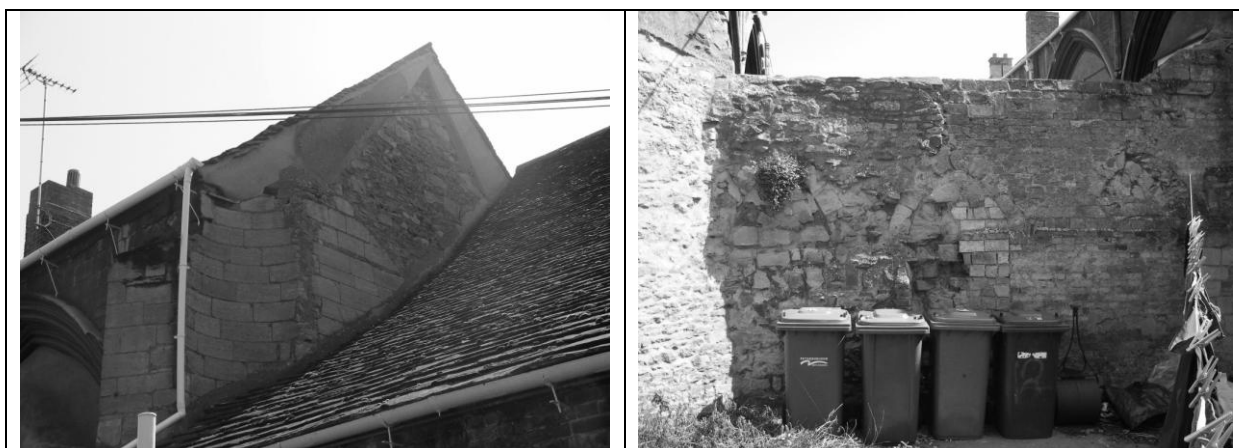


18 Minster Precincts (left) and 19 Minster Precincts (right), with the surviving part of the Infirmary's west end wall between them.

#### 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

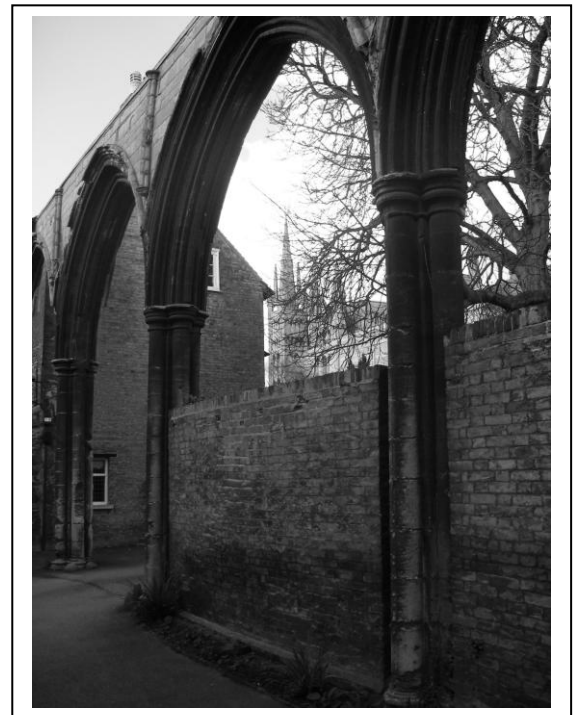
Lies within Scheduled Monument PE 140 (Cathedral Precincts). Grade I listed building (partly incorporated in 16-19 Minster Precincts). Within the Peterborough Cathedral Precincts Registered Park and Garden and the city centre Conservation Area.

### 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 verger 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.

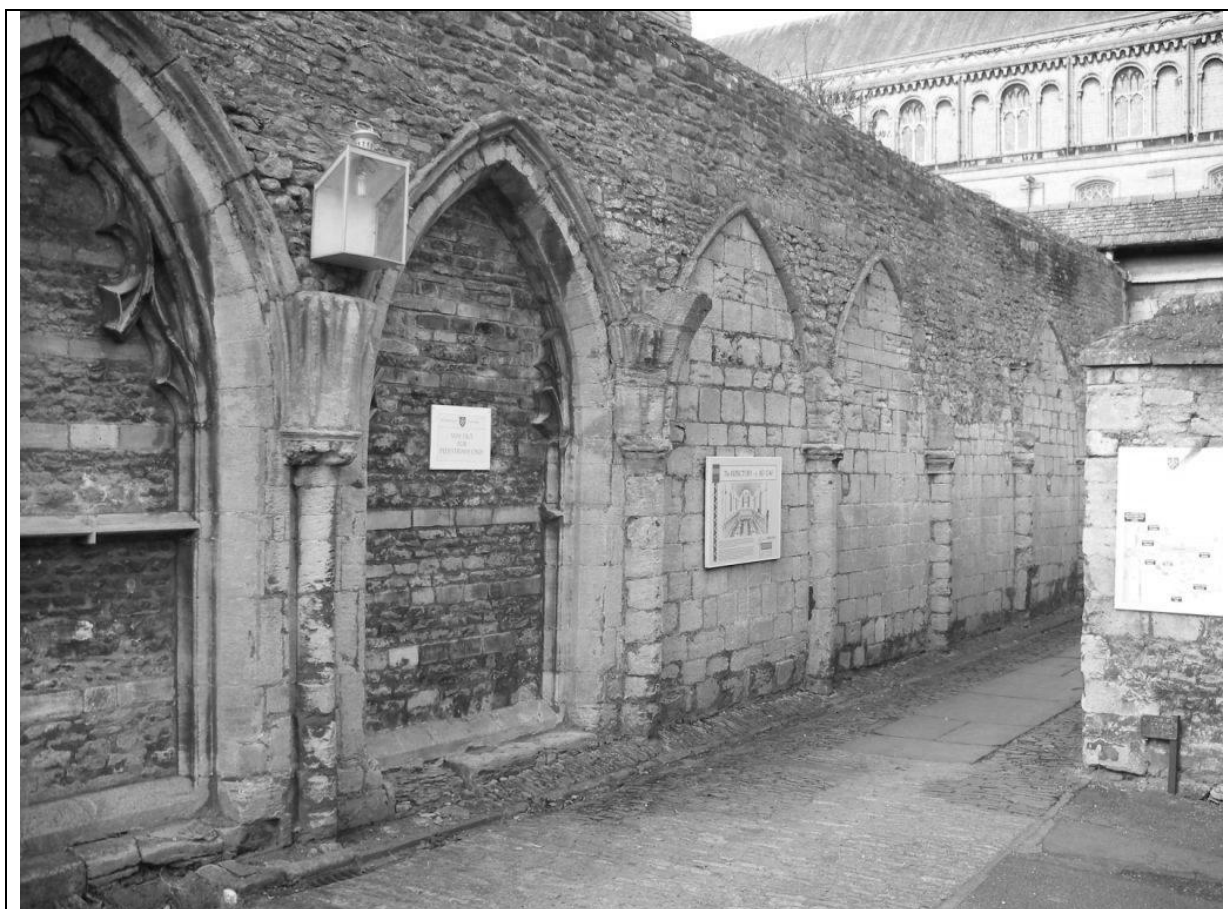
### CURRENT OWNERSHIP, MANAGEMENT AND USE

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.

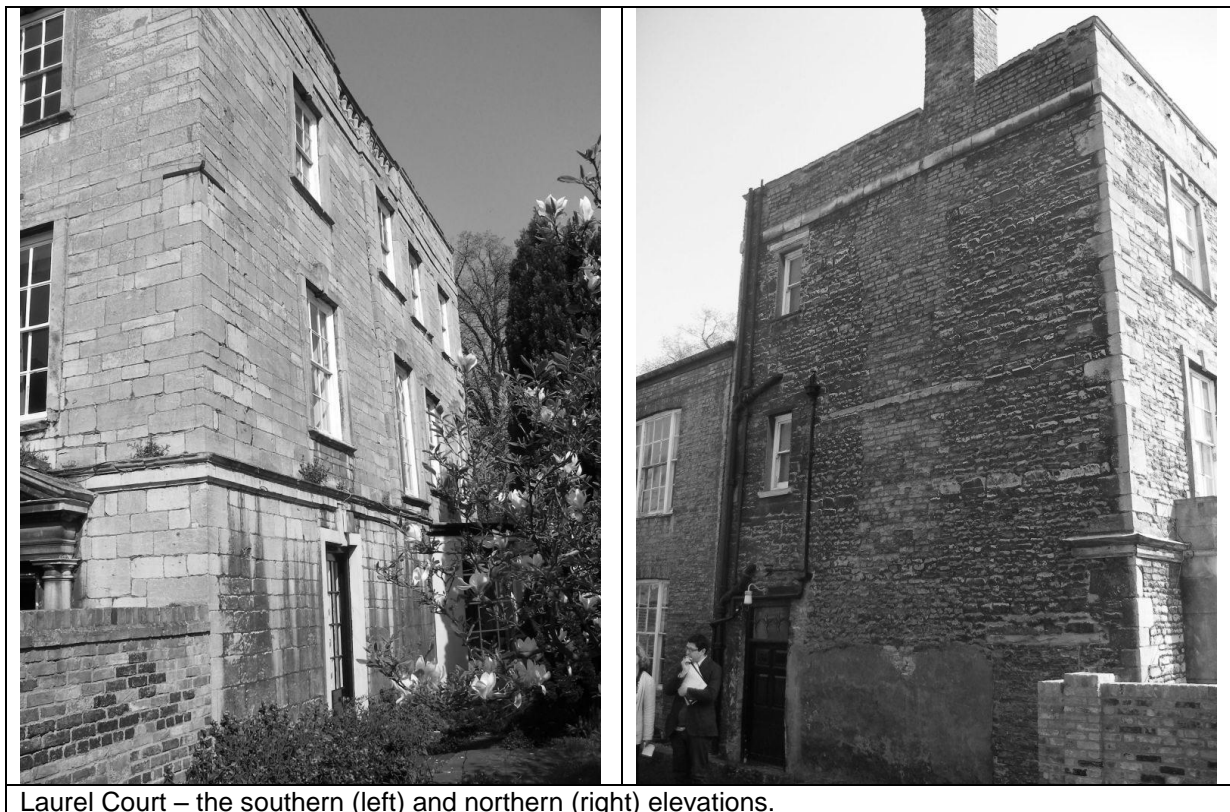


Laurel Court House seen from the cathedral. Photograph by Jackie Hall, from the Cathedral GIS

#### 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

colonnets 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.

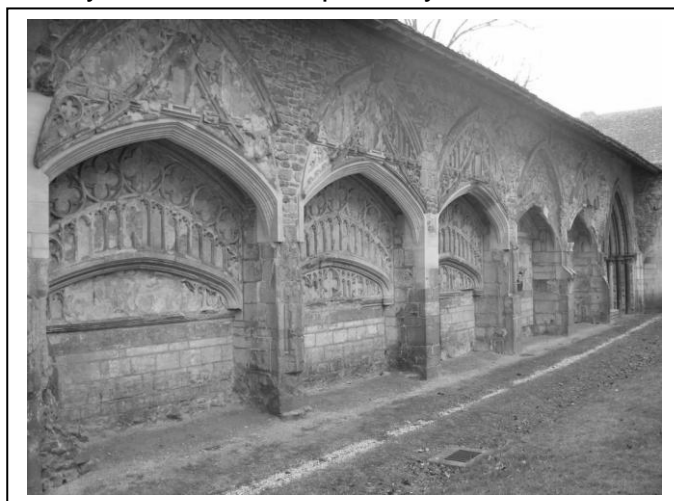
The Great Cloister at Peterborough Cathedral lies in the conventional (but by no means inevitable) location to the south of the nave. The cloister is square, and slightly shorter than the nave due to the need to fit the western range in behind or level with the original west front of the pre-1116 abbey 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 Hostry 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.

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## 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 14<sup>th</sup>-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.

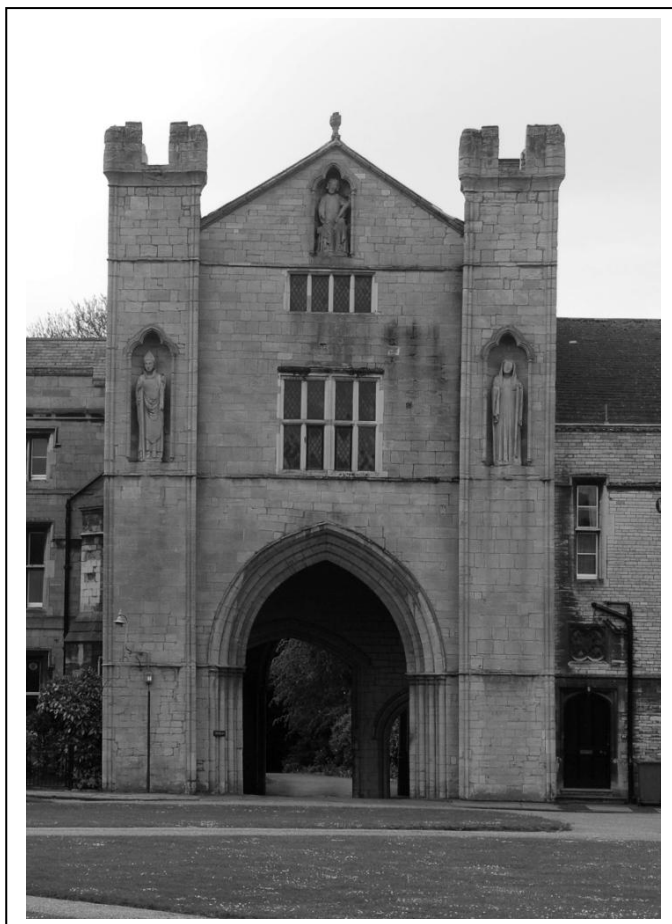
### CURRENT OWNERSHIP, MANAGEMENT AND USE

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.



The Precinct boundary wall along Gravel Walk looking west (left), and along the east side with the Vineyard behind it (right, looking north-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.